



Meander Valley Council
Working Together

AGENDA

ORDINARY COUNCIL MEETING

Tuesday, 9 September 2025

Time 3.00pm

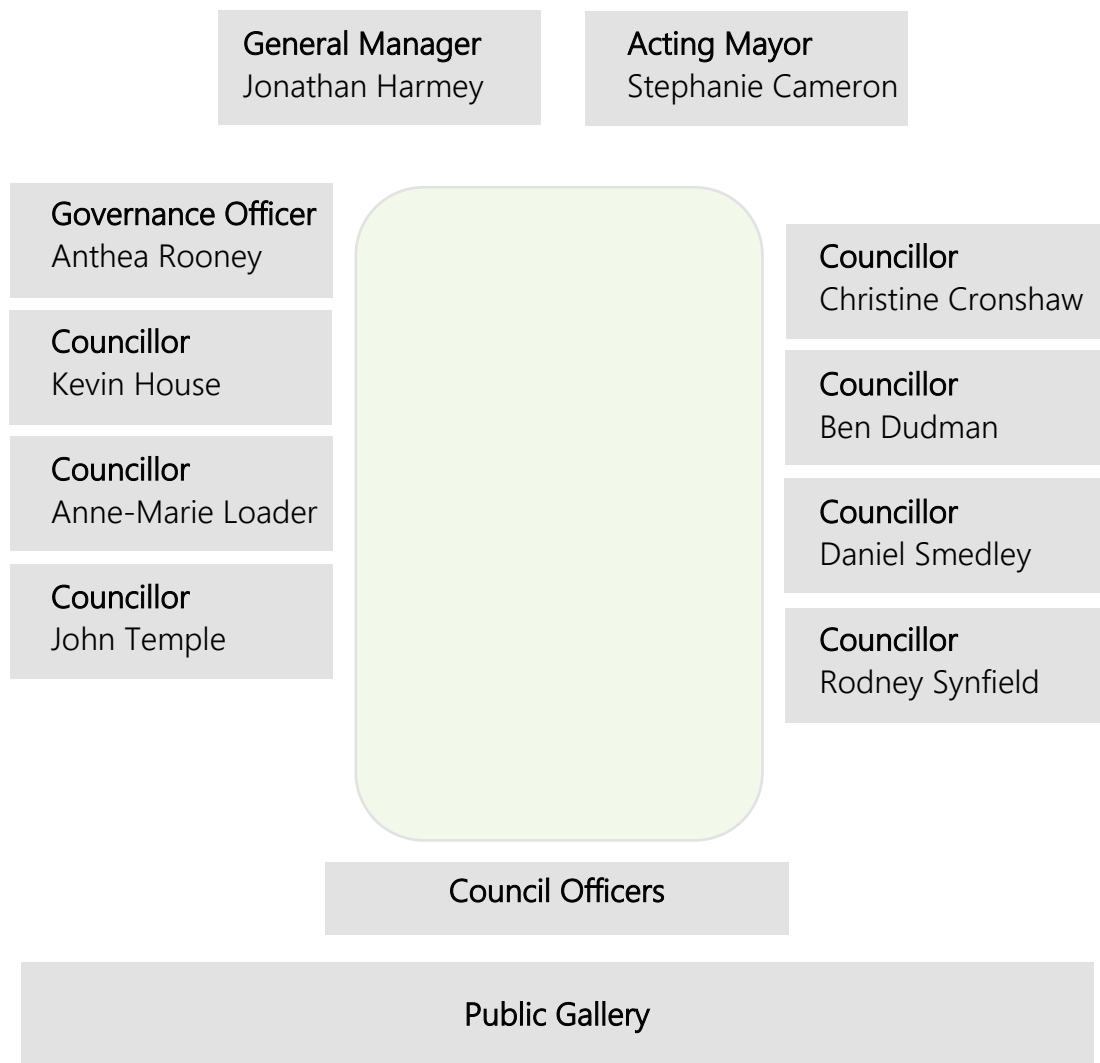
Location Council Chambers
26 Lyall Street
Westbury, Tasmania

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



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 ogm@mvc.tas.gov.au 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.

A handwritten signature in black ink, appearing to read 'Jonathan Harmey', with a long horizontal flourish extending to the right.

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.....	8
7. Mayor and Councillors' Reports.....	10
8. Petitions	11
9. Community Representations.....	11
10. Public Question Time.....	12
11. Councillor Question Time.....	14
12. Councillor Notices of Motion.....	14
13. Planning Authority Reports.....	16
13.1. PA\25\0267 - 1130 Illawarra Road, Carrick.....	16
13.2. PA\25\0242 - 31 Liffey Street, Carrick.....	87
14. Development and Regulatory Services.....	222
14.1. Review of Policy No. 43: <i>Dog Management</i>	222
14.2. Review of Policy No. 36: <i>Private Timber Reserves</i>	263
15. Motion to Close Meeting	269
16. Close of Meeting.....	269

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 12 August 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 – 26 August 2025

Planning Applications for September Council Meeting

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

Deloraine Pool Master Plan

Councillors were presented with the Plan for discussion.

Awarding of Cleaning Contract 1 October 2025

Councillors discussed the facility cleaning contract.

Proposed Disposal of the Unused Footway off Kipling Crescent, Hadspen

Councillors discussed disposal of Council land.

Review of Policy No. 36: *Private Timber Reserves*

Councillors discussed continuation of Policy No. 36: Private Timber Reserves.

Review of Policy No. 43: *Dog Management*

Councillors considered public feedback and continuation of Policy No. 43: Dog Management.

Review of Policy No. 11: *Public Open Space*

Councillors discussed proposed changes and continuation of Policy No. 11: Public Open Space.

Christmas Light Operating Project

Councillors received an update on the Christmas light project.

Westbury Office Concept Design

Councillors considered changes to the Council office.

Deloraine House Update

Councillors received an update on Deloraine Houses' operational activities.

Local Government Association of Tasmania Conference – Expressions of Interest

Councillors advised of interest to attend the November conference.



Items for Noting

Culture Survey Results

Councillors were provided with the Council's organisational culture survey results.

7. Mayor and Councillors' Reports

Councillors' Official Activities and Engagements Since Last Meeting

Acting Mayor Stephanie Cameron
<i>Attended or participated in the following events:</i> <ul style="list-style-type: none">3 September 2025 – National Tourism Awards, Canberra

Councillor Anne-Marie Loader
<i>Attended or participated in the following events:</i> <ul style="list-style-type: none">12 August 2025 – <i>Aperture to the Infinite</i>, Little Theatre, Deloraine13 August 2025 – Great Western Tiers Tourism Association Meeting19 August 2025 – Mole Creek Progress Association Meeting23 August 2025 – Presented at the Young Farmer of the Year Awards3 September 2025 – National Tourism Awards, Canberra

Councillors' Announcements and Acknowledgements

8. Petitions

No 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

Tim Reed – Rosevale Memorial Hall – submitted via email on 28 August 2025

- 1. It is with notice that I ask, on behalf of the Rosevale Memorial Hall Committee, why the Council is not doing more to speed up the process of rebuilding the toilets that were storm damaged on the 2 September 2024? The misinformation and delays from builders, etc. is unacceptable and making the Hall unhireable and basically resulting loss of income for over 12 months with still no date of completion.*

David Murray (Director Infrastructure Services) advised that the repair of damaged toilet block at Rosevale Hall is subject to an insurance claim being managed by the Council's insurer. The Council has been working with the insurer and the Hall Committee in order to try and maintain operations. This has included the Council providing temporary toilet facilities in addition to the requirements of the engaged builder. The Council's Officers are aware of the frustration experienced by Rosevale Hall Committee and are committed to engaging with the insurer to ensure that the works occur as soon as possible and that an anticipated date for completion is provided to the Committee.

2. *Does the Council believe four standard porta loos for over four months is acceptable? That there is no lighting, not accessible for the older folk or disabled who often attend functions at the Rosevale Hall.*

David Murray (Director Infrastructure Services) advised that the provision of porta loos at the Rosevale Hall site is a necessary temporary response to the damaged toilets being unavailable, until the matter is resolved by the insurer. The Council's Officers are committed to working with the Hall Committee to investigate whether there are potential improvements to lighting available at the site until the toilet block repair is complete.

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 have been received as part of 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 Councillor 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 a Planning Authority) will be referred to as the 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\25\0267 - 1130 Illawarra Road, Carrick

Proposal	Extension to Existing Non-Conforming Use – Community Meeting and Entertainment (amenity building)
Report Author	George Walker Consultant Planner
Authorised By	Wade Hateley Acting Director Development and Regulatory Services
Decision Due	10 September 2025
Decision Sought	It is recommended that the Planning Authority approves this application. <i>See section titled Planner's Recommendation for further details.</i>

Applicant's Proposal

Applicant	J Gannon
Property	1130 Illawarra Road, Carrick (CT 125416/1)
Description	The applicant seeks planning permission for the use and development of an amenity building associated with an existing church. <i>Documents submitted by the Applicant are attached, titled Application Documents.</i>



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

Planner's Report

Planning Scheme	Tasmanian Planning Scheme – Meander Valley (the Planning Scheme)
Zoning	Agriculture Zone
Applicable Overlay	Bushfire-Prone Areas Code
Existing Land Use	Community Meeting and Entertainment – Christ Church Illawarra, Anglican Church

Summary of Planner's Assessment

Generally, Community Meeting and Entertainment is classed as prohibited in this zone (Agriculture). The development will be assessed pursuant to General Provision 7.1 – Changes to an Existing Non-Confirming Use.

Discretions

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

Clause	Standard
7.1	Changes to an Existing Non-Conforming Use

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

See Attachment titled Planner's Advice – Applicable Standards for further discussion.

Applicable Standards

This proposal is assessed as compliant with all Applicable Standards of the Scheme.

See Attachment titled Planner's Advice – Applicable Standards for further discussion.

Public Response

Two responses (representations) were received from the public, objecting to the proposal.

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

Agency Consultation

Tasmanian Heritage Council

The application was referred to the Tasmanian Heritage Council. The Tasmanian Heritage Council issued a Notice of No Interest dated 4 July 2025.

See Attachment titled Agency Consultation – Tasmanian Heritage Council – Notice of No Interest.

Internal Referrals

Infrastructure Services

No comment. The Department of State Growth is the Road Authority for Illawarra Road.

Environmental Health

This approval does not give permission for the installation of an on-site wastewater disposal system on this site. The applicant will need to submit a plumbing permit application to the Council for the on-site wastewater disposal system and other plumbing work, as required. The supporting documentation for this application must include a site and soil evaluation in accordance with AS/NZS 1547:2012 (or any subsequent versions of this document) as well as an on-site wastewater disposal system design prepared by a suitably accredited person. The on-site wastewater management system design must meet the requirements of the *Building Act 2016* Director's Guidelines for On-site Wastewater Management Systems.

Planner's Recommendation to the Planning Authority

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 J Gannon, for an Extension to Existing Non-Conforming Use – Community Meeting and Entertainment (amenity building), on land located at 1130 Illawarra Road, Carrick (CT 125416/1), is recommended for approval generally in accordance with the Endorsed Plans, and recommended Permit Notes.

Endorsed Plan

- a. Reverend J Gannon; Dated: 27 June 2025; Christ Church Illawarra – Toilet Facility Planning Permit Support Document for the Meander Valley Council; Sheets 1-4 inclusive.
- b. David Denman & Associates; Dated: 16 June 2025; Project: New Amenity Building; Drawing No: DA 00-02, DA 01-02, DA 02-02.

Permit Notes

1. An application for a Plumbing Permit will be required at the Building and Plumbing approval application stage for the on-site wastewater system servicing the church. Please note that an on-site wastewater design report prepared by a suitably qualified person is required to accompany the application.
2. Stormwater runoff from the new building area is to be captured and managed within the property boundary so that concentrated or nuisance flows do not cross the property boundaries to adjoining land.
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:
 - 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 - 4 pages]
2. Representation 1 – P. Dumaresq [13.1.2 - 8 pages]
3. Representation 2 – M. Dumaresq [13.1.3 - 2 pages]
4. Planner's Advice – Applicable Standards [13.1.4 - 11 pages]
5. Application Documents [13.1.5 - 40 pages]
6. Tasmanian Heritage Council - Notice of No Interest [13.1.6 - 1 page]

13.1.1 Public Response Summary Of Representations

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.

P Dumaresq

Representation 1

Concern		Planner's Response
a)	<p>Schedule 2 of the Title, specifically the Folio text, lists a deed referred to a 4/6349 and states 'Conveyance made subject to conditions as to the usage of the land'. The deed does not permit 'the construction of a standalone buildings...' nor does it authorise the 'use of the land beyond the defined purposes'.</p> <p>The proposal 'extends the use of trust land beyond what the deed authorises. As such, the proposal appears to constitute a breach of trust, in conflict with the settlor's intention and charitable trust law in Tasmania'.</p> <p>Requests Council to refuse the application. 'Should it proceed, the matter may need to be referred to the Supreme Court of Tasmania or the Attorney-General for review of charitable trust compliance'.</p>	<p>Council, acting as a Planning Authority must assess the application pursuant to the Tasmanian Planning Scheme – Meander Valley. The assessment of this application does not provide the ability for Council to refuse an application based on compatibility with encumbrances registered on a title. This is a civil matter, between the parties affected by the deed.</p>
b)	<p>The proposed on-site wastewater system does not</p>	<p>The assessment of the on-site wastewater system occurs at the building and plumbing</p>

13.1.1 Public Response Summary Of Representations

	<p>comply with the setback requirements.</p>	<p>approval stage of an application. Therefore, if the development progresses to that stage, the on-site wastewater system will be assessed by Council's Environmental Health Officers and Plumbing Surveyor for compliance with the relevant standards.</p> <p>However, the on-site wastewater designer has reviewed the comments of the representation and has stated that the design needs to comply with the <i>Tasmanian Building Act 2016 Director's Guidelines for On-site Wastewater Treatment Systems</i>. Based on the slope estimation of 1.72 degrees, the minimum setback for the wastewater system is only 3.5m.</p> <p>The Tasmanian Planning Scheme – Meander Valley, does not provide any criteria to assess the suitability of the wastewater system for this development, and therefore this is a matter that cannot be considered in the assessment of the Planning application.</p>
c)	<p>The representor raises concerns about proximity of the development, including the on-site waste water system to the burial ground. The representation refers to the Tasmanian Heritage Council's <i>Practice Note #11 - Managing the Heritage Value of Cemeteries</i>.</p> <p>Concerns are raised that consultation has not been undertaken with the descendant community as detailed in the Practice Note.</p> <p>'The proposed works therefore raise serious concerns under the Historic Cultural Heritage Act 1995 and should not proceed without formal survey, investigation into the cultural</p>	<p>The Tasmanian Heritage Council issued a Notice of No Interest in determining the application dated 4 July 2025, pursuant to s36(3)(a) of the <i>Historic Cultural Heritage Act 1995</i>. The notice stated that the 'proposed heritage works are consistent with what is eligible for a Minor Works Approval under Sections 8.3, 11.1 & 13.7 of the <i>Works Guidelines</i>.'</p> <p>There are no relevant standards in the Tasmanian Planning Scheme applicable to considering the cultural significance of the site.</p>

13.1.1 Public Response Summary Of Representations

	significance of the graveyard and referral to Heritage Tasmania.	
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M Dumaresq

Representation 2

Concern		Planner's Response
a)	<p>'The area chosen for the development is in the immediate foreground of a heritage building. The visual impact of this development would destroy the prime view of the Church itself, and severely impact the church's forecourt and its historical position on this elevated site.'</p> <p>'It beggars belief the Heritage Tasmania could give accent to this development, both its position in the forecourt and its architecture, 'which is completely out of keeping with the bluestone structure of the church, and will mean a significant degradation of this heritage listed historic site'.</p>	<p>As mentioned in the response to Representation 1 at point c), the Tasmanian Heritage Council issued a Notice of No Interest for the development. This means that they determined that they do not need to assess the application.</p> <p>Council must assess the application on the relevant standards of the Planning Scheme. One standard is the setback standards of the Agricultural Zone. The minimum setback for buildings in the Agricultural Zone is 5m. The proposed development will be located greater than 5m from all boundaries, therefore, complying with this requirement.</p> <p>The proposed building is not for a sensitive use and therefore the larger boundary setback of 200m for sensitive uses does not apply to the proposed building.</p>
b)	Sewerage disposal	Refer to response to Representation 1 at point b).
c)	Trust Deeds conflict	Refer to response to Representation 1 at point a).
d)	Stakeholder engagement	<p>The applicant/developer/owner/occupier are not required to consult with adjoining property owners.</p> <p>However, as this application is a discretionary planning application, Council must notify the application pursuant to Section 57 of the <i>Land Use Planning and Approvals Act 1993</i>. This</p>

13.1.1 Public Response Summary Of Representations

		<p>included notification to adjoining property owners, a sign placed on the property, notification in the Examiner Newspaper and the proposal was available for viewing on Council's website or in person at the Council Office.</p> <p>The statutory requirement for notification has been complied with.</p>
e)	<p>The amenities 'should be attached to the existing building, on the southwest wall, and constructed on material appropriate to the existing building, with a sewerage outlet that does not impact the forecourt of the church, nor the graveyard'.</p>	<p>The comments are noted, however, in assessing this application Council must consider the development as proposed and how it satisfies the relevant standards of the Tasmanian Planning Scheme. The proposed location of the development is considered suitable and satisfies the requirements of the Planning Scheme.</p>

Note: The planning application was advertised in the Examiner Newspaper and on Council's website for a statutory period of 14 days from 12 July 2025 to 28 July 2025. A planning notice was also placed on the property.

13.1.2 Representation 1 - P Dumaresq

Natasha Whiteley

From: Piers Dumaresq [REDACTED]
Sent: Wednesday, 16 July 2025 12:17 PM
To: Planning - Meander Valley Council
Subject: Objection to PA\25\0267
Attachments: 20250716 MVC Christ Church Illawarra PA250267.pdf

Dear Sir/Madam

Attached is a formal objection to PA\25\0267

Please let me know if you have any questions.

Regards
Piers

Piers Dumaresq

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

16 July 2025

General Manger
Meander Valley Council
PO Box 102
Westbury TAS 7303
Via email: planning@mvc.tas.gov.au

Objection to Planning Application PA\25\0267 – 1130 Illawarra Road Carrick

Dear General Manager,

I am writing to formally object to the development application submitted by Rev. James Gannon (PA\25\0267) for a new "Community Meeting and Entertainment (Amenity Building)" at 1130 Illawarra Road, Carrick.

This land is held by a legally binding trust established by deed on 12 July 1858. The deed vests the land for specific and limiting purposes. Primarily for the **perpetual endowment of the Church Edifice or structure known as Christ Church Illawarra**.

There is no allowance in the deed permitting the construction of new standalone buildings for community meetings, entertainment, or amenities. Nor is there any language authorising broader or discretionary use of the land beyond the defined purposes.

Furthermore, supporting documents submitted with the development application confirm the proposed building is:

- Located approximately **30 metres from the church** (an independent structure), and
- Designed to support **community and entertainment functions** with capacity for up to **80 attendees**, and
- Designed with a **future two-bedroom dwelling** in mind (ref. Strata Geoscience Report, June 2025, pp. 8–9).

This materially extends the use of trust land beyond what the deed authorises. As such, the proposal appears to constitute a **breach of trust**, in conflict with the settlor's intention and charitable trust law in Tasmania.

For this reason, I respectfully request that Council **refuse the application**. Should it proceed, the matter may need to be referred to the Supreme Court of Tasmania or the Attorney-General for review of charitable trust compliance.

Thank you for your consideration.

Kind Regards,



Piers Duma esq

13.1.2 Representation 1 - P Dumaresq

Natasha Whiteley

From: Piers Dumaresq [REDACTED]
Sent: Friday, 18 July 2025 3:24 PM
To: Planning - Meander Valley Council
Subject: PA250267 Christ Church Illawarra
Attachments: 20250718 Objection PA250267 Additional information.pdf

To whom it may concern

Attached is additional information relevant to my initial objection to planning permit PA250267.

Please do not hesitate to contact me with any questions.

Regards
Piers

Piers Dumaresq
Managing Director

[REDACTED]

[REDACTED]

[REDACTED]

18 July 2025

General Manger
Meander Valley Council
PO Box 102
Westbury TAS 7303
Via email: planning@mvc.tas.gov.au

Legal Encumbrance on Title – Planning Application PA\25\0267

Dear General Manager,

I write in relation to Planning Application PA\25\0267, currently under assessment for development at 1130 Illawarra Road, Carrick (Title Reference: Volume 125416, Folio 1).

In my letter to you dated 16 July 2025 I neglected to include the following information and now include it to you for your reference.

I draw your attention to a critical legal encumbrance that affects the permissibility of the proposed development.

Title Restriction – Volume 125416, Folio 1

As shown on page 5 of the planning application, Schedule 2 of the Certificate of Title for the subject land contains the following notation:

“Reservations and conditions in the Crown Grant if any: 4/6349 Conveyance made subject to conditions as to usage of the land.”

This notation refers to a General Law Deed dated 12 July 1858, registered as Conveyance 4/6349, which governs the use of the land under a charitable trust.

This is the deed I was referencing in my letter dated 16 July 2025.

I respectfully request that Council; acknowledge the legal force of the 1858 deed, as noted on the current title, and decline to approve any development that contravenes the stated usage conditions.

Thank you for your consideration.

Kind Regards,



Piers Dumaresq

13.1.2 Representation 1 - P Dumaresq

Natasha Whiteley

From: Piers Dumaresq [REDACTED]
Sent: Tuesday, 22 July 2025 3:02 PM
To: Planning - Meander Valley Council
Subject: Objection PA250267 - Wastewater
Attachments: 20250718 PA250267 Wastewater setback.pdf

Dear Sir/Madam

Attached is a secondary formal objection to PA\25\0267

Please let me know if you have any questions.

Regards
Piers

Piers Dumaresq
Managing Director

[REDACTED]
[REDACTED]
[REDACTED]

22 July 2025

General Manger
Meander Valley Council
PO Box 102
Westbury TAS 7303
Via email: planning@mvc.tas.gov.au

Second objection to Planning Application PA\25\0267 – 1130 Illawarra Road Carrick

Dear General Manager,

I write to lodge an objection to Planning Application PA\25\0267, currently under assessment for a proposed amenity building and associated wastewater system at 1130 Illawarra Road, Carrick.

This objection relates specifically to the proposed location of the wastewater land application area (LAA) and its potential non-compliance with minimum boundary setback requirements.

Setback Requirements Cited in Application

According to the Onsite Wastewater System Design Report submitted with the application (prepared by Strata Geoscience and Environmental, June 2025, included in the public DA file), the system design is based on the application of:

Australian Standard AS1547-2012 – Onsite Domestic Wastewater Management

This standard is explicitly cited in the report (page 15 of the submitted DA documentation). It governs all design parameters for wastewater systems, including sizing, treatment levels, and importantly, minimum setbacks from property boundaries.

Required Boundary Setback

For secondary-treated effluent applied via subsurface irrigation (as proposed), Table R1 of AS/NZS 1547:2012 requires the following:

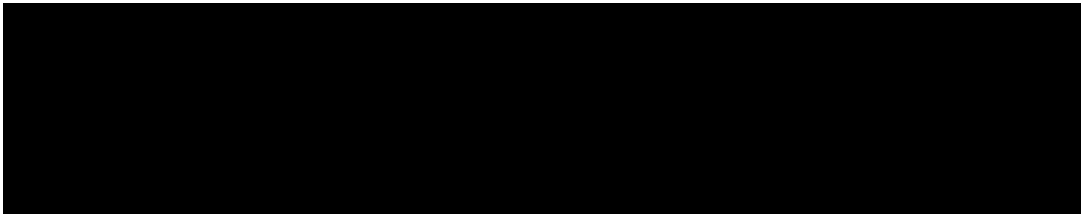
- Minimum setback from a downslope boundary: 15 metres, plus 2 metres for every degree of slope

Assuming even a modest 3% downslope (equivalent to 1.72 degrees), the minimum required setback becomes:

$$15 + (2 \times 1.72) = 18.44 \text{ metres}$$

The submitted Site Plan (DA 01 – 02, dated 16.06.25, page 11 of the application) shows that the proposed land application area sits approximately 14–18 metres from the nearest property boundary, based on approximate measurements.

From the submitted plan it is difficult to determine where the proposed subsurface irrigation area is to be located relative to the property boundaries.



From the planning application it appears that the applicant has relied on LIST map boundary position to establish setbacks rather than a survey or practical use of the established wire fences, hedges and masonry walls that are observed between owners as the boundary present on the downhill slope.

The current design therefore potentially falls short of the required 15 - 18.44 metre setback and may be non-compliant.

This is particularly true if ground type in the proposed area is found to be not suitable and the wastewater area has to be relocated.

Proximity to culturally sensitive and heritage listed graveyard

The Tasmanian Heritage Council's *Practice Note #11 – Managing the Heritage Value of Cemeteries* clearly states that all works affecting or adjoining a registered burial ground must be assessed not only for physical impacts, but also for their effect on the cultural, spiritual and landscape significance of the cemetery.

Christ Church Illawarra (THR #5059) includes both the church and graveyard. The subsurface areas are protected, and any development, including the proposed wastewater disposal system, risks disturbing burial sites or compromising the cultural landscape.

The Practice Note emphasises that descendant communities must be consulted, and that excavation or changes to landscape features near graves must not proceed without Heritage Council oversight.

I note that there are several significant people interned in this cemetery, including:


- William Walker – Founder of “Meander Rise” near Carrick
- Tom Roberts – World famous Australian artist
- Edward Dumaresq – First surveyor-general of Van Diemen’s Land, early pioneer.
- Henry Roland G. Dumaresq – Member House of Assembly for Longford 1886 – 1906, First Class Cricketer (Tas 1868).
- Col. Henry John Dumaresq MC – World War 1 veteran and war hero

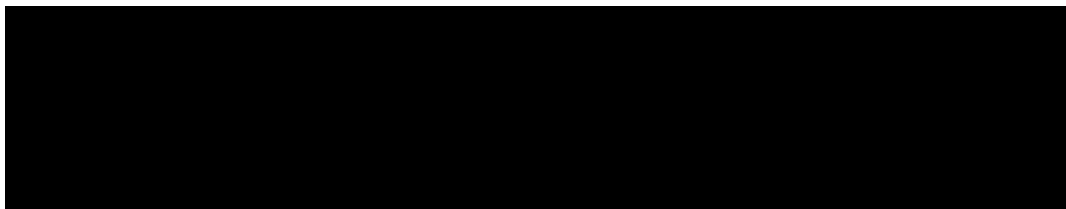
It is interesting to note that both Henry Roland Dumaresq and Tom Roberts were among the 12,000 guests at the opening of the first Parliament of the Commonwealth of Australia.

My ancestors are buried in this land. I am a member of the descendant community. I have not been consulted.

I note that the cemetery is located at approximately 30 meters downslope of the irrigated waste area (by my estimate of the proposed wastewater location).

The proposed works therefore raise serious concerns under the Historic Cultural Heritage Act 1995 and should not proceed without formal survey, investigation into the cultural significance of the graveyard and referral to Heritage Tasmania.





Request for Action

As the proposed system:

- Potentially fails to meet the minimum boundary setback, and
- Is not eligible for exemption under Meander Valley planning or plumbing policy, and
- Is located immediately adjacent to, or within the curtilage of a known heritage listed burial ground.

I respectfully request that Council, reject the wastewater system as currently proposed.

Such compliance is essential to protect adjacent properties and prevent potential environmental harm or legal liability arising from substandard effluent dispersal.

Thank you for your time and consideration.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'Piers Dumaresq', written over a light blue circular stamp.

Piers Dumaresq



13.1.3 Representation 2 - M Dumaresq

Natasha Whiteley

From: Martin Dumaresq [REDACTED]
Sent: Wednesday, 23 July 2025 2:11 PM
To: Planning - Meander Valley Council
Cc: [REDACTED]
Subject: [Potential Spam] Objection to Community Meeting and Entertainment (Amenity Building) Illawarra Church .

General Manager
Jonathon Harmey.
Dear Sir,

I refer to development application PA/25/0267 at 1130 Illawarra Road, Carrick.

I make formal and strong objection to the above application for an Amenity building and proposed future developments(2 bedroom dwelling) on the following grounds,

- Unsuitable position
- Sewage disposal
- Conflict with the Trust
- Deeds that established

Sent from my iPhone

13.1.3 Representation 2 - M Dumaresq

Natasha Whiteley

From: Martin Dumaresq [REDACTED]
Sent: Wednesday, 23 July 2025 3:19 PM
To: Planning - Meander Valley Council
Cc: [REDACTED]
Subject: [Potential Spam] Community Meeting and Entertainment (Amenity Building) Illawarra Church .

General Manager

Jonathon Harmey

Dear Sir,

I make a formal and strong objection to the development application PA/25/0267 for an Amenity Building and projected future developments(2bedroom dwelling)Illawarra Church at 1130 Illawarra Road on the following grounds.

Unsuitable position

Sewage disposal

Trust Deeds conflict

Stakeholder engagement

Unsuitable position.

The area chosen for the development is in the immediate foreground of a heritage listed historic building.The visual impact of this development would destroy the prime view of the Church itself, and severely impact the church's forecourt and its historical position on this elevated site.

It beggars belief that Heritage Tasmania could give assent to this development, both its position in the forecourt and its architecture, which is completely out of keeping with the bluestone structure of the church, and will mean a significant degradation of this heritage listed historic site.

Sewage disposal .

I agree with STRATA that the soil and sub soil structure is difficult and of low permeability.The" irrigation " area will be difficult to implement and to maintain over time. The proposed disposal of waste water and sewage will flow downslope to the cemetery (less than 50 metres away),impacting graves of historic significance, including the Australian artist Tom Roberts,the founder and benefactor of the Illawarra church,Edward Dumaresq and his descendants, and many local families.

Trust Deeds.

The proposed development is in conflict with the Trust Deed that established and maintains the church.Specifically these limit activity to maintenance of the church edifice and its "deacon priest or chatecist ".

Stakeholder Engagement

At no time prior to this application has the proposer contacted a member of the Dumaresq family whose property is adjacent to all boundaries of this historic site.

If an amenities block were to be built,it should be attached to the existing building, on the southwest wall, and constructed of material appropriate to the existing building, with a sewerage outlet that does not impact the forecourt of the church, nor the graveyard.

I ask that you give this your utmost attention.The senseless desecration of this site would be a loss to the whole of our community,

Yours Sincerely,

Martin Dumaresq

[REDACTED]

Sent from my iPhone

Planner's Advice: Applicable Standards

Background

An application has been received for the use and development of an amenity building associated with an existing church on land located at 1130 Illawarra Road, Carrick ('the site' - refer to Figure 1).



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

The site is an irregular shaped lot with an area of 4.69ha. It is land-locked and is accessed from Illawarra Road via a 10.06m wide right of way ('RoW') across the adjoining lot (CT: 140211/2). The RoW extends between the southern corner of the site and Illawarra Road where there is an existing compacted gravel driveway and row of trees along the alignment of the RoW.

The site is the location of the 'Christ of Church Anglican Church' which comprises the original church building and graveyard. The site is permanently registered on the Tasmanian Heritage Register (THR ID No. 5059) being a unique stone building that was constructed in 1842 and consecrated in 1888.

The church is actively used by parishioners although the church does not currently contain any ablution facilities. The application seeks to address the absence of ablution facilities through the provision of a dedicated (detached) amenities building to be used by the church.

13.1.4 Planner's Advice - Applicable Standards

The site and all adjoining and adjacent land (excluding Illawarra Road) is assigned to the Agriculture Zone (refer to Figure 2).

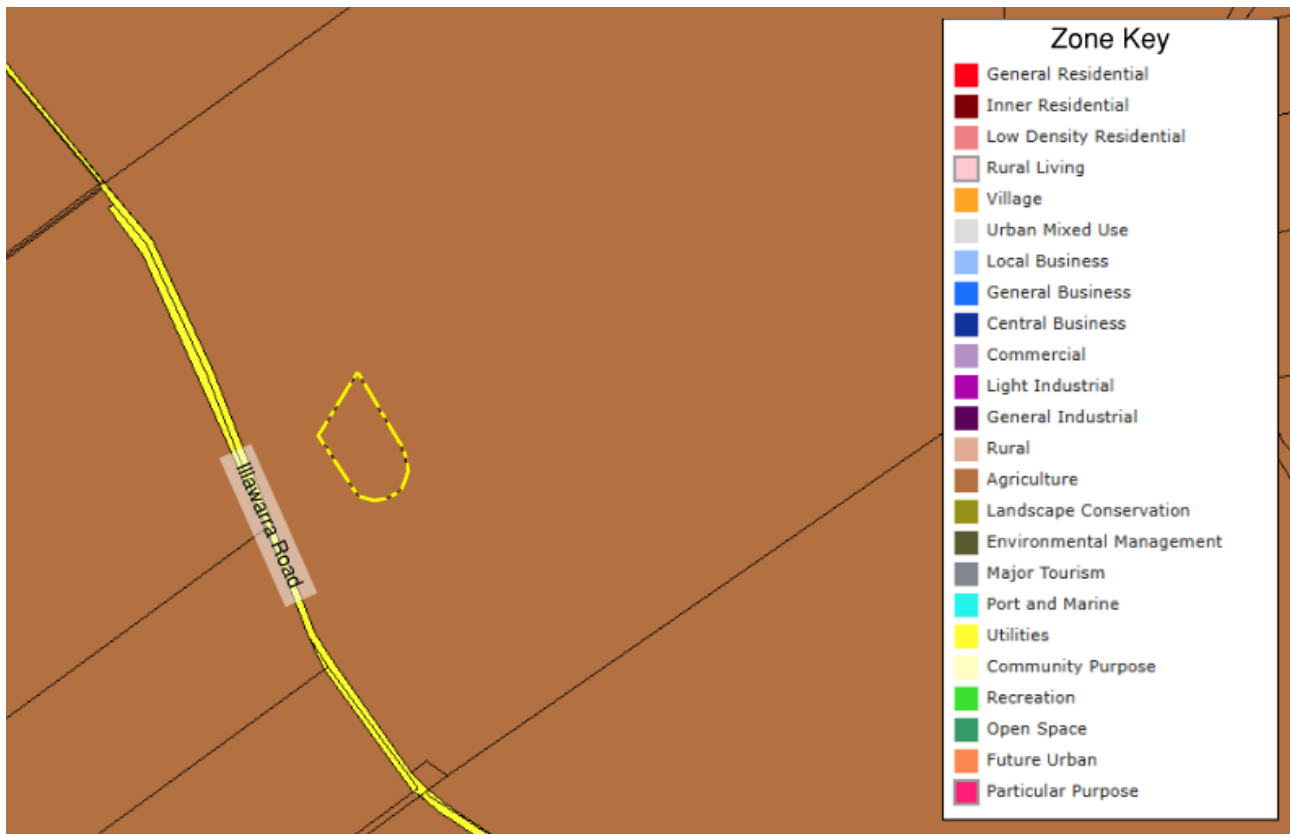


Figure 2: Zone map illustrating the zoning of the site, adjoining lots and adjacent lots (Source: ListMap).

The adjoining land forms part of an active mixed (irrigated) cropping and grazing farming enterprise which wraps around all boundaries of the site.

The proposed amenity building will be located approximately 20m to the north-east of the church building. It will have a gross floor area of 11.9m² and maximum building height of 2.85m. A compacted gravel pathway will connect the two buildings with the gravel path to extend around the northern, western and southern sides of the amenity building. A concrete apron will be provided on the eastern side of the amenity building where it is accessed.

Figure 3 shows the location of the proposed amenity building and Figure 4 illustrates the floor plan and elevations of the proposed amenity building. Figure 5 & 6 are photos of the location of the amenity building.

The application does not involve the development of any additional vehicle access or parking infrastructure.

13.1.4 Planner's Advice - Applicable Standards

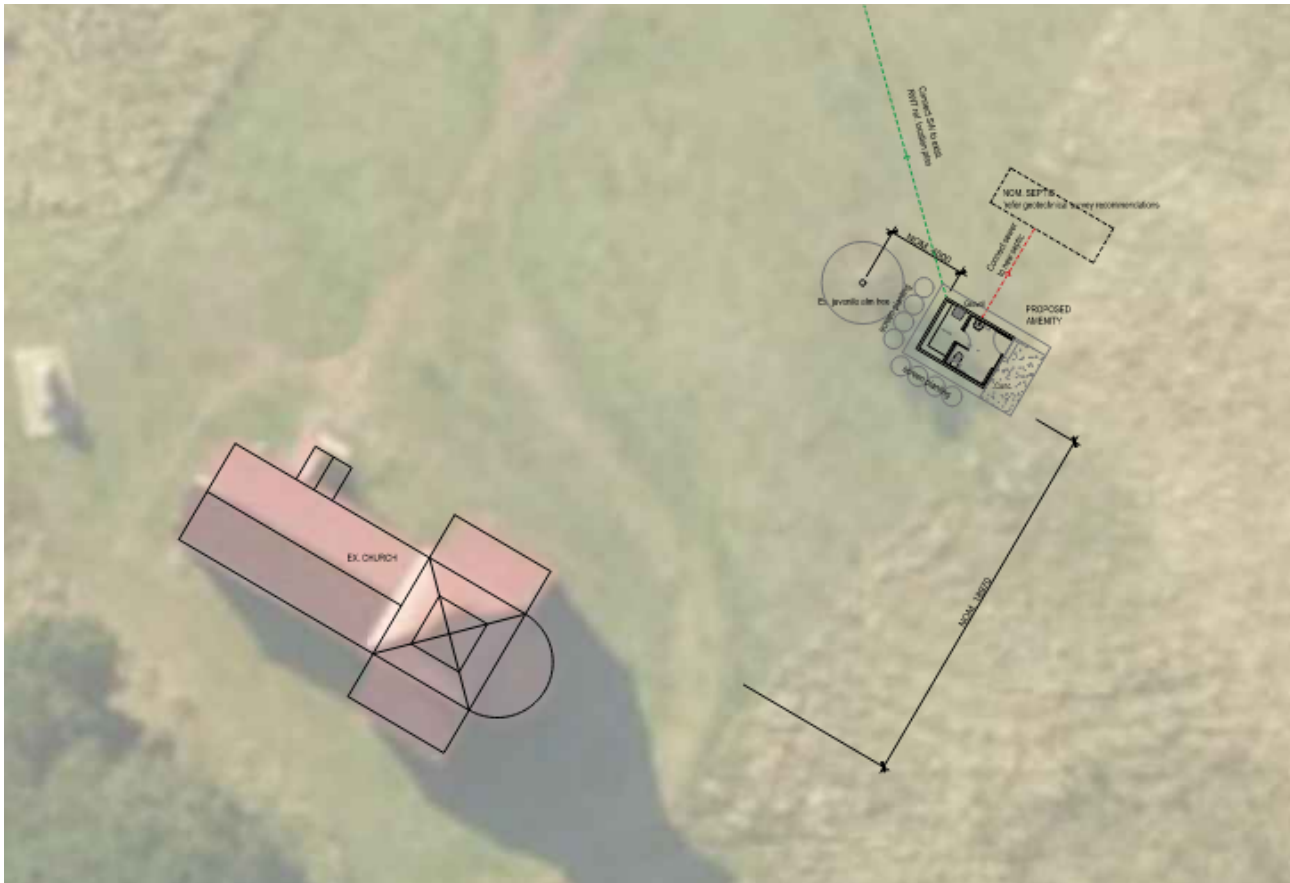


Figure 3: Excerpt of the site plan showing the location of the proposed amenity building relative to the existing church building and site features (Source: Application Documents).

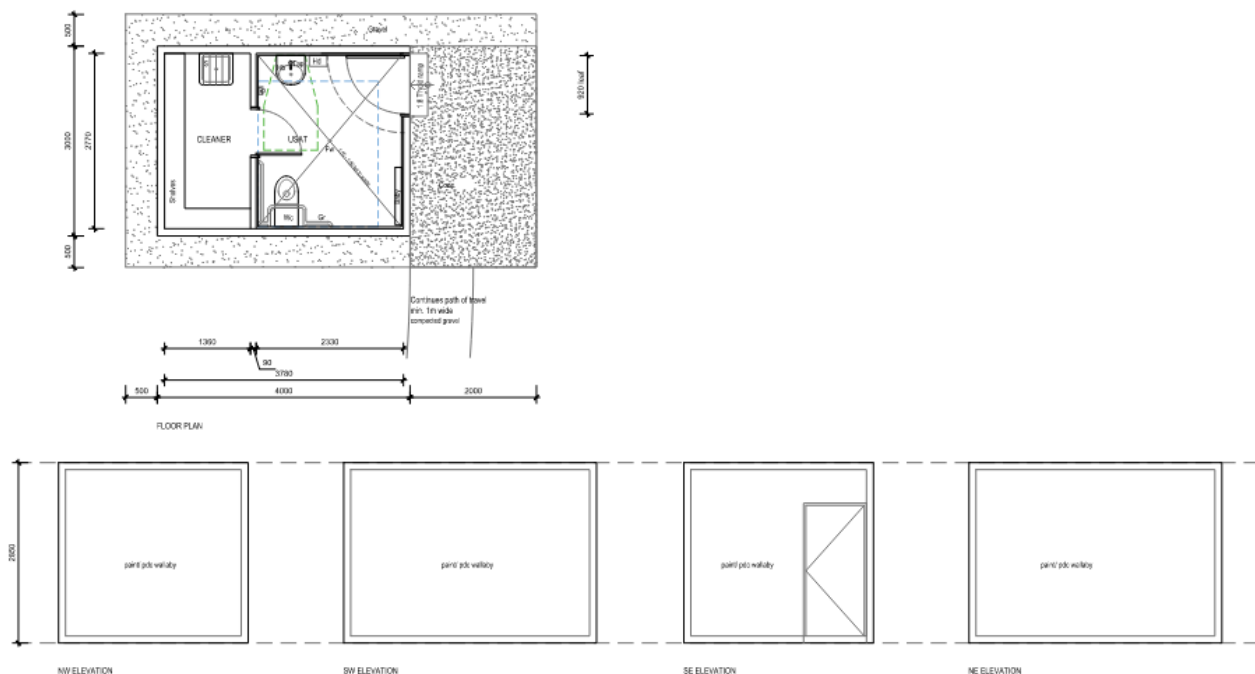


Figure 4: Excerpt of the floor plan and elevation plan (Source: Application Documents).

13.1.4 Planner's Advice - Applicable Standards



Figure 5: Site photo showing the location of the proposed amenity building.



Figure 6: Site photo showing the location of the proposed amenity building.

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 6.2.1 of the Planning Scheme, the proposed use and development is categorised into the Community Meeting and Entertainment Use Class. Use of land for a place of worship (church) is listed as a Prohibited use within Table 21.2 of the Planning Scheme.

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

7.0 General Provisions

Notwithstanding the fact that the Community Meeting and Entertainment Use Class is identified as a Prohibited use within the Agriculture Zone, clause 7.1 of the Scheme allows Council to consider an application for use or development associated with an existing non-conforming use. Assessment of clause 7.1 against the proposed development associated with the existing church is provided in the table below.

7.0 General Provisions

Scheme Standard

Planner's Assessment

7.1 Changes to an Existing Non-conforming Use

7.1.1 *Notwithstanding clause 6.9.1 of this planning scheme, the planning authority may at its discretion, approve an application:*

(a) to bring an existing use of land that does not conform to the planning scheme into conformity, or greater conformity, with the planning scheme;

The application involves the construction of a small amenity building that will be used by parishioners (and other users) of the existing church. The application does not seek to bring the existing use of land (church) into conformity or greater conformity with the Scheme. This clause is therefore not applicable to the application.

7.0 General Provisions

Scheme Standard

Planner's Assessment

(b) to extend or transfer an existing non-conforming use and any associated development, from one part of a site to another part of that site; or

The application does not involve the extension or transfer of the existing nonconforming use (church) from one part of the site to another part of the site. This clause is therefore not applicable to the application.

(c) for a minor development to an existing non-conforming use.

The proposed amenity building constitutes minor development to the existing non-conforming use (church). In this instance, the proposed building will have a discreet size with a gross floor area of 11.9m² and a maximum building height of 2.85m. The proposed building will have sufficient dimensions to include an accessible toilet and associated cleaning closet. The proposed development also includes a compacted gravel pathway to connect the buildings and a small on-site wastewater management system. Accordingly, the application is able to rely upon this clause.

7.2.1 *An application must only be approved under sub-clause 7.1.1 of this planning scheme where there is:*

(a) no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area; and

The installation of the proposed amenity building will not have an impact on adjoining uses or alter the amenity of the surrounding area. The proposed amenity building will be used by parishioners and other users of the church that currently attend the site. It will not necessarily result in any substantial increase in the use of the site to the degree that it will cause an increase in detrimental impact upon the adjoining farming use beyond any impacts that currently occur as a result of the use of the existing church. Furthermore, the proposed amenity building will be recessive when next to the church building and will be located approximately 20m to the north-east of the church building on the other side of a knoll within the site relative to Illawarra Road which will predominately screen the building from view from Illawarra Road. Accordingly, the proposed building will unlikely result in any change to the amenity of the surrounding area.

7.0 General Provisions

Scheme Standard

Planner's Assessment

(b) no substantial intensification of the use.

The proposed amenity building will not result in any intensification of the use of the church.

7.1.3 In exercising its discretion under sub-clauses 7.1.1 and 7.1.2 of this planning scheme, the planning authority must have regard to the purpose and provisions of the zone, any relevant local area objectives and any applicable codes.

The site is assigned to the Agriculture Zone. The purpose of the Agriculture Zone is as follows:

- *21.1.1 to provide for the use or development of land for agricultural use.*
- *21.1.2 to protect land for the use or development of agricultural use by minimising:
 - (a) conflict with or interference from non-agricultural uses;*
 - (b) non-agricultural use or development that precludes the return of the land to agricultural use; and*
 - (c) use of land for non-agricultural use in irrigation districts.**
- *21.1.3 to provide for use or development that supports the use of the land for agricultural use.*

The proposed amenity building does not directly align with zone purpose statements 21.1.1 and 21.1.3.

With respect to zone purpose statement 21.1.2, the proposed amenity building aligns with the intent of the purpose statement insofar as the building will be located on a site that has already been converted from agricultural land to support a non-agricultural use and it will be sited in a location that will not interfere with the operation of the adjoining agricultural use.

The provisions of the Agriculture Zone are addressed in the ensuing report.

The proposed use and development is consistent with the purpose of the Car Parking and Sustainable Transport Code insofar as the site provides sufficient space to accommodate parking demand for the church where existing vehicle access and parking infrastructure will be utilised.

21.0 Agricultural Zone

<i>Scheme Standard</i>	<i>Planner's Assessment</i>	<i>Assessed Outcome</i>
21.3.1	<i>Discretionary uses</i>	
A1	The use of the proposed amenity building is categorised into the Community Meeting and Entertainment Use Class which is a Prohibited use within the Agriculture Zone. The application therefore does not involve a discretionary use and the clause is not applicable.	Not Applicable
A2	The use of the proposed amenity building is categorised into the Community Meeting and Entertainment Use Class which is a Prohibited use within the Agriculture Zone. The application therefore does not involve a discretionary use and the clause is not applicable.	Not Applicable
A3	The use of the proposed amenity building is categorised into the Community Meeting and Entertainment Use Class which is a Prohibited use within the Agriculture Zone. The application therefore does not involve a discretionary use and the clause is not applicable.	Not Applicable
A4	The application does not involve a residential use.	Not Applicable
21.4.1	<i>Building Height</i>	
A1	The proposed amenity building will have a maximum building height of 2.85m.	Complies with Acceptable Solution
21.4.2	<i>Setbacks</i>	
A1	The proposed amenity building will be setback greater than 5m from all lot boundaries.	Complies with Acceptable Solution
A2	The application does not involve a sensitive use.	Not Applicable
21.4.3	<i>Access for new dwellings</i>	
A1	The application does not involve a dwelling.	Not Applicable

21.0 Agricultural Zone

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
21.5.1	<i>Lot design</i>	
A1	The application does not involve subdivision of land.	Not Applicable
A2	The application does not involve subdivision of land.	Not Applicable

C2.0 Parking and Sustainable Transport Code

<i>Scheme Standard</i>	<i>Planner's Assessment</i>	<i>Assessed Outcome</i>
C2.5.1	<i>Car parking numbers</i>	
A1	<p>Table C2.1 requires car parking spaces to be provided at a rate of 1 space per 15m² of floor area, or 1 space per 3 seats, whichever is greater. In this instance, the number of seats within the church will remain unchanged as a result of the proposed development, although the gross floor area of the church (use) will increase.</p> <p>The existing church building has a gross floor area of approximately 137.9m² which requires 9.1 car parking spaces. The proposed amenity building will result in an increase in gross floor area of 149.8m² which requires 9.9 car parking spaces. Taking into account Note (3) to Table C2.1, a total of 10 car parking spaces must be provided on the site. In this instance, the site has existing vehicle access and parking infrastructure that is capable of accommodating the requisite number of car parking spaces required by Table C2.1 for the existing church and proposed amenities building (10 spaces in total).</p>	Complies with Acceptable Solution
C2.5.2	<i>Bicycle parking numbers</i>	
A1	<p>Table C2.1 requires bicycle parking spaces to be provided at a rate of 1 space per 50m² floor area or 1 space per 40 seats whichever is greater. In this instance, the proposed amenity building will increase the gross floor area by 11.9m² which will not result in an increase in bicycle parking demand based on the rates specified by Table C2.1. In this instance, the number of seats within the church will remain unchanged as a result of the proposed development.</p>	Not Applicable
C2.5.3	<i>Motorcycle parking numbers</i>	

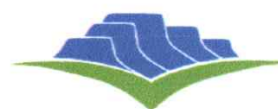
C2.0 Parking and Sustainable Transport Code

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
A1	The proposed use and development requires less than 20 car parking spaces and therefore there is no requirement to provide for motorcycle parking spaces under Table C2.4 of the Scheme.	Complies with Acceptable Solution
C2.5.4	<i>Loading bays</i>	
A1	Clause C2.5.4 does not apply to the Community Meeting and Entertainment Use Class pursuant to clause C2.2.3 of the Scheme.	Not Applicable
C2.5.5	<i>Number of car parking spaces within the General Residential Zone and Inner Residential Zone</i>	
A1	The site is not assigned to the General Residential Zone or Inner Residential Zone.	Not Applicable

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



Meander Valley Council
Working Together

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

OFFICE USE ONLY

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

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

PROPERTY DETAILS:

Address:	<input type="text" value="1130 ILLAWARRA ROAD"/>	Certificate of Title:	<input type="text" value="125 416 Folio 1"/>
Suburb:	<input type="text" value="CARRICK"/> <input type="text" value="7291"/>	Lot No:	<input type="text" value="-"/>
Land area:	<input type="text" value="3.642"/> m ² / ha		
Present use of land/building:	<input type="text" value="CHURCH AND GRAVEYARD"/>	(vacant, residential, rural, industrial, commercial or forestry)	

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

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

<input type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Demolition
<input type="checkbox"/> Forestry	<input checked="" type="checkbox"/> Other		

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

Description of work:

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

New floor area: m² New building height: m BUILDING 2.8M
FOOTINGS 0.15M

Materials:

External walls:	<input type="text" value="EXPANDED POLYSTYRENE (EPS)"/>	Colour:	<input type="text" value="W/MLABY (TO BE PAINTED)"/>
Roof cladding:	<input type="text" value="EXPANDED POLYSTYRENE (EPS) STEEL (FLAT ROOF)"/>	Colour:	<input type="text" value="GREY"/>

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980**SEARCH OF TORRENS TITLE**

VOLUME 140211	FOLIO 2
EDITION 6	DATE OF ISSUE 12-Oct-2018

SEARCH DATE : 10-Jul-2025

SEARCH TIME : 02.07 PM

DESCRIPTION OF LAND

Parish of CARRICK Land District of WESTMORLAND

Lot 2 on Plan 140211

Being the land secondly described in Mortgage No.44/4029

Derivation : Part of 2560Acres Granted to Edward Dumaresq.

Derived from A18543

SCHEDULE 1

M707712 TRANSFER to PIERS EDWARD MARTIN DUMARESQ Registered
12-Oct-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E146604 MORTGAGE to Commonwealth Bank of Australia

Registered 12-Oct-2018 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

186516 PLAN Lodged by STATE GROWTH on 17-Jan-2024 BP: 186516

N221128 NOTICE to TREAT Pursuant to Section 11 of the Land
Acquisition Act 1993. Lodged by OVG - Acquisitions
on 09-Sep-2024 BP: N221128

E289222 APPLICATION: THE CROWN under the Land Acquisition Act
1993 of Lodged by VALUER-GENERAL on 22-Oct-2024 BP:
E289222

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 125416	FOLIO 1
EDITION 4	DATE OF ISSUE 21-Jun-2006

SEARCH DATE : 05-Jun-2025

SEARCH TIME : 12.33 PM

DESCRIPTION OF LAND

Town of CARRICK

Lot 1 on Plan 125416

Being the land firstly described in Conveyance 4/6349

Derivation : Part of 2560 Acres Gtd to Edward Dumaresq

Derived from W3692

SCHEDULE 1

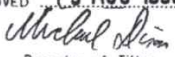
THE TRUSTEES OF THE DIOCESE OF TASMANIA

SCHEDULE 2

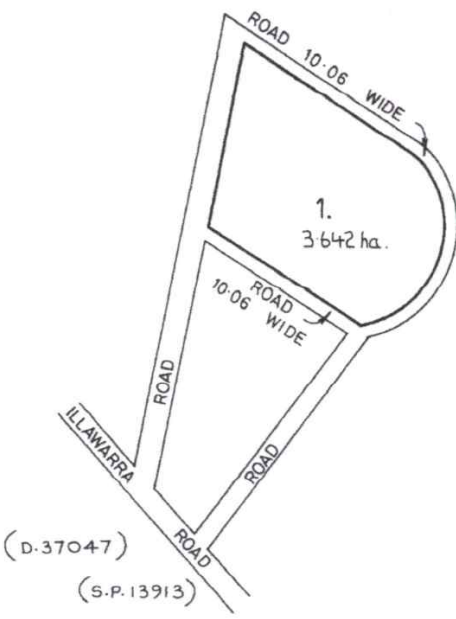
Reservations and conditions in the Crown Grant if any

4/6349 Conveyance made subject to conditions as to usage of
the landUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE NUMBER W. 3692 GRANTEE PART OF 2560 ACRES GTD. TO EDWARD DUMARESQ.		CONVERSION PLAN LOCATION WESTMORLAND CARRICK CONVERTED FROM CONV. 4/6349 NOT TO SCALE LENGTHS IN METRES		REGISTERED NUMBER P 125416	
MAPSHEET MUNICIPAL CODE No. 129		LAST UPI No. 6500951	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		DRAWN C.FRA 20-8-96
APPROVED 19 AUG 1996  Recorder of Titles					

SKETCH BY WAY OF ILLUSTRATION ONLY
 "EXCEPTED LANDS"



CHRIST CHURCH ILLAWARRA
TOILET FACILITY PLANNING PERMIT SUPPORT DOCUMENT FOR THE
MEANDER VALLEY COUNCIL



In support of the Development Application to Meander Valley Council dated 27th of June 2025, we also submit this document for further background and context on the needs at Christ Church Illawarra, and the proposed solutions.

The application is being forwarded on behalf of The Anglican Parish of Longford/Perth Parish Church Council.

Background

By way of background Christ Church Illawarra, is a unique stone, heritage listed building (THR number 5059, covering both church and graveyard). First constructed in 1842 and then consecrated in 1888, it is located at 1130 Illawarra Rd, Carrick 7291.

Whilst the provision of ablution facilities for its loyal parishioners would no doubt have been discussed at many church council meetings over the years, the fact is this wonderful church still does not have such amenities.

The aim of our Development Application is to finally address this need, as it impacts the ability of some older parishioners to attend services.

The Proposal

Our intention is to provide the basic requirements for an ablution facility via:

13.1.5 Application Documents

- A pre-fabricated, solar powered building of 4 meters length x 3 meters width x 2.8 height) with a disabled access toilet, basin and baby change amenities, as well as a separate storage room for church equipment (ie gardening/other items),
- Location to be approximately 30 meters north-east from the entry to the church.
- Building to be located on a pad of road base and decorative pebbles 6 meters long and 4 meters wide.
- There would be up to six concrete footings for the building.
- The toilet is to be connected to an appropriately sized septic system.
- And as per Heritage Tasmania recommendations:
 - Building to be finished in Colorbond 'Wallaby' colour.
 - Orientation of the building entry to 'match the orientation of the church.
 - Screening vegetation to be planted to reach the height of the building.

Example of proposed building:



Engagement with Stakeholders and Consultants

We have engaged with and sought advice from the following stakeholders and consultants, to understand and address heritage, design, planning, and wastewater requirements:

1. We engaged with Heritage Tasmania (Chris Bonner) who met with Church Representatives on site on 6th March 2025. Subsequent to that meeting Chris Bonner confirmed his endorsement of the proposed location via email on 17th March, and we quote directly from that email below:

Thank you for your email, and time to meet at Christ Church, Illawarra.

As discussed, I consider the revised amenity location, with additional landscaping to the east/north-east of the Christ Church to have an acceptably low level of impact on the place's historic landscape setting.

The following design drawings should be prepared to progress to formal application:

13.1.5 Application Documents

Site Plan to show the building location / size, footprint and orientation inclusive of any additional site work and landscaping – drainage, access path/s , planting. The building footprint might best align with the church orientation i.e., parallel NW-SE alignment.

Include provision for screen planting to the SW driveway approach and NW (distance paddock view) elevations. Preferably evergreen planting to a height equivalent to that of the new amenities building. Protect the existing juvenile elm tree with sufficient setback for future growth of that planting. Colour the building a recessive finish 'Wallaby' colour or similar as proposed.

Consider orientation of the facility entry door, to SE elevation away from view?

Clarify required foundation system with associated site disturbance, i.e., minor excavation of conc pads, or new slab.

I hope that assists. We welcome review of further design drawings prior to formal application.

2. In addition, on our behalf, Geoff Clark from David Denman and Associates, who provided the design drawings, held further discussions with Chris Bonner regarding those drawings. Geoff confirmed Chris was agreeable to the drawings in an email dated 12th June, and we quote directly from that email below:

Also, I spoke with Chris Bonner this morning on this and he is content with what is shown here, and to CONDITION anything else that he might pick up in the referral.

3. Drawings showing all aspects of the proposal, and the location context were commissioned from David Denman and Associates Architects (Geoff Clark). These are attached for your reference (5 pages).
4. On 13th June we emailed Meander Valley Council Planning to indicate an application would be submitted by 30th June. Leanne Rabjohns responded on 13th June, and flagged we should discuss the proposal with Heritage Tasmania (Chris Bonner). We confirmed contact had been made and endorsement obtained in our response of 15th June.
5. A Geotechnical/Wastewater survey was commissioned for the proposed septic system component of the project from Strata Geoscience and Environmental Consultants, and is attached for your reference.

Summary

We trust the Meander Valley Council will give our application their considered attention. We look forward to working with Council to see this long overdue improvement to the amenity of Christ Church Illawarra come to fruition.

Regards

Reverend James Gannon

Rector

Anglican Parish of Longford/Perth

27 June 2025

DESIGN DEVELOPMENT
NEW AMENITY
'CHRIST CHURCH ANGLICAN CHURCH' -
1130 ILLAWARRA RD CARRICK TAS 7291

[illegible]

Title Reference 140211/2

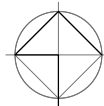
Issue ID	Revision ID	Description	Date
01	-	FOR REVIEW	12.06.25
02	-	PLANNING APPROVAL	16.06.25

**DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION**



DAVID DENMAN & ASSOC.
7 / 59 WILLIAM STREET
LAUNCESTON, TAS 7250
phone: 03 6334 4899
email: admin@denman.studio
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PROJECT:	New Amenity Building
ADDRESS:	'CHRIST CHURCH ANGLICAN CHURCH' - 1130 ILLAWARRA RD CARRICK TAS 7291
CONTACT:	Anastasios Tsaloukis



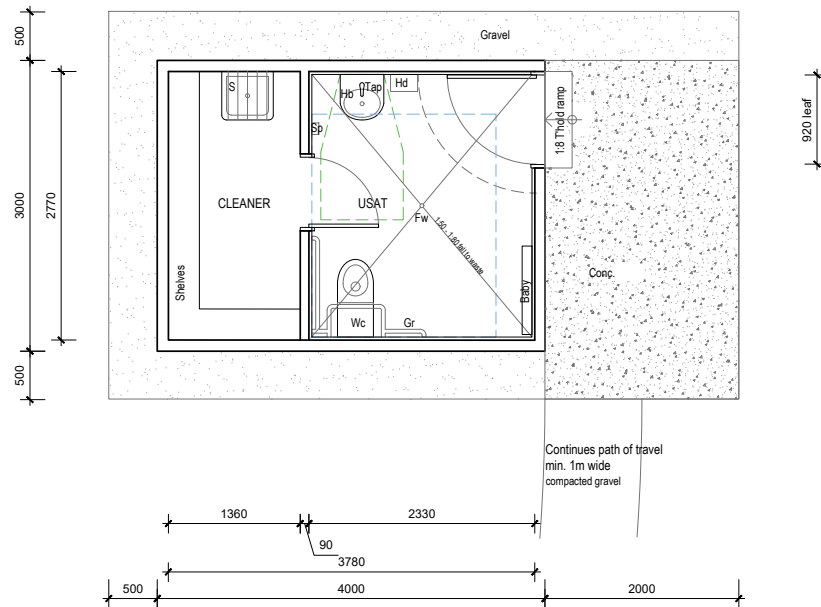
dwg #: DA 01 - 02



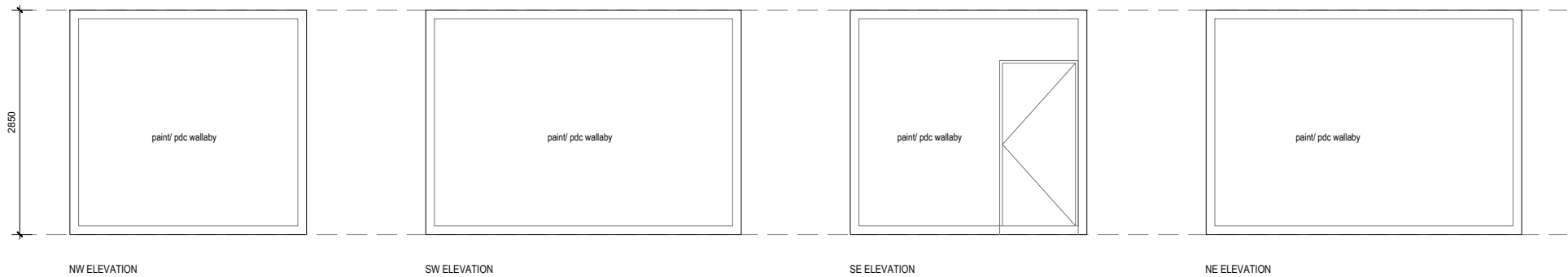
DAVID DENMAN + ASSOCIATE
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www: denman.studio

13.1.5 Application Documents



FLOOR PLAN



NW ELEVATION

SW ELEVATION

SE ELEVATION

NE ELEVATION

Issue ID	Revision ID	Description	Date
01	-	FOR REVIEW	12.06.25
02	-	PLANNING APPROVAL	16.06.25

PROJECT: New Amenity Building

ADDRESS: 'CHRIST CHURCH ANGLICAN CHURCH' -
1130 ILLAWARRA RD CARRICK TAS 7291

CONTACT: Anastasios Tsaloukis



drawing: PROPOSED AMENITY
scale: 1:50 @ A3
date: 16.06.25

dwg #: DA 02 - 02

DESIGN DEVELOPMENT
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Onsite Wastewater System Design

**Proposed Class10/1 Amenities
Block and Future Dwelling
1130 Illawarra Road
Carrick**

June 2025

13.1.5 Application Documents

Onsite Wastewater System Design Proposed Class 10/1 Amenities Block and Future Dwelling

Important Notes:

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Strata Geoscience and Environmental reserves the right to submit this report the relevant regulatory agencies where it has a responsibility to do so.

13.1.5 Application Documents

Onsite Wastewater System Design Proposed Class 10/1 Amenities Block and Future Dwelling

1. Introduction

Strata Geoscience and Environmental Pty Ltd was commissioned to conduct an onsite wastewater system design for:

Client and Site Details	
Client Name	Parish of Longford and Perth
Site Address	1130 Illawarra Road Carrick
Proposed Development	New system installation for Class 10 Amenities Block and Future Class 1 Dwelling

The investigation was conducted with reference to Australian Standards AS1547-2012 Onsite Domestic Wastewater Management and also follows the principles outlined in AS1726-1993 Geotechnical Site Investigations.

2. Summary of Site and Soil Evaluation and Design Outcomes

The investigation's key findings were:

SSE and Design Outcomes	
General Comments	Site suitable for disposal of secondary treatment
Key Site and Soil Limitations to System Design	<ul style="list-style-type: none">• Variable slopes• Shallow rock soil profiles• Variable effluent loadings
Summary of Proposed System Specification	Primary Treatment: AWTS Secondary Treatment: Irrigation Land Application: Irrigation

13.1.5 Application Documents

Onsite Wastewater System Design Proposed Class 10/1 Amenities Block and Future Dwelling

3. Investigation

Please refer to Appendix 4 for bore logs, permeability data (where tested) and other relevant site information.

4. Interpretation

The site is situated on a variable slope underlain by shallow soils overlying inferred Jurassic Dolerite

With respect to the sustainability of long term disposal of wastewater within the site boundaries the following comments are made:

Soils – Natural soils will have a low permeability for the acceptance of wastewater flows and will show a moderate cation exchange complex for the absorption of nutrients from effluent.

Environmental Sensitivities – The development area is moderately sloping with nearest surface water body located approximately 100+ m downslope of the proposed residence. Groundwater was not intersected throughout geotechnical investigation and is anticipated to be several meters beneath the existing ground surface however it may flow over clayey subsoils as a perched watertable throughout wet periods.

Climate - the nearest weather station with long term data is the Westwood Bridge Station with a mean annual rainfall of 592 mm (BOM 2025) and no evaporation data. A net rainfall deficit would likely exist for the site.

Title Searches – Searches of the Land Title did not show any easements or right of ways which would affect the positioning of the wastewater land application system.

Given the above, the general environmental and public health risk associated with the site is regarded as low provided adequate setback distances and other controls are adopted.

13.1.5 Application Documents

Onsite Wastewater System Design Proposed Class 10/1 Amenities Block and Future Dwelling

5. Onsite Wastewater System Design

5.1 Site and Soil Considerations

Results of the SSE (Appendix 3) found the following typical soil profile on site:

Topsoils (A1-A3)		Subsoils (B1-B3)
Description	Clayey SILT (ML)	CLAYEY SILT (MH)/SILTY CLAY(CL/CH)
Soil Category (AS1547-2012)	2	5
Indicative Permeability (m/d)	1.5-2.0	0.5
Recommended DIR (mm/d)/DLR (L/D)	5/40	3.0/12
pH	6.1	5.8
EC	2.2	4.2
Emmerson Class	8	5

5.2 Risk Management of Site and Soil Constraints

Risk identification and reduction measures compliant with AS1547 – 2012

Clause A3.2 is presented below:

13.1.5 Application Documents

*Onsite Wastewater System Design
Proposed Class 10/1 Amenities Block and Future Dwelling*

Risk	Factors that Increase Risk Likelihood	Design Risk Reduction Measures
Hydraulic Overloading of System	<ul style="list-style-type: none"> • Under scaled system • Prolonged overuse • Leaking taps • Shock Loading • Excessive solid disposal 	<ul style="list-style-type: none"> • Scale to peak potential loading • Use Conservative DLR/DIR • Use water conservation practices eg water reduction fixtures
Biological Failure	<ul style="list-style-type: none"> • Overuse of household chemicals • Shock loading 	<ul style="list-style-type: none"> • Limit detergents and bleach use where practical • System not fit for sinkerator installation
Marginal Soil Conditions	<ul style="list-style-type: none"> • Dispersive soils • Poor aspect/drainage 	<ul style="list-style-type: none"> • Treat with gypsum, manage sodium inputs
Site Constraints	<ul style="list-style-type: none"> • Variable slope, shallow, rocky profiles • High live loadings 	<ul style="list-style-type: none"> • Subsurface Irrigation • Irrigation on flatter areas where appropriate • Advanced secondary treatment, subsurface irrigation, maintain maximum available setback

13.1.5 Application Documents

*Onsite Wastewater System Design
Proposed Class 10/1 Amenities Block and Future Dwelling*

Risk	Factors that Increase Risk Likelihood	Design Risk Reduction Measures
High Rainfall/Torrential Rainfall	<ul style="list-style-type: none"> • Inappropriate LAA Scaling • Stormwater impacts 	<ul style="list-style-type: none"> • Use suitable hydraulic scaling • Stormwater Diversion around LAA if required
Clogged Outlet Filter	<ul style="list-style-type: none"> • Overloading • Infrequent cleaning 	<ul style="list-style-type: none"> • Clean monthly
Pipe Blockages	<ul style="list-style-type: none"> • Overloading • Infrequent de-sludging 	<ul style="list-style-type: none"> • Reduce solids inflows • Check IO's regularly
Sludge transport to LAA	<ul style="list-style-type: none"> • Infrequent de-sludging • Clogged outlet filter • High organic loading 	<ul style="list-style-type: none"> • Clean filter monthly • No sinkerator installation
Broken pipes in LAA	<ul style="list-style-type: none"> • Stock/vehicles 	<ul style="list-style-type: none"> • Exclude stock/vehicles

13.1.5 Application Documents

Onsite Wastewater System Design Proposed Class 10/1 Amenities Block and Future Dwelling

5.3 Proposed Wastewater System Concept Design

It is therefore recommended that the following system be adopted:

Treatment Train Component	Proposed Concept Design
Primary Treatment	• AWTs
Secondary Treatment	• AWTs
LAA Design	• SUBSURFACE IRRIGATION

5.4 Effluent Flow and Land Application Area Modelling

The development proposal is for the construction of a new wastewater system to service the following **client supplied** loadings:

Maximum Daily Hydraulic and BOD Loadings			
Segment	Loading (L/D)	Maximum Daily Hydraulic Loading (L/D)	Maximum Daily BOD Loading (g/D)
Functions (80 EP max)	80 EP at 6L/EP/D* ¹ 80 EP at 3g BOD/EP/D* ¹	480	240
Services	20 EP at 6L/D* ¹ 20 EP at 3g BOD/EP/D* ¹	120	60
Future 2 bed Dwelling	4 EP at 120L/EP/D* ¹ 4 EP at 60g BOD/EP/D* ¹	480	240
Totals		1080	540
Min Irrigation Area Requirement m² (based upon DIR of 3.0mm/d)		360	

Specific Flow Rate Modelling Notes take from EPA 2024. Table 4 (Appendix 1)

*1 "Public Toilets" - **Note no food preparation is modelled for the site for functions. Loadings above 80 EP per day must be catered for with portable toilets or via additional system specification including but not necessarily limited to grease traps, balance tanks and additional treatment plants.**

13.1.5 Application Documents

Onsite Wastewater System Design Proposed Class 10/1 Amenities Block and Future Dwelling

5.5 System Specifications *¹

The proposed system has the following specifications (see Appendix 1-3 for further details):

Stage 1*¹

- Min DN100 gravity fed sewer pipe
- Min 2000 L/d (treatment capacity) approved AWTS with advanced secondary treatment capabilities with nutrient reduction capable of treating a minimum 0.54 kg/day BOD.
- Flow rate meter with daily readout and digital logger/telemetry
- Min 360 m² subsurface irrigation
- Provision for 100% reserve area (must remain free from development)

Stage 2*¹

- Min 10000 L Balance Tank with submersible grinder pumps (duty standby and auto changeover) and vent on riser.

****¹ It is recommended that system specifications and performance are reviews at 3 monthly intervals over the first 24 months of flow rate data and effluent quality monitoring- further treatment infrastructure and/or irrigation area may be required at this time depending upon patterns of usage***

5.6 Compliance with Building Act 2016

Demonstration of compliance to Building Act (2016)

13.1.5 Application Documents

TASMANIAN BUILDING ACT 2016

Acceptable Solutions	Performance Criteria	Compliance
<p>A1</p> <p>Horizontal separation distance from a building to a land application area must comply with one of the following:</p> <ul style="list-style-type: none"> a. be no less than 6m: b. be no less than: <ul style="list-style-type: none"> (i) 3m from an upslope or level building. (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building (iii) If secondary treatment and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building 	<p>P1</p> <p>a. The land application area is located so that the risk of wastewater reducing the bearing capacity of the buildings foundations is acceptably low</p>	<p>Complies A1 Bi</p>
<p>A2</p> <p>Horizontal separation distance from downslope water to a land application area must comply with (a) or (b).</p> <ul style="list-style-type: none"> a) be no less than 100m b) be no less than the following: <ul style="list-style-type: none"> i) If primary treated effluent to be no less than 15m plus 7m for every degree of average gradient from a downslope surface water, or; ii) if secondary treatment and subsurface application, no less than 15m plus 2 m for every degree of average gradient from a downslope surface water 	<p>P2</p> <p>Horizontal separation distance from downslope water to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> a) Setbacks must be consistent with AS/NZS 1547 Appendix R b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable 	<p>Complies with A2 bii</p>
<p>A3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with either of the following:</p> <ul style="list-style-type: none"> a) be no less than 40m from a property boundary b) be no less than the following: <ul style="list-style-type: none"> i) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary, or; ii) if secondary treatment and subsurface application, no less 	<p>P3</p> <p>Horizontal separation distance from the boundary to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> a) Setbacks must be consistent with AS/NZS 1547 Appendix R, and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable 	<p>Complies with A3 bii</p>

13.1.5 Application Documents

Onsite Wastewater System Design Proposed Class 10/1 Amenities Block and Future Dwelling

than 15m plus 2 m for every degree of average gradient from a downslope boundary		
<p>A4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient</p>	<p>P4</p> <p>Horizontal separation distance from a downslope bore to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> a) Setbacks must be consistent with AS/NZS 1547 Appendix R, and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable 	Complies with A4
<p>A5</p> <p>Vertical separation distance between groundwater and a land application area must be no less than</p> <ul style="list-style-type: none"> a) 1.5m if primary treated effluent; or b) 0.5m if secondary treated 	<p>P5</p> <p>Vertical separation distance between groundwater to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> a) Setbacks must be consistent with AS/NZS 1547 Appendix R, and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable 	Complies with A5 (b)
<p>A6</p> <p>Vertical separation distance between a limiting layer and a land application area must be no less than</p> <ul style="list-style-type: none"> a) 1.5m if primary treated effluent; or b) 0.5m if secondary treated 	<p>P6</p> <p>Vertical setback must be consistent with AS/NZS 1547 Appendix R,</p>	Complies with A6(b)

13.1.5 Application Documents

Onsite Wastewater System Design Proposed Class 10/1 Amenities Block and Future Dwelling

5.7 Management Requirements

It is imperative that regular servicing of the treatment unit compliant with the prescriptions of the manufacturer and Council permit occur.

To ensure that the treatment system functions adequately and provides effective treatment and disposal of effluent over its design life, asset owners have the following responsibilities:

- **Only use QUAT based cleaners in the buildings and not chlorinated compounds.**
- Suitably qualified maintenance contractors must be engaged to service the system, as required by Council under the approval to operate.
- Service agent to read and record flow rate meter reading on service sheet.
- Keep as much fat and oil out of the system as possible; and
- Conserve water.

Minimum servicing schedule:

Treatment Train Component	Service Interval
AWTS	<ul style="list-style-type: none">• INSPECT AND SERVICE QUARTERLY, MAINTAIN RECORDS
FLOW METER	<ul style="list-style-type: none">• CONSTANT RECORDING, INSPECT AND RECORD ON SERVICE SHEET QUARTERLY

To ensure that the land application area (LAA) functions adequately and provides effective treatment and disposal of effluent over its design life, asset owners have the following responsibilities:

- LAA should be checked regularly to ensure that effluent is draining freely, including flushing of lines and cleaning of inline filters.
- All vehicles, livestock and large trees should be excluded from around the irrigation area.
- Low sodium/phosphorous based detergents should be used to increase the service life of irrigation area.

13.1.5 Application Documents

*Onsite Wastewater System Design
Proposed Class 10/1 Amenities Block and Future Dwelling*

- Regularly harvest (mow) vegetation within the LAA and remove this to maximise uptake of water and nutrients;
- Not to erect any structures over the LAA;
- Ensure that the LAA is kept level by filling any depressions with good quality topsoil (not clay).

Excessive surface dampness, smell or growth of vegetation around the LAA may indicate sub-optimal performance and professional advice should be sort.

6. Conclusions and Further Recommendations

In conclusion the following comments and recommendations are made:

- The maximum wastewater flow rate (MWWF) modelling conducted in this report shows that the generated flows are likely to be no more than 1080 L/day.
- That such flows will require a land application area (LAA) comprising 360m² of subsurface irrigation.
- It is likely that peak flows associated with the development should be within the buffering capacity of the system both in terms of the system sizing as well as for their acceptance into the disposal area.
- If the hydraulic capacity of soils underlying disposal areas is exceeded by effluent water flows, the disposal area has the capacity to be increased by up to 100%.
- **If the prescriptions of this report are followed the likely human and environmental health risks associated with effluent disposal onsite is rated as low.**

S Nielsen MEngSc CPSS
Director
Strata Geoscience and Environmental Pty Ltd
E:sven@strataconsulting.com.au



13.1.5 Application Documents

Onsite Wastewater System Design Proposed Class 10/1 Amenities Block and Future Dwelling

7. References

- AS1726-1993- Geotechnical Site Investigations
- AS1547-2012 Onsite Domestic Wastewater Management
- Bureau of Meteorology Website- Monthly Climate Statistics

13.1.5 Application Documents

Onsite Wastewater System Design Proposed Class 10/1 Amenities Block and Future Dwelling

Appendix 1 Detailed Design Calculations

Wastewater Loading Certificate*	
System Capacity	1080 L/D
Design Summary	
• Effluent Quality	Advanced Secondary with nutrient reduction
• Adopted Soil category	5
• Amended Adopted Soil Category	Not amended
• Adopted DLR/DIR (mm/d OR L/m ² /d)	3.0
• LAA Design	Subsurface Irrigation
• Primary LAA Requirement	360 m ²
• Reserve Area	Min 100 % reserve LAA must be maintained in an undeveloped state near the primary LAA as identified on the site plan
Fixtures	Assumes std water saving fixtures inc 6/3L dual flush toilets, aerator forcets, Washing/dishwashing machines with min WELSS rating 4.5 star
Consequences of Variation in Effluent Flows	
• High Flows	Surge flow protection in AWTS. System not rated for sinkerator installation.
• Low Flows	Should not affect system performance
Consequences of Variation in Effluent Quality	Residence to avoid the installation of sink disposal systems (eg "sinkerators"), or the addition of large amounts of household cleaning products or other solvents. These can overload system BOD or affect effluent treatment by system biota.
Consequences of Lack of Maintenance and Monitoring Attention	<p>Owners should maintain the system in compliance with systems Home Owners Manual and council permit.</p> <p>All livestock and vehicles to be excluded from the LAA.</p> <p>Failure to ensure the above may lead to infection of waterways, bores or the spread of disease, as well as production of foul odours, attraction of pests and excessive weed growth.</p>

* In accordance with Clause 7.4.2(d) of AS/NZS 1547.2012.

13.1.5 Application Documents

Onsite Wastewater System Design Proposed Class 10/1 Amenities Block and Future Dwelling

Table 4-4: Minimum daily wastewater flow rates and organic loading rates – community/commercial premises¹⁰

Source	Design hydraulic flow rates for all water supplies (L/person/day)	Organic material loading design rates (g BOD/person/day)
Motels/hotels/guesthouse		
Bar trade per customer	7	8
Bar meals per diner	10	10
Per resident guest and staff with in-house laundry	150	80
Per resident guest and staff with outsourced laundry	100	80
Restaurants (per potential diner)¹¹		
Premises <50 seats	40	50
Premises >50 seats	30	40
Tearooms, cafés (light refreshments and prepared food (e.g. cakes, etc.) per seat	10	10
Conference facilities per seat	25	30
Function centre per seat	30	35
Take-away food shop per customer	10	40
Public areas (with toilet, but no showers and no café)¹²		
Public toilets	6	3
Theatres, art galleries, museums	3	2
Meeting halls with kitchenette	10	5
Premises with showers and toilets		
Golf clubs, gyms, pools etc. (per person)	50	10
Hospitals – per bed	350	150
Shops/shopping centres		
Per employee	15	10
Public access	5	3
School – childcare		
Per day pupil and staff	20	20
Resident staff and boarders	150	80
Factories, offices, day training centres,		

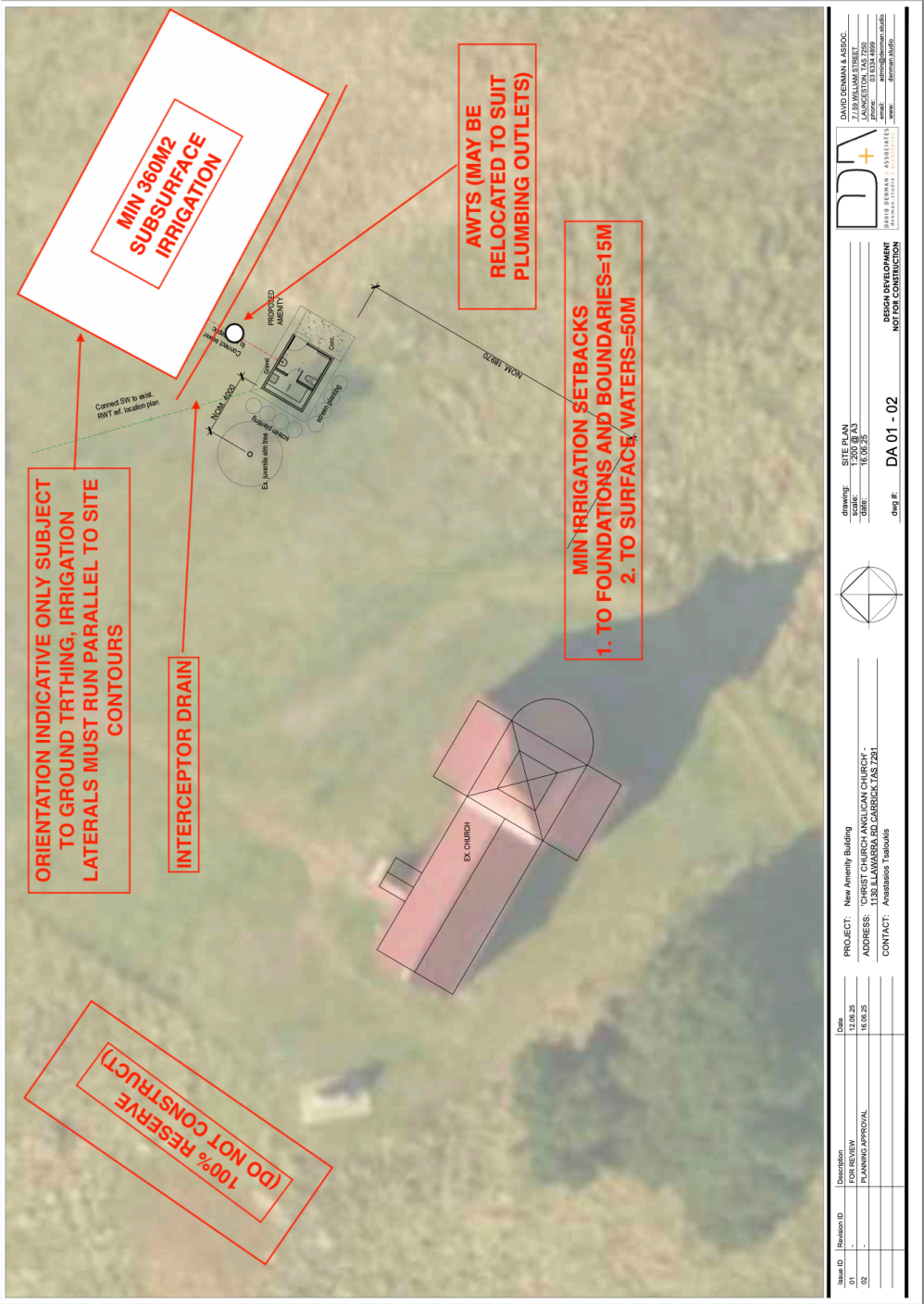
¹⁰ Based on EPA Publication 500: Code of Practice for Small Wastewater Treatment Plants.

¹¹ Number of seats multiplied by the number of seatings, i.e., may include multiple seatings for breakfast, morning and afternoon teas, lunch and dinner.

¹² For premises such as public areas, factories or offices with showers and toilets, use the flow rates for 'Premises with showers and toilets' in the calculations.

Onsite Wastewater System Design
Proposed Class 10/1 Amenities Block and Future Dwelling

Appendix 2 Land Application Design and Construction Notes



13.1.5 Application Documents

Onsite Wastewater System Design Proposed Class 10/1 Amenities Block and Future Dwelling

Irrigation Design

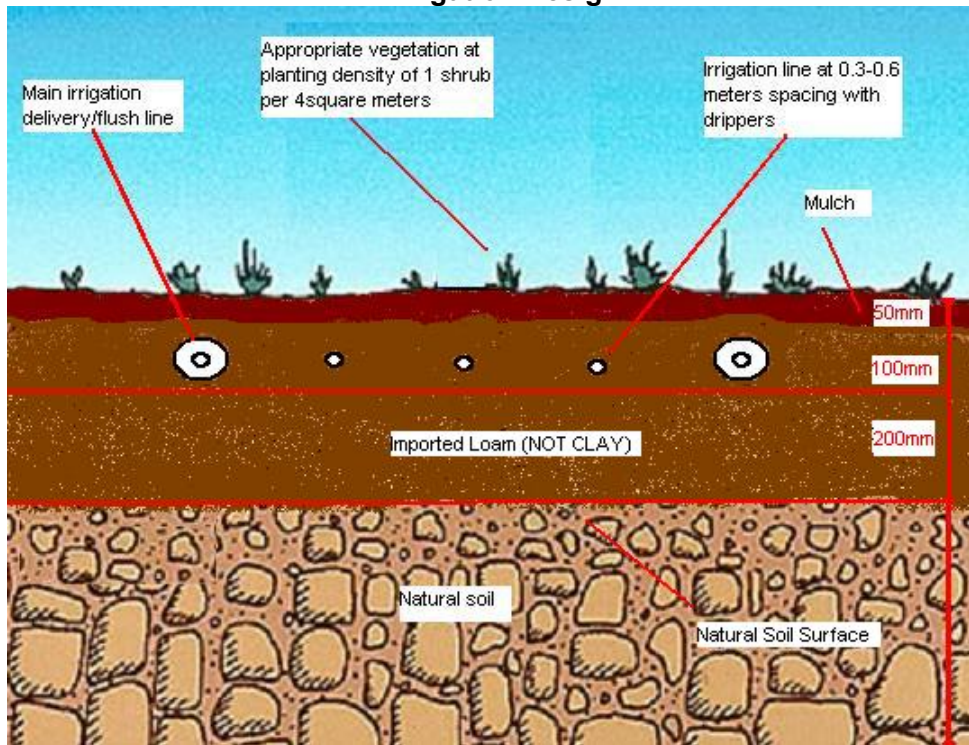
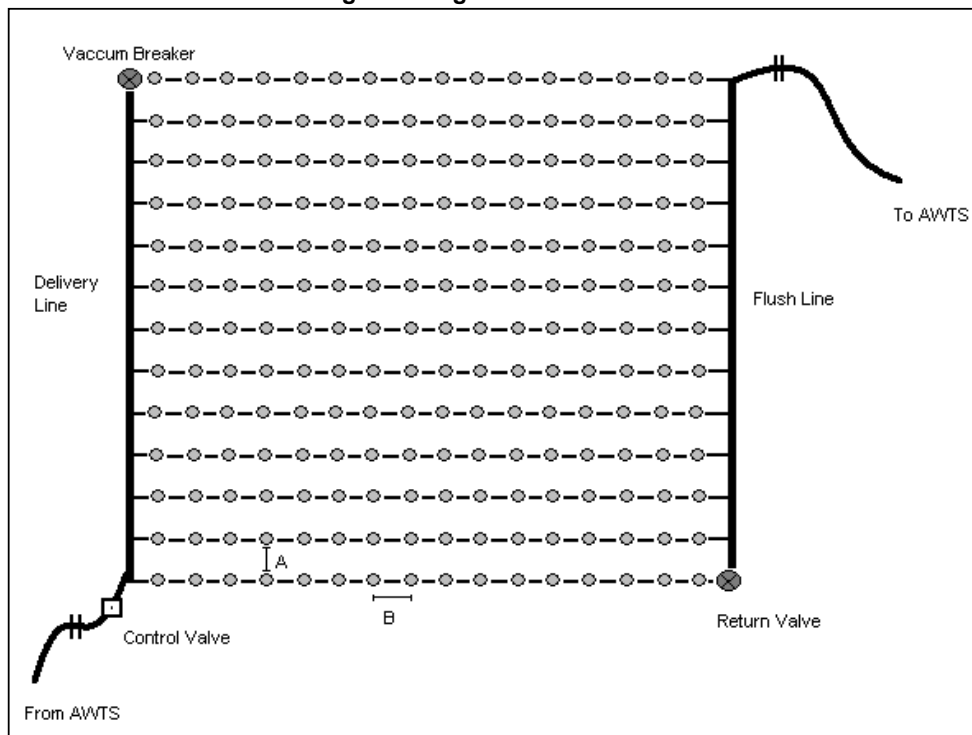


Figure 1a Irrigation cross section showing major delivery/flush lines and irrigation lines.

Figure 2 Irrigation Plan View



13.1.5 Application Documents

Onsite Wastewater System Design Proposed Class 10/1 Amenities Block and Future Dwelling

Land Application Area Design and Construction Notes

1. Delivery/flush line diameter = 25 -30 mm
2. Irrigation line diameter = 12-16mm
3. Irrigation line spacing (A) =300 mm for Sands, Sandy Loams and Loams to 600mm for Clay Loams, Light Clays and Heavy Clays (see the wastewater flow modelling section of this report for soil classification).
4. Dripper/Sprinkler spacing (B) as per manufacturers specifications.
5. A vacuum breaker should be installed at the highest point of the irrigation area (or in the case of multiple irrigation lots at each lot). This breaker should be protected and marked).
6. A flush line should be installed at the lowest point of the irrigation area incorporating a return valve for back flushing of the system back into the treatment chamber.
7. **All lateral lines MUST be installed parallel to the contours of the land. All minimum setbacks MUST be adhered to.**
8. An inline filter must be inserted into the delivery line.
9. The first 100mm of the natural soil below the ground surface should be mechanically tilled to aid line installation and soil permeability
10. Gypsum should be incorporated at the rate of 1kg/5m² in dispersive soils.
11. Imported topsoil (not clay) should be applied as shown above.
12. Selected vegetation should be planted at a density of approx. 1 plant per 4m². Recommendation regarding suitable species is made in this report.
13. Irrigation areas greater than 400 m² should be split into 100 m² cells with effluent flows switched between irrigation lots with an automatic valve system.
14. Where practical a 50% reserve area should be identified on the site to allow movement of the irrigation area if required.
15. In areas of moderate to steep slopes (>10%) then upslope cut off drainage should be installed to minimise shallow ground water recharge of the irrigation area from upslope.
16. All livestock and Vehicles MUST be excluded from irrigation area.

13.1.5 Application Documents

Onsite Wastewater System Design Proposed Class 10/1 Amenities Block and Future Dwelling

Interceptor Spoon Drain Design and Construction Notes

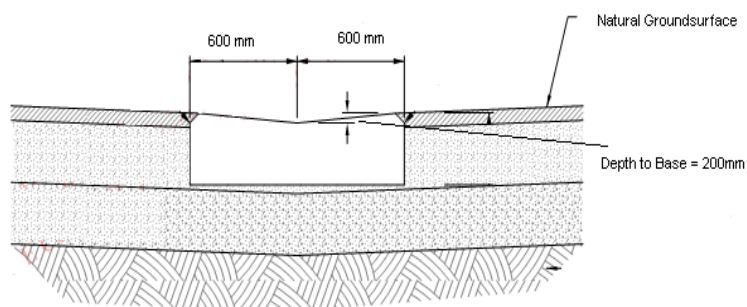


Figure 3 Spoon drain cross section showing key dimensions

1. Spoon drain should be located upslope of the proposed irrigation area/trenches/beds as shown in site plan.
2. Spoon Drains should be 1200mm wide and 200mm deep.
3. Spoon drains are best employed for areas where surface water run on from upslope areas is possible with little immediate subsurface recharge anticipated.
4. The drainage channel can be armoured with 50-100mm Dolerite aggregate if soils are anticipated to be dispersive or intensive peak flows are expected (ie if immediately down slope from hardstand surfaces).
5. Spoon drains should be constructed to ensure adequate fall to appropriate stormwater discharge points or other suitable areas provided that any water is not disposed of over site boundaries.

13.1.5 Application Documents

Onsite Wastewater System Design
Proposed Class 10/1 Amenities Block and Future Dwelling

Appendix 4 Form 35 and Proposed AWTs Accreditation Certificate

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

To: PARISH OF LONGFORD AND PERTH
Owner name
Address
Suburb/postcode

Form **35**

Designer details:

Name: S NIELSEN
Category: HYDRAULIC SERVICES
Business name: STRATA GEOSCIENCE AND ENVIRONMNETAL P/L
Phone No: 0413545358
Business address: 72-74 LAMBECK DRIVE
TULLAMARINE 3043
Fax No:
Licence No: CC6113K Email address: sven@strataconsulting.com.au

Details of the proposed work:

Owner/Applicant: PARISH OF LONGFORD AND PERTH
Designer's project reference No: SR06254
Address: 1130 ILLAWARRA ROAD
CARRICK
Lot No:

Type of work: Building work ☐ Plumbing work ☒ (X all applicable)

Description of work:

ONSITE WASTEWATER SYSTEM DESIGN. Assumes building classes 10/1. If final building classes is outside of 10, 1 or 2 then design will require certifying by a engineer as a performance solution as per CBOS regulations.

Note no food preparation is modelled for the site for functions. Loadings above 80 EP per day must be catered for with portable toilets or via additional system specification including but not necessarily limited to grease traps, balance tanks and additional treatment plants.

(new building / alteration / addition / repair / removal / re-erection
water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer

13.1.5 Application Documents

Onsite Wastewater System Design Proposed Class 10/1 Amenities Block and Future Dwelling

<input checked="" type="checkbox"/> Hydraulic design	Building Services Designer
<input type="checkbox"/> Fire service design	Building Services Designer
<input type="checkbox"/> Electrical design	Building Services Designer
<input type="checkbox"/> Mechanical design	Building Service Designer
<input type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
<input type="checkbox"/> Other (specify)	
Deemed-to-Satisfy: <input checked="" type="checkbox"/>	Performance Solution: <input type="checkbox"/> (X the appropriate box)
Other details:	
Design documents provided:	

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: SN	Date:
Schedules:	Prepared by: SN	Date
Specifications:	Prepared by: SN	Date 25/6/25
Computations	Prepared by: SN	Date 25/6/25
Performance solution proposals:	Prepared by: SN	Date:
Test reports:	Prepared by: NA	Date

Standards, codes or guidelines relied on in design process:	
AS1547-2012	

13.1.5 Application Documents

Onsite Wastewater System Design Proposed Class 10/1 Amenities Block and Future Dwelling

Any other relevant documentation:

Attribution as designer:

I SVEN NIESLEN..... am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

Name: (print)SVEN NIELSEN

SN

Designer:

SVEN NIELSEN



25/6/25

Licence No:

CC6113K

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☒ The works will not increase the demand for water supplied by TasWater
- ☒ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☒ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☒ The works will not damage or interfere with TasWater's works
- ☒ The works will not adversely affect TasWater's operations


13.1.5 Application Documents

Onsite Wastewater System Design
Proposed Class 10/1 Amenities Block and Future Dwelling

- ☒ The work are not within 2m of TasWater’s infrastructure and are outside any TasWater easement
- ☒ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☒ If the property is connected to TasWater’s water system, a water meter is in place, or has been applied for to TasWater.

Certification:

ISVEN NIELSEN..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.
Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	Signed	Date
Designer:	SVEN NIELSEN		Date: 25/6/24

13.1.5 Application Documents

Onsite Wastewater System Design Proposed Class 10/1 Amenities Block and Future Dwelling



Certificate of Accreditation

On-Site Waste Water Management System

This Certificate of Accreditation is hereby issued by the Director of Building Control pursuant to Section 18(1) of the *Building Act 2016* and the accreditation of product.

System:	Taylex ABSNR & PABSNR 2000 Concrete/Poly
Manufacturer or Supplier:	Taylex Australia PTY LTD
Of:	56 Prairie Rd, Ormeau, QLD

This is to certify that the ABSNR & PABSNR 2000 as described in Schedule 1, has been accredited for use as an Advanced Secondary Treatment on-site waste water management system in single dwellings (within plumbing installations in Tasmania). This accreditation is subject to the conditions and permitted uses specified in Schedule 2, and in accordance with the *Building Act 2016*.

Narelle Butt
Director of Building Control
Consumer, Building and Occupational Services
Department of Justice

Date of Issue: 20 January 2023

Certificate Number: DOC/22/109449

This Certificate of Accreditation is in force until 20 January 2028 unless withdrawn earlier at the discretion of the Director of Building Control

P: 1300 654 499 | PO Box 56, Rosny Park TAS 7018 | cbos.info@justice.tas.gov.au | www.cbos.tas.gov.au

13.1.5 Application Documents

Onsite Wastewater System Design Proposed Class 10/1 Amenities Block and Future Dwelling



Appendix 5 Terms and Conditions

Scope of Work

These Terms and Conditions apply to any services provided to you ("the Client") by Strata Geoscience and Environmental Pty Ltd ("Strata"). By continuing to instruct Strata to act after receiving the Terms and Conditions or by using this report and its findings for design and/or permit application processes and not objecting to any of the Terms and Conditions the Client agrees to be bound by these Terms and Conditions, and any other terms and conditions supplied by Strata from time to time at Strata's sole and absolute discretion. The scope of the services provided to the Client by Strata is limited to the services and specified purpose agreed between Strata and the Client and set out in the correspondence to which this document is enclosed or annexed ("the Services"). Strata does not purport to advise beyond the Services.

Third Parties

The Services are supplied to the Client for the sole benefit of the Client and must not be relied upon by any person or entity other than the Client. Strata is not responsible or liable to any third party. All parties other than the Client are advised to seek their own advice before proceeding with any course of action.

Provision of Information

The Client is responsible for the provision of all legal, survey and other particulars concerning the site on which Strata is providing the Services, including particulars of existing structures and services and features for the site and for adjoining sites and structures. The Client is also responsible for the provision of specialised services not provided by Strata. If Strata obtains these particulars or specialised services on the instruction of the Client, Strata does so as agent of the Client and at the Client's expense. Strata is not obliged to confirm the accuracy and completeness of information supplied by the Client or any third party service provider. The Client is responsible for the accuracy and completeness of all particulars or services provided by the Client or obtained on the Client's behalf. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever suffered by the Client or any other person or entity resulting from the failure of the Client or third party to provide accurate and complete information. In the event additional information becomes available to the Client, the Client must inform Strata in writing of that information as soon as possible. Further advice will be provided at the Client's cost. Any report is prepared on the assumption that the instructions and information supplied to Strata has been provided in good faith and is all of the information relevant to the provision of the Services by Strata. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever if Strata has been supplied with insufficient, incorrect, incomplete, false or misleading information.

Integrity

Any report provided by Strata presents the findings of the site assessment. While all reasonable care is taken when conducting site investigations and reporting to the Client, Strata does not warrant that the information contained in any report is free from errors or omissions. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from errors in a report. Any report should be read in its entirety, inclusive of any summary and annexures. Strata does not accept any responsibility where part of any report is relied upon without reference to the full report.

Project Specific Criteria

Any report provided by Strata will be prepared on the basis of unique project development plans which apply only to the site that is being investigated. Reports provided by Strata do not apply to any project other than that originally specified by the Client to Strata. The Report must not be used or relied upon if any changes to the project are made. The Client should engage Strata to further advise on the effect of any change to the project. Further advice will be provided at the Client's cost. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever where any change to the project is made without obtaining a further written report from Strata. Changes to the project may include, but are not limited to, changes to the investigated site or neighbouring sites, for instance, variation of the location of proposed building envelopes/footprints, changes to building design which may impact upon building settlement or slope stability, or changes to earthworks, including removal (site cutting) or deposition of sediments or rock from the site.

Classification to AS2870-2011

It must be emphasised that the site classification to AS2870-2011 and recommendations referred to in this report are based solely on the observed soil profile at the time of the investigation for this report and account has been taken of Clause 2.1.1 of AS2870 - 2011. Other abnormal moisture conditions as defined in AS2870 - 2011 Clause 1.3.3 (a) (b) (c) and (d) may need to be considered in the design of the structure. Without designing for the possibility of all abnormal moisture conditions as defined in Clause 1.3.3, distresses will occur and may result in non "acceptable probabilities of serviceability and safety of the building during its design life", as defined in AS2870 - 2011, Clause 1.3.1. Furthermore the classification is preliminary in nature and needs verification at the founding surface inspection phase. The classification may be changed at this time based upon the nature of the founding surface over the entire footprint of the project area. Any costs associated with a change in the site classification are to be incurred by the client. Furthermore any costs associated with delayed works associated with a founding surface inspection or a change in classification are to be borne by the client. Where founding surface inspections are not commissioned the classifications contained within this report are void.

Subsurface Variations with Time

Any report provided by Strata is based upon subsurface conditions encountered at the time of the investigation. Conditions can and do change significantly and unexpectedly over a short period of time. For example groundwater levels may fluctuate over time, affecting latent soil bearing capacity and ex-situ/insitu fill sediments may be placed/removed from the site. Changes to the subsurface conditions that were encountered at the time of the investigation void all recommendations made by Strata in any report. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from any change to the subsurface conditions that were encountered at the time of the investigation. In the event of a delay in the commencement of a project or if additional information becomes available to the Client about a change in conditions becomes available to the Client, the Client should engage Strata to make a further investigation to ensure that the conditions initially encountered still exist. Further advice will be provided at the Client's cost. Without limiting the generality of the above statement, Strata does not accept liability where any report is relied upon after three months from the date of the report, (unless otherwise provided in the report or required by the Australian Standard which the report purports to comply with), or the date when the Client becomes aware of any change in condition. Any report should be reviewed regularly to ensure that it continues to be accurate and further advice requested from Strata where applicable.

13.1.5 Application Documents

Onsite Wastewater System Design Proposed Class 10/1 Amenities Block and Future Dwelling

Interpretation

Site investigation identifies subsurface conditions only at the discrete points of geotechnical drilling, and at the time of drilling. All data received from the geotechnical drilling is interpreted to report to the Client about overall site conditions as well as their anticipated impact upon the specific project. Actual site conditions may vary from those inferred to exist as it is virtually impossible to provide a definitive subsurface profile which accounts for all the possible variability inherent in earth materials. This is particularly pertinent to some weathered sedimentary geologies or colluvial/alluvial clast deposits which may show significant variability in depth to refusal over a development area. Rock incongruities such as joints, dips or faults may also result in subsurface variability. Soil depths and composition can vary due to natural and anthropogenic processes. Variability may lead to differences between the design depth of bored/driven piers compared with the actual depth of individual piers constructed onsite. It may also affect the founding depth of conventional strip, pier and beam or slab footings, which may result in increased costs associated with excavation (particularly of rock) or materials costs of foundations. Founding surface inspections should be commissioned by the Client prior to foundation construction to verify the results of initial site characterisation and failure to insure this will void the classifications and recommendations contained within this report. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from any variation from the site conditions inferred to exist.

Strata is not responsible for the interpretation of site data or report findings by other parties, including parties involved in the design and construction process. The Client must seek advice from Strata about the interpretation of the site data or report.

Report Recommendations

Any report recommendations provided by Strata are only preliminary. A report is based upon the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete. Where variations in conditions are encountered, Strata should be engaged to provide further advice. Further advice will be provided at the Client's cost. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever if the results of selective point sampling are not indicative of actual conditions throughout an area or if the Client becomes aware of variations in conditions and does not engage Strata for further advice.

Geo-environmental Considerations

Where onsite wastewater site investigation and land application system designs are provided by Strata, reasonable effort will be made to minimise environmental and public health risks associated with the disposal of effluent within site boundaries with respect to relevant Australian guidelines and industry best practise at the time of investigation. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from:

- (i) changes to either the project or site conditions that affect the onsite wastewater land application system's ability to safely dispose of modelled wastewater flows; or
- (ii) seepage, pollution or contamination or the cost of removing, nullifying or clearing up seepage, polluting or contaminating substances; or
- (iii) poor system performance where septic tanks have not been de-sludged at maximum intervals of 3 years or
- (iv) AWTS systems have not been serviced in compliance with the manufacturers recommendations; or
- (v) failure of the client to commission both interim and final inspections by the designer throughout the system construction; or
- (vi) the selection of inappropriate plants for irrigation areas; or
- (vii) damage to any infrastructure including but not limited to foundations, walls, driveways and pavements; or
- (viii) land instability, soil erosion or dispersion; or
- (viii) design changes requested by the Permit Authority.

Furthermore, Strata does not guarantee land application design life beyond 2 years from installation.

Strata does not consider site contamination, unless the Client specifically instructs Strata to consider the site contamination in writing. If a request is made by the Client to consider site contamination, Strata will provide additional terms and conditions that will apply to the engagement.

Copyright and Use of Documents

Copyright in all drawings, reports, specifications, calculations and other documents provided by Strata or its employees in connection with the Services remain vested in Strata. The Client has a licence to use the documents for the purpose of completing the project. However, the Client must not otherwise use the documents, make copies of the documents or amend the documents unless express approval in writing is given in advance by Strata. The Client must not publish or allow to be published, in whole or in part, any document provided by Strata or the name or professional affiliations of Strata, without first obtaining the written consent of Strata as to the form and context in which it is to appear.

If, during the course of providing the Services, Strata develops, discovers or first reduces to practice a concept, product or process which is capable of being patented then such concept, product or process is and remains the property of Strata and:

- (i) the Client must not use, infringe or otherwise appropriate the same other than for the purpose of the project without first obtaining the written consent of Strata; and
- (ii) the Client is entitled to a royalty free licence to use the same during the life of the works comprising the project.

Digital Copies of Report

If any report is provided to the Client in an electronic copy except directly from Strata, the Client should verify the report contents with Strata to ensure they have not been altered or varied from the report provided by Strata.

13.1.6 Tasmanian Heritage Council - Notice Of No Interest



Tasmanian Heritage Council

Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: PA\25\0267
THC WORKS REF: #8688
REGISTERED PLACE NO: #5059
FILE NO: 10-51-33 THC
APPLICANT: J Gannon
DATE THC RECEIVED: 30 June 2025
DATE OF THIS NOTICE: 4 July 2025

NOTICE OF NO INTEREST

(Historic Cultural Heritage Act 1995)

The Place: Christ Church and Graveyard, 1130 Illawarra Road, Carrick.
Proposed Works: Freestanding prefabricated 4m x 3m toilet structure, with concrete entry pad, gravel edge, screen planting and onsite wastewater system.

Under s36(3)(a) of the *Historic Cultural Heritage Act 1995* the Tasmanian Heritage Council provides notice that it has no interest in the discretionary permit application because the proposed heritage works are consistent with what is eligible for a Minor Works Approval under Sections 8.3, 11.1 & 13.7 of the *Works Guidelines*.

A Minor Works Approval need not be issued where a discretionary planning permit is issued.

The planning authority is required to notify the Heritage Council of its determination of this application, or if a discretionary planning is no longer required, or the application is withdrawn, in which case an application must be made to the Heritage Council for a Minor Works Approval in order to obtain heritage approval.

Any further information provided in relation to the permit application must be forwarded to the Heritage Council as soon as practicable (and in any event within 5 days). The Heritage Council may issue a new Notice where there is a substantial change to the heritage works.

Please contact the undersigned on 1300 850 332 if you would like to discuss any matters relating to this application or this notice.

A handwritten signature in black ink, appearing to read 'Chris Bonner'.

Chris Bonner
Regional Heritage Advisor – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council

13.2. PA\25\0242 - 31 Liffey Street, Carrick

Proposal	Multiple Dwellings (1 existing and 6 proposed dwellings)
Report Author	George Walker Consultant Planner
Authorised By	Wade Hateley Acting Director Development and Regulatory Services
Decision Due	10 September 2025
Decision Sought	It is recommended that the Planning Authority approves this application. <i>See section titled Planner's Recommendation for further details.</i>

Applicant's Proposal

Applicant	BVZ Designs
Property	31 Liffey Street, Carrick (CT 25406/3)
Description	<p>The applicant seeks planning permission for the:</p> <ol style="list-style-type: none">1. demolition of buildings;2. change of use of the single dwelling to multiple dwelling; and3. use and development of six additional dwellings. <p><i>Documents submitted by the Applicant are attached, titled Application Documents.</i></p>



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

Planner's Report

Planning Scheme	Tasmanian Planning Scheme – Meander Valley (the Planning Scheme)
Zoning	General Residential
Applicable Overlay	Bushfire-prone Areas Code
Existing Land Use	Residential – Single Dwelling

Summary of Planner's Assessment

Generally, Residential (Multiple Dwellings) is classed as permitted in this zone (General Residential).

Discretions

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

Clause	Performance Criteria	Standard
8.4.2	P2	Setbacks and building envelope for all dwellings
C2.6.5	P1	Pedestrian access
C3.5.1	P1	Traffic generation at a vehicle crossing, level crossing or new junction
C9.5.2	P1	Sensitive use within an 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

TasWater

The application was referred to TasWater. TasWater provided a Submission to Planning Authority Notice, Reference: TWDA 2025/00597-MVC, dated 31 May 2025.

See Attachment titled Agency Consultation – TasWater.

TasNetworks

The application was referred to TasNetworks. TasNetworks provided responses on 11 June 2025 and 27 August 2025. TasNetworks advised that there are *no concerns with the approval of the planning application*.

See Attachment titled Agency Consultation – TasNetworks.

Internal Referrals

Infrastructure Services

Liffey Street is currently a 4.5m sealed pavement constructed to a rural standard without kerb and channel. There has been a number of new dwellings built on this section of Liffey Street over recent years.

There is an underground piped stormwater system which drains Liffey Street and the surrounding area and stormwater from this development can be connected to that system. In line with standard practice for unit developments, the developer is required to construct an onsite stormwater detention system to manage the rate at which stormwater from the site is discharged to the Council system.

The property has a frontage of 44m including 20m on the eastern side of the existing dwelling so there is sufficient room to place waste and recycling bins on the roadside for collection.

A Traffic Impact Assessment (TIA) was submitted by Traffic & Civil Services (TCS) which provides comments on the road standard and internal carparking and maneuverability.

The TIA estimates the current traffic volume on Liffey Street at 150 vehicles per day and predicts that the increase in traffic as a result of this development will be 23%. This is a significant increase on this section of road and will take traffic numbers on the road up to 185 vehicles per day. According to the Local Government Association of Tasmania Municipal Standard Drawing TSD R02, a road with between 100 and 300 vehicles per day is considered to be an S3 standard road and should be constructed to a width of 5.5m. It is, therefore, recommended that the developer be required to pay a contribution of \$4,187 towards future road widening works. This contribution is calculated based on the Council's standard rates for sealed road construction.

East Street is classified as an S4 road under the Local Government Association of Tasmania Municipal Standards and the width and traffic volumes on East Street already meet the required standard. An S4 standard road is considered appropriate for up to 2,000 vehicles per day. Recent counts taken at 24 East Street have indicated that the daily traffic volume at the location is 370 vehicles per day.

Based on the information provided in the TIA internal parking requirements and vehicle maneuverability standards have been met.

The recommended notes and conditions are included in the Planner's recommendation to the Planning Authority below.

Environmental Health

The subject site is located within the attenuation distance for 35 East Street, Carrick (Carrick Speedway). Therefore, the development is subject to C9.0 Attenuation Code for sensitive use within an attenuation area, as the proposed development site is within 3,000m of motor racing activities at Carrick Speedway (the Speedway), East Street, Carrick.

The Speedway has been operating motor racing events since the late 1960s and currently hosts 10 to 12 race events between September and April each year, with the duration of racing at each event being approximately six hours.

A noise assessment was undertaken by Pitt & Sherry in 2018 to support a development application for a subdivision in Charlies Lane, Carrick. The assessment considered noise impacts at the property immediate south of the Speedway at what has now been subdivided into 22, 24, 26, 28 and 30 Charlies Lane. The report concluded that a residence built on the subdivided site will experience *intrusive noise* and similar urban traffic noise, however, the impact of the noise may be mitigated by appropriate architectural design. The report also found that a modern home built in accordance with the energy efficiency requirements of the National Construction Code of Australia will likely achieve very good noise attenuation. Therefore, with such measures in place, the residents of these lots will not be subject to unreasonable emissions of noise while inside their homes.

The assessment by Pitt & Sherry included noise modelling that extended beyond the subject subdivision site, encompassing the majority of the Carrick township. The Council has obtained permission from the developer of the subdivision to utilise the noise report and modelling in the future when assessing the development of sensitive uses located within 3,000m of the Speedway. This alleviates the need for each applicant to provide supporting technical information to address the requirements of the Attenuation Code.

The modelling suggests the noise level at 31 Liffey Street, Carrick from racing events at the Speedway will be approximately 56-60dB(A), which is a reduction of approximately 8dB(A) when compared with the subdivided land in Charlies Lane (the subject of the noise assessment). Together, with architectural design incorporating noise attenuation features, it is not expected the residents at the proposed development site will experience an unreasonable loss of amenity due to noise emissions. Taking these factors into consideration, it can be concluded that the construction of a sensitive use at 31 Liffey Street, Carrick will not interfere with or constrain the operation of the existing activity (Speedway) having regard to its operational characteristics, scale and intensity and degree of hazard or pollution that may be emitted from the activity. Advice from the Director, Environmental Protection Authority or Director of Mines is not required for the proposed development.

The proposed development is considered consistent with the Objective and Performance Criteria of C9.5.2 of the Tasmanian Planning Scheme.

No conditions or notes recommended by Environmental Health.

Planner's Recommendation to the Planning Authority

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 BVZ Designs, for a Multiple Dwellings (1 existing and 6 proposed dwellings), on land located at 31 Liffey Street, Carrick (CT 25406/3) is recommended for approval generally in accordance with the Endorsed Plans and recommended Permit Conditions and Permit Notes.

Endorsed Plan

- a. BVZ Designs; Dated: 13 June 2025; Drawing No: GHD0525; Sheets: 01-29.
- b. Traffic & Civil Services; Dated: July 2025; 31 Liffey Street, Carrick, Unit Development, Traffic Impact Assessment; Pages 1-43 inclusive.

Permit Conditions

1. The new vehicular crossing must be constructed in accordance with Tasmanian Standard Drawing TSD-R10 to the satisfaction of the Council's Director Infrastructure Services (refer to Notes 1 and 2).
2. The existing vehicle crossing must be removed from the property boundary to the edge of bitumen to the satisfaction of the Council's Director Infrastructure Services (refer to Note 1) including the following:
 - a. sawcut the existing vehicle crossing along the line at the property boundary and the edge of bitumen.
 - b. reinstate verge with clean topsoil, dressed with suitable grass seed.
3. A financial contribution of \$4,187 is to be paid to the Council as a contribution towards the cost of future road widening on Liffey Street, Carrick.
4. A *10km/hr Shared Zone* sign must be installed at the entrance to the property to identify that the driveway is used for both pedestrians and vehicles in accordance with the recommendation of the endorsed Traffic Impact Assessment prepared by Traffic & Civil Services, to the satisfaction of the Council's Town Planner.
5. An *End Shared Zone* sign must be installed for traffic exiting the driveway onto Liffey Street in accordance with the recommendations of the endorsed Traffic Impact Assessment prepared by Traffic & Civil Services, to the satisfaction of the Council's Town Planner.
6. The external car parking spaces allocated to each dwelling are to be clearly dedicated, such as line marking and/or signage, so that they can be identified in association with the dwelling, to the satisfaction of the Council's Town Planner.

7. The visitor car parking spaces are to be clearly dedicated, such as line marking and/or signage, to identify the designated use of the spaces, to the satisfaction of the Council's Town Planner.
8. Prior to the commencement of work, the measures outlined within the Soil and Water Management Plan must be installed and maintained until soil cover is reinstated.
9. Prior to the commencement of use for stage 1 the following must be completed to the satisfaction of the Council:
 - a. the vehicle crossing constructed in accordance with Condition 1.
 - b. the existing vehicle crossing removed in accordance with Condition 2.
 - c. the financial contribution of \$4,187 paid in accordance with Condition 3.
 - d. the *Shared Zone* and *End Shared Zone* signs installed in accordance with Condition 4 and 5.
 - e. the external car parking spaces clearly dedicated for each dwelling in accordance with Condition 6.
 - f. the visitor car parking spaces clearly dedicated in accordance with Condition 7, if applicable.
 - g. the sealed driveway installed to an extent which enables vehicles associated with dwellings in the first stage to adequately turn on the sealed driveway and exit the property in a forward direction, to the satisfaction of the Council's Town Planner.
10. Prior to the commencement of use for each subsequent stage the following must be completed to the satisfaction of the Council:
 - a. the external car parking spaces clearly dedicated for each dwelling in accordance with Condition 6.
 - b. the visitor car parking spaces clearly dedicated in accordance with Condition 7.
 - c. the sealed driveway installed to an extent which enables vehicles associated with dwellings in the first stage to adequately turn on the sealed driveway, and exit the property in a forward direction, to the satisfaction of the Council's Town Planner.
11. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2025/00597-MVC) attached.

Permit Notes

1. All works in the road reserve to construct the new access 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. A grated V pit GVP must be installed on the western side of the new vehicle crossing in accordance with Tasmanian Standard Drawing TSD-SW14 to direct stormwater from the naturestrip to Council's existing stormwater system.
3. It is recommended that the developer consults with Council's Infrastructure Services Department regarding design of the internal driveway to manage nuisance stormwater flows. All enquiries should be directed to the Council's Infrastructure Department on 6393 5312.
4. Stormwater detention is required for this development. Please see attached letter regarding the provision of detention and the requirements of the Council acting as the Stormwater Authority in accordance with the *Urban Drainage Act 2013*.
5. The applicant will be required to manage and disperse stormwater runoff from the driveway area, road verge and new building areas so that concentrated or nuisance flows do not cross the property boundaries to adjoining land.
6. Any other proposed development or use (including amendments to this proposal) may require separate planning approval. For further information, contact the Council.
7. 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.
8. 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.
9. 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.
10. 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.

11. 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 [13.2.1 - 7 pages]
2. Representation 1 – C. Hodge [13.2.2 - 2 pages]
3. Representation 3 – S. McKaige [13.2.3 - 1 page]
4. Representation 2 – C. Blackwell [13.2.4 - 2 pages]
5. Planner's Advice – Applicable Standards [13.2.5 - 14 pages]
6. Planner's Advice – Performance Criteria [13.2.6 - 12 pages]
7. Application Documents [13.2.7 - 78 pages]
8. Agency Consultation – TasWater [13.2.8 - 3 pages]
9. Agency Consultation – TasNetworks [13.2.9 - 7 pages]

13.2.1 Public Response Summary Of Representations

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.

C Hodge

Representation 1

Concern		Planner's Response
a)	<p>Concerned about the cumulative impacts in consideration of the proposed 6 additional units and the approved 6 units on the adjoining block. 'This would result in 12 units being constructed in a very small section of Liffey Street, which I believe is excessive and inappropriate for our area.</p> <p>Carrick's character is 'a country living environment, and developments of this density are not in keeping with the established nature of our community'.</p> <p>The representor observes that they 'would have no objections to the construction of single dwellings on standard-sized blocks, which would be much more consistent with the surrounding neighbourhood and maintain the integrity of the Carrick environment.</p>	<p>The site is located in the General Residential Zone. The Tasmanian Planning Scheme – Meander Valley, specifically the State Planning Provisions for the General Residential Zone, provides the residential density for multiple dwellings as 1 dwelling per 325m² of site area. The proposed development would result in a site area per dwelling of 1 dwelling per 455.4m². Therefore, this proposed development complies with the density provision of the Planning Scheme.</p> <p>The density standard applies to each title. There is no provision in the zone to allow consideration of a cumulative or average density across a prescribed spatial area within the General Residential zone. Therefore, this provision does not consider existing or approved development on adjoining land.</p> <p>It is noted that there is a mix of land use zoning within Carrick. The subject site is within the General Residential Zone. Multiple dwelling development in this zone is classified as a Permitted Use, meaning that the zoning of the land supports multiple dwelling development, providing the</p>

13.2.1 Public Response Summary Of Representations

		<p>provisions of the Planning Scheme can be complied with.</p> <p>There is a need for additional housing, including affordable housing, in Tasmania, to supply sufficient housing for an increasing population and lower household size. This site is highly suited to development as it is flat land with full access to services and is appropriately zoned to allow for multiple dwelling development at the proposed density.</p> <p>Council, acting as a Planning Authority, must assess the application submitted against the provisions of the Planning Scheme.</p>
b)	<p>The representor raises concerns about 'very poor water pressure'. Concerned that the additional 'twelve dwellings in such close proximity is likely to put further strain on existing infrastructure and degrade the quality of living for Carrick residents'.</p>	<p>Water is an asset operated by TasWater. TasWater have assessed the application and issued a conditional Submission to Planning Authority Notice which is attached to this report. Concerns regarding water pressure should be directed to TasWater.</p> <p>With regard to stormwater infrastructure, the applicant is required to model the additional stormwater which will be generated by the development and install onsite stormwater detention to mitigate the impact of the increased stormwater which will be generated by the development.</p> <p>Council's Infrastructure Services Department recommends that a contribution is taken towards future road upgrades in this section of Liffey Street. The contribution will be put towards upgrading the road to S3 standard in accordance with the Tasmanian Standard Drawings in a future capital works budget.</p>
c)	<p>The 'high-density development will devalue existing properties and diminish the character of our area'. The representor requests Council to 'reconsider the approval of this proposal in its current form and</p>	<p>The Planning Scheme does not consider property valuations and therefore, this is not something that can be considered in the assessment of the application.</p> <p>Council must assess the application as proposed against the relevant provisions of</p>

13.2.1 Public Response Summary Of Representations

	instead encourage development that aligns with the vision of Carrick as a spacious, family-friendly community’.	the Planning Scheme. The proposal is considered to satisfy the requirements of the Planning Scheme and is recommended for approval.
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C Blackwell

Representation 2

Concern		Planner’s Response
a)	<p>The representor raises a major concern about the ‘lack of parking and increased traffic’. ‘The number of multiple units in this area along includes at least 28 dwellings with several vacant blocks...’</p>	<p>Council must assess this application against the requirements of the Planning Scheme. This proposed development provides 1 car parking space in the garage and 1 outdoor parking space adjacent to each unit. Two visitor car parking spaces have also been provided between units 1 & 2. The number of car parking spaces provided complies with the requirement of the Planning Scheme (2 spaces per dwelling and 2 visitor car parking spaces).</p> <p>As outlined in the Internal Referral comments, Council’s Infrastructure Services Department have identified that a financial contribution towards future road upgrade works will be required and is recommended as a condition of approval.</p>
b)	<p>‘Feedback from the recent community forum established some key community priorities such as (but not limited to):</p> <ul style="list-style-type: none"> • Preserve and celebrate Carrick’s historic village character and buildings. • Encourage moderate growth in a way that is compatible with Carrick’s historic village character and does not exceed infrastructure capabilities nor result in over development’. <p>The representor identifies some of the findings of the draft report from the forum but queries how Council</p>	<p>Council is developing a Structure Plan for Carrick. This is currently in the drafting stages and as such, a formal plan has not been endorsed by Council. Pending the outcomes of the Structure Plan, the Planning Scheme may be required to be amended to reflect the directions of that plan.</p> <p>Until then, all applications must be assessed under the Planning Scheme in force at the time an application is considered valid.</p>

13.2.1 Public Response Summary Of Representations

	is listening when considering developments such as this '7 units on a 3,186m ² block'.	
c)	<p>The representor raised concerns about the intersection of East Street and Meander Valley Road and the development located on that corner.</p> <p>A general comment is made that 'NONE of the multiple unit developments in Carrick provide adequate parking for residents which results in these residents & their visitors taking up more than their fair share of public space ...'.</p>	<p>The comment regarding the intersection of East Street and Meander Valley Road is mostly regarding another development and not relevant to this application.</p> <p>The proposed development provides 1 car parking space in the garage and 1 outdoor parking space adjacent to the unit. Two visitor car parking spaces have also been provided between units 1 & 2. The number of car parking spaces provided complies with the requirement of the Planning Scheme (2 spaces per dwelling and 2 visitor car parking spaces).</p>
d)	The representor raised that East Street is the busiest street in Carrick and the 'majority of cars using it do not adhere to the 50kmp speed limit and travel at speeds too dangerous for a residential area. Walking in this area is extremely hazardous.'	If speed limits are not being observed, it is recommended that the Police are contacted as this is a Police matter.
e)	The Traffic Impact Report on page 10 identifies the site as 31 Liffey Street, Westbury.	This is a typographical error and is not considered to impact the findings of the report.
f)	The representor raises concerns about the social aspects of the proposal and how small areas and spaces can lead to the use of the street. Concern is also raised about the keeping of dogs in small spaces.	This is not a planning matter. Refer to comments to representation 1 at point a) regarding density requirements of the Planning Scheme.
g)	High density development within Carrick does not preserve the historic nature and significant assets of Carrick.	The property is not heritage listed. There are no heritage provisions within the Planning Scheme applicable to the proposal. Please

13.2.1 Public Response Summary Of Representations

		also refer to comments in b) above regarding the drafting of a Structure Plan.
h)	Water and sewerage upgrades are not addressed.	Please refer to the comments in response to representation 1 at point b). Sewerage is also operated by TasWater and is considered as part of the Submission to Planning Authority Notice issued by TasWater.
i)	'East Street is very narrow and getting narrower by the day as the sides fall away, when will this receive any attention. The intersection at East & Liffey Streets was recently the subject of some council work and the finish, if it is finished is appalling'.	The sealed pavement on East Street is showing signs of deterioration due to age. There are areas of pavement damage and edge breaks. Council plans to reseal the road within the next 1-2 years which will address these issues.

S McKaige

Representation 3

Concern		Planner's Response
a)	The proposed development is 'at variance with the wishes of Carrick residents as reported in the Carrick Structure Plan'.	Please refer to Representation 2 at point b).
b)	Seven dwellings on a 3186m ² lot equates to an average area of 477m ² per unit. All units, except Unit 7 will be 3 bedroom. It is assumed that each unit will have 'at least 2 reasonably sized cars, plus visitors'. 'There seems to be inadequate provision for parking and manoeuvrability of vehicles on the block. This will no doubt lead to vehicles parking on the street or on the verge which may impede the passage of vehicles (especially large ones) on Liffey Street and could lead to impaired visibility of both cars and pedestrians in the street as well'. The representor observed	<p>Please refer to Representation 2 at point a). The proposed development complies with the car parking requirements of the Planning Scheme. Council cannot require more car parking spaces be provided on-site if the Planning Scheme requirement has been met. The application does not rely upon the need for on-street car parking, however, like all locations, car parking may occur within the road reserve in accordance with normal road rules.</p> <p>It has also been demonstrated that vehicles can manoeuvre within the property by being able to enter and exit the site in a forward direction.</p>

13.2.1 Public Response Summary Of Representations

	that children play on the road in Liffey Street and there could be more 'as a result of little or no back yard space' and if 'visibility is reduced' 'it could be a disaster waiting to happen'.	
c)	<p>Traffic does not adhere to the 50km/h speed limit on East Street. The representor is concerned that 'there will be accidents if the volume of traffic along both East and Liffey Street increases even more'. 'There have been several near misses on the corner of East Street and Meander Valley Road due to vehicles parking on both sides of East Street thereby impeding the flow of traffic in both directions'.</p>	<p>If speed limits are not being observed, it is recommended that the Police are contacted as this is a Police matter.</p> <p>East Street has a sealed pavement approximately 6m in width and meets the standard for an S4 road under the Tasmanian Standards. An S4 standard road is considered appropriate for up to 2000 vehicles per day. Recent counts taken at 24 East Street have indicated that the daily traffic volume at the location is 370 vehicles per day. While the count may be slightly higher at the Liffey St intersection it will be well within the design standard for the road.</p>
d)	<p>'Multiple developments such as this one will put more pressure on water supply and sewage disposal...'</p> <p>As the size of the outdoor areas will not provide room to plant trees for shade or have limited grass, the temperature will increase around the units. This will require more air conditioning and will have greater pressure on the electricity grid.</p> <p>'There will be increased stormwater run off which will lead to flooding'.</p>	<p>Water and Sewer are infrastructure operated by TasWater. Concerns regarding pressure should be directed to TasWater. Refer to Representation 1 at point b).</p> <p>The comment regarding pressure on the electricity grid is not a matter considered by the Planning Scheme. However, each dwelling provides a private open space area that complies with the requirement of the Planning Scheme.</p> <p>The applicant is required to model the additional stormwater which will be generated by the development and install onsite stormwater detention to mitigate the impact of the increased stormwater which will be generated by the development. This is a common requirement in Multiple Dwelling developments to manage the release of stormwater into the stormwater system during peak rain periods.</p>

13.2.1 Public Response Summary Of Representations

e)	The representor notes that 'a lot of these potential problems could be avoided if there were fewer units on the block'.	Comments noted. As mentioned previously, the application as proposed must be assessed in accordance with the relevant standards of the Tasmanian Planning Scheme – Meander Valley. It is considered that the development satisfies the requirements of the Planning Scheme.
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Note: The planning application was advertised in the Examiner Newspaper and on Council's website for a statutory period of 14 days from 12 July 2025 to 28 July 2025. A planning notice was also placed on the property.

13.2.2 Representation 1 - C Hodge

Natasha Whiteley

From: Craig Hodge [REDACTED]
Sent: Sunday, 13 July 2025 3:34 PM
To: Planning - Meander Valley Council
Subject: Objection to 31 Liffey st Carrick
Attachments: council objection.docx

13.2.2 Representation 1 - C Hodge

To Whom It May Concern,

Carrick Council

26 Lyall st Westbury

Subject: Objection to Proposed Development at 31 Liffey Street

Jonathen Harmey General Manager

I am writing to formally object to the proposed development of six units on 31 Liffey Street. I reside at [REDACTED] and I am deeply concerned about the cumulative impact of this proposal, particularly as the adjoining block has already been approved for a further six units. This would result in **12 units** being constructed in a very small section of Liffey Street, which I believe is excessive and inappropriate for our area.

The character of Carrick has long reflected a **country living environment**, and developments of this density are not in keeping with the established nature of our community. I would have no objections to the construction of **single dwellings on standard-sized blocks**, which would be much more consistent with the surrounding neighbourhood and maintain the integrity of the Carrick environment.

In addition to concerns about overdevelopment, we are already experiencing **very poor water pressure** at my residence. The addition of twelve dwellings in such close proximity is likely to put further strain on existing infrastructure and degrade the quality of living for current residents.

I believe this type of high-density development will **devalue existing properties** and **diminish the character** of our area. I respectfully request that the council reconsider the approval of this proposal in its current form and instead encourage development that aligns with the vision of Carrick as a spacious, family-friendly community.

Thank you for taking the time to consider my concerns.

Kind regards,

Craig Hodge

[REDACTED]
[REDACTED]
[REDACTED]

13.2.3 Representation 3 - S Mckaige

Natasha Whiteley

From: sally mckaige [REDACTED]
Sent: Sunday, 27 July 2025 4:30 PM
To: Planning - Meander Valley Council
Cc: Anne-Marie Loader; rodney-synfield@mvc.tas.gov.au; John Temple
Subject: Planning Application PA/25/0242

Dear Sir/Madam,

I am writing to you regarding the proposed multiple-dwelling development at 31 Liffey St. Carrick which appears to be at variance with the wishes of Carrick residents as reported in the Carrick Structure Plan. In this report it states that the council " was not just collecting feedback but were using it to guide future planning" and that " it is important to Carrick's community to keep the town feeling like a village- not a satellite suburb." With the multiple unit developments that have already been built coupled with this proposed development, it looks well on the way to becoming such a suburb.

The application document shows 7 dwellings on a 3186 square metre block which equates to each unit averaging a land size of 477 square metres. Given that all bar Unit 7 will be 3 bedroom residences with, one imagines, at least 2 reasonable size cars, plus visitors, there seems to be inadequate provision for parking and manoeuvrability of vehicles on the block. This will no doubt lead to vehicles parking on the street or on the verge which may impede the passage of vehicles (especially large ones) on Liffey Street and could lead to impaired visibility of both cars and pedestrians in the street as well. I have already seen children playing on the road in Liffey St and if there are more of them doing this as a result of little or no back yard space and the visibility is reduced, I feel it could be a disaster waiting to happen.

Vehicles of all shapes and sizes already seem to treat East St as a racetrack and speed along it with scant regard for the 50km/hr speed limit. I fear that there will be accidents if the volume of traffic along both East and Liffey Streets increases even more. As it is, there have been several near misses on the corner of East St and Meander Valley Rd due to vehicles parking on both sides of East St thereby impeding the flow of traffic in both directions.

And then we come to that hoary old chestnut- lack of infrastructure. Multiple developments such as this one will put more pressure on water supply and sewage disposal and given that there will barely be room to "swing a cat" in the " back yards" there will be no room to plant trees for shade and probably will be little or no grass, thereby increasing the temperature around the units and requiring more use of air conditioners in summer, resulting in greater pressure on the electricity grid. There will be increased stormwater run off which will lead to increased flooding.

A lot of these potential problems could be avoided if there were fewer units on the block.

I have included some councillors in this email as i am not sure that the councillors always have these concerns brought to their attention.

Many thanks,

Sally McKaige.

Natasha Whiteley

From: Catherine Blackwell [REDACTED]
Sent: Friday, 25 July 2025 3:55 PM
To: Planning - Meander Valley Council
Cc: Anne-Marie Loader; Rodney Synfield
Subject: Advertised Development PA\25\0242T

To Whom It May Concern

I write in regard to concerns about the above development. Meander Valley Council seems held bent on allowing development to turn this particular area of Meander Valley Road/East Street & Liffey Street into an ugly over-crowded concrete living area. One major concern is lack of parking and increased traffic. The number of multiple units in this area alone includes at least 28 dwellings with several vacant blocks which could attract greedy developers for future high density housing.

Feedback from the recent community forum established some key community priorities such as (but not limited to):

- Preserve and celebrate Carrick's historic village character and buildings.
- Encourage moderate growth in a way that is compatible with Carrick's historic village character and does not exceed infrastructure capabilities nor result in over-development.

The draft report from this forum clearly indicates that one of the things residents value most about Carrick is the type of housing options as well as preservation of Carrick's rich heritage. The forum also indicated (55.67%) of respondents think that the maximum number of dwellings on a 1000m² block should be 2 in the general residential area. How can Council say they are listening but then allow developments such as this one have 7 units on a 3186m block?

I recently wrote to Council about the congestion and an incident with a school bus at the intersection of East Street & Meander Valley Road. This development has 4 units on the busiest corner in the town and does not provide adequate clearance for vehicles travelling on East Street let alone when residents of this unit block enter or leave their property. There is no kerb and guttering and multiple vehicles use the verge of the road for parking and has turned this area into a muddy quagmire. NONE of the multiple unit developments in Carrick provide adequate parking for residents which results in these residents & their visitors taking up more than their fair share of public space to say nothing of dangerous parking.

East Street is the busiest street in Carrick and is used as a short cut from Bishopsbourne Road. The majority of cars using it do not adhere to the 50kmp speed limit and travel at speeds too dangerous for a residential area. Walking in this area is extremely hazardous.

Please refer to Page 10 of the Traffic Impact Report which shows 31 Liffey Street, **WESTBURY** – did the traffic expert actually assess traffic in the correct area ?

The social aspect of these developments is not considered. When people do not have enough room at their dwelling, their domestic disputes and activities spill out onto the street. There is also the issue of people's dogs which are kept in small, cramped areas which are inhumane for the animals. I speak from experience re a development close to me where there are 2 very large dogs confined in very small areas more suited to a chihuahua! They spend probably 80% of their lives confined to these cramped, dark areas and bark constantly all hours of the day and night.

All recent high density development lacks fore-sight and consideration to preserving the historic nature of the town and protecting the historic nature and significant heritage assets of Carrick. You only have to look at the old school house at 24 Meander Valley Road to see what is a truly an abomination!

13.2.4 Representation 2 - C Blackwell

I have not touched on the fact that infrastructure upgrades such as water and sewerage is not addressed. Also East Street is very narrow and getting more narrow by the day as the sides fall away, when will this receive any attention. The intersection at East & Liffey Streets was recently the subject of some council work and the finish, if it is finished, is appalling.

Hopefully one day Meander Valley Council will listen as they say they will, and take into consideration the concerns raised by residents, the ratepayers!

Kind Regards
Catherine Blackwell,

[REDACTED]

13.2.5 Planner's Advice - Applicable Standards

Planner's Advice: Applicable Standards

Background

The proposal involves the use and development of seven (7) multiple dwellings (existing dwelling plus 6 new dwellings) on land located at 31 Liffey Street, Carrick ('the site' - refer to Figure 1).



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

The site comprises a single title that has an area of 3,190m². The site is close to rectangular in shape being approximately 40m wide (east-west) and 80m deep (north-south). The land is generally flat, with a slight fall towards the rear.

The site is developed with an existing single dwelling and associated improvements with the dwelling located in the south-western corner of the site adjacent to the Liffey Street frontage. Existing outbuildings, internal fencing and associated improvements have been removed or will be removed as part of the proposal.

The site is accessed from Liffey Street. There are currently two vehicle crossings serving the existing single dwelling which connect an arched driveway between the dwelling and frontage. The site and adjoining land on all sides are assigned to the General Residential Zone (refer to Figure 2).

13.2.5 Planner's Advice - Applicable Standards

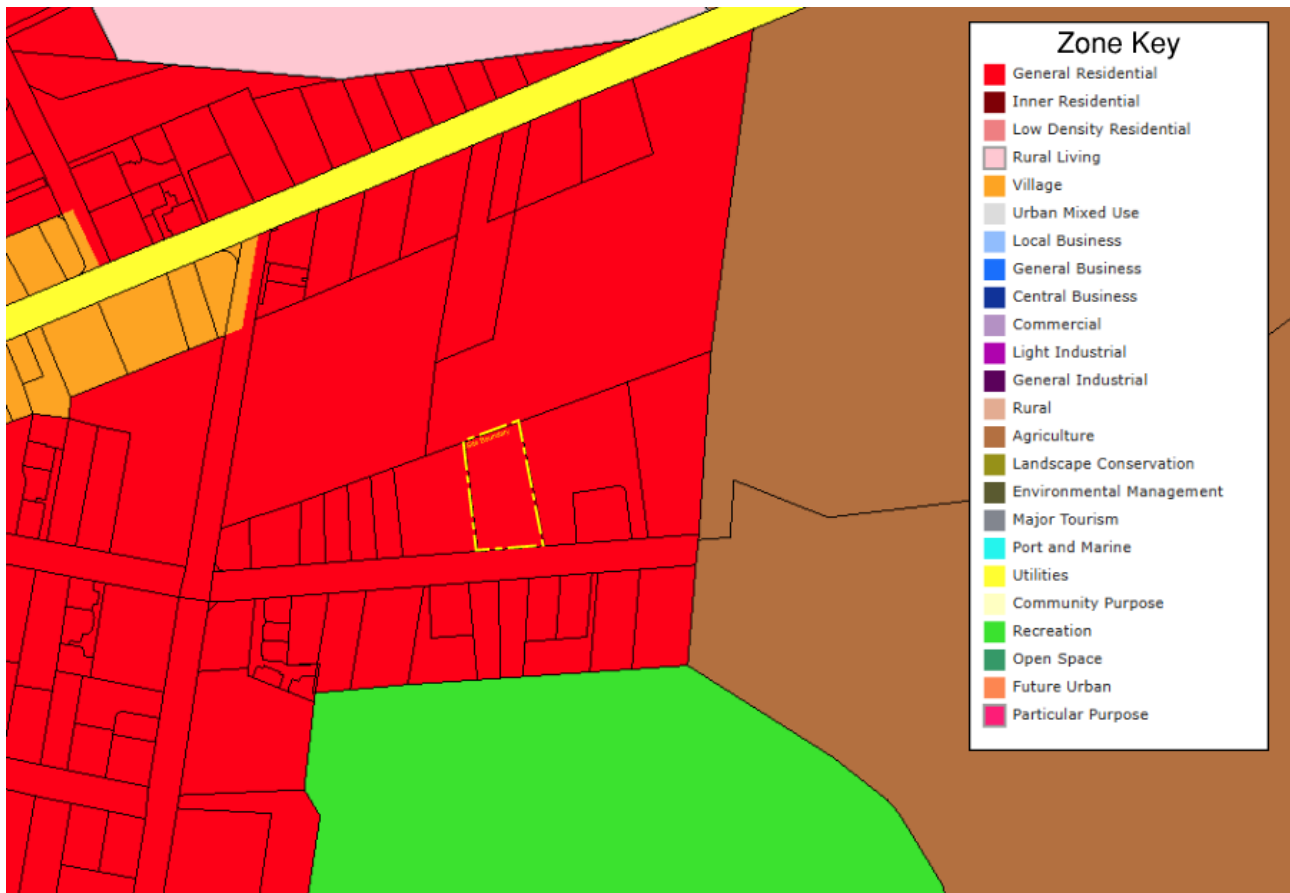


Figure 2: Zone map illustrating the zoning of the site, adjoining lots and adjacent lots (Source: ListMap).

The site is located in the north-eastern portion of the township of Carrick. Use and development on lots surrounding the site is predominantly characterised by single dwellings, with some larger titles and vacant land to the north and east of the site, transitioning to farmland to the east (of the site). Some properties to the west of the site have been developed to a higher density with examples of infill subdivision and multiple dwellings nearby. The Carrick Park Pacing Club horse racing and training facility and the Carrick Speedway are located nearby to the south of the site.

Proposed Use and Development

The proposal is for the use of seven (7) multiple dwellings, including the existing dwelling and the development of six (6) additional dwellings with access and site works.

The eastern existing vehicle crossing will be widened and extended into a shared driveway providing central access to the new dwellings and continued access to the existing dwelling. The basic configuration of the development is shown in the site plan in Figure 3 and 4.

13.2.5 Planner's Advice - Applicable Standards



Further detail including access and parking, surfaces and private open space areas are provided in the landscaping plan in Figure 5.

13.2.5 Planner's Advice - Applicable Standards

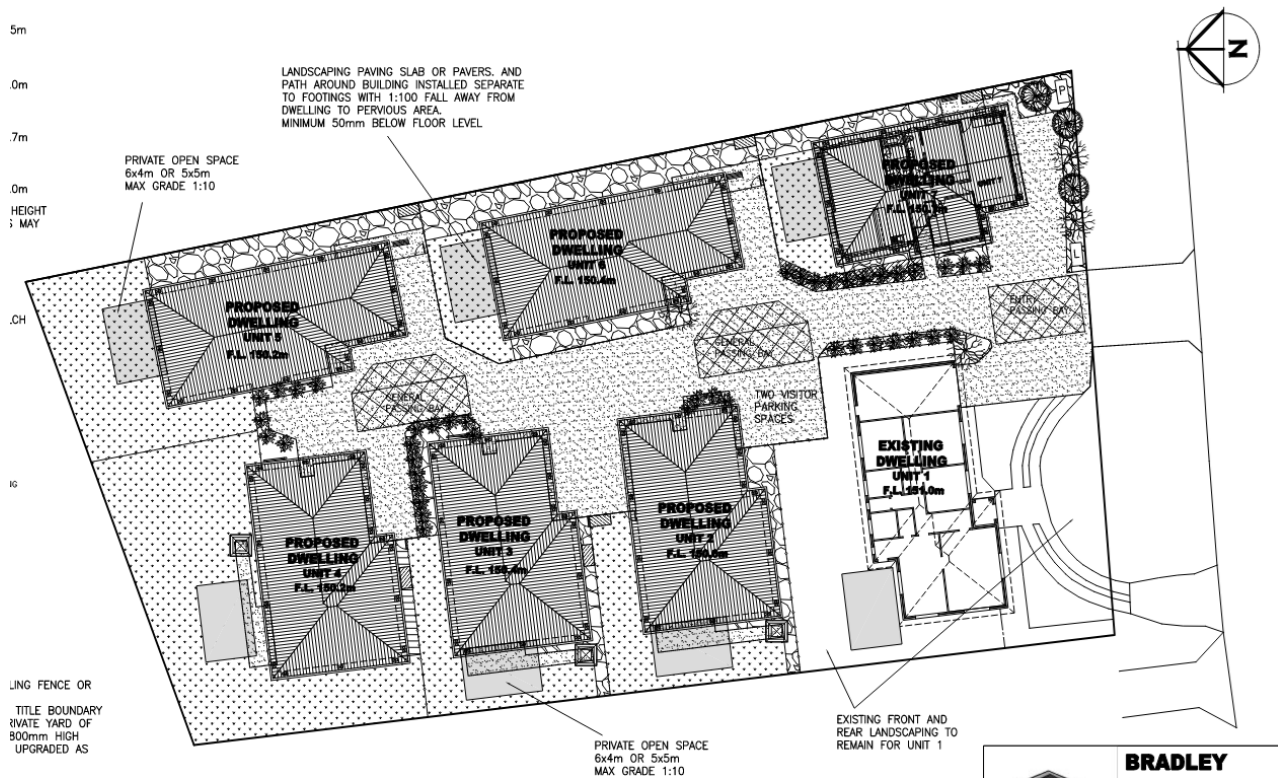


Figure 5: Landscaping Plan (Source: Application documents).

The existing dwelling (Unit 1) contains 3 bedrooms, 1 bathroom and a single internal garage parking space. A second parking space is provided in the frontage. The existing garden areas at the front and rear of the dwelling will be retained as part of the curtilage and private open space of Unit 1.

Five of the new dwellings will all contain 3 bedrooms, 2 bathrooms, kitchen and living areas and a single internal garage parking space. The floor plans of Unit 5 and 6 will be identical. Units 3, 4 and 5 will have similar floor plans to each other but with slight alterations between them. Unit 7 will contain 2 bedrooms, 2 bathrooms, kitchen and living areas and a single internal garage parking space. The new dwellings are all single storey, with heights not exceeding 5m. The external finishes of all the new dwellings will include brick veneer and Axon sheet cladding walls and 'Colorbond' custom orb roofing.

All of the proposed dwellings will be provided with 2 car parking spaces. Each unit will have one space in the attached single car garage and a second open space provided beside the dwelling. Two visitor parking spaces will be provided between Units 1 and 2.

Amenities including bin storage and clothes lines will be provided within the curtilage of each dwelling and letterboxes provided at the frontage. Landscaping will be provided around the shared driveway.

Works are required to demolish existing outbuildings and fencing and to provide water, sewer and stormwater services to the development.

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 6.2.1 of the Planning Scheme, the proposed use and development is categorised into the Residential Use Class. Use of land for multiple dwellings is listed as a 'Permitted' use within Table 8.2 of the Planning Scheme.

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

8.0 General Residential Zone

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
8.3.1	<i>Discretionary uses</i>	
A1-A4	<p>The proposal is for use and development of multiple dwellings, which falls into the Residential use class under Table 6.2.</p> <p>Residential use for multiple dwellings is identified as a 'permitted' use within Table 8.2.</p> <p>The standards of this clause apply to discretionary uses only.</p>	Not Applicable
8.3.2	<i>Visitor Accommodation</i>	
A1-A2	Visitor accommodation is not proposed.	Not Applicable
8.4.1	<i>Residential density for multiple dwellings</i>	
A1	<p>The Planning Scheme defines the term 'site area per dwelling' as:</p> <p><i>means the area of a site, excluding any access strip, divided by the number of dwellings on that site.</i></p> <p>In this instance the site has an area of 3,190m² and a total of 7 dwellings are proposed on the site.</p> <p>Accordingly, the site area per dwelling is 1 dwelling per 455m², which satisfies the Acceptable Solution of 1 dwelling per 325m².</p>	Complies with Acceptable Solution
8.4.2	<i>Setbacks and building envelope for all dwellings</i>	
A1	The existing dwelling has a setback of 8.4m to the frontage. Unit 7 will be setback a minimum of 4.5m from the frontage to Liffey Street.	Complies with Acceptable Solution

8.0 General Residential Zone

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
A2	The southern elevation of Unit 7 is part of the garage, and it will be setback 4.5m from the frontage, which is less than 5.5m.	Relies on Performance Criteria
A3	<p>The relevant building envelope is described by Figure 8.1.</p> <p>The proposed dwellings will all be sited within the applicable building envelope noting that all proposed dwellings will be setback greater than 1.5m from all side and rear boundaries.</p>	Complies with Acceptable Solution
8.4.3 Site coverage and private open space for all dwellings		
A1	<p>The Planning Scheme defines the term 'site coverage' as follows:</p> <p><i>means the proportion of a site, excluding any access strip, covered by roofed buildings.</i></p> <p>In this instance, the proposed dwellings will have a combined roofed area of approximately 1,003m² and the site has an area of 3,190m².</p> <p>Accordingly, the site coverage of the proposed development will be approximately 31.4% which satisfies the Acceptable Solution of 50%.</p> <p>The designated area of private open space for each proposed dwelling will range from a minimum of 88m² for Unit 7 and 300m² for Unit 4.</p>	Complies with Acceptable Solution
A2	All of the proposed and existing dwellings will have an area of private open space of at least 24m ² that will have a minimum horizontal dimension of not less than 4m, will not be located between the dwelling and the frontage and will have a gradient less than 1 in 10. The submitted Landscaping Plan illustrates the location of the minimum 24m ² area of private open space for respective dwellings along with the maximum	Complies with Acceptable Solution

8.0 General Residential Zone

**Scheme
Standard****Planner's Assessment****Assessed Outcome**

grades and overall total private open space designated for each dwelling.

8.4.4 Sunlight to private open space of multiple dwellings

A1	<p>Unit 5 is positioned to the north of the private open space of Unit 6 and similarly Unit 6 is positioned to the north of the private open space of Unit 7. These dwellings are each separated by 3.4m from the private open space of the corresponding unit, which is in accordance with Figure 8.4. Similarly, Unit 2 will be setback 4.7m from the northern edge of the private open space associated with Unit 1, satisfying Figure 8.4.</p> <p>All of the other dwellings are positioned to avoid overshadowing of the private open space of the other (southern) dwelling with the private open space of proposed dwellings Unit 2 and 3 located on the western sides of respective dwellings which is a location that is unimpeded by the corresponding northern dwelling by way of overshadowing.</p>	Complies with Acceptable Solution
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8.4.5 Width of openings for garages and carports for all dwellings

A1	There will be no new garage openings within 12m of the primary frontage that will face the frontage.	Complies with Acceptable Solution
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8.4.6 Privacy for all dwellings

A1	No area of the proposed dwellings or external spaces will have a finished surface level more than 1m above existing ground level.	Complies with Acceptable Solution
A2	The proposed dwellings will have a finished floor level of less than 1m above existing ground level.	Complies with Acceptable Solution

8.0 General Residential Zone

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
A3	The shared driveway will be less than 2.5m from the habitable room windows of some of the proposed dwellings. The windows will be at least 1m from the shared access and parking and will be provided with screens to a height not less than 1.7m above the floor level, as detailed on the Site Plan as well as arranging sill heights (of windows facing the shared driveway) to be a minimum of 1.7m above the surface level of the adjacent shared driveway.	Complies with Acceptable Solution
8.4.7	<i>Frontage fences for all dwellings</i>	
A1	The proposal does not include a frontage fence.	Not Applicable
8.4.8	<i>Waste storage for multiple dwellings</i>	
A1	Each dwelling will be provided with a dedicated bin storage area (as depicted on the plans) that satisfies the requirements of the Acceptable Solution.	Complies with Acceptable Solution

C2.0 Parking and Sustainable Transport Code

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
C2.5.1	<i>Car parking numbers</i>	
A1	<p>Table C2.1 requires 2 car parking spaces for a 2 or more bedroom dwelling in the General Residential zone.</p> <p>In this instance, each dwelling will be provided with an attached garage that can accommodate one vehicle. A second dedicated vehicle space will be able to be provided beside or in front of each dwelling.</p> <p>Table C2.1 requires visitor parking for multiple dwellings in the General Residential Zone at the rate of 1 dedicated space per 4 dwellings (rounded up to the nearest whole number).</p> <p>The proposal includes two dedicated visitor spaces shared between the 7 dwellings, which complies.</p>	Complies with Acceptable Solution
C2.6.1	<i>Construction of parking areas</i>	
A1	The proposed parking, access ways, manoeuvring and circulation spaces will be constructed from durable all weather pavement (asphalt or concrete) and will be drained to the public stormwater system.	Complies with Acceptable Solution
C2.6.2	<i>Design and layout of parking areas</i>	
A1.1	The design and layout of the proposed driveway and car parking areas will be in accordance with the requirements of the Acceptable Solution, as detailed in the Traffic Impact Assessment (TIA) supplied with the application documents.	Complies with Acceptable Solution
A1.2	Accessible parking spaces are not required for the proposed use.	

C2.0 Parking and Sustainable Transport Code

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
C2.6.3	<i>Number of accesses for vehicles</i>	
A1	The site will retain two accesses, with one to be widened to accommodate the multiple dwellings. No additional access points are proposed.	Complies with Acceptable Solution
A2	The site is not located within the Central Business zone.	Not Applicable
C2.6.5	<i>Pedestrian access</i>	
A1.1	The proposed use requires greater than 10 car parking spaces. A dedicated pedestrian footpath is not proposed within the site.	Relies on Performance Criteria
A1.2	Accessible parking spaces are not required for the proposal.	

C3.0 Road and Railway Assets Code

<i>Scheme Standard</i>	Planner's Assessment	Assessed Outcome
C3.5.1	<i>Traffic generation at a vehicle crossing, level crossing or new junction</i>	
A1.1	Liffey Street is not a category 1 or limited access road.	Not Applicable
A1.2	Written consent has not been provided by the road authority for the access.	Relies on Performance Criteria
A1.3	The proposal does not involve a new private level crossing.	Not Applicable
A1.4	The Traffic Impact Assessment (TIA) prepared for the proposal states that the development is expected to generate 44 vehicle movements per day, which is an increase of 35 vehicle movements per day from the current dwelling which is estimated to generate 9 trips per day. The increase is less than the acceptable increase of 40 vehicle trips per day stated in Table C3.1	Complies with Acceptable Solution
A1.5	Liffey Street is not a major road and traffic can enter and leave in a forward direction.	Not Applicable

C9.0 Attenuation Code

**Scheme
Standard****Planner's Assessment****Assessed Outcome****C9.5.1 *Activities with potential to cause emissions***

A1	The proposal is for Residential use (multiple dwellings) which is not an activity with potential to cause emissions, as specified in Tables C9.1 or C9.2.	Not Applicable
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C9.5.2 *Sensitive use within an attenuation area*

A1	The proposal is for Residential use (multiple dwellings) which is a sensitive use. The proposal involves a sensitive use within the Carrick Speedway Attenuation Area, which applies within 3km from the boundary the speedway site.	Relies on Performance Criteria
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C9.6.1 *Lot design*

A1	The proposal does not involve the subdivision of land.	Not Applicable
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13.2.5 Planner's Advice - Applicable Standards

8.0 General Residential Zone

Planning Scheme Provision	8.4.2 Setbacks and building envelope for all dwellings
	Objective <i>The siting and scale of dwellings:</i> <ul style="list-style-type: none"> (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (d) provides reasonable access to sunlight for existing solar energy installations.
	Performance Criteria P2 <i>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</i>

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
8.4.2 Performance Criteria P1	<p>The southern elevation of the proposed Unit 7 is part of the garage, and it will be setback a minimum of 4.5m from the frontage to Liffey Street.</p> <p>There are other examples of garages or carports with similar setbacks in Liffey Street, including 25 (attached garage: ~4.99m), 27 (attached garage: ~4.8m) and 29 (carport: ~4.5m) Liffey Street. The garage of 1 East Street is also close to the frontage to Liffey Street, which may be considered the primary frontage of the property as it is shorter than the frontage to East Street.</p> <p>Any visual impact on the streetscape from the location of the garage attached to Unit 7 is mitigated by the wall being set at an angle to the street, so that the setback increases to 5.5m at the eastern corner of the front elevation. Further, the garage door is positioned in the western elevation, facing into the lot and the southern elevation addressing the street includes three windows. Accordingly, the garage associated with proposed dwelling Unit 7 will partially present as a habitable room when viewed from Liffey Street.</p>

13.2.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
	Overall, the proposed setback of Unit 7 from the primary frontage is compatible with the setbacks of existing garages and carports in the street and will not result in an adverse impact on the streetscape.

C2.0 Parking and Sustainable Transport Code

Planning Scheme Provision	C2.6.5 Pedestrian access
	<p>Objective</p> <p><i>That pedestrian access within parking areas is provided in a safe and convenient manner.</i></p>
	<p>Performance Criteria P1</p> <p><i>Safe and convenient pedestrian access must be provided within parking areas, having regard to:</i></p> <ul style="list-style-type: none"> <i>a) the characteristics of the site;</i> <i>b) the nature of the use;</i> <i>c) the number of parking spaces;</i> <i>d) the frequency of vehicle movements;</i> <i>e) the needs of persons with a disability;</i> <i>f) the location and number of footpath crossings;</i> <i>g) vehicle and pedestrian traffic safety;</i> <i>h) the location of any access ways or parking aisles; and</i> <i>i) any protective devices proposed for pedestrian safety.</i>

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
C2.6.5 Performance Criteria P1	<p>The proposal does not include a dedicated pedestrian pathway. As such, the Performance Criteria is relied upon for assessment.</p> <p>A Traffic Impact Assessment (TIA) has been provided with the application documents and includes consideration of this standard.</p>
C2.6.5 Performance Criteria P1(a)	<p>The site is relatively flat and the proposed dwellings are arranged around and behind an existing dwelling, with a central shared driveway for the new dwellings. The site is not wide enough to accommodate a separate footpath beside the driveway although the width and straight arrangement of the proposed driveway provides good visibility through the driveway for vehicles and pedestrians to be aware of one another. There is also sufficient areas within the driveway and adjacent to dwellings and external parking areas for</p>

13.2.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
	pedestrian refuge when vehicles move through the driveway concurrently with pedestrians.
C2.6.5 Performance Criteria P1(b)	The use will be residential in nature and the site will be a low speed environment. It is therefore expected that pedestrians (namely residents and some visitors) will become familiar with the driveway and vehicle movements within the driveway which will reduce potential conflict between pedestrian and vehicle movements within the site.
C2.6.5 Performance Criteria P1(c)	The proposal provides a total of 14 new parking spaces, with 2 for each of the new dwellings and 2 shared visitor spaces. The number of off-street parking spaces complies with the requirements of Table C2.1.
C2.6.5 Performance Criteria P1(d)	The frequency of vehicle movements will be low, with peak vehicle movements expected to be around 4 vehicles per hour.
C2.6.5 Performance Criteria P1(e)	The site is almost flat, and sealed surfaces will be provided for the shared access way, suitable for the use of pedestrians including persons with a disability.
C2.6.5 Performance Criteria P1(f)	There will be no dedicated internal footpath.
C2.6.5 Performance Criteria P1(g)	The development will provide a high level of vehicle and traffic safety, with a level, low speed environment and good visibility within the site and in both directions at the entrance from Liffey Street.
C2.6.5 Performance Criteria P1(h)	The access way is a central shared driveway that will be a shared space for vehicles and pedestrians.
C2.6.5 Performance Criteria	It is proposed to provide Shared Zone signage with a 10 km/hr speed limit within the site.

13.2.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
<i>P1(i)</i>	
C2.6.5 Performance Criteria P1 Conclusion	Safe and convenient pedestrian access will be provided by establishing a signed Shared Zone within the site, with a suggested speed limit of 10km/hr, as recommended in the submitted TIA.

C3.0 Road and Railway Assets Code

Planning Scheme Provision	C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction
	<p>Objective</p> <p><i>To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.</i></p>
	<p>Performance Criteria P1</p> <p><i>Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</i></p> <ul style="list-style-type: none"> (a) <i>any increase in traffic caused by the use;</i> (b) <i>the nature of the traffic generated by the use;</i> (c) <i>the nature of the road;</i> (d) <i>the speed limit and traffic flow of the road;</i> (e) <i>any alternative access to a road;</i> (f) <i>the need for the use;</i> (g) <i>any traffic impact assessment; and</i> (h) <i>any advice received from the rail or road authority.</i>

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
C3.5.1 Performance Criteria P1	<p>The proposal is not expected to have any adverse effects on the safety of the existing vehicle crossing or safety and efficiency of the road network. The TIA submitted with the proposal includes the following conclusion:</p> <p><i>"Overall, it has been concluded that the proposed development will not create any traffic issues and traffic will continue to operate safely and efficiently along Liffey Street"</i></p>
C3.5.1 Performance Criteria P1(a)	<p>The proposal is expected to increase traffic to and from the site from 9 vehicles per day to 44 vehicles per day, which is an increase of 35 vehicles per day.</p>

13.2.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
C3.5.1 Performance Criteria P1(b)	The use is residential in nature and will predominantly generate light vehicle traffic.
C3.5.1 Performance Criteria P1(c)	Liffey Street is a sealed, two-way residential street that is classified as a 'local road' and maintained by Council.
C3.5.1 Performance Criteria P1(d)	Liffey Street has speed limit of 50km/hr and the TIA estimates the average daily traffic to be 150 vehicles per day.
C3.5.1 Performance Criteria P1(e)	The site does not have any alternative access to a road.
C3.5.1 Performance Criteria P1(f)	The proposal is for infill residential development of appropriately zoned and serviced land. There is a recognised need for additional housing supply in Tasmania.
C3.5.1 Performance Criteria P1(g)	A Traffic Impact Assessment has been prepared by Richard Burk and forms part of the application documents.
C3.5.1 Performance Criteria P1(h)	<p>Council is the road authority in this case. Infrastructure Services have considered the application and provided conditions relating to access and a financial contribution for road widening that will apply if the proposal is approved. The following comments were also provided regarding the road network:</p> <p><i>A Traffic Impact Assessment (TIA) was submitted by Traffic & Civil Services (TCS) which provides comments on the road standard and internal carparking and manoeuvrability.</i></p> <p><i>The TIA estimates the current traffic volume on Liffey Street at 150 vehicles per day and predicts that the increase in traffic as a result of this development will</i></p>

13.2.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
	<p><i>be 23%. This is a significant increase on this section of road and will take traffic numbers on the road up to 185 vehicles per day. According to the Local Government Association of Tasmania Municipal Standard Drawing TSD R02, a road with between 100 and 300 vehicles per day is considered to be an S3 standard road and should be constructed to a width of 5.5m. The width of Liffey Street is less than this. It is, therefore, recommended that the developer be required to pay a contribution of \$4,187 towards future road widening works. This contribution is calculated based on the Council's standard rates for sealed road construction.</i></p> <p><i>Council's standard unit rate for road widening is \$47.08 per metre. An allowance of approximately \$5.70 per square metre for naturestrip repairs should also be included to blend in with the new road surface and 20% contingency applied. To bring the road up to S3 standard it will need to be widened by approximately 1.2m. The calculation is therefore as follows:</i></p> <p><i>Length: 44m.</i></p> <p><i>Width of new works: 1.2m.</i></p> <p><i>Naturestrip works width: 2m</i></p> <p><i>Pavement cost: 44m x 1.2m x \$47.08 = \$2485.82</i></p> <p><i>Naturestrip – 88m x \$11.40 = \$1003.20</i></p> <p><i>Total inc. contingency: \$4187.00</i></p> <p><i>East Street is classified as an S4 road under the Local Government Association of Tasmania Municipal Standards and the width and traffic volumes on East Street already meet the required standard. An S4 standard road is considered appropriate for up to 2,000 vehicles per day. Recent counts taken at 24 East Street have indicated that the daily traffic volume at the location is 370 vehicles per day.</i></p>
<p>C3.5.1 Performance Criteria P1 Conclusion</p>	<p>The traffic generated by the proposal is well within the capacity of the surrounding road network. The proposal is not expected to have any adverse effects on the safety of the existing vehicle crossing or safety and efficiency of the road network, as presented in the TIA submitted with the proposal.</p>

C9.0 Attenuation Code

Planning Scheme Provision	C9.5.2 Sensitive use within an attenuation area
	<p>Objective</p> <p>That sensitive use located within an attenuation area does not interfere with or constrain the operation of an existing activity listed in Tables C9.1 or C9.2.</p>
	<p>Performance Criteria P1</p> <p><i>Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to:</i></p> <ul style="list-style-type: none"> <i>a) the nature of the activity with potential to cause emissions including:</i> <ul style="list-style-type: none"> <i>(i) operational characteristics of the activity;</i> <i>(ii) scale and intensity of the activity; and</i> <i>(iii) degree of hazard or pollution that may be emitted from the activity;</i> <i>b) the nature of the sensitive use;</i> <i>c) the extent of encroachment by the sensitive use into the attenuation area;</i> <i>d) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity;</i> <i>e) any advice from the Director, Environment Protection Authority; and</i> <i>f) any advice from the Director of Mines.</i>

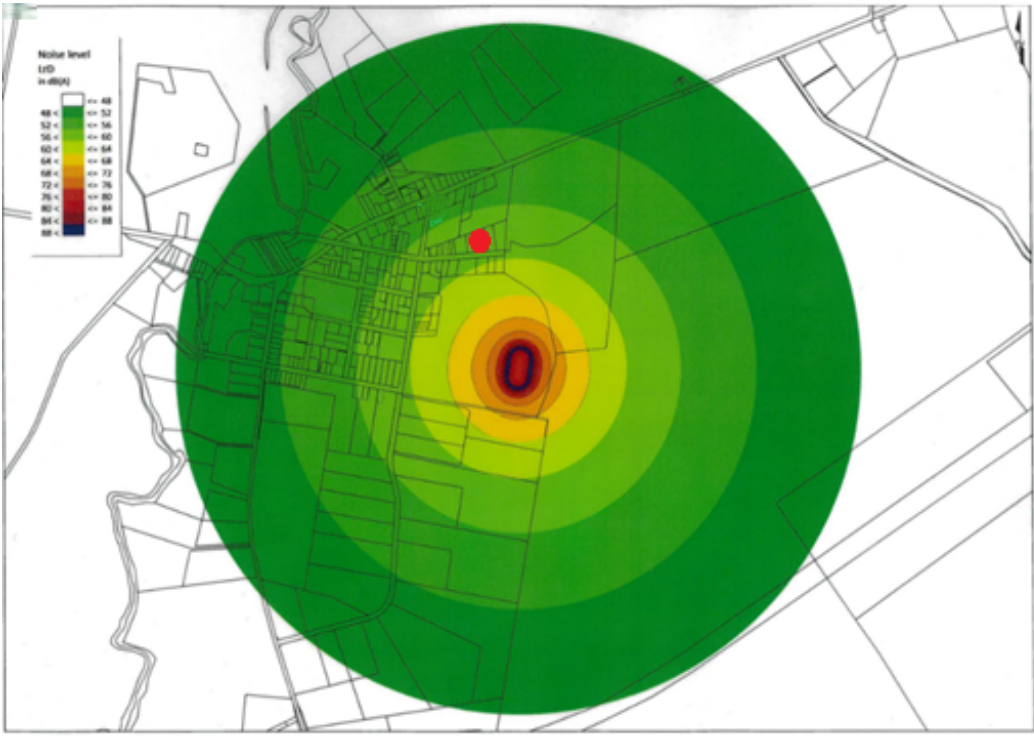
Summary of Planner's Advice

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
C9.5.1 Performance Criteria P1	<p>The proposal is for six (6) new multiple dwellings to be developed beside an existing dwelling. A dwelling meets the definition of a sensitive use.</p> <p>The proposal is within the attenuation distance of the Carrick Motor Speedway (3000m).</p> <p>From the closest point of the boundaries, the lots are just over 80m apart and from the outer ring of the speedway access track to the frontage boundary of the site, the distance is approximately 200m. The proposal therefore cannot satisfy the acceptable solution of Clause C9.5.2 and relies on the Performance Criteria.</p>

13.2.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
	Residential dwellings have previously been assessed and approved under the TPS – Meander Valley including at 23 and 25 Liffey Street.
<p>C9.5.1 Performance Criteria P1(a)</p>	<p>The proposed development includes a sensitive use (residential dwellings) within the attenuated distance of the Carrick Speedway.</p> <p>The Carrick Speedway race track hosts approximately twelve (12) racing events per year. Events commence in the late afternoon and go into the evening until 10-11pm. The track is solid clay and 395m in length. Potential nuisance emissions from the speedway would include noise, dust, vehicle emissions (odour) and lighting.</p> <p>Dust and vehicle emissions are emissions that have the potential to cause harm to the health and well-being of people. The proposal is of a sufficient distance from the speedway that these emissions do not pose a risk to inhabitants of the proposed multiple dwellings.</p> <p>Modelling has been undertaken by Pitt & Sherry to demonstrate the additional noise levels experienced at distances from the speedway. The image below shows the proposed residence is in the band that experiences 56-60dB(A) noise emissions from the speedway (site location indicated by red dot).</p> 

13.2.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
	<p>Other noise sources are likely to have a greater impact on the proposed dwellings than the noise emissions from the infrequent use of the speedway. The site is less than 2km from the Bass Highway, a busy freight and vehicle movement corridor in northern Tasmania. Activities on surrounding land such as lawn mowing or power tool use are also likely to generate noise emissions more frequently and at levels which are more audible than the noise from the speedway.</p>
<p>C9.5.1 Performance Criteria P1(b)</p>	<p>The proposal is for multiple dwellings in the General Residential Zone. The residential use is a no permit required use when compliant with all acceptable solutions and requirements of Codes.</p> <p>As the sensitive use is associated with dwellings, the design of the dwellings can mitigate negative impacts from the use which generates the emissions.</p> <p>Furthermore, the distance between the sensitive use and the emissions source is enough to allow only for a moderate increase in noise emissions to be experienced at the site when the speedway is in use.</p>
<p>C9.5.1 Performance Criteria P1(c)</p>	<p>The proposed dwellings are a similar distance from the speedway than other recently constructed residences in the area and many established dwellings are located closer to the speedway. It is very unlikely the proposed dwellings will experience negative impacts from emissions from the speedway.</p>
<p>C9.5.1 Performance Criteria P1(d)</p>	<p>A noise assessment was undertaken by Pitt & Sherry in 2018 to support a development application for a subdivision in Charlies Lane, Carrick, located to the immediate south of the speedway site. This report concluded that noise may be mitigated by appropriate architectural design and that a modern home built in accordance with the energy efficiency requirements of the National Construction Code of Australia will achieve acceptable noise attenuation.</p> <p>This proposal is located further from the speedway than the subject assessment in the 2018 report. As shown in the figure above, the noise emissions experienced at the proposed dwelling are likely to be reasonable at 56-60dB(A). A dishwasher operating is an example of a sound around this level. The dwellings will be built to current building standards which will minimise noise emissions experienced inside the buildings. Effects of emissions from the speedway will be negligible at the dwellings.</p>

13.2.6 Planner's Advice - Performance Criteria

Scheme Provision	Planner's Assessment
C9.5.1 Performance Criteria P1(e)	Advice from the Director, Environment Protection Authority is not required for this proposed use and development.
C9.5.1 Performance Criteria P1(f)	Advice from the Director of Mines is not required for this proposed use and development.
C9.5.1 Performance Criteria P1 Conclusion	<p>The proposed residential development will not constrain the existing use of the Carrick Speedway.</p> <p>The dwellings are likely to experience emissions from sources which are not activities legislated under the attenuation code before being adversely impacted by the Carrick Speedway given the low frequency of events and reasonable level of noise that will be experienced.</p> <p>The proposed development is considered consistent with the Objective and Performance Criteria.</p>

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



Meander Valley Council
Working Together

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

OFFICE USE ONLY

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

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

PROPERTY DETAILS:

Address:	<input type="text" value="31 LIFFEY STREET"/>	Certificate of Title:	<input type="text" value="25406/3"/>
Suburb:	<input type="text" value="CARRICK"/>	Lot No:	<input type="text" value="3"/>
Land area:	<input type="text" value="3186"/>	m ² / ha	
Present use of land/building:	<input type="text" value="SINGLE DWELLING"/>	(vacant, residential, rural, industrial, commercial or forestry)	

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

DETAILS OF USE OR DEVELOPMENT:

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

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

Description of work:

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

New floor area: m² New building height: m

Materials:

External walls:	<input type="text" value="BRICK VENEER"/>	Colour:	<input type="text" value="NEUTRAL/GREY"/>
Roof cladding:	<input type="text" value="COLORBOND"/>	Colour:	<input type="text" value=""/>

SEARCH OF TORRENS TITLE

VOLUME 25406	FOLIO 3
EDITION 3	DATE OF ISSUE 12-Apr-2025

SEARCH DATE : 31-May-2025
 SEARCH TIME : 02.43 PM

DESCRIPTION OF LAND

Town of CARRICK
 Lot 3 on Sealed Plan 25406
 Derivation : Part of Lot 29 Gtd. to T. Reibey & Part of 300
 Acres Loc. to T. Reibey
 Prior CT 4171/41

SCHEDULE 1

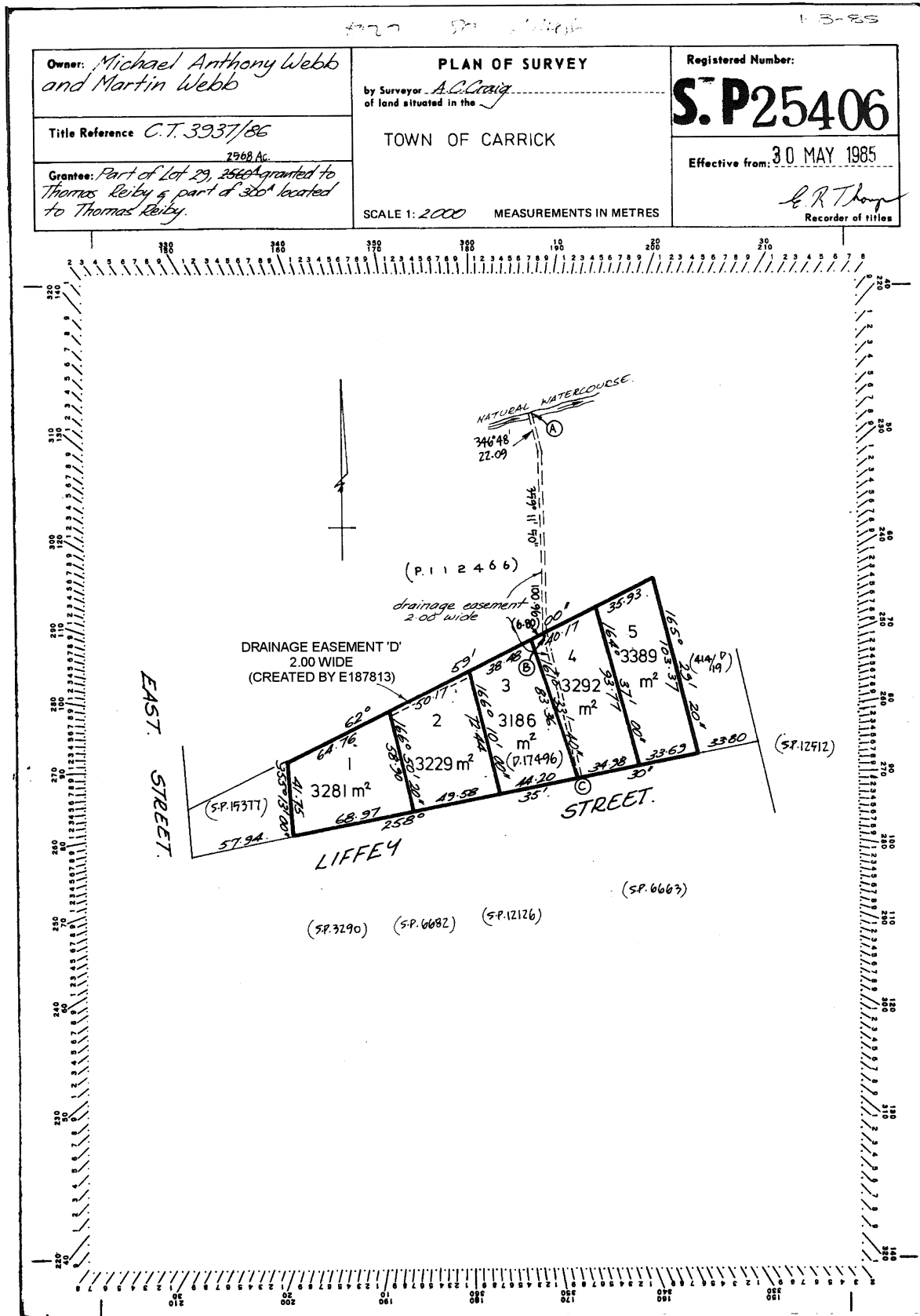
N250179 TRANSFER to G&H DEVELOPMENT GROUP PTY LTD
 Registered 12-Apr-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 25406 EASEMENTS in Schedule of Easements
 SP 25406 COVENANTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





SCHEDULE OF EASEMENTS

PLAN NO.

Note:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

S.P25406

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

Lots 1,2,3 and 5 on the Plan are each Together With a right of drainage over the Drainage Easement marked B.C. on the Plan.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows. Lots 1,2,3,4 and 5 on the Plan are each Together with a right of drainage over the Drainage Easement 2.00 wide marked A.B. on the Plan Lot 4 on the Plan is Subject to a right of drainage (appurtenant to Lots 1,2,3 and 5 on the Plan and for the Warden Councillors and Electors of the Municipality of COVENANT:- Westbury) over the Drainage Easement marked B.C. on the Plan

The owner of each lot shown on the plan covenants with the Vendor, Michael Anthony Webb and Martin Webb, that the Vendor shall not be required to fence.

~~Each lot shown on the plan is subject to the fencing covenant in favour of David John McHenry and Owen Stanley McHenry created by and more particularly set forth in Indenture Number 60/3340~~

SIGNED by Michael Anthony)
Webb, one of the owners)
of the land comprised in)
Folio of the Register)
numbered Volume 3937 Folio)
86, in the presence of:)

[Signature]
Solicitor
Launceston

SIGNED by Martin Webb)
one of the owners of the)
land comprised in Folio)
of the Register numbered)
Volume 3937 Folio 86,)
in the presence of:)

[Signature]
Cynthia Ingemann
12/86 Theys Drive Crayke ACT.

[Signature: Martin Webb]

25406

This is the schedule of easements attached to the plan ofMichael Anthony Webb and.....
 (Insert Subdivider's Full Name)

.....Martin Webb.....affecting land in

.....Certificate of Title, Volume 3937 Folio 86.....
 (Insert Title Reference)

Sealed by MUNICIPALITY OF NESTBURY on 12TH NOVEMBER 1984

Solicitor's Reference
 60905  Council Clerk/~~Town Clerk~~

ALPINE AREA – N/A LESS THAN 900m AHD
OTHER HAZARDS – N/A

ALL DIMENSIONS SHOWN ARE TO OUTSIDE OF BRICKWORK CLADDING OR TIMBER FRAMING ON CLAD HOUSES UNLESS NOTED OTHERWISE

CONFIRM ALL DIMENSIONS AND SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS

IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES THEN THESE MUST BE CONFIRMED ONSITE BY A SURVEYOR PRIOR TO SETOUT

ENSURE DRAWINGS USED ONSITE ARE STAMPED 'APPROVED' PLANS BY BUILDING SURVEYOR AND PERMIT AUTHORITY

H409 CONDENSATION MANAGEMENT TO BE COMPLIANT WITH NCC PART 10.8 CONDENSATION MANAGEMENT NOTES

(1)REFER TO THE GUIDANCE IN THE "CONDENSATION IN BUILDINGS TASMANIAN DESIGNERS' GUIDE" – CURRENT VERSION AVAILABLE AT WWW.GBCS.TAS.GOV.AU. THIS GUIDE MUST BE READ IN CONJUNCTION WITH THE NCC.

IF ANY DISCREPANCIES, APPARENT ERROR, ANOMALY OR AMBIGUITY WITHIN THE DOCUMENTATION IS FOUND, THE DESIGNER IS TO BE CONTACTED PRIOR TO ANY MORE CONSTRUCTION CONTINUING.

ENSURE THAT DRAWINGS ARE NOT SCALED AND THAT THE NOTED DIMENSIONS ARE USED FOR ACCURACY. IF IN ANY DOUBT CONTACT DESIGNER

PROPOSED UNIT
DEVELOPMENT FOR
G&H DEVELOPMENT GROUP
PTY LTD
AT 31 LIFFEY STREET
CARRICK 7291

LEGEND
PAGE 1# COVER PAGE
PAGE 2# LOCALITY PLAN
PAGE 3# EXISTING SITE SURVEY PLAN
PAGE 4# SITE PLAN
PAGE 5# LANDSCAPING PLAN
PAGE 6# STRATA PLAN
PAGE 7# TASMATWATER CONNECTION PLAN
PAGE 8# COUNCIL INFRASTRUCTURE PLAN
PAGE 9# CAR PARKING PLAN
PAGE 10# SOIL AND WATER MANAGEMENT PLAN
PAGE 11# UNIT 1 – FLOOR PLAN
PAGE 12# UNIT 2 – FLOOR PLAN
PAGE 13# UNIT 2 – FLOOR PLAN WITH DIMENSIONS
PAGE 14# UNIT 2 – ROOF PLAN
PAGE 15# UNIT 3 – FLOOR PLAN
PAGE 16# UNIT 3 – FLOOR PLAN WITH DIMENSIONS
PAGE 17# UNIT 3 – ROOF PLAN
PAGE 18# UNIT 4 – FLOOR PLAN
PAGE 19# UNIT 4 – FLOOR PLAN WITH DIMENSIONS
PAGE 20# UNIT 4 – ROOF PLAN
PAGE 21# UNIT 5/6 – FLOOR PLAN
PAGE 22# UNIT 5/6 – FLOOR PLAN WITH DIMENSIONS
PAGE 23# UNIT 5/6 – ROOF PLAN
PAGE 24# UNIT 7 – FLOOR PLAN
PAGE 25# UNIT 7 – FLOOR PLAN WITH DIMENSIONS
PAGE 26# UNIT 7 – ROOF PLAN
PAGE 27# ELEVATIONS
PAGE 28# ELEVATIONS
PAGE 29# ELEVATIONS

COUNCIL – MEANDER VALLEY COUNCIL
ZONE – GENERAL RESIDENTIAL
CODE – BUSHFIRE PRONE AREA
LANDSLIDE BAND – NIL

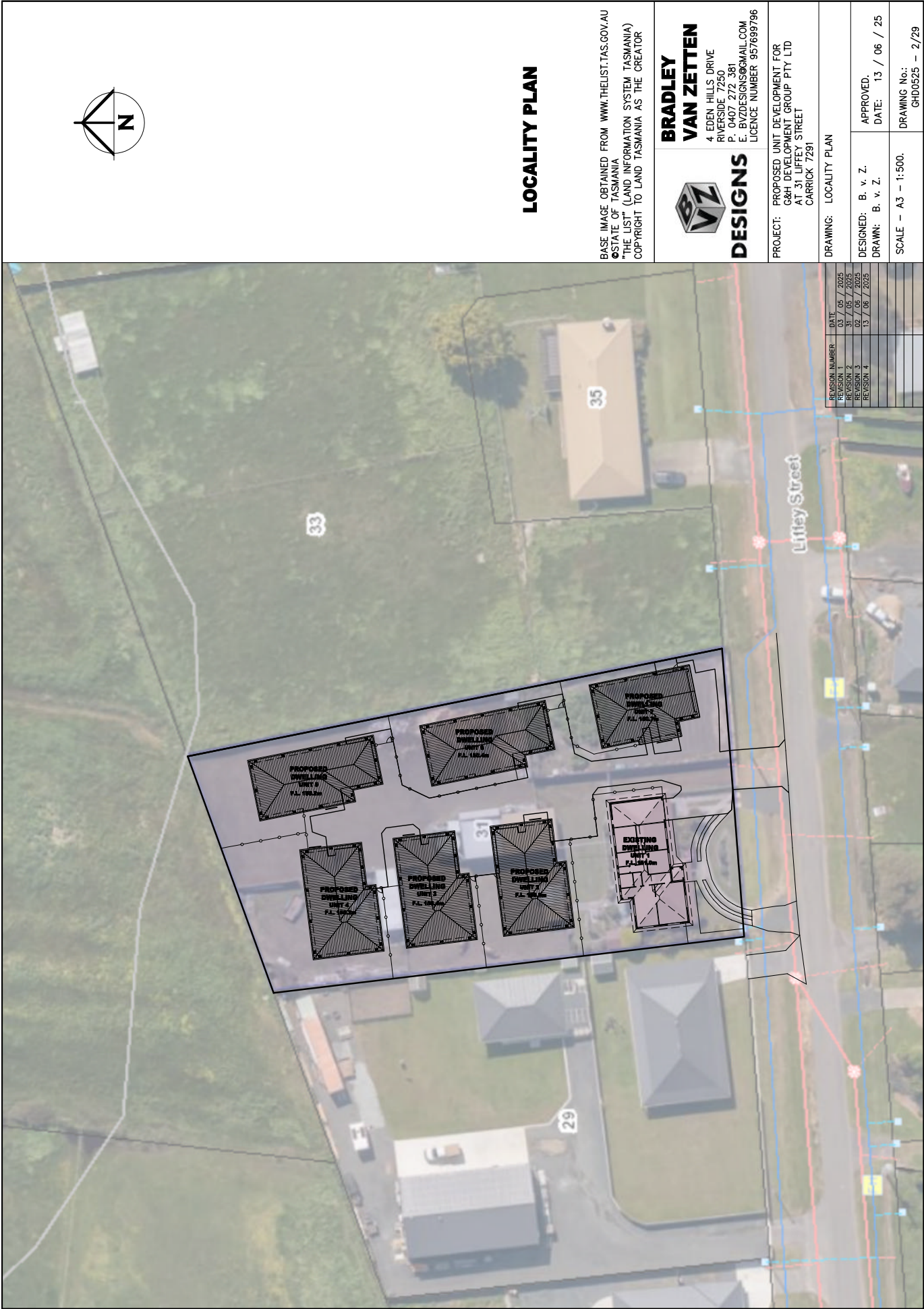
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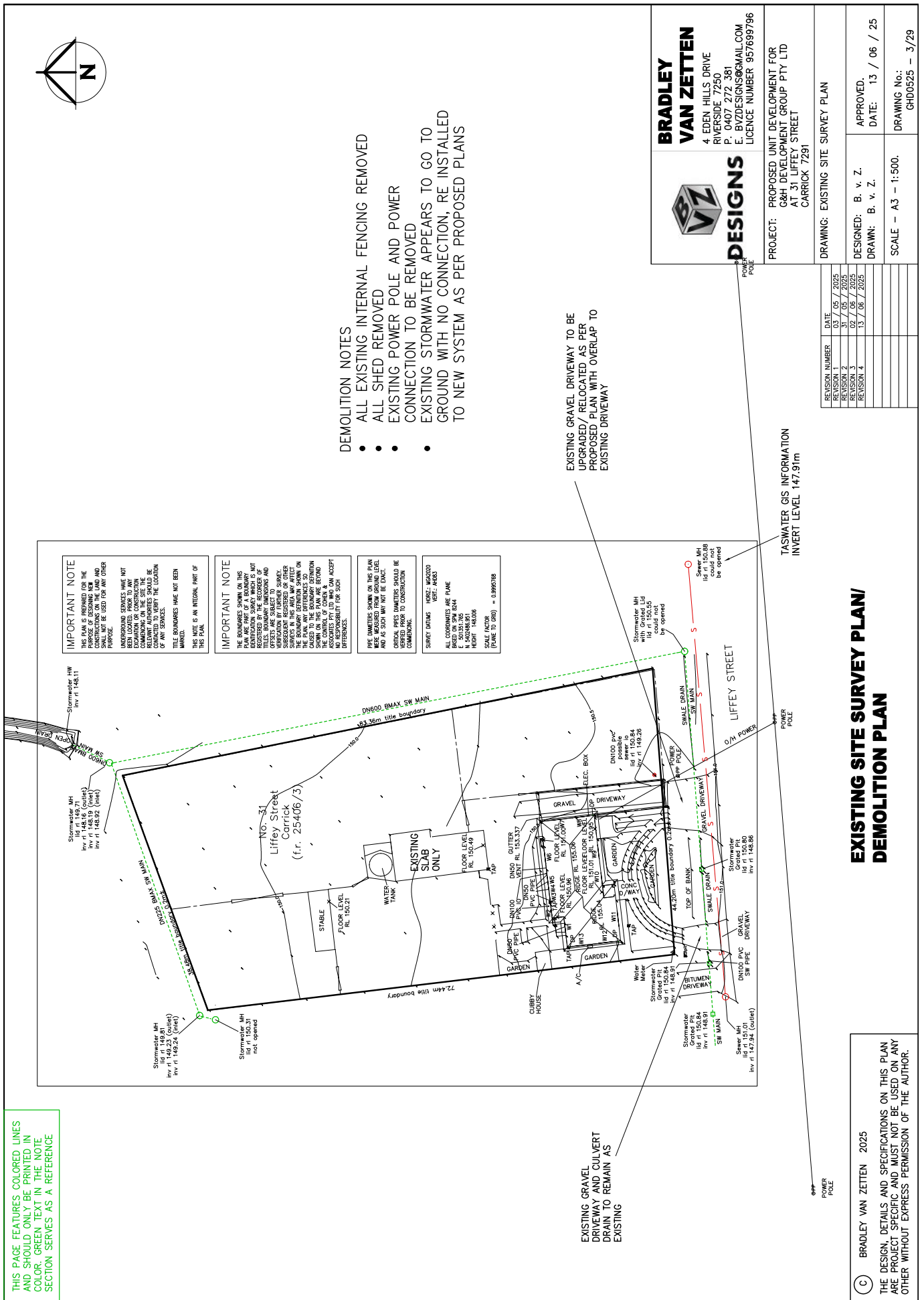
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A diagram showing a triangular area of fill. The vertical height is labeled L and the horizontal base is labeled H . The area is filled with diagonal hatching lines. The word "FILL" is written vertically next to the triangle.

TABLE 3.2.1: SOIL TYPE		EMBANKMENT SLOPES H:L	
		COMPACTED FILL	CUT
STABLE ROCK		3:3	8:1
SAND		1:2	1:2
CLAY	FIRM CLAY	1:2	1:1
	SOFT CLAY	NOT SUITABLE	NOT SUITABLE
SOFT SOILS		NOT SUITABLE	NOT SUITABLE

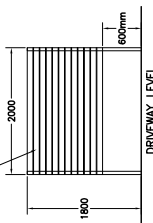
(1)A SITE CUT USING AN UN-RETAINED EMBANKMENT MUST BE---
(A)WITHIN THE ALLOTMENT; AND
(B)NOT WITHIN THE ZONE OF INFLUENCE OF ANY EXISTING STRUCTURE ON THE PROPERTY, OR THE ALLOTMENT BOUNDARY AS DEFINED IN TABLE 3.2.1 AND FIGURE 3.2.1A; AND
(C)NOT DEEPER THAN 2 M FROM THE NATURAL GROUND LEVEL AT ANY POINT.

(2) FILL, USING AN UN-RETAINED EMBANKMENT MUST---
(A) BE PLACED WITHIN THE ALLOTMENT; AND
(B) BE PLACED AT A GRADIENT WHICH COMPLIES WITH TABLE 3.2.1 AND FIGURE 3.2.1E
AND
(C) BE PLACED AND MECHANICALLY COMPACTED IN LAYERS NOT MORE THAN 150 MM;

(D) BE NOT MORE THAN 2 M IN HEIGHT FROM THE NATURAL GROUND LEVEL AT ANY POINT; AND



30% TRANSPARENT FROM 600mm
ABOVE DRIVEWAY LEVEL TO
1800mm ABOVE DRIVEWAY



FILL BATTER UP
TO 400mm


OUT/FILL BATTER MAX GRADE OF 1:10 IN
PRIVATE OPEN SPACE
1:10 DRIVEWAY TURNING AREA
1:4 DRIVEWAY NON-TURNING AREA

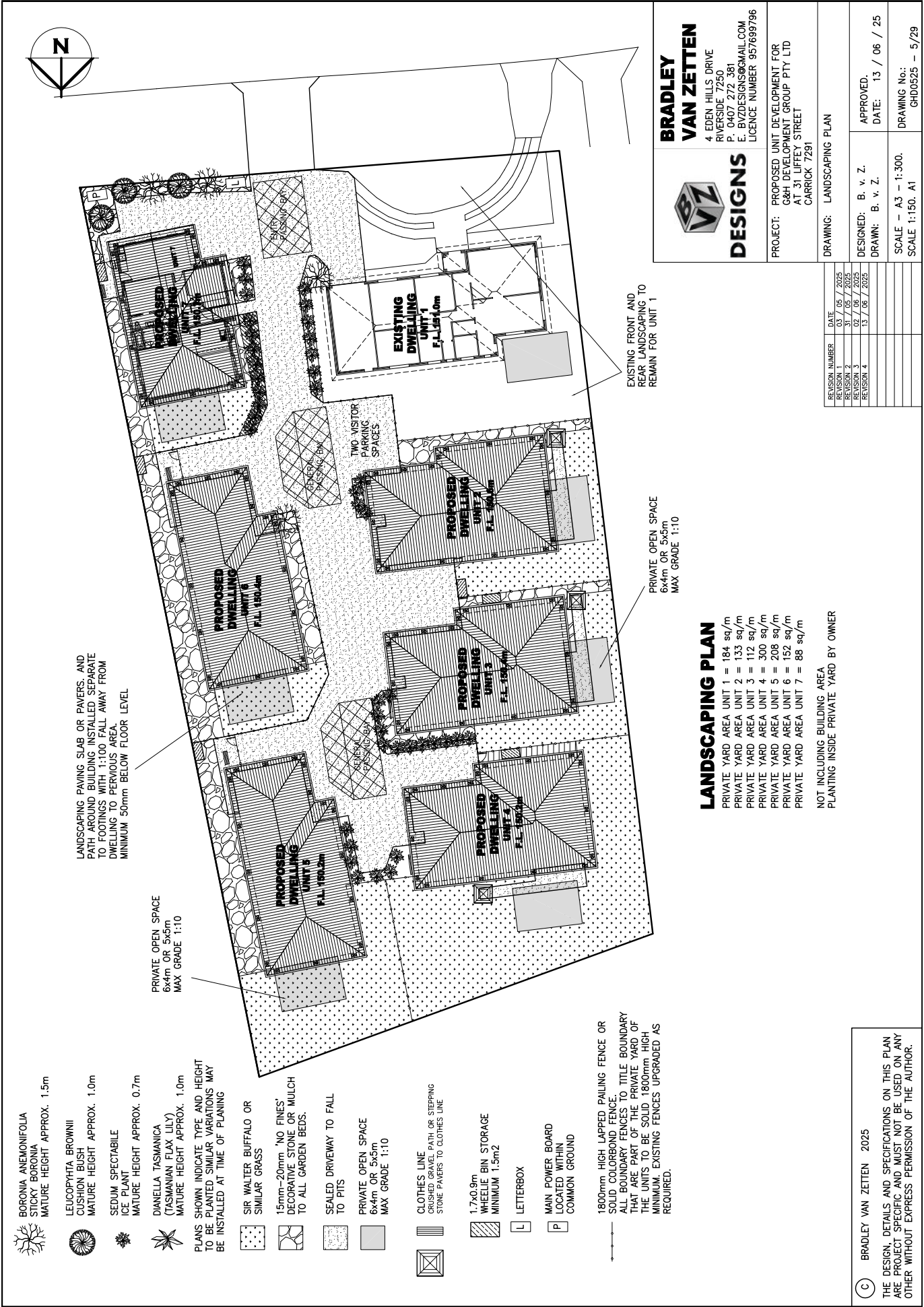
SEEALED DRIVEWAY TO FAIL TO PITS, ASPHALT OR CONCRETE.
1:1 TO DRIVEWAY TURNING AREA
CHANGE IN GRADES IN EXCESS OF UP TO 12.5% (1:8) TO
BE GRADE TRANSITION OF 2.0m IN LENGTH TO BE
PROVIDED AT GRADE CHANGES UP TO 18% (1:5.5).
TRANSITION GRADE TO BE HALF THE SUM OF THE TWO
ADJACENT GRADES.
CHANGE IN GRADES OVER 18% (1:5.5) UP TO 25% (1:4) TO
BE MULTIPLE 2m TRANSITION AS ABOVE WITH A MAXIMUM
CHANGE IN GRADE OF 10% PER 2m TRANSITION.

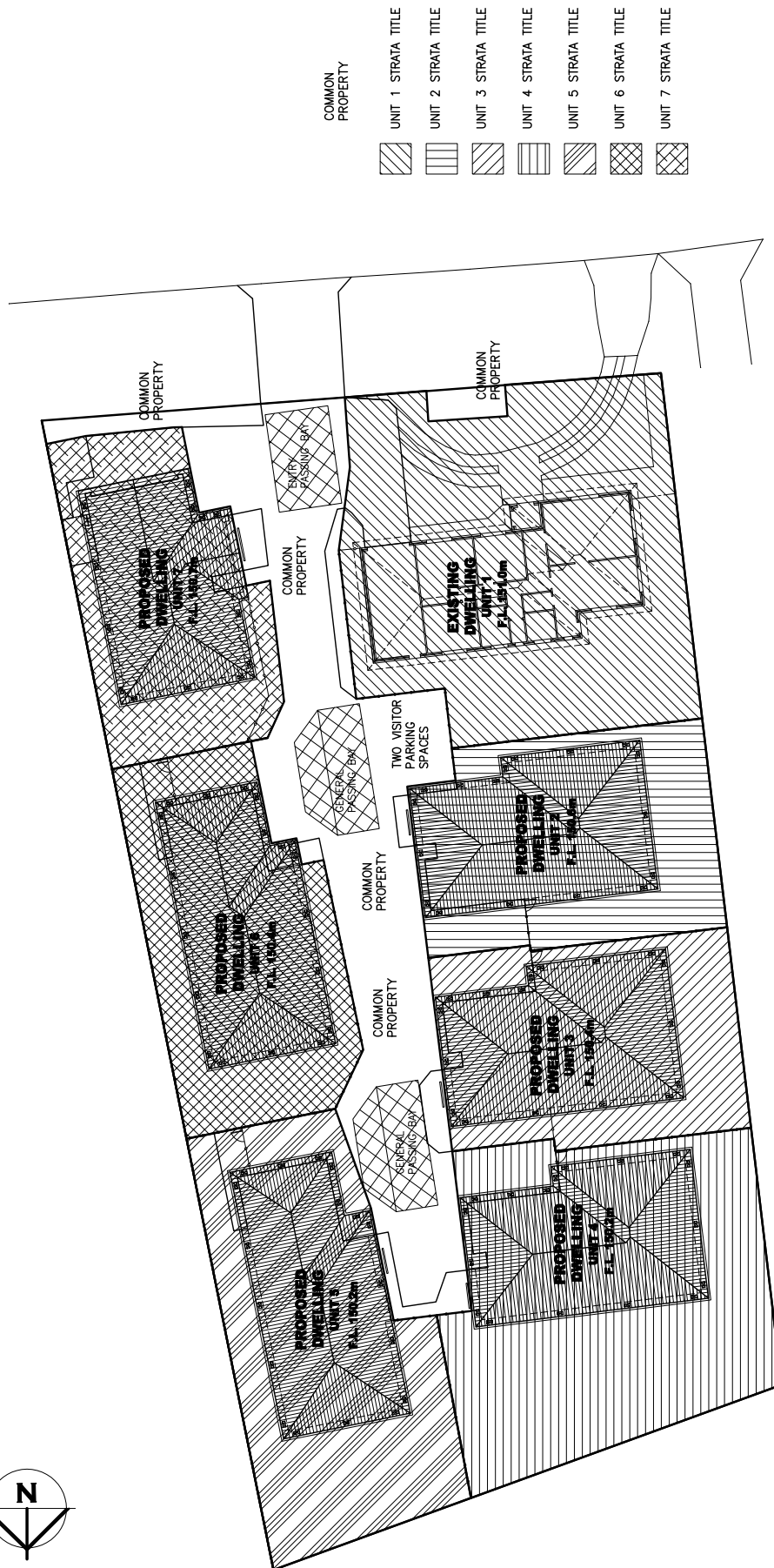
SITE PLAN

SITE AREA TABLE		PERCENTAGE OF LOT
	SQUARE METER	
SITE AREA	3186	
BUILDING AREA EXCLUDING EASES UP TO 0.6m WIDE (AS PER PLANNING SCHEME)	1003	31.5
SEALED GROUND AREA (INCLUDING PAVING AND PAVING AREA INCLUDED IN CELL ABOVE)	760	23.9
AREA FREE FROM IMPERVIOUS SURFACES	1423	44.7

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PROJECT: PROPOSED UNIT DEVELOPMENT FOR G&H DEVELOPMENT GROUP PTY LTD AT 31 LUFFY STREET CARRICK 7291	
DRAWING: SITE PLAN	
DESIGNED: B. v. Z. DRAWN: B. v. Z.	DATE: 13 / 06 / 25
SCALE - A3 - 1:300. SCALE 1:150, A1	
DRAWING No.: GHD05025 - 4/29	





EXACT STRATA BOUNDARY TO BE CONFIRMED
ONCE CONSTRUCTION IS COMPLETED AND
STRATA PLAN IS COMPLETED BY LAND SURVEYOR

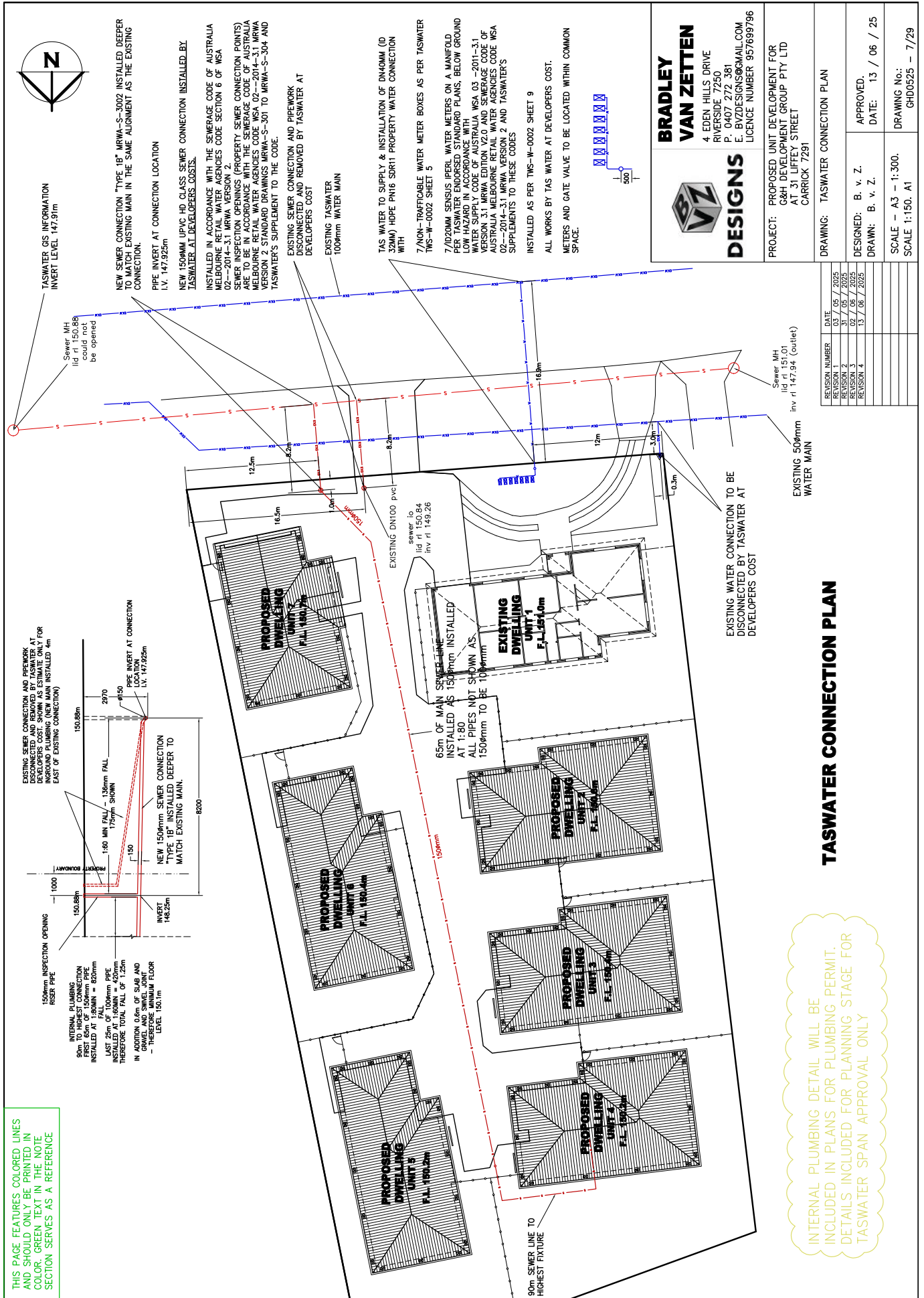
STAGE 1 - EXISTING DWELLING WITH NEW SERVICES/ ALL COMMON PROPERTY WORKS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/ NBN/ SEWER/ STORMWATER ETC INSTALLED TO OUTSIDE UNIT 1 STRATA TITLE.

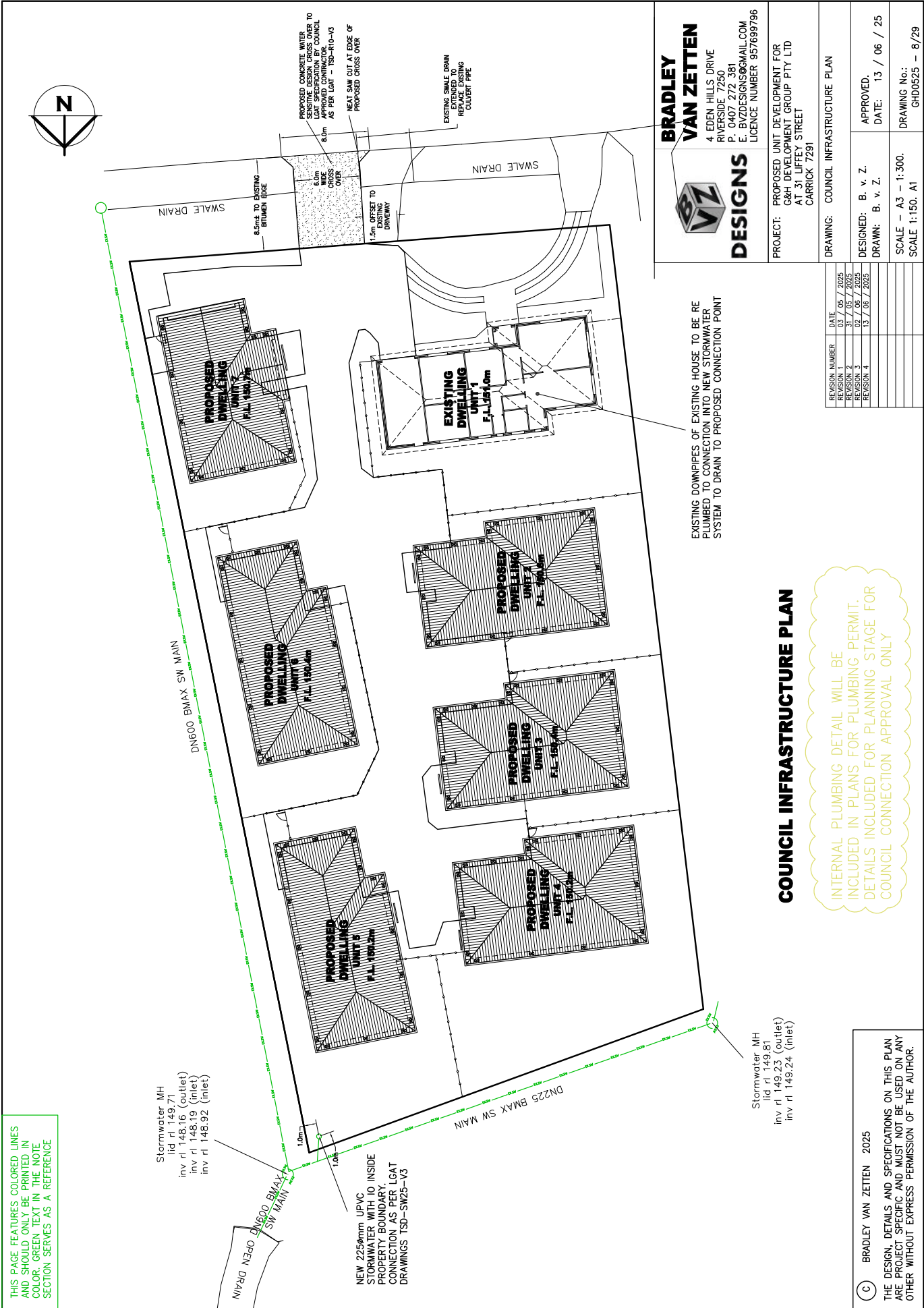
STAGE 2 – CONSTRUCTION OF UNITS 2-5
STAGE 3 – CONSTRUCTION OF UNITS 6-7

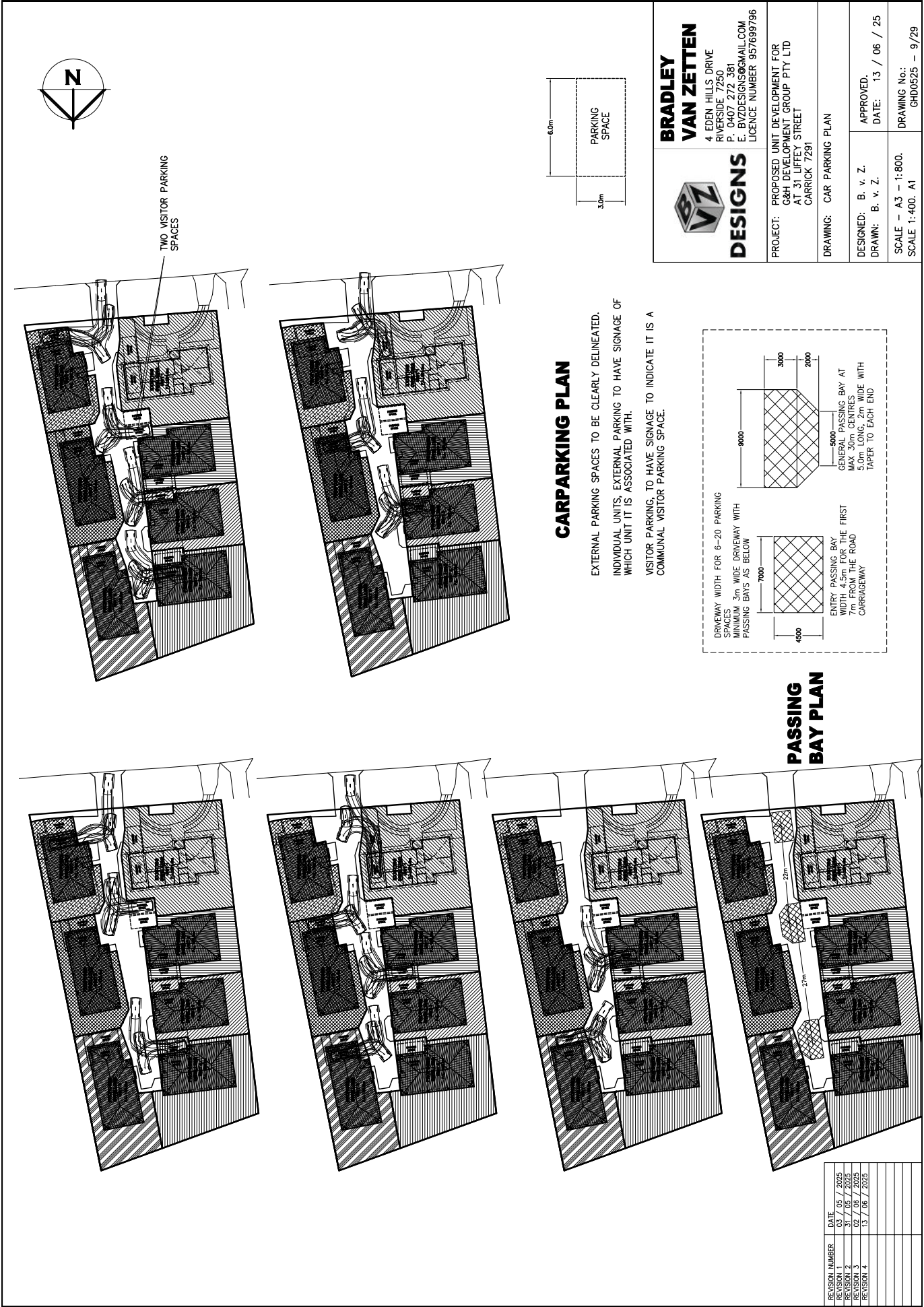
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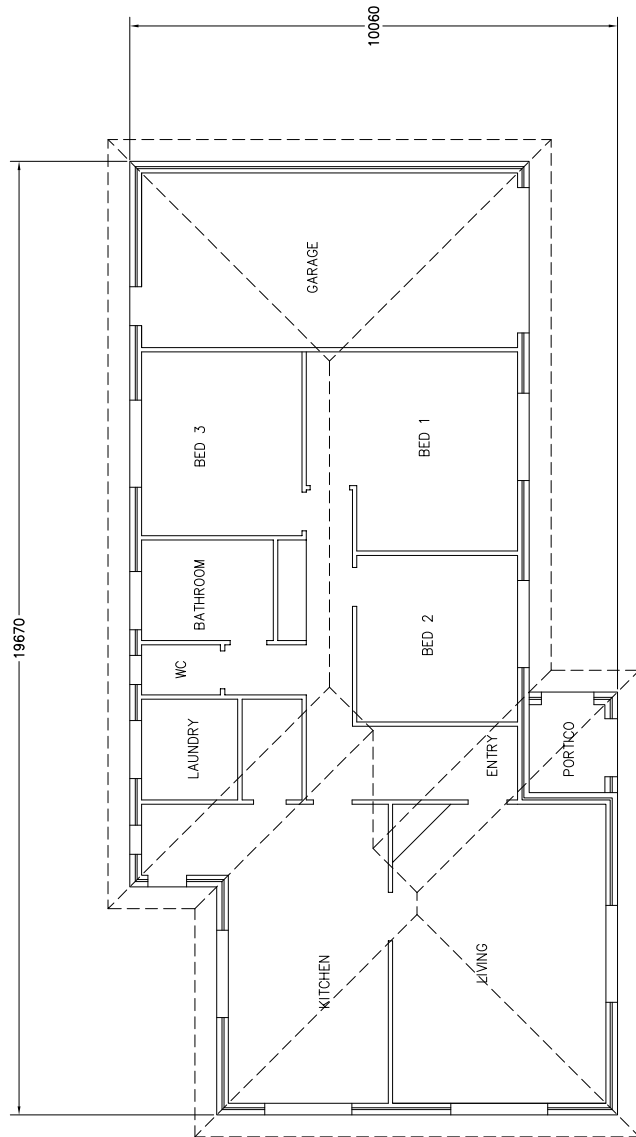
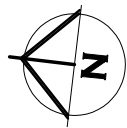
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AT 31 LIFFEY STREET
CARRICK 7291

DRAWING: FLOOR PLAN UNIT 1

DESIGNED: B. v. Z.
DRAWN: B. v. Z.

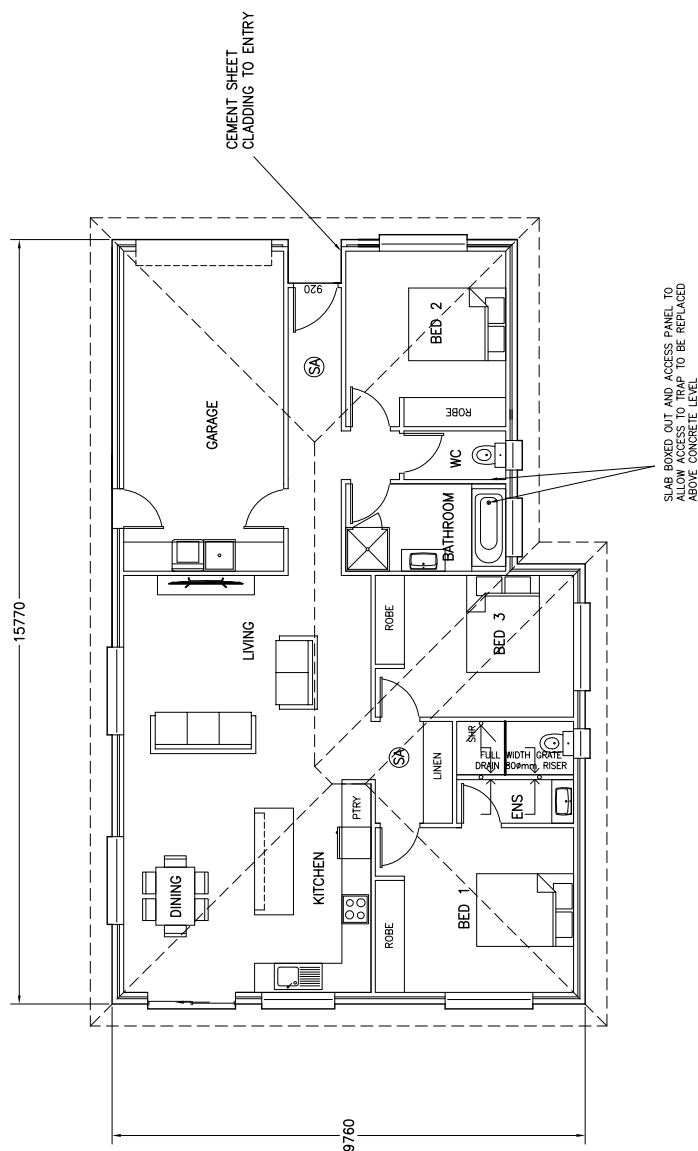
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FLOOR PLAN UNIT 1

AREA TABLE		
	SQUARE METER	BUILDING SQUARES
FLOOR AREA APPROX.	165.0	17.8
TOTAL AREA	165.0	17.8



SA - 240V HARD WIRED SMOKE ALARMS
 INSTALLED IN ACCORDANCE WITH NCC9.5 TO
 COMPLY WITH AS3786, BE CONNECTED TO MAINS
 POWER AND INTERCONNECTED WHERE THERE IS
 MORE THAN ONE ALARM

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AT 31 LIFFEY STREET
CARRICK 7291

DRAWING: FLOOR PLAN UNIT 2

DESIGNED: B. v. Z.	APPROVED.
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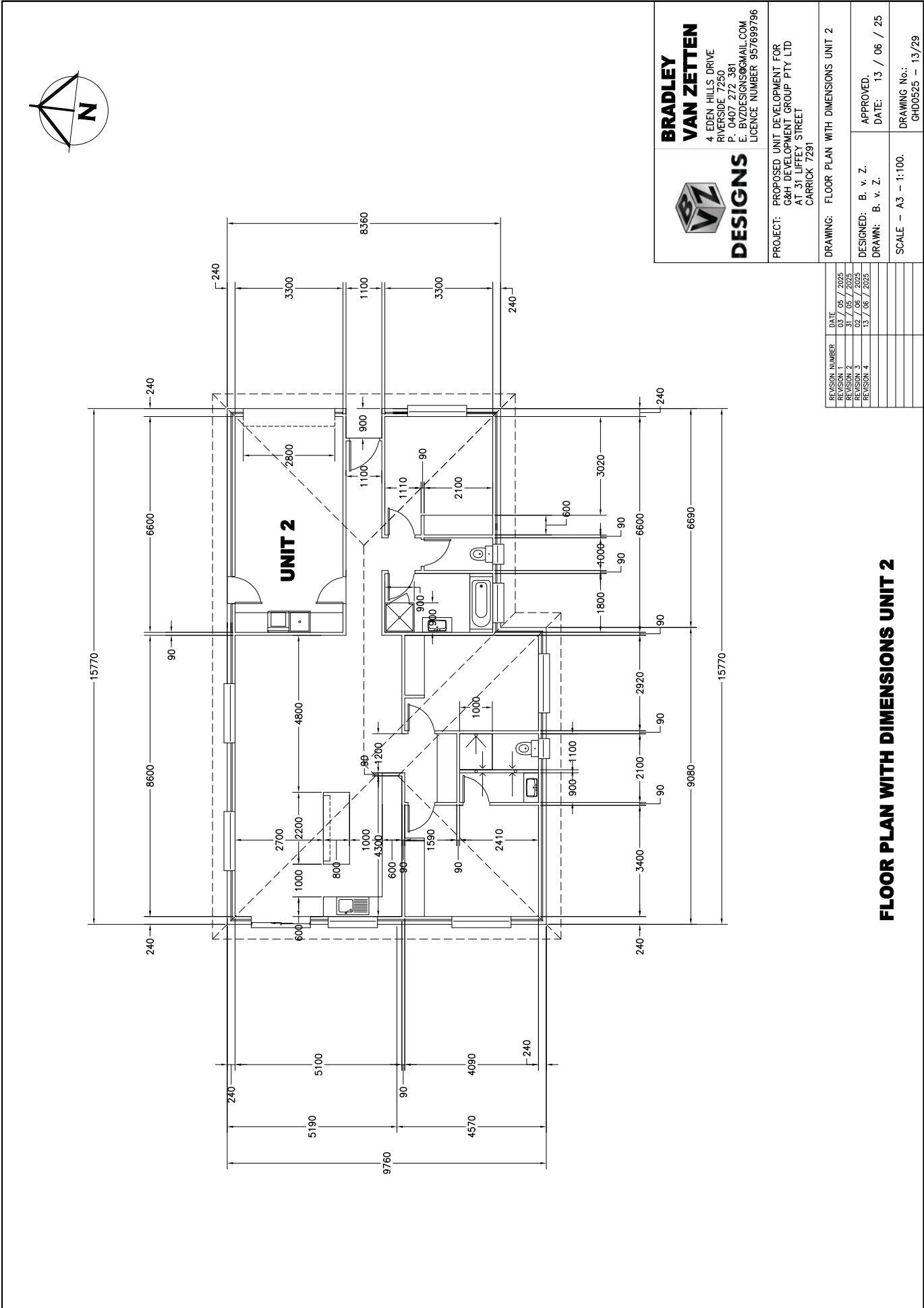
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FLOOR PLAN UNIT 2

BRICK VENEER – DIMENSIONS AND AREA TO OUTSIDE CLADDING
CLAD FRAME – DIMENSIONS AND AREA TO OUTSIDE OF TIMBER
FRAMING. CLADDING IN ADDITION TO DIMENSIONS
ALL INTERNAL DOORS ARE 820mm UNLESS OTHERWISE NOTED

AREA TABLE		
	SQUARE METER	BUILDING SQUARES
FLOOR AREA	143.5	15.4
TOTAL AREA	143.5	15.4

Version: 1. Version Date: 16/06/2025



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AT 31 LIFFEY STREET
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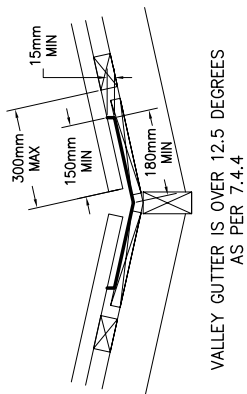
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REVISION 3 13 / 06 / 2025
REVISION 4 13 / 06 / 2025

DRAWING: FLOOR PLAN WITH DIMENSIONS UNIT 2

DESIGNED: B. v. Z.
DRAWN: B. v. Z.
APPROVED: DATE: 13 / 06 / 25

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FLOOR PLAN WITH DIMENSIONS UNIT 2



ROOF CLADDING TO COMPLY WITH NCC PART 7.1-7.5

GUTTERS AND DOWNPIPES INSTALLED AS PER NCC PART 7.4
GUTTER MUST BE INSTALLED WITH A FALL NOT LESS THAN
● 1:500 FOR EAVES GUTTERS, UNLESS FIXED TO METAL
FASCIAS

- 1:500 FOR EAVES GUTTERS, UNLESS FIXED TO METAL FASCIAS

WHERE HIGH FRONTED GUTTERS ARE INSTALLED, PROVISION MUST BE MADE TO AVOID ANY OVERFLOW BACK INTO THE ROOF OR BUILDING STRUCTURE BY INCORPORATING OVERFLOW MEASURES OR THE LIKE

DOWNPIPES MUST--

(A) NOT SERVE MORE THAN 12 M OF GUTTER LENGTH FOR EACH DOWNSPIPE; AND

(B)BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS;
AND

(C)BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN TABLE 7.4.3A, TABLE 7.4.3B AND TABLE 7.4.3C.

FOR ROOF CATCHMENTS UP TO 50SQ/M PER DOWNPIPE MEDIUM
RECTANGULAR GUTTERS OR 115MM 'D' GUTTERS MAY BE USED
WITH 90ØMM DOWNPIPES

EAVE AND GUTTER OVERFLOW MEASURE TO BE INSTALLED FOR
1% ANNUAL EXCEEDANCE PROBABILITY

BOX GUTTERS AS PER AS3500.3

7.4.6 ACCEPTABLE CONTINUOUS OVERFLOW MEASURE

(1) FOR A FRONT FACE SLOTTED GUTTER WITH—
A MINIMUM SLOT OPENING AREA OF 1200 MM² (A) PER METRE OF
GUTTER; AND

(g) THE LOWER EDGE OF THE SLOTS INSTALLED A MINIMUM OF 25 MM BELOW THE TOP OF THE FASCIA, THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 0.5 L/S/M, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6A.

(2) FOR A CONTROLLED BACK GAP WITH—

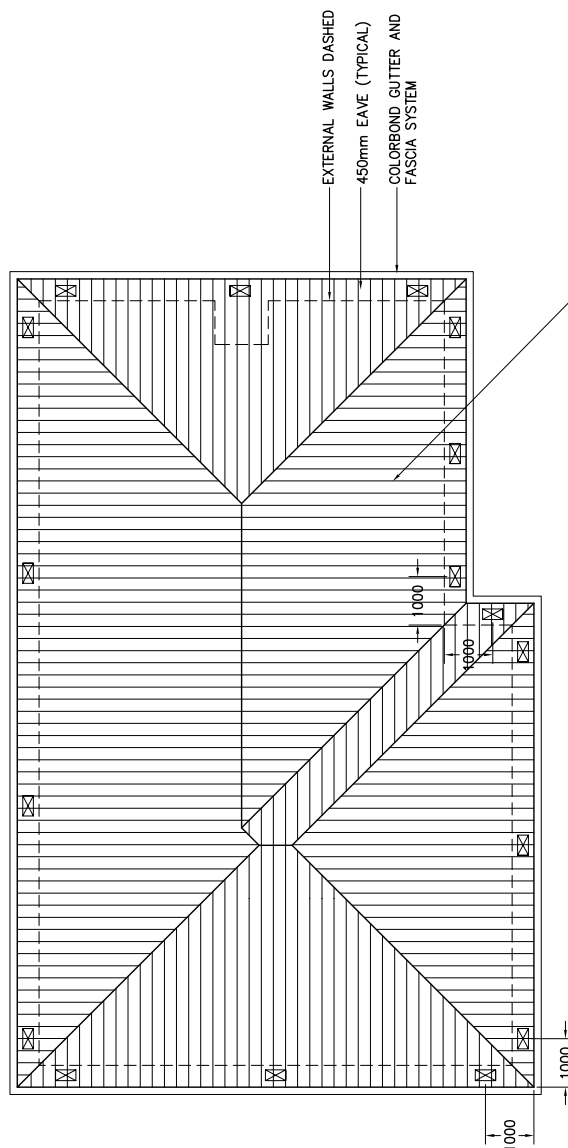
- (g) A PERMANENT MINIMUM 10 MM SPACER INSTALLED BETWEEN THE GUTTER BACK AND THE FASCIA; AND
- (b) ONE SPACER PER BRACKET, WITH THE SPACER NOT MORE THAN 50 MM WIDE; AND

(c) THE BACK OF THE GUTTER INSTALLED A MINIMUM OF 10 MM BELOW THE TOP OF THE FASCIA,

THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 1.5 L/S/M,
CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6B.

(3) FOR THE CONTROLLED BACK GAP OPTION, THE SPACER CAN BE CONSTRUCTED IN ACCORDANCE WITH FIGURE 7-7.00:
A PROPRIETARY CLIP OR BRACKET THAT PROVIDES THE REQUIRED OFFSET OF

THE GUTTER FROM THE FASCIA.



COLORBOND CUSTOM ORB ROOF SHEETING AT 22.5° ONE AND A HALF CORRUGATION SIDE LAP (TYPICAL), FIXED AT SIDE LAP'S, 3 FIXINGS FOR INTERNAL SPANS AND 5 FOR END SPANS, FIXED WITH ROOFZIPS M6-11x50mm FOR SOFTWOOD AND STEEL 0.55-1.0mm BMT BATTENS 12-14x35 METAL TEK 1.0-3.0mm BMT STEEL BATTENS 12-11x50mm FOR HARDWOOD

ROOF OVER 15 DEGREES

BBAL ZONE -- BRADFORD 418x220mm METAL VENT WITH 0.035sq/m OPENING PER VENT -- THEREFORE ONE VENT INSTALLED PER 4.8m LINEAR METER OF WALL

BATTENS AT 900mm MAX 900mm CRS AND SPAN.

.....

RANGEHOOD AND BATHROOM EXTRACTION FANS

DUCTED TO EAVE/WALL VENT

GLOBAL ZONE – AS ABOVE BUT WITH EMBER RESISTANT STEEL MESH AS PER DETAIL

ONE VENT INSTALLED WITHIN 1m OF EACH INTERNAL AND EXTERNAL CORNER IN EAVE

AND SPACED EQUALLY ALONG LENGTH OF EAVE WITH SPACING AS PER DETAILS ABOVE

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DRAWING: ROOF PLAN UNIT 2

DESIGNED: B. v. Z.

DESIGNED: B. V. Z. APPROVED:
DRAWN: B. V. Z. DATE: 13 / 06 / 25

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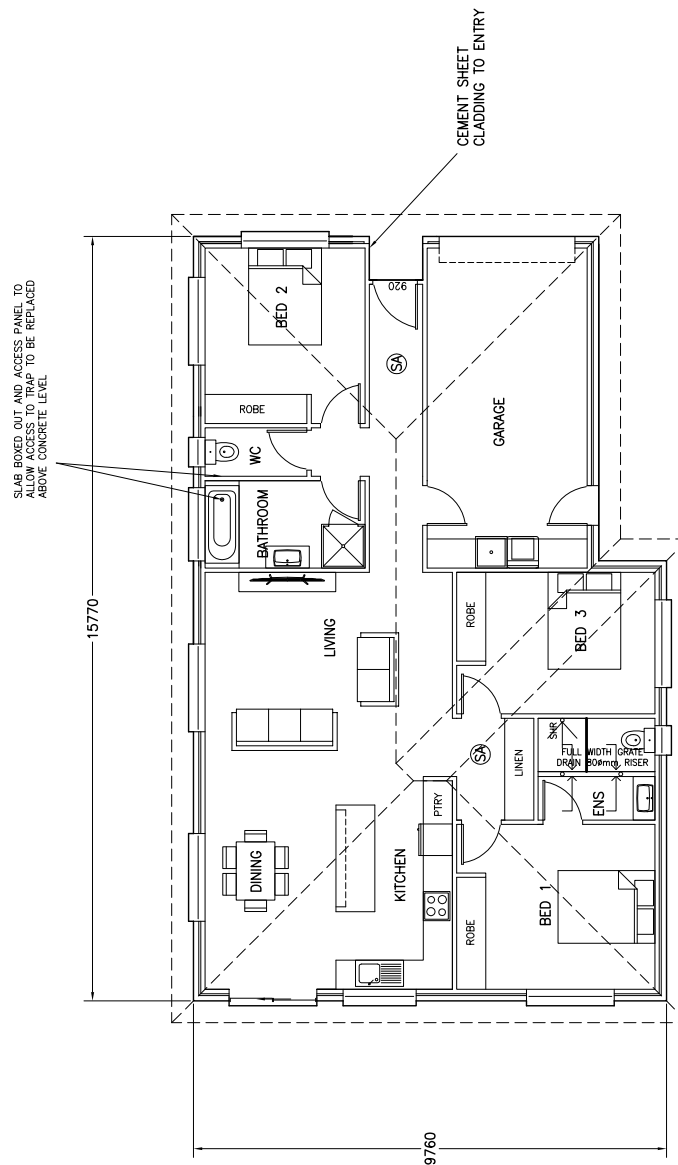
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AT 31 LIFFEY STREET
CARRICK 7291



SA - 240V HARD WIRED SMOKE ALARMS
INSTALLED IN ACCORDANCE WITH NCC9.5 TO
COMPLY WITH AS3786, BE CONNECTED TO MAINS
POWER AND INTERCONNECTED WHERE THERE IS
MORE THAN ONE ALARM



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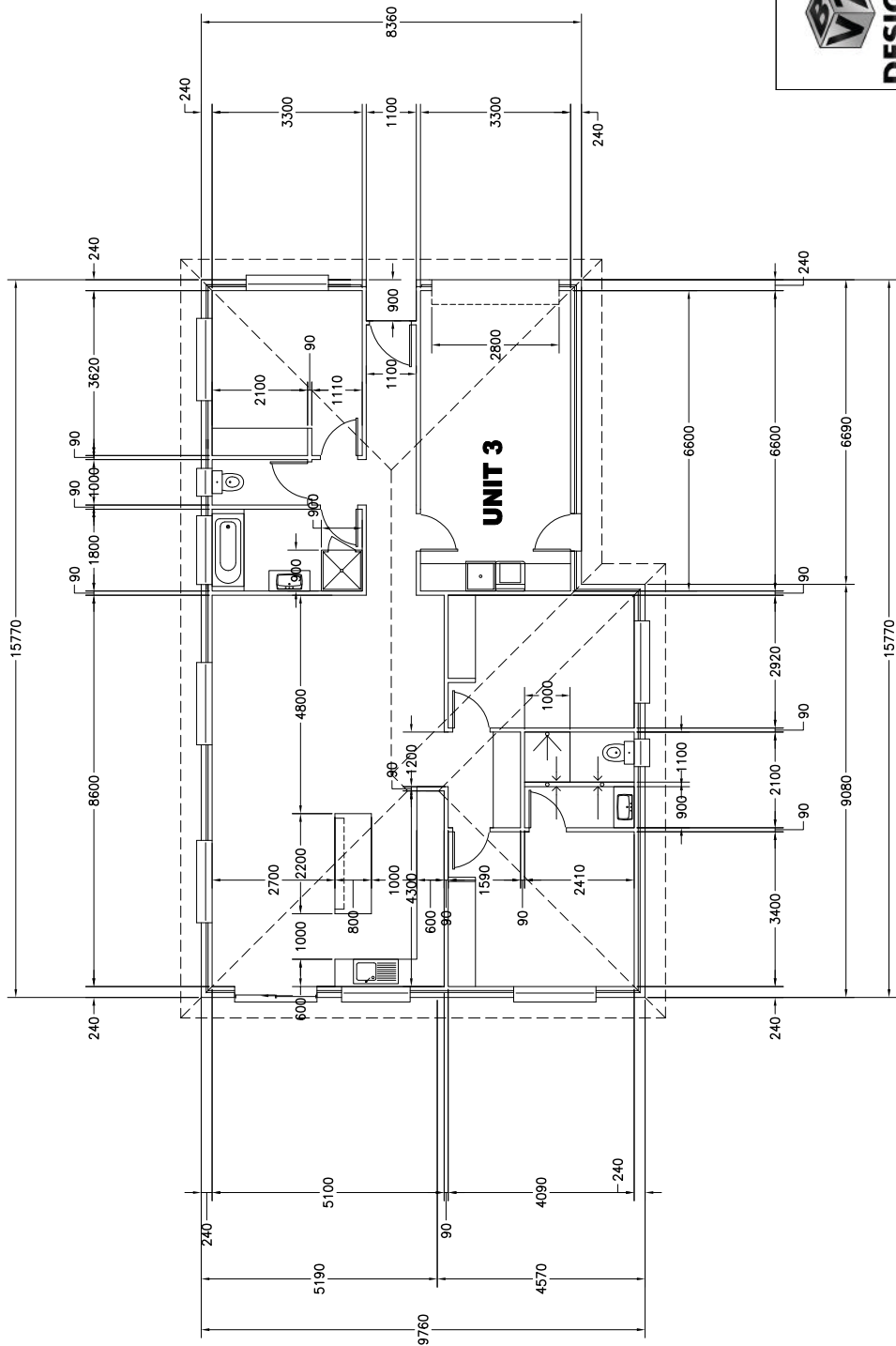
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FLOOR PLAN UNIT 3

BRICK VENEER – DIMENSIONS AND AREA TO OUTSIDE CLADDING
CLAD FRAME – DIMENSIONS AND AREA TO OUTSIDE OF TIMBER
FRAMING. CLADDING IN ADDITION TO DIMENSIONS
ALL INTERNAL DOORS ARE 820mm UNLESS OTHERWISE NOTED

AREA TABLE		
	SQUARE METER	BUILDING SQUARES
FLOOR AREA	143.5	15.4
TOTAL AREA	143.5	15.4

	BRICK VENEER WALL
	90mm TIMBER FRAMED WALL WITH CEMENT SHEET CLADDING
	90mm STUD WALL WITH 10mm PLASTER BOARD LINING THROUGHOUT. (WET AREA PLASTERBOARD TO WET AREA WALLS)
	EXTENT OF RAKED CEILING



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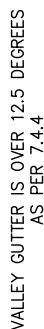
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FLOOR PLAN WITH DIMENSIONS UNIT 3



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ROOF PLAN UNIT 3

ROOF OVER 15 DEGREES
SHEET ROOF

BAL ZONE -- BRADFORD 418x220mm METAL VENT WITH 0.035sq/m OPENING PER VENT -- THEREFORE ONE VENT INSTALLED PER 4.8m LINEAR METER OF WALL

HIP / RIDGE VENTILATION

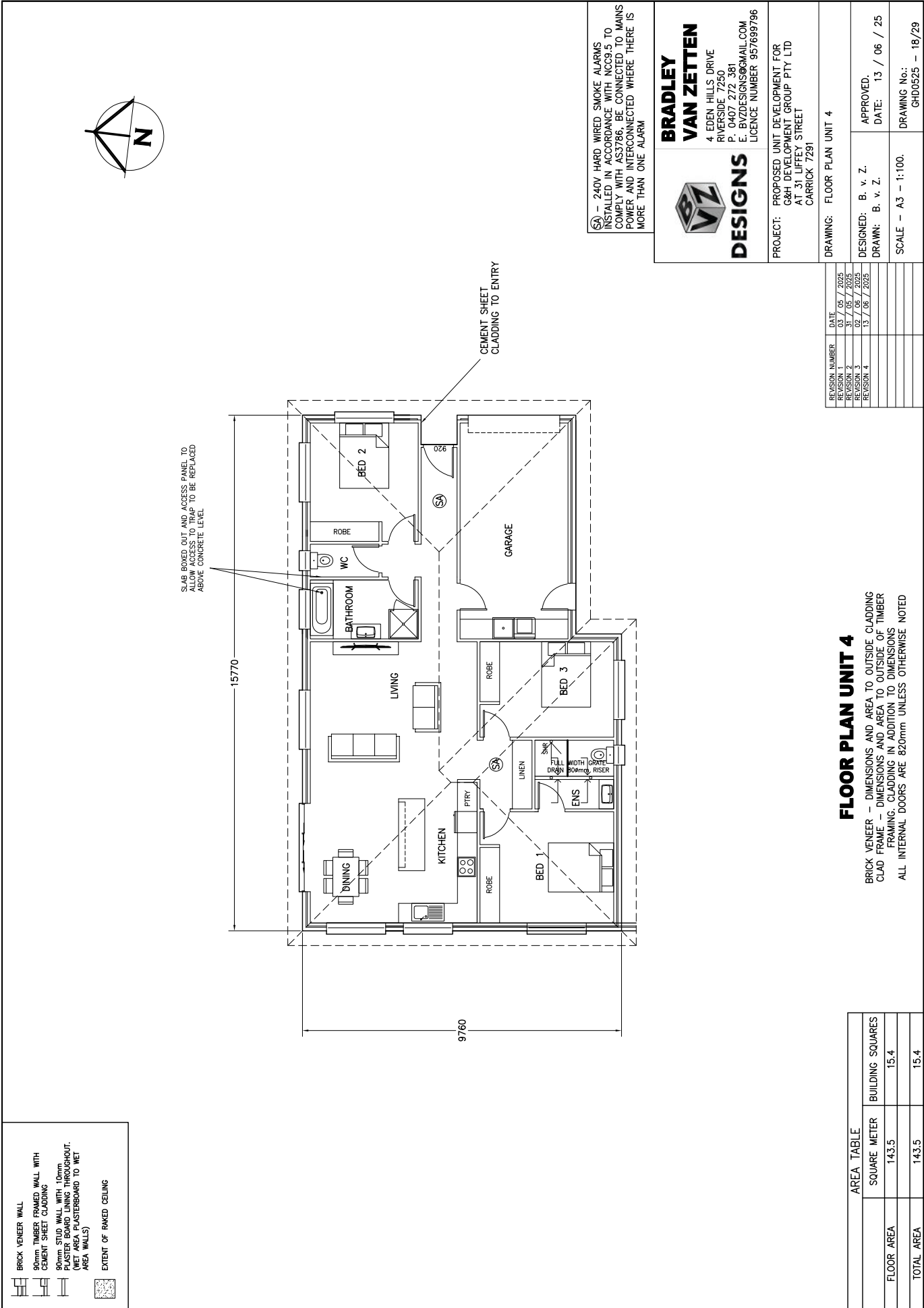
NON BAL ZONE – CONTINUOUS GAP AT RIDGE IN ROOF W
GAP AND/OR 5000mm²/m GABLE VENT IN GABLE ROOF

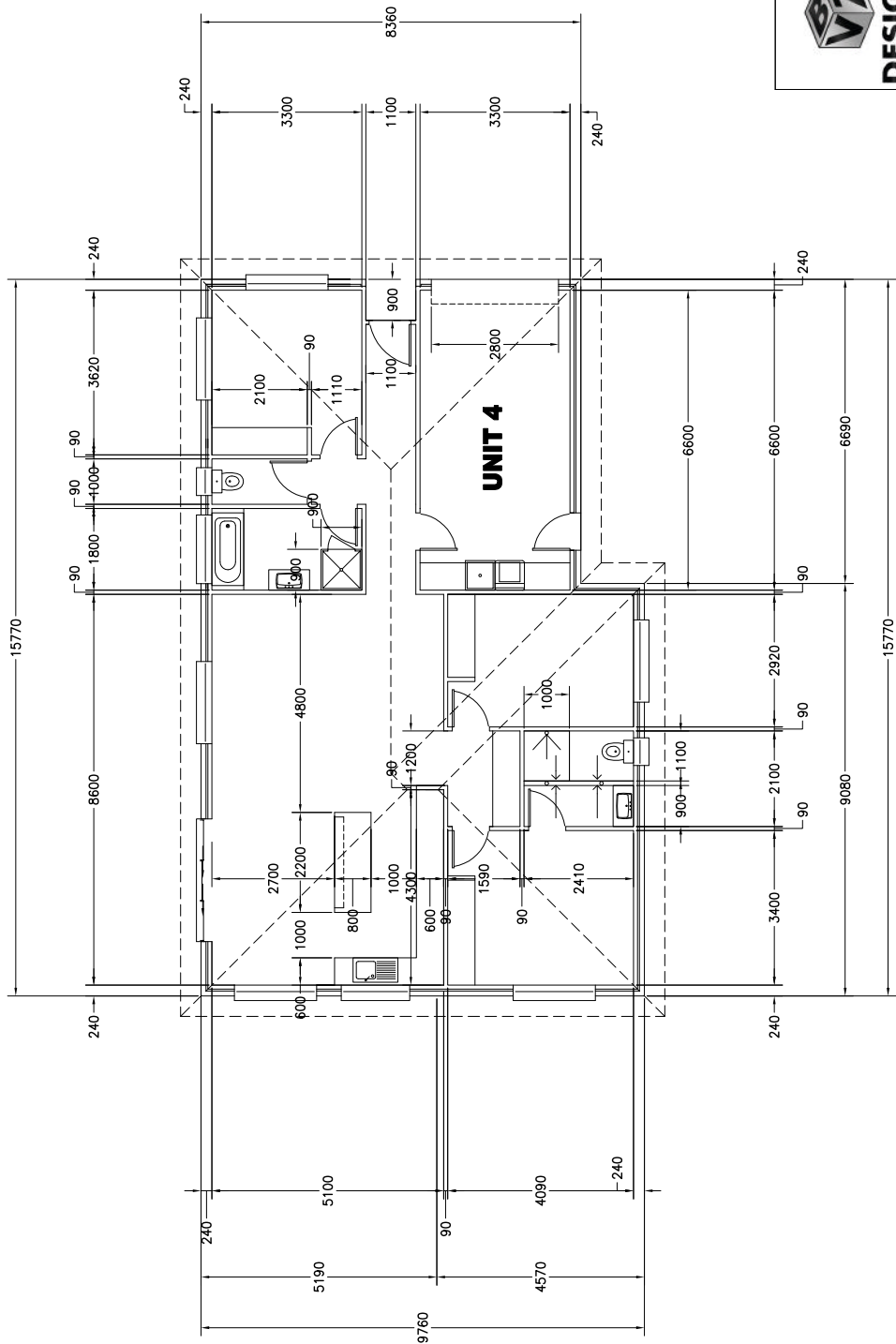
GLOBAL ZONE - AS ABOVE BUT WITH EMBER RESISTANT STEEL MESH AS PER DETAIL


ONE VENT INSTALLED WITHIN 1m OF EACH INTERNAL AND EXTERNAL CORNER IN EAVE AND SPACED EQUALLY ALONG LENGTH OF EAVE WITH SPACING AS PER DETAILS ABOVE

SHEET ROOF
75x38mm HARD WOOD OR 70x35mm MGP12
BATTENS AT 900mm MAX 900mm CRS AND SPAN.
RANGEHOOD AND BATHROOM EXTRACTION FANS
DUCTED TO EAVE/WALL VENT

BRADFORD 418x220mm VENTS





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PROJECT: PROPOSED UNIT DEVELOPMENT FOR
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AT 31 LIFFEY STREET
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DRAWING: FLOOR PLAN WITH DIMENSIONS UNIT 4

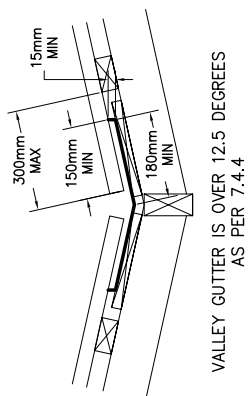
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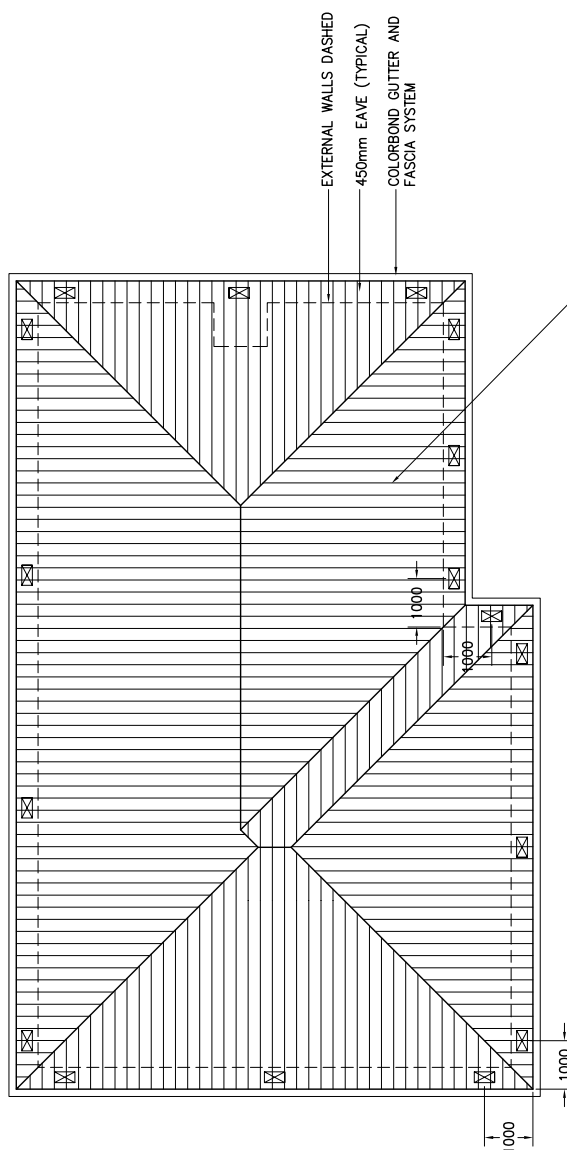
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FLOOR PLAN WITH DIMENSIONS UNIT 4



VALLEY GUTTER IS OVER 12.5 DEGREES
AS PER 7.4.4



COLORBOND CUSTOM ORB ROOF SHEETING
AT 22.5° AND A HALF CORRUGATION
SIDE LAP (TYPICAL), FIXED AT SIDE LAPS;
3 FIXINGS FOR INTERNAL SPANS AND
5 FOR END SPANS, FIXED WITH ROOFZIPS
M6-11x50mm FOR SOFTWOOD AND STEEL
0.35-1.0mm BMT BATENS
12-12-14K35 METAL TEK 1.0-3.0mm BMT
STEEL BATENS
12-11x50mm FOR HARDWOOD

ROOF PLAN UNIT 4

SHEET ROOF
75x38mm HARD WOOD OR 70x35mm MGP12
BATTENS AT 900mm MAX 900mm CRS AND SPAN.
RANGEHOOD AND BATHROOM EXTRACTION FANS
DUCTED TO EAVE/WALL VENT

ROOF OVER 15 DEGREES

BASEL ZONE -- BRADFORD 418x220mm METAL VENT WITH 0.035sq/m OPENING PER VENT -- THEREFORE ONE VENT INSTALLED PER 4.8m LINEAR METER OF WALL

HP / RIDGE VENTILATION
NON BAL ZONE - CONTINUOUS GAP AT RIDGE IN ROOF WRAP WITH AT MINIMUM 5mm GAP AND/OR 5000mm²/m GABLE VENT IN GABLE ROOF
BAL ZONE - AS ABOVE BUT WITH EMBER RESISTANT STEEL MESH AS PER DETAIL

ONE VENT INSTALLED WITHIN 1m OF EACH INTERNAL AND EXTERNAL CORNER IN EAVE AND SPACED EQUALLY ALONG LENGTH OF EAVE WITH SPACING AS PER DETAILS ABOVE

BRADFORD 418x220mm VENTS

REVISION NUMBER	DATE
REVISION 1	03 / 05 / 2025
REVISION 2	31 / 05 / 2025
REVISION 3	02 / 06 / 2025
REVISION 4	13 / 06 / 2025

ROOF CLADDING TO COMPLY WITH NCC PART 7.1-7.5

- GUTTERS AND DOWNPIPES INSTALLED AS PER NCC PART 7.4
GUTTER MUST BE INSTALLED WITH A FALL NOT LESS THAN
1:500 FOR EAVES GUTTERS, UNLESS FIXED TO METAL
FASCIAS

FASCIAS WHERE HIGH FRONTED GUTTERS ARE INSTALLED, PROVISION MUST BE MADE TO AVOID ANY OVERFLOW BACK INTO THE ROOF OR BUILDING STRUCTURE BY INCORPORATING OVERFLOW MEASURES OR THE LIKE

DOWNPIPES MUST--

(A) NOT SERVE MORE THAN 12 M OF GUTTER LENGTH FOR EACH DOWNSPIPE; AND

(B)BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS;
AND

(C)BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN TABLE 7.4.3A, TABLE 7.4.3B AND TABLE 7.4.3C.

FOR ROOF CATCHMENTS UP TO 50SQ/M PER DOWNPIPE MEDIUM RECTANGULAR GUTTERS OR 115MM 'D' GUTTERS MAY BE USED WITH 90ØMM DOWNPIPES

LEAVE AND GUTTER OVERFLOW MEASURE TO BE INSTALLED FOR
1% ANNUAL EXCEEDANCE PROBABILITY

BOX GUTTERS AS PER AS3500.3

7.4.6 ACCEPTABLE CONTINUOUS OVERFLOW MEASURE

(1) FOR A FRONT FACE SLOTTED GUTTER WITH—
A MINIMUM SLOT OPENING AREA OF 1200 MM² (A) PER METRE OF
GUTTER; AND

(c) THE LOWER EDGE OF THE SLOTS INSTALLED A MINIMUM OF 25 MM BELOW THE TOP OF THE FASCIA, THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 0.5 L/S/M, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4-6A.

(2) FOR A CONTROLLED BACK GAP WITH—

(a) A PERMANENT MINIMUM 10 MM SPACER INSTALLED BETWEEN THE GUTTER BACK AND THE FASCIA; AND

(b) ONE SPACER PER BRACKET, WITH THE SPACER NOT MORE THAN 50 MM WIDE; AND

(c) THE BACK OF THE GUTTER INSTALLED A MINIMUM OF 10 MM BELOW THE TOP OF THE FASCIA,

THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 1.5 L/S/M,
CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6B.

(3) FOR THE CONTROLLED BACK GAP OPTION, THE SPACER CAN BE CONSTRUCTED IN ACCORDANCE WITH FIGURE 7-40(b). FOR THE CONTROLLED BACK GAP OPTION, THE SPACER CAN BE A PROPRIETARY CLIP OR BRACKET THAT PROVIDES THE REQUIRED OFFSET OF

THE GUTTER FROM THE FASCIA.



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PROJECT: PROPOSED UNIT DEVELOPMENT FOR
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AT 31 LIFFEY STREET
CARRICK 7291

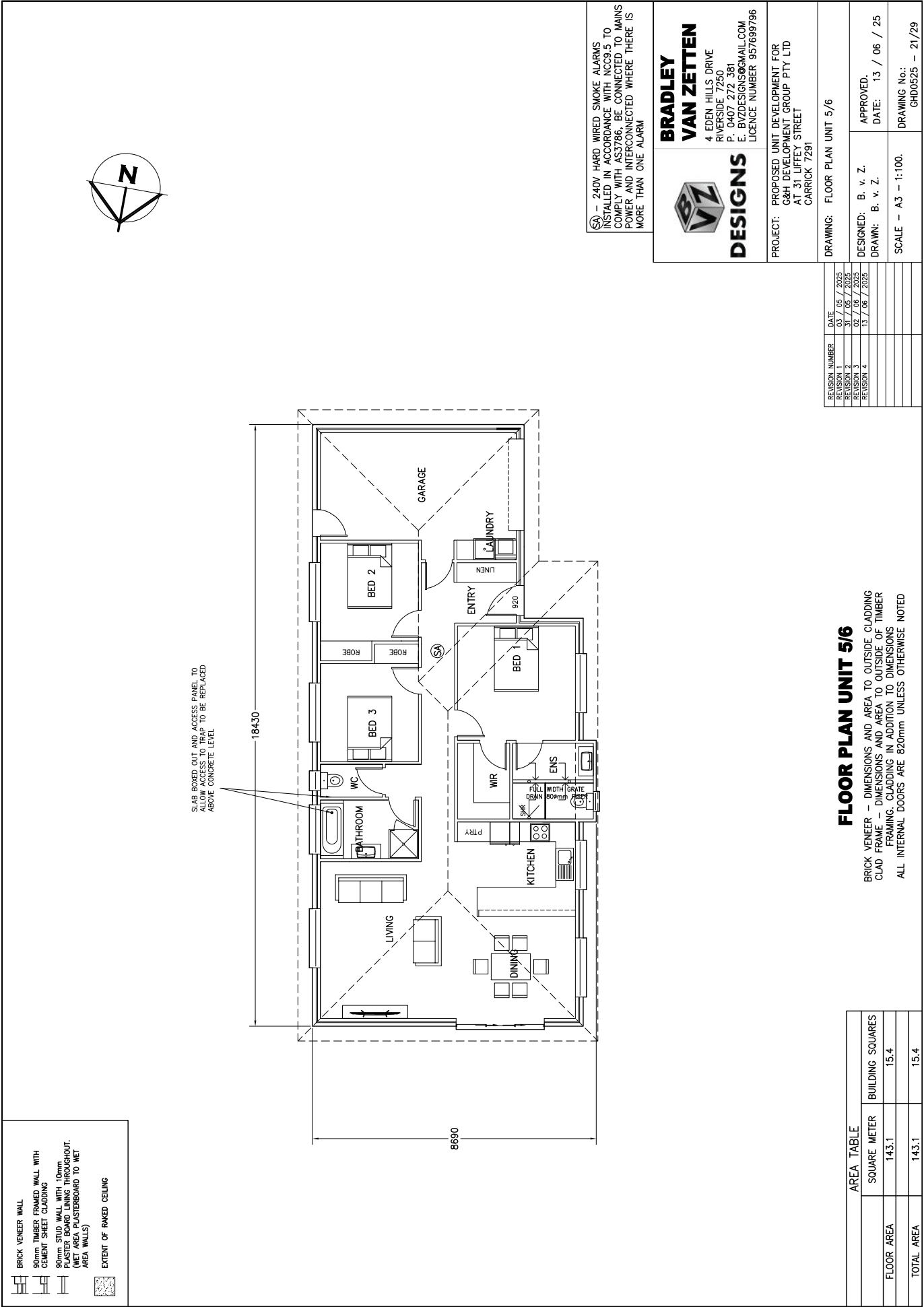
DRAWING: ROOF PLAN UNIT 4

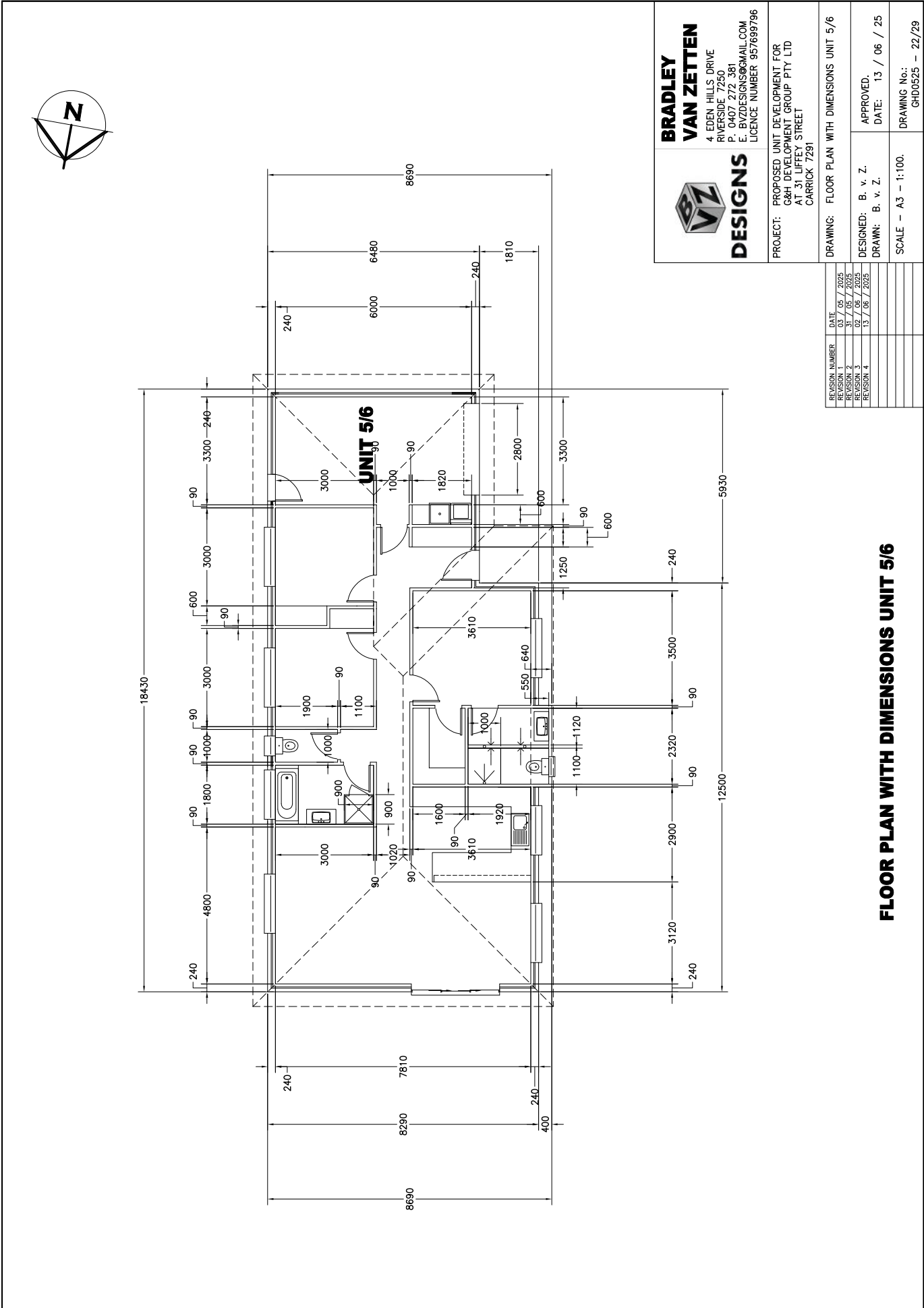
DESIGNED: B. v. Z.


DESIGNED: B. v. Z.
DRAWN: B. v. Z.
DATE: 13 / 06 / 25

SCALE - A3 - 1:100.

SCALE - A3 - 1:100.





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DRAWING: FLOOR PLAN WITH DIMENSIONS UNIT 5/6

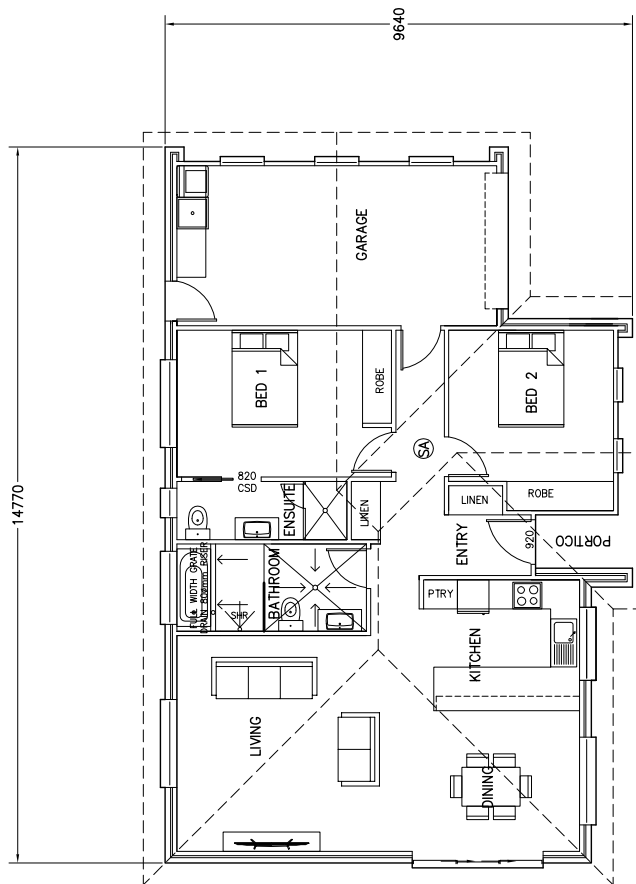
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APPROVED:
DATE: 13 / 06 / 25

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GHD0525 - 22/29

REVISION NUMBER	DATE
REVISION 1	03 / 05 / 2025
REVISION 2	12 / 05 / 2025
REVISION 3	02 / 06 / 2025
REVISION 4	13 / 06 / 2025

FLOOR PLAN WITH DIMENSIONS UNIT 5/6



DESIGNS



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DRAWING: FLOOR PLAN UNIT 7

DESIGNED: B. v. Z. DRAWN: B. v. Z.	APPROVED. DATE: 13 / 06 / 25
SCALE — A3 — 1:100.	DRAWING No.: GHD0525 — 24/29

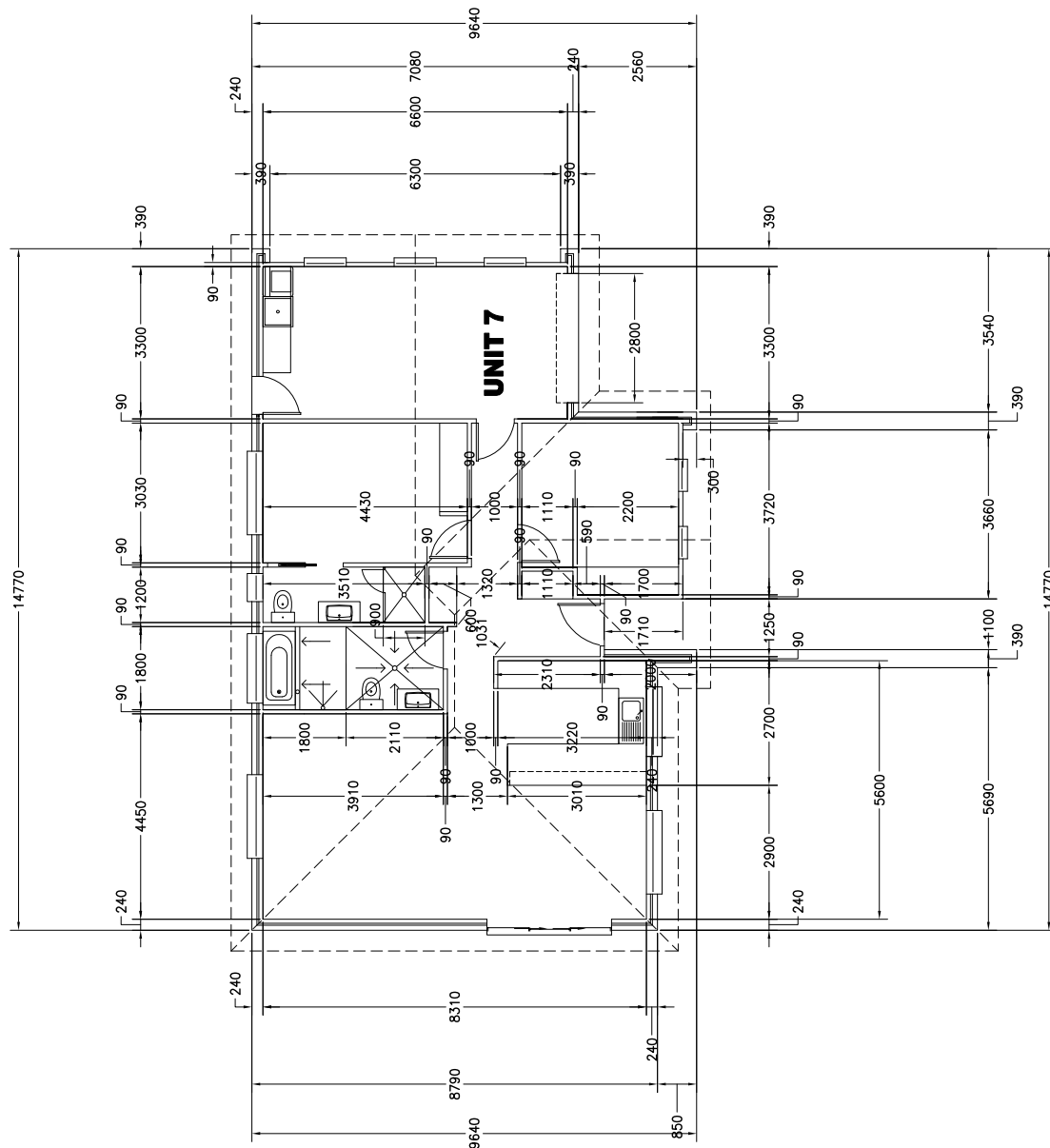
REVISION NUMBER	DATE
REVISION 1	03 / 05 / 2025
REVISION 2	31 / 05 / 2025
REVISION 3	02 / 06 / 2025
REVISION 4	13 / 06 / 2025

FLOOR PLAN UNIT 7

BRICK VENEER – DIMENSIONS AND AREA TO OUTSIDE CLADDING
CLAD FRAME – DIMENSIONS AND AREA TO OUTSIDE OF TIMBER
FRAMING. CLADDING IN ADDITION TO DIMENSIONS
ALL INTERNAL DOORS ARE 820mm UNLESS OTHERWISE NOTED

AREA TABLE		
	SQUARE METER	BUILDING SQUARES
FLOOR AREA	123.9	13.3
TOTAL AREA	123.9	13.3

BRICK VENEER WALL
90mm TIMBER FRAMED WALL WITH CEMENT SHEET CLADDING
90mm STUD WALL WITH 10mm PLASTER BOARD LINING THROUGHOUT (WET AREA PLASTERBOARD TO WET AREA WALLS)
EXTENT OF RAKED CEILING


DESIGNS

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DRAWING: FLOOR PLAN WITH DIMENSIONS UNIT 7

DESIGNED: B. v. Z.

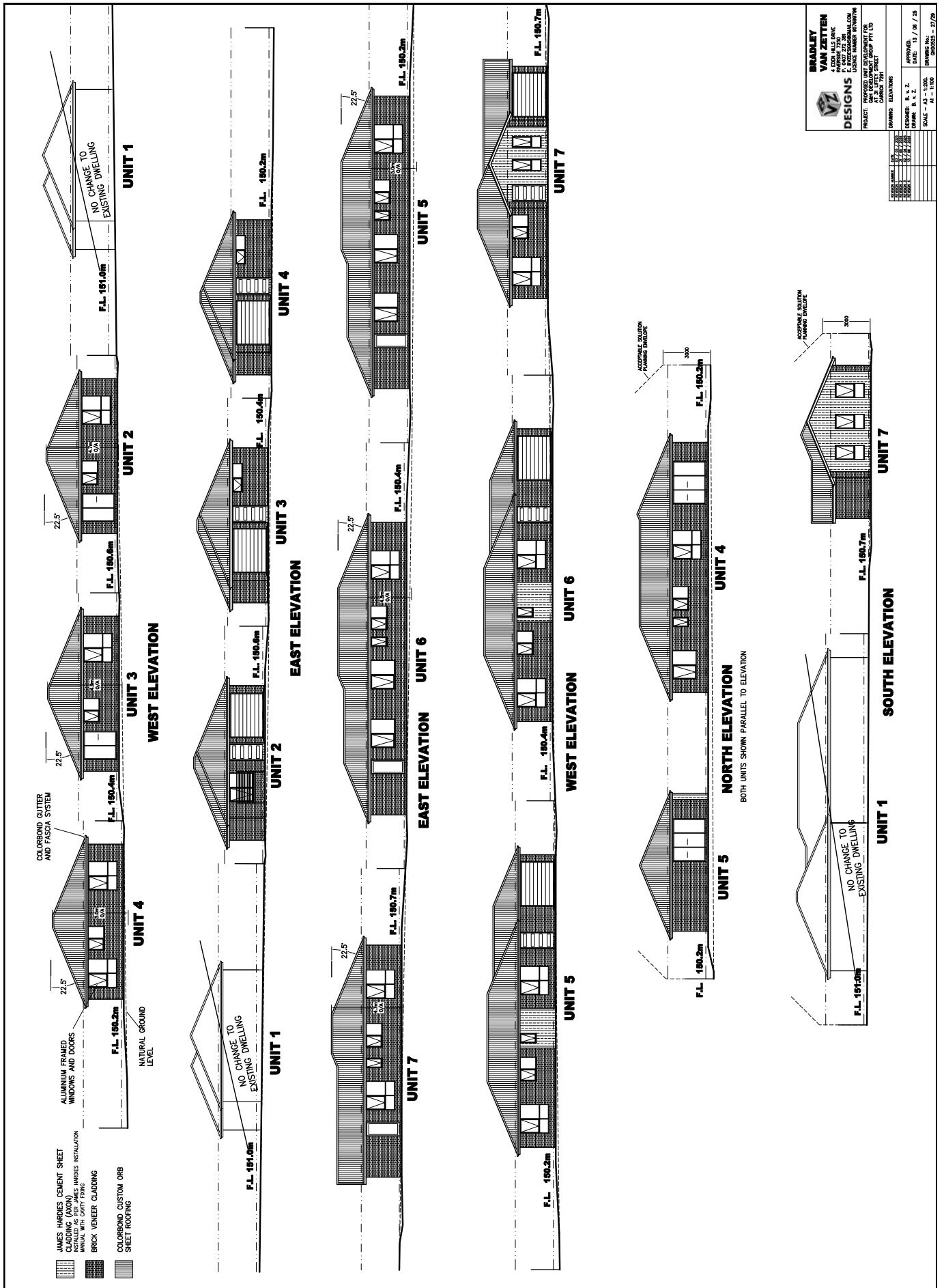
DATE: 13 / 06 / 25

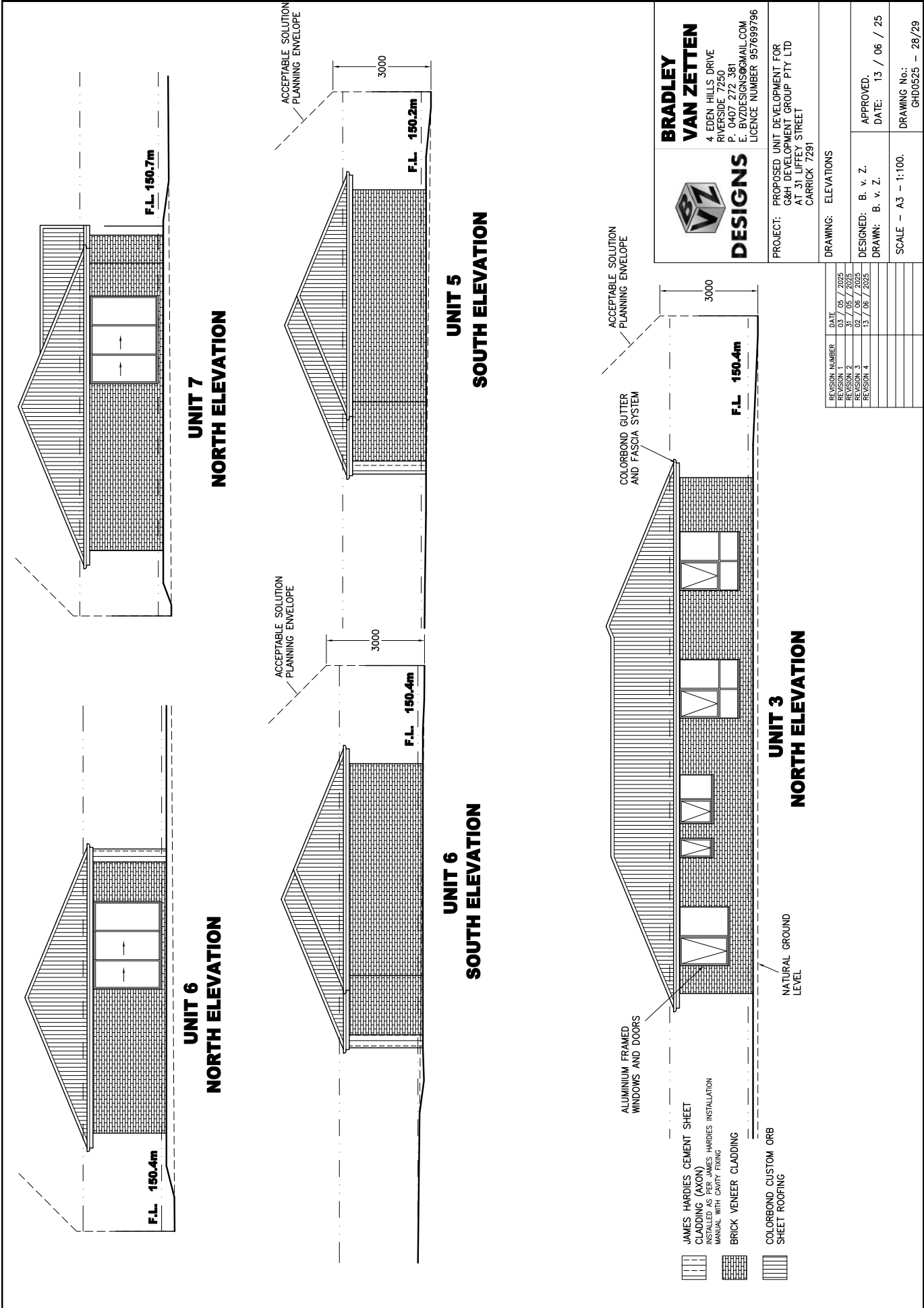
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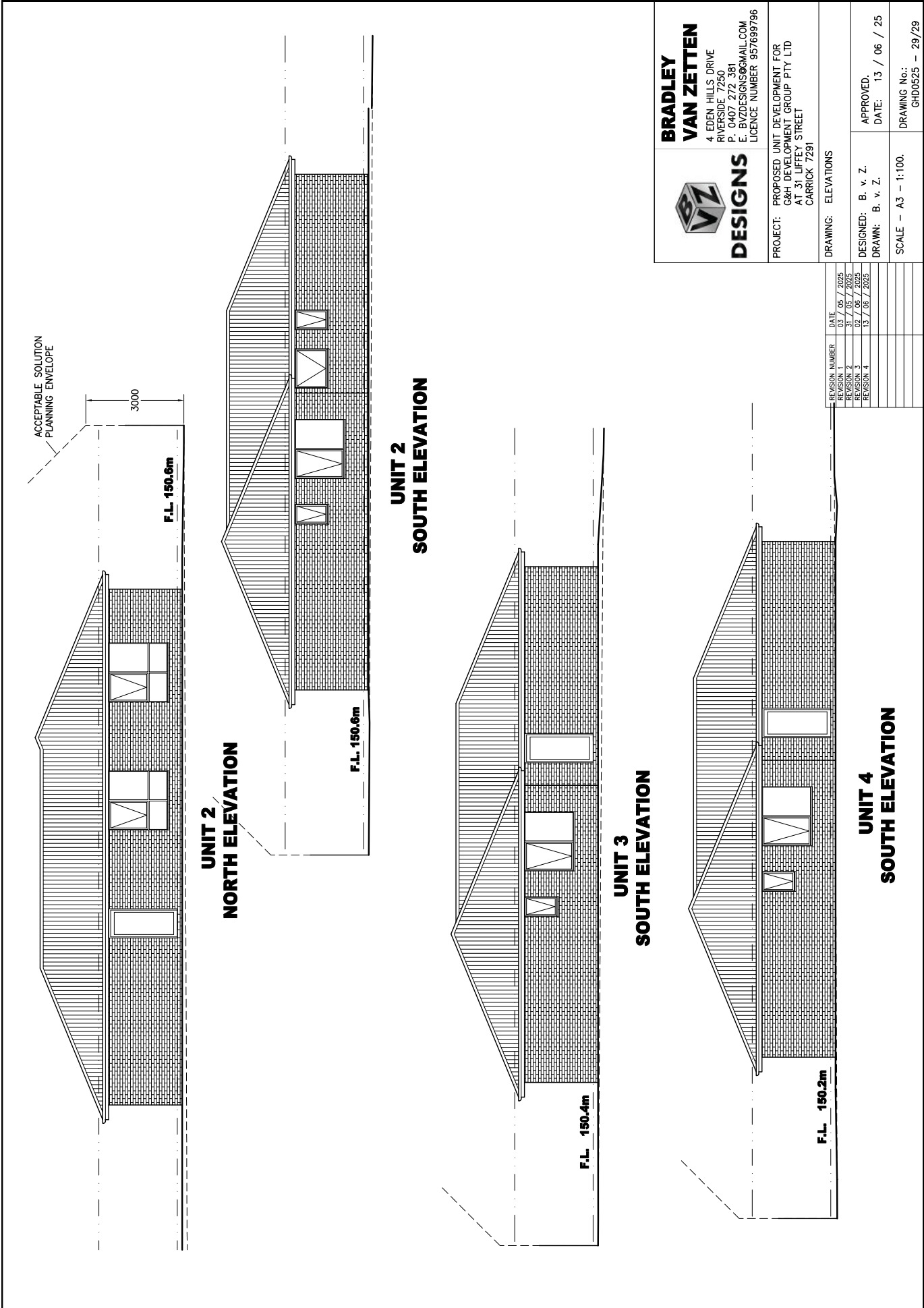
DRAWING No.:
GHD0525

REVISION NUMBER	DATE
REVISION 1	03 / 05 / 2025
REVISION 2	31 / 05 / 2025
REVISION 3	02 / 06 / 2025
REVISION 4	13 / 06 / 2025

FLOOR PLAN WITH DIMENSIONS UNIT 7









31 LIFFEY STREET, CARRICK

UNIT DEVELOPMENT

TRAFFIC IMPACT ASSESSMENT

JULY 2025



Traffic Impact Assessment



31 Liffey Street, Carrick Unit Development

TRAFFIC IMPACT ASSESSMENT

- Final
- July 2025

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Contents

Document history and status	4
1. Introduction	5
1.1 Background	5
1.2 Objectives	5
1.3 Scope of Traffic Impact Assessment (TIA)	5
1.4 References	5
1.5 Statement of Qualifications and Experience	6
1.6 Glossary of Terms	7
1.7 Site Specific Glossary of Terms	8
2. Site Description	9
3. Proposal, Planning Scheme and Road Owner objectives	11
3.1 Description of Proposed Development	11
3.2 Council Planning Scheme	12
3.3 Local Road Network Objectives	12
4. Existing Conditions	13
4.1 Transport Network	13
4.1.1 Meander Valley Secondary Road	13
4.1.2 East Street	13
4.1.3 Liffey Street	13
4.1.4 # 31 Liffey Street	14
4.2 Traffic Activity	16
4.3 Crash History	16
4.4 Services	17
4.5 Road Safety Review	17
4.6 Austroads Safe System Assessment	18
4.7 Sight Distance Review	20
4.8 Access Standard	20
5. Traffic Generation and Assignment	21
5.1 Traffic Growth	21
5.2 Trip Generation	21
5.3 Trip Assignment	21
6. Impact on Road Network	23
6.1 Traffic impact on Liffey Street	23
6.2 Proposed access and internal traffic management	23
6.3 Other impacts	23
6.3.1 Environmental	23

13.2.7 Application Documents

Traffic Impact Assessment



6.3.2	Street Lighting and Furniture	23
7.	Tas. Plan. Scheme - Meander Valley	24
7.1.1	Road and Railway Assets Code C3	24
7.1.2	Parking and Sustainable Transport Code C2	25
8.	Recommendations and Conclusions	31
	Appendices	32
	Appendix A – Proposal Design Plans	33
	Appendix B – MVSR Count Data	39
	Appendix C – Tas 26m B Double Network	41
	Appendix D – Level of Service Descriptions	42
	Appendix E – Extract from MV. Strategic Plan.	43

13.2.7 Application Documents

Traffic Impact Assessment



Document history and status

Revision	Date issued	Reviewed by	Approved by	Date approved	Revision type
1	19 th June 2025	R Burk	R Burk	19 th Jun 2025	Draft
2	2 nd July 2025	R Burk	R Burk	2 nd July 2025	Final

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1. Introduction

1.1 Background

This TIA reviews the proposed multiple dwelling development at 31 Liffey Street, Carrick. The review considers the adjacent road network, road safety, parking requirements and impact of traffic due to the proposal.

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

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

1.2 Objectives

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

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

1.3 Scope of Traffic Impact Assessment (TIA)

This TIA considers in detail the impact of the proposal on Liffey Street, East of the East Street intersection.

1.4 References

- AS 1742.1 – 2014 – General introduction and index of signs
- AS /NZS 2890.1- 2004 – Off-street carparking
- RTA Guide to Traffic Generating Developments – 2002
- ITE Parking Generation Rates - 4th Edition 2010
- Tasmanian Planning Scheme - Meander Valley
- Austroads Guidelines
 - Road Design Part 4A: Unsignalised & Signalised Intersections 2021
 - Traffic Management Part 6: Intersections, Interchanges & Crossings 2020.

Traffic Impact Assessment



1.5 Statement of Qualifications and Experience

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

Richard Burk is an experienced and qualified traffic engineer with:

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

A handwritten signature in blue ink, appearing to read 'R Burk', with a small dot at the end.

Richard Burk

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

Director Traffic and Civil Services Pty Ltd

13.2.7 Application Documents

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 stated number of days in that period.
Austrroads	The Association of Australian and New Zealand road transport and traffic authorities and includes the Australian Local Government Association.
Delay	The additional travel time experienced by a vehicle or pedestrian with reference to a base travel time (e.g. the free flow travel time).
DSG	Department of State Growth – The Tasmanian Government Department which manages the State Road Network.
GFA	Gross Floor Area
Intersection Kerb	The place at which two or more roads meet or cross. A raised border of rigid material formed at the edge of a carriageway, pavement or bridge.
km/h	Kilometres per hour
Level of Service	An index of the operational performance of traffic on a given traffic lane, carriageway or road when accommodating various traffic volumes under different combinations of operating conditions. It is usually defined in terms of the convenience of travel and safety performance.
m	Metres
Median	A strip of road, not normally intended for use by traffic, which separates carriageways for traffic in opposite directions. Usually formed by painted lines, kerbed and paved areas grassed areas, etc.
Movement	A stream of vehicles that enters from the same approach and departs from the same exit (i.e. with the same origin and destination).
Phase	The part of a signal cycle during which one or more movements receive right-of-way subject to resolution of any vehicle or pedestrian conflicts by priority rules. A phase is identified by at least one movement gaining right-of-way at the start of it and at least one movement losing right-of-way at the end of it.

13.2.7 Application Documents

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 traffic demands.
Traffic Growth Factor	A factor used to estimate the percentage annual increase in traffic volume.
Trip	A one-way vehicular movement from one point to another excluding the return journey. Therefore, a vehicle entering and leaving a land use is counted as two trips. (RTA Guide to Traffic generating Developments).
Turning Movement	The number of vehicles observed to make a particular turning movement (left or right turn, or through movement) at an intersection over a specified period.
Turning Movement Count	A traffic count at an intersection during which all turning movements are recorded.
Vehicle Actuated Traffic Signals	Traffic signals in which the phasing varies in accordance with the detected presence of vehicles on the signal approaches.
vpd	vehicles per day – The number of vehicles travelling in both directions passing a point during a day from midnight to midnight.
vph	vehicles per hour – The number of vehicles travelling in both directions passing a point during an hour.

1.7 Site Specific Glossary of Terms

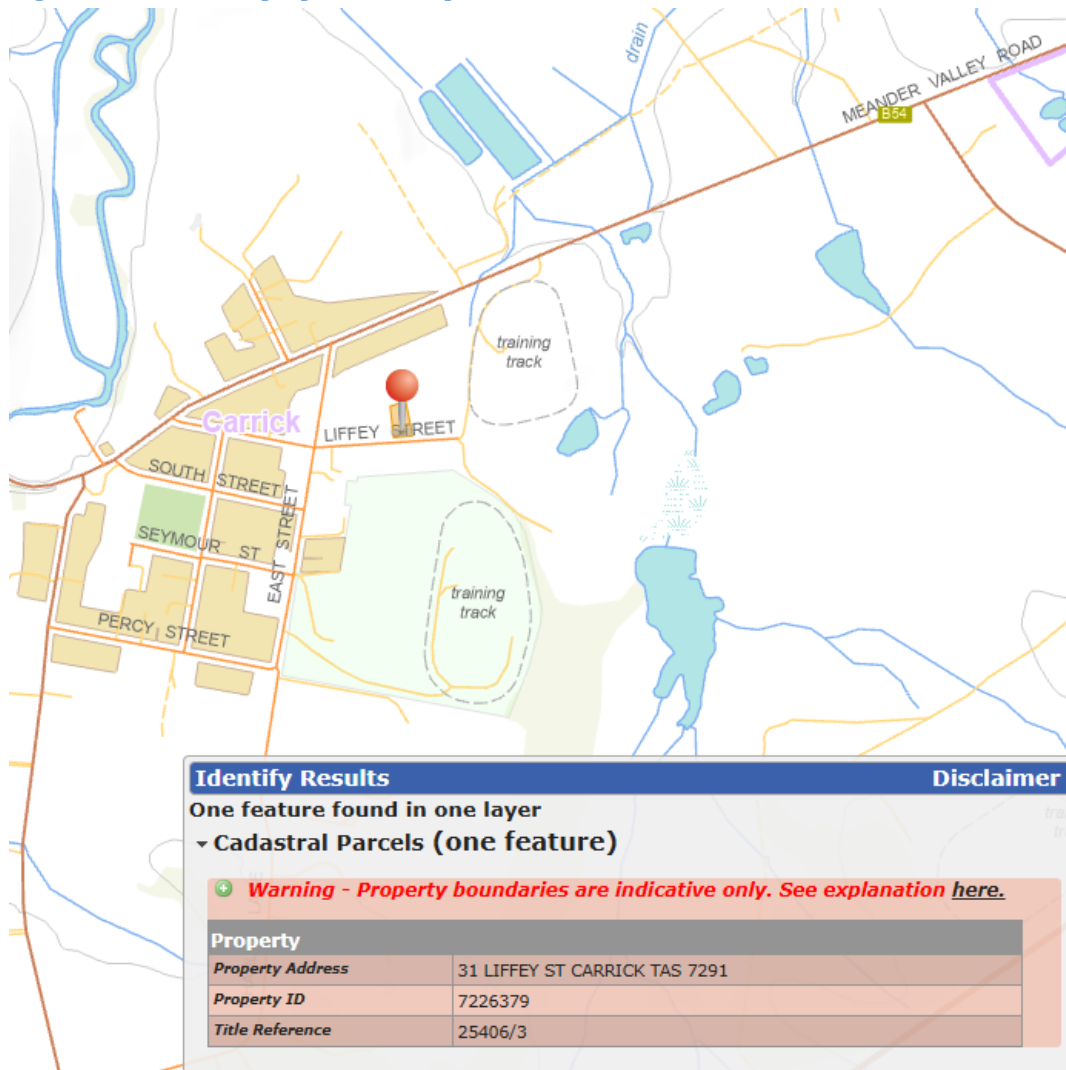
MVC	Meander Valley Council
SSA	Safe System Assessment
MVSR	Meander Valley Secondary Road



2. Site Description

The 31 Liffey Street is on the Northern side of the road, see Figure 1&2. The topography is flat and within an urban residential setting.

Figure 1 - Location of proposed development



Source: LISTmap, DPIPWE

13.2.7 Application Documents

Traffic Impact Assessment



Figure 2 – Development site – 31 Liffey Street, Westbury



Source: LISTmap, DPIPW

Figure 3 – Aerial View of 31 Liffey Street, Westbury



Source: LISTmap, DPIPW



3. Proposal, Planning Scheme and Road Owner objectives

3.1 Description of Proposed Development

The proposal is to develop 31 Liffey Street with 5*3-bedroom residential units, a 2-bedroom residential unit and retain the existing 3-bedroom house, see Figure 4, ie 7 dwelling in total. Floor plans are attached in Appendix A.

Figure 4 – Proposed site layout



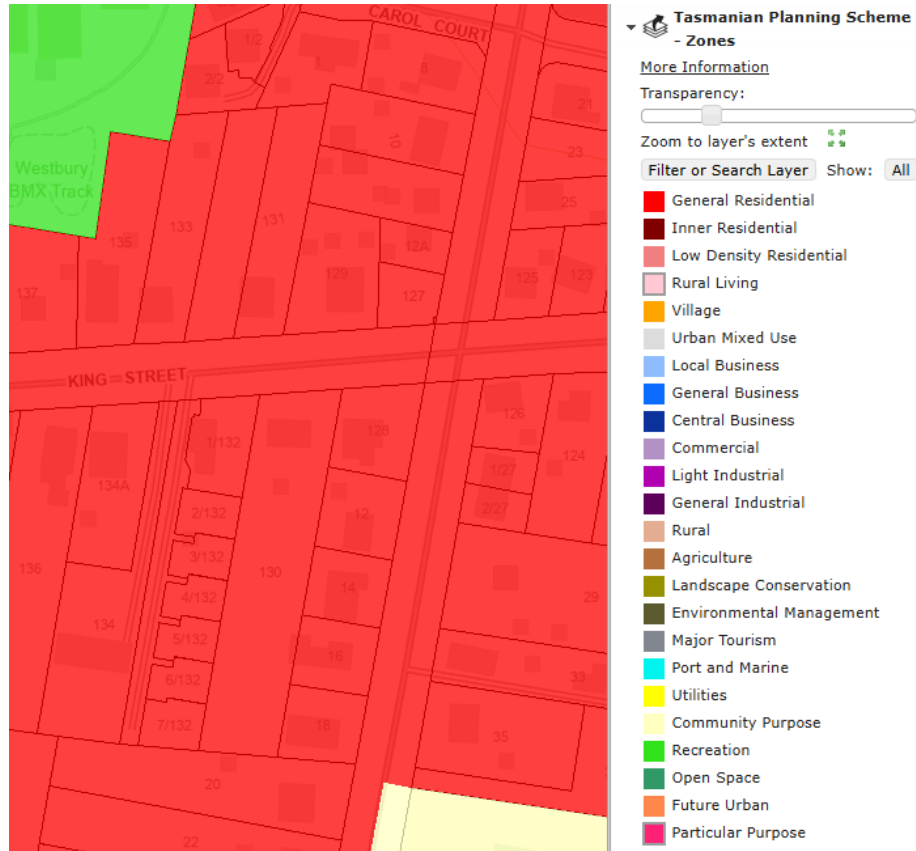
Traffic Impact Assessment



3.2 Council Planning Scheme

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

Figure 5 – Zoning for 31 Liffey Street is General Residential



Source: LISTmap, DPIWE

3.3 Local Road Network Objectives

The Meander Valley Community Strategic Plan (MVCSP) 2024 – 2034 outlines, see Appendix E for road infrastructure objectives.



4. Existing Conditions

4.1 Transport Network

The adjacent road network consists of Meander Valley Secondary Road, a State Road, East Street and Liffey Street which are Council Roads. None of these roads are part of the 26m B Double Network in Tasmania, see Appendix C.

4.1.1 Meander Valley Secondary Road

Meander Valley Secondary Road (MVSR) also known as Meander Valley Road, is Category 5 Other Road in the State Road Hierarchy with some 3,681 vpd (2024) through Carrick, see Appendix B. The road has a 50km/h speed limit and is a 2 Lane 2-way road with on street parking and footpath both sides and is delineated with line marking and street lighting.

4.1.2 East Street

East Street is a two-way residential collector street with a speed limit of 50km/h and seal width of 5m with footpaths both sides of the road. AADT is estimated at 370vpd (2023).

East Street intersects with Liffey Street, see Figure 6, with East Street the priority road.

4.1.3 Liffey Street

Liffey Street East of East Street is a two-way residential street. The General Urban Speed Limit of 50km/h applies. The road has a 4.5m sealed width and no footpaths. AADT is estimated at 150vpd.

Figure 6 – Aerial view of East St / Liffey St intersection



Source: LISTmap, DPIIWE

13.2.7 Application Documents

Traffic Impact Assessment



4.1.4 # 31 Liffey Street

The existing access to 130 King Street is on the West side of the property. Figures 7 – 13 show the nature of the access.

Figure 7 – Aerial view of 31 Liffey Street access



Source: LISTmap, DPIPWE

Figure 8 – Elevation view of access to 31 Liffey Street



Figure 9 – Looking left from 31 Liffey Street access



Sight distance
left is 118m.

13.2.7 Application Documents

Traffic Impact Assessment



Figure 10 – Looking right from 31 Liffey Street access



Figure 11 – Western approach to 31 Liffey Street access



Sight distance
right is 202m.

Figure 12 – Eastern approach to 31 Liffey Street access



Traffic Impact Assessment



Figure 13 – Sideview of stormwater management at 31 Liffey Street access



4.2 Traffic Activity

Estimated traffic activity on the adjacent road network is estimated as follows:

- Meander Valley Road – 3,681 vpd (2024) and 370vph at peak times, see Appendix B.
- East Street – 370 vpd (2023) and 40vph at peak times.
- Liffey Street – 150vpd (2025) and 15vph at peak times.

4.3 Crash History

The Department of State Growth is supplied with reported crashes by Tasmania Police. The Department maintains a crash database from the crash reports which is used to monitor road safety, identify problem areas and develop improvement schemes. The 5-year reported crash history for Liffey Street is summarised in Figures 14 and 15. The crash history shows no evidence of a crash propensity in the vicinity of the proposal as of 11 June 2025.

Figure 14 – 5 Year Reported Crash History Summary for Liffey Street

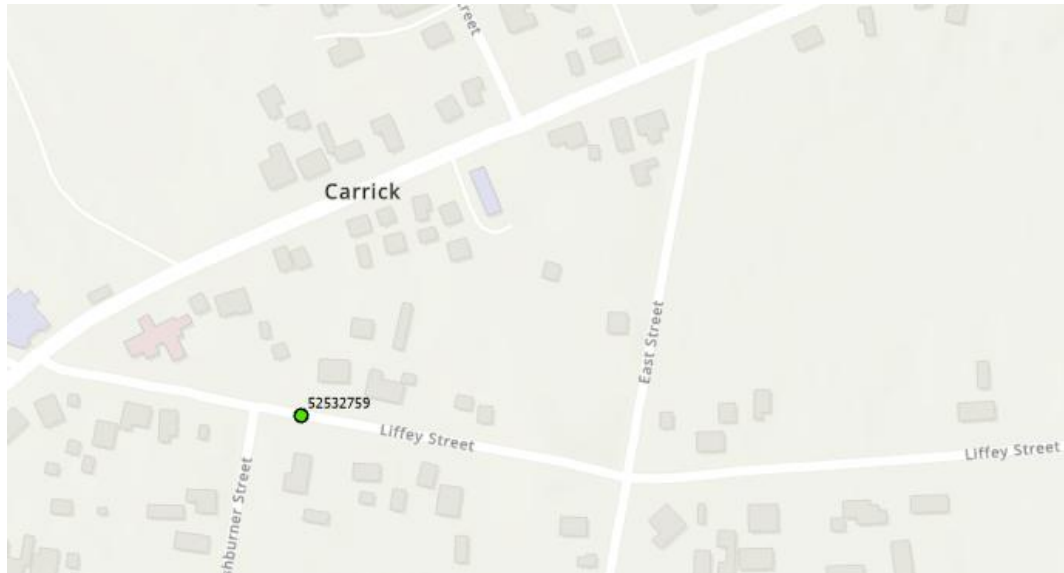
Crash Id	Units	Description	Date	Time	Severity	Light	Speed Limit (km/h)	Location
52532759	LV; LV	147 - Emerging from driveway or lane	29-SEP-2024	12:05	PDO	Daylight	50	Liffey St.

LV|Light vehicle
PDO|Property Damage Only

Traffic Impact Assessment



Figure 15 – 5 Year Reported Crash locations on Liffey Street



4.4 Services

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

4.5 Road Safety Review

From inspection of Liffey Street (East Street to East end no road safety deficiencies were identified.

Traffic Impact Assessment



4.6 Austroads Safe System Assessment

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

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

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

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

From safe system assessment, the Liffey Street link there is evidence of good alignment with the safe system objective with a crash risk score of 19/448, see Figures 17 and 16.

Figure 16 – Austroads Safe System Assessment alignment between crash score and risk





Figure 17 – Liffey Street (East Street to East end) Safe System Assessment

Safe System Assessment			Existing situation - Liffey Street (East Street to East end)					
Exposure		Run-off-road	Head-on	Intersection	#39 Access	Pedestrian	Cyclist	Motorcyclist
	Justification (AADT 150vpd)	Low traffic , no run off road crashes	Low traffic, no head on crashes	Low traffic volume on side roads 150 vpd , no reported crashes	Low traffic, no crashes	Low pedestrian activity, no crashes	Low cyclist activity, no crashes	Low motorcyclist activity, no crashes
	Score / 4	1	1	1	1	1	1	1
Likelihood		6m trafficable width, 4.5m wide sealed straight and flat road, no roadside hazards, open sight lines, street lighting.	6m trafficable width, 4.5m wide sealed straight and flat road, no roadside hazards, open sight lines, street lighting.	Cross intersection with Simple layout, line marked and signed.	Standard access	No footpaths	6m trafficable width, 4.5m wide sealed straight and flat road, no roadside hazards, open sight lines, street lighting.	6m trafficable width, 4.5m wide sealed straight and flat road, no roadside hazards, open sight lines, street lighting.
	Justification							
	Score / 4	2	2	2	1	1	1	2
Severity		low speed environment (50km/h)	low speed environment (50km/h)	low speed environment (50km/h)	low speed environment (50km/h)	Medium - high (50km/h)	Medium - high (50km/h)	Medium - high (50km/h)
	Justification (50km/h speed limit)							
	Score / 4	1	1	1	1	3	3	3
Product	Total Score /64	2	2	2	1	3	3	6
	Total /448							19

13.2.7 Application Documents

Traffic Impact Assessment



4.7 Sight Distance Review

Sight distance availability and requirements are summarised in Figure 18.

Figure 18 – Sight Distance Summary

Junction Major Rd - Minor Rd	Speed Limit (km/h)	Speed Environment (km/h)	Road frontage sight distance			
			Austroads SISD (m)	Available		AS 2890.1 SSD(m)
				Left(m)	Right(m)	
Existing 31 Liffey St. access	50	50	80	118	202	30
SISD compliant						

4.8 Access Standard

31 Liffey Street has roadside drainage to a stormwater pit, see Figure 13, as the road has no kerb & channel for stormwater management.

To match in with Liffey Street infrastructure, a driveway culvert is not required and the proposed reinforced concrete driveway connected to Liffey Street with a sealed apron. This is in keeping with the access standard in Liffey Street.

The existing access to the existing residence at 31 Liffey Street is adequate as is.

Access works should broadly comply with LGAT Standard Drawing TSD-R09 which is accessible online at.

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



5. Traffic Generation and Assignment

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

5.1 Traffic Growth

Compound annual traffic growth on Liffey Street for projection purposes is assumed to be 1% to allow for other infill development:

- AADT (2025) 150 vpd and 15vph
- AADT (2035) 165vpd and 16 vph

5.2 Trip Generation

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

- Existing 3-bedroom dwelling: 9vpd and 0.85vph
- Multiple Dwellings:
 - Up to 2 bedrooms: 4-5vpd and 0.4 - 0.5vph
 - 2 or more bedrooms: 5-6.5vpd and 0.5-0.65vph

The proposal consists of 5*3-Bedroom units, 1*2-Bedroom unit and the existing residence. The units will be accessed from a central driveway. The residence will continue to be accessed from the existing driveway.

Accordingly, once fully developed the proposal is estimated to generate:

- 44vpd & 4 vph

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

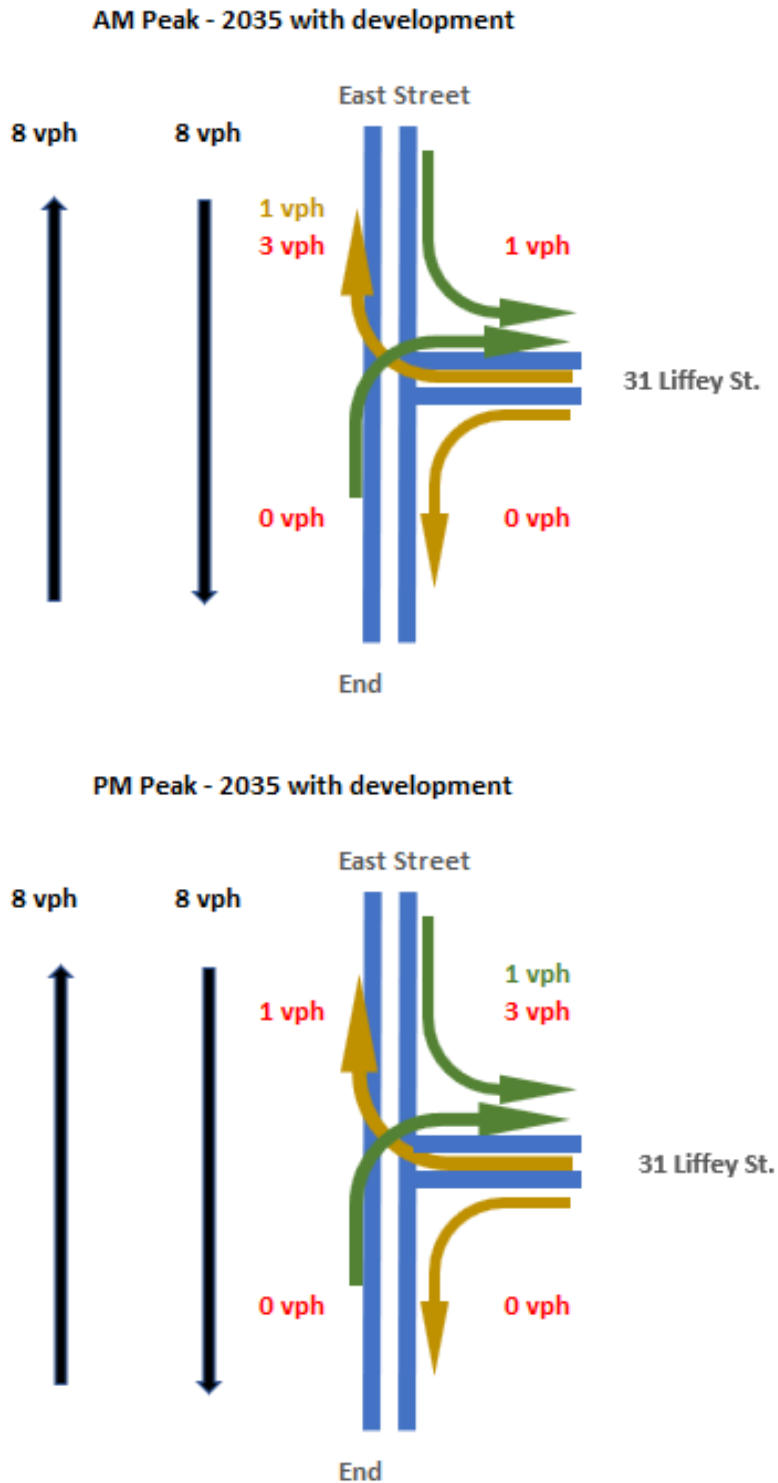
5.3 Trip Assignment

Figure 19 shows the traffic assignment for 2035 at the proposed access to 31 Liffey Street.

Traffic Impact Assessment



Figure 19 – Projected AM & PM traffic movements at 31 Liffey St for 2035





6. Impact on Road Network

6.1 Traffic impact on Liffey Street

2035 traffic flow on Liffey Street is estimated at 165vpd without the proposal. The proposal will result in an additional 35 vpd to Liffey Street which can easily be absorbed. These traffic activity levels are low at about 30% of capacity so there are no capacity issues with this proposal. The East Street / Liffey Street intersection is estimated to operate at LOS A by 2035. LOS descriptions are attached in Appendix D.

6.2 Proposed access and internal traffic management

The proposed access and internal driveway provide suitably for 2-way traffic.

Liffey Street collection of waste bins is proposed, see design plans in Appendix A.

6.3 Other impacts

6.3.1 Environmental

No environmental impacts were identified in relation to:

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

6.3.2 Street Lighting and Furniture

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



7. Tas. Plan. Scheme - Meander Valley

7.1.1 Road and Railway Assets Code C3

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

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

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

Not applicable as the roads are not Category 1.

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

A1.2 is not satisfied as no written consent has been issued by the road authority, see response to Performance Criteria P1.

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

Not applicable as no rail network is involved.

Acceptable solution A1.4:

Vehicular traffic to and from the site, using an 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 increase traffic generation from 9 to 44 vpd i.e a 35 vpd increase on Liffey Street which is classed *other road*.

A1.4 is satisfied.

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

A1.5 is satisfied.

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 construction within 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 construction within a road or railway attenuation area.

7.1.2 Parking and Sustainable Transport Code C2

C2.5.1 Car parking numbers

Acceptable Solution A1

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

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

From (d)(ii), Table C2.1 for residential use requires:

- 2 spaces / dwelling for 2 or more-bedroom dwelling in General Residential Zone
- 1 visitor parking space / 3 dwellings in General Residential Zone

Proposal is for 6 units:

- 1 single lock up garage & 1 driveway space for resident parking for each unit.
- 2 visitor parking spaces.

A1 is satisfied.

Traffic Impact Assessment



C2.5.2 Bicycle parking numbers

No requirement.

C2.5.3 Motorcycle parking numbers

Acceptable Solution A1

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

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

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

C2.5.4 Loading Bays

Acceptable Solution A1

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

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

C2.6.1 Construction of parking areas

Acceptable Solution A1

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

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

Sealed parking spaces and driveway is proposed, see Appendix A.

Stormwater will be drained to the public stormwater system as per plan note "sealed driveway to fall to pits"

A1 is satisfied.



C2.6.2 Design and layout of parking areas

Acceptable Solution A1.1

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

(a) comply with the following:

- i. *have a gradient in accordance with Australian Standard AS 2890 Parking facilities, Parts 1-6. Satisfied.*
- ii. *Provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces. Satisfied*
- iii. *Have an access width not less than the requirements in Table C2.2.*
Proposal provides an access width of 4.5m which satisfies Table C2.2 where 6 to 20 parking spaces are proposed and 6m wide driveway internally satisfying Table C2.2
- iv. *Have car parking space dimensions which satisfy the requirements in Table C2.3.*
 - 90-degree resident garage parking spaces are 2.8m wide by 5.4m long with 6.1m of manoeuvre space.
 - 90-degree resident & visitor parking spaces are 3.1m wide by 5.4m long with 6.16m of manoeuvre space.Table C2.3 is satisfied.
- v. *Have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces.*
Manoeuvre space, see above, is available satisfying Table C2.3.
- vi. *Have a vertical clearance of not less than 2.1 metres above the parking surface level, Satisfied.*
- vii. *Excluding a single dwelling, be delineated by line marking or other clear physical means. Satisfied.*

(b) Comply with Australian Standard AS 2890 Parking facilities, Parts 1-6. Satisfied.

A1.1 is satisfied.

Traffic Impact Assessment



Acceptable Solution A1.2

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

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

Not Applicable.

C2.6.3 Number of accesses for vehicles

Acceptable Solution A1

The number of accesses provided for each frontage must:

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

An existing and proposed two-way access is proposed. **A1 is not satisfied.**

Performance Criteria P1

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

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

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

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

The effective width of Liffey Street is 6.0m wide with sealed width of 4.5m, which caters for all driveways either side of the street without conflict issues.

From Safe System Assessment Liffey Street is considered a very low crash risk. The proposal is considered safe as the existing and proposed accesses have adequate sight distance, see Figure 16. The proposal is considered safe and efficient. **P1 is satisfied**

Traffic Impact Assessment



C2.6.5 Pedestrian access

Acceptable Solution A1.1

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

(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:

- i. a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or*
- ii. protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and*

(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.

The proposal requires 14 car parking spaces for the 6 unit including visitor parking and no footpaths are proposed due to site constraints i.e lack of width.

A1.1 is not satisfied.

Performance Criteria P1

Safe and convenient pedestrian access must be provided within parking areas, regarding:

- (a) the characteristics of the site.*
- (b) the nature of the use*
- (c) the number of parking spaces*
- (d) the frequency of vehicle movements*
- (e) the needs of persons with a disability*
- (f) the location and number of footpath crossings*
- (g) vehicle and pedestrian traffic safety*
- (h) the location of any access ways or parking aisles*
- (i) any protective devices proposed for pedestrian safety.*

The site has insufficient width to provide footpath and 2.5m separation to the driveway.

The use is residential in a low-speed environment < 30km/h.

Adequate off-street parking is proposed.

Vehicle activity is low with peak vehicle movements at some 4 vph.

Sealed surfaces are provided in all areas conducive to safe pedestrian use.

From Austroads Safe System Assessment crash risk is considered very low:

13.2.7 Application Documents

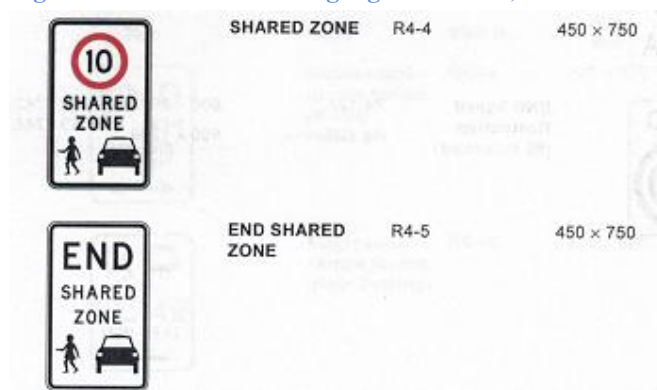
Traffic Impact Assessment



- Crash exposure is low as traffic activity levels are low and pedestrian activity in the vicinity of vehicles is low i.e low crash exposure.
- Crash likelihood is low as Australian Standard off street parking is provided, sight lines are open and pedestrian activity and parking areas are reasonable separate and at low activity levels.
- Crash severity is low as the vehicle speed environment is low < 30km/h.

Formal signage of shared zones is a recognised pedestrian safety improvement where there is a mix of pedestrian, local access traffic only and situation where this is no kerb separation between pedestrians and vehicles. This is because Shared Zone signage includes provision of a regulator speed limit to keep speed to an appropriate level. In the case of the proposed driveway a 10 km/hr speed limit is considered normal. The proposed development is in keeping with this kind of situation. Figure 20 shows Shared Zone signage standards.

Figure 20 – Shared Zone signage standards, AS1742.1-2014



Accordingly, TCS recommends acceptance of the proposal with provision of 10km/hr Shared and End Shared Zone signage at the entry and exit to the development to limit speeds to a safe level. **P1 is satisfied.**

Acceptable Solution A1.2

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

A1.2 is not applicable.

C2.6.6 Loading bays

Acceptable Solution A1

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

A1 is not applicable.



8. Recommendations and Conclusions

This traffic impact assessment has been prepared to consider the proposed 6 residential units and existing residence at 31 Liffey Street, Carrick.

2035 traffic flow on Liffey Street is estimated at 150vpd without the proposal.

The proposal will increase traffic generation at 31 Liffey Street from 9vpd to 44 vpd i.e a 35vpd increase on Liffey Street which can easily be absorbed. These traffic activity levels are low at about 30% of capacity so there are no capacity issues with this proposal. Liffey Street and the Intersection with East Street is estimated to operate at LOS A by 2035 which is a very high LOS.

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

No traffic safety issues were apparent in the vicinity of the proposal and the five -year reported crash history reports provides no evidence of a crash propensity in the vicinity of the proposal. Safe System Assessment of Liffey Street indicates excellent alignment with the Safe System Objective with a very low crash risk.

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

Recommendations:

- *The proposed access to 31 Liffey Street has roadside drainage to a stormwater pit, see Figure 13, as the road has no kerb & channel for stormwater management. To match in with Liffey Street infrastructure, a driveway culvert is not required and the proposed reinforced concrete driveway connected to Liffey Street with a sealed apron. This is in keeping with the access standard in Liffey Street. Access works should broadly comply with LGAT Standard Drawing TSD-R09.*
- *Install 10km/h Shared Zoned signage for traffic entering the driveway and End Shared Zone signage for traffic exiting the driveway onto Liffey Street, see Figure 20.*

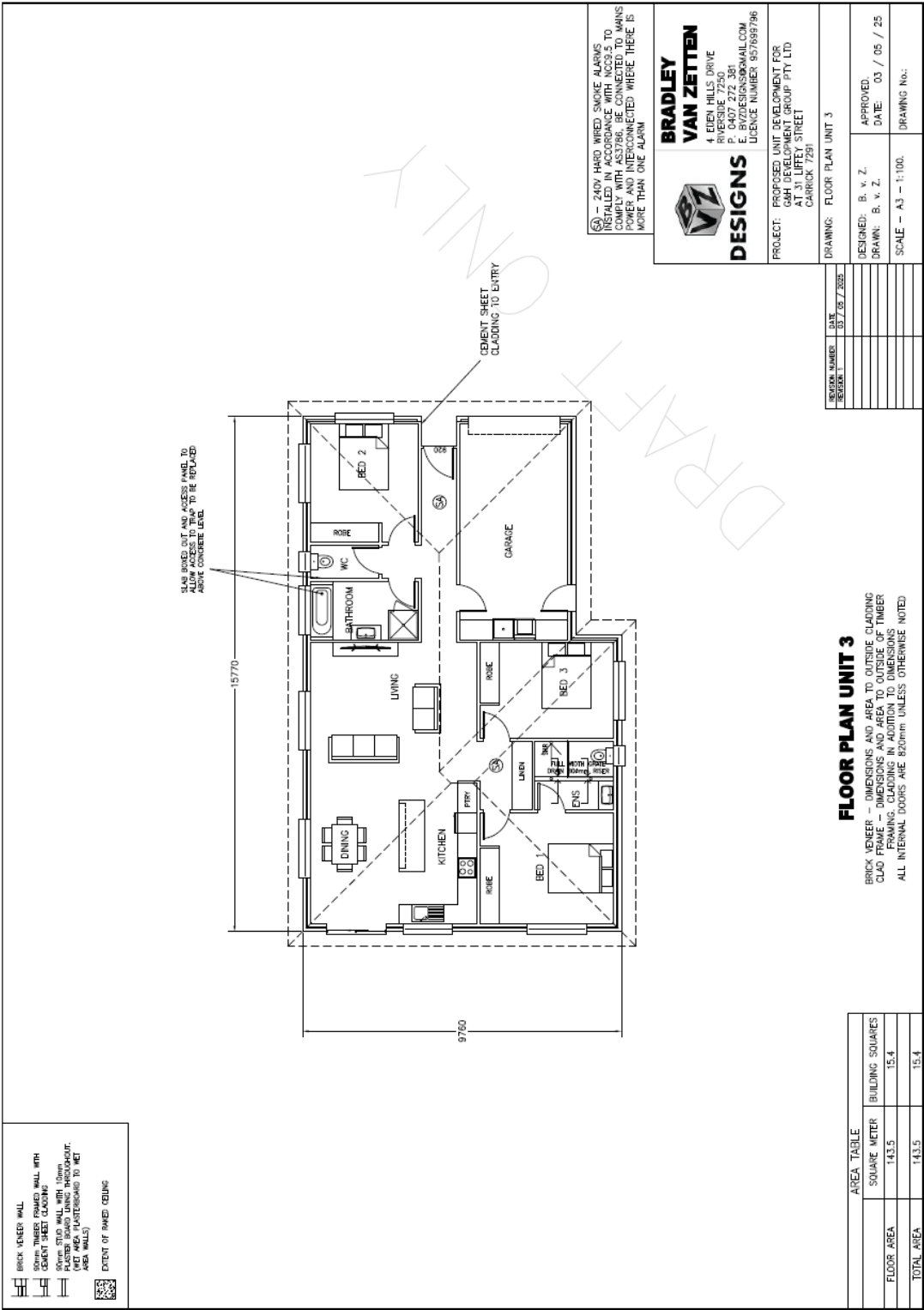
Overall, it has been concluded that the proposed development will not create any traffic issues and traffic will continue to operate safely and efficiently along Liffey Street.

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

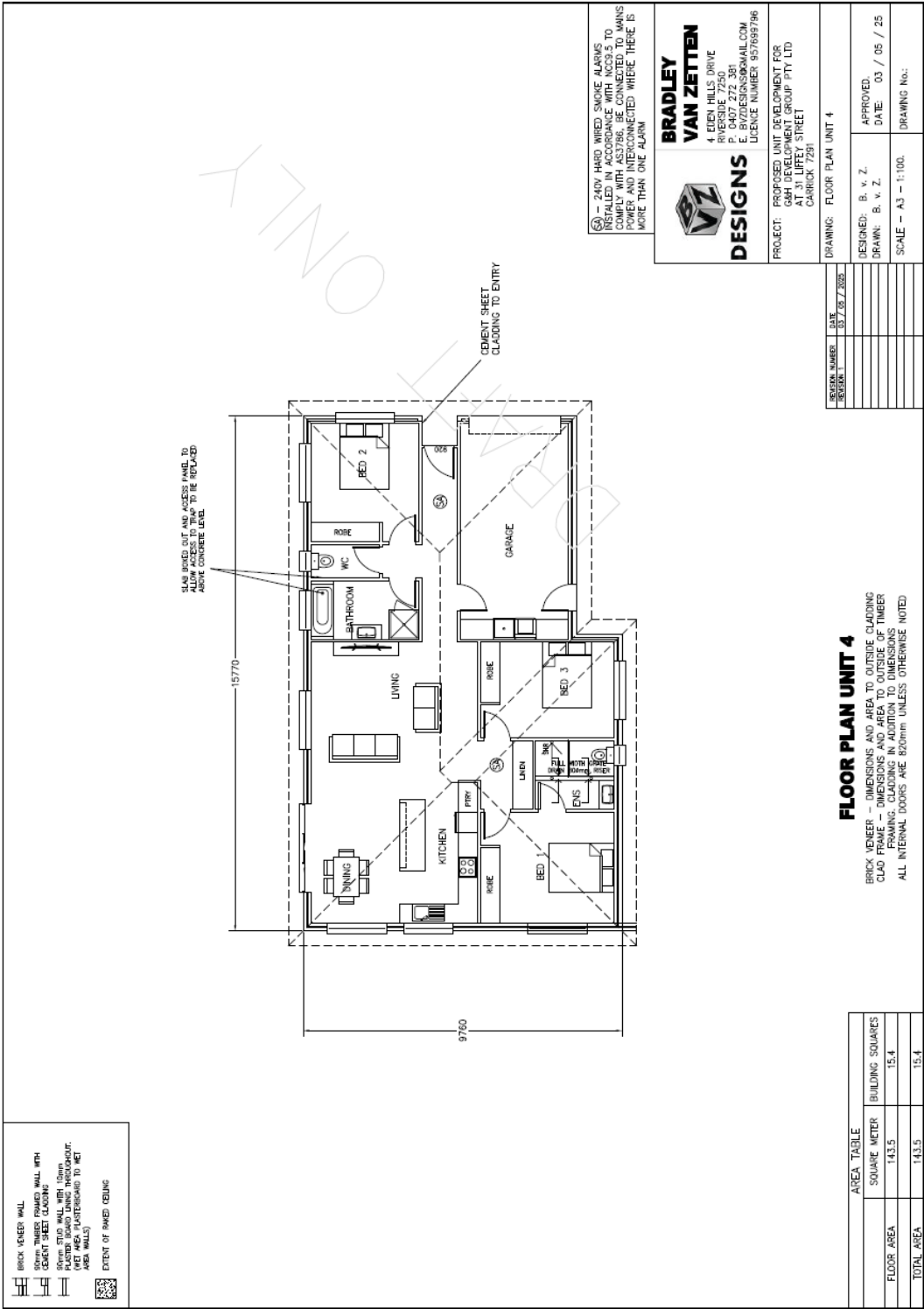
Traffic Impact Assessment



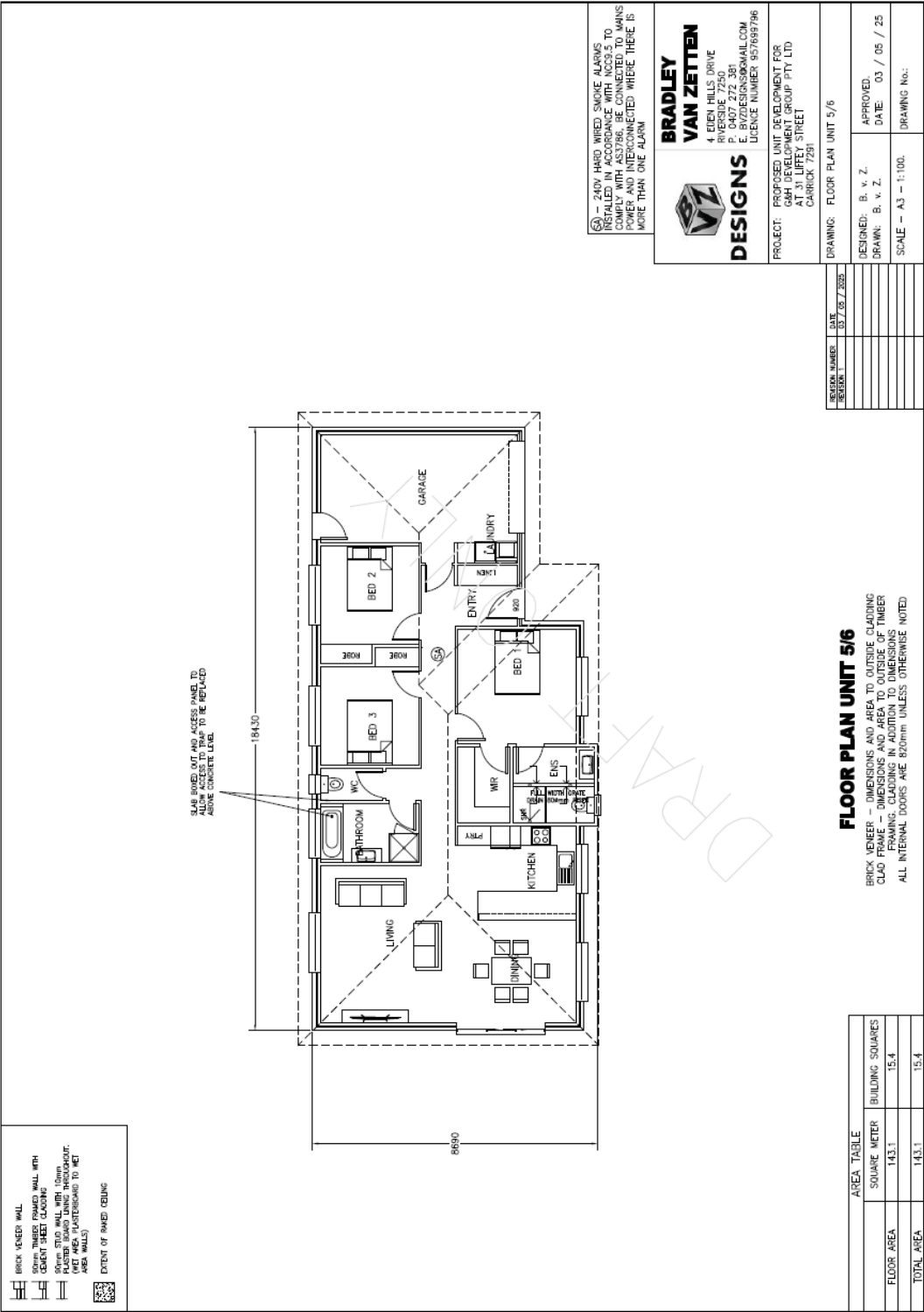
Appendices



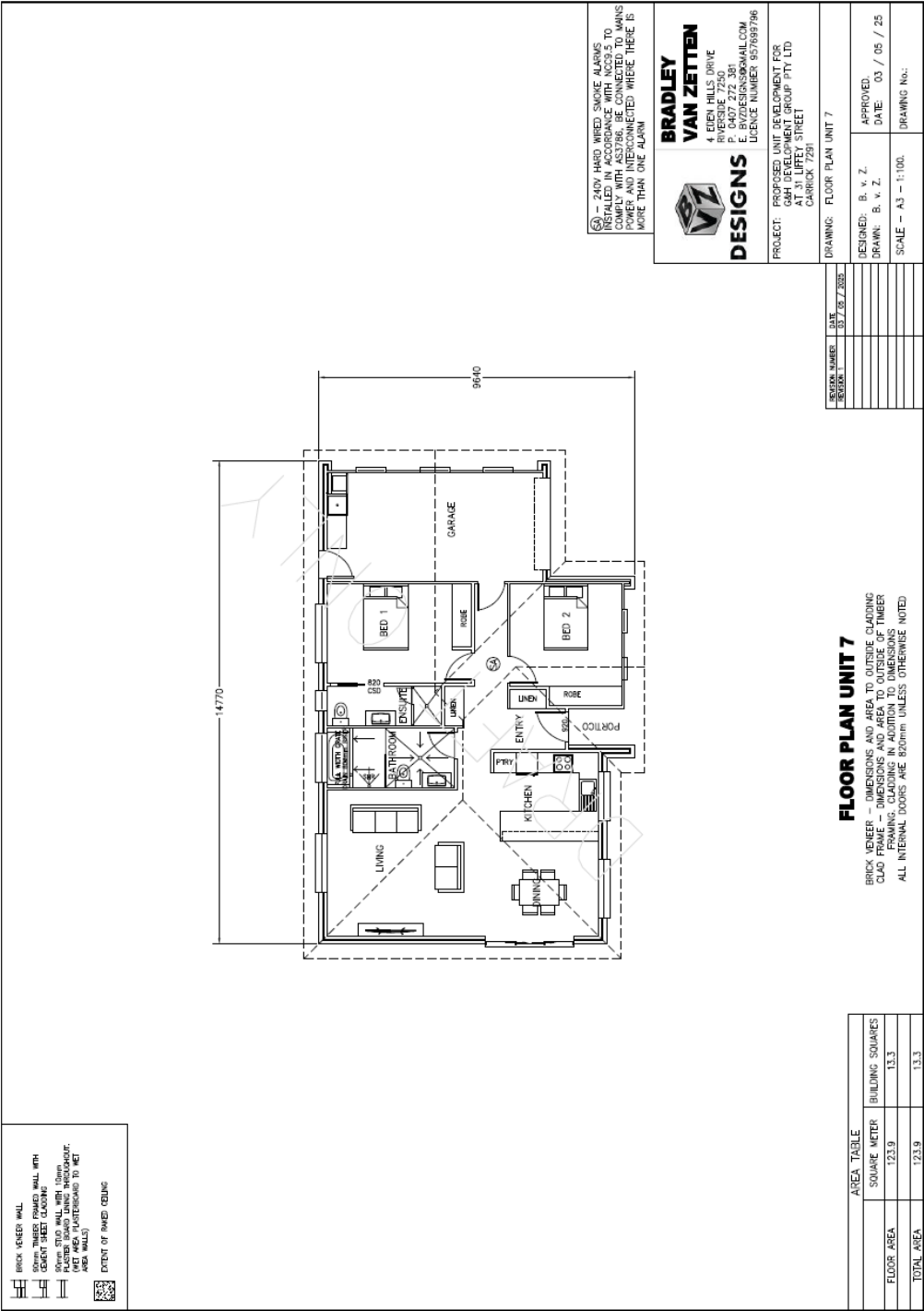
Traffic Impact Assessment



Traffic Impact Assessment



Traffic Impact Assessment





Appendix B – MVSR Count Data

Site 0000A2025140

A2025140

- Meander Valley Secondary Road 270m E of East St

City: Carrick

Route number: A2025

Site Data

Traffic Statistics by Channel

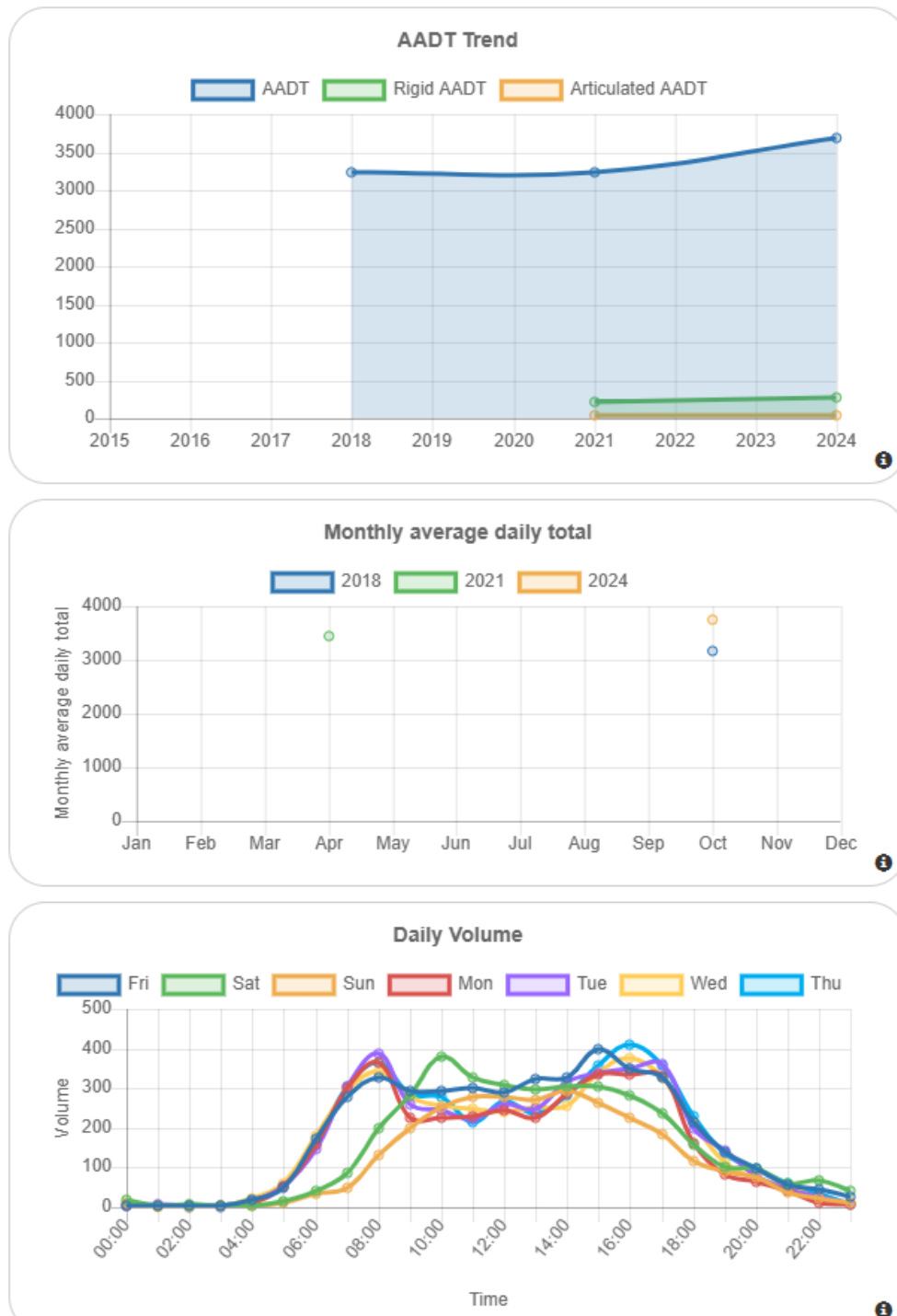
Channel	Weekday average total traffic	7-day average traffic	Weekly traffic total
Total	0	0	0

Annual Statistics

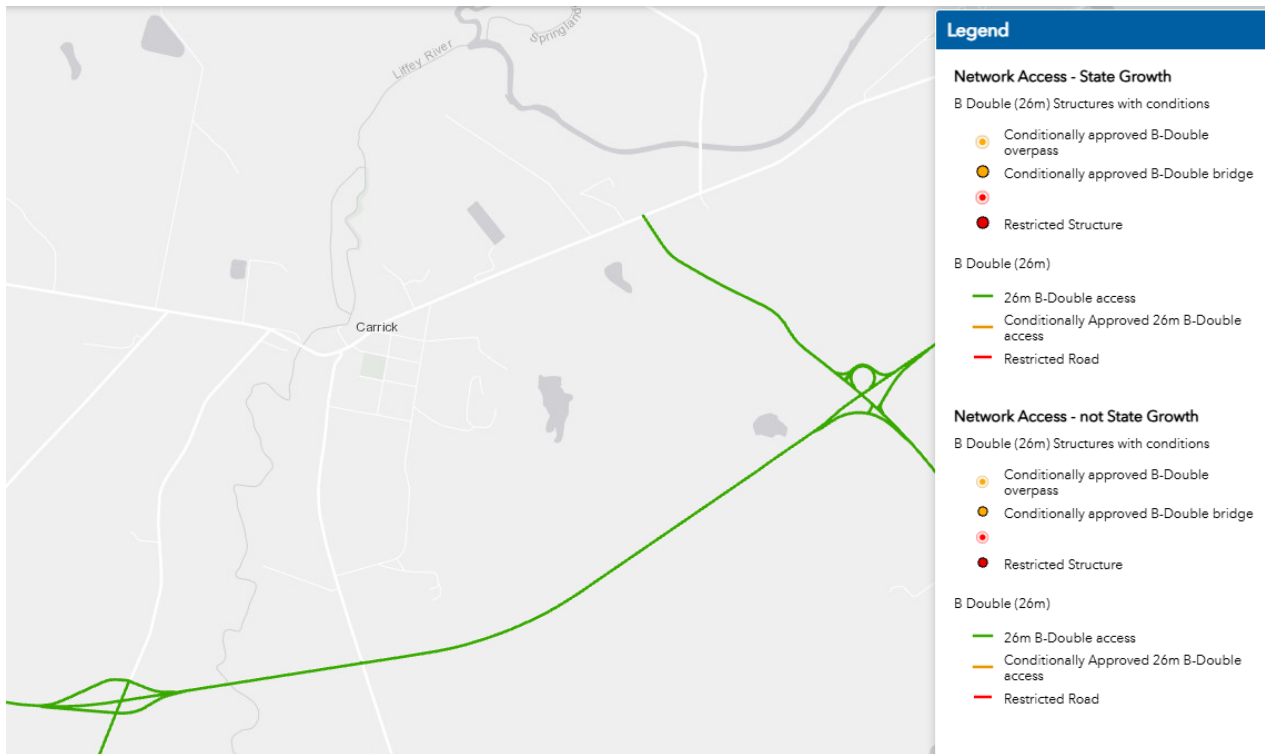
Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
AADT	-	-	-	3,228	-	-	3,236	-	-	3,681
% HV	-	-	-	10.1%	-	-	8.2%	-	-	8.7%

13.2.7 Application Documents

Traffic Impact Assessment



Appendix C – Tas 26m B Double Network





Appendix D – 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.



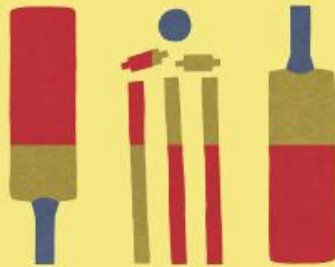
Appendix E – Extract from MV. Strategic Plan.

STRATEGIC DIRECTION 4.

Investing in infrastructure that strengthens our connections.

Our community has always found ways to come together organically – whether it's chatting in the street, joining a local group, or meeting in our memorial halls. With thoughtful planning and investment in infrastructure, we can nurture these connections and help our community grow even stronger in the future.

We will make it safer and more accessible to move around the Meander Valley, by prioritising our roads, cycling routes and pedestrian pathways. We'll also focus on creating inviting spaces for people to come together, meet and mingle with the diverse communities across Meander Valley.



Strategic actions

- 4.1 We activate community gathering places for people to create and foster social networks.
- 4.2 We value and plan for recreation spaces that are accessible for all.
- 4.3 Our sports facilities are maintained and available for local clubs, communities and residents to promote participation and active lifestyles.
- 4.4 We advocate for public transport services in Meander Valley that reflect the needs of our population.
- 4.5 Our road network is safe, efficient and well maintained.
- 4.6 We maintain, plan and create shared pedestrian and cycle paths to support safe access to key community infrastructure.
- 4.7 We manage our valued community facilities to be well maintained and ensure future needs are planned for.



Submission to Planning Authority Notice

Application details

Council Planning Permit No.	PA\25\0242
Council notice date	2/06/2025
TasWater Reference No.	TWDA 2025/00597-MVC
Date of response	10/06/2025
TasWater Contact	Jake Walley
Phone No.	0467 625 805

Response issued to

Council name	MEANDER VALLEY COUNCIL
Contact details	planning@mvc.tas.gov.au
Development details	
Address	31 LIFFEY ST, CARRICK
Property ID (PID)	7226379
Description of development	Multiple Dwellings x 7 (1 ex, 6 new)

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
BVZ Designs	GHDO525 All sheets	2	31/05/2025

Conditions

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

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.
4. Prior to applying for a Certificate for Certifiable Works, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.

Tasmanian Water & Sewerage Corporation Pty Ltd
GPO Box 1393 Hobart, TAS 7001
development@taswater.com.au
ABN: 47 162 220 653

Page 1 of 3



5. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.

DEVELOPER CHARGES

6. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$7,730.80 to TasWater for water infrastructure for 4.4 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
7. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$10,102.75 to TasWater for sewerage infrastructure for 5.75 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
8. In the event Council approves a staging plan, prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing) for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

9. The applicant or landowner as the case may be, must pay a development assessment fee of \$403.51 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

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

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

<https://www.taswater.com.au/building-and-development/development-application-form>

Important Notice Regarding Plumbing Plans and Associated Costs

The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.

TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.

Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.

Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

Developer Charges

For information on Developer Charges please visit the following webpage -

<https://www.taswater.com.au/building-and-development/developer-charges>



Water Submetering

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

Service Locations

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

- a. A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- b. TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- c. Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.
NOTE: In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 – SECT 56ZB A regulated entity may charge a person for the reasonable cost of –
 - (a) a meter; and
 - (b) installing a meter.

Declaration

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

13.2.9 Agency Consultation - Tasnetworks

Natasha Whiteley

From: Council Referrals <Council.Referrals@tasnetworks.com.au>
Sent: Wednesday, 27 August 2025 11:10 AM
To: Natasha Whiteley
Subject: RE: PA\25\0242 - TasNetworks comments - 31 Liffey Street, Carrick - Multiple dwellings (7 units)

Hi Natasha,

Since this correspondence we have received an application from the developer to relocate the power pole and to make supply available to the development including resupplying the existing house. (Our Ref: Negotiated Connection Application CN25-139122).

The developer has accepted our letter of offer and the work is planned for completion in the next 10-12 weeks.

TasNetworks therefore has no concerns with the approval of the planning application.

Regards,
Belinda.

From: Natasha Whiteley <natasha.whiteley@mvc.tas.gov.au>
Sent: Monday, 18 August 2025 2:08 PM
To: Council Referrals <Council.Referrals@tasnetworks.com.au>
Subject: FW: PA\25\0242 - TasNetworks comments - 31 Liffey Street, Carrick - Multiple dwellings (7 units)

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](#)

Hi Shehan

Leanne is currently on leave and I am working my way through this assessment for her.

We received the following reply on 12 June 2025, in response to your email on 11 June.

I am not certain if this has been forwarded to you, and if so if there have been updated comments received.

Can you please take a look and advise please. This is going to a Council Meeting so I would like to have the most current TasNetworks comments included.

Kind Regards

Natasha

Natasha Whiteley

Team Leader Town Planning
Meander Valley Council

E: natasha.whiteley@mvc.tas.gov.au
P: 03 6393 5344



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[\[meander.tas.gov.au\]](http://meander.tas.gov.au)

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From: Brad van zetten <bvzdesigns@gmail.com>

Sent: Thursday, 12 June 2025 9:30 AM

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

Subject: Re: PA\25\0242 - TasNetworks comments - 31 Liffey Street, Carrick - Multiple dwellings (7 units)

Hi Leanne

While I never deal with power normally, I think I was already over this.

As he has noted, I have on page 3 for the existing power pole to be removed.

Page 4 has the new power pole shown in the southeast corner of the lot.

Page 5 has the master power board in the same corner.

Page 6 then has this noted as part of the common space.

As the existing power pole only services this property, we understand we will need to apply for it, but I can not see any problems, since we need to upgrade the connection regardless for the unit development.

Thanks, Brad Van Zetten

BVZ Designs
4 Eden Hills Drive, Riverside TAS 7250
Mobile 0407 272 381
E: BVZDesigns@gmail.com

On Wed, Jun 11, 2025 at 1:38 PM Planning - Meander Valley Council <planning@mvc.tas.gov.au> wrote:

13.2.9 Agency Consultation - Tasnetworks

Good afternoon Bradley

Council has received comment from TasNetworks regarding your proposal – please see below.

Kind Regards

Leanne Rabjohns

Town Planner

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

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

Sent: Wednesday, 11 June 2025 12:11 PM

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

Subject: RFI RE: PA\25\0242 - Planning Application - 31 Liffey Street, Carrick - Multiple dwellings (5 units) - CN25-123467

Hi Megan,

Thank you for your email on 02/06/2025 referring to the above development.

TasNetworks has a power pole (209084) on Liffey St which connects an overhead service to the current dwelling at 31 Liffey St Carrick. Screenshot of the power pole from Google Street View attached. This power pole is marked on the existing site survey plan/demolition plan submitted. We would like to request further information from the proponent if the current gravel driveway will be widened, and if so the location of the power pole to be marked on the plan for the proposed development with the distance between the edge of the power pole and the edge of the proposed 6.0m wide cross over. If impacted by the driveway, the power pole will likely be required to be relocated. More information on: [Relocate a TasNetworks asset - TasNetworks](#)

As with any multiple dwellings, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to this development. It is recommended that the customer or their electrician submit an application via our website portal

13.2.9 Agency Consultation - Tasnetworks

found here <https://www.tasnetworks.com.au/Connections/Connections-Hub> to upgrade the electricity supply connection to support this development.



Kind Regards,

Shehan.

Shehan Mendis

Customer Relationship Specialist

P 03 6271 6042

E shehan.mendis@tasnetworks.com.au

1-7 Maria St, Lenah Valley 7008

PO Box 606, Moonah TAS 7009

www.tasnetworks.com.au

[@TasNetworks \[twitter.com\]](https://twitter.com/TasNetworks)

[/TasNetworks \[facebook.com\]](https://facebook.com/TasNetworks)



From: Planning - Meander Valley Council
Sent: Monday, 2 June 2025 11:11 AM
To: Council Referrals
Subject: PA\25\0242 - Planning Application - 31 Liffey Street, Carrick - Multiple dwellings (5 units) - CN25-123467

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[Report Suspicious](#)

Good morning,

Council has received a planning application for 31 Liffey Street, Carrick in the General Residential zone.

Hence the application is referred to TasNetworks under section 44L of the ESI Act 1995.

This permit application has been made under S.57 of the *Land Use Planning and Approvals Act 1993* and Council has the discretion to grant a permit either unconditionally or subject to conditions or refuse the application.

Could you please provide any comments and/or conditions you may have regarding the above application within 10 business days from the date of this email.

If you have any queries regarding this application, please do not hesitate to contact Council's Planning Department on 6393 5320 quoting reference number PA\25\0242

Kind Regards

Megan

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

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From: Brad van zetten
Sent: Saturday, 31 May 2025 4:17 PM
To: Planning - Meander Valley Council
Cc: GH Development Group
Subject: Planning - 31 Liffey Street Carrick 7291 25406/3

Hi Team

Please find attached the plans and forms for the above address.

I had done an initial enquire and was directed that a sound report was not required for the speedway.

I have a TIA on the way, so if this can please be RFI'ed, then if there are any other requests, I can get them sorted while the TIA is on the way.

Thanks, Brad Van Zetten

BVZ Designs
4 Eden Hills Drive, Riverside TAS 7250
Mobile 0407 272 381
E: BVZDesigns@gmail.com

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13.2.9 Agency Consultation - Tasnetworks

14. Development and Regulatory Services

14.1. Review of Policy No. 43: *Dog Management*

File Reference	S13-11-002
Report Author	Wade Hateley Acting Director Development and Regulatory Services
Authorised By	Jonathan Harmey General Manager
Decision Sought	Approval of Policy No. 43: <i>Dog Management</i> review and update.
Vote	Simple majority

Recommendation

That Council:

1. approves the continuation of Policy No. 43: *Dog Management*, as shown below and includes it in the Council's Policy Manual; and
2. pursuant to Division 2 of the *Dog Control Act 2000* (the Act), declare the respective areas listed in Appendix A shown below, including respective conditions in the Policy:
 - a. Appendix A, section 1 - as Dog Exercise/Training Area (off-lead) pursuant to sections 20 and 21 of the Act;
 - b. Appendix A, section 2 - as Restricted Areas (dogs restricted from entering at all times) pursuant to section 23 of the Act; and
 - c. Appendix A, section 3 - as Restricted Areas (dogs are permitted provided they remain on a lead at all times) pursuant to section 23 of the Act.

Policy No. 43**Dog Management****Purpose**

The purpose of this Policy is to establish a Dog Management Policy for the municipal area that complies with the *Dog Control Act 2000*.

Department

Development and Regulatory Services

Author

Krista Palfreyman, Director

Council Meeting Date 9 September 2025

Minute Reference XXX/2025

Next Review Date September 2029

POLICY**1. Definitions**

As per *Dog Control Act 2000*.

Assistance Dog

A dog which is an *assistance animal* as defined in section 9 of the *Disability Discrimination Act 1992* (Cth).

2. Objective

The objective of this Policy is to ensure effective compliance with the *Dog Control Act 2000* (the Act), supporting the community's wellbeing and safety by:

- ensuring dog owners fulfill their obligations under the Act;
- preventing harm or disturbance caused by dogs to people, other animals and property;
- minimising noise, and other nuisances caused by dogs;
- encouraging responsible dog ownership; and
- providing accessible exercise and recreational areas for dogs, including clearly designated on-lead and off-lead areas.

3. Scope

This Policy applies to all individuals responsible for a dog within the Meander Valley Council, including both residents and visitors.

4. Principles

This Policy will apply in accordance with the following principles:

- 4.1 Community Wellbeing: recognising the health and social benefits of dog ownership;
- 4.2 Balance: promoting a balanced approach between dogs, dog owners, and the community; and
- 4.3 Compliance: Supporting enforcement and adherence to the Act.

5. Policy

5.1 Principles for Responsible Dog Ownership

The Council is committed to promoting responsible dog ownership through the following Principles for Responsible Ownership of Dogs:

Dog owners are expected to adhere to the following:

- *Register and microchip dogs aged six months or older, unless exempt.*
- *Keep dogs securely housed and contained.*
- *Always ensure dogs wear their Council identification tags.*
- *Provide necessary veterinary care, adequate food, water and exercise.*
- *Take reasonable action to prevent nuisance behaviours.*
- *Ensure effective control of dogs is maintained in public places.*
- *Clean up after their dogs.*

5.2 Education and Community Engagement

The Council will provide education on responsible dog ownership as a preventive approach to common dog-related issues. Education tools include:

- Signage in dog-exercise areas;
- Day-to-day interactions with Council Rangers;
- Printed guides and resources outlining the *Dog Control Act 2000* requirements;
- Regular information on social media, and Councils website;
- School presentations upon request, promoting responsible dog ownership to young audiences.

5.3 Managing Complaints, Nuisance and Community Safety

5.3.1 Nuisance Barking

Barking dogs can be a difficult issue to deal with as every situation is different. The Act specifies a barking nuisance as a noise that consistently occurs or continues to such an extent that it unreasonably interferes with the peace, comfort or convenience of any person in any premises or public place.

Barking Complaints Will Follow a Structured Response:

- a. In the first instance, residents should contact the owner of the dog directly to resolve the problem, as this is proven to be the most effective approach and also assists to maintain neighbourhood harmony.
- b. If unable to resolve the issue of a barking dog directly with the owner, then the Council should be notified. The Council may elect to contact the dog owner to discuss their dog's behaviour and make suggestions as to how owners can remedy any problems.
- c. A person may make a formal complaint to the Council; this must be lodged on the Council's official complaint form and the appropriate fee must be paid. Any fee paid will be refunded in the event that a complaint is substantiated.
- d. In response to a formal complaint, the Council may require the person making the complaint to keep a record of instances for a period of not less than 14 days (or otherwise determined by the Council). In considering this action, the Council will have regard to any other collaborating evidence. The Council will then determine the appropriate response.

5.3.2 Managing other Nuisance Complaints

Other activities of dogs can cause annoyance and discomfort to members of the community, most commonly via dogs roaming and not being contained to their property, owners failing to pick up dog faeces or dogs causing distress to others by behaving in a manner that may cause injury or pose a safety concern to a person or another animal. In such situations, people may make a complaint to the Council.

In the first instance people should attempt to resolve the problem directly with the owner.

The Council will consider every complaint received relating to an alleged nuisance caused by a dog, however, may not act upon anonymous or unsubstantiated complaints. Issues raised by complainants will be investigated in a manner which ensures that all facts are considered to avoid vexatious and/or false complaints being supported. A Council Officer may make enquiries as to the validity of a complaint by speaking to the dog owner, the complainant and surrounding neighbours and/or witnesses.

Where necessary, the Council will institute proceedings against a dog owner for an offence relating to a nuisance or when dogs attack, threaten people or animals or compromise community safety and health.

Enforcement actions the Council may take include:

- issuing a warning, an abatement or infringement notice;
- impounding roaming dogs; and/or
- prosecuting when an offence or the impact of an offence is significant.

5.3.3 Managing Dangerous Dogs

A small portion of dogs may pose a threat to the community through aggressive behaviour. Dog behaviour that is threatening or results in an attack on people or animals causing injury, damage, distress or death is not acceptable and will be managed.

It is important that, where dogs are perceived (through their behaviour) as dangerous, that the Council or Police are informed to enable a thorough investigation to take place and any necessary action to be taken to ensure public safety.

The Council may declare a dog as dangerous if the dog has caused serious injury to a person or another animal or there is reasonable cause to believe that the dog is likely to cause serious injury to a person or another animal.

When managing a potential or declared dangerous dog/s, the Council may take one or more of the following actions:

- issue a warning or an infringement notice;
- initiate prosecution action where there is evidence of a contravention of the Act;
- declare an offending dog to be dangerous;
- seize and detain a dog suspected or known to have attacked a person or animal to ensure safety and to enable an investigation to occur;
- enforce compliance with requirements of the Act relating to a dangerous dog; and/or
- euthanise the offending dog.

5.4 Municipal Pound

The Council will operate a municipal pound in accordance with the requirements of the *Dog Control Act 2000* and the *Local Government Act 1993*.

Dog owners will be encouraged to contact the Council in the event of losing their dog to expedite the reuniting of impounded dogs with owners.

Where a dog is impounded and not claimed, the Council will make reasonable efforts to secure an alternative home for the dog through a rescue organisation.

If a dog has been impounded by the Council and is identifiable, a Council Officer will make contact with the owner as soon as practicable.

A dog owner will be required to pay any fees and charges relating to the impoundment and daily maintenance of a dog. Any veterinarian fees incurred during impoundment are the responsibility of the owner.

5.5 After-Hours Service

The Council will operate a limited after-hours service for emergency situations, eg. dog attacks.

After-hours attendance by a Council Officer or contractor will be at the officer's discretion considering the risk and circumstance.

The Council will not attend after-hours for barking complaints. Residents experiencing barking nuisance should contact the Council the next business day.

Dog(s) at large will only be collected if they are appropriately restrained. Collected dogs will be taken to the municipal pound. If a collected dog is identifiable, a Council Officer will make contact with the owner on the next business day.

5.6 Sick or Injured Animals

If your dog is sick or injured, please take it to your local vet. If you believe a dog is suffering neglect or abuse, please contact the RSPCA Animal Cruelty Helpline on 1300 139 947 to report.

RSPCA Animal Welfare Inspectors are authorised, under the *Animal Welfare Act 1993*, to investigate acts of animal cruelty, then seize or request the surrender any vulnerable animals to the Council's Officers. The RSPCA will accept community surrenders if there is space available.

5.7 Registration and Fees

Dog registration and other fees are set for each financial year as part of the adoption of fees as charges in accordance with section 205 of the *Local Government Act 1993*.

The fees will be advertised and standard registration renewal notices will be provided to all those who have registered a dog previously.

Dog owners are encouraged to register their dogs early in the financial year: a discount for registration fees is applicable if paid prior to the 31 July each year.

Registration fees and concession discounts will be set by Council considering the following:

- a discount will be provided for de-sexed dogs;
- pensioners will receive a discount on one dog: other dogs will be charged at the applicable rate;
- owners who keep guide dogs, assistance dogs or hearing dogs are not charged;
- owners of dogs kept for breeding purposes which are registered with Dogs Tasmania [Tasmanian Canine Association (TCA)] will be levied a fee that recognises the purpose for which they are kept. The fee will, however, be discounted from that which would normally apply to an entire animal;
- greyhounds registered with the Office of Racing Integrity will be charged a discounted rate; and
- dogs considered *working dogs* on farms or elsewhere will be charged at a discounted rate where the dog's status is demonstrated to the Council.

Owners seeking concessional (discounted) registration may be required to produce written evidence of eligibility as prescribed in the Act, eg. breeders must produce a current Stud Prefix issued by the TCA.

Registration and subsequent renewals for declared dangerous dogs are subject to satisfactory review of enclosure and adherence to requirements of the declaration notice.

Where a dog is registered with less than three months remaining in the financial year, then a pro-rata rate will be applied.

Fees also apply for kennel licences, impounding of dogs and daily maintenance should a dog be impounded for consecutive days.

Lifetime Registration

Owners may elect to pay one-off registration fee for the life of a dog. Lifetime registration is a flat fee and is not subject to other discounts. To be eligible, the microchip number of the dog must be provided to the Council.

Lifetime registration is not available for dogs declared dangerous dogs or restricted dog breeds.

The Council will provide an initial issue of a lifetime dog tag upon registration. A fee will apply for the provision of any replacement tag.

5.8 Monitoring and Evaluation

Information relating to dog management will be included in the Annual Report.

The report will include the following information:

- number of dogs registered,
- number of dogs impounded,
- number of Infringement Notices issued,
- number of formal complaints received,
- financial evaluation of the provision of animal control services,
- number of kennel licences issued,
- a summary of dogs declared to be dangerous.

6. Declared Areas

Under the Act, the Council may declare and regulate areas within its municipal boundary to be:

- a. a prohibited area;
- b. a restricted area; or
- c. a dog exercise/training area – unrestricted.

The Council may add or remove declared areas of the municipality pursuant to section 24 of the Act.

The Council recognises the need to designate areas for owners to enjoy a range of recreational activities with their dogs and acknowledges that a well exercised dog is less likely to create a nuisance.

A combination of off-lead (unrestricted) and on-lead (restricted) areas have been provided throughout the municipal area. Areas may also be declared as prohibited to dogs due to their location or environmental significance. Maps of the declared areas are included in Appendix A.

6.1 Dog Exercise/Training Areas – Unrestricted (off-lead)

Dogs, other than a dangerous dog, restricted breed dog or greyhound, may be exercised off-lead, providing they remain under effective control.

The following areas have been declared as exercise/training areas pursuant to sections 20 and 21 of the Act:

- 6.1.1 Alveston Drive, Deloraine (part of Deloraine Community Complex site). Also accessed from Rickman Street, Deloraine (Map 1, Appendix A).
- 6.1.2 Pitcher Parade, Prospect Vale (to the east of Wetlands area) (Map 2, Appendix A).
- 6.1.3 River Reserve, between Foote Street and Browne Street, Hadspen (Map 3, Appendix A).
- 6.1.4 Westbury Town Common, off Mary Street, Westbury (Map 4, Appendix A).
- 6.1.5 Lomond Views Private Open Space, off Chris Street, Prospect Vale – Proposed fenced dog exercise/training area (Map 5, Appendix A).
- 6.1.6 Moore Street, Westbury (off the corner of Mary Street) (Map 6, Appendix A).

6.2 Restricted Areas

The following areas have been declared as restricted areas pursuant to section 23 of the Act where dogs are not permitted at all times:

The playing surface of the sportsgrounds at:

- 6.2.1 Prospect Vale Park, Harley Parade, Prospect Vale (Map 7, Appendix A).
- 6.2.2 Westbury Recreation Ground, Franklin Street, Westbury (Map 8, Appendix A).
- 6.2.3 Deloraine Recreation Ground, Racecourse Drive, Deloraine (Map 9, Appendix A).
- 6.2.4 Bracknell Recreation Ground, Louisa Street, Bracknell (Map 10, Appendix A).
- 6.2.5 Hadspen Recreation Ground, Clare Street, Hadspen (Map 11, Appendix A).

The following areas have been declared as restricted areas pursuant to section 23 of the Act where dogs are permitted provided they remain on a lead at all times:

6.2.6 Deloraine Riverbank and Wild Wood, publicly accessible area both eastern and western sides of the Meander River, adjacent to West Parade (western side) and East Parade (eastern side), including Train Park and Rotary Park (Map 12, Appendix A).

7. Legislation

Dog Control Act 2000

Disability Discrimination Act 1992 (Cth)

Local Government Act 1993

8. Responsibility

Responsibility for the operation of the Policy rests with the Director Development and Regulatory Services.

Appendix A – Declared Areas

1. Dog Exercise/Training Areas - Off-lead



*Map 1: Alveston Drive, Deloraine (part of Deloraine Community Complex site) – fenced.
Also accessed from Rickman Street, Deloraine.*



Map 2: Pitcher Parade, Prospect Vale (to the east of Wetlands area) – fenced.



Map 3: River Reserve, between Foote Street and Browne Street, Hadspen – fenced.



Map 4: Westbury Town Common, Mary Street, Westbury – unfenced.

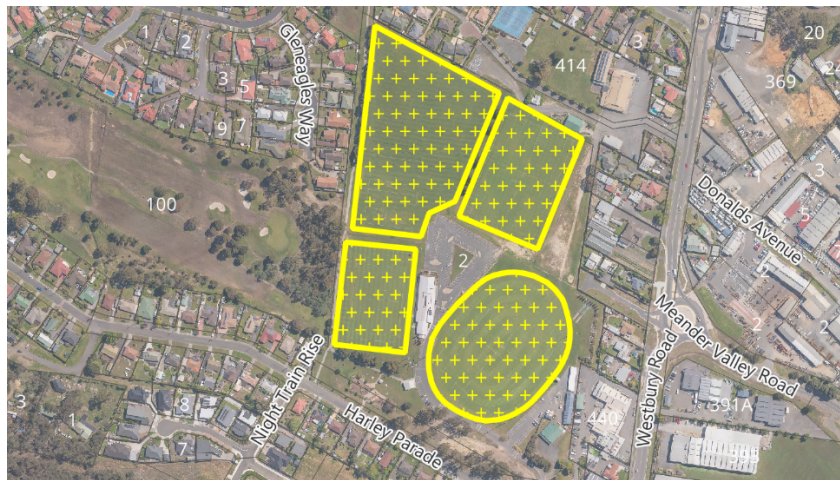


Map 5: Prospect Vale, Lomond Views Private Open Space, off Chris Street, Prospect Vale – fenced.

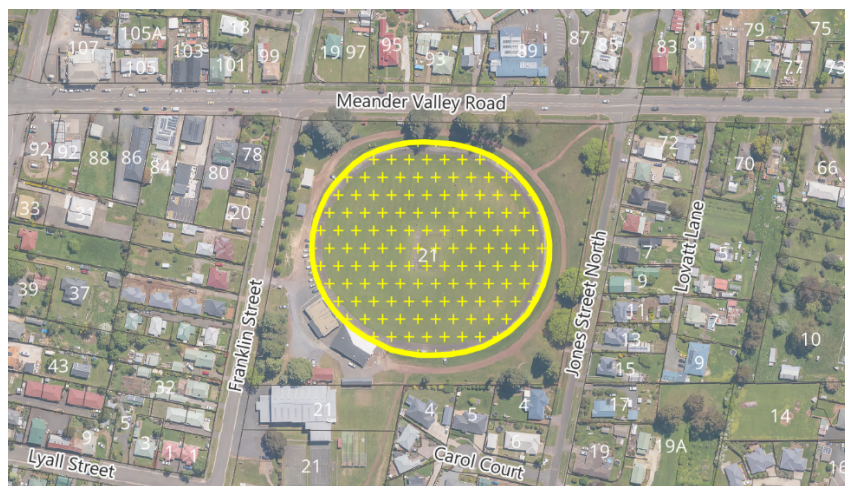


Map 6: Moore Street (off the corner of Mary Street), Westbury – fenced.

2. Restricted Areas - Dogs Restricted From Entering at all Times



Map 7: Prospect Vale Park, Harley Parade, Prospect Vale – playing surface of sportsgrounds – dogs restricted from entering at all times.



Map 8: Westbury Recreation Ground, Franklin Street, Westbury – playing surface of sportsground – dogs restricted from entering at all times - proposed.



Map 9: Deloraine Recreation Ground, Racecourse Drive, Deloraine – playing surface of sportsground – dogs restricted from entering at all times.



Map 10: Bracknell Recreation Ground, Louisa Street, Bracknell – playing surface of sportsground – dogs restricted from entering at all times.



Map 11: Hadspen Recreation Ground, Clare Street, Hadspen – playing surface of sportsground – dogs restricted from entering at all times.

3. Restricted Areas - Dogs are Permitted Provided they Remain on a Lead at all Times



Map 12: Deloraine Riverbank and Wild Wood – restricted area (on-lead).

2. pursuant to Division 2 of the *Dog Control Act 2000* (the Act), declare the respective areas listed in Attachment 1 including respective conditions in the Policy:
 - a. Appendix A, section 1 - as Dog Exercise/Training Area (off-lead) pursuant to sections 20 and 21 of the Act;
 - b. Appendix A, section 2 - as Restricted Areas (dogs restricted from entering at all times) pursuant to section 23 of the Act; and
 - c. Appendix A, section 3 - as Restricted Areas (dogs are permitted provided they remain on a lead at all times) pursuant to section 23 of the Act.

Report

Community consultation for the draft Dog Management Policy was undertaken from Friday, 4 July to Friday, 25 July 2025. The main reason for the early review of this Policy No. 43: *Dog Management*, was to add declared areas for the following:

- Off-lead Dog Exercise Area – Moore Street Westbury (off the corner of Mary Street).
- Restricted Area – Dog On-lead – Wild Wood and additional section of Deloraine Riverbank (Eastern side of Riverbank).
- Restricted Area – Dogs restricted from entering at all times – Playing Surface at Hadspen Recreation Ground.

The Council received a small number of submissions from the community on the proposed changes to the Policy. The majority of the feedback is supportive of the proposed changes to the Policy and a few community members are seeking some more proactive patrols of the municipality's public spaces by the Council's Rangers to ensure dog owners are doing the right thing.

The Policy has been updated to include the feedback received from the RSPCA regarding the information on sick or injured animals.

This Policy update was discussed with Councillors at a Workshop held on 26 August 2025.

Attachments

1. Policy No. 43: *Dog Management* – Track Changes [14.1.1 - 25 pages]

Strategy

Supports the objectives of Council's strategic future direction

3. Creating a well-designed, sustainable built environment
4. Investing in infrastructure that strengthens connection

See Meander Valley Community Strategic Plan 2024-34. [Click here](https://www.meander.tas.gov.au/plans-reports) or visit <https://www.meander.tas.gov.au/plans-reports> to visit.



Policy

Not applicable

Legislation

Dog Control Act 2000

Consultation

Community consultation for the draft Dog Management Policy was undertaken from Friday, 4 July to Friday, 25 July 2025.

Budget and Finance

Not applicable

Risk Management

Not applicable

Alternate Motion

Council can refer this Agenda Item to Workshop for further discussion.

POLICY MANUAL

Policy No.umber: 43

Dog Management

Purpose:

To establish a Dog Management Policy for the Municipal Area that complies with the *Dog Control Act 2000*.

Department:

Development ~~and~~ Regulatory Services

Author:

Krista Palfreyman

Council Meeting Date:

~~XXX~~9 September 2025

Minute Number:

XXX/2024

Next Review Date:

~~October~~September 2029

POLICY

1. Definitions

As per *Dog Control Act 2000*.

Assistance dog: a dog which is an 'assistance animal' as defined in section 9 of the *Disability Discrimination Act 1992* (~~Cw~~th).

2. Objective

The objective of this policy is to ensure effective compliance with the *Dog Control Act 2000* (the Act), supporting the community's wellbeing and safety that Council consistently and effectively fulfills its responsibilities under the *Dog Control Act 2000* (the Act), by:-

- ensuring ~~that dog~~ owners ~~of dogs comply with~~ fulfill their obligations under the Act;
- preventing ~~the danger caused by dogs to the public and to other dogs and animal~~ harm or disturbance caused by dogs to people, other animals and property;
- minimising noise, waste and other ~~the distress and~~ nuisances caused by dogs ~~to the public~~;
- ~~actively promoting the~~ encouraging responsible dog ownership ~~of dogs~~; and
- providing ~~for the reasonable exercise and recreational needs of dogs, including the identification of on-lead and off-lead exercise areas~~ accessible exercise and recreational areas for dogs, including clearly designated on-lead and off-lead areas.

3. Scope

14.1.1 Policy No. 43: Dog Management - Track Changes

~~This policy applies to all individuals responsible for a dog within the Meander Valley Council, including both residents and visitors. Applies to an owner or a person who has control of a dog/s, either residing within or visiting the Meander Valley Council local government area.~~

4. Principles

This policy will apply in accordance with the following principles:-

- ~~1. 4.1 Community Wellbeing - Recognising: of the health and social benefits contribution that of dog ownership can provide to community health and wellbeing;~~
- ~~2. 4.2 Balance: promoting a balanced approach, the need for a balanced approach to achieve a compatible relationship between dogs, dog owners, neighbours and the general public community; and~~
- ~~3. 4.3 Compliance: Supporting enforcement and adherence to the the legislative requirement for both the Council to enforce, and for dog owners to comply with, the provisions of the Act.~~

5. Policy

5.1 **Code Principles** for Responsible Dog Ownership of Dogs

Council is committed to promoting responsible dog ownership through the following **Code Principles** for Responsible Ownership of Dogs:

"Dog owners are expected to adhere to the following principles:

- Register and microchip dogs aged six months or older, unless exempt.*
- Keep dogs securely housed and contained.*
- Always ensure dogs wear their Council identification tags.*
- Provide necessary veterinary care, adequate food, water, and exercise.*
- Take reasonable action to prevent nuisance behaviours.*
- Ensure effective control of dogs is maintained in public places.*
- Clean up after their dogs.*

It is expected that dog owners or persons in control of a dog will comply with all requirements of the Dog Control Act 2000, and be responsible for:-

*ensuring that their dog is registered and microchipped once it is six (6) months of age (and older);
ensuring that their dog is appropriately housed and contained within a secure yard;
ensuring that their dog wears its Council identification tag;
ensuring that their dog receives necessary care and attention in accordance with good veterinary practice, and is supplied with adequate food and water;
ensuring that their dog receives adequate exercise;
taking all reasonable steps to ensure that their dog does not cause a nuisance to others;
ensuring that their dog is under effective control when in a public place; and
cleaning up after their dog."*

5.2 Education and Community Engagement

14.1.1 Policy No. 43: Dog Management - Track Changes

The Council ~~prioritises~~ will provide education on responsible dog ownership as a preventive approach to common dog-related issues. Education tools include:

- Signage in dog-exercise areas;
- Day-to-day interactions with Council Rangers;
- Printed guides and resources outlining the *Dog Control Act 2000* requirements;
- Regular information on social media, and Councils website;
- School presentations upon request, promoting responsible dog ownership to young audiences.

~~Council recognises the importance of providing information and education regarding responsible dog ownership and management to all members of the community. Education promoting responsible and compliant ownership and control is viewed as the best tool to combat common issues associated with dogs in the community.~~

~~Mechanisms that may be used to provide education include:~~

- ~~signage at declared areas (i.e. dog exercise areas);~~
- ~~day-to-day interactions with Council Officers;~~
- ~~pamphlets outlining the requirements of the Act, the Code for Responsible Ownership of Dogs, and the services available to assist community members to be responsible dog owners;~~
- ~~regular articles in Council newsletters (e.g. Valley News) and updates via Council's social media channels, community radio and website; and~~
- ~~visits to schools to make presentations to students on dog ownership issues and responsibilities (upon request).~~

5.3 Managing Complaints, Nuisance & Community Safety

5.3.1 Nuisance Barking

Barking dogs can be a difficult issue to deal with as every situation is different. The Act specifies a barking nuisance as a noise that consistently occurs or continues to such an extent that it unreasonably interferes with the peace, comfort or convenience of any person in any premises or public place.

Management of Barking complaints will follow a structured response:

- a) In the first instance, residents should contact the owner of the dog directly to resolve the problem, as this is proven to be the most effective approach and also assists to maintain neighbourhood harmony.
- b) If unable to resolve the issue of a barking dog directly with the owner, then Council should be notified. The Council may elect to contact the dog owner to discuss their dog's behaviour and make suggestions as to how owners can remedy any problems.

14.1.1 Policy No. 43: Dog Management - Track Changes

- c) A person may make a formal complaint to [the](#) Council; this must be lodged on Council's official complaint form and the appropriate fee must be paid. Any fee paid will be refunded in the event that a complaint is substantiated.
- d) In response to a formal complaint, [the](#) Council may require the person making the complaint to keep a record of instances for a period of not less than 14 days (or otherwise determined by [the](#) Council). In considering this action, [the](#) Council will have regard to any other collaborating evidence. [the](#) Council will then determine the appropriate response.

5.3.2 *Managing other nuisance complaints ~~about dogs~~*

Other activities of dogs can cause annoyance and discomfort to members of the community, most commonly via dogs roaming and not being contained to their property, owners failing to pick up dog faeces, or dogs causing distress to others by behaving in a manner that may cause injury or pose a safety concern to a person or another animal. In such situations people may make a complaint to [the](#) Council.

In the first instance people should attempt to resolve the problem directly with the owner.

[The](#) Council will consider every complaint received relating to an alleged nuisance caused by a dog, however may not act upon anonymous or unsubstantiated complaints. Issues raised by complainants will be investigated in a manner which ensures that all facts are considered to avoid vexatious and/or false complaints being supported. A Council Officer may make enquiries as to the validity of a complaint by speaking to the dog owner, the complainant and surrounding neighbours and/or witnesses.

Where necessary, [the](#) Council will institute proceedings against a dog owner for an offence relating to a nuisance or when dogs attack, threaten people or animals, or compromise community safety and health.

Enforcement actions Council may take include:-

- issuing a warning, an abatement or infringement notice;
- impounding roaming dogs; and/or
- prosecuting when an offence or the impact of an offence is significant.

5.3.3 *Managing Dangerous Dogs*

A small portion of dogs may pose a threat to the community through aggressive behaviour. Dog behaviour that is threatening or results in an attack on people or animals causing injury, damage, distress or death is not acceptable and will be managed.

It is important that where dogs are perceived (through their behaviour) as dangerous, that the Council or Police are informed to enable a thorough investigation to take place and any necessary action to be taken to ensure public safety.

14.1.1 Policy No. 43: Dog Management - Track Changes

[The](#) Council may declare a dog as dangerous if the dog has caused serious injury to a person or another animal, or there is reasonable cause to believe that the dog is likely to cause serious injury to a person or another animal.

When managing a potential or declared dangerous dog/s, Council may take one or more of the following actions:

- issue a warning or an infringement notice;
- initiate prosecution action where there is evidence of a contravention of the Act;
- declare an offending dog to be dangerous;
- seize and detain a dog suspected or known to have attacked a person or animal to ensure safety and to enable an investigation to occur;
- enforce compliance with requirements of the Act relating to a dangerous dog; and/or
- euthanize the offending dog.

5.4 Municipal Pound

[The](#) Council will operate a municipal pound in accordance with the requirements of the *Dog Control Act 2000* and the *Local Government Act 1993*.

Dog owners will be encouraged to contact [the](#) Council in the event of losing their dog to expedite the reuniting of impounded dogs with owners.

Where a dog is impounded and not claimed, [the](#) Council will make reasonable efforts to secure an alternative home for the dog through a rescue organisation.

If a dog has been impounded by [the](#) Council and is identifiable, a Council Officer will make contact with the owner as soon as practicable.

A dog owner will be required to pay any fees and charges relating to the impoundment and daily maintenance of a dog. Any veterinarian fees incurred during impoundment are the responsibility of the owner.

5.5 After-Hours Service

[The](#) Council will operate a limited after-hours service for emergency situations, e.g. dog attacks.

After-hours attendance by a Council Officer or contractor will be at the officer's discretion considering the risk and circumstance.

[The](#) Council will not attend after-hours for barking complaints. Residents experiencing barking nuisance should contact Council the next business day.

Dog(s) at large will only be collected if they are appropriately restrained. Collected dogs will be taken to the municipal pound. If a collected dog is identifiable, a Council Officer will make contact with the owner on the next business day.

14.1.1 Policy No. 43: Dog Management - Track Changes

5.5 Sick or Injured Animals

~~If your dog is sick or injured, please take it to your local vet. If you believe a dog is suffering neglect or abuse, please call the RSPCA Animal Cruelty Helpline on 1300 139 947 to report. RSPCA Animal Welfare Inspectors are authorised under the *Animal Welfare Act 1993* to investigate acts of animal cruelty, then seize or request the surrender any vulnerable animals to our officers. The RSPCA will accept community surrenders if they have space. Council does not manage sick or injured dogs. Enquiries regarding sick or injured dogs should be directed to the RSPCA in the first instance. Alternatively the animal should be taken to a veterinarian.~~

5.6 Registration and Fees

Dog registration and other fees are set for each financial year as part of ~~Council's budget~~[the adoption of fees as charges in accordance with Section 205 of the *Local Government Act 1993*.](#)

The fees will be advertised and standard registration renewal notices will be provided to all those who have registered a dog previously.

Dog owners are encouraged to register their dogs early in the financial year: a discount in registration fees is applicable if paid prior to the 31 July each year.

Registration fees and concession discounts will be set by Council considering the following:-

- a discount will be provided for de-sexed dogs;
- Pensioners will receive a discount on one dog: other dogs will be charged at the applicable rate;
- owners who keep guide dogs, assistance dogs or hearing dogs are not charged;
- owners of dogs kept for breeding purposes which are registered with Dogs Tasmania [Tasmanian Canine Association (TCA)] will be levied a fee that recognises the purpose for which they are kept. The fee will, however, be discounted from that which would normally apply to an entire animal;
- greyhounds registered with the Office of Racing Integrity will be charged a discounted rate; and
- dogs considered 'working dogs' on farms or elsewhere will be charged at a discounted rate where the dog's status is demonstrated to Council.

Owners seeking concessional (discounted) registration may be required to produce written evidence of eligibility as prescribed in the Act, e.g. breeders must produce a current Stud Prefix issued by the TCA.

Registration and subsequent renewals for declared dangerous dogs are subject to satisfactory review of enclosure and adherence to requirements of the declaration notice.

Where a dog is registered with less than three months remaining in the financial year, then a pro-rata rate will be applied.

14.1.1 Policy No. 43: Dog Management - Track Changes

Fees also apply for kennel licences, impounding of dogs, and daily maintenance should a dog be impounded for consecutive days.

Lifetime Registration

~~From 1 July 2023, o~~Owners may elect to pay one-off registration fee for the life of a dog. Lifetime registration is a flat fee and is not subject to other discounts. To be eligible, the microchip number of the dog must be provided to Council.

Lifetime registration is not available for dogs declared dangerous dogs or restricted dog breeds.

Council will provide an initial issue of a lifetime dog tag upon registration. A fee will apply for the provision of any replacement tag.

5.7 Monitoring and Evaluation

~~An annual report on dog management will be prepared and presented to Council.~~
~~Information~~Information relating to dog management will be included in the Annual Report..

The report will include the following information:

- number of dogs registered;
- number of dogs impounded;
- number of Infringement Notices issued;
- number of formal complaints received;
- financial evaluation of the provision of animal control services;
- number of kennel licences issued; and
- a summary of dogs declared to be dangerous.

6. Declared Areas

Under the Act, ~~the~~ Council may declare and regulate areas within its municipal boundary to be:

1. a prohibited area;
2. a restricted area; or
3. a dog exercise/training area – unrestricted.

~~The~~ Council may add or remove declared areas of the municipality pursuant to section 24 of the Act.

Council recognises the need to designate areas for owners to enjoy a range of recreational activities with their dogs and acknowledges that a well exercised dog is less likely to create a nuisance.

14.1.1 Policy No. 43: Dog Management - Track Changes

A combination of off-lead (unrestricted) and on-lead (restricted) areas have been provided throughout the municipal area. Areas may also be declared as prohibited to dogs due to their location or environmental significance. Maps of the declared areas are included in Appendix ~~4A~~.

6.1 Dog exercise/training areas – unrestricted (off-lead):

Dogs, other than a dangerous dog, restricted breed dog or greyhound, may be exercised off-lead, providing they remain under effective control. The following areas have been declared as exercise/training areas pursuant to sections 20 & 21 of the Act:

~~1. 6.1.1~~ Alveston Drive, Deloraine (part of Deloraine Community Complex site). Also accessed from Rickman Street, Deloraine (~~Location 1 on~~ Map 1, Appendix A).

~~2. 6.1.2~~ Pitcher Parade, Prospect Vale (to the east of Wetlands area) (~~Location 2 on~~ Map 2, Appendix A).

~~3. 6.1.3~~ River Reserve, between Foote Street and Browne Street, Hadspen (~~Location 3 on~~ Map 3, Appendix A).

~~4. 6.1.4~~ Westbury Town Common, off Mary Street, Westbury (~~Location 4 on~~ Map 4, Appendix A).

~~6.1.5~~ Lomond Views Private Open Space, off Chris Street, Prospect Vale - Proposed fenced dog exercise/training area (~~Location 5 on~~ Map 5, Appendix ~~BA~~).

~~5. 6.1.6~~ Moore Street, Westbury (off the corner of Mary Street) (Map 6, Appendix A).

6.2 Restricted areas:

The following areas have been declared as restricted areas pursuant to section 23 of the Act where dogs are not permitted at all times:

The playing surface of the sportsgrounds at -

~~1. 6.2.1~~ Prospect Vale Park, Harley Parade, Prospect Vale (Map ~~67~~, Appendix ~~CA~~).

~~2. 6.2.2~~ Westbury Recreation Ground, Franklin Street, Westbury (~~Location 7 on~~ Map ~~78~~, Appendix ~~CA~~).

~~3. 6.2.3~~ Deloraine Recreation Ground, Racecourse Drive, Deloraine (~~Location 8 on~~ Map ~~89~~, Appendix ~~CA~~).

~~6.2.4~~ Bracknell Recreation Ground, Louisa Street, Bracknell (~~Location 9 on~~ Map ~~910~~, Appendix ~~CA~~).

~~4. 6.2.5~~ Hadspen Recreation Ground, Clare Street, Hadspen (Map 11, Appendix A).

14.1.1 Policy No. 43: Dog Management - Track Changes

The following areas have been declared as restricted areas pursuant to section 23 of the Act where dogs are permitted provided they remain on a lead at all times:

- ~~6.2.6~~ Deloraine riverbank & Wild Wood, publicly accessible area both eastern and western sides of the Meander River, adjacent to West Parade (western side) and East Parade (eastern side), including Train Park and Rotary Park (~~Location 10 on Map 1012~~, Appendix ~~DA~~).

7. Legislation

Dog Control Act 2000

Disability Discrimination Act 1992 (C~~w~~th)

[*Local Government Act 1993*](#)

8. Responsibility

Responsibility for the operation of the policy rests with the Director Development ~~& and~~ Regulatory Services.