



Meander Valley Council
Working Together

ORDINARY AGENDA

COUNCIL MEETING

Tuesday 10 December 2019

COUNCIL MEETING VISITORS

Visitors are most welcome to attend Council meetings.

Visitors attending a Council Meeting agree to abide by the following rules:-

- Visitors are required to sign the Visitor Book and provide their name and full residential address before entering the meeting room.
- Visitors are only allowed to address Council with the permission of the Chairperson.
- When addressing Council the speaker is asked not to swear or use threatening language.
- Visitors who refuse to abide by these rules will be asked to leave the meeting by the Chairperson.

SECURITY PROCEDURES

- Council staff will ensure that all visitors have signed the Visitor Book.
- A visitor who continually interjects during the meeting or uses threatening language to Councillors or staff, will be asked by the Chairperson to cease immediately.
- If the visitor fails to abide by the request of the Chairperson, the Chairperson shall suspend the meeting and ask the visitor to leave the meeting immediately.
- If the visitor fails to leave the meeting immediately, the General Manager is to contact Tasmania Police to come and remove the visitor from the building.
- Once the visitor has left the building the Chairperson may resume the meeting.
- In the case of extreme emergency caused by a visitor, the Chairperson is to activate the Distress Button immediately and Tasmania Police will be called.



Meander Valley Council

Working Together

PO Box 102, Westbury,
Tasmania, 7303

Dear Councillors

I wish to advise that an ordinary meeting of the Meander Valley Council will be held at the Westbury Council Chambers, 26 Lyall Street, Westbury, on ***Tuesday 10 December 2019 at 4.00pm.***

Jonathan Harmey
ACTING GENERAL MANAGER

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Evacuation and Safety:

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

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

Agenda for the Ordinary Meeting of the Meander Valley Council to be held at the Council Chambers Meeting Room, 26 Lyall Street, Westbury, on Tuesday 10 December 2019 at 4.00pm.

PRESENT

APOLOGIES

IN ATTENDANCE

CONFIRMATION OF MINUTES

Councillor xx moved and Councillor xx seconded, ***“that the minutes of the Ordinary Meeting of Council held on Tuesday 12 November 2019, be received and confirmed.”***

COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING

Date	Items discussed:
26 November 2019	<ul style="list-style-type: none"> • Northern Prison Update • Citizenship Ceremony • Community Forum – Dairy Plains • Westbury Function Centre Fee Proposal • Dog Off Lead Exercise Areas • Proposed Sport & Recreation Plan • RV Camping at Bracknell, Deloraine and Westbury • Northern Midlands Council – Amendment to RLUS • Local Heritage Position LPS • Deloraine Football Club Demountable Change-rooms • Rural Waste and Recycling Collection Service • Expanded FOGO Collection Service • Regional Economic Development Strategy • Climate Change Direction • Council Meeting Dates and Time 2020 • Special Committee Elected Member Representation

ANNOUNCEMENTS BY THE MAYOR

13 November

TasWater AGM - Launceston

20 November

ANZ Cocktail Party – Launceston

26 November 2019

Citizenship Ceremony

Council Workshop

Community Forum – Dairy Plains

5 December 2019

Mayors Professional Development Day – Hobart

LGAT General Meeting – Hobart

7 December 2019

Council Christmas Dinner

World Championship Fly Fishing Awards

8 December 2019

Dairy Plains Hall Christmas Party

ANNOUNCEMENTS BY COUNCILLORS

Councillor Susie Bower

19 November 2019

Mole Creek Progress Association Meeting

26 November 2019

Community Forum – Dairy Plains

28 November 2019

Deloraine Collective Ed 100 Day Challenge Celebration

28 November 2019

Great Western Tiers Visitor Centre Volunteer Function

30 November 2019

Blackstone Heights Market

Councillor Frank Nott

On Saturday 16 November I attended a Bushfire Forum at Travellers Retreat .

It provided information to residents on Awareness, Readiness and Preparation in relation to a bushfire in that locality.

It was run by Dave Cleaver from TFS in association with the Hadsphen group headed by President, Wayne Preston.

Dave had conducted a very successful session with the Carrick Community Committee earlier in the month.

As a result of dropping leaflets at Travellers Rest, Pateena Road and Travellers Retreat some 40 residents participated.

Information was provided for the crucial decision making of either to leave asap or to stay and defend.

DECLARATIONS OF INTEREST

TABLING AND ACTION ON PETITIONS

PUBLIC QUESTION TIME

General Rules for Question Time:

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

At the beginning of public question time, the Chairperson will firstly refer to the questions on notice. The Chairperson will ask each person who has a question on notice to come forward and state their name and where they are from (suburb or town) before asking their question(s).

The Chairperson will then ask anyone else with a question without notice to come forward and give their name and where they are from (suburb or town) before asking their question.

If called upon by the Chairperson, a person asking a question without notice may need to submit a written copy of their question to the Chairperson in order to clarify the content of the question.

A member of the public may ask a Council officer to read their question for them.

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

The Chairperson may direct a Councillor or Council officer to provide a response.

All questions and answers must be kept as brief as possible.

There will be no debate on any questions or answers.

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

Questions on notice and their responses will be minuted.

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

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

Notes

- Council officers may be called upon to provide assistance to those wishing to register a question, particularly those with a disability or from non-English speaking cultures, by typing their questions.
- The Chairperson may allocate a maximum time for each question, depending on the complexity of the issue, and on how many questions are asked at the meeting. The Chairperson may also indicate when sufficient response to a question has been provided.
- Limited Privilege: Members of the public should be reminded that the protection of parliamentary privilege does not apply to local government, and any statements or discussion in the Council Chamber or any document, produced are subject to the laws of defamation.

For further information please telephone 6393 5300 or visit www.meander.tas.gov.au

PUBLIC QUESTION TIME

1. PUBLIC QUESTIONS TAKEN ON NOTICE – NOVEMBER 2019

Nil

2. PUBLIC QUESTIONS WITH NOTICE – DECEMBER 2019

2.1 Helen Hutchinson, Western Creek

- (a) Meander Valley is not isolated from the rest of the world, or the rest of Australia. What happens in other places is an indication of what is sure to happen here unless we take action to reverse global heating.

In view of the extreme and life threatening bushfires already taking old on the Australian mainland, will the Meander Valley Council request the State and Federal Governments to assist with the provision of extra bushfire and flood prevention infrastructure?

Response by Acting General Manager Jonathan Harmey

In April 2019 Council provided a submission into the Cronstedt Review of the Management of Bushfires during the 2018-19 Fire Season, this submission included the following conclusion "Council is calling for a proactive fire management regime within the TWWHA that includes fuel reduction burns and equivalent support for landowners who own property adjacent to the TWWHA... The one thing, however, that has not been resolved through this period is the need for strong preventative measures especially in the areas of Tasmania that are subject to environmental and conservation protection."

Council officers dealt extensively with the State Government in the two years following the June 2016 floods and secured grant funding to undertake flood modelling.

(b) Council workshops are apparently a regular part of council activities.

Where can I find the minutes or reports from these Council workshops?

Are there sub-committee meetings conducted by Meander Valley Council and if so, where can the minutes or reports from these sub-committees be found?

Response by Acting General Manager Jonathan Harmey

Council Workshops occur at least monthly and provide the opportunity for elected members and employees to discuss operational and strategic matters of importance. Council Meetings are guided by legislation that outline the manner in which meetings are conducted, this includes minutes of ordinary Council Meetings. Council Workshops are not bound by the same legislation, detailed minutes are not kept by Council nor made publically available. Often items discussed at Council Workshops are presented to the next Council Meeting for a decision, receipt, adoption or endorsement and therefore the associated reports are made publically available at that time. An example of this is the Regional Economic Development Strategy (REDS) presented to Council for endorsement in this meeting agenda. With regard to Council sub-committees please refer to the table below:

<i>Council Sub-Committee</i>	<i>Minutes or reports</i>
<i>Audit Panel</i>	<i>Minutes received at Council meetings on a quarterly basis</i>
<i>Australia Day Awards</i>	<i>Awards announced at Council's Australia Day function, next event scheduled for 24 January 2020</i>
<i>Community Grants</i>	<i>Minutes received at Council meetings on a quarterly basis</i>
<i>Development Assessment Group</i>	<i>Minutes not kept by Council nor made publically available</i>

2.2 Kevin Knowles, Western Creek

I would like to know if the Councillors believe in man-made climate change, I would like responses from each Councillor?

Response by Acting General Manager, Jonathan Harmey

Council will be considering whether to declare a climate emergency at the 10 December 2019 Council Meeting. While each Councillor's response is not listed in this answer they may indicate their position at the meeting or they may choose to add comment to the decision when considering Councillor Temple's Notice Of Motion, in the minutes of the December 2019 meeting.

What action is the council taking to minimize the effects of climate change?

Response by Acting General Manager, Jonathan Harmey

Some of the actions that Council have undertaken to address climate change are:

- ***Participated in Climate Change legislation review (Tas.)***
- ***Representation at Climate Change Conferences and workshops***
- ***Made home energy efficiency test kits available for residents to borrow***
- ***Produced an MVC Environmental Action Plan***
- ***Contributed to LGAT's submission on draft climate change legislation***
- ***Encouraged recycling and waste reduction initiatives through the Northern Tasmanian Waste Management Group***
- ***Installed solar panels on the Ray Johnstone Centre at Prospect Vale Park***
- ***Retrofitted Council street lights with energy efficient LED bulbs***
- ***Reviewed progress on actions under the MVC Cities Power Partnership program***

2.3 Sally Gibb, Westbury

Mayor Johnston – Why did you quote 70% of the local community was in favour of the prison on the 30 September?

Response by Mayor Wayne Johnston

This percentage was my own estimation, based on the number of community members who contacted me directly on the 30 September, 2019 (the day of the State Government's announcement) to express their views.

Where did these numbers come from?

Response by Mayor Wayne Johnston

I refer to my previous response, above.

Why have you not retracted it publicly?

Response by Mayor Wayne Johnston

Since the State Government's announcement on the 30 September, Council has received a substantial amount of feedback opposing the Northern Prison. Based on this recent feedback, I commented in a media interview on 14 November, 2019, that it appeared that 70% of the Westbury community were against the project.

2.4 Emma Hamilton, Westbury

- (a) November 2019 Meeting – Minute 190/2019 Council Workshops – Community Plan 2020-2030.

Will this supersede the "Strategic Plan 2014-2024 for Meander Valley" document? If so, why and when?

Response by Acting General Manager, Jonathan Harmey

The current Community Strategic Plan 2014 to 2024 was adopted in December 2014. In preparing the Annual Plan for 2019-20 Council determined to commence a process of updating this document for a period of ten years. We will seek to confirm the Meander Valley community's current values and future directions. The project will commence by seeking community input in early 2020 and is aimed to be completed by the end of 2020. The process has been discussed at Council Workshops on 24 September and 22 October.

- (b) November 2019 Meeting – Public Question Time answer to 3.18 from the Mayor "Strategic Town Planner Jo Oliver has already advised the Government what we expect if they put forward a proposal".

Will Council make public a full and complete list of what Jo Oliver has advised the Government to put forward with a proposal?

Response by Senior Strategic Planner, Jo Oliver

Council's Senior Strategic Planner has provided preliminary, verbal advice only to the State Government's planning consultant for the project, regarding the initial appreciation of supporting information that will be required to be included with any application for a planning scheme amendment. This included:

- **Social and economic impact studies;**
- **Environmental impact study;**
- **Agricultural land report to demonstrate compliance with the State Policy for the Protection of Agricultural Land;**

- **Detailed planning report providing a full description of the proposal, expected development outcomes and analysis of the proposal against all of the relevant provisions of the Land Use Planning & Approvals Act 1993, including the Northern Tasmania Regional Land Use Strategy.**

Council advised that when the detail was submitted in the application, Council maintains the right under the Act to request further information at that stage, dependent upon the information provided.

2.5 Martin Hamilton, Westbury

- (a) November 2019 Meeting – Minute 194/2019 - Tabling Petitions – We oppose the construction of a new prison to close to Westbury”.

Will you confirm who from the State Government the petition was handed over to and when it will be tabled in Parliament?

Response by Acting General Manager, Jonathan Harmey

The petition was sent to the State Government’s contact point for their Northern Prison project: northern.prison@justice.tas.gov.au on 14 November. A State Government representative replied that day to advise the petition would be supplied to the social economic study consultants for their information to help inform the report. Council has not been informed if the State Government intend to table the petition in parliament.

- (b) Nov 2019 Public Questions 3.9 Jo Oliver response “By no means is it a fait accompli it is going to go through a very extensive process of enquiry” however that is preceded by the words (a particular purpose zone) “is effectively like a zone you write your own rules to fit the purpose” I understand the Government intend to submit social and economic reports with any application the put forward however if they can write their own rules and we can’t use the current planning scheme how is this not a fait accompli/what documents do we need to oppose this, what evidence do we need to oppose this prison?

Response by Senior Strategic Planner, Jo Oliver

In submitting for a Particular Purpose Zone for any future use of land, an applicant is required to demonstrate not only that a change in zoning is appropriate, but also that the eventual use and development enabled by the provisions (rules) of the zone is appropriate, when assessed against the criteria of the Land Use Planning & Approvals Act 1993. Planning Scheme amendments are assessed under the Act and not the provisions of the planning scheme. Impacts on adjoining zones and the potential effects on use and

development allowable in adjoining zones as a result of the proposed rezoning, are included in matters that are assessed under the Act prior to any decision being made about the proposed rezoning to a Particular Purpose Zone. All of the changes being proposed are assessed as a package.

It is not appropriate for Council to advise on material to oppose the future amendment application as Council will be acting as a Planning Authority under the Act.

2.6 Phil Giles, Westbury

Last meeting I posed some questions without notice to the council asking why they would get involved in assisting landowner submit an Expression of Interest to the State Government for a prison to be located in the Meander Valley LGA. The answers did not really answer the thrust of my question – so I pose them a little differently and give the council time to answer –

- (a) Why did the Council get involved with the landowners in the first place when the only result of that EOI if taken up by the State Government was the placement of the prison in the Meander Valley LGA?

Response by Acting General Manager, Jonathan Harmey

The State Government wrote to Council in September 2018 to request assistance in facilitating contact between private land owners and the State Government, or by providing information about the EOI and a copy of the EOI form directly to private land owners. Council often passes information on to community members from the State and Federal Governments to make them aware of opportunities. The Council's General Manager provided information to private land owners on the basis that a project of this size had the potential to bring new job opportunities to Meander Valley residents, economic development opportunities for businesses and potential improved level of social services for the community. This was undertaken on the basis that community consultation would be undertaken by the State Government and information on their Northern Prison project would be provided to the community.

- (b) Regardless of whether the Council was putting up public land the end result of the EOI that the Council supported is the preferred prison site at Westbury so why would the Council not gauge the level of support from the residents of the Meander Valley LGA before assisting or 'providing an opportunity for individual landowners' to put forward their land for a prison to be built upon?

Response by Acting General Manager, Jonathan Harmey

It is common for Council employees to support private residents where they may need assistance in working toward, and through, regulatory processes. Council representatives often assist developers with information about the regulatory processes and what may be required to be undertaken for their proposed development. For example Council officers met with many of the businesses that have been established at the Valley Central industrial precinct, prior to their application being submitted, to make sure they were aware of what was required for their site with this information provided to the community during the planning application advertising. The State Government commenced its consultation process in September 2019 and they have made the public statement that they are progressing and expanding the consultation with a public meeting planned for Monday 16 December.

2.7 Meander Area Residents and Ratepayers Association Inc. (MARRA)

The Westbury Community is clearly reeling after being blindsided by the recent prison proposal. There was no community consultation whatsoever – just attempts to inform and placate the community after the decision had already been made.

Other major examples of recent consultation failure including the leasing of the Meander Primary school for a faith-based drug rehabilitation centre, the Westbury Recreation Centre debacle and the Deloraine Sports Complex.

These decisions have left many in the community with no faith in the Council's community consultation processes. This is ironic given the Council's motto of "Working Together". Could Council please advise:

- (a) What are Council protocols and procedures for community consultation?

Response by Acting General Manager, Jonathan Harmey

Council Policy 49 (Media communications) and Policy 81 (Online Communication) provide guidance on how Council communicates externally. The document on Council's website "Not a Spectator Sport – A Community Development Framework 2012" provides guidance about how Council interacts with the community.

Council consults with the community in a number of ways including mail surveys, online surveys, face to face meetings and forums, monthly community news email, quarterly community forums, purchased advertising in the Meander Valley Gazette, Council's website and Council's Facebook page. These

are utilised in different combinations for different projects, depending on the nature of the project and the community members directly involved.

- (b) Are they under review considering the recent issues at hand, as they are (a) seemingly ineffective and (b) obviously causing undue stress on the people of the municipality?

***Response by Acting General Manager, Jonathan Harmey
Council's 2019-20 Annual Plan has a target to investigate the development of a Community Consultation Policy.***

3. PUBLIC QUESTIONS WITHOUT NOTICE – DECEMBER 2019

COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – NOVEMBER 2019

Nil

2. COUNCILLOR QUESTIONS WITH NOTICE – DECEMBER 2019

Nil

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – DECEMBER 2019

DEPUTATIONS BY MEMBERS OF THE PUBLIC

CERTIFICATION

"I certify that with respect to all advice, information or recommendation provided to Council with this agenda:

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

A handwritten signature in black ink, appearing to read "Jonathan Harmey". The signature is written in a cursive, flowing style.

Jonathan Harmey
ACTING GENERAL MANAGER

"Notes: S65(1) of the Local Government Act requires the General Manager to ensure that any advice, information or recommendation given to the Council (or a Council committee) is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation. S65(2) forbids Council from deciding any matter which requires the advice of a qualified person without considering that advice."

NOTICE OF MOTION – COUNCILLOR JOHN TEMPLE

Reference No. 219/2019

DECLARATION OF CLIMATE EMERGENCY

1) Motion

It is recommended that Council declares a Climate Emergency.

2) Background

Many Councils are declaring a Climate Emergency. In doing so they are not subscribing to any international or national treaty or set of rules but are simply using "Climate Emergency" as a headline under which they can better show leadership to their communities on environmental and sustainability issues.

Some people are concerned with the use of the word "Emergency". Emergency in this context should not be seen on a scale of a human life but on the scale of the life of this planet, at which point the term takes on quite a different nuance.

Young people, who have many decades left in which to live their lives, are especially concerned about the human use of the planet's finite resources and emissions produced.

Under the heading of "Climate Emergency" Meander Council can show true leadership and champion many initiatives including Pumped Hydro.

AUTHOR: Councillor John Temple

3) Officers Comments

The globally active Climate Emergency Declaration Organisation states that it's goal "is for Governments to declare a climate emergency and mobilise society-wide resources at sufficient scale and speed to protect civilisation, the economy, people, species, and ecosystems." Key elements include public awareness that it is an emergency. There is no defined commitment associated with declaring a climate emergency, other than to take some form of timely action. Involved

Government jurisdictions that declare a climate emergency are sending a public signal that they will be in emergency mode until the emergency passes. The aim is to restore a safe climate.

Councillor Temple's motion appears to represent a public statement on the subject of climate change, rather than an operational activity of Council. If Council does support Councillor Temple's motion, it may be beneficial to include actions to accompany the decision such as writing to the State and Federal Government representatives, encouraging them to:

- Take steps to reduce their carbon pollution
- Increase the use of energy efficient technology in public transport
- Reduce the number of coal fired power stations
- Invest in energy efficient technology

The topic of climate change was discussed at the 26 November 2019 Council Workshop.

4) Strategic/Annual Plan Conformance

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

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

5) Policy Implications

Not applicable.

6) Legislation

Not applicable.

7) Risk Management

Not applicable.

8) Consultation with State Government and other Authorities

Not applicable.

9) Community Consultation

Community consultation on the topic of climate change has not been undertaken by Council however a number of questions have been received at recent Council Meetings from residents H Hutchinson and K Knowles on the topic of climate change.

10) Financial Impact

Councillor Temple's recommendation alone does not recommend any actions with a financial implication for Council.

11) Alternative Recommendations

Council can elect to amend, not support the recommendation, or refer the matter to a further Council Workshop.

12) Voting Requirements

Simple Majority

AUTHOR: Jonathan Harmey
Acting General Manager

DECISION:

PLANNING AUTHORITY ITEMS

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

The following are applicable to all Planning Authority reports:

Strategic/Annual Plan Conformance

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

Policy Implications

Not applicable.

Legislation

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

Risk Management

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

Financial Impact

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

Alternative Options

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

Voting Requirements

Simple Majority

PLANNING AUTHORITY 1

Reference No. 220/2019

21 FRANKLIN STREET, WESTBURY

Planning Application: PA\20\0018

Proposal: Visitor Accommodation (RV Rest Stop)

Author: Heidi Goess
Consultant Planner

1) Introduction

Applicant	Meander Valley Council
Owner	Meander Valley Council
Property	21 Franklin Street, Westbury (PID: 7013189)
Zoning	Visitor Accommodation (RV Rest Stop)
Discretions	18.3.1 Amenity 18.4.2 Landscaping E6.7.1 Construction of Car Parking Spaces and Access Strips E6.7.2 Design and Layout of Car Parking E6.7.3 Car Parking Access, Safety and Security E6.8.1 Pedestrian Walkways
Existing Land Use	Visitor Accommodation, Recreation
Number of Representations	Twelve (12)
Decision Due	11 December 2019
Planning Scheme:	Meander Valley Interim Planning Scheme 2013 (the Planning Scheme)

2) Recommendation

It is recommended that the application for Use and Development for Visitor Accommodation (RV Rest Stop) on land located at 21 Franklin Street, Westbury (PID: 7013189), by Meander Valley Council, be APPROVED, generally in accordance with the endorsed plans:

a) Meander Valley Council – Locality Plan, 24 June 2019, Document Set

- 1212797 Version 1, Version Date 12/07/2019;**
b) Meander Valley Council – Site Plan, Document Set ID:1212797 Version 1, Version Date 12/07/2019;
c) Meander Valley Council – Sign 1, Sign 2 and Sign 3, , Document Set 1212797 Version 1, Version Date 12/07/2019;
d) Pitt and Sherry – LN19242 Westbury Recreation Ground RV Parking, Traffic Impact Assessment – 19 August 2019;

and subject to the following conditions:

1. Camping is not permitted other than in self-contained recreational vehicles on the site. A self-contained recreational vehicle is a vehicle specifically built for that purpose that, along with a built in sink, on-board cooking and sleeping facilities, carries a supply of fresh water and can retain all grey and black waste water, as defined by the Campervan and Motorhome Club of Australia. Caravans also fitting this description are acceptable.
2. All waste, including liquid waste, is to be removed from the property and disposed of in a legal discharge point.
3. The location of the nearest "waste water dump point" is to be clearly identified and displayed in a prominent location at the entry.
4. No generator, plant or power tool is to be operated:
 - Monday to Friday, 7:00am and 6:00pm;
 - Saturday, 8:00am and 6:00pm; and
 - Sunday, before 10:00am and after 6:00pm.
5. Patrons are to stay a maximum of four (4) nights.
6. No flood lighting is permitted to be used within the property.
7. Prior to the commencement of use the incidental signage consistent with the endorsed plans is to be erected.

Note:

1. The nearest "waste water dump point" is currently located at the Racecourse Deloraine.
2. The Meander Valley Council is responsible for ensuring that patrons abide by the conditions of the planning permit.

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

3) Background

The application proposes to establish an overnight rest stop for self-contained RVs (recreational vehicles) on land located at the Westbury Recreation Ground, 21 Franklin Street, Westbury (PID: 7013189).

The Westbury Recreation Ground (the site) has a road frontage to:

- Franklin Street;
- Meander Valley Road; and
- Jones Street North.

The site comprises an area of approximately 3.96ha and contains the football, cricket oval, club rooms, BMX track, Scout hall and public toilets. The indoor sports centre, tennis courts and skate park are also identified to be contained within the land identified PID:7013189.



Figure 1: site plan showing the RV Rest Stop area and location of incidental signs.

Access to site is via the existing crossover from the carriageway of Franklin Street. The RV rest-stop area will be serviced by the existing internal driveway (sealed and unsealed) which runs behind the clubrooms and around the perimeter of the oval to the eastern and north-eastern portion of the site.

The RV Rest Stop area will occupy an estimated 2,000m² or around 5% of the site. The application does not propose to modify any infrastructure including the waste dump point.

The application proposes to allow up to 15 RVs to be parked on the site at any time and limited to a maximum stay of four days per vehicle. Further details concerning the use are summarised in Table 1.

Table 1: Summary of the proposed use	
Number of RVs	15
Self-Contained RV	<p>RVs must be self-contained as defined by 'The Campervan and Motor Home Club of Australia'.</p> <p>This is defined by CMCA Self Contained Vehicle (SCV) Policy (attached in Appendix A).</p> <p>Vehicle is required (general summary):</p> <ul style="list-style-type: none"> • Fresh water supply; • Fitted with an installed and plumbed sink; • Grey water cannot be discharged unless allowable by local authorities; • All black water is to be contained in a holding tank or cassettes, be disposed of in a dump point; • A sealable refuse container to hold rubbish must be carried; and • Vehicles should have capacities retain all waste for a minimum of three days.
Stay per Vehicle	Maximum of four (4) nights
Campfires	No fires will be permitted
Generators and power tools	<p>Use of generator or power tool must not be operated outside of the following hours:</p> <p>Monday to Friday – 7:00am to 6:00pm;</p> <p>Saturday – 8:00am to 6:00pm;</p> <p>Sunday – 10:00am to 6:00pm;</p>
Signage	Incidental signage proposed to instruct campers of the appropriate conduct and use of the rest stop.

The full plans and documentation are included in the attachments.

4) Representations

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

Twelve (12) representations were received. Table 2 collates the key issues of concern and provides a response in context of this assessment.

The representations all objected to the Visitor Accommodation being contained on the site.

Table 2: Summary of Representations		
	Issue	Recommendation
1	Objection was unanimous across all representations.	No change
	Comment - Objections noted.	
2	Visitor accommodation impacts negatively on privacy of residential uses, particularly dwellings at Jones Street North.	
	<p>Clause 18.3.1 assesses the impact the proposed use has on the amenity of residential uses but does not consider overlooking or impact of privacy to an adjoining property.</p> <p>This clause considers the impact of the proposed use in context of the operating hours, vehicle movements, flood lighting and environmental nuisance through emissions including from noise, smoke, odour and dust.</p> <p>The Planning Scheme does not specify a minimum distance with respect to the separation of residential uses from the proposed visitor accommodation.</p> <p>The setbacks in combination with the trees established on the site will assist with visual screening and retention of privacy.</p>	No change
3	Impact on amenity to a residential use at Jones Street North, including: <ul style="list-style-type: none"> • noise from people, generators; • urinating in public; • lights; • behavior of campers; • visual impact; • dumping of waste (onto ground and into private drains); • fires; • alcohol; • dogs; 	
	<p>Clause 18.3.1 considers the impact of the proposed use in context of the operating hours, vehicle movements, flood lighting and environmental nuisance through emissions including from noise, smoke, odour and dust.</p> <p>There is no floodlighting proposed and a permit condition is recommended for inclusion with respect to this matter.</p> <p>The dumping of waste will be required to be a discharge</p>	Permit conditions included

	<p>point as per the recommended condition of the permit.</p> <p>A permit condition is included to ensure noise emissions are mitigated appropriately.</p>	
4	Rates will increase to fund camping	
	This matter is not regulated by the Planning Scheme.	No change
5	Property devaluation due to proximity of camping	
	The Planning Scheme does not consider the impact use and development has on property values.	No change
6	Concern as to who will police the number of nights people are staying for four nights	
	The Council staff will continue to monitor and manage the Westbury Recreation Ground to ensure that the number of nights is not exceeded.	No change
7	Questioning the involvement of Council in the provision of free camping	
	This matter is not regulated by the Planning Scheme.	No change
8	Naming the stop as 'overnight' when four nights of camping is allowed	
	Noted. Up to 4 overnight stays are allowed.	No change
9	Alternative sites are available such as the Showgrounds	
	<p>The application assesses the proposed use and development against the provisions of the Planning Scheme. The application cannot consider alternative sites as part of this assessment.</p> <p>There is no change proposed to the application.</p>	No change
10	Loss of business for local, licensed sites	
	The Planning Scheme does not consider the economic impact competition has on other local businesses providing a similar service.	No change
11	Conflict of interest (Councilor supporting proposal will be one of the major beneficiaries of increased tourism in the area)	
	This is not a matter for consideration with respect to the assessment of the proposed use and development pursuant to s.57 of the <i>Land Use Planning and Approvals Act 1993</i> .	No change

12	<p>Planning permits granted for local, licensed sites included conditions to protect the amenity of the area including:</p> <ul style="list-style-type: none"> • retention of vegetation; • control over order of occupation of parking spaces. <p>The representor considers these conditions as onerous in relation to the definition of amenity.</p>	
	<p>The application must consider the proposed application against the requirements of the Planning Scheme. Every application is assessed on its merit against the relevant use and development controls.</p> <p>A planning authority can impose conditions on a permit pursuant to clause 8.11.2 of the Planning Scheme.</p> <p>Permit conditions have been recommended for inclusion to mitigate particular impacts as required by the Planning Scheme.</p>	No change
13	Fearful to allow children to use the space due to behavior of campers (including alcohol intake)	
	<p>The application is compliant with the E4.0 the Road and Railway Asset Code as the proposed use will result in generating an additional 30 vehicle movements.</p> <p>The TIA provided in support of this application also concludes that the traffic volumes generated are not likely to impact on the safety and function of the surrounding road network.</p>	No change
14	Inconsistency between Bracknell and Westbury camping grounds in relation to cost and permits.	
	Refer to 9 and 12 above	No change
15	Absence of a 'management plan' for the site. This item goes on to refer to parking and signage and operation of the site (noise, pollution, vehicle numbers, parking areas).	
	The incidental signage set out the conditions of use of the RV Rest Stop area. The application has been assessed against the relevant provisions of the Planning Scheme. Permit conditions are recommended for inclusions.	No change
16	Enquiring as to how complaints are to be made and responded to.	
	Any complaints made to Council will be pursued and responded to.	No Change

17	Questioning the location of the black water dump, specifically whether there is sufficient space for large camping vehicles to park and manoeuvre.	
	The application has been assessed to be compliant with E6.0 Carparking and Sustainable Transport Code.	No change
18	Proposal puts surrounding uses at risk of compromise (amenity and safety)	
	Refer to response at 3 above.	No change
19	Proposal will 'denigrate' the current infrastructure project (upgrading of sporting facilities)	
	Refer to response at 3 above.	No change
20	Discrepancy between address listed and site (listed as 21 Franklin Street, however the camping sites are on the Jones Street side of the street)	
	<p>The application concerns the property at 21 Franklin Street Westbury, described in PID PID: 7013189 and as such is correctly identified.</p> <p>The supporting documentation shows the location of the proposed RV Rest Stop area.</p>	No change
21	Impact of the proposed use on Jones Street has not been addressed	
	Refer to 2 above.	
22	Lack of community consultation, or limited communication	
	The application was advertised in accordance with requirements of s.57 of the <i>Land Use Planning and Approvals Act 1993</i> for a period of 14 days.	No change
23	Council's money would be better applied to other projects	
	This is not a matter for consideration with respect to the assessment of the proposed use and development pursuant to s.57 of the <i>Land Use Planning and Approvals Act 1993</i> .	No change
24	Lack of adherence to camping rules	
	Incidental signs will be erected outlining the rules.	No change
25	Enquiry regarding various camping categories and where these can be found	
	Campervan and Motorhome Club of Australia. Caravans defines the meaning of self-contained RV.	No change

26	Enquiry regarding Council's annual report	
	This is not a matter for consideration with respect to the assessment of the proposed use and development pursuant to s.57 of the <i>Land Use Planning and Approvals Act 1993</i> .	No change
27	Enquiry regarding National Competition Policy	
	This is not a matter for consideration with respect to the assessment of the proposed use and development pursuant to s.57 of the <i>Land Use Planning and Approvals Act 1993</i> .	No change
28	Effective loss of public recreation ground	
	<p>The proposed RV Rest Stop area is located away from the main buildings and facilities of the Westbury Recreation Ground.</p> <p>The Planning Scheme has considered the impact of vehicle manoeuvring on site in context of the proposed use and it is not considered to result in the loss of the effective use of this area.</p>	No change
29	Proposal negates the user pays principle	
	This is not a matter for consideration with respect to the assessment of the proposed use and development pursuant to s.57 of the <i>Land Use Planning and Approvals Act 1993</i> .	No change
30	Potential for legal prosecution of Council for damages to local businesses	
	This is not a matter for consideration with respect to the assessment of the proposed use and development pursuant to s.57 of the <i>Land Use Planning and Approvals Act 1993</i> .	No change
31	Environmental degradation caused by vehicles	
	The planning permit is recommended to be conditioned to enforce appropriate disposal of black and grey water waste.	Permit condition recommended.
32	The number of vans is too many for this location	
	<p>The application complies with E4.0 the Road and Railway Assets Code. A Traffic Impact Assessment is provided in support of the application confirms that the parking of 15 RVs on the site will generate a maximum of 30 movements per day. This complies with the Acceptable Solution A1.</p> <p>The number of RVs that can be parked on the site are considered to be in accordance with any requirement of</p>	No change

	the Planning Scheme.	
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5) Consultation with State Government and other Authorities

The application was not referred to State Government and other Authorities.

6) Officers Comments

Use Class: Visitor Accommodation

Applicable Standards

A brief assessment against all applicable Acceptable Solutions of the applicable zone and codes is provided below. This is followed by a more detailed discussion of any applicable Performance Criteria and the objectives relevant to the particular discretion.

Recreation Zone	
Scheme Standard	Assessment
18.3.1 Amenity	
Acceptable solution 1	Relies on Performance Criteria
Acceptable solution 2	Complies
Acceptable solution 3	Relies on Performance Criteria
18.3.2 Recreation Zone Character	
Acceptable solution 1	Complies
Acceptable solution 2	Not Applicable
18.4.1 Building Design and Siting	
Acceptable solution 1	Not Applicable
Acceptable solution 2	Nott Applicable
18.4.2 Landscaping	
Acceptable solution 1	Relies on Performance Criteria
18.4.3 Subdivision	
Not Applicable as subdivision is not proposed.	

E4 Road and Railway Assets Code	
Scheme Standard	Assessment
E4.6.1 Use and road or rail infrastructure	
Acceptable Solution 1	Not Applicable
Acceptable Solution 2	Complies
Acceptable Solution 3	Not Applicable
E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways	
Acceptable Solution 1	Complies
E4.7.2 Management of Road Accesses and Junctions	
Acceptable Solution 1	Complies
Acceptable Solution 2	Not Applicable
E4.7.3 Management of Rail Level Crossings	
Acceptable Solution 1	Not Applicable
E4.7.4 Sight Distance at Accesses, Junctions and Level crossings	
Acceptable solution 1	Complies
E6 Car Parking and Sustainable Transport Code	
Scheme Standard	Assessment
E6.6.1 Car Parking Numbers	
Acceptable solution 1	Complies
E6.6.3 Taxi Drop-off and Pickup	
Acceptable solution 1	Complies
E6.6.4 Motorbike Parking Provisions	
Acceptable solution 1	Complies
E6.7.1 Construction of Car Parking Spaces and Access Strips	
Acceptable solution 1	Relies on the Performance Criteria
E6.7.2 Design and Layout of Car Parking	
Acceptable solution 1	Relies on the Performance Criteria
Acceptable solution 2	Relies on the Performance Criteria
E6.7.3 Car Parking Access, Safety and Security	
Acceptable solution 1	Relies on the Performance Criteria
E6.7.4 Parking for Persons with a Disability	
Acceptable solution 1	Not Applicable
Acceptable solution 2	Not Applicable
E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup	
Acceptable solution 1	Not Applicable
E6.8.1 Pedestrian Walkways	
Acceptable solution 1	Relies on the Performance Criteria

Performance Criteria

Recreation Zone
18.3.1 Amenity
Objective <i>To ensure that uses do not adversely impact upon the occupiers of adjoining and nearby residential uses.</i>
Performance Criteria P1 <i>The amenity of residential uses within the surrounding area must not be unduly impacted upon by operating hours and vehicle movements.</i>
Response <p>The surrounding area in context of this clause can be taken to be the cadastral parcels within 100m of the site containing a residential use (refer to Figure 2). The assessment considers the impact of the proposed use in context of the operating hours and vehicle movements.</p>

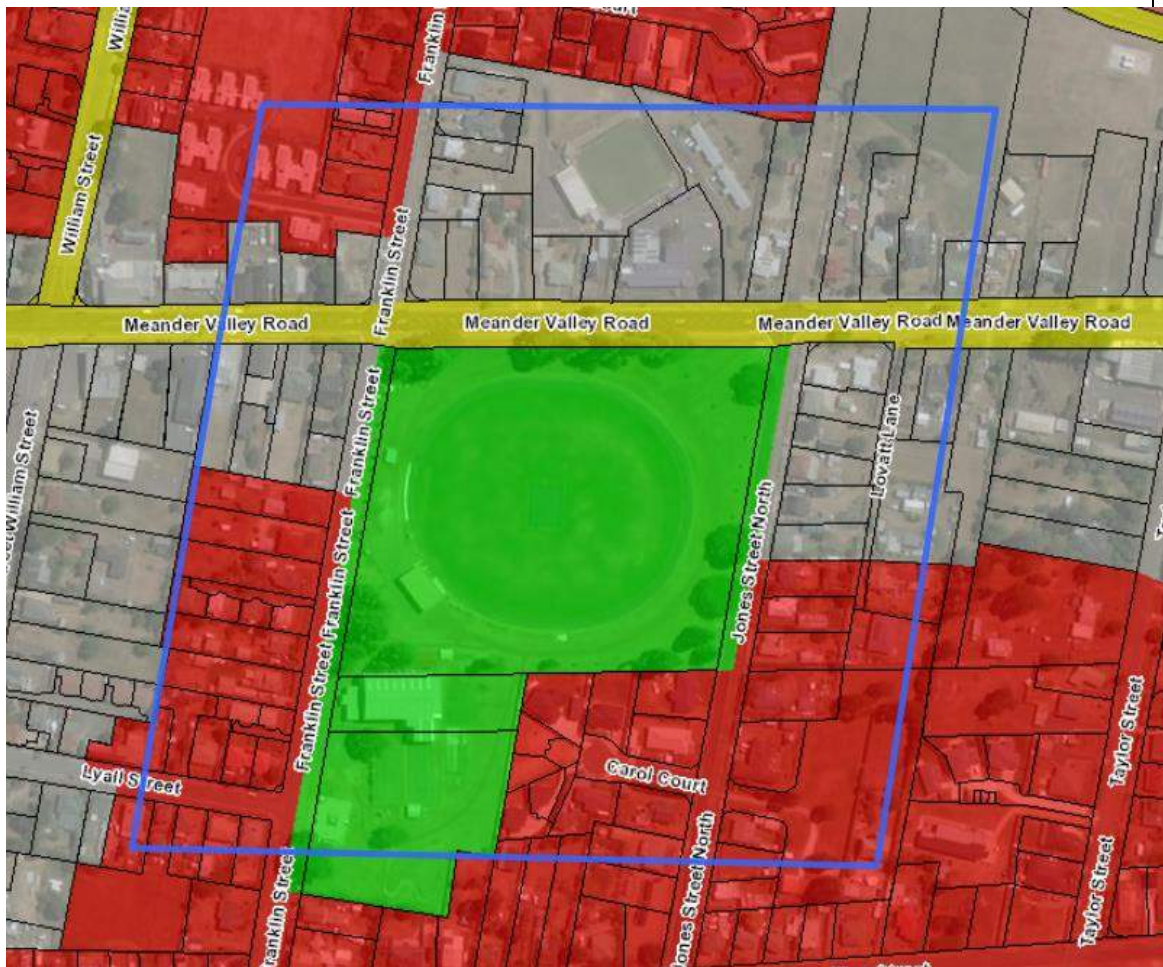


Figure 2: blue outline showing approximately 100m distance from the main site

boundary in relation to the RV Rest Stop Area

Within the surrounding area, the residential uses located on the eastern side of Jones Street North have a view across the Westbury Recreation Ground. The properties immediately to the south, located within Carol Court, are most closely situated to the overnight parking area close to this boundary.

The use proposes to operate 24 hours per day. While trees established along the eastern and southern title boundaries provide some visual screening to adjoining residential properties, it will not eliminate potential noise emissions that may arise from the use of generators, plant and power tools

As there is a high likelihood that patrons may use generators, it is proposed to prohibit the use of generators, plant and power tools at the site between the following hours:

- Monday to Friday - before 7:00am and after 6:00pm;
- Saturday - before 8:00am and after 6:00pm; and
- Sunday - before 10:00am and after 6:00pm.

This is recommended for inclusion as a permit condition to ensure that noise emissions can be appropriately mitigated.

The *Traffic Impact Assessment, LN 19242 Westbury Recreation Ground Parking* (TIA) submitted with the application states that the use has the capacity to generate 30 vehicle movements.

TIA (page 12) draws the following conclusions:

- *The additional traffic volumes expected to be generated by the RV camping operations is not expected to have any noticeable impact to the safety and function of the surrounding road network;*
- *The existing road and access layouts are suitable to satisfy the requirements of the Planning Scheme.*

Therefore the vehicle movements generated by the proposed use will not unduly impact on nearby residential uses, particularly with respect to the properties located on the western side of Franklin Street immediately opposing the Westbury Recreation Ground.

The proposal is consistent with the Objective and will not impact nearby residential uses.

Performance Criteria P3

Discretionary uses must not cause or be likely to cause an environmental

nuisance through emissions including noise, smoke, odour and dust.

Response

The application advises that patrons of the RV Rest Stop area are likely to use generators and/or tools in association with the proposed use. In recognition that this has the potential to create environmental nuisance, the proposal intends to regulate the use of generators/ tools by limiting their hours of use to:

- Monday to Friday, 7:00am to 6:00pm
- Saturday, 8:00am to 6:00pm; and
- Sunday, 10am to 6:00pm.

The use is for self-contained RVs only which will contain all waste water within the vehicle. The site will be supported by a waste dump point near the entrance of the Westbury Recreation Ground. In the event that this waste dump point is not operational at the time the use commences, signage will direct patrons to the waste water dump point at the Racecourse Reserve, Deloraine. This provides an appropriate means of waste disposal and as such there is minimal risk of odour and waste emissions. A permit condition is included to regulate the disposal of waste in accordance with this clause.

The use of camp fires will not be permitted at the site and consequently there will be minimal risk of smoke.

The internal driveway providing access to the Rest Stop area is unsealed and has the potential to generate dust. The slow speed environment and limited number of vehicles entering the site ensures that there will be minimal dust produced.

The proposed use is consistent with the objective and will not adversely impact nearby residential uses.

18.4.2 Landscaping

Objective

To ensure that the recreation values of the site are retained in a manner that contributes to the broader landscape of the area.

Performance Criteria P1

Applications must demonstrate how the recreation and landscape values of the site and area will be managed by a landscape and site management plan that sets out:

- a) any retaining walls; and*
- b) retention of any existing native vegetation where it is feasible to do so or required to be retained by another provision of this scheme; and*

- c) *the locations of any proposed buildings, driveways, car parking, storage areas, signage and utility services; and*
- d) *any fencing; and*
- e) *vegetation plantings to be used and where; and*
- f) *any pedestrian movement paths; and*
- g) *ongoing treatment of the balance of the lot, if any, including maintenance of plantings, weed management and soil and water management.*

Response

The application, as described in the supporting documentation, proposes to erect incidental signage but does not propose to modify the visual appearance of the site by:

- construction of retaining walls and/or fences;
- removal of existing vegetation on the site;
- construction of buildings; and
- construction of formal parking spaces, storage areas or new driveways.

The RV Rest Stop area contains a number of large mature trees along the eastern and southern perimeter of the site offering some screening from adjoining residents.

The RV Rest Stop area will be restricted to specific areas of the Westbury Recreation Ground and will not interfere with any pedestrian movements given that there are large grassed areas either side of the internal road.

The proposed development is considered consistent with the Objective and Performance Criteria.

Car Parking and Sustainable Transport Code

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective

To ensure that car parking spaces and access strips are constructed to an appropriate standard.

Performance Criteria P1

All car parking, access strips manoeuvring and circulation spaces must be

readily identifiable and constructed to ensure that they are useable in all weather conditions.

Comment:

The application advises that it proposes to use informal, grassed parking spaces located adjacent to the internal driveway. The land area of the Westbury Recreation Reserve provides ample room for parking, access, manoeuvring and circulation spaces.

The internal driveway and grass parking space is delineated between the parking areas and access strips through the change in materials.

The TIA confirms that the internal road is useable in all weather conditions.

The proposed development is considered consistent with the Objective and Performance Criteria.

E6.7.2 Design and Layout of Car Parking

Objective

To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Performance Criteria P1

The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:

- a) the layout of the site and the location of existing buildings; and*
- b) views into the site from the road and adjoining public spaces; and*
- c) the ability to access the site and the rear of buildings; and*
- d) the layout of car parking in the vicinity; and*
- e) the level of landscaping proposed for the car parking.*

Comment:

The proposed RV Rest Stop area is limited to two specific locations (refer to Figure 1) on the site and can only be accessed via the internal road from Franklin Street.

The RV Rest Stop area, set away from any clubroom buildings and facilities, is provided with a large flat area free from buildings and structures. The area does not prevent access to any buildings on the site.

The views to the RV Rest Stop area can be achieved internally and from all road frontages of the site. The mature trees established along the northern, eastern and southern perimeter of the site will soften the appearance of RVs parked in this area, ensuring that there is minimal impact to the streetscape and the amenity of the surrounding area.

The car parking and manoeuvring spaces are all contained on the site and will not result any permanent alteration to the Westbury Recreation Ground. When not in use, the area will form a seamless extension to the existing Westbury Recreation Ground and further landscaping is not necessary.

While the proposal is not consistent with AS2890.1, Standards for Car Parking Facilities – Off Street Parking, as the use is of a specialist nature not provided for in the standard.

The proposed development is considered consistent with the Objective and Performance Criteria.

Performance Criteria P2

Car parking and manoeuvring space must:

- a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and*
- b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.*

Comment:

The proposed RV Rest Stop Area provides an area that is relatively flat with ample space to accommodate the turning and manoeuvring of vehicles.

The proposed development is considered consistent with the Objective and Performance Criteria.

E6.7.3 Car Parking Access, Safety and Security

Objective

To ensure adequate access, safety and security for car parking and for deliveries.

Performance Criteria P1

Car parking areas with greater than 20 parking spaces must provide for

<p><i>adequate security and safety for users of the site, having regard to the:</i></p> <ul style="list-style-type: none"> <i>a) levels of activity within the vicinity; and</i> <i>b) opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.</i>
<p>Comment:</p> <p>The application does not propose additional lighting or fencing to secure the site or prevent access from unauthorised persons.</p> <p>Street lighting is provided adjacent to the RV Rest Stop area. Additional lighting is not considered necessary as the RVs are accompanied by the occupants throughout the night. Passive surveillance will be achieved through residential uses overlooking the Westbury Recreation Ground as well as users of the site.</p> <p>The proposed development is considered consistent with the Objective and Performance Criteria.</p>
<p>E6.8.1 Pedestrian Walkways</p>
<p>Objective</p> <p><i>To ensure pedestrian safety is considered in development</i></p>
<p>Performance Criteria P1</p> <p><i>Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.</i></p>
<p>Comment:</p> <p>A dedicated pedestrian access will not be provided as part of the proposed visitor accommodation. The application proposes to erect incidental signage indicating a speed limit of 10km/hr and also informs patrons that the internal driveway is a shared carriageway between vehicles and pedestrians.</p> <p>The low speed environment with the grassed areas of the site will provide for safe pedestrian access within the parking area of the RV Rest Stop. This conclusion is also formed by the TIA supporting the application.</p> <p>The proposed development is considered consistent with the Objective and Performance Criteria.</p>

Conclusion

It is considered that the application for Use and Development for Visitor Accommodation (RV Rest Stop) is acceptable in the Recreation Zone and is recommended for approval.

DECISION:

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

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

Index No. 14046		Meander Valley Council	
Doc No.		WORKING TOGETHER	
RCVD	12 JUL 2019	MVC	
Office Permits		Dept.	ES
EO		OD	
OFFICE USE ONLY			

Property No:	14046	Assessment No:	50 - 1302 - 0170
DA\	20/0021	PA\	20/0018
PC\			

- 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:	21 Franklin Street	Certificate of Title:	PID: 7013189
Suburb:	Westbury	Lot No:	
Land area:	3.69 Ha		
Present use of land/building:	Recreation Ground		

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

Total cost of development (inclusive of GST): **\$ 5,000** Includes total cost of building work, landscaping, road works and infrastructure

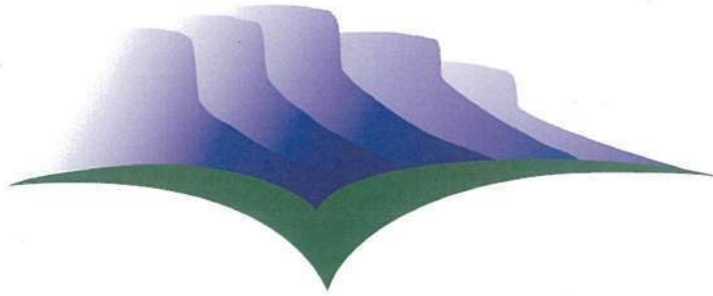
Description of work: **Signage, - Self contained RV Rest Stop**

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

New floor area: **—** m² New building height: **—** m

Materials: External walls: **—** Colour: **—**

Roof cladding: **—** Colour: **—**



Meander Valley Council

W O R K I N G T O G E T H E R

Consent to Lodge Development Application

In accordance with Section 52 of the *Land Use Planning and Approvals Act 1993*, Meander Valley Council hereby provides consent to lodge a development application for a Self-contained RV Rest Stop at the Westbury Recreation Ground, 21 Franklin Street, Westbury, PID: 7013189.

Signed:

Dino De Paoli

Acting GENERAL MANAGER

11 July 2019

21 FRANKLIN STREET WESTBURY (WESTBURY RECREATION GROUND) - SELF CONTAINED RV REST STOP

1) Introduction

This application proposes to establish an overnight rest stop for self-contained RVs (recreational vehicles) on land located at the Westbury Recreation Ground, 21 Franklin Street, Westbury (PID: 7013189).

2) Background

Applicant

Meander Valley Council

Planning Controls

The subject land is controlled by the *Meander Valley Interim Planning Scheme 2013* (referred to in this report as the 'Scheme').

Use & Development

This application proposes to establish an overnight rest stop for self-contained RVs. A description of the use and development is as follows:

- The proposed use will be restricted to the area identified in Figure 2 below.
- All RVs must be fully self-contained, as defined by *The Campervan and Motor Home Club of Australia*. Caravans meeting this description will also be permitted.
- A maximum of fifteen (15) fully self-contained RV's will be accommodated at any time.
- Maximum stay four (4) days.
- No fires permitted.
- No generator or power tool is to be operated outside the following hours –
 - Monday to Friday - 7:00am to 6:00pm
 - Saturday – 8:00am to 6:00pm
 - Sunday - 10:00am to 6:00pm
- Incidental signage is to be erected at the access on Franklin Street, , at the proposed waste water dump point and to identify camping areas. Signage will include:
 - 10km/h speed limit sign and indicating a shared carriageway for pedestrians and vehicles.
 - Site rules as per the attached plans.

It is not proposed to designate individual camp spaces at this time. Self-contained campers are generally good at regulating their spacing and

additional infrastructure would create an unnecessary visual impact during periods of low visitation.

A waste water dump station may be installed at the Franklin Street entrance, however, in the event that the use commences prior to this being installed, it is intended to provide notice of the location of the nearest dump points.

At this time Council will not require formal permits to stay at the site. Council will undertake regular ground maintenance and empty bins at the site allowing for inspection and management of the site.

Proposed incidental signage and a detailed site plan are attached.

Site & Surrounds

The Recreation Ground is approximately 3.69ha in area comprising the football/cricket oval, club rooms, bicycle track, Scout hall and public toilets. An indoor sports centre, tennis courts and skate park are located on a separate, but adjoining, title to the south. A site plan showing existing uses is included in the attachments.

Access is currently taken from an existing crossover on Franklin Street.

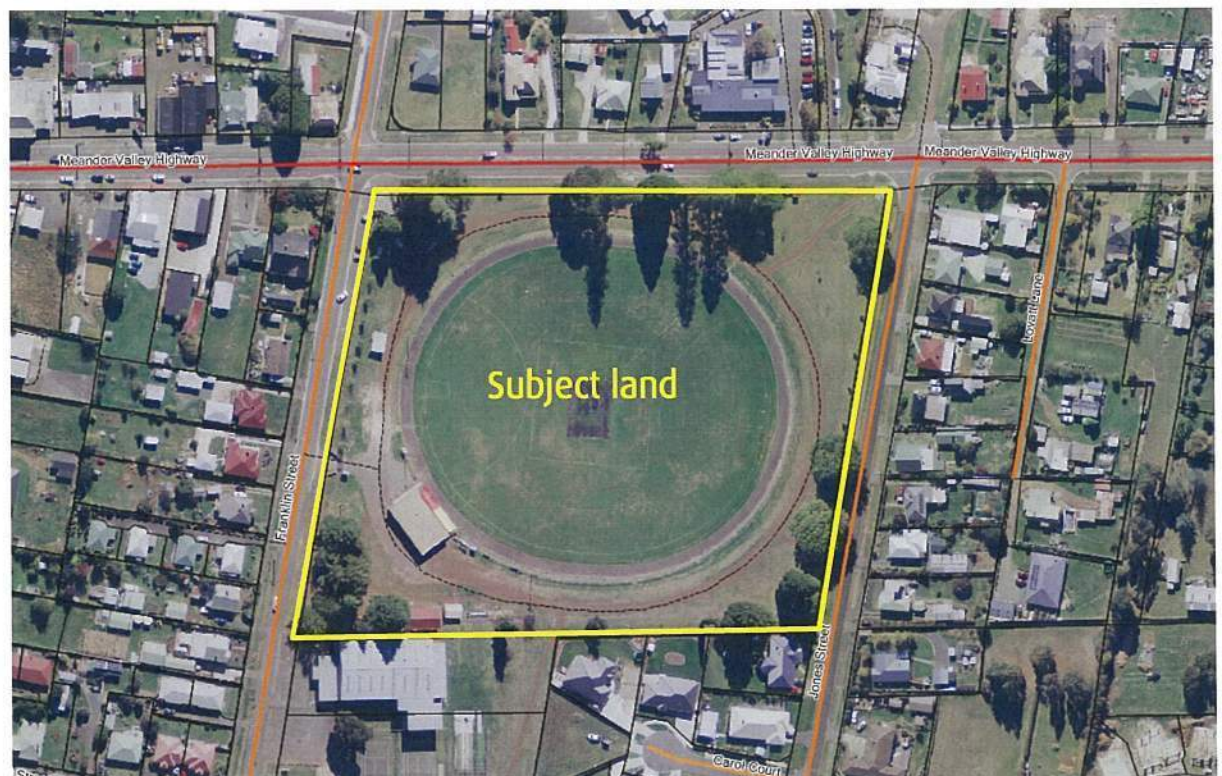


Figure 1: aerial photo of subject land and surrounding properties



Figure 2: Westbury Recreation Ground showing the proposed overnight stay area in grey

11) Planning Assessment

Zone

The subject property is located in the Recreation Zone. The land surrounding the site is located in the General Residential Zone, Utilities Zone and Urban Mixed Use Zone.

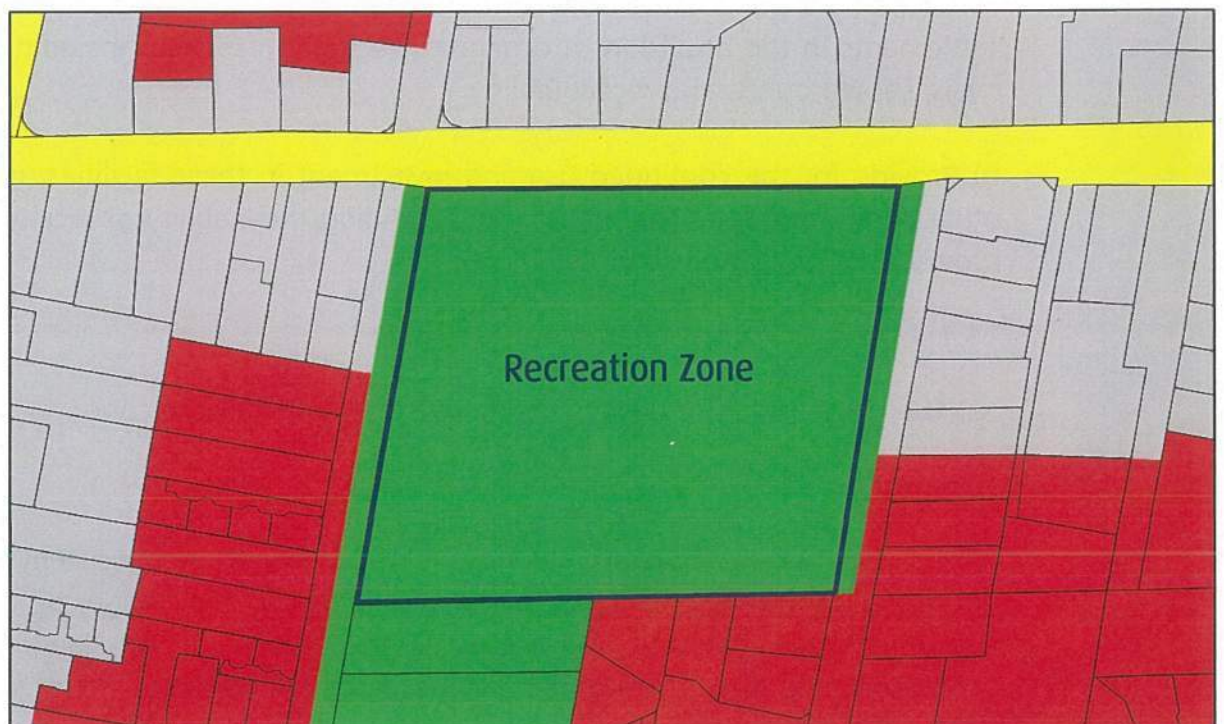


Figure 4: zoning of subject title

Use Class

Table 8.2 of the Scheme, categorises the proposed use class as:

- Visitor Accommodation

Visitor Accommodation is a Discretionary use in the Recreation Zone.

Applicable Standards

18.1 Zone Purpose

18.1.1 Zone Purpose Statements

- 18.1.1.1 To provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land.

18.1.2 Local Area Objectives

- a) Recreation Zone areas reflect the historical pattern of development in settlements in the provision of organised recreation services including sports ovals, showgrounds and racecourses.
- b) Provide for the continued use and investment in these facilities, including other supporting uses that assist in maintaining the viability of facility for the provision of recreation services.

18.1.3 Desired Future Character Statements

- a) There are no future desired character statements for the zone.

Comment:

The use of the site for overnight stays is considered to be consistent with the purpose of the Recreation Zone as it increases the range of activities undertaken at the site and increases the vitality of the land, without compromising the existing recreational uses of the land. The use also

supports increased use of the facility as a whole promotes ongoing investment in maintaining a high degree of utility and amenity.

Assessment of Applicable Standards

The following table is an assessment against the applicable standards of the Meander Valley Interim Planning Scheme 2013.

Recreation Zone			
Scheme Standard		Comment	Assessment
18.3.1 Amenity			
A1	Operating hours must be between: a) 8.00 am and 10.00 pm where adjoining residential use; and b) 6.00 am and 12.00 am midnight where not adjoining residential use.	The use will operate 24 hours a day.	Relies on Performance Criteria
A2	A2.1 The proposal must not include flood lighting where it adjoins the General Residential, Low Density Residential, Urban Mixed Use zones; and A2.2 External security lighting must be contained within the boundaries of the site.	Council does not propose the installation of any additional lighting.	Complies
A3	If for permitted or no permit required uses.	The use is discretionary.	Relies on Performance Criteria
18.3.2 Recreation Zone Character			
A1	Commercial vehicles for discretionary uses must be parked within the boundary of the property in locations that are not visible from the road or public land.	Not applicable, the use does not require any additional commercial vehicles.	Complies
A2	Goods or materials storage for discretionary uses must not be outside in locations visible from adjacent properties, the	Not applicable. No goods or materials will be stored on the site.	

	road or public land.		
18.4.2 Landscaping			
A1	If for permitted or no permit required uses.	The use is discretionary.	Relies on Performance Criteria

Road and Railway Assets Code			
Scheme Standard		Comment	Assessment
E4.6.1 Use and road or rail infrastructure			
A1	Sensitive use within 50m of a category 1 or 2 road with a speed limit of more than 60km/h, a railway or future road or railway, does not increase the annual average daily traffic movements by more than 10%.	Not applicable	
A2	For roads with a speed limit of 60km/h or less the use must not generate more than 40 movements per day.	The proposed use will likely result in more than 40 vehicle movements at the access, when combined with existing vehicles accessing the reserve.	Relies on Performance Criteria
A3	For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic movements by more than 10%.	Not applicable	
E4.7.2 Management of Road Accesses and Junctions			
A1	For roads with a speed limit of 60km/h or less the development must include one access providing both entry and exit, or two accesses providing separate entry and exit.	The application does not propose any new accesses or alter the nature of the existing accesses.	Complies
A2	For roads with a speed limit of more than 60km/h the	Not applicable	

	development must not include a new access or junction.		
--	--	--	--

Car Parking and Sustainable Transport Code			
Scheme Standard		Comment	Assessment
6.6.1 Car Parking Numbers			
A1	The number of car parking spaces must not be less than the requirements of: a) Table E6.1; or b) a parking precinct plan.	1 space is provided for each accommodation unit.	Complies
E6.6.3 Taxi Drop-off and Pickup			
A1	One dedicated taxi space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone.	Sufficient space is available in the existing, extensive gravelled access and manoeuvring areas for taxi parking.	Complies
E6.6.4 Motorbike Parking Provisions			
A1	One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	There is sufficient space for motorbike parking within the extensive parking area around the recreation ground. The nature of the use does not suggest an increase in demand for motorbike parking.	Complies
E6.7.1 Construction of Car Parking Spaces and Access Strips			
A1	All car parking, access strips manoeuvring and circulation spaces must be: a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal; and c) except for a single dwelling, line marked or	Parking and circulation spaces are proposed to remain unsealed and are not proposed to be line marked. Recreational Vehicles are intended to park informally on	Relies on Performance Criteria

	provided with other clear physical means to delineate car spaces.	grassed areas. The existing gravelled roadway is adequately drained.	
E6.7.2 Design and Layout of Car Parking			
A1	<p>A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and</p> <p>A1.2 Within the General Residential Zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</p>	The proposal is not located in the General Residential Zone. There are more than 4 parking spaces located between the building line and the frontage.	Relies on Performance Criteria
A2	<p>A2.1 Car parking and manoeuvring space must:</p> <ul style="list-style-type: none"> a) have a gradient of 10% or less; and b) for more than 4 cars, enter and exit the site in a forward direction; and c) have access width not less than and not 10% greater than Table E6.2; and d) have a width of access and manoeuvring space to parking spaces not less than Table E6.3 where: <ul style="list-style-type: none"> (i) there are three or more spaces; and (ii) where parking is more than 30m from the road; or 	<p>The parking spaces have a gradient less than 10%. Vehicles can turn onsite and exit in a forward direction. The access is existing and meets the minimum requirements of Table E6.2. Spaces are not delineated however there are few site features which would substantially hinder manoeuvrability. The proposal does not comply with</p>	Relies on Performance Criteria

	(iii) the sole vehicle access is to a category 1, 2, 3 or 4 road; and A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standard AS 2890.1</i> .	AS 2890.1 due to the specialist nature.	
E6.7.3 Car Parking Access, Safety and Security			
A1	Car parking areas with greater than 20 parking spaces must be: a) secured and lit so that unauthorised persons cannot enter or; b) visible from buildings on or adjacent to the site at times when parking occurs.	The application does not propose any additional lighting.	Relies on Performance Criteria
E6.8.1 Pedestrian Walkways			
A1	Pedestrian access must be provided for in accordance with Table E6.5.	The proposal includes more than 11 parking spaces but does not include a dedicated pedestrian access.	Relies on Performance Criteria

Performance Criteria

Recreation Zone

18.3.1 Amenity

Objective

To ensure that uses do not adversely impact upon the occupiers of adjoining and nearby residential uses.

Performance Criteria P1

The amenity of residential uses within the surrounding area must not be unduly impacted upon by operating hours and vehicle movements.

Comment:

By its nature, the proposed use will operate after 10:00pm and before 6:00am, however, the use will have negligible impact on the amenity of residential uses in the surrounding area. Camping spaces in the north-east corner of the lot will maintain more than 20m separation from the nearest dwelling, due to Meander Valley Road and Jones Street. Approximately 10m separation will be provided between the dwelling at 4 Jones Street and the proposed use.

As there is a high likelihood that patrons may use generators, it is proposed to prohibit the use of generators and power tools at the site between the following hours:

Monday to Saturday - before 8am and after 6pm; and
Sunday - before 10:00am and after 6:00pm.

This is generally consistent with the degree of regulation applied to similar proposals, with a minor amendment to reflect the standards of the zone.

The proposal is consistent with the objective and will not impact nearby residential uses.

Performance Criteria P3

Discretionary uses must not cause or be likely to cause an environmental nuisance through emissions including noise, smoke, odour and dust.

Comment:

The proposed use is not likely to cause an environmental nuisance. Proposed rules for the site are intended to control external impacts. The use is for self-contained RVs only which will contain all waste water within the vehicle. The proposed dump point also provides an appropriate means of waste disposal. Signage will direct patrons to the waste water dump point at Deloraine until the new system is installed. As such there is minimal risk of odour and waste emissions.

Noise has been discussed above. It is proposed to restrict the hours which generators can be used at the site. The separation between the use and residential properties is considered sufficient to mitigate any additional noise impacts. Noise impacts are not considered to be substantially greater than residential forms of use.

The use of camp fires will not be permitted at the site. As such there is minimal risk of smoke.

Although the access road into the rest stop is gravel, the short extent, slow speed environment and limited number of vehicles entering the site ensures that there will be minimal dust produced. The separation from residential properties is sufficient to mitigate dust impacts.

The proposed use is consistent with the objective and will not adversely impact adjoining residential uses.

18.4.2 Landscaping

Objective

To ensure that the recreation values of the site are retained in a manner that contributes to the broader landscape of the area.

Performance Criteria P1

Applications must demonstrate how the recreation and landscape values of the site and area will be managed by a landscape and site management plan that sets out:

- a) any retaining walls; and*
- b) retention of any existing native vegetation where it is feasible to do so or required to be retained by another provision of this scheme; and*
- c) the locations of any proposed buildings, driveways, car parking, storage areas, signage and utility services; and*
- d) any fencing; and*
- e) vegetation plantings to be used and where; and*
- f) any pedestrian movement paths; and*
- g) ongoing treatment of the balance of the lot, if any, including maintenance of plantings, weed management and soil and water management.*

Comment:

The application does not propose any development other than the erection of incidental signage.

No additional landscaping is proposed. It is considered that the existing large trees (mature and recently planted) provide sufficient visual interest and contribute to the streetscape and landscape. While the recreational vehicles will be visually prominent, the visual impact is considered to be reasonable and views of the recreation ground will remain.

No further screening is considered warranted.

Road and Railway Assets Code

E4.6.1 Use and road or rail infrastructure

Objective

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

Performance Criteria P2

For roads with a speed limit of 60km/h or less, the level of use, number,

location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.

Comment:

It is anticipated that the proposed use will not impact the safety and efficiency of the road network. The existing access provides a direct line of site for more than 200m to both the north and south. The existing access is designed for larger vehicles with a width of 5m. It is sealed to match the existing road network. The access is considered to be adequate for the significant numbers of vehicles accessing the site during football, cricket and other sporting events. The proposed use will not compromise the safety and efficiency of the road network.

Car Parking and Sustainable Transport Code

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective

To ensure that car parking spaces and access strips are constructed to an appropriate standard.

Performance Criteria P1

All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.

Comment:

The application proposes the use of informal, grassed parking spaces. RVs tend to be self-regulating due to the larger size of the vehicles and the additional room required to manoeuvre them. Access ways and manoeuvring spaces are constructed from gravel road base and are adequately delineated from the grassed rest areas by the change in materials. While the spaces are not readily delineated, there is adequate space that RVs can be parked as far away or close to each other as they desire.

Grassed parking areas are a common feature of RV rest stops and, given the relatively low turnover of vehicles, are considered adequate.

E6.7.2 Design and Layout of Car Parking

Objective

To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Performance Criteria P1

The location of car parking and manoeuvring spaces must not be detrimental to

the streetscape or the amenity of the surrounding areas, having regard to:

- a) the layout of the site and the location of existing buildings; and*
- b) views into the site from the road and adjoining public spaces; and*
- c) the ability to access the site and the rear of buildings; and*
- d) the layout of car parking in the vicinity; and*
- e) the level of landscaping proposed for the car parking.*

Comment:

The proposed accommodation area is considered to be laid out to an appropriate standard. The access way is a substantial width and allows even large vehicles to comfortably manoeuvre and exit in a forward direction. The proposal is not consistent with AS2890.1, Standards for Car Parking Facilities – Off Street Parking, as the use is of a specialist nature not provided for in the standard.

Performance Criteria P2

Car parking and manoeuvring space must:

- a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and*
- b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.*

Comment:

The Parking areas are relatively flat and have a substantial amount of room adjacent to accommodate the turning of large vehicles.

E6.7.3 Car Parking Access, Safety and Security

Objective

To ensure adequate access, safety and security for car parking and for deliveries.

Performance Criteria P1

Car parking areas with greater than 20 parking spaces must provide for adequate security and safety for users of the site, having regard to the:

- a) levels of activity within the vicinity; and*
- b) opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.*

Comment:

Additional security lighting is not considered warranted. Existing streetlights around and within the recreation ground provide adequate lighting and RVs will generally be accompanied by their occupants throughout the night.

Opportunities for passive surveillance are significant, due to the general presence of people at the site and high visibility from the surrounding roads.

E6.8.1 Pedestrian Walkways

Objective

To ensure pedestrian safety is considered in development

Performance Criteria P1

Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.

Comment:

A dedicated pedestrian access is not considered warranted, the access road and adjacent grassed verges are sufficient to allow for pedestrians to avoid walking on the carriage way. Regardless, Council proposes to erect a 10km/h speed limit sign, indicating a shared carriageway for vehicles and pedestrians to encourage people to walk and drive with due care, ensuring the safety of pedestrians.

Conclusion

In conclusion, it is considered that the application for Use and Development for a Self-Contained RV rest stop, is an acceptable development in the Recreation Zone and will not impact other users of the site or adjacent residential uses.

AUTHOR: Justin Simons
TOWN PLANNER
MEANDER VALLEY COUNCIL

SELF-CONTAINED VEHICLE REST AREA



Sign1: Erected at Franklin Street entrance - map showing designated areas- Maximum area 1.2m x 0.8m – total height 2.4m

SELF CONTAINED VEHICLE PARKING PARKING PERMITTED BEYOND THIS POINT CONDITIONS OF USE

Maximum Stay – 4 Nights

No generator or power tool is to be operated outside-

- Monday to Friday - 8:00am to 6:00pm
- Saturday – 8:00am to 6:00pm
- Sunday - 10:00am to 6:00pm



Grey and black waste water must only be disposed in the waste water dump point provided



Camping is not permitted



Dogs must be under effective control at all times



Lighting of fires is not permitted



Sign 2: Erected at the north and south edge of the designated rest stop - Maximum area
1.2m x 0.8m – total height 2.4m













NO RV PARKING PERMITTED BEYOND THIS POINT

Sign 3: Erected on the overse of sign 2- Maximum area 1.2m x 0.8m – total height 2.4m

Generic Map

Legend



-  MVC IPS 2013 Boundary
-  Transport
-  Cadastre
-  WestburyHagley
-  MoleCreek
-  Meander
-  HadspenProspectBlackstone
-  Elizabeth_Town
-  Deloraine
-  Chudleigh
-  Carrick
-  Bracknell
-  General Purpose Aerial

Disclaimer: This map is a representation of the information currently held by Meander Valley Council. While every effort has been made to ensure the accuracy of the product, Meander Valley Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.

Title:	Site Plan	A3
Map Width:	0.2816 km	Date: Monday, 24 June 2019

Generic Map

Legend



Designated RV Rest Stop



Screened Waste Water
Dump Point



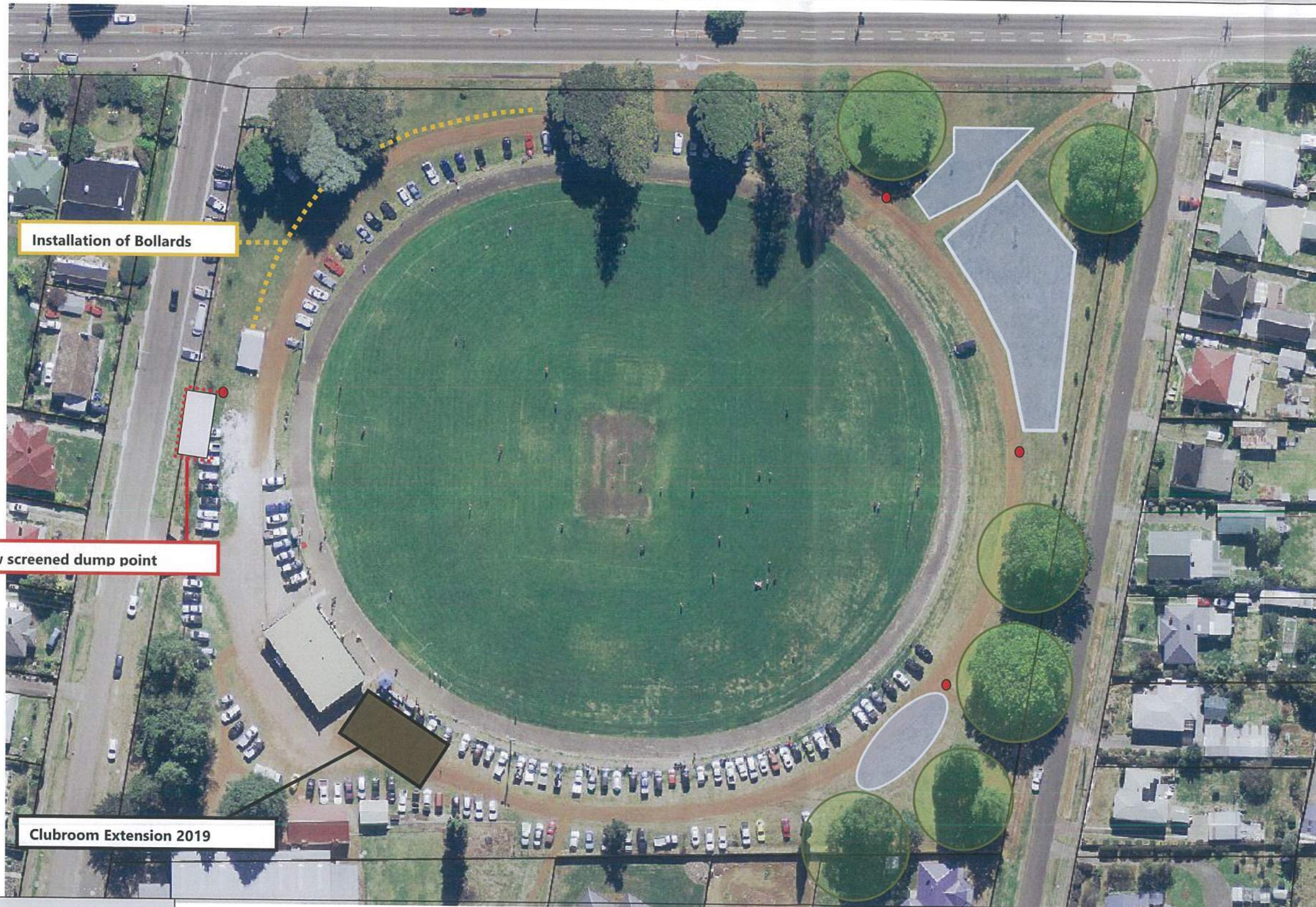
Proposed Sign








Disclaimer: This map is a representation of the information currently held by Meander Valley Council. While every effort has been made to ensure the accuracy of the product, Meander Valley Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.

Generic Map

Legend



-  MVC IPS 2013 Boundary
-  General Purpose Aerial
-  Tree root protection zones
-  RV parking and Camping areas
-  New rubbish bin

Disclaimer: This map is a representation of the information currently held by Meander Valley Council. While every effort has been made to ensure the accuracy of the product, Meander Valley Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.

Justin Simons

From: Justin Simons
Sent: Wednesday, 11 September 2019 11:30 AM
To: heidi@planplace.com.au
Subject: RE: PA\20\0020 - s54 FIR
Attachments: 20.0018 21 Franklin Street_Westbury_RV Stop_FIR 29 August 2019.pdf

Good morning Heidi

In response to the attached S54 request for additional information:

Council intends to use a permit system to manage the number of vehicles staying at the Westbury Recreation Ground.

Permits will need to be collected from the Council Office in Westbury and will be limited to a maximum of 15 permits. Signage will indicate the need for a permit, where it can be obtained and that it must be displayed. Council is actively exploring an online option for the issuing of permits, however this option has not yet been confirmed or finalised.

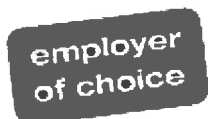
Council will regularly visit the site for routine maintenance and rubbish collection. Any vehicle without a permit will be asked to leave by Council Staff.

Please let me know if you would like any additional information.

Regards

Justin Simons | Town Planner
Meander Valley Council
working together

T: 03 6393 5346 | **F:** 03 6393 1474 | **E:** justin.simons@mvc.tas.gov.au | **W:** www.meander.tas.gov.au
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From: heidi@planplace.com.au [<mailto:heidi@planplace.com.au>]
Sent: Friday, 30 August 2019 2:54 PM
To: Planning @ Meander Valley Council
Cc: Justin Simons
Subject: PA\20\0020 - s54 FIR

LN19242 Westbury Recreation Ground RV Parking

Traffic Impact Assessment

Prepared for
Meander Valley Council

Client representative
Dino De Paoli

Date
19 August 2019

Rev 01



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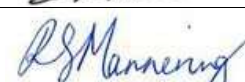
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Prepared by — Sam Volker




Date — 19 August 2019

Reviewed by — Ross Mannering



Date — 19 August 2019

Authorised by — Ross Mannering



Date — 19 August 2019

Revision History

Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
00	Traffic Impact Assessment	S Volker	R Mannering	R Mannering	19/08/2019
01	Minor Amendments	M Moore	D Hugo	D Hugo	22/08/2019

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1. Introduction

Meander Valley Council propose to provide designated Recreational vehicle (RV) camping within the grounds of the Westbury Recreational Ground for up to 15 RV's. The proposed changes may include the provision of an RV waste dump point constructed within the site. The Council do not propose to provide formalised parking spots (e.g. hardstands or markings) allowing users to set up freely within the area. As part of the proposed changes, Meander Valley Council require a Traffic Impact Assessment (TIA) to be prepared.

This report has been prepared in accordance with the Department of State Growth's Framework for Undertaking Traffic Impact Assessments and the Meander Valley Interim Planning scheme and details the findings of the traffic assessment undertaken for the proposed changes.

2. Existing conditions

2.1 Traffic Impact Assessment Study Area

The site is located at 21 Franklin Street in Westbury. The site also has frontages to Meander Valley Road and Jones Street North. Access to the site is only available via Franklin Street. The site is located in central Westbury with Meander Valley Road the main road through Westbury. The site has a land use classification of 18.0 Recreational under the Meander Valley Interim Planning Scheme 2013. Surrounding land uses are a combination of low density residential dwellings and urban mixed use with multiple commercial properties on Meander Valley Road.

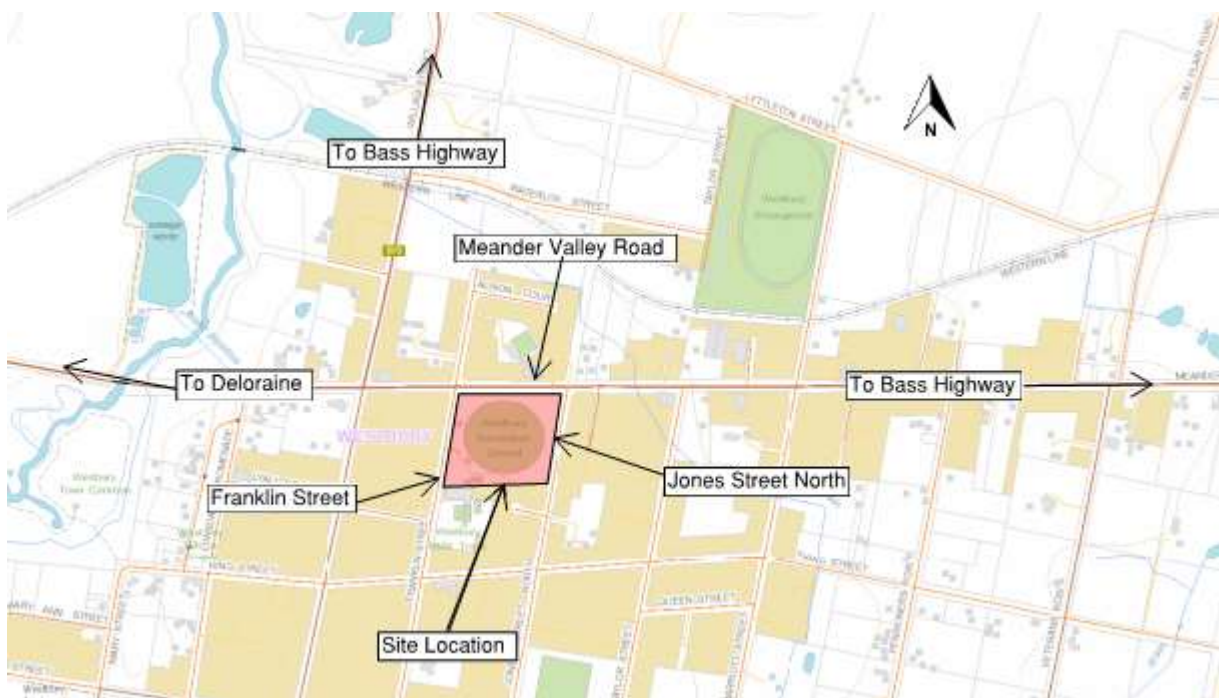


Figure 1: Site Location (Basemap: <https://maps.thelist.tas.gov.au>)

2.2 Surrounding Road Network

2.2.1 Franklin Street

Franklin Street (shown in Figure 2 and Figure 3) is a two-way Council owned local road which runs in a north-south direction. Free, unrestricted car parking is permitted on both sides of the street. Franklin Street has a speed limit of 50km/hr. Franklin Street provides access to the Westbury Recreational Ground, Westbury Sports Centre and residential properties to the south. Franklin Street does not have a sign posted speed limit so a default speed limit for residential streets of 50km/h is deemed to apply.



Figure 2: Franklin Street facing South



Figure 3: Franklin Street facing North

2.2.2 Meander Valley Road

Meander Valley Road (shown in Figure 4 and Figure 5) is a two-way Department of State Growth owned road with one lane in each direction. Meander Valley Road is classified as a Category 5 road under the State Road Hierarchy. The road operates in an east west direction and its primary purpose is to connect the town of Westbury to the Bass Highway. Free, unrestricted parking is permitted on both sides of Meander Valley Road outside of the site. To the West of the intersection with Franklin Street parking is restricted to ½ hour unmetered parking. Meander Valley Road has a posted speed limit of 50km/hr near the site.



Figure 4: Meander Valley Road facing West



Figure 5: Meander Valley Road facing East

2.3 Site Access

Vehicle access to the site is provided by Franklin Street only. The existing site access is 5.1m wide (between concrete walls) and sealed. An image of the access is shown in Figure 6.



Figure 6: Existing access to the site from Franklin Street

2.4 Surrounding intersections

The following intersections currently exist in the vicinity of the site:

- Meander Valley Road / Franklin Street (unsignalised T-intersection).

2.5 Pedestrian and Cycling Infrastructure

Sealed pedestrian paths are provided on Meander Valley Road. Internal unsealed footpaths are provided for access to Franklin Street, Meander Valley Road and Jones Street. No defined cycling infrastructure is provided.

3. Proposal

3.1 Overview

The proposal is to allow parking and camping for an estimated maximum of 15 RV's within the Westbury Recreational Ground boundaries, on grassed areas located in the northeast and southeast of the site. Access to the designated camping area is to be provided by the existing internal circulation road. An RV waste dump point may also to be provided to service the camp site. Council has indicated that following the completion of the clubrooms extension currently under construction, their intention is to install lockable bollards to prevent vehicles driving behind the clubrooms, as such the road to the north of the oval will be utilised for two-way traffic entering and exiting the designated areas. It is proposed that the camp sites will be informal with users able to drive in and set up where they wish on the grassed areas with no hardstand provided.

A snapshot of the proposed layout is shown in Figure 7. Images of the proposed areas for the camping sites and screened waste dump point are shown in Figure 8 to 9.



Figure 7: Proposed layout provided by Meander Valley Council



Figure 8: Proposed location of main camping area at north east of recreation ground

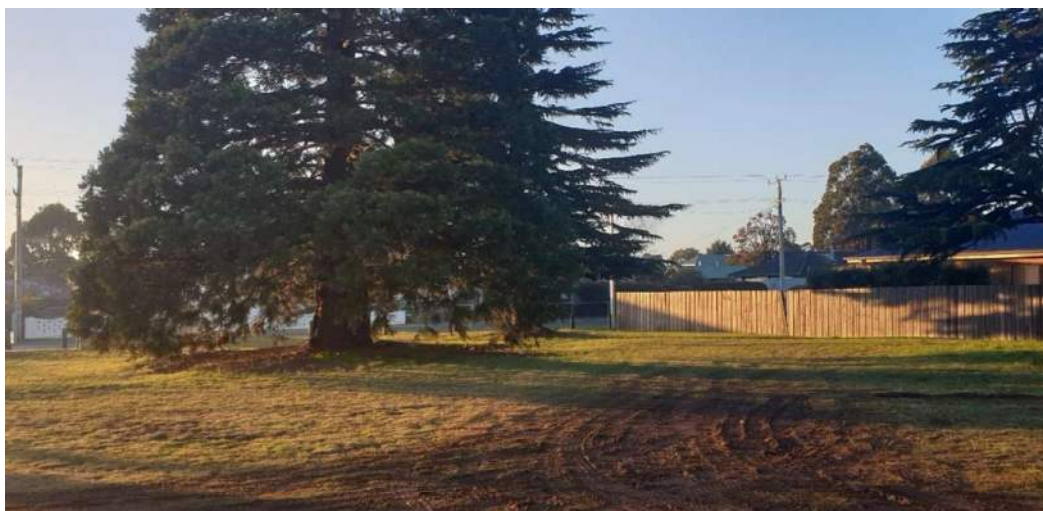


Figure 9: proposed location for camping area in south east of Recreation ground



Figure 10: Proposed area for screened waste dump point in vicinity of small trees on left of image

3.2 Vehicle Access

Vehicles will access the site by utilising the existing vehicle access on Franklin Street. The site access is compliant with *AS2890,1 – Off Street Car Parking Facilities* which requires an access driveway width of 3.0m-5.5m for an access to off street parking from a local road. It was also observed during the site visit that the access was easily navigated in both directions by a heavy rigid vehicle.

4. Development Transport Assessment

4.1 Traffic Impact Assessment

4.1.1 Traffic Generation

The traffic generation rate of a Campground/Recreational vehicle park has been sourced from the *ITE Trip Generation Manual, 10th Edition*. It has been assumed for the purpose of the traffic analysis that the site would have a full occupancy of 15 RV's.

- Weekday AM Peak Hour 0.21 trips per site
- Weekday PM Peak Hour 0.27 trips per site; and
- Daily 2 daily trips per site (1 entering, 1 exiting when full).

Based on the generation rates above, the traffic expected to be generated by the RV camping in each of the weekday peak hours is as follows assuming full occupancy:

- Weekday AM Peak Hour 3 vehicle movements
- Weekday PM Peak Hour 4 vehicle movements; and
- Daily 30 vehicle movements.

4.2 Site Layout Assessment

4.2.1 Road Layout Assessment

The existing internal road is an unsealed road around the exterior of the Oval. The road was measured to be 4.5m wide as shown in Figure 11. The access road can be considered to be useable in all weather conditions. Passing of vehicles can occur using grassed areas adjacent to the road.



Figure 11: Internal road around the north of the site

4.2.2 Sight Distance Assessment

A site inspection was undertaken by Sam Volker of pitt&sherry on 7 August 2019. During the site visit, the sight distances were measured, and observations were made.

The sight distance measurements were taken at the intersection of the site access and Franklin Street and at the intersection of Franklin Street and Meander Valley Road. The sight distance was measured from a point 5m back from the edge of the traffic lane and at a height of 1.1m in accordance with the *Austroads Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections*.

The sight distance recorded at the access to the Recreational Grounds was as follows:

- Facing South 300m
- Facing North 120m (Distance to intersection)

Photos of the sight distances are shown in Figure 12 and Figure 13.



Figure 12: Sight distance to south at Franklin Street



Figure 13: Sight distance to north at Franklin Street

The sight distance recorded at the Franklin Street/ Meander Valley Road intersection were as follows:

- Facing West 150m (likely reduced if parked cars present); and
- Facing East 300m.

Photos of the sight distances are shown in Figure 14 and Figure 15.



Figure 14: Sight distance to west (Meander Valley Road from Franklin Street)



Figure 15: Sight distance to east (Meander Valley Road from Franklin Street)

The Meander Valley Interim Planning Scheme 2013 specifies that for roads with a speed limit of 50km/h, a Safe Intersection Sight Distance of 80m must be provided. Based on the requirements of the Planning Scheme, the access and adjacent intersection are considered compliant. However, it is noted that if parked cars are present east of Franklin Street on Meander Valley Road, sight distance may be reduced.

4.3 Planning Scheme Assessment

The proposed changes to the use of the recreational ground has been assessed against the E4 Road and Railway Assets Code (tables 1 and 2) and the E6 Car Parking and Sustainable Transport Code (tables 3 and 4) in the Meander Valley Interim Planning Scheme 2013.

4.3.1 E4 Road and Railway Assets code

Table 1: E4.6 Use standards

E4.6.1 Use and road or rail infrastructure	
Objective: To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
Acceptable Solution/ Performance Criteria	Comment
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day	Satisfies A2 Acceptable Solution Maximum generated movements are expected to be 30 movements per day

Table 2: E4.7 Development standards

E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways	
Objective To ensure that development on or adjacent to class 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to: a) ensure the safe and efficient operation of roads and railways b) allow for future road and rail widening, realignment and upgrading; and c) avoid undesirable interaction between roads and railways and other use or development.	
Acceptable Solution/ Performance Criteria	Comment
A1 The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h: a) new road works, buildings, additions and extensions, earthworks and landscaping works b) building areas on new lots; and c) outdoor sitting, entertainment and children's play areas.	Satisfies A1 Acceptable Solution Proposed development is more than 50m away from a railway, future road or railway and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h.
E4.7.2 Management of Road Accesses and Junctions	

Objective

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

Acceptable Solution/ Performance Criteria	Comment
--	----------------

A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	Satisfies A1 Acceptable Solution No proposed changes to the existing single access to the site.
A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	Not applicable.

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

Objective

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

Acceptable Solution/ Performance Criteria	Comment
A1 Sight distances at: a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia; or c) If the access is a temporary access, the written consent of the relevant authority has been obtained.	Satisfies A1 Acceptable Solution Site distances satisfy the requirements of Table E4.7.4.

4.3.2 E6 Car Parking and Sustainable Transport Code

Table 3: E6.6 Car parking numbers

E9.6.1 Design of vehicle parking and loading areas

Objective:

To ensure that an appropriate level of car parking is provided to service use.

Acceptable Solution/ Performance Criteria	Comment
A1 The number of car parking spaces must not be less than the requirements of: a) Table E6.1, or b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	Satisfies P1 Performance Criteria Parking is to be free form with no designated parking spots except for signage indicating the general areas for parking. Council will need to implement a management plan for the site to ensure the number of RV's does not exceed the Council-imposed limit of 15 and parking outside the designated zones does not occur.
P1 The number of car parking spaces provided must have regard to: a) the provisions of any relevant location specific car parking plan b) the availability of public car parking spaces within reasonable walking distance	

- c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation
- d) the availability and frequency of public transport within reasonable walking distance of the site
- e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping
- f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity
- g) an empirical assessment of the car parking demand
- h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience
- i) the recommendations of a traffic impact assessment prepared for the proposal; and
- j) any heritage values of the site.

Table 4: E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective:

To ensure that car parking spaces and access strips are constructed to an appropriate standard.

Acceptable Solution/ Performance Criteria	Comment
<p>A1</p> <p>All car parking, access strips manoeuvring and circulation spaces must be:</p> <ul style="list-style-type: none"> a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal. <p>P1</p> <p>All car parking, access strips manoeuvring, and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.</p>	<p>Satisfies P1 Performance Criteria</p> <p>Parking areas do not have an all-weather seal and will likely be unusable in wet conditions. Parking areas are very flat with no discernible fall to allow water to drain naturally. No indication of drainage upgrades has been provided. Council will need to monitor the site conditions and there may be periods where use of the site needs to be restricted such as during and after heavy rainfall. With a management regime in place it is considered that the proposed development satisfies the Performance Criteria</p> <p>Signage is to be provided to identify locations available for RV parking</p>

E6.7.2 Design and Layout of Car Parking

Objective:

To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Acceptable Solution/ Performance Criteria	Acceptable Solution/ Performance Criteria
<p>A1.1</p> <p>Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and</p> <p>A1.2</p> <p>Within the general residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</p> <p>A2.1</p> <p>Car parking and manoeuvring space must:</p> <ul style="list-style-type: none"> a) have a gradient of 10% or less b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction c) have a width of vehicular access no less than prescribed in Table E6.2, and not more than 10% greater than prescribed in Table E6.2 d) have a combined width of access and manoeuvring space adjacent to parking spaces not less than as prescribed in Table E6.3 where any of the following apply: <ul style="list-style-type: none"> i) there are three or more car parking spaces ii) where parking is more than 30m driving distance from the road; and iii) where the sole vehicle access is to a category 1, 2, 3 or 4 road. <p>A2.2</p> <p>The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.</p>	<p>A1.1 – N/A – no buildings</p> <p>A1.2 – N/A – Not within the general residential zone</p> <p>Satisfies A2.1 acceptable criteria</p> <p>Gradient is less than 10%</p> <p>Vehicles are able to enter and exit site in a forward direction</p> <p>Road width of 4.5m satisfies Table E6.2, whilst no formalised passing bays provided, space for vehicles to pass each other is provided on side of internal circulation road</p> <p>Not applicable as no formalised parking arrangement proposed.</p> <p>A2.2 - N/A - no formalised parking arrangements are proposed</p>

5. Conclusion

The proposed changes to the use of the Westbury Recreational Ground at 21 Franklin Street to allow RV camping has been assessed in accordance with the Department of State Growth's *Framework for Undertaking Traffic Impact Assessments* and the *Meander Valley Interim Planning Scheme 2013*. The analysis and discussions presented in this report are summarised below.

- The additional traffic volumes expected to be generated by the RV camping operations is not expected to have any noticeable impact to the safety and function of the surrounding road network
- Existing road and access layouts are suitable and satisfy the requirements of the Planning Scheme
- Council will require signage identifying the allowed area for RV parking and will need to implement a management plan to monitor the site during peak use periods to prevent parking in unauthorised areas or overuse; and
- The proposed locations for RV parking are not considered to be useable in all weather conditions. Council will need to monitor conditions of the site and implement a management plan to restrict access when the site is unsuitable for use such as after heavy rain.

Westbury Recreation Ground RV Parking

Traffic Impact Assessment

Contact

Sam Volker
03 6210 1417
svolker@pittsh.com.au

**Pitt & Sherry
(Operations) Pty Ltd**
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Phone 1300 748 874
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From: Siale, Vili
Sent: 16 Sep 2019 22:03:35 +0000
To: Planning @ Meander Valley Council
Subject: Development Application Referral - Visitor Accommodation - RV rest stop at 21 Franklin Street in Westbury - PA\20\0018

General Manager
Meander Valley Council
PO Box 102
Westbury 7303

Our Reference: D19/236139

Dear Sir/Madam,
Thank you for your letter of 13 September 2019 regarding the above matter.

Following a review of the related application and the Traffic Impact Assessment report, The Department has no objections to this Development Application.

If you have further queries please contact me.

Regards,
Vili.

Vili Siale | Traffic Engineer
Network Management | Department of State Growth
11A Goodman Court, INVERMAY TAS 7248 | GPO Box 536, Hobart TAS 7001
Ph. (03) 6777 1951 | Mb. 0419 165 934
www.stategrowth.tas.gov.au

DEPARTMENT OF STATE GROWTH COURAGE TO MAKE A DIFFERENCE THROUGH:



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Dear Mayor, General Manager and Councilors

I wish to object to the planning application that would facilitate and allow overnight camping by RV's on the Westbury Recreation Ground.

My principle objection is based on the fact that Recreation Ground is a beautiful park in the centre of town and should be available, in its entirety for the enjoyment of residents and visitors. Indeed I would argue that the money would be better spent providing more seating, picnic tables etc., to allow more people to enjoy what is a beautiful green space, with graceful trees, in the middle of town. Council has done much work on making the Recreation Ground a fantastic space and they are to be commended for this. To then turn around and give over a significant part of the park for the exclusive use of non ratepayers is a poor decision in my view. The Ground is not just some 'daggy' footy ground on the outskirts of town or down a side street. It is a beautiful park in the centre of town.

This so called free camping is anything but free. The decision to allow camping is an example of a poor economic decision where all the costs are borne by one group and all the benefits flow to another group.

The costs will be borne by the ratepayers and include the \$5000 set up costs and ongoing costs of rubbish collection etc., which ultimately will not be insignificant. There **will** likely be environmental degradation caused by all these heavy vehicles rolling over the grass and the roots of the trees. The main cost I would argue is the indirect cost of the loss of amenity to ratepayers by giving over about a third of the park to 'free' camping. When free camping was allowed in the park, it became full of campers with all their accoutrements such as clothes lines, satellite dishes etc. One of the beautiful green vistas of the town was seriously compromised, as was the ability of people to enjoy using the park. I felt like I was sitting in someone's backyard when I'd wander down there to enjoy the cricket on a balmy summer's day! The notion that with self regulation and a \$0 price, there will be a limit of 15 vans per night is fanciful. In any event 15 vans is 15 too many in my view.

I doubt that the owners of existing caravan parks in the municipality, feel that it is a legitimate thing to do by the Council, that they pay rates to, to undermine their business, by offering free camping.

In summary all the costs, including non financial costs will be borne by the residents as well as existing operators of caravan parks in the municipality.

Who gets the benefits? The RV owners obviously get the main benefit. Non rate paying visitors to the town! Why should ratepayers cross subsidise the lifestyle of grey nomads, some of whom are driving around in rigs worth \$100 000's.

Visitors bring an economic benefit to any town. Local business would argue that they are ratepayers too and by allowing 'free' camping their profits are enhanced. Fair enough but don't

expect residents to cross subsidise their profits by giving up part of their beautiful park and paying for it to be turned into a caravan park. The same residents who provide the bulk of their profits for 12 months of the year. If local business feels that it is so profitable to them to have free camping in the town, then there is nothing stopping them from starting their own caravan park, at their own expense.

When Council did put a stop to camping on the Recreation Ground, camping was allowed on the showground and on some private land. No problem there. Why not continue it?

Leaving aside the very legitimate and compelling arguments against Councils offering free camping per se (ie. 1. they invariably involve costs both direct and indirect to ratepayers, with the primary benefits flowing to non ratepayers 2. they undermine the business of people operating caravan parks); the current proposal to offer free camping at the recreation ground is simply wrong. **Its not the right place for it!** We'd all like to think that people come to our town because it is a beautiful place. The Recreation Ground ceases to be a **beautiful park in the centre of town** when it is turned into a caravan park! Why deliberately do this? I doubt that there would be any other Council in Australia that would countenance doing such a thing.

I respectfully offer the above for your consideration and urge the Council not to proceed with this plan.

David Pitman B Ec

4 New st

Westbury

0437972816

From: Kevin and Dit Briggs
Sent: 24 Sep 2019 10:57:30 +1000
To: Meander Valley Council Email
Subject: ATT Dino De Paoli Acting General Manager MVC

Dino De Paoli

Meander Valley Council Acting General Manager

Re Planning permit Index no 14046 Westbury Recreation Ground

Further to my email dated 23rd September I wish to object to the planning application that would facilitate and allow overnight camping by RVs on Westbury Recreation Ground. My objection would be based on the following:

- 1) Loss of a public recreation ground and in effect the establishment of an RV camping ground.
- 2) It would entail the misuse of ratepayer funds, the set up and ongoing costs falling on ratepayers with the benefit flowing mostly to wealthy interstate visitors owning RV vehicles. Ongoing costs will include insurance, water, drainage, sewerage, ground maintenance and rubbish collection. Ratepayers should not subsidise the lifestyle of grey nomads.
- 3) It would negate the user pays principle.
- 4) It would cause environmental degradation and have an adverse visual impact.
- 5) It would prima facie be unfair for existing recognised campsites for rates they pay to be used by Council to set up alternative sites in competition **and** in effect put them out of business. That is why there is in place a national competitive neutrality principle.

- 6) All campers are not RV campers and the closure of Quamby Corner (one of the cheapest and most highly rated rural campsites in Tasmania) would entail a loss of amenity for them and indeed for locals.
- 7) Granting the application would almost certainly breach the National Competition Policy rules on competitive neutrality.
- 8) Granting the application could result in legal argument or prosecution of the Council for damages to existing businesses arising from its decision. Previous Council decisions on 'freebie' camping would be overturned. What has changed? The Council's 'legal' position appears to be confused and self defeating. Ratepayers do not want Council to spend ratepayers' money defending unnecessary actions of their own making.
- 9) It should not be the business of Council to support or be seen to support a few private businesses in one particular locality. The more so when such support may have consequences to others in the same municipality. Private businesses should stand on their own two feet and provide their own 'freebie' campsite if such sites are essential to their business. Indeed, some do without cost to ratepayers.
- 10) The use of the site for RV camping is not consistent with the purpose of a Recreation Zone. The camp site would adversely affect the present use and enjoyment of the recreation ground. Visitor accommodation by way of Rvs should not be part of a Recreation Zone.
- 11) Use of the site will be 24 hours a day. Who will monitor the site and deal with restricted or aggressive dogs, barking dogs, drunken patrons, smelly diesel heaters, abusive behaviour, late night noise, people who slip in after 10pm (hoons) and so on. Overnight campsites require supervision.
- 12) Generators will be used especially in winter when batteries are not sufficient for heating requirements and external diesel heaters often smell. 10M and 20m separation is not sufficient to stifle noise. Moreover, the worst noise, especially in summer is from 'happy' campers whose voices and laughter can easily carry 100 metres. Many recognised campsites, including Quamby Corner employ "noise police" at 10 pm. Who will pay for the "noise police". Local residents living adjacent to or close to the site

should not have to discover the hard way that unsupervised overnight camping will impact on their present environment.

13) Large RV vehicles are a hazard to young children who might play around them. Local children should not be subject to such danger in a recreation ground. Will the “camping area” be fenced off to exclude local children?

14) Campsites do not always have friendly visitors especially for children. A campsite on a recreation ground and close to schools will impose a risk, be it small, for the safety of children.

15) The Council in its own submission states “RV parking (is) not considered to be usable in all weather conditions”. Clearly it is not an asset for Westbury to have a site that may or may not be available. Other better sites are available and Quamby Corner is weatherproof.

I reserve my right to expand to or add to these objections in other forums.

Kevin Briggs

for Quamby Corner

Cc other interested parties

Objection to Meander Valley Council Development Application PA\20\0018 21 Franklin St Westbury. Visitor Accomodation RV Rest Stop

I wish to object to the Council's proposal to allow free camping on the Westbury Recreation Ground.

My first objection is that the decision involves the use of ratepayers money to provide a free service to non ratepayers. Why should ratepayers have to do this? I would argue that there should have been wider public consultation with Westbury residents before the Council expended resources in drawing up the plans.

I believe that nationally, one of the primary reasons that Councils started to offer subsidised camping was because free camping was becoming a problem in their areas. I don't recall this ever being raised as problem for this area, so that argument for offering free camping in Westbury is not valid.

Local business would argue that offering free camping brings in visitors and is good for business. However there are local operators of Caravan Parks who would quite properly argue that free camping harms their business. In that sense the Council is picking winners and losers amongst its business ratepayers, which is fundamentally unfair, in my view.

In addition the decision may well provide a 'barrier to entry' to some future commercial operator setting up a Caravan Park in Westbury. Whose to say there is not some business person who is currently thinking about investing a large amount of money in the town by setting up a caravan park, but is put off by the fact that the Council offers free camping? Whenever any level of Government makes decisions such as this, they distort the efficient allocation of resources in a market based economy and this inevitably produce negative outcomes.

My second objection is with regard to the proposed site. I believe that this site is completely inappropriate as the amenity of the beautiful park like grounds for local residents will be severely compromised. When the Council last allowed camping on the Recreation Ground, the ground gave the appearance that a circus was in town with campers washing lines, satelite dishes, tethered dogs, outdoor furniture and solar panels. **The appearance of this camp ground in the centre of the village did nothing to enhance the historic, rural ambiance of the township.** In my view, it was a very bad look.

My third objection relates to the proposed "unsupervision" of camping at the Recreation Ground. In the past, campers at the Recreation Ground and in the private camping ground on Meander Valley Highway, have not followed clearly set out rules. This is evidenced by people sleeping in cars, erecting tents, lighting fires and staying for longer than allowed. What processes will the Council have to police the limit of 15 RV's, given that in an unregulated enviroment campers can come at any time, in the evening, weekends etc.? What constitutes self contained camping? What processes has the Council put in place to manage these issues?

I believe that a far better site for camping would be the Westbury Show Ground. If the proposed \$5000 the Council plans to expend was used to upgrade existing facilities at the Show Ground, at least ratepayers and the broader Tasmanian community, who use the Showground may gain some benefit. I do however believe that there should be a modest charge to cover the cost of water, sewerage and rubbish disposal. It should not be free.

I welcome all visitors to our lovely town and understand fully the benefits they bring but would strongly urge the Council to more carefully consider the implications of its current plans.

Wendy Hays

5 New st

Westbury

0400080535

From: Simon & Kerry Gatenby
Sent: 26 Sep 2019 13:39:56 +1000
To: Planning @ Meander Valley Council
Subject: Objection to Westbury Recreation Ground Visitor Accommodation - RV rest stop.

To whom it may concern,

I am writing to express my objection to the proposed reintroduction of campers to our picturesque Westbury Recreation Ground. I'm very surprised it has come this far, given the significant community objection in general, and also gauged from a small meeting of quietly invited people at the cricket club rooms a few months ago. I found out about the meeting only by accident, so I attended. As a user of the cricket club for 10 years I was obviously not considered for an invitation, hopefully not because I was known to be against camping at this site. Interestingly I was assured at that meeting that there would be a further opportunity for community consultation, but that opportunity never came.

My biggest concern is, and has always been (as included in two previous letters to MV Councillors) the safety of children who use the Rec Ground, and the wider community. I have viewed the plans on the MV Council's website, and it seems ludicrous to me that Council is proposing that the campers drive half to three quarters of the way around the Rec Ground to get to their designated "rest spot". Picture a small child, or group of children, meeting an RV motor home on a "shared zone". Visibility is always going to be an issue, made much worse on a busy and cramped game day for football or cricket. Children, as we all know, are unpredictable and quick. As an Emergency nurse of more than 16 years - prevention is always better than a cure. Signage is not enough, existing signage has not been heeded by campers in the past, and I think it's naive to assume/expect people will do what is right, and that nothing will go wrong. I have also voiced my concerns regarding the safety of children around strangers. We all require a Working With Vulnerable People licence to be near children in most situations nowadays, be it parent help in schools, or adults involved in sporting environments with children etc etc. The proposed signage does not mention the consumption of alcohol in this public place. Many community members, especially those with children, have felt uncomfortable using the their Rec Ground when campers have been present.

In my opinion some aspects of the application are misleading and/or contradictory. Is it an "overnight rest stop", or a "maximum four (4) day rest stop"? It mentions both. Either way, who will monitor this, at the rate payers expense? The camping is said to bring visitors to the area, and provide revenue for local businesses. Why is council persisting with a location that is restricted to only 15 vehicles? Again, who will monitor this? Will more campers try to squeeze in when no one is watching. We were also told at the above

mentioned meeting, that other sites were being considered... would those sites have been able to house more than 15 campers, and inject more money into Westbury's economy? What is the priority here? The application states that some scheme standards "relies on performance criteria", this seems flippant and ambiguous to me. How will this be monitored, followed up, and changes implemented? Who will be responsible for this? I suspect in most cases, issues will be deemed irrelevant when the camper moves on. How will the community have any issues that arise taken seriously? Clearly issues have not been taken seriously in the past.

I see from the plan that a dump point has been proposed just to the left of the existing entrance off Franklin Street. This will see it just metres from the playing ground, the track, and even less from the shared zone. It's screened from the road by the looks of it, but not screened by those trying to enjoy the Rec Ground. I cannot comprehend how this could possibly meet health and safety standards. What happens when the dump system inevitably fails, when the camper van system inevitably fails, or just plain human error in its use occurs? I can see the dump point as a hazard, and also causing great difficulty when campers want to dump their waste when leaving the ground, on a busy game day amongst the children and spectators moving between their cars, the club rooms, and other existing amenities, such as the toilet block. After the completion of the new club rooms, that area will be the busiest area of the ground for traffic and pedestrian movement. I think this is a totally inappropriate place for a dump site, and the rate paying community deserves better. It seems ill thought out in regard to the existing use and users of the Rec Ground.

I am also disheartened that Council sees providing our Rec Ground to campers (and in doing so, I feel taking it, and the freedom to use it, away from the community), as a priority, yet council cannot, or will not provide my property, located roughly 4kms from the MVC chambers, with basic rubbish collection because of its so called "extra cost" to ratepayers. There doesn't seem any issue with extra cost to ratepayers with campers needs fully catered for in this proposal.

Thank you for your time and consideration.

Kind regards,

Kerryn Gatenby

Mob: 0422814499

**Objection to Meander Valley Council Development Application PA\20\0018 21 Franklin St
Westbury. Visitor Accomodation RV Rest Stop**

I wish to object to this application on the grounds that we are unhappy that ratepayers' money should be used to support visitors (non ratepayers) using the recreation ground for camping, at nil cost to them, especially as ongoing Council resources, including increased waste collection at the ground, will be needed, in addition to the quoted \$5000 to set it up.

Your Sincerely



Doug Poulton

42 Meander Valley Hwy

Westbury

0408114510

Entry No. 14046			
Date.			
RCVD	27 SEP 2019	MVC	
Action Officer	JS	Dept.	CDS
EO		OD	✓

Phillip and Julie Summers
9 Jones Street
Westbury TAS 7303

Index No. 14046			
Doc No.			
RCVD	30 SEP 2019		MVC
Action Officer	JS	Dept.	CS
EO		OD	

27th September 2019

General Manager Meander Valley Council
PO Box 102
Westbury TAS 7303

Representation

Re: Application for planning approval

Westbury Recreation Ground

21 Franklin Street

Westbury

Reference Number PA\20\0018

Objection to the change of use for the Westbury recreation ground.

As long-term rate paying residents of Jones street, we wish to express our strong objection to the proposed application to allow camping at the Westbury recreation ground.

This property's current use as a recreation ground is part of a sporting/ recreational complex which is adjacent to a community sports center, tennis courts, bike track, junior playground, exercise equipment and skate park. It is also commonly used by residents for dog walking, bike riding, exercise classes and even kite flying. A picturesque friendly safe environment for people of all ages to participate and enjoy. It would be extremely disappointing if these pleasurable activities were compromised in any way.

A major infrastructure building development is currently underway to improve facilities for sporting groups and clubs. The cost of maintenance for a first grade cricket facility I imagine would be substantial, so it is beyond my comprehension as to why you would want to denigrate this outstanding park like facility by turning it into a free camping ground especially as it is in the center of the town.

As a parent and grandparent, I know I am not alone in my unease of having our children play amongst so many strangers.

I would like to stress that if this camping proposal goes ahead it will impact on us every day, 24 hours a day.

We have lived in Westbury for over 40 years, purchased our home, paid rates and taxes, supported local businesses, raised our family, who attended local schools and participated in local activities e.g. local cubs, gymnastics, football, and basketball. The reason we have stayed in our present location is because we enjoy being next to a park/ recreation ground and living in "promoted" village atmosphere whilst only being a short distance from major cities and towns.

An approved camping site is currently being established by Mr. and Mrs. Camino in Hagley (5km away) which I believe will opening in October. This facility will provide most of what you are purposing and at a cheap rate. The proprietors will be responsible for maintenance of property and policing of the camper's behavior and as long-term residents and rate payers of the municipality should be actively supported and encouraged in this endeavor.

The address sited on the application is 21 Franklin Street, how ever the ^{is}purposed camping sites are all on the ~~Jones Street~~ side of the ground. Immediately impacting Jones Street residents and yet has not been mentioned or considered in any of the application.

The application proposes to establish an overnight rest stop for self-contained RVs, and then three points later it snowballs into 4 day stay.

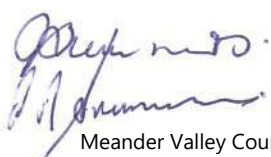
I am concerned about the policing of the camper's behavior as this has been a major issue in the past. As a matter of fact, after the NO camping sign was erected this was ignored by at least one group of campers. And when informed of same indicated they had not seen the sign and had had too much to drink to move on.

The following is a list of unsavory behavior we have witnessed from campers in the past:

- Public urination
- Public toilet mis use e.g. locking doors and used for laundry, used for dumping waste
- Grey Water
 - Dumped onto the ground
 - Piped into our open drains
- Generators used for extended periods
- Fires lit
- Alcohol consumed
- Parking on roadway
- Arguments about parking spots
- Tents
- Sleeping in cars

In summary we don't believe the recreation ground is a suitable spot for camping as it has been developed into a beautiful park and provides space for numerous activities enjoyed by residents and visitors alike. But if the council could find a more suitable spot that doesn't negatively impact the residents and still provide income to the local business, we would be happy to consider this.

With Respect
Phillip and Julie Summers
0439 337 810



Objection to Planning Application (PA\20\0018) by the Meander Valley Council for the Development of Visitor Accommodation – RV Rest Stop at the Westbury Recreation Ground (21 Franklin Street, Westbury).

62 Meander Valley Road
Hagley. 7292.
6392 2273 / 0409 974 531

27th September 2019

Acting General Manager of Meander Valley Council
26 Lyall Street
Westbury. 7303.

Dear Mr Jonathan Harmey,

We are writing to object to Meander Valley Council's application (PA\20\0018) for development (re-establishment) of Visitor Accommodation – RV Rest Stop at the Westbury Recreation Ground (21 Franklin Street, Westbury) as advertised in the Examiner on the 14th of September 2019. We have lived, operated a small business and paid rates in the Meander Valley Municipality for over 30 years. We have several concerns in relation to this development outlined below.

1. In November last year, in response to the suspension of free camping at the Westbury Recreation Ground as a consequence of the implementation of the *National Competition Policy: Applying Competitive Neutrality Principles to public camping in Tasmania*, we applied to the Meander Valley Council for a permit for Visitor Accommodation – Self Contained RV Accommodation on our farm at 62 Meander Valley Road, Hagley. Our permit was approved at the council meeting on the 12th of March 2019. We plan to charge \$10 per vehicle per night to cover our expenses and make a small profit. Our property is a mere 4.5km from the proposed Free Camp. The proposed rate-payer subsidised free camp at the Westbury Recreation Ground will be in direct competition with our business. If we had known free camping would be re-established in Westbury we wouldn't have wasted our time, effort and considerable amount of money in developing a camp ground on our property. Council's purpose in providing free camping in Westbury, I assume, is to benefit Westbury businesses. We are also a rate-paying business in the Meander Valley and our business will suffer considerable negative impact if not become entirely non-viable. Why is our business not considered at all? What about other rate-paying Hagley businesses that may have benefited financially from the success of our business? We object to our rate money being used to subsidise free camping at Westbury, enhancing the profits of Westbury businesses to the detriment of our own. If the Westbury businesses want free camping at Westbury then we believe they should provide it, not council, as is currently the case with the free camp on the corner of Meander Valley Road and Peyton Street Westbury provided by Ms J Fellows (IGA). This is what occurs in other communities such as the Exeter (Exeter Hotel), Bicheno (The Pondering Frog Café) and Derwent Bridge (Derwent Bridge Hotel) along with many others. The businesses that benefit from the free camping bear the costs which is fair and equitable and to which we have no objection.
2. The council's application for this permit is the result of Notice of Motion 240/2018 from Councillor John Temple at the Meander Valley Council Meeting on Tuesday 18th December 2018 as follows:-

“240/2018 NOTICE OF MOTION – COUNCIL TO PREPARE A PLANNING APPLICATION FOR VISITOR ACCOMODATION AT THE WESTBURY RECREATION RESERVE – CR JOHN TEMPLE

1) Introduction

The purpose of this report is for Council to consider a Notice of Motion from Cr Temple that Council prepares and makes a planning permit application to provide for camping at the Westbury Recreation Ground.

2) Recommendation (Cr Temple)

That Council prepare and makes a planning permit application to provide for camping (visitor accommodation) at the Westbury Recreation Ground.

DECISION:

Cr Temple moved and Cr Bower seconded ***“that Council prepare and makes a planning permit application to provide for camping (visitor accommodation) at the Westbury Recreation Ground.***

The motion was declared CARRIED with Councillors Bower, Cameron, Connor, Johnston, Kelly, King, Nott, Sherriff and Temple voting for the motion.” (Meander Valley Council Ordinary Minutes – 11 December 2018).

3. There appears to be a total lack of consistency in the implementation of conditions and regulations for virtually identical businesses / permits which enables unfair advantage. We received one representation against our permit application which raised the following concerns:

Objection to Planning Application (PA\20\0018) by the Meander Valley Council for the Development of Visitor Accommodation – RV Rest Stop at the Westbury Recreation Ground (21 Franklin Street, Westbury).

- i) Noise, privacy and safety issues with the closest camping space being within 30m of a private residence housing a child
- ii) Detrimental visual impact adversely affecting the amenity (charm) of the village of Hagley, despite being behind a significant hedge row.

As a result of this we have the below conditions to our permit:

8. The existing vegetation screen on Meander Valley Road (see Attachment A) is to be maintained and any trees which are removed or suffer fatalities are to be replaced with a tree of similar scale and species.

10. That the spaces fronting Meander Valley Road are only to be occupied once all spaces behind the dwelling are occupied.

(Planning Permit PA\19\0107 Visitor Accommodation (self-contained recreation vehicles) at 62 Meander Valley Road Hagley (CT:133662/1)

The addition of condition 10 to our permit was proposed by Councillor John Temple following deliberation by the councillors considering the representation concerns above at the Meander Valley Council Meeting in March 2019:-

“As an amendment to the motion Cr Temple moved and Cr Cameron seconded **“that the following be included in the proposed Planning Permit conditions – that the spaces fronting Meander Valley Road are only to be occupied once all spaces behind the dwelling are occupied.”**

(Meander Valley Council Ordinary Minutes - 12March 2019)

This amendment restricts camping on our property and directs camping to behind our residence – **over 100m** from Meander Valley Road and the closest residence. We have identified the following inconsistencies:

- a) Meander Valley Interim Planning Scheme 2013
Recreation Zone
Scheme Standard 18.3.1 Amenity
Objective: To ensure that uses do not adversely impact upon the occupiers of adjoining and nearby residential uses.
Performance Criteria P1
Council comments -
“the use will have negligible impact on the amenity of residential uses in the surrounding area. Camping spaces in the north-east corner of the lot will maintain more than **20m** separation from the nearest dwellingApproximately **10m** separation will be provided between the dwelling at 4 Jones Street and the proposed use”

A mere 10m – 20m separation from local residences is inconsistent with restrictions imposed by council at our camp ground. To claim the proposal will not impact nearby residential uses we believe is false. Council also comments under 18.1.3 Desired Future Character Statements that

“The use also supports increase use of the facility as a whole promotes ongoing investment in maintaining a high degree of utility and amenity”.

Objection to Planning Application (PA\20\0018) by the Meander Valley Council for the Development of Visitor Accommodation – RV Rest Stop at the Westbury Recreation Ground (21 Franklin Street, Westbury).

On googling the meaning of the word amenity in relation to council planning I found the following definition:-

“Amenity. A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the interrelationship between them, or less tangible factors such as tranquillity.” (<https://www.planningportal.co.uk>)

Funnily enough the definition of amenity did not include the installation of a camp ground. There is no way the establishment of a free camp at the Westbury Recreation Ground will improve the amenity of the area, the opposite, in fact, is true.

- b) Meander Valley Interim Planning Scheme 2013
 - Recreation Zone
 - Scheme Standard 18.4.2 Landscaping
 - Objective: To ensure that the recreation values of the site are retained in a manner that contributes to the broader landscape of the area
 - Performance Criteria P1
 - Council comments –
 - “No additional landscaping is proposed.....While the recreational vehicles will be visually prominent, the visual impact is considered to be reasonable and views of the recreational ground will remain.”

Again the inconsistency with our permit. Even though RVs parked on our property are described by council as “discernible” rather than “prominent” we have to maintain a significant visual screen so as not to detrimentally impact the street views from Meander Valley Road. An RV camp on the Westbury Recreation Ground will be pronounced and conspicuous, adversely impacting the street views from Meander Valley Road and the overall amenity and charm of the village of Westbury.

- c) Meander Valley Interim Planning Scheme 2013
 - Recreation Zone
 - 18.1 Zone Purpose
 - 18.1.1 Zone Purpose Statements
 - 18.1.1.1 To provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land.
 - Council comments-
 - “The use of the site for overnight stays is considered to be consistent with the purpose of the Recreation Zone as it increases the range of activities undertaken at the site and increase the vitality of the land, without compromising the existing recreational uses of the land.”

The council lists the facilities at the Westbury Recreation Ground as including a football/cricket oval, club rooms, bicycle track, Scout Hall and public toilets with an adjoining indoor sports centre, tennis courts and skate park. This is a public recreation ground which is frequented and utilised by children. The Recreation Ground is also directly adjacent to school bus stops. A large sum of money has recently been invested by the Meander Valley Council on the Westbury Recreation Ground upgrading its facilities for recreational use and the enjoyment of local rate-paying residents. A common practice among RV travellers is the participation in “happy hour”, a daily occurrence that naturally involves the partaking of alcohol involving an assortment of beverages in a range of

Objection to Planning Application (PA\20\0018) by the Meander Valley Council for the Development of Visitor Accommodation – RV Rest Stop at the Westbury Recreation Ground (21 Franklin Street, Westbury).

volumes. I have spoken with Westbury residents who feel uncomfortable allowing their children/grandchildren to use the ground when campers are there. That is sad and unfortunate and to say that free camping at the Westbury Recreation Ground won't negatively impact on its use as a recreation ground is untrue.

- d) A further inconsistency exists between the proposed free camp at Westbury Recreation Ground and the recently re-established camp-ground at the Bracknell River Reserve. In her article, Tarlia Jordan of the Examiner reports-
- “The number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for issuing of a maximum of 10 permits at any time. A permit will cost \$3 per night.” (Campers allowed back at Bracknell River Reserve, signs to be installed – Tarlia Jordan, The Examiner August 6 2019)

The Westbury Recreation Ground application proposes free camping, fully rate-payer subsidised, with council proclaiming-

“At this time council will not require formal permits to stay at the site”

How is it that Bracknell is valued at \$3 per night and a permit is required while Westbury is free and no permit is required? The entire proposal appears rushed and ill-conceived.

4. A major concern of ours is the total absence of a management plan for the site. Sam Volker of Pitt & Sherry who completed the Traffic Impact Assessment report for the proposed camp ground includes the following in his conclusion-
- “Council will require signage identifying the allowed area for RV parking and will need to implement a management plan to monitor the site during peak use periods to prevent parking in unauthorised areas or overuse”*

Council operates 0830 -1700hr Monday to Friday. Who is responsible for this site outside these hours? When campers fail to abide by the signage and conditions in relation to:

- i) Being self-contained and not polluting the site with waste water
- ii) Adhering to noise restrictions
- iii) Adhering to vehicle numbers
- iv) Adhering to authorised parking areas

To whom will complaints be made? How will Council respond?

5. While we welcome Council's decision to install a black water disposal unit (dump point) at Westbury we do have concerns regarding its location. Is there sufficient room to allow big rigs to park and dispose of greywater? The CMCA define big rigs as having a combined length of 19.5m and requiring a turning circle of 35m. Having a black water disposal unit within close proximity of private residences is also undesirable. Campbell Town have installed their dump point at 24 King Street, Campbell Town where there is ample room and no houses nearby to be adversely affected. If council selects an appropriate site which meets CMCA's RV space requirements, CMCA will provide an EZY DUMP unit free of charge and all Council will have to do is install and maintain it (we have attached documents relating to the CMCA KEA Dump Point Subsidy Scheme for your consideration), saving Meander Valley rate-payers \$5000.

Objection to Planning Application (PA\20\0018) by the Meander Valley Council for the Development of Visitor Accommodation – RV Rest Stop at the Westbury Recreation Ground (21 Franklin Street, Westbury).

Conclusion

In summary we object to this application as we consider it:

a)unfair and damaging to our business

c)inconsistent with similar camp grounds in regards to regulations and conditions

d)restricts the use of the recreation ground as a recreation ground which is its primary purpose, especially posing a risk to local children

e)lacks any management plan and as such will be problematic for many locals

To be clear we are **NOT** opposed to free camping in Westbury but strongly believe this should be provided by Westbury businesses with them bearing the costs rather than the Meander Valley rate payer as is currently the case.

Thank you for taking the time to consider our concerns in relation to this application,

Yours Sincerely,

Annette and Stephen Camino
Hagley RV Farm Stay

CMCA / KEA Campers Dump Point Subsidy Program

The Dump Point Subsidy program has been created by the Campervan and Motorhome Club of Australia Limited (CMCA), in partnership with KEA Campers, to develop a network of key infrastructure for recreational vehicles (RVs) across Australia. The basic infrastructure needs for self-contained RV travellers are a dump point, access to potable water and a place to park. Any location offering these three facilities can attract and sustain this lucrative market.

This subsidy program targets those councils that the CMCA and KEA Campers have identified as having ideal locations for RV dump points within their region. It should be noted that these dump points not only meet the needs of RV travellers but also provide a service for touring coach operators who usually offload passengers for a rest break before taking their vehicle to the dump point to empty the on-board toilet.

What is provided?

The CMCA/KEA Campers Dump Point Subsidy program provides a Gough Plastics Dump-Ezy dump point unit, delivered to council.

What is required?

- Council is responsible for installation and maintenance of the facility.
- The dump point is available for public use, free of charge.
- The dump point is available for use every day, at a minimum during daylight hours.
- The dump point is located in a position accessible to all types and sizes of recreational vehicles and is installed in a manner that ensures all vehicles can access the facility.
- A small plaque (supplied by the CMCA) is displayed at the facility acknowledging the contribution of CMCA and KEA Campers.

CMCA can also supply two 600 x 690mm steel signs, which may be displayed on roadways leading into the dump point. These signs display the official dump point logo. There is also one 300 x 500mm sign available that can be supplied, which may be affixed at the dump point site. The total cost for all three signs, including freight is \$313.00.

It is important that dump points are installed as low to the ground as possible to allow gravity discharge from waste tanks, which in motorhomes, are usually located between the front and rear axles. It is also important they are located in a position that allows access for large vehicles up to 19.5 metres in length, as access may be required by coaches and large towed vehicles, such as fifth wheelers.

Councils should tap into the experience and knowledge of their local CMCA State Representative, whose role is to encourage councils to install dump points and help identify the best locations for these facilities.

An application form for the CMCA / KEA Campers Dump Point Subsidy program can be obtained from CMCA National Headquarters.

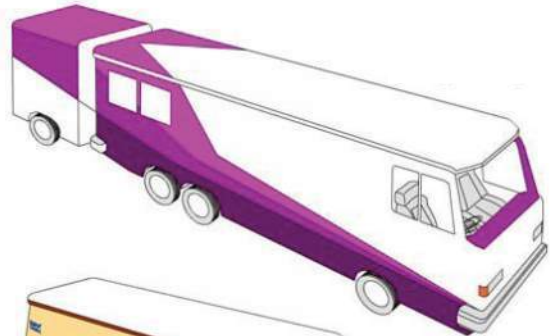
For more information please contact National Headquarters

PO Box 254 HRMC, NSW 2310 | 02 4978 8788 | memberbenefits@cmca.net.au

CMCA RV Space Requirements

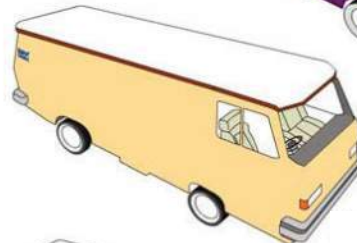
Big Rig

Big rigs are converted full size coaches with a trailer. They can have a combined length of up to 19.5 metres and be up to 4.3 metres high. These vehicles require a turning circle of 35 metres.



A and B Class

A and B class motorhomes can be up to 12.5 metres in length and 4.3 metres high.



C Class

C class motorhomes can be up to 12.5 metres in length and 4.3 metres high.



Pop Top Campervans

Pop top campervans require parking lots to be designated in such a way as to accommodate a roll-out awning, approximately 2 metres, whether it be a grassed or concrete area, making the required minimum dimension 6 metres wide.



Car Caddie / Trailer

Car caddies / trailers should also be given consideration to facilitate parking.



For more information please contact National Headquarters

PO Box 254 HRMC, NSW 2310 | 02 4978 8788 | memberbenefits@cmca.net.au

July 2018

Dino De Paoli
Meander Valley Council Acting General Manager

Index No. 14046			
Date To.			
RCVD	27 SEP 2019		MVC
Action Officer	JS	Dept.	OS
EO		OD	

Re Planning permit Index no 14046 Westbury Recreation Ground

PA/20/0018

My objections and questions regarding turning the Westbury Recreation ground into an overnight RV rest stop are:

1. Why should the Council try to satisfy the demands (or expectations) of RV owners to get free camping? Nobody else gets free overnight accomodation.
2. Why is it called an overnight rest stop when they can set up camp for four nights?
3. Who will police
 - a) generators being turned off by 10.00 pm;
 - b) noise levels, (barking dogs, happy campers, drunken carousing etc)?
4. Why should ratepayers of the town pay for the changes needed to be made (bollards, rubbish bins, waste water dump, etc), the removal of rubbish, the environmental degradation, and general upkeep of the site when there are other camping sites available in the surrounding area?
5. These ratepayers include current licensed camping sites in the area who are, in essence, paying to be put out of business so a few local retailers may increase their income.
6. A caravan site is not pretty at the best of times and having on the main thoroughfare in the centre of town will be unsightly for any visitor to our town.



Fiona Fletcher
Householder and Meander Valley Council Ratepayer

General Manager Meander Valley Council
PO Box 102
Westbury TAS 7303

Index No. 14046		
Doc No.		
RCVE	30 SEP 2019	MVC
Action Officer JS	Dapt.	OS
EO	approval	OD

Representation

Re: Application for planning
Westbury Recreation Ground
21 Franklin Street

Westbury

Reference Number PA/20/0018

Objection to the change of use for the
Westbury Recreation Ground.

As Residents and rate payers of
5 Jones Street Westbury we have
a lot of concerns about the free
camping opposite our house.

We bought our property because of
the privacy it provided only having
neighbours either side of our property
we have been residents just on 5
years and have just started our family
and our experience with the free
camping hasn't been joyful.

Our concerns are.

- Campers Urinating in Public
- loud generators through the night
- our rates going up due to funding free camping
- Value of our property due to having this just
over the road
- Privacy for our family as our living
area is at the front of our house
- lights shining into our house.
- Having to change our property's
front fence to keep our privacy.

- who is going to Police nights stayed
- who is policing noise Restrictions

We brought our property knowing we could make use of the recreation ground with our family but now feel we can't trust who is going to be staying outside our front Door as last year we had someone staying/living over from our front Door in the free Camping area. in their Car and was yelling and abusing my partner at times and through out the night. yelling and screaming at nothing.

Kind Regards,
 Beau Rickett-Lee & Shannen Reardon
 5 Jones street Westbury
 Wiltshire
 Beau - 0459492087
 Shannen - 0439939315

The General Manager, PO Box 102,
Meander Valley Council, Westbury 7303.

Re Application for planning approval Ref No PA/20/0018

We the undersigned wish to object strongly

to the proposed planning application

allowing camping at the Westbury Recreation

Ground.

Damien Cooper + Kesinee Cooper.

7 Jones Street, Westbury



Ph: 0419 158 188

As we have had an overseas holiday planned for sometime this objection is not as comprehensive as we would like and have had a limited time to prepare this representation but we are happy for Mrs Summers to voice our concerns, which are similar.

Index No. 14046		
Doc No.		
RCVD	30 SEP 2019	MVC
Action Officer	JS	Dept. CSS
EC		

General Manager Meander Valley Council
PO Box 102
Westbury TAS 7303

Index No. 14046			
Doc No.			
RCVD	30 SEP 2019		MVC
Action Officer	JS	Dept.	COS
EO		OD	✓

Representation

Re: Application for planning approval

Westbury Recreation Ground

21 Franklin Street

Westbury

Reference Number PA\20\0018

Objection to the change of use for the Westbury recreation ground.

I donot wish to a Caverwan Parks
Here at the Receration Ground.

Helen Beck
1 Towest. Westbury
0427717561

Index No. 14046	
Doc No.	
RCVD	30 SEP 2019
MVC	
Action Officer: JS	Dept. ODS
EO	OD

Channon Summers
11 Jones St
Westbury Tas 7303

30 Sep 2019

Reference No PA/20/0018

Objection to Use of Recreation ground for free camping

I am writing to express my objection to the council's goal of allowing free camping on the recreation ground

I don't feel the need to state my reasons as I already expressed them at a public meeting held months ago but would be happy to make them known at a council meeting

Channon Summers

PLANNING AUTHORITY 2

Reference No. 221/2019

BRACKNELL RIVER RESERVE, EMMA STREET, BRACKNELL

Planning Application: PA\19\0199

Proposal: Visitor Accommodation (RV Rest Stop)

Author: Heidi Goess
Consultant Planner

1) Introduction

Applicant	Meander Valley Council
Owner	DPIPWE (Crown Land Services)
Property	Emma Street, Bracknell (PID: 7028540)
Zoning	Visitor Accommodation (RV Rest Stop)
Discretions	19.3.1 Amenity 18.3.2 Open Space Character E5.5.1 Use and flooding E6.7.1 Construction of Car Parking Spaces and Access Strips E6.7.2 Design and Layout of Car Parking E6.7.3 Car Parking Access, Safety and Security E6.8.1 Pedestrian Walkways
Existing Land Use	Visitor Accommodation, Recreation
Number of Representations	Seventy-four (74)
Decision Due	11 December 2019
Planning Scheme:	Meander Valley Interim Planning Scheme 2013 (the Planning Scheme)

2) Recommendation

It is recommended that the application for Use and Development for Visitor Accommodation (RV Rest Stop) on land located at Emma Street, Bracknell (PID: 7028540), by Meander Valley Council, be APPROVED, generally in accordance with the endorsed plans:

- a) Meander Valley Council – Locality Plan, Document Set ID:1212520, Version 1, Version Date 30/10/2019;**
- b) Meander Valley Council – Site Plan, Document Set ID:1212520, Version 1, Version Date 30/10/2019;;**
- c) Meander Valley Council – Sign 1, Sign 2 and Sign 3, Document Set ID:1212520, Version 1, Version Date 30/10/2019.**

and subject to the following conditions:

1. Camping is not permitted other than in self-contained recreational vehicles on the site. A self-contained recreational vehicle is a vehicle specifically built for that purpose that, along with a built in sink, on-board cooking and sleeping facilities, carries a supply of fresh water and can retain all grey and black waste water, as defined by the Campervan and Motorhome Club of Australia. Caravans also fitting this description are acceptable.
2. All waste, including liquid waste, is to be removed from the property and disposed of in a legal discharge point.
3. The location of the nearest “waste water dump point” is to be clearly identified and displayed in a prominent location at the entry.
4. No generator, plant or power tool is to be operated:
 - Monday to Friday, before 7:00am and after 6:00pm;
 - Saturday, before 8:00am and after 6:00pm; and
 - Sunday, before 10:00am and after 6:00pm.
5. Patrons are to stay a maximum of four (4) nights.
6. No flood lighting is permitted to be used within the property.
7. Prior to the commencement of use:
 - (a) the incidental signage consistent with the endorsed plans is to be erected; and
 - (b) The existing entrance to the reserve of Louisa Street is to be bitumen sealed to the satisfaction of Council’s Director Infrastructure Services.

Note:

1. The Meander Valley Council is responsible for ensuring that patrons abide by the conditions of the planning permit.

2. The on-site wastewater management system at the Bracknell River Reserve is not suitably sized for the anticipated additional wastewater loading from the proposed use and may require upgrading in the future.
3. Prior to the construction of the any works within Louisa Street, including the driveway crossovers, separate consent is required by the Road Authority (Council). The Application for Works in the Road Reservation form is enclosed. All enquiries should be directed to Council's Infrastructure Department on 6393 5312.
4. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on 6393 5320 or via email: mail@mvc.tas.gov.au.
5. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or
 - c) Any other required approvals under this or any other Act are granted.
6. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au.
7. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
8. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received.
9. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
10. If any Aboriginal relics are uncovered during works;

- a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
- b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
- c) The relevant approval processes will apply with state and federal government agencies.

3) Background

The application proposes to make changes to an Existing Non-Conforming Use (Visitor Accommodation) on land located at Bracknell River Reserve, Emma Street, Bracknell (PID: 7028540). The application proposes to restrict visitor accommodation to limit overnight stays to:

- Ten (10) RVs at any one time; and
- A maximum of four (4) nights per vehicle.

The application also proposes to erect three incidental signs at the entrance of Louisa Street. The incidental signs do not require a planning permit.

The RV Rest Stop will be regulated by Council Officers and routinely inspected (twice a week) by Council as part of its maintenance schedule of the site and permits issued by the Bracknell Roadhouse management.

The Bracknell River Reserve (the site) is an irregular parcel of land that comprises an area of approximately 2.81ha. This is a parkland adjacent to the Liffey River and is managed by the Meander Valley Council (the Council) under lease from the Crown. Part of the site, north of Louisa Street (refer to Figure 2) is developed with facilities to support overnight camping. The application advises that Meander Valley Council's lease with the Crown permits self-contained RV camping in the area. Access to the RV Rest Stop is provided from Louisa Street.



Figure 1: the site (outlined in yellow) (source: theLIST)

The supporting information provided with the application advises that the site has been used for camping for more than 30 years which is prior to the implementation of the current and all previous Planning Schemes applicable to this area.

The Meander Valley Council has 13 Statutory Declarations from local residents of Bracknell demonstrating that the area has been used for camping since the 1970s and earlier. Although, the Council does not have records of the use for camping on the site. The Meander Valley Planning Scheme 1995 is the first Planning Scheme applicable to the area. As the use predates the first Planning Scheme, it is a lawfully established use.

While the site has had a long standing history for visitor accommodation (camping and overnight stays), it has not been regulated. Increased visitation to the site by long term campers has given rise to conflict with adjoining property owners. Therefore the application proposes to limit and restrict overnight stays on the site to self-contained vehicles only.

The use class, visitor accommodation, is prohibited in the Open Space Zone and is considered to be an existing non-conforming use. The purpose of this application is to restrict the existing non-conforming use and bring it into greater conformity with the Meander Valley Interim Planning Scheme (the Planning Scheme).



Figure 2: RV Rest Stop area within the bounds of the site (outlined in yellow) (MVC, 2019)

The full plans and documentation are included in the attachments.

4) Representations

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

Seventy-four (74) representations were received (attached documents). Of the seventy-four representations, sixty-eight (68) were the same submission made by 68 different persons, a further five (6) unique submissions were made. A summary of the issues raised within the representations including a response is provided in Table 1.

	Table 1: Summary of Representations	
	Issue	Recommendation
1	Objection	
a	Request that Council withdraw the application	

	Noted. The application was not withdrawn and must be assessed pursuant to s.57 of the <i>Land Use Planning and Approvals Act 1993</i> .	No change.
b	<p>Claim that the proposal is not for an extension to a non-conforming use or contraction to the current existing use rights.</p> <p>The site has current existing use rights which is for the whole site . Application is only for a portion of the site.</p>	
	<p>The application is for a non-conforming use as visitor accommodation is prohibited in the Open Space Zone.</p> <p>Clause 9.1 allows Council to consider the non-conforming to bring it into greater conformity of the Planning Scheme.</p> <p>Due to complaints received with respect to camping on the reserve, the application proposes to reduce the area available for this purpose and also restrict it to self-contained RVs.</p> <p>The reduction of the camping area brings it into greater conformity of the scheme as required by the clause.</p>	No Change
c	Tasmanian Planning Scheme and Meander Valley Local Provisions Schedule, the site is zoned 29.0 Open Space. Listed as a discretionary at 29.2 Use Table	
	The Tasmanian Planning Scheme and the draft Meander Valley Local Provisions Schedule has not been made. The Meander Valley Interim Planning Scheme remains the current planning instrument and any application must be assessed accordingly.	No Change
d	Reference to Clause 9.1. Use does not include intensification as it reduces area for camping. This is not consistent with the clause. Existing use rights are established. Land use conflicts can be managed and a planning permit reducing the use of the site for camping is unwarranted.	
	Refer to b above.	No Change

	The application is for the restriction and limitation of an existing non-conforming use.	
e	Camp site has been in use for over 40 years. Camp site existed prior to the implementation of the current and all previous scheme applicable to the area. The application reduces use of the Bracknell Reserve for camping.	
	The applicant seeks a planning permit for the use of a portion of the site for visitor accommodation to regulate and limit the existing non-conforming use to bring it into greater conformity of the Planning Scheme as required by clause 9.1	No change
	Permits will be issued by the Bracknell Boys and Girls club and collected from the Bracknell Roadhouse.	
f	Tasmanian Government has completed a review of free camping and competitive neutrality principles. How will this fit with the is policy.	
	This is matter is not regulated by the Planning Scheme.	No change
g	Application will prevent local residents (teenagers) from accessing the river to fish and camp.	
	The application will be regulated in accordance with the use as outlined in the application. The reserve will continue to be available for use by local residents.	No change
h	Application removes existing use rights. Free camping available in adjoining council areas. Urges the Council to withdraw the application	
	The application has not been withdrawn and must be assessed in accordance with the Land Use Planning and Approvals Act 1993.	No change
2	Objection	
a	Not an appropriate use of open space area. There is a lack of public open space for the full use of residents and day visitors.	
	<p>The application proposes to restrict and regulate an existing use to provide for improved outcomes for local residents, day and overnight visitors.</p> <p>The restrictions and rules imposed on overnight campers will bring the existing use into greater conformity with the Planning Scheme. It is</p>	Permit conditions recommended.

	recommended to include permit conditions to regulate the potential emissions and impacts of the RV Rest Stop area.	
b	No requirement for this facility where it is already provided by the private sector. MVC consider developing a whole of municipality policy for the appropriate sitting of RV camping areas.	
	The application is assessed on its merits against the relevant provisions of the Scheme.	No change
c	An overall net positive benefit (financial and social) to the wider community or municipality is not demonstrated	
	The Planning Scheme does not require the assessment of the application in context of the financial or social benefits that may be gained by the proposal.	No change
d	This is an unsupervised area and it is not possible for MVC to provide appropriate level of daily supervision. Claims that MVC has documented examples of: vehicles staying on site without a permit; vehicles appearing to have been issued with permits when they are clearly not a fully self-contained recreational vehicle; and vehicles on site more than 4 consecutive days. Effective enforcement does not appear possible.	
	The Meander Valley Council will be bound to enforce the planning permit conditions.	No change
e	Outsourcing of permits is not appropriate	
	This is not a matter regulated by the Planning Scheme.	No change.
f	Compromise of security and safety especially for children using the reserve.	
	The low speed environment in addition with the incidental signage advising a 10km/hr speed zone will ensure that safety of the road network is not compromised. Incidental signage will need to be erected prior to the use commencing.	No change.
g	Flood risk is not adequately mitigated	
	The application satisfies the requirements of E5.0 Flood Prone Area Code.	No change
h	Negative impact on neighbouring properties	
	The use has considered the potential impacts on	Permit conditions

	adjoining properties in context of the assessment against the relevant provisions of the Planning Scheme. A number of permit conditions are recommended to ensure that impacts on nearby residential uses are mitigated.	recommended.
3	Objection to all camping.	
a	Concerned that campers will attract inappropriate behaviour and pose a risk and threat to local residents.	Permit conditions recommended.
	See Objection 2 (h)	
4	Objection	
	<p>Main point raised within the representation:</p> <ul style="list-style-type: none"> • Not appropriate use of open space; • Insufficient infrastructure to cater for the proposal; • Flood risk is not adequately mitigated; • There no provision in the Scheme with respect to camping on the site; • Restrict day users of the site; • Concerned that public safety will be compromised; • Inadequate road surface; and • Outsourcing of management is inappropriate. 	Permit conditions recommended.
	Refer to responses at Objection 1 and 2	
5	Objection	
	Potentially prevents the day users from using the site. for day users of the site	
	Refer to Objection 2 (a)	
6	Objection	
	<p>Main point raised within the representation:</p> <ul style="list-style-type: none"> • The site has existing use rights which will be lost by the application; • Regulation can be achieved through the lease arrangements with the Crown; • The Tasmanian Planning Scheme lists visitor accommodation as discretionary in the 29.0 Open Space Zone; • The use is prohibited; • The concerns raised in the planning application are associated with management of the site rather than a need for a planning permit; and • Proposed issuing of permits by the Bracknell Roadhouse is not correct. 	

	The issues raised by the representation are very similar to those raised by the proforma style letter. Accordingly, the responses at Objection 1 are applicable in context of this representation.	
7	Objection	
a	<p>Main point raised within the representation:</p> <ul style="list-style-type: none"> • The application does not permit camping but instead, restricts and taxes camping; • The site has existing use rights which will be lost by the application; • Boulders placed by the Council along the internal road has limited vehicle parking and manoeuvring and also impacting on the swimming hole; • Local residents will not have an opportunity to use the reserve; • Personal safety may be compromised; • The application must be rejected. 	No change
	<p>The application is brought into greater conformity with the Planning Scheme and can satisfy all relevant provisions of the Open Space Zone and Codes.</p> <p>The application can be reasonably considered by Council pursuant to clause 9.1. the assessment has demonstrated that the proposal satisfies this clause and is therefore recommended for approval.</p>	No change

5) Consultation with State Government and other Authorities

The application was not referred to State Government and other Authorities.

6) Officers Comments

Use Class: Visitor Accommodation (prohibited).

While visitor accommodation is prohibited in the Open Space Zone, pursuant to clause 9.1, Council has the discretion to approve an application:

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

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

(c) for a minor development to a non-conforming use,

where there is –

(a) no detrimental impact on adjoining uses; or

(b) the amenity of the locality; and

(c) no substantial intensification of the use of any land, building or work,

In exercising its discretion, the planning authority may have regard to the purpose and provisions of the zone and any applicable codes.

Zone Purpose

19.1 Zone Purpose

19.1.1 Zone Purpose Statements

19.1.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.

19.1.2 Local Area Objectives

- a. The open space zone reflects areas that have historically been developed for passive recreation with full public access and include extensive investment in playgrounds and fitness trails and multi-use areas that service the recreation needs of a neighbourhood and maximize the use of natural assets, such as Blackstone Park.**
- b. Provide for the continued provision of public facilities in a manner that is appropriate to the proximity of adjoining residential uses.**
- c. Provide for safe, accessible and pleasant open space linkages to promote connectivity between open space areas and to activity centres with walking and cycling opportunities for health as well as transport.**

19.1.3 Desired Future Character Statements

There are no future desired character statements for the zone.

The use of the site for overnight camping is an existing use that has been operating for many years. The application seeks to regulate and restrict the level of camping on the site with the intention of enhancing the amenity of the land for passive recreation, limiting the area set aside for visitor accommodation. The rules imposed on overnight visitors will also ensure that the use is conducted in an orderly manner and provide a better balance between the competing demand of the use of the reserve by local residents, day and overnight visitors. As such it is considered to bring the use of the land into greater conformity with the Zone Purpose.

The proposed limited use of the site for visitor accommodation is consistent with the Local Area Objectives in that it provides continued provision of public facilities appropriate to the proximity of residential uses and retains a multi-use area that services the recreational needs of visitors and the community.

Applicable Standards

A brief assessment against all applicable Acceptable Solutions of the applicable zone and codes is provided below. This is followed by a more detailed discussion of any applicable Performance Criteria and the objectives relevant to the particular discretion.

19.0 Open Space Zone	
Scheme Standard	Assessment
19.3.1 Amenity	
Acceptable solution 1	Relies on Performance Criteria
Acceptable solution 2	Complies
Acceptable solution 3	Relies on Performance Criteria
19.3.2 Open Space Zone Character	
Acceptable solution 1	Relies on Performance Criteria
Acceptable solution 2	Complies
Acceptable solution 3	Not Applicable
19.4.1 Building Design and Siting	
Acceptable solution 1	Buildings are not proposed. Not Applicable.
Acceptable solution 2	Buildings are not proposed. Not Applicable.
19.4.2 Landscaping	
Acceptable solution 1	Relies on Performance Criteria
19.4.3 Subdivision	
Not Applicable as subdivision is not proposed.	

E4 Road and Railway Assets Code	
Scheme Standard	Assessment
E4.6.1 Use and road or rail infrastructure	
Acceptable solution 1	Not Applicable
Acceptable solution 2	Complies
Acceptable solution 3	Not Applicable
E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways	
Acceptable solution 1	Not Applicable
Acceptable solution 2	Not applicable
E4.7.2 Management of Road Accesses and Junctions	
Acceptable solution 1	Complies
Acceptable solution 2	Not Applicable
E4.7.3 Management of Rail Level Crossings	
Acceptable solution 1	Not Applicable
E4.7.4 Sight Distance at Accesses, Junctions and Level crossings	
Acceptable solution 1	Not Applicable

E5 Flood Prone Areas Code	
Scheme Standard	Assessment
E5.5.1 Use and flooding	
Acceptable solution 1	Complies
Acceptable solution 2	Relies on the Performance Criteria
Acceptable solution 3	Not Applicable
E5.6.1 Flooding and Coastal Inundation	
Acceptable solution 1	Not Applicable

E6 Car Parking and Sustainable Transport Code	
Scheme Standard	Assessment
E6.6.1 Car Parking Numbers	
Acceptable solution 1	Complies
E6.6.3 Taxi Drop-off and Pickup	
Acceptable solution 1	Complies
E6.6.4 Motorbike Parking Provisions	
Acceptable solution 1	Complies
E6.7.1 Construction of Car Parking Spaces and Access Strips	
Acceptable solution 1	Relies on Performance Criteria
E6.7.2 Design and Layout of Car Parking	
Acceptable solution 1	Complies
Acceptable solution 2	Relies on Performance Criteria
E6.7.3 Car Parking Access, Safety and Security	
Acceptable solution 1	Relies on Performance Criteria

E6.7.4 Parking for Persons with a Disability	
Acceptable solution 1	Not Applicable
Acceptable solution 2	Not Applicable
E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup	
Acceptable solution 1	Not Applicable
E6.8.1 Pedestrian Walkways	
Acceptable solution 1	Relies on Performance Criteria

Performance Criteria

Open Space Zone
19.3.1 Amenity
<p>Objective</p> <p><i>To ensure that uses do not adversely impact upon the occupiers of adjoining and nearby residential uses.</i></p>
<p>Performance Criteria P1</p> <p><i>The amenity of residential uses within the surrounding area must not be unduly impacted upon by operating hours and vehicle movements.</i></p>
<p>Comment:</p> <p>Overnight stays currently occur at the site with minimal regulation.</p> <p>The application proposes for the use to continue but with a limited capacity to 10 RVs and all other camping will be prohibited. The area set aside for camping will be limited to the northern area of the site which is more than 150m from the nearest dwelling. A permit condition is recommended for inclusion to ensure that the use is limited to RV only.</p> <p>The access road runs perpendicular to Louisa Street and is an internal road that provides access to the RV Rest Stop area. The internal road accessed by RVs is separated from the nearest dwelling by more than 80m and existing vegetation screens the access and overnight area.</p> <p>It is considered that the proposal will not impact the amenity of neighbours by operating hours or vehicle movements and will not adversely impact upon the occupiers of nearby residential uses.</p> <p>The proposed use is consistent with the objective and the performance criteria.</p>

Performance Criteria P3

Discretionary uses must not cause or be likely to cause an environmental nuisance through emissions including noise, smoke, odour and dust.

Response

The patrons of the RV Rest Stop area are likely to use generators and/or tools in association with the proposed use. In recognition that this has the potential to create environmental nuisance, the proposal intends to regulate the use of generators/ tools by limiting their hours of use to:

- Monday to Friday, 7:00am to 6:00pm
- Saturday, 8:00am to 6:00pm; and
- Sunday, 10:00am to 6:00pm.

A permit condition is recommended to regulate this potential aspect of the use.

The use is for self-contained RVs only which will contain all waste water within the vehicle. Patrons will be directed to dispose liquid waste at the Racecourse Reserve, Deloraine. This provides an appropriate means of waste disposal and as such there is minimal risk of odour and waste emissions. A permit condition is included to regulate the disposal of waste in accordance with this clause.

The use of camp fires will not be permitted at the site and consequently there will be minimal risk of smoke.

The internal driveway providing access is unsealed, low-speed and unlikely to generate dust.

The proposed use is consistent with the objective and will not adversely impact nearby residential uses.

19.3.2 Open Space Character**Objective**

To ensure that uses are of an appropriate scale and type for the zone, and to support the local area objectives, if any.

Performance Criteria P1

The size and appearance of the use must:

- a) not dominate the character of the area; and*
 - b) be consistent with the local area objectives for visual character, if any;*
- and*

P1.2 The use is not within the classes of General Retail and Hire.

Response

The application does not propose a General Retail and Hire use.

The area available for the RVs reduce the extent of camping previously allowed on the site. The application does not include any proposal to construct any permanent buildings or structure.

As a result the area available for camping will be reduced, bringing the use into greater conformity with the Planning Scheme.

The proposed development is considered consistent with the Objective and Performance Criteria.

Flood Prone Areas Code

E5.5.1 Use and flooding

Objective

To ensure that use does not compromise risk to human life, and that property and environmental risks are responsibly managed.

Performance Criteria P2

Use must demonstrate that the risk to life, property and the environment will be mitigated to a low risk level in accordance with the risk assessment in E5.7.

Comment:

The application advises the following:

Council is committed to the development of a flood risk management and evacuation plan in order to ensure that the proposed RV accommodation area is not in use during periods of high flood risk. The land and access roads are located at the highest extent of flooding with a relatively low frequency of occurrence and rises to this level are readily predictable by State agencies.

Self-contained RV's also have high mobility. With this plan in place to ensure that the site is evacuated during significant flood events, the risk associated with

flooding can be mitigated to low.

A similar management process is currently in place for the Apex Caravan Park located adjacent to the Meander River in East Parade. The flood risk management process for the Apex Park was successfully implemented during the 2016 flood event.

The assessment conducted by the applicant demonstrates that the objective and performance criteria are upheld.

Car Parking and Sustainable Transport Code

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective

To ensure that car parking spaces and access strips are constructed to an appropriate standard.

Performance Criteria P1

All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.

Comment:

The application proposes to use informal parking spaces on grass areas located along the verges of the internal road.

The application states that,

"Access ways and manoeuvring spaces are constructed from dirt road base and are adequately delineated from the grassed rest areas by the change in materials. While the spaces are not readily delineated, there is adequate space that RVs can be parked as far away or close to each other as they desire. A row of trees along the access way also effectively provide spacing.

Grassed parking areas are a common feature of RV rest stops and, given the relatively low turnover of vehicles, are considered adequate."

The assessment conducted by the applicant demonstrates that the objective

and performance criteria are upheld.

E6.7.2 Design and Layout of Car Parking

Objective

To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Performance Criteria P2

Car parking and manoeuvring space must:

- c) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and*
- d) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.*

Comment:

The proposed RV Rest Area is accessed via a road from Louisa Street. The site is open and is relatively flat with ample of space to accommodate the turning and manoeuvring of vehicles.

Vehicles can enter and exit in a forward facing direction and there should not be any need to reverse from the site.

The proposed development is considered consistent with the Objective and Performance Criteria.

E6.7.3 Car Parking Access, Safety and Security

Objective

To ensure adequate access, safety and security for car parking and for deliveries.

Performance Criteria P1

Car parking areas with greater than 20 parking spaces must provide for adequate security and safety for users of the site, having regard to the:

- a) levels of activity within the vicinity; and*

b) opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.

Comment:

The application does not propose to secure the site to prevent access from unauthorised persons or provide lighting across the RV Rest Stop area.

Security lighting is not considered warranted as RVs will generally be accompanied by their occupants throughout the night. Opportunities for passive surveillance are significant, due to the general presence of people at the site.

The proposed development is considered consistent with the Objective and Performance Criteria.

E6.8.1 Pedestrian Walkways

Objective

To ensure pedestrian safety is considered in development.

Performance Criteria P1

Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.

Comment:

A dedicated pedestrian access will not be provided as part of the proposed visitor accommodation. The application proposes to erect incidental signage indicating a speed limit of 10km/hr and that the internal driveway is a shared carriageway between vehicles and pedestrians.

The low speed environment with the grassed areas of the site will provide for safe pedestrian access within the parking area of the RV Rest Stop.

The proposed development is considered consistent with the Objective and Performance Criteria.

Conclusion

It is considered that the application for use and development for Visitor Accommodation (RV Rest Stop) – existing non-conforming use is in accordance with the requirements of clause 9.1, the zone purpose, the local area objectives and the use and development standards in the Open Space Zone. The application is recommended for approval.

DECISION:

APPLICATION FORM

PLANNING

Land Use Planning and Approvals Act 1993

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

Index No. 13691	
Doc No.	
RCV'D	27 MAR 2019 MVC
Action Officer	Deputy
EO	OD

Meander Valley Council

OFFICE USE ONLY

Property No:	13691	Assessment No:	40 - 0400 - 0140
DA\	19/0280	PA\	19/0199

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

PROPERTY DETAILS:

Address:	Bracknell River Reserve	Certificate of Title:	PID: 7028540
Suburb:	Bracknell	7302	Lot No:
Land area:	2.81ha	<i>m² / ha</i>	
Present use of land/building:	Public park	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

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"/> Forestry	<input type="checkbox"/> Demolition	
<input checked="" type="checkbox"/> Other	Changes to existing non-conforming use	

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

Description of work: **Signage and changes to existing non-conforming use**

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

New floor area: **-** m² New building height: **-** m

Materials: External walls: **-** Colour: **-**

Roof cladding: **-** Colour: **-**

Enquiries: Gerry Murrell
Phone: (03) 6165 3065
Email: propertyservices@parks.tas.gov.au
Our ref: LM-LM-AU-CW-257089

21 March 2019

Meander Valley Council
C/- Ms Lynette While
Director Community and development
PO Box 102
WESTBURY TAS 7303

E: lynette.while@mvc.tas.gov.au

Dear Ms While,

**PLANNING APPLICATION
MEADER VALLEY COUNCIL - ERECTION OF SIGNAGE
EMMA STREET, BRACKNELL**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993*, is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Primary Industries, Parks, Water and Environment.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,



Jesse Walker
Team Leader (Unit Manager, Policy & Projects)
Crown Land Services

PROPERTY ID: 7028540

MUNICIPALITY: MEANDER VALLEY

PROPERTY ADDRESS: EMMA STREET
BRACKNELL TAS 7302

PROPERTY NAME:

TITLE OWNER:

INTERESTED PARTIES: DPIPWE

POSTAL ADDRESS: GPO BOX 44

(Interested Parties) HOBART TAS 7001

MAIN IMPROVEMENTS SUMMARY

Improvements: GRAZING
Improvement Sizes Improvement: Area:
(Top 3 by Size): OTHER IMPROVEMENTS
Number of
Bedrooms:
Construction Year
of Main Building:
Roof Material:
Wall Material:
Land Area: 0.2023 hectares

LAST VALUATIONS

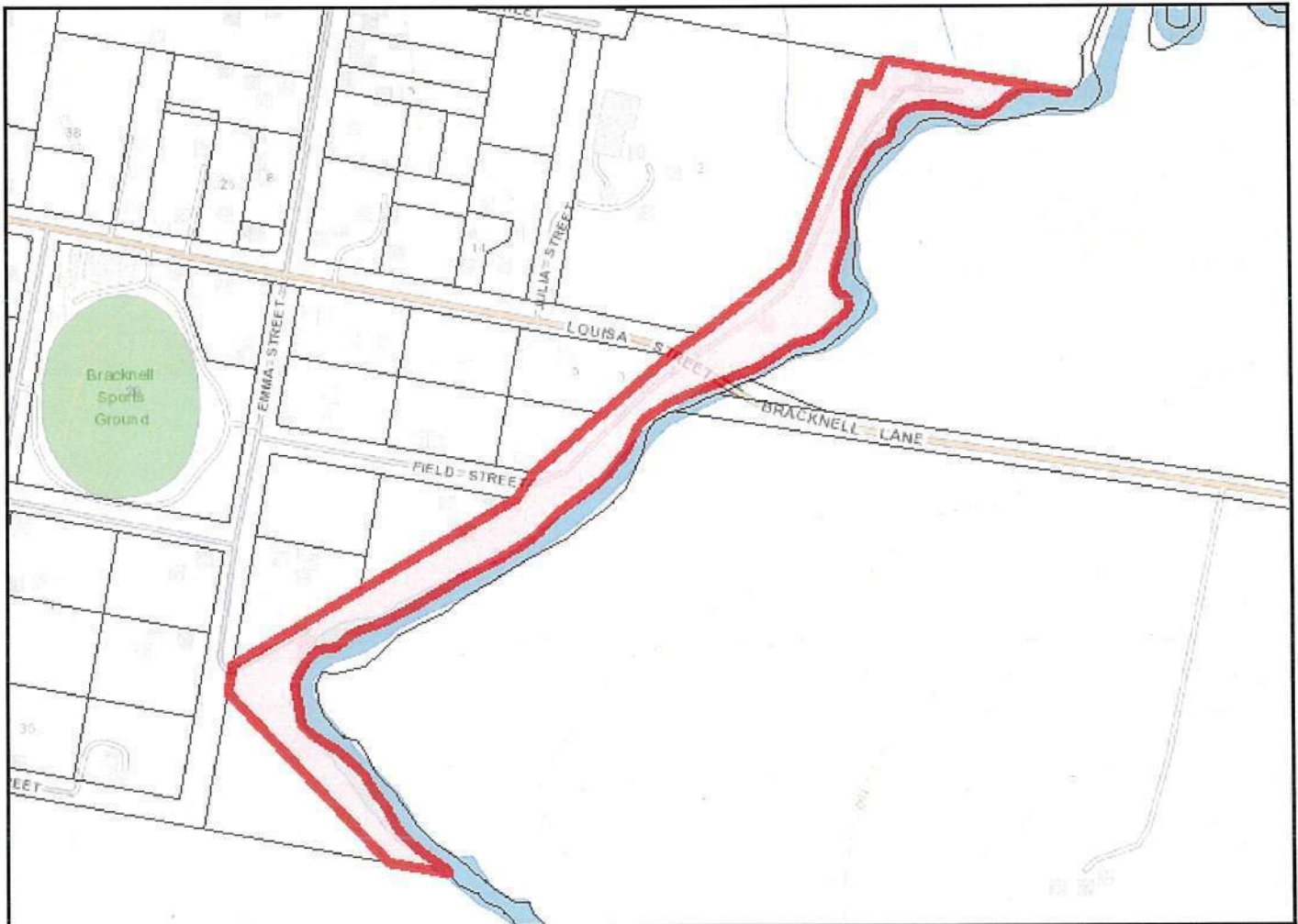
Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
02/10/2012	01/07/2012	\$8,000	\$8,000	\$320	Revaluation
02/03/2007	01/10/2006	\$7,000	\$7,000	\$280	Revaluation

No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

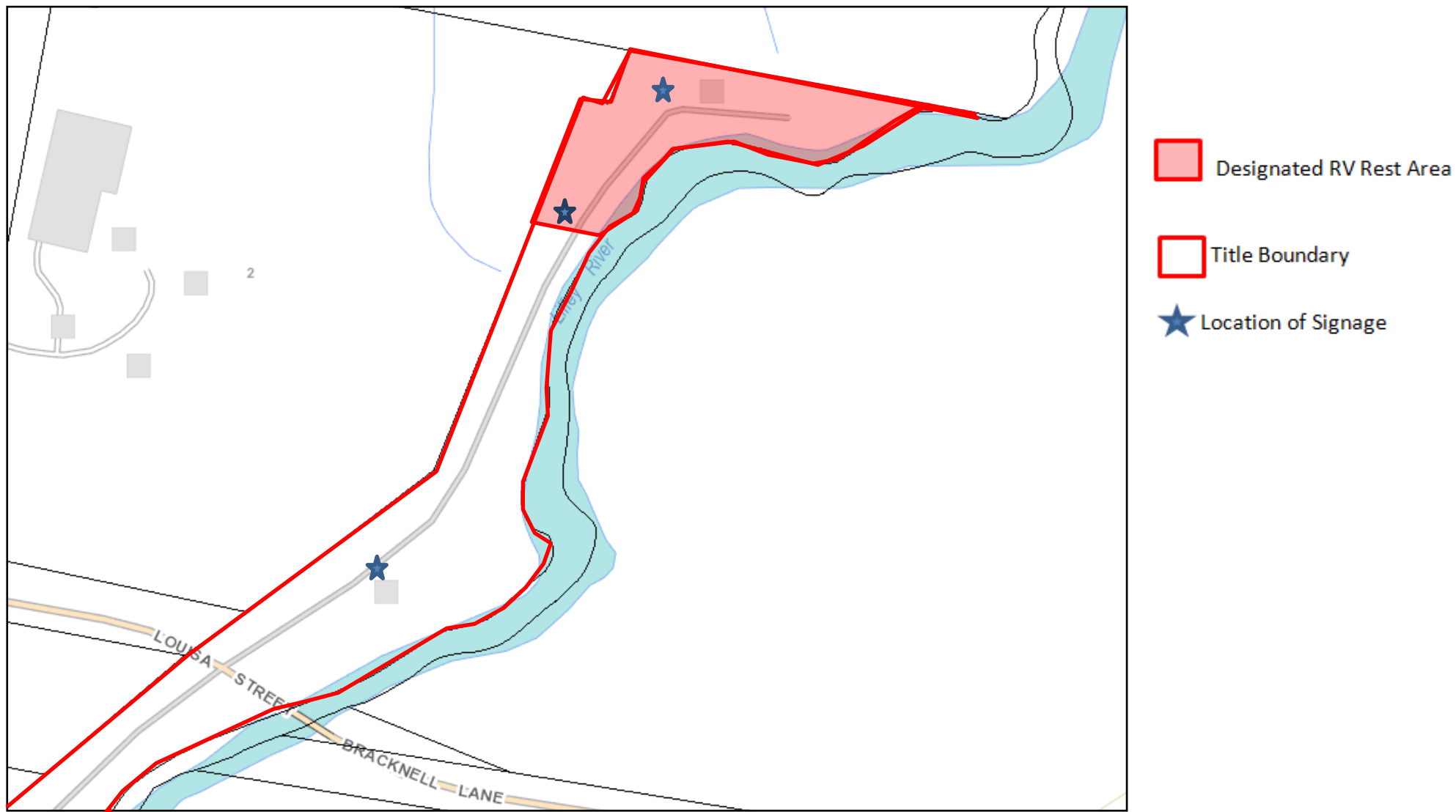
Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.



Locality Plan (the LIST, 2019)



subject title



Site Plan



Sensitive Uses

Setback of development from closest sensitive uses; dwellings at 99 Bracknell Lane (337m), 2 Julia Street (159m) and 6 Florence Street (187m)



The LIST 2018



Google Earth 2015



Google Earth 2013



Google Earth 2013



Google Earth 2011

BRACKNELL RIVER RESERVE - SELF CONTAINED RV REST

STOP

1) Introduction

This application proposes to make changes to an Existing Non-Conforming Use (Visitor Accommodation) on land located at Bracknell River Reserve - Emma Street, Bracknell (PID: 7028540).

2) Background

Applicant

Meander Valley Council

Planning Controls

The subject land is controlled by the *Meander Valley Interim Planning Scheme 2013* (referred to in this report as the 'Scheme').

Use & Development

This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate and restrict the use in order to bring it into greater conformity with the planning scheme. Currently the use of the reserve for camping is unregulated and increased visitation and long term campers have generated conflict with adjoining neighbours. The proposal will restrict overnight stays to fully self-contained vehicles, within a defined area of the site, with a maximum capacity of ten (10) vehicles and a maximum period of stay of up to four (4) days. The application includes the erection of incidental signage to inform visitors of the regulations and Council will seal the crossover, however, no other development is proposed.

Incidental signage will be erected close to the Louisa Street entrance, at the south edge of the overnight stay area and within the overnight stay area. It is noted that this type of signage in itself does not require a planning permit. The fee structure included on the signage is indicative only.

It is not proposed to designate individual camp spaces at this time. Self-contained campers are generally good at regulating their spacing and additional infrastructure is considered to create an unnecessary visual impact during periods of low visitation.

Proposed incidental signage and a detailed site plan are attached.

The number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. The land is maintained by Council as a public Park and is visited at least twice weekly for maintenance and inspection. Campers without permits or not adhering to the regulations described in this application will be regulated by the planning permit and application of the enforcement provisions of the Land Use Planning Approvals Act 1993.

Site & Surrounds

The Bracknell River Reserve is approximately 2.81ha in area comprising managed parkland adjacent to the Liffey River. The land is managed by Meander Valley under lease from the Crown. Part of the reserve to the north of Louisa Street has been developed with facilities, including barbecues and toilets, and is used for overnight camping. Council's lease with the Crown permits self-contained RV camping in this area.

The land to the west of the site is generally used for residential purposes and has been developed with single dwellings. To the east, the site adjoins the Liffey River, with agricultural land beyond.



Figure 1: aerial photo of subject land and surrounding properties



Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow

11) Planning Assessment

Zone

The subject property is located in the Open Space Zone. The land surrounding the site is located in the Village Zone and Rural Resource Zone.

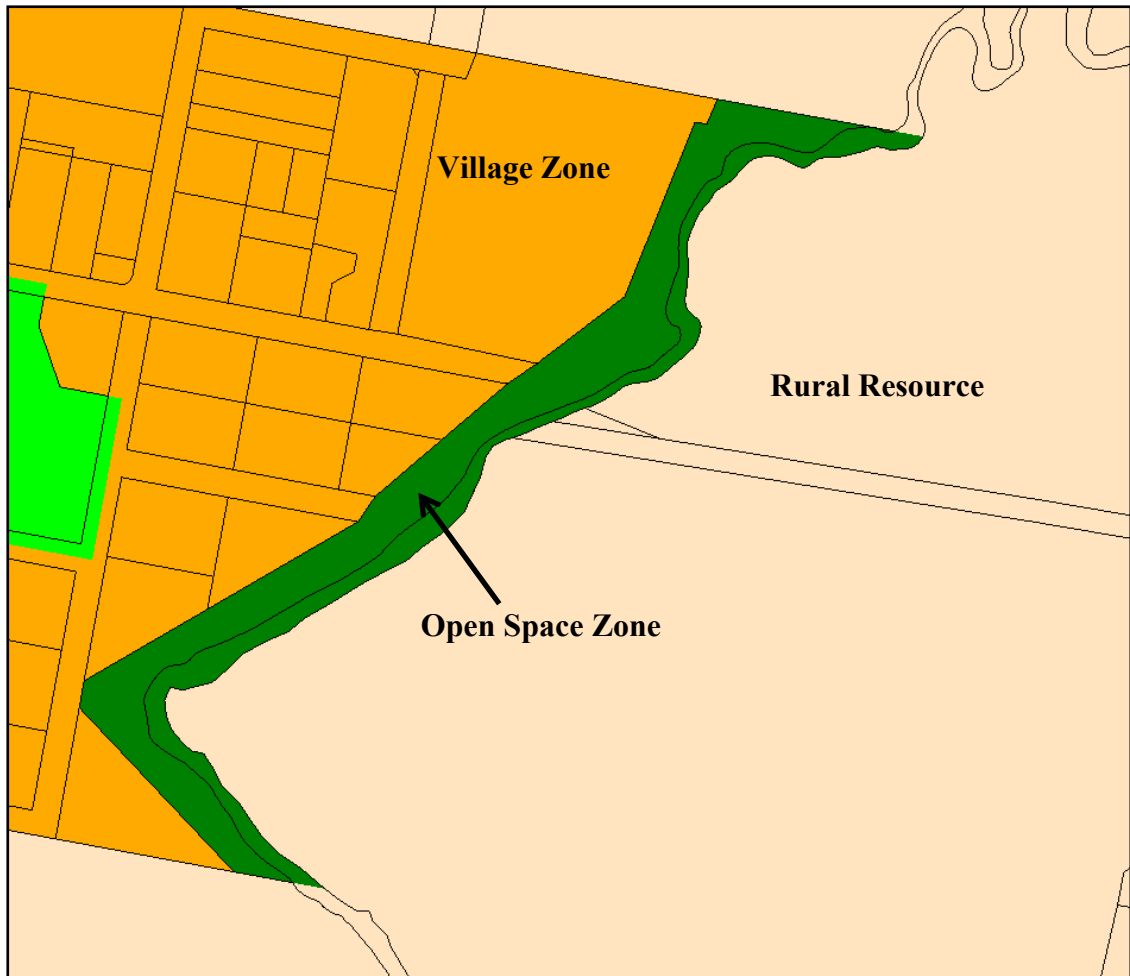


Figure 3: zoning of subject title and Surrounding

Use Class

Table 8.2 of the Scheme, categorises the proposed use class as:

- Visitor Accommodation

Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current and all previous planning schemes applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

Applicable Standards

Clause 9.1 Changes to an Existing Non-conforming Use

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme into conformity, or greater conformity, with the scheme.

The proposal does not include any intensification of the use of the land or any building. The proposal is to regulate and limit the existing use by:

- limiting the number of overnight spaces available to ten (10); and
- limiting the duration of stays to four (4) days.

It is anticipated that the proposal will reduce existing conflicts with neighbouring uses and improve the amenity of the location by:

- restricting the use to the northern part of the land, furthest from neighbouring dwellings; and
- restricting the use to fully self-contained camper vans; and
- clearly communicating site rules through incidental signage.

In exercising its discretion, Council may have regard to the purpose and provisions of the zone and any applicable codes. The most applicable standards have been considered below.

19.1 Zone Purpose

19.1.1 Zone Purpose Statements

- 19.1.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.

19.1.2 Local Area Objectives

a) The open space zone reflects areas that have historically been developed for passive recreation with full public access and include extensive investment in playgrounds and fitness trails and multi-use areas that service the recreation needs of a neighbourhood and maximize the use of natural assets, such as Blackstone Park.

b) Provide for the continued provision of public facilities in a manner that is appropriate to the proximity of adjoining residential uses.

c) Provide for safe, accessible and pleasant open space linkages to promote connectivity between open space areas and to activity centres with walking and cycling opportunities for health as well as transport.

19.1.3 Desired Future Character Statements

- a) There are no future desired character statements for the zone.

Comment:

The use of the site for overnight stays is an existing use. Regulating the use is considered to enhance the amenity of the land for passive recreation by creating a distinct zone for visitor accommodation and establishing clear rules around the use of the site by overnight visitors. It is intended that these actions will ensure that the remainder of the reserve is unencumbered and protect the infrastructure at the site for locals and day visitors. As such it is considered to bring the use of the land into greater conformity with the Zone Purpose.

Use of the land for visitor accommodation is consistent with the Local Area Objectives and creates a multi-use area that services the recreational needs of visitors and the community.

Assessment of Applicable Standards

The following table is an assessment against the most applicable standards of the Meander Valley Interim Planning Scheme 2013.

Open Space Zones			
Scheme Standard		Comment	Assessment
19.3.1 Amenity			
A1	Operating hours must be between: a) 8.00 am and 10.00 pm where adjoining residential use; and b) 6.00 am and 12.00 am midnight where not adjoining residential use.	The use will operate outside these hours.	Relies on Performance Criteria
A2	A2.1 The proposal must not include flood lighting where it adjoins the General Residential, Low Density Residential, Urban Mixed Use zones; and A2.2 External security lighting must be contained within the boundaries of the site.	No additional lighting is proposed.	Complies

A3	If for permitted or no permit required uses.	The use is an existing non-conforming use.	Relies on Performance Criteria
19.3.2 Open Space Character			
A1	The use must: a) be for natural and cultural values management or passive recreation; or b) not exceed a combined gross floor area of 250m ² over the site.	The use has an area greater than 250m ² .	Relies on Performance Criteria
A2	Commercial vehicles for discretionary uses must be: a) parked within the boundary of the property; and b) in locations that are not visible from the road or public land.	The application does not propose the use of commercial vehicles. Vehicles will be visible to other visitors to the reserve, however this is possible under the current management arrangements.	Complies
A2	Goods or materials storage for discretionary uses must not be outside in locations visible from adjacent properties, the road or public land.	Not applicable	

Road and Railway Assets Code			
Scheme Standard		Comment	Assessment
E4.6.1 Use and road or rail infrastructure			
A1	Sensitive use within 50m of a category 1 or 2 road with a speed limit of more than 60km/h, a railway or future road or railway, does not increase the annual average daily traffic movements by more than 10%.	Not applicable	
A2	For roads with a speed limit of 60km/h or less the use must not generate more than 40 movements per day.	The proposed use is within the 50km/h speed zone. Combined with recreational users, the provision of	Complies

		accommodation spaces for 10 vehicles will not result in more than 40 vehicle movements at the access.	
A3	For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic movements by more than 10%.	Not applicable	
E4.7.2 Management of Road Accesses and Junctions			
A1	For roads with a speed limit of 60km/h or less the development must include one access providing both entry and exit, or two accesses providing separate entry and exit.	No new access is proposed. The site includes only one access.	Complies
A2	For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	Not applicable	

Flood Prone Areas Code			
Scheme Standard		Comment	Assessment
E5.5.1 Use and flooding			
A1	The use must not include habitable rooms.	The use does not include habitable rooms or buildings.	Complies
A2	Use must not be located in an area subject to a medium or high risk in accordance with the risk assessment in E5.7.	The site is mapped as having been inundated during the 2016 flood event. Without	Relies on Performance Criteria

		some degree of mitigation the site is subject to a medium risk.	
A3	Use is in accordance with a Table to this code.	Not Applicable	
E5.6.1 Flooding and Coastal Inundation			
A1	No acceptable solution.	Not applicable	

Car Parking and Sustainable Transport Code			
Scheme Standard		Comment	Assessment
6.6.1 Car Parking Numbers			
A1	The number of car parking spaces must not be less than the requirements of: a) Table E6.1; or b) a parking precinct plan.	1 space is provided for each accommodation unit.	Complies
E6.6.3 Taxi Drop-off and Pickup			
A1	One dedicated taxi space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone.	Sufficient space is available in the existing gravelled access and manoeuvring areas for taxi parking.	Complies
E6.6.4 Motorbike Parking Provisions			
A1	One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	There is sufficient space for motorbike parking, however it is noted that the nature of the use does not suggest a high demand for motorbike parking.	Complies
E6.7.1 Construction of Car Parking Spaces and Access Strips			
A1	All car parking, access strips manoeuvring and circulation spaces must be: a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal; and	It is proposed that these Parking and circulation spaces are proposed to remain unsealed and are not proposed to be line marked. The existing gravelled roadway is adequately drained.	Relies on Performance Criteria

	c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.		
E6.7.2 Design and Layout of Car Parking			
A1	<p>A1.1</p> <p>Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and</p> <p>A1.2</p> <p>Within the General Residential Zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</p>	All parking spaces are located behind the building line.	Complies
A2	<p>A2.1</p> <p>Car parking and manoeuvring space must:</p> <ul style="list-style-type: none"> a) have a gradient of 10% or less; and b) for more than 4 cars, enter and exit the site in a forward direction; and c) have access width not less than and not 10% greater than Table E6.2; and d) have a width of access and manoeuvring space to parking spaces not less than Table E6.3 where: <ul style="list-style-type: none"> (i) there are three or more spaces; and (ii) where parking is more than 30m from the road; or (iii) the sole vehicle access is to a category 1, 2, 3 or 4 road; and <p>A2.2</p> <p>The layout of car spaces and access ways must be designed in</p>	<p>The parking spaces have a gradient less than 10%.</p> <p>Vehicles can turn onsite and exit in a forward direction.</p> <p>The access is existing and meets the minimum requirements of Table E6.2.</p> <p>Although spaces are not delineated, the width of the access complies with Table E6.3 for the parking areas adjacent to the formed access.</p> <p>The proposal does not comply with AS 2890.1 due to the specialist nature.</p>	Relies on Performance Criteria

	accordance with <i>Australian Standard AS 2890.1</i> .		
E6.7.3 Car Parking Access, Safety and Security			
A1	Car parking areas with greater than 20 parking spaces must be: <ul style="list-style-type: none"> a) secured and lit so that unauthorised persons cannot enter or; b) visible from buildings on or adjacent to the site at times when parking occurs. 	Parking is informal, however, in considering recreational users of the site, there is opportunity for more than 20 vehicles to be parked on the site. The application does not propose any additional lighting.	Relies on Performance Criteria
E6.8.1 Pedestrian Walkways			
A1	Pedestrian access must be provided for in accordance with Table E6.5.	The proposal includes more than 11 parking spaces but does not include a dedicated pedestrian access.	Relies on Performance Criteria

Performance Criteria

Open Space Zone

19.3.1 Amenity

Objective

To ensure that uses do not adversely impact upon the occupiers of adjoining and nearby uses.

Performance Criteria P1

The amenity of residential uses within the surrounding area must not be unduly impacted upon by operating hours and vehicle movements.

Comment:

Overnight stays currently occur at the site with minimal regulation. Although the use will continue, the application proposes to limit the number of vehicles stopping overnight, prohibit camping other than in a fully self-contained vehicles and restricting overnight visitors to the northern end of the site, more than 150m from the nearest dwelling. It is anticipated that vehicles accessing the site for overnight accommodation are unlikely to leave the site late at night or early in the morning. The access road into the camping area is separated from the nearest dwelling by more than 80m and existing vegetation screens the access and overnight area.

It is considered that the proposal will not impact the amenity of neighbours by operating hours or vehicle movements.

Performance Criteria P3

Discretionary uses must not cause or be likely to cause an environmental nuisance through emissions including noise, smoke, odour and dust.

Comment:

The application proposes to bring an existing non-conforming use into greater conformity. The application prohibits camp fires and regulates the disposal of waste. These factors are currently not clearly regulated. Other emissions are not anticipated to increase as a result of the proposal.

19.3.2 Open Space Character

Objective

To ensure that uses are of an appropriate scale and type for the zone, and to support the local area objectives, if any.

Performance Criteria P1

The size and appearance of the use must:

a) not dominate the character of the area; and

b) be consistent with the local area objectives for visual character, if any;

and

P1.2 The use is not within the classes of General Retail and Hire.

Comment:

The use is not General Retail and Hire. The area of the use will not be increased by the proposal and the proposal does not include any permanent buildings. The site is already used for camping in an unregulated manner and the proposal will restrict the number of overnight patrons and confine them to a particular area of the site and short stay. As a result the area available for camping will decrease, bringing the use into greater conformity with the Planning Scheme.

Flood Prone Areas Code

E5.5.1 Use and flooding

Objective

To ensure that use does not compromise risk to human life, and that property and environmental risks are responsibly managed.

Performance Criteria P2

Use must demonstrate that the risk to life, property and the environment will be mitigated to a low risk level in accordance with the risk assessment in E5.7.

Comment:

Council is committed to the development of a flood risk management and evacuation plan in order to ensure that the proposed RV accommodation area is not in use during periods of high flood risk. The land and access roads are located at the highest extent of flooding with a relatively low frequency of occurrence and rises to this level are readily predictable by State agencies. Self-contained RV's also have high mobility. With this plan in place to ensure that the site is evacuated during significant flood events, the risk associated with flooding can be mitigated to low.

A similar management plan is currently in place for the Apex Caravan Park located adjacent to the Meander River in East Parade. The flood risk management plan for the Apex Park was successfully implemented during the 2016 flood event.

Car Parking and Sustainable Transport Code**E6.7.1 Construction of Car Parking Spaces and Access Strips****Objective**

To ensure that car parking spaces and access strips are constructed to an appropriate standard.

Performance Criteria P1

All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.

Comment:

The application proposes the use of informal parking spaces on grassed areas and the driveway verges within the designated area. RVs tend to be self-regulating due to the larger size of the vehicles and the additional room required to manoeuvre them. Access ways and manoeuvring spaces are constructed from dirt road base and are adequately delineated from the grassed rest areas by the change in materials. While the spaces are not readily delineated, there is adequate space that RVs can be parked as far away or close to each other as they desire. A row of trees along the access way also effectively provide spacing.

Grassed parking areas are a common feature of RV rest stops and, given the relatively low turnover of vehicles, are considered adequate.

E6.7.2 Design and Layout of Car Parking**Objective**

To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

<p>Performance Criteria P2</p> <p><i>Car parking and manoeuvring space must:</i></p> <ul style="list-style-type: none"> a) <i>be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and</i> b) <i>provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.</i>
<p>Comment:</p> <p>The Parking areas are relatively flat and have a substantial amount of room adjacent to accommodate the turning of large vehicles. The end of the internal access incorporates a large radius turning head.</p>
<p>E6.7.3 Car Parking Access, Safety and Security</p>
<p>Objective</p> <p><i>To ensure adequate access, safety and security for car parking and for deliveries.</i></p>
<p>Performance Criteria P1</p> <p><i>Car parking areas with greater than 20 parking spaces must provide for adequate security and safety for users of the site, having regard to the:</i></p> <ul style="list-style-type: none"> a) <i>levels of activity within the vicinity; and</i> b) <i>opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.</i>
<p>Comment:</p> <p>Security lighting is not considered warranted as RVs will generally be accompanied by their occupants throughout the night. Opportunities for passive surveillance are significant, due to the general presence of people at the site.</p>
<p>E6.8.1 Pedestrian Walkways</p>
<p>Objective</p> <p><i>To ensure pedestrian safety is considered in development</i></p>
<p>Performance Criteria P1</p> <p><i>Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.</i></p>
<p>Comment:</p> <p>A dedicated pedestrian access is not considered warranted, the access road and adjacent grassed verges are sufficient to allow for pedestrians to avoid walking on the carriage way. Regardless, Council proposes to erect a 10km/h speed limit sign, indicating a shared carriageway for vehicles and pedestrians to encourage people to walk and drive with due care, ensuring the safety of pedestrians.</p>

Conclusion

In conclusion, it is considered that the application for Use and Development for changes to an existing non-conforming use (Accommodation), will bring the existing use of the land into greater conformity with the planning scheme, allowing greater control and reducing potential impacts on neighbouring properties and other users of the reserve.

AUTHOR: Justin Simons
TOWN PLANNER
MEANDER VALLEY COUNCIL

BRACKNELL RIVER RESERVE

SELF-CONTAINED VEHICLE REST AREA (200m ahead)

PERMIT REQUIRED

\$3 per night, maximum 4 night stay

Permits can be purchased at

Bracknell Roadhouse

28 Elizabeth Street, Bracknell

Open 6am -7pm, 7 days

Sign 1: to be located adjacent to BBQ area near Louisa Street access (see site plan) - 1.2m x 0.8m – total height 2.4m - replace existing sign

BRACKNELL RIVER RESERVE

SELF-CONTAINED VEHICLE REST AREA

(Beyond this point)

Shower, washing, toilet, cooking and sleeping
MUST BE CONTAINED WITHIN YOUR VEHICLE

No grey or black waste water or any other liquid is to be let out onto the ground, around trees or into the river.

PERMIT REQUIRED

\$3 per night, maximum 4 night stay
maximum 10 vehicles at any one time

To locate your nearest disposal site visit www.dumppoints.com

Sign 2: located on the south edge of the designated RV Rest Area (see site plan) - 1.2m x 0.8m – total height 1.8m

BRACKNELL RIVER RESERVE

CONDITIONS OF USE

Toilets and rubbish bins are provided for day visitor use only



Disposal of grey or black waste water and rubbish from recreational vehicles is prohibited. To locate your nearest disposal site visit www.dumppoints.com



Camping is not permitted



Lighting of fires is not permitted



Dogs must be under effective control at all times



This area is subject to flooding

Sign 3: located adjacent to existing toilet block within designated camping area – 1.2m x 0.8m – total height 1.8m

MAP OF SUBJECT AREA

LOCALITY: LIFFEY RIVER, BRACKNELL



**PLAN IS FOR ILLUSTRATION
PURPOSES ONLY**

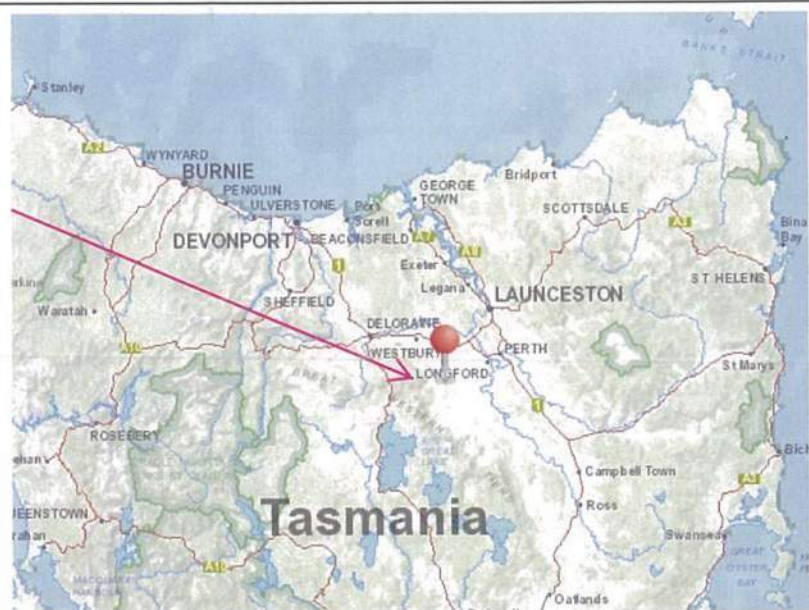
- Lease area
- Proposed RV Camping area within Lease area
- Liffey River
- ➔ Locality Point

File Number: 037678

PID: 1760650

Area Estimate: ± 23701m²

Locality Plan



Site Plan



Title boundary indicated by red line.

Area of title available for Self-Contained RV accommodation highlighted in yellow.

BRACKNELL RIVER RESERVE

Page 160

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3. Within rest area.



Meander Valley Council
WORKING TOGETHER

BRACKNELL RIVER RESERVE

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1. Louisa Street access

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maximum 10 vehicles at any one time

To locate your nearest disposal site visit www.dumppoints.com

2. South of RV rest area.

PO Box 438,
PROSPECT. 7250

01.08.19.

The Mayor and General Manager,
Meander Valley Council,
PO Box 102,
WESTBURY. 7303

Re PA\19\0199 - Bracknell River Reserve:

Dear Sir,

Index No. 13691		
Doc No.		
RCVD	-8 AUG 2019	MVC
Action Officer	JS	Dept. COS
EC		OD

I wish to lodge my objection to the above application and any changes that may restrict the use of the area for short term camping and any other existing uses.

I was born and raised at Bracknell and for countless years have enjoyed being able to use the area both as our local swimming hole, a great place to have a barbie with friends and also a great place to camp.

Together with my husband we built our first home at Bracknell in 1972 and at this time we still operate our business at Bracknell so have an active interest in the town.

During the early part of our married life my husband and I participated in many working bees with local volunteers to build a retaining wall and access steps to the swimming hole, build toilets, and plant trees to make this area much more user friendly as Bracknell does not have the benefit of many facilities as larger towns do. The Rotary Club of Westbury also participated in some of this work and also provided the parking safety barriers around the river bank.

Since those early improvements the Lions Club of Westbury together with many local volunteers, built an excellent day use barbecue area which is a credit to the town and to the MVC who provide the cleaning and maintenance of the area.

My husband and I have travelled extensively throughout Australia during recent years and have seen at first hand how beneficial it is to be welcomed to a town which provides short term camping facilities for the travelling public.

Yours sincerely,



Glenys Bye

PO Box 438,
PROSPECT. 7250

01.08.19.

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Meander Valley Council,
PO Box 102,
WESTBURY. 7303

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Yours sincerely,



Glenys Bye

From: Bill Bartlett
Sent: 1 Aug 2019 13:28:17 +1000
To: Planning @ Meander Valley Council
Subject: Bracknell River Reserve

Dear Sir/Madam,

I wish to object to the proposed planning approval for the Bracknell River Reserve (PID: 7028540 recreational vehicle camping etc.)

Reasons for objection

This proposal is objectionable on a number of fronts, but I would first say that it is flawed in its very conception.

The Planning application says:

"Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current and all previous planning schemes applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use."

This appears to be arguing that camping is already a lawful activity in the Bracknell River Reserve (Esplanade) area, due to long established precedent. So the real intent is not to permit camping not otherwise allowed, but to restrict and tax camping.

Although it fails to mention that council has a history of developments to the reserve over recent years. One recent development has been heavy-handed deployment of boulders that have been strategically placed along the gravel track from Louisa St into the reserve. These boulders are deliberately designed to restrict vehicles, including camper vans, from turning off the track and thus restricting where caravans and RVs can park. Over time, the council has completely blocked the off-track area campers can access at that end of the Esplanade track.

Perversely, the council has chosen to restrict campers to the area around the traditional swimming hole and toilet block, an area already heavily used in summer by children and young people of the town. Prior to this, campers (including caravans and tents) could use an area about half-way between the toilet block and Louisa St. The rationale, to the extent to which one can be discerned, appears to flow from another decision, to erect an electric barbecue, table, benches and shelter. Which for some reason the Council then wanted to prevent campers from actually using? In any event, at one time there was a sign erected to insist that campers not camp too close to the BBQ area, which was fair enough. But that area has been gradually extended with the previously mentioned boulder wall, forcing vehicles to move down to the swimming hole area. With but a small parking area left for cars directly adjacent to the BBQ.

Of course campers in tents were not physically excluded and continued to camp along the river. Occasionally quite a few at a time. But they didn't seem to be any trouble to anyone, and didn't presume to camp on top of the BBQ area which would obviously be an imposition on anyone wanting to cook a few snags there. Owners of caravans and particularly RVs seem more inclined to act in such an entitled and overbearing fashion. Perhaps they believe that having spent a small fortune on their campers, that gives them special privileges?

Anyway, then the Council erected signs banning all camping. Then they relented and changed the sign to ban all camping in tents, but allowing camping in self-contained campers (presumably campers that had built-in toilets and showers.) Given that there is a toilet block there, this is a little incomprehensible.

Perhaps the Council felt that campers who could not afford an expensive vehicle with on-board toilets were not the right kind of campers?

In any event, the point of this history is to highlight that, for whatever reason, the Council has had something of a history of crowding campers into a smaller and smaller area. And other arbitrary and poorly thought-through actions.

This seems quite unreasonable. It is highly objectionable that the children and young people of Bracknell should be crowded out of the area that they favour to use for swimming. This spot has been improved for this purpose many years ago, with a long concrete border stepped down to the water. It once had a large water slide, but a few years ago the Council arbitrarily removed that. It is almost as if the Council is intent on slowly squeezing the young people of Bracknell out from their favourite open recreation area. It is hard to understand what the Council is thinking, if they are thinking at all.

It is quite reasonable to restrict where campers can set up. What is unreasonable is that the Council wants to force them into a small area, already heavily used in summer. One problem is that campers don't necessarily want to have to be crowded together. The point is to be out in the open. The esplanade is a long narrow strip of land bordering the river, so it seems perverse to force campers to crowd together at one end.

It's also a hazard, when that same end is already used by children, usually unsupervised children. They can't so easily go somewhere else to swim and congregate, because that area has been developed to cater for them, with the concrete river border and toilet block. They probably don't want to share the space with so-called "grey nomads" and their inevitable dogs running around.

Not to put too fine a point on it, many parents also probably don't want their children exposed to "stranger danger", so to speak. Its an incident waiting to happen.

But that is far from the only, or the most serious danger. This proposal entails forcing enormous vehicles, RVs are essentially enclosed trucks, driven by amateurs, many of them of retirement age, to share a tight space with young teenagers and children. Effectively, Council wants to turn a children's recreation area into a car park for heavy vehicles.

This is, quite simply, madness! Someone will be killed. If the Council doesn't care about the safety of kids, it should at least consider its Public Liability insurance premiums!

The proposal seems poorly-thought through on other levels too. No reasons are given for banning tents. No reason given for taxing camping, or out-sourcing the collection of the fees or what details are recorded about campers who pay the permit tax? What is the cost of out-sourcing this tax collection? It would make more sense in this day and age to allow the the permit to be purchased online via an App. And, slightly off-topic, how about the council provide a Wi-Fi hot spot for the young people using this recreation area.

Of some concern is that no details are given of proposed arrangements to police these new restrictions? It is all very well to put up a sign telling campers they cannot dump their vehicle's waste-water, but its an isolated area. How can this possibly be policed? Particularly when they are forced to park their vans right next to the public toilets?

Its easy to put up a sign insisting that dogs be kept under control, but what does that even mean? Many dog owners genuinely believe that their dog is obedient and doesn't require a leash, some people actually imagine that leashes amount to animal cruelty. So an ambiguous sign is a total cop-out, even before we get to the question of who will enforce this.

Answer, nobody. Meander Valley Council doesn't bother to enforce any animal control laws, with the sole exception of collecting licensing fees. As a result, it is impossible to walk on any of the grass footpaths

around the Bracknell township, these are, for all intents and purposes, dog toilets. Council's answer - put up a sign.

Then there's the question of where you draw the line between "camping" and merely remaining late into the night. The Bracknell Esplanade is regularly visited by locals to fish in the river. Some stay late into the night and some stay into the morning. Are they camping? Does the council even have legal authority to ban people with a valid fishing license from fishing all night by the river? I would think not, and if not then by what right do they outlaw the possession of a tent or a swag?

I guess this finally clarifies one fundamental objection to banning of cheap forms of camping - it is deeply un-Australian. This is a country whose very national song, "Waltzing Matilda", glorifies a swagman camped by a waterhole. Our ancestors would turn over in their graves to see authoritarian bullies banning such an innocuous activity. But I guess the competing spirit of the squatter on his thoroughbred now prevails in this municipality.

In conclusion, for the reasons mentioned above, the current proposal must be rejected. If anything, the Council could do the opposite of what is proposed. Ban RVs and caravans and leave campers in tents unrestricted. Or just leave campers to regulate themselves. Because of the previous interference some action needs to be taken anyway, to keep heavy vehicles away from the area of the swimming hole. Perhaps they need to be banned entirely, or heavily restricted? But I see no justification for banning camping in tents and I'm not convinced the Council even has the power to do that.

It is even more unlikely the Council has the will to enforce any such ban.

Bill Bartlett
27 Emma St
Bracknell Tas 7302

Ph 0363973155

General Manager
Meander Valley Council
PO Box 102
WESTBURY TAS 7303

PO Box 97
BRACKNELL TAS 7302

6 August 2019

I hereby submit the following representation in respect of the planning application as described in the planning notice dated 27 July 2019:

APPLICANT:	Meander Valley Council – PA\19\0199
PROPERTY ADDRESS:	Bracknell River Reserve, land off Louisa Street BRACKNELL (PID:7028540)
DEVELOPMENT:	Extension to a non-conforming use (Visitor Accommodation – (RV Camping) – amenity, open space character, flood prone, and car parking.

1. SUMMARY

The above application should not be approved and the underlying proposal should not proceed for the following reasons:

- It is not an appropriate use of this open space area.
- Meander Valley Council (MVC) should not be providing this type of facility when it is already, and increasingly, provided by the private sector on private property at relatively nearby locations.
- An overall net positive benefit (financial and social) to the wider community or municipality has not been demonstrated.
- This is an unsupervised area and it is not possible for MVC to provide an appropriate level of daily supervision. The proposed outsourcing of the responsibility for management is not appropriate and an abdication of MVC responsibility.
- General security and safety issues exist
- Flood risk has not, and invariably cannot, be adequately mitigated.
- There is negative impact on neighbouring properties which has not been fully considered.

The planning application refers to there being a lawfully established existing non-conforming use in respect of camping on this site. This has not been clearly established. If the previous incidental use of this site for camping was not permitted under the lease with the Crown that was in place at the time, then there is a question as to whether it lawfully existed prior to the scheme being established. There also does not appear to be any evidence of a previously issued planning permit in respect of the use of this site.

As MVC is the applicant in respect of this planning application, I further submit that it should not also act as the planning authority in respect of this matter.

2. INAPPROPRIATE USE OF OPEN SPACE

This area is in the Open Space Zone and should be utilised only for public recreation purposes and day visitors. Overnight RV parking should be sited elsewhere.

Bracknell is a “land-locked” small village, rectangular in shape. On the North, West and South side, private residences border private farmland and on the South side the village adjoins the Liffey River. On the other side of the Liffey River is private farm land which is in the Northern Midlands municipality. As a result, there is very little public open space for the full use of residents and day visitors. In 2019, when there is an emphasis on the importance of outdoor recreation, community engagement and safety, the Bracknell River Reserve should be fully available for recreational purposes and not for RV parking.

It should also be noted that the described area is situated on the far edge of the municipality, only metres from the municipal boundary, in an area that may be considered “out sight/out of mind/out of the way”. Such a view is not a justified reason for supporting this planning application.

3. PROVISION OF FACILITY BY PRIVATE SECTOR

MVC should not be providing this type of facility when it is already, and increasingly, provided by the private sector on private property at relatively nearby locations. There have been existing private caravan/RV facilities within the municipality for many years and in the last few years, a number of new privately operated facilities have been established.

MVC might consider developing a whole of municipality policy for appropriate siting of RV camping areas. Such a policy might include consideration of the increased provision of this amenity by the private sector in suitable supervised areas rather than by MVC in public space more appropriately used for other purposes.

4. NET POSITIVE BENEFIT TO ENTIRE COMMUNITY/MUNICIPALITY NOT DEMONSTRATED

This planning proposal does not include any factual data as to why potential RV overnight parking at the Bracknell River Reserve is of an overall net benefit to the wider Bracknell community. I submit that this proposal is more than likely to result in a net operational cost for MVC in addition to the negative social cost to the wider community through compromised recreational open space.

5. SUPERVISION & MANAGEMENT

This is an unsupervised area and it has not been possible for council staff to adequately monitor activities. MVC has already implemented the arrangements outlined in this application and permitted this non-conforming use to operate for approximately the past 12 months. During that time, MVC has documented examples of:

- Vehicles staying on site without having a valid permit
- Vehicles appearing to have been issued with permits when they are clearly not a fully self-contained recreational vehicle

- Vehicles being on site for more than 4 nights (in some cases more than a week) with ineffective action to remove them

The above demonstrates that timely and effective enforcement does not appear to be possible. In 2019, it is not appropriate for there to be such a facility in public open space where persons of unknown identity are able to park overnight and for multiple days.

Furthermore, the current/proposed out-sourcing of the role of issuing permits and monitoring the situation to a private sector operator does not appear to be effective.

6. GENERAL SECURITY & SAFETY ISSUES

The Bracknell River Reserve area is regularly used by local families, walkers, children and others. In particular, children frequent the area for playing, bike riding, fishing, swimming etc. They are at times unaccompanied, as is not unusual in the country, and in the summer time swim in the river within the proposed RV area. In view of the evidence of unmonitored persons as previously noted, there is a potential unresolved child safety risk with this proposal.

7. FLOOD RISK

The planning application refers to this being a flood prone area and subject to medium flood risk. This area is in fact prone to flooding at very short notice with strong water flow. The nearby bridge is often closed during flooding and previously dry land sections in the proposed RV zone flooded to a depth over 2m. If this occurs during the night then there is a risk to property and life. Indeed, during the July 2016 flood a van was overturned during the flood and significantly damaged, with the occupant fortunate to escape. This flood event occurred with little warning or media activity, and some 24 hours before heightened media activity as the flood progressed down-stream to Launceston in what became the biggest flood in many years.

Flooding can occur at any time at short notice. During a summer afternoon in 2013, the river quickly rose with the flood waters inundating my lower paddocks and I had difficulty in safely evacuating livestock.

When the river height rises over the highest bank and then the water flows onto surrounding properties at a level below the bank. The water depth in these areas can then be in the vicinity of 2m with strong water flows. This is a potentially dangerous situation.

Accordingly, I would observe that the flood risk is at least medium, and being in an unsupervised area, there is insufficient evidence as to how this is to be mitigated to a lower acceptable rating.

8. IMPACT ON NEIGHBOURING PROPERTIES

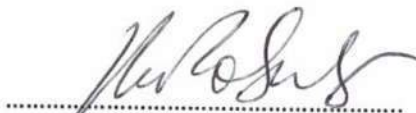
My property adjoins the Bracknell River Reserve and accordingly I am a key stake holder in respect of this matter. The property is within the village zone and I am entitled to the quiet use of the entire property for residential and recreational purposes. During the period of non-permitted/non-conforming use of the site for RV camping, I have been negatively impacted by noise and visual intrusion from RVs and their occupants parked right on the boundary of my property, after hours noise from RV campers themselves and the use of

generators. The impact is heightened when campers become unruly.

The application details the location of the residences on mine and adjoining properties. However, I also have horses on my property with an outdoor riding arena in the NE corner. The use of this part of the property is impacted with horses being spooked by disturbances as noted above. It is also not acceptable that I am required to provide a "buffer zone" which in turn is referred to in the application to mitigate the impact of intrusion on my property.

I would be pleased to provide further information in respect of any of the above matters.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'Barbara Roberts', written over a dotted line.

Barbara Roberts

58 Trafalgar Drive,
Prospect, Tas. 7250

General/Manager
Meander Valley Council
P.O. Box 102,
WESTBURY Tas. 7303

11/8/2019

re: Notification of Application for Planning Approval – PA/19/0199

The first point I would make, there is a clear conflict of interest involved here with Meander Valley Council being the applicant and also acting as the planning authority to determine the outcome of its own application. This can not be in the public interest.

Further I object to the application on the following grounds:

1. Not an appropriate use of this open space area.
2. Insufficient infrastructure to cater for the proposal.
3. Flood risk has not and cannot be adequately mitigated.
4. There is no provision in the existing scheme in respect of camping on this site.
5. Camping on this site would reduce and restrict parking for day users to the area particularly in the summer months and would lead to traffic congestion.
6. General security and safety issues exist and would be increased if approved.
7. As this is an unsupervised area it increases the possibility during peak holiday season for campers to camp in close proximity if the area is full. ie further along the esplanade.
8. Inadequate road surface for increased use.
9. The outsourcing of the responsibility for management is insufficient and not appropriate and a shirking of council's responsibility.

Yours faithfully,

DARRYL & MAREE STRICKLAND

From: Kaye Ward
Sent: 9 Aug 2019 19:17:26 +1000
To: Planning @ Meander Valley Council
Subject: PA/19/0199

Good Afternoon,

I am writing to lodge an objection to ANY camping, any where, what so ever, on the Bracknell River Reserve.

For instance, last summer I was taking my dog along for a swim and was told in no uncertain terms, what to do with my dog! Threatened by a person, camping in a car! Clearly no permit, and not supposed to even be there, I was scared, to say the least and I reported the incident to council.

I have lived on Bracknell for 58 years and have always used the "swimming hole" as it is known, for recreation purposes. When there are campers along there it seems as though we are encroaching on their ground, even though it is supposedly for Bracknell peoples use?

I live here alone, and I worry about the character of some of the campers that populate the "swimming hole", it's not a nice feeling to be uneasy in your own home!

Furthermore to my objection, how is the "swimming hole" to be policed? There are a number of young people use the river for swimming in the summer, god forbid any foul play that maybe, just maybe, happen to these "kids"!

It is an unsupervised, hidden, out of sight area, clearly not suitable for camping, whether it be fully self contained vehicles, or ratbags in cars that frequently stay there!

Please take a minute to consider what I have communicated to MVC planning.

Yours sincerely
Kaye Ward

1 Field street
Bracknell 7302

Sent from my iPad

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303
CC: The Mayor and Councillors

Dear Martin

2/08/2019

Representation to planning APPLICATION NO: PA\19\0199

I Ian Mackenzie of 330 Bracknell Road Bracknell, ph. 0438982272 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant - Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdraw the application on the following grounds;

This is not what is advertised. This is not an Extension to a non-conforming use it is a restriction or contraction on the current Existing use rights or as stated in this application a lawful established conforming use.

As stated, this is not an Extension to a non-conforming use, it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown in the application on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would be in fact giving up the existing use right over the whole site and restricting future use and camping use to a small percentage of that site, the number of campers and the number of nights.

Applicable Standards

Clause 9.1 Changes to an Existing Non-conforming Use

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme into conformity, or greater conformity, with the scheme.

The proposal does not include any intensification of the use of the land or any building. The proposal is to regulate and limit the existing use by:

- limiting the number of overnight spaces available to ten (10); and*
- limiting the duration of stays to four (4) days.*

I would also like to challenge the number of spaces and number of nights, as within the National Competition Policy: Applying Competitive Neutrality Principles to public camping in Tasmania, applying the Geographical Market Area of 60km drive Hadspen and Quamby Corner have commercial operations and if my calculations of the 10% of the total number of non-powered sites is correct, then Bracknell camp site could have up to 15 available spaces and as for the number of nights why only 4?

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate and restrict the use in order to bring it into greater conformity with the planning scheme. In Use class Table 8.2 of the Scheme, categorises the use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

Continued reasons for my objection are;

A) "Regulate" this can be done within current Lease Agreement and management MOU I don't believe there is a need for a planning permit to regulate, this is reinforced within the performance criteria section of the application

Performance Criteria

Open Space Zone

19.3.1 Amenity

In the Comment it states that

Overnight stays currently occur at the site with minimal regulation.

B) It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt soon). This use would be a conforming use within the open space zone. In the new scheme Use Class Table 29.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation. Visitor Accommodation is a Discretionary use in the Open Space Zone and furthermore in the Qualification it states; "if camping and caravan park or overnight camping area" as a conforming use.

C) Restrict the use in order to bring it into greater conformity with the planning scheme" As this camp site is used as a camp site as it has existing use rights. As stated in use class table 8.2 Visitor Accommodation is a prohibited use in the Open Space Zone. Restricting the use, although still allowing visitor accommodation does not change that fact that it is prohibited. Unless council has another interpretation of prohibited or this application is used to remove the existing use rights and then the camp site is closed once permit is, if granted, to bring it into greater conformity with the planning scheme.

D) As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is actually being reduced and restricted as for prolong the site has existing use rights or as stated in the application, lawfully established existing non-conforming use, no prolonging needed.

The report also states is anticipated that the proposal will reduce existing conflicts with

- *neighbouring uses and improve the amenity of the location by:*
- *restricting the use to the northern part of the land, furthest from Neighbouring dwellings;*
- *and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.*

The above is also reiterated in the comment section of this application. These issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduces and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley?

19.3.2 Open Space Character

Objective

Comment:

The use is not General Retail and Hire. The area of the use will not be increased by the proposal and the proposal does not include any permanent buildings. The site is already used for camping in an unregulated manner and the proposal will restrict the number of overnight patrons and confine them to a particular area of the site

and short stay. As a result the area available for camping will decrease, bringing the use into greater conformity with the Planning Scheme.

Decreasing to bring the use into greater conformity with the Planning Scheme, isn't visitor accommodation prohibited in the Open space Zone? It conforms or it doesn't, how can it "greater conform" when it's prohibited without existing rights use.

In 2018 MVC wrote to DPIPWE – Parks and Wildlife to have camping added to the lease agreement although this was already legally permitted within legislation and regulation as stated with Questions without Notice to council throughout 2018. Council's reasoning that if it's in the lease agreement it will be easier to manage. Now they are adding another layer of restrictions, reductions and bureaucracy.

Over the years there have been many planning permits granted that have caused conflicts, whether is an erection of a shed close to a boundary, erecting a phone tower or subdividing 5 acre block. There are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do, but ultimately it's their (your neighbours) property. There are many (non-permit required) things that your neighbours can do with their property that you don't have control over, I have a neighbour that has peacocks and by crikey they're annoying at sunrise every morning.

This application if granted may rearrange these conflict it will not remove them, I would suggest that it may introduce or cause greater conflicts as this applications reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits as reinforced in the National Competition Policy: Applying Competitive Neutrality Principles to public camping in Tasmania.

19.1.2 Local Area Objectives

- a) The open space zone reflects areas that have historically been developed for passive recreation with full public access and include extensive investment in playgrounds and fitness trails and multi-use areas that service the recreation needs of a neighbourhood and maximize the use of natural assets, such as Blackstone Park.*
- b) Provide for the continued provision of public facilities in a manner that is appropriate to the proximity of adjoining residential uses.*
- c) Provide for safe, accessible and pleasant open space linkages to promote connectivity between open space areas and to activity centres with walking and cycling opportunities for health as well as transport.*

All these local area objectives can be achieved through the current lease agreement and management MOU.

Where in Bracknell is Blackstone Park? This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed along with Westbury and Deloraine by the General Manager due to letter he received from the Economic regulator. The economic regulator never stated that these camping grounds were to close they just needed a fee for service, the closure was a decision of the General Manager. It took numerous hours, a number of statutory declarations proving existing use rights and arguing to get the Bracknell Camp site reopened. Up until that time this camp site was used as a free camping site for a range of camping styles and when doing a google search today on "Meander Valley Council Free Camping" Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was beneficial for Bracknell and for our small business Community.

Use and development states that *the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits.* This is incorrect. The current management of the site is regulated and permits are issued by Bracknell Boys and Girls Club and not Bracknell Roadhouse management.

This camp site is an overflow site for Agfest. Reducing the camping site within that land area reduces the spaces for Agfest patrons.

The Tasmanian Government has just conducted a review of free camping and Competition Neutrality January 2019, The National Competition Policy: Applying Competitive Neutrality Principles to public camping in Tasmania. There are many areas of this application that I believe are in conflict with this policy e.g. Public benefits and the value of visitors to a region or area restricting the use, revoking existing use rights, limiting the number of spaces and/or limiting the duration of stays. Has council calculated the 10% of the total number of non-powered sites in regards to the Bracknell camp site and the 60km drive geographical market area? If granted, trying to overturn this permit or change it to gain a better outcome for the businesses and people of Bracknell would be impossible.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, Why else would they propose a planning application that reduces, removes and/or replaces an existing right use, using the arguments and issues (in doing so creating other issues and bigger obstacles) which can all be covered and managed within the current lease agreement and management MOU? Our community went through this same process last year to prove that this

site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

Conclusion (from application)

In conclusion, it is considered that the application for Use and Development for changes to an existing non-conforming use (Accommodation), will bring the existing use of the land into greater conformity with the planning scheme, allowing greater control and reducing potential impacts on neighbouring properties and other users of the reserve.

This application through the current planning scheme provides the avenue for Meander Valley Council to lock up, lock in and restrict the use, future use and future opportunities of this site before the new scheme is adopted and the National Competition Policy: Applying Competitive Neutrality Principles to public camping in Tasmania principles can be applied. The conclusion talks about reducing potential impacts neighbouring properties there are number of properties that are in close proximity to this site. The third closest neighbour is not actually marked on any of the maps, which is 253 metres (the list) which is 12 Louisa Street which is on the corner of Louisa Street and Julia street which neighbours 2 Julia Street, however the owners and occupants of that resident are supportive of camping at this site and provided a statutory Declaration on the Existing use rights of that site and may be the reason why they were excluded from the map.

For reasons given, I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A stylized, handwritten signature in black ink, consisting of several loops and a long, sweeping tail.

Ian Mackenzie

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	12 AUG 2019		MVC
Action Officer	JS	Dept.	OS
EO		OD	✓

Dear Martin

10/08/2019

Representation to planning APPLICATION NO: PA\19\0199

I Peter Budgeon of Larne

Ph 0400 819 591 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

In addition to the comments made within the comment section of this application, these issues are all management issues which can be managed and are currently managed within

the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed by the General Manager due to a letter received from the Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell. This Application is the result of complaints made by a small percentage of Bracknell residents I'll reiterate a small percentage.

The Tasmanian Government is currently doing a review of free camping and have been doing so well before July 2018 I believe that council hasn't received that advice, how will this permit fit within that advice? i.e restricting future use, revoking existing use rights, allow free camping within a specified distance of a caravan park or limiting the number of overnight spaces or limiting the duration of stays all unknown, this may be in conflict with free camping advice and trying to overturn this permit would almost be impossible, I believe this application is putting the cart before the horse. Or impeccable timing is you want to stop or shut down camping in our community!

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management agreement. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'P. B. Odger', written over the typed name 'P. B. Odger'.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Ref No.			
RCVD	12 AUG 2019	MVC	
Action Officer	JS	Dept.	CPS
EO		OD	✓

Dear Martin

11/ 08/ 2019

Representation to planning APPLICATION NO: PA\19\0199

I BARRY SAUNDERS of MERCEDES PLACE, ROMANUS

Ph 0458101079 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

In addition to the comments made within the comment section of this application, these issues are all management issues which can be managed and are currently managed within

the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed by the General Manager due to a letter received from the Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell. This Application is the result of complaints made by a small percentage of Bracknell residents I'll reiterate a small percentage.

The Tasmanian Government is currently doing a review of free camping and have been doing so well before July 2018 I believe that council hasn't received that advice, how will this permit fit within that advice? i.e restricting future use, revoking existing use rights, allow free camping within a specified distance of a caravan park or limiting the number of overnight spaces or limiting the duration of stays all unknown, this may be in conflict with free camping advice and trying to overturn this permit would almost be impossible, I believe this application is putting the cart before the horse. Or impeccable timing is you want to stop or shut down camping in our community!

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management agreement. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely



Barry Saunders

11-8-2019

ILAND WANDERERS
CMCA

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCV'S	12 AUG 2019 MVC
Action Officer JS	Dept. CPS
ED	OD <input checked="" type="checkbox"/>
11/08/2019	

Dear Martin

I Michelle Walker of 43 Jane St Bracknell

Ph 0428973581 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not what is advertised this is not an Extension to a non-conforming use it is a restriction or contraction on the current Existing use rights or as stated in the application as lawful established conforming use.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current

and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley.

Over the years there have been many planning permits granted that have cause conflicts whether is an erection of a shed close to a boundary, installing a tower or subdividing a 5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

This application if granted may rearrange those conflict it will not remove it may introduce or cause greater conflicts as it reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits.

This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed to due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e restricting future use, revoking existing use rights, has council complete the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely



Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	12 AUG 2019		MVC
Action Officer	JS	Dept.	CD
EO		OD	✓

Dear Martin

11/08/2019

Representation to planning APPLICATION NO: PA\19\0199

I Leslie Walker of 43 Jane St Bracknell

Ph 0428973581 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdraw the application on the following grounds.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
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- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

In addition to the comments made within the comment section of this application, these issues are all management issues which can be managed and are currently managed within


the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed by the General Manager due to a letter received from the Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell. This Application is the result of complaints made by a small percentage of Bracknell residents I'll reiterate a small percentage.

The Tasmanian Government is currently doing a review of free camping and have been doing so well before July 2018 I believe that council hasn't received that advice, how will this permit fit within that advice? i.e restricting future use, revoking existing use rights, allow free camping within a specified distance of a caravan park or limiting the number of overnight spaces or limiting the duration of stays all unknown, this may be in conflict with free camping advice and trying to overturn this permit would almost be impossible, I believe this application is putting the cart before the horse. Or impeccable timing is you want to stop or shut down camping in our community!

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management agreement. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'A. Will'.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	12 AUG 2019		MVC
Action Officer	JS	Dept.	CS
EO		OD	✓

/// 08/ 2019

Dear Martin

I EVELYN LEONARD of BRACKNELL

Ph 0428973292 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not what is advertised this is not an Extension to a non-conforming use it is a restriction or contraction on the current Existing use rights or as stated in the application as lawful established conforming use.

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This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current

and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

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Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley.

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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

Evelyn J. Leonard.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	12 AUG 2019	MVC	
Action Officer	JS	Dept.	CDS
EO		OD	✓

11/08/2019

Dear Martin

I Robert Leonardo of BRACKNELL

Ph 0428973292 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely



Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
File No.	
RCVD	12 AUG 2019 MVC
Action Officer JS	Dept. CDS
EO	OD

Dear Martin

11 / 08 / 2019

Representation to planning APPLICATION NO: PA\19\0199

I Wendy Heathorn of 2/5 Josie Cres, Romaine 7320

Ph 0409 930 853 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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The Tasmanian Government is currently doing a review of free camping and have been doing so well before July 2018 I believe that council hasn't received that advice, how will this permit fit within that advice? i.e restricting future use, revoking existing use rights, allow free camping within a specified distance of a caravan park or limiting the number of overnight spaces or limiting the duration of stays all unknown, this may be in conflict with free camping advice and trying to overturn this permit would almost be impossible, I believe this application is putting the cart before the horse. Or impeccable timing is you want to stop or shut down camping in our community!

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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

W M Heathorn

W. M. HEATHORN

ISLAND WANDERERS - CMCA.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Date			
ROWD	12 AUG 2019	MVC	
Action Officer	JS	Dept.	ODS
EO		OD	✓

Dear Martin

11/08/2019

Representation to planning APPLICATION NO: PA\19\0199

We John & Judy Pinkard of 3/24 Aberdeen Ct. Sth. Laureston

Ph 0428610236 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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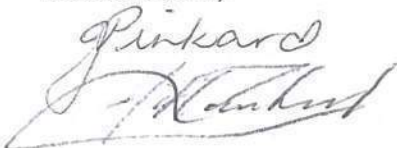
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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'J. Pinkard', written over a horizontal line.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

In. x No.	13691		
No.			
RC D	12 AUG 2019	MVC	
Action Officer	JS	Dept.	CDS
EO		OD	✓

Dear Martin

10/08/2019

I David HULLER of Bracknell

Ph 63973593 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use

and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley?

Over the years there have been many planning permits granted that have caused conflicts whether it is an erection of a shed close to a boundary, installing a tower or subdividing a 5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

This application if granted may rearrange those conflicts it will not remove it may introduce or cause greater conflicts as it reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits.

This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018). As this camp site has existing use rights, in existence prior to the implementation of the current and all previous planning scheme applicable to this area the amenity of that area would actually be set by the camp area itself. This camp site was closed due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e. restricting future use, revoking existing use rights, has council completed the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in

relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

If this permit is granted our teenage children will not be able to go down to this river reserve to fish and camp the night which has happened many times before.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, appearing to read "David A. Miller". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVD	12 AUG 2019 MVC
Action Officer JS	Dept. CPS
EO	OD

10 / 08 / 2019

Dear Martin

I Danny Wescombe of BRACKNELL

Ph 0427404268 would like to make a formal objection to planning

APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not what is advertised this is not an Extension to a non-conforming use it is a restriction or contraction on the current Existing use rights or as stated in the application as lawful established conforming use.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current

and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley.

Over the years there have been many planning permits granted that have cause conflicts whether is an erection of a shed close to a boundary, installing a tower or subdividing a 5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

This application if granted may rearrange those conflict it will not remove it may introduce or cause greater conflicts as it reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits.

This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed to due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e restricting future use, revoking existing use rights, has council complete the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in dark ink, appearing to be 'D. H. S.', written over a horizontal line.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVD	12 AUG 2019 MVC
Action Officer JS	Dept. COS
EO	OD ✓
10/08/2019	

Dear Martin

I Sharmaine Jones of Bracknell

Ph 040904330 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not what is advertised this is not an Extension to a non-conforming use it is a restriction or contraction on the current Existing use rights or as stated in the application as lawful established conforming use.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current

and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley.

Over the years there have been many planning permits granted that have cause conflicts whether is an erection of a shed close to a boundary, installing a tower or subdividing a 5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

This application if granted may rearrange those conflict it will not remove it may introduce or cause greater conflicts as it reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits.

This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed to due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e restricting future use, revoking existing use rights, has council complete the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, appearing to be 'A. Jones' or similar, written in a cursive style.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	12 AUG 2019		MVC
Action Officer	JS	Dept.	CDS
EO		OD	✓

10 / 08 / 2019

Dear Martin

I Karen Bye of Bracknell

Ph 0400 175 550 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not what is advertised this is not an Extension to a non-conforming use it is a restriction or contraction on the current Existing use rights or as stated in the application as lawful established conforming use.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current

- * and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley.

Over the years there have been many planning permits granted that have cause conflicts whether is an erection of a shed close to a boundary, installing a tower or subdividing a 5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

- * This application if granted may rearrange those conflict it will not remove it may introduce or cause greater conflicts as it reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits.

This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed to due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e restricting future use, revoking existing use rights, has council complete the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely



Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD.	12 AUG 2019		MVC
Action Officer	JS	Dept.	CDS
EQ		OD	✓

16 / 08 / 2019

Dear Martin

I Danya Stevens of Bracknell

Ph 0447773254 would like to make a formal objection to planning

APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not what is advertised this is not an Extension to a non-conforming use it is a restriction or contraction on the current Existing use rights or as stated in the application as lawful established conforming use.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current

and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley.

Over the years there have been many planning permits granted that have cause conflicts whether is an erection of a shed close to a boundary, installing a tower or subdividing a 5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

This application if granted may rearrange those conflict it will not remove it may introduce or cause greater conflicts as it reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits.

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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, consisting of a stylized 'D' followed by a series of loops and a long horizontal stroke extending to the right.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVD	12 AUG 2019 MVC
Action Officer JS	Dept. CDS
EO	OD

10 / 08 / 2019

Dear Martin

I Simon Albert Wing of 48 Louisa Street

Ph 0484303238 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current

and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

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- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley.

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This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed to due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

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I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, appearing to be 'D. King', written over the 'Yours sincerely' text.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVD	12 AUG 2019 MVC
Action Officer JS	Dept. CPS
EO	OD ✓

(6 / 08 / 2019

Dear Martin

I STEPHEN SCOTT of 18 HENRIETTA ST.

Ph 0407 018 768 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current

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For reasons given I urge the Meander Valley Council to withdraw this application.

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Yours sincerely

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	12 AUG 2019		MVC
Action Officer	JS	Dept.	COS
EO		OD	✓

10/08/2019

Dear Martin

I MATTHEW DUGAN of 186 LOUISA ST BRACKNELL

Ph 0427 774254 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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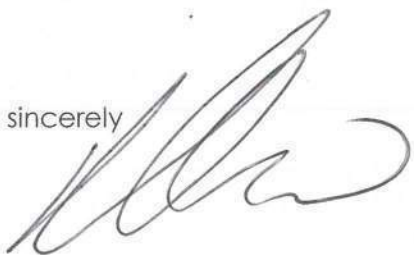
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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, appearing to be 'J. Brown', written over the 'Yours sincerely' text.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Disc No.			
RCVT	12 AUG 2019		MVC
Action Officer	JS	Dept.	CPS
EC		OD	✓

Dear Martin

10/08/2019

I Chris Bye of Bracknell Tas 7302

Ph 0400 194 742 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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Yours sincerely

Martin Gill
General Manager
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PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	12 AUG 2019	MVC	
Action Officer	JS	Dept.	CDS
EO		OD	✓

10 / 08 / 2019

Dear Martin

I Traus Semmens of Bracknell

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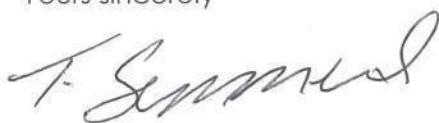
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Martin Gill
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Tas. 7303

Index No. 13691		
Doc No.		
RCVD	12 AUG 2019	MVC
Action Officer	JS	Dept. CPS
EO	9 / 08 / 2019	OD

Dear Martin

I Danielle Pearn of Bracknell

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This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current

and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley.

Over the years there have been many planning permits granted that have cause conflicts whether is an erection of a shed close to a boundary, installing a tower or subdividing a .5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

This application if granted may rearrange those conflict it will not remove it may introduce or cause greater conflicts as it reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits.

This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed to due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e restricting future use, revoking existing use rights, has council complete the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, appearing to be 'D. Hunt' or similar, written in a cursive style.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Doc No. 13691			
Ref No.			
RCVD	12 AUG 2019	MVC	
Action Officer JS	Dept.	CPS	
EO	OD	✓	

Dear Martin

10/08/2019

Representation to planning APPLICATION NO: PA\19\0199

I ALFRED RANSON of 35 MEANDER VALLEY RD
Ph 0407 527717 HAGLEY would like to make a formal objection to planning
APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the
Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open
space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa
Street, BRACKNELL (PID: 7028540) and that council withdraw the application on the
following grounds.

This is not an Extension to a non-conforming use it is a contraction as this site has current
existing use rights which is for the whole site, this covers all land as shown on the Locality Plan
(the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site
Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2:
reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this
reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future
use and camping use to a small percentage of that site, number of campers and number of
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- neighbouring dwellings; and restricting the use to fully self-contained camper vans;
and clearly communicating site rules through incidental signage.

In addition to the comments made within the comment section of this application, these
issues are all management issues which can be managed and are currently managed within

the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed by the General Manager due to a letter received from the Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell. This Application is the result of complaints made by a small percentage of Bracknell residents I'll reiterate a small percentage.

The Tasmanian Government is currently doing a review of free camping and have been doing so well before July 2018 I believe that council hasn't received that advice, how will this permit fit within that advice? i.e restricting future use, revoking existing use rights, allow free camping within a specified distance of a caravan park or limiting the number of overnight spaces or limiting the duration of stays all unknown, this may be in conflict with free camping advice and trying to overturn this permit would almost be impossible, I believe this application is putting the cart before the horse. Or impeccable timing is you want to stop or shut down camping in our community!

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management agreement. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely 

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Fax No. 13691		
Ref No.		
RCVD	12 AUG 2019	MVC
Action Officer	JS	Dept. OS
EO		OD ✓

Dear Martin

10 / 08 / 2019

Representation to planning APPLICATION NO: PA\19\0199

I GREG WEST of SWANSEA

Ph 0418 316 132 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely



C.M.C.A. MEMBERS SERVICES TEAM.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	12 AUG 2019	MVC	
Action Officer	JS	Dept.	ODS
EO		OD	

Dear Martin

10 / 08 / 2019

I BRADLEY PAUL HARPER of 81 LOUISA ST BRACKNELL

Ph 0431460706 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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- and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

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Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely



B. P. Harnack

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVD	12 AUG 2019 MVC
Action Officer JS	Dept. COS
EO	OD ✓

10 / 08 / 2019

Dear Martin

I Morris Strickland of Bracknell

Ph 63973450 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	12 AUG 2019	MVC	
Action Officer	JS	Dept.	OPS
EO		OD	✓

10 / 08 / 2019

Dear Martin

I MANDY PARKER of BRACKNELL

Ph 0417 259206 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely



Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	12 AUG 2019		MVC
Action Officer	JS	Dept.	COS
EO		OD	✓

Dear Martin

10 / 08 / 2019

I Gill Hillier of Bracknell

Ph 6397 3593 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not what is advertised this is not an Extension to a non-conforming use it is a restriction or contraction on the current Existing use rights or as stated in the application as lawful established conforming use. This site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is

about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use

and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley?

Over the years there have been many planning permits granted that have cause conflicts whether is an erection of a shed close to a boundary, installing a tower or subdividing a 5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

This application if granted may rearrange those conflict it will not remove it may introduce or cause greater conflicts as it reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits.

This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018). As this camp site has existing use rights, in existence prior to the implementation of the current and all previous planning scheme applicable to this area the amenity of that area would actually be set by the camp area itself. This camp site was closed to due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e. restricting future use, revoking existing use rights, has council complete the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in

relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

If this permit is granted our teenage children will not be able to go down to this river reserve to fish and camp the night which has happened many times before.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J. Heller', is written over the 'Yours sincerely' text.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691		
Doc No.		
RCVD	12 AUG 2019	MVC
Action Officer	JS	Dept. CPS
EO	9 / 08 / 2019	OD

Dear Martin

I Danielle Pearn of Bracknell

Ph 0438 908 305 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not what is advertised this is not an Extension to a non-conforming use it is a restriction or contraction on the current Existing use rights or as stated in the application as lawful established conforming use.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current

and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley.

Over the years there have been many planning permits granted that have cause conflicts whether is an erection of a shed close to a boundary, installing a tower or subdividing a .5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

This application if granted may rearrange those conflict it will not remove it may introduce or cause greater conflicts as it reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits.

This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed to due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e restricting future use, revoking existing use rights, has council complete the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, appearing to be 'D. Hunt' or similar, written in a cursive style.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	12 AUG 2019		MVC
Action Officer	JS	Dept.	CPS
EO		OD	✓

Dear Martin

9 / 08 / 2019

I Carlee Lee of Bracknell

Ph 0404453465 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not what is advertised this is not an Extension to a non-conforming use it is a restriction or contraction on the current Existing use rights or as stated in the application as lawful established conforming use.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current

and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley.

Over the years there have been many planning permits granted that have cause conflicts whether is an erection of a shed close to a boundary, installing a tower or subdividing a 5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

This application if granted may rearrange those conflict it will not remove it may introduce or cause greater conflicts as it reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits.

This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed to due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e restricting future use, revoking existing use rights, has council complete the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely



Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVE	12 AUG 2019 MVC
Action Office JS	Dept. CPS
OD	✓

Dear Martin

9 / 08/ 2019

I Keith Lee of Bracknell

Ph 0404453465 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawl the application on the following grounds.

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This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

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It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley.

Over the years there have been many planning permits granted that have cause conflicts whether is an erection of a shed close to a boundary, installing a tower or subdividing a 5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

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This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed to due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

- The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e restricting future use, revoking existing use rights, has council complete the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely



Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. B691			
Doc No.			
RCVD	12 AUG 2019		MVC
Action Officer	JS	Dept.	CPS
EO	9 / 08 / 2019	OD	✓

Dear Martin

I Roxanne Wheeler of Bracknell

Ph 0428 916 618 would like to make a formal objection to planning

APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current

and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley.

Over the years there have been many planning permits granted that have cause conflicts whether is an erection of a shed close to a boundary, installing a tower or subdividing a 5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

This application if granted may rearrange those conflict it will not remove it may introduce or cause greater conflicts as it reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits.

This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed to due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.


Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e restricting future use, revoking existing use rights, has council complete the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely



Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 10641	
Doc No.	
RCVD	12 AUG 2019 MVC
Action Officer JS	Dept. CAS
EO	OD ✓

Dear Martin

9 / 08 / 2019

I Philip Pearn of Bracknell

Ph 0418 141148 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not what is advertised this is not an Extension to a non-conforming use it is a restriction or contraction on the current Existing use rights or as stated in the application as lawful established conforming use. This site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is

about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use

and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley?

Over the years there have been many planning permits granted that have cause conflicts whether is an erection of a shed close to a boundary, installing a tower or subdividing a 5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

This application if granted may rearrange those conflict it will not remove it may introduce or cause greater conflicts as it reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits.

This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018). As this camp site has existing use rights, in existence prior to the implementation of the current and all previous planning scheme applicable to this area the amenity of that area would actually be set by the camp area itself. This camp site was closed to due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e. restricting future use, revoking existing use rights, has council complete the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in

relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

If this permit is granted our teenage children will not be able to go down to this river reserve to fish and camp the night which has happened many times before.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, appearing to be 'PR' followed by a flourish.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	12 AUG 2019		MVC
Action Officer	JS	Dept.	CPS
EO		OD	✓

9 / 08 / 2019

Dear Martin

I Clint Walker of 9 EIMMA ST Bracknell

Ph 0475825059 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not what is advertised this is not an Extension to a non-conforming use it is a restriction or contraction on the current Existing use rights or as stated in the application as lawful established conforming use.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current

and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley.

Over the years there have been many planning permits granted that have cause conflicts whether is an erection of a shed close to a boundary, installing a tower or subdividing a 5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

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This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed to due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e restricting future use, revoking existing use rights, has council complete the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely 

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	12 AUG 2019	MVC	
Action Officer	JS	Dept.	OS
EO		OD	✓

9 / 08 / 2019

Dear Martin

I, Narelle Shipton of 36 Elizabeth St Bracknell

Ph 0458458498 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not what is advertised this is not an Extension to a non-conforming use it is a restriction or contraction on the current Existing use rights or as stated in the application as lawful established conforming use.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current

and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley.

Over the years there have been many planning permits granted that have cause conflicts whether is an erection of a shed close to a boundary, installing a tower or subdividing a 5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

This application if granted may rearrange those conflict it will not remove it may introduce or cause greater conflicts as it reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits.

This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed to due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

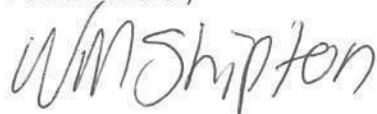
Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e restricting future use, revoking existing use rights, has council complete the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'W M Shipton', written in a cursive style.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	12 AUG 2019		MVC
Action Officer	JS	Dept.	OS
EO		OD	✓

Dear Martin

9 / 08 / 2019

CHRIS PARKER of 23 ELIZABETH ST BRACKNELL

Ph 036397 3481 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

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This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current

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It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

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- neighbouring uses and improve the amenity of the location by:
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I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in dark ink, appearing to be 'B. L.', written over a horizontal line.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Fax No. 13691			
Ref. No.			
RCVD	12 AUG 2019	MVC	
Action Officer	JS	Dept.	CDS
EO		OD	✓

9 / 08 / 2019

Dear Martin

I Andrew Cousins of 83 Louisa St Bracknell

Ph 0407 294 388 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current

and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley.

Over the years there have been many planning permits granted that have cause conflicts whether is an erection of a shed close to a boundary, installing a tower or subdividing a 5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

This application if granted may rearrange those conflict it will not remove it may introduce or cause greater conflicts as it reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits.

This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed to due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e restricting future use, revoking existing use rights, has council complete the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely



Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

13691			
PCVD	12 AUG 2019	MVC	
Action Officer	JJ	Dept.	OS
EQ		OD	✓

Dear Martin

9 / 08 / 2019

I Sharon Causens of 83 Louisa St Bracknell

Ph 0407 877052 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not what is advertised this is not an Extension to a non-conforming use it is a restriction or contraction on the current Existing use rights or as stated in the application as lawful established conforming use.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current

and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley.

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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Stuart', written in a cursive style.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVD	-9 AUG 2019 MVC
Action Officer JS	Dept. CDS
EO	OD ✓

Dear Martin

5 / 08 / 2019

I TONY FARRELL of BRACKNELL
Ph 63973067

..... would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is

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It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

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- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use

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If this permit is granted our teenage children will not be able to go down to this river reserve to fish and camp the night which has happened many times before.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVD	-9 AUG 2019 MVC
Action Officer JS	Dept. CW
EO	OD ✓

Dear Martin

8 / 08 / 2019

I Anita Farrell of Bracknell

Ph .. 0417 105 408 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

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- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use

and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley?

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This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018). As this camp site has existing use rights, in existence prior to the implementation of the current and all previous planning scheme applicable to this area the amenity of that area would actually be set by the camp area itself. This camp site was closed to due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

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I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

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

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 136911	
Con No.	
RCVD	-9 AUG 2019 MVC
Action Officer JS	Dept. CDS
EO	OD ✓

Dear Martin

8 / 08 / 2019

I Marie Pearn of Bracknell

Ph 0419 101438 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nigel Leam'. The signature is written in a cursive style with a large 'N' and 'L'.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVD	-9 AUG 2019 MVC
Action Officer JS	Dept. COS
EQ	OD ✓

Dear Martin

8 / 08 / 2019

Representation to planning APPLICATION NO: PA\19\0199

I MAURICE JORDAN of 12 Louisa St. Bracknell

Ph 0418 997 151 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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In addition to the comments made within the comment section of this application, these issues are all management issues which can be managed and are currently managed within

the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed by the General Manager due to a letter received from the Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell. This Application is the result of complaints made by a small percentage of Bracknell residents I'll reiterate a small percentage.

The Tasmanian Government is currently doing a review of free camping and have been doing so well before July 2018 I believe that council hasn't received that advice, how will this permit fit within that advice? i.e restricting future use, revoking existing use rights, allow free camping within a specified distance of a caravan park or limiting the number of overnight spaces or limiting the duration of stays all unknown, this may be in conflict with free camping advice and trying to overturn this permit would almost be impossible, I believe this application is putting the cart before the horse. Or impeccable timing is you want to stop or shut down camping in our community!

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management agreement. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely



Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVD	-9 AUG 2019 MVC
Action Officer JS	Dept. CBS
EO	OD ✓

Dear Martin

6 / 08 / 2019

Representation to planning APPLICATION NO: PA\19\0199

I ... DOROTHY JORDAN ... of ... 12 Louisa St. Bracknell

Ph ... 0419357070 ... would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

In addition to the comments made within the comment section of this application, these issues are all management issues which can be managed and are currently managed within

the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed by the General Manager due to a letter received from the Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell. This Application is the result of complaints made by a small percentage of Bracknell residents I'll reiterate a small percentage.

The Tasmanian Government is currently doing a review of free camping and have been doing so well before July 2018 I believe that council hasn't received that advice, how will this permit fit within that advice? i.e restricting future use, revoking existing use rights, allow free camping within a specified distance of a caravan park or limiting the number of overnight spaces or limiting the duration of stays all unknown, this may be in conflict with free camping advice and trying to overturn this permit would almost be impossible, I believe this application is putting the cart before the horse. Or impeccable timing is you want to stop or shut down camping in our community!

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management agreement. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in dark ink, appearing to be 'D. Jordan', written in a cursive style.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691		
Doc No.		
RCVD	12 AUG 2019	MVC
Action Officer	JS	Dept. CD
EO		OD <input checked="" type="checkbox"/>

8 / 08 / 2019

Dear Martin

I Daniel Murtet of Prospect Vale

Ph 0438 273 219 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not what is advertised this is not an Extension to a non-conforming use it is a restriction or contraction on the current Existing use rights or as stated in the application as lawful established conforming use.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current

and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

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- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley.

Over the years there have been many planning permits granted that have cause conflicts whether is an erection of a shed close to a boundary, installing a tower or subdividing a 5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

This application if granted may rearrange those conflict it will not remove it may introduce or cause greater conflicts as it reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits.

This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed to due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

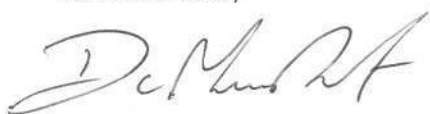
Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e restricting future use, revoking existing use rights, has council complete the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely



Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVD 12 AUG 2019	
For Office JS	Dept. CS
	OD

Dear Martin

8 / 08 / 2019

I, Sophie Clough of Prospect Vale

Ph 0438 273 082 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

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This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current

and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley.

Over the years there have been many planning permits granted that have cause conflicts whether is an erection of a shed close to a boundary, installing a tower or subdividing a 5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

This application if granted may rearrange those conflict it will not remove it may introduce or cause greater conflicts as it reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits.

This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed to due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e restricting future use, revoking existing use rights, has council complete the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely



Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCV'D	12 AUG 2019		MVC
Action Officer	BS	Dept.	OPS
EO		OD	/

Dear Martin

8 / 08 / 2019

I GAIL MURFET of Perth Tas.

Ph 03 63981049 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not what is advertised this is not an Extension to a non-conforming use it is a restriction or contraction on the current Existing use rights or as stated in the application as lawful established conforming use. This site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is

about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use

and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley?

Over the years there have been many planning permits granted that have caused conflicts whether it is an erection of a shed close to a boundary, installing a tower or subdividing a 5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

This application if granted may rearrange those conflicts it will not remove it may introduce or cause greater conflicts as it reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits.

This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018). As this camp site has existing use rights, in existence prior to the implementation of the current and all previous planning scheme applicable to this area the amenity of that area would actually be set by the camp area itself. This camp site was closed due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e. restricting future use, revoking existing use rights, has council completed the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in

relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

If this permit is granted our teenage children will not be able to go down to this river reserve to fish and camp the night which has happened many times before.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	12 AUG 2019		MVC
Action Officer	JS	Dept.	COS
EO		OD	✓

Dear Martin

08/08/2019

Representation to planning APPLICATION NO: PA\19\0199

I DAVID JORDAN of 8 AMELIA ST BRACKNELL

Ph 63973319 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights.

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The Tasmanian Government is currently doing a review of free camping and have been doing so well before July 2018 I believe that council hasn't received that advice, how will this permit fit within that advice? i.e restricting future use, revoking existing use rights, allow free camping within a specified distance of a caravan park or limiting the number of overnight spaces or limiting the duration of stays all unknown, this may be in conflict with free camping advice and trying to overturn this permit would almost be impossible, I believe this application is putting the cart before the horse. Or impeccable timing is you want to stop or shut down camping in our community!

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management agreement. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely 

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVD	-8 AUG 2019
MVC	
Action Officer JS	Dept. OPS
EO	OD /

Dear Martin

/ 08/ 2019

Representation to planning APPLICATION NO: PA\19\0199

I Rodney Bye of PO Box 438, PROSPECT

Ph 0418131229 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdraw the application on the following grounds.

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- neighbouring uses and improve the amenity of the location by:
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- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

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the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed by the General Manager due to a letter received from the Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell. This Application is the result of complaints made by a small percentage of Bracknell residents I'll reiterate a small percentage.

The Tasmanian Government is currently doing a review of free camping and have been doing so well before July 2018 I believe that council hasn't received that advice, how will this permit fit within that advice? i.e. restricting future use, revoking existing use rights, allow free camping within a specified distance of a caravan park or limiting the number of overnight spaces or limiting the duration of stays all unknown, this may be in conflict with free camping advice and trying to overturn this permit would almost be impossible, I believe this application is putting the cart before the horse. Or impeccable timing is you want to stop or shut down camping in our community and future opportunities.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management agreement. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely



Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVD	12 AUG 2019 MVC
Action Officer JS	Dept. CPS
EO	OD ✓

Dear Martin

08/08/2019

Representation to planning APPLICATION NO: PA\19\0199

DELPHENE JORDAN of 8 AMELIA ST, BRACKNELL

Ph 63973319 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawl the application on the following grounds.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

In addition to the comments made within the comment section of this application, these issues are all management issues which can be managed and are currently managed within

the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed by the General Manager due to a letter received from the Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell. This Application is the result of complaints made by a small percentage of Bracknell residents I'll reiterate a small percentage.

The Tasmanian Government is currently doing a review of free camping and have been doing so well before July 2018 I believe that council hasn't received that advice, how will this permit fit within that advice? i.e restricting future use, revoking existing use rights, allow free camping within a specified distance of a caravan park or limiting the number of overnight spaces or limiting the duration of stays all unknown, this may be in conflict with free camping advice and trying to overturn this permit would almost be impossible, I believe this application is putting the cart before the horse. Or impeccable timing is you want to stop or shut down camping in our community!

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management agreement. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'D. E. Jordan'. The signature is written in a cursive, flowing style with a large initial 'D' and 'J'.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	-9 AUG 2019		MVC
Action Officer	JS	Dept.	cor
EO		OD	✓

Dear Martin

7/08/2019

I ANDREW AVE MANIS of Bracknell
Ph 0421866170 would like to make a formal objection to

planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not what is advertised this is not an Extension to a non-conforming use it is a restriction or contraction on the current Existing use rights or as stated in the application as lawful established conforming use. This site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is

about to change). As this application states in Use class Table 8.2 of the Scheme, categorises the proposed use class as: Visitor Accommodation Visitor Accommodation is a prohibited use in the Open Space Zone. However, the site has been used for camping for more than 30 years, prior to the implementation of the current and all previous planning scheme applicable to this area. As such it is considered to be a lawfully established, existing non-conforming use.

It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use

and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley?

Over the years there have been many planning permits granted that have caused conflicts whether it is an erection of a shed close to a boundary, installing a tower or subdividing a 5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

This application if granted may rearrange those conflicts it will not remove them it may introduce or cause greater conflicts as it reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits.

This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018). As this camp site has existing use rights, in existence prior to the implementation of the current and all previous planning scheme applicable to this area the amenity of that area would actually be set by the camp area itself. This camp site was closed due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e. restricting future use, revoking existing use rights, has council completed the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in

relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

If this permit is granted our teenage children will not be able to go down to this river reserve to fish and camp the night which has happened many times before.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. A. V. M.', followed by a horizontal line.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVD	-9 AUG 2019 MVC
Action Officer JS	Dept. CD
EO	OD ✓

Dear Martin

7 / 08 / 2019

I Mark Spencer of Bracknell

Ph would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not what is advertised this is not an Extension to a non-conforming use it is a restriction or contraction on the current Existing use rights or as stated in the application as lawful established conforming use. This site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

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This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is

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It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

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Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use

and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley?

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This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018). As this camp site has existing use rights, in existence prior to the implementation of the current and all previous planning scheme applicable to this area the amenity of that area would actually be set by the camp area itself. This camp site was closed due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

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relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'm p s' followed by a stylized flourish.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVD	-9 AUG 2019 MVC
Action Officer JS	Dept. CDR
EO	OD ✓

Dear Martin

7 / 08 / 2019

I DIANE BROWN of BRACKNELL HOTEL

Ph 0400889730 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not what is advertised this is not an Extension to a non-conforming use it is a restriction or contraction on the current Existing use rights or as stated in the application as lawful established conforming use. This site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights. Within the application it actually states under the heading - Use & Development "restrict the use".

This applications states "This application proposes to change an existing non-conforming use, visitor accommodation. The intent of the application is to formalise, regulate (note: Regulate can be done within current management agreement) and restrict the use in order to bring it into greater conformity with the planning scheme (note: this scheme is

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It must be argued and noted here that in the new planning scheme (which council has signed off on to adopt). This use would be a conforming use within the zone class Open Space Zone 29.0 although it stated this use is discretionary under the use table 29.2 under the heading Discretionary is states Visitor Accommodation within the Qualification it clearing states "if camping and caravan park or overnight camping area" This would be a conforming use in the new scheme. This application locks in or locks up future use and management of this site.

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme (*note: as stated this scheme is about to change*) into conformity, or greater conformity, with the scheme. The proposal does not include any intensification of the use of the land or any building. As this states the proposal does not include intensification where is the extension to the non-conforming use? The oxford dictionary defines extension "as a part that is added to something to enlarge or prolong it". Within this application the camp area is not being enlarged it is being reduced and restricted as for prolong the site has exciting use rights or as stated in the application lawfully established, existing non-conforming use, no prolonging needed.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use

and is in my view unwarranted and a waste of council's resources. What is this cost of this process/application to the rate payers of Meander Valley?

Over the years there have been many planning permits granted that have cause conflicts whether is an erection of a shed close to a boundary, installing a tower or subdividing a 5 acre block there are many that have caused conflict or have had neighbours in a tangle. Planning permits do not fix conflicts. People need to realise that you get some say in what your neighbour can do but ultimately it's their (your neighbours) property.

This application if granted may rearrange those conflict it will not remove it may introduce or cause greater conflicts as it reduces and restricts future use. It is a known fact bringing visitors /tourists to an area brings benefits.

This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018). As this camp site has existing use rights, in existence prior to the implementation of the current and all previous planning scheme applicable to this area the amenity of that area would actually be set by the camp area itself. This camp site was closed to due to a letter to the General Manager by Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell.

Under the heading use and development it states that the number of campers permitted at the site will be regulated by the Bracknell Roadhouse management, who are responsible for the issue of a maximum of 10 permits. This is incorrect, it is actually the Bracknell Boys and Girls club issue the permits which are collected from the Bracknell Roadhouse.

The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e. restricting future use, revoking existing use rights, has council complete the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in

relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

If this permit is granted our teenage children will not be able to go down to this river reserve to fish and camp the night which has happened many times before.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, appearing to be 'D. M. 12' or similar, written over the 'Yours sincerely' text.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	-9 AUG 2019		MVC
Action Officer	JS	Dept.	CS
EO		OD	✓

Dear Martin

7 / 08 / 2019

I, Bonnie Spencer of Bracknell

Ph. 0439 973360 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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Add in the comments made within the comment section of this application these issues are all management issues which can be managed within the current lease agreement, using a planning permit that reduced and removes current existing rights and future use

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The Tasmanian Government has completed a review of free camping and competitive neutrality principles, how will this permit fit within that policy i.e. restricting future use, revoking existing use rights, has council complete the Public Benefits Assessment page 11 of that policy? Has council calculated the number of sites in relation to Geographical Market Area? What were the results of that calculation? What is the total number of sites allowed before it has to comply with the Full Cost attribution principles and/or these in

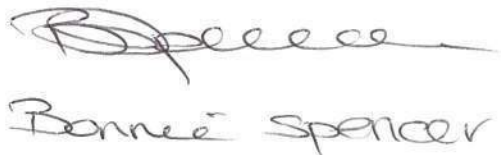
relation to that public benefits assessment? All unknown or this information certainly hasn't been shared with the Bracknell community and trying to overturn this permit if granted would be impossible, I believe this application is putting the cart before the horse.

If this permit is granted our teenage children will not be able to go down to this river reserve to fish and camp the night which has happened many times before.

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management process. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely



Bonnie Spencer

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVD	-9 AUG 2019 MVC
Action Officer JS	Dept. COS
EO	OD ✓

Dear Martin

7 / 08 / 2019

Representation to planning APPLICATION NO: PA\19\0199

I Jesse Adams of Bracknell

Ph 63173223 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

In addition to the comments made within the comment section of this application, these issues are all management issues which can be managed and are currently managed within

the current lease agreement, using a planning permit that reduced and removes current existing rights and future use and is in my view unwarranted and a waste of council's resources. This camp site at Bracknell has been a camp site for well over 40 years (motion to council July 2018 item 125/2018) this camp site was closed by the General Manager due to a letter received from the Economic regulator. Up until that time this camp site was used as a free camping site and when doing a google search on Meander Valley Council Free Camping Bracknell River Reserve is still listed. This application removes any chances of it going back to the way it was which in my view was great for Bracknell. This Application is the result of complaints made by a small percentage of Bracknell residents I'll reiterate a small percentage.

The Tasmanian Government is currently doing a review of free camping and have been doing so well before July 2018 I believe that council hasn't received that advice, how will this permit fit within that advice? i.e restricting future use, revoking existing use rights, allow free camping within a specified distance of a caravan park or limiting the number of overnight spaces or limiting the duration of stays all unknown, this may be in conflict with free camping advice and trying to overturn this permit would almost be impossible, I believe this application is putting the cart before the horse. Or impeccable timing is you want to stop or shut down camping in our community!

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management agreement. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely



Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVD	-9 AUG 2019 MVC
Action Officer JS	Dept. CDS
EC	OD ✓

Dear Martin

7 / 08 / 2019

Representation to planning APPLICATION NO: PA\19\0199

I Karyn Bilton of 14 Maria Street Bracknell
Ph 0460401852

would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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The report states is anticipated that the proposal will reduce existing conflicts with

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I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management agreement. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

Karyn Botton
K Botton

General Manager
Meander Valley Council
PO Box 102
WESTBURY TAS 7303

Index No. 13691			
Doc No.			
RCVD	-7 AUG 2019		MVC
Action Officer	NW	Dept.	OS
EO		OD	

PO Box 97
BRACKNELL TAS 7302

6 August 2019

I hereby submit the following representation in respect of the planning application as described in the planning notice dated 27 July 2019:

APPLICANT:	Meander Valley Council – PA\19\0199
PROPERTY ADDRESS:	Bracknell River Reserve, land off Louisa Street BRACKNELL (PID:7028540)
DEVELOPMENT:	Extension to a non-conforming use (Visitor Accommodation – (RV Camping) – amenity, open space character, flood prone, and car parking.

1. SUMMARY

The above application should not be approved and the underlying proposal should not proceed for the following reasons:

- It is not an appropriate use of this open space area.
- Meander Valley Council (MVC) should not be providing this type of facility when it is already, and increasingly, provided by the private sector on private property at relatively nearby locations.
- An overall net positive benefit (financial and social) to the wider community or municipality has not been demonstrated.
- This is an unsupervised area and it is not possible for MVC to provide an appropriate level of daily supervision. The proposed outsourcing of the responsibility for management is not appropriate and an abdication of MVC responsibility.
- General security and safety issues exist
- Flood risk has not, and invariably cannot, be adequately mitigated.
- There is negative impact on neighbouring properties which has not been fully considered.

The planning application refers to there being a lawfully established existing non-conforming use in respect of camping on this site. This has not been clearly established. If the previous incidental use of this site for camping was not permitted under the lease with the Crown that was in place at the time, then there is a question as to whether it lawfully existed prior to the scheme being established. There also does not appear to be any evidence of a previously issued planning permit in respect of the use of this site.

As MVC is the applicant in respect of this planning application, I further submit that it should not also act as the planning authority in respect of this matter.

2. INAPPROPRIATE USE OF OPEN SPACE

This area is in the Open Space Zone and should be utilised only for public recreation purposes and day visitors. Overnight RV parking should be sited elsewhere.

Bracknell is a “land-locked” small village, rectangular in shape. On the North, West and South side, private residences border private farmland and on the South side the village adjoins the Liffey River. On the other side of the Liffey River is private farm land which is in the Northern Midlands municipality. As a result, there is very little public open space for the full use of residents and day visitors. In 2019, when there is an emphasis on the importance of outdoor recreation, community engagement and safety, the Bracknell River Reserve should be fully available for recreational purposes and not for RV parking.

It should also be noted that the described area is situated on the far edge of the municipality, only metres from the municipal boundary, in an area that may be considered “out sight/out of mind/out of the way”. Such a view is not a justified reason for supporting this planning application.

3. PROVISION OF FACILITY BY PRIVATE SECTOR

MVC should not be providing this type of facility when it is already, and increasingly, provided by the private sector on private property at relatively nearby locations. There have been existing private caravan/RV facilities within the municipality for many years and in the last few years, a number of new privately operated facilities have been established.

MVC might consider developing a whole of municipality policy for appropriate siting of RV camping areas. Such a policy might include consideration of the increased provision of this amenity by the private sector in suitable supervised areas rather than by MVC in public space more appropriately used for other purposes.

4. NET POSITIVE BENEFIT TO ENTIRE COMMUNITY/MUNICIPALITY NOT DEMONSTRATED

This planning proposal does not include any factual data as to why potential RV overnight parking at the Bracknell River Reserve is of an overall net benefit to the wider Bracknell community. I submit that this proposal is more than likely to result in a net operational cost for MVC in addition to the negative social cost to the wider community through compromised recreational open space.

5. SUPERVISION & MANAGEMENT

This is an unsupervised area and it has not been possible for council staff to adequately monitor activities. MVC has already implemented the arrangements outlined in this application and permitted this non-conforming use to operate for approximately the past 12 months. During that time, MVC has documented examples of:

- Vehicles staying on site without having a valid permit
- Vehicles appearing to have been issued with permits when they are clearly not a fully self-contained recreational vehicle

- Vehicles being on site for more than 4 nights (in some cases more than a week) with ineffective action to remove them

The above demonstrates that timely and effective enforcement does not appear to be possible. In 2019, it is not appropriate for there to be such a facility in public open space where persons of unknown identity are able to park overnight and for multiple days.

Furthermore, the current/proposed out-sourcing of the role of issuing permits and monitoring the situation to a private sector operator does not appear to be effective.

6. GENERAL SECURITY & SAFETY ISSUES

The Bracknell River Reserve area is regularly used by local families, walkers, children and others. In particular, children frequent the area for playing, bike riding, fishing, swimming etc. They are at times unaccompanied, as is not unusual in the country, and in the summer time swim in the river within the proposed RV area. In view of the evidence of unmonitored persons as previously noted, there is a potential unresolved child safety risk with this proposal.

7. FLOOD RISK

The planning application refers to this being a flood prone area and subject to medium flood risk. This area is in fact prone to flooding at very short notice with strong water flow. The nearby bridge is often closed during flooding and previously dry land sections in the proposed RV zone flooded to a depth over 2m. If this occurs during the night then there is a risk to property and life. Indeed, during the July 2016 flood a van was overturned during the flood and significantly damaged, with the occupant fortunate to escape. This flood event occurred with little warning or media activity, and some 24 hours before heightened media activity as the flood progressed down-stream to Launceston in what became the biggest flood in many years.

Flooding can occur at any time at short notice. During a summer afternoon in 2013, the river quickly rose with the flood waters inundating my lower paddocks and I had difficulty in safely evacuating livestock.

When the river height rises over the highest bank and then the water flows onto surrounding properties at a level below the bank. The water depth in these areas can then be in the vicinity of 2m with strong water flows. This is a potentially dangerous situation.

Accordingly, I would observe that the flood risk is at least medium, and being in an unsupervised area, there is insufficient evidence as to how this is to be mitigated to a lower acceptable rating.

8. IMPACT ON NEIGHBOURING PROPERTIES

My property adjoins the Bracknell River Reserve and accordingly I am a key stake holder in respect of this matter. The property is within the village zone and I am entitled to the quiet use of the entire property for residential and recreational purposes. During the period of non-permitted/non-conforming use of the site for RV camping, I have been negatively impacted by noise and visual intrusion from RVs and their occupants parked right on the boundary of my property, after hours noise from RV campers themselves and the use of

generators. The impact is heightened when campers become unruly.

The application details the location of the residences on mine and adjoining properties. However, I also have horses on my property with an outdoor riding arena in the NE corner. The use of this part of the property is impacted with horses being spooked by disturbances as noted above. It is also not acceptable that I am required to provide a "buffer zone" which in turn is referred to in the application to mitigate the impact of intrusion on my property.

I would be pleased to provide further information in respect of any of the above matters.

Yours faithfully



.....
Barbara Roberts

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVD	-9 AUG 2019 MVC
Action Officer JS	Dept. COS
FO	OD ✓

Dear Martin

7 / 08/ 2019

Representation to planning APPLICATION NO: PA\19\0199

I Tobias Reck of Bracknell

Ph 0437421309 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdraw the application on the following grounds.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights.

The report states is anticipated that the proposal will reduce existing conflicts with

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The Tasmanian Government is currently doing a review of free camping and have been doing so well before July 2018 I believe that council hasn't received that advice, how will this permit fit within that advice? i.e restricting future use, revoking existing use rights, allow free camping within a specified distance of a caravan park or limiting the number of overnight spaces or limiting the duration of stays all unknown, this may be in conflict with free camping advice and trying to overturn this permit would almost be impossible, I believe this application is putting the cart before the horse. Or impeccable timing is you want to stop or shut down camping in our community!

I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management agreement. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, consisting of several overlapping, fluid strokes that form a stylized, somewhat abstract shape.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Fax No. 136911	
Doc No.	
RCVD	-9 AUG 2019 MVC
Action Officer: TS	Dept. CS
EO	OD ✓

Dear Martin

7 / 08 / 2019

Representation to planning APPLICATION NO: PA\19\0199

I Peter Adams of Bracknell

Ph 62973223 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management agreement. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely



Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVD	-9 AUG 2019 MVC
Action Officer CS	Dept. Cos
EO	OD ✓

Dear Martin
2019

6/08/19

Representation to planning APPLICATION NO: PA\19\0199

I STEVEN JOHN PAGE of
BRACKNELL

Ph 0427544614 would like to make
a formal objection to planning APPLICATION NO: PA\19\0199, by
the applicant -Meander Valley Council in regards to the Extension to
a non-conforming use (Visitor Accommodation - RV Camping) -
amenity, open space character, flood prone, and car parking at the
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This would in fact be giving up that existing use right over the whole
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of that site, number of campers and number of nights.

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In addition to the comments made within the comment section of
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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

 Steven Bye

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	-9 AUG 2019		MVC
Action Officer	JS	Dept.	COS
EO		OD	✓

Dear Martin

6 / 08 / 2019

Representation to planning APPLICATION NO: PA\19\0199

I Nathan Bye of Bracknell

Ph 0400746091 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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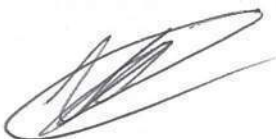
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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, appearing to be a stylized 'M' or similar, enclosed within a large, loopy oval shape.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Date No.	
RCVD	-9 AUG 2019 MVC
Action Officer JS	Dept. CS
EO	OD <input checked="" type="checkbox"/>

Dear Martin

6/08/2019

Representation to planning APPLICATION NO: PA\19\0199

I Mitchell Beer of Deloraine

Ph 0427 038514 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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has MB
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I clearly get the view that Meander Valley Council does not want Camping within their municipality, why else would they propose a planning application that reduces and removes an existing right use, using the arguments and issues that can be all be covered within the current management agreement. Our community went through this same process last year to prove that this site had existing use rights and here we go again, where as our adjoining council over the river continues to provide a number of free camp sites.

For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, appearing to be 'MB', written over a horizontal line.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691	
Doc No.	
RCVD	-9 AUG 2019 MVC
Action Officer JS	Dept. COS
EO	OD ✓

Dear Martin

6 / 08 / 2019

Representation to planning APPLICATION NO: PA\19\0199

I Ashleigh Reynolds of Deloraine

Ph 0487 646 933 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, consisting of a large, stylized 'A' followed by a long horizontal line extending to the right.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No.	13691		
Ref No.			
RCVD	- 9 AUG 2019	MVC	
Acting Officer	AS	Dept.	CG
EO		OD	✓

Dear Martin

6 / 08 / 2019

Representation to planning APPLICATION NO: PA\19\0199

I Brent Shelton of Bracknell

Ph 0438688150 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely



Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

File No. 13691			
Doc No.			
RCVD	-9 AUG 2019		MVC
Action Officer	JS	Dept.	CDS
EO		CD	✓

Dear Martin

6 / 08 / 2019

Representation to planning APPLICATION NO: PA\19\0199

I DALE BADCOCK of WESTBURY

Ph 0418 134765 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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have done *DSB*
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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

DSB

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Inbox No. 13691	
Doc No.	
RCVD	-9 AUG 2019 MVC
Action Officer JS	Dept. CSR
EO	OD ✓

Dear Martin

6 / 08 / 2019

Representation to planning APPLICATION NO: PA\19\0199

I Kylie Johns of 227 Blackhills Road Whitmore
Ph 0400780189 would like to make a formal objection to planning
APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the
Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open
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^{has done}
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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

Kylie Johns

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	-9 AUG 2019		MVC
Action Officer	JS	Dept.	cos
EO		OD	✓

Dear Martin

6th 08/ 2019

Representation to planning APPLICATION NO: PA\19\0199

I Nicole Jones of 29 Jane Street, Bracknell

Ph 0419 597 735 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, appearing to be 'M. H. H.', written over a vertical line that extends from the 'Yours sincerely' text.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	-9 AUG 2019		MVC
Action Officer	JS	Dept.	cos
EO		OD	✓

Dear Martin

06 / 08 / 2019

Representation to planning APPLICATION NO: PA\19\0199

I Jessica Rode of 55 Louisa Street, Bracknell

Ph 0437421309 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Sm Leo' or similar, written in a cursive style.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	-9 AUG 2019		MVC
Action Officer	JS	Dept.	COJ
EO		OD	✓

Dear Martin

6 / 08/ 2019

Representation to planning APPLICATION NO: PA\19\0199

I Matthew Bracknell of 70 Jane Street Bracknell

Ph 0458120485 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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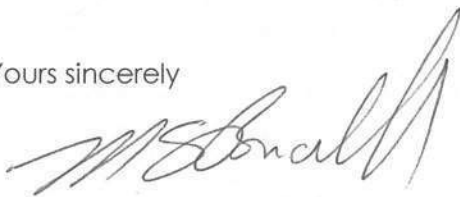
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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

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Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Proc No.			
RCVD	-9 AUG 2019		MVC
Action Officer	JS	Dept.	CS
EC		OD	✓

Dear Martin

6 / 08 / 2019

Representation to planning APPLICATION NO: PA\19\0199

Lynette Holmes of Bracknell

Ph 63923223 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdraw the application on the following grounds.

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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lynette Holmes'. The signature is written in a cursive, flowing style.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No.		13691	
Doc No.			
RCVD	-9 AUG 2019		MVC
Action Officer	JS	Dept.	COS
FO		OD	✓

Dear Martin

OS/ 08/ 2019

Representation to planning APPLICATION NO: PA\19\0199

I Linda Spencer of 15 Louisa Street, Bracknell

Ph 0407869169 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

This is not an Extension to a non-conforming use it is a contraction as this site has current existing use rights which is for the whole site, this covers all land as shown on the Locality Plan (the LIST, 2019) subject title. This application is only for a proportion of that site shown as Site Plan with area marked as Designated RV Rest Area or as shown in the application as Figure 2: reserve to north of Louisa Street, with proposed overnight stay area outlined in yellow this reducing the current camp area within the existing use rights.

This would in fact be giving up that existing use right over the whole site and restricting future use and camping use to a small percentage of that site, number of campers and number of nights.

The report states is anticipated that the proposal will reduce existing conflicts with

- neighbouring uses and improve the amenity of the location by:
- restricting the use to the northern part of the land, furthest from
- neighbouring dwellings; and restricting the use to fully self-contained camper vans; and clearly communicating site rules through incidental signage.

In addition to the comments made within the comment section of this application, these issues are all management issues which can be managed and are currently managed within

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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

Linda Spencer


Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No. 13691			
Doc No.			
RCVD	-8 AUG 2019		MVC
Action Officer	JS	Dept.	CD5
EC		OD	✓

Dear Martin

05/08/2019

Representation to planning APPLICATION NO: PA\19\0199

I CYRIL PATMORE of 15 King St POATINA (OWNER 6 LOUISA ST BRACKNELL)

Ph ... 0458999131 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'H. H. H. H.', written over a horizontal line.

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Dear Martin
2019

/ 08/

Representation to planning APPLICATION NO: PA\19\0199

I ... *STEWEN John* *Page* of

..... *Bracknell*

Ph ... *04.2.7.54.46.14* would like to make
a formal objection to planning APPLICATION NO: PA\19\0199, by
the applicant -Meander Valley Council in regards to the Extension to
a non-conforming use (Visitor Accommodation - RV Camping) -
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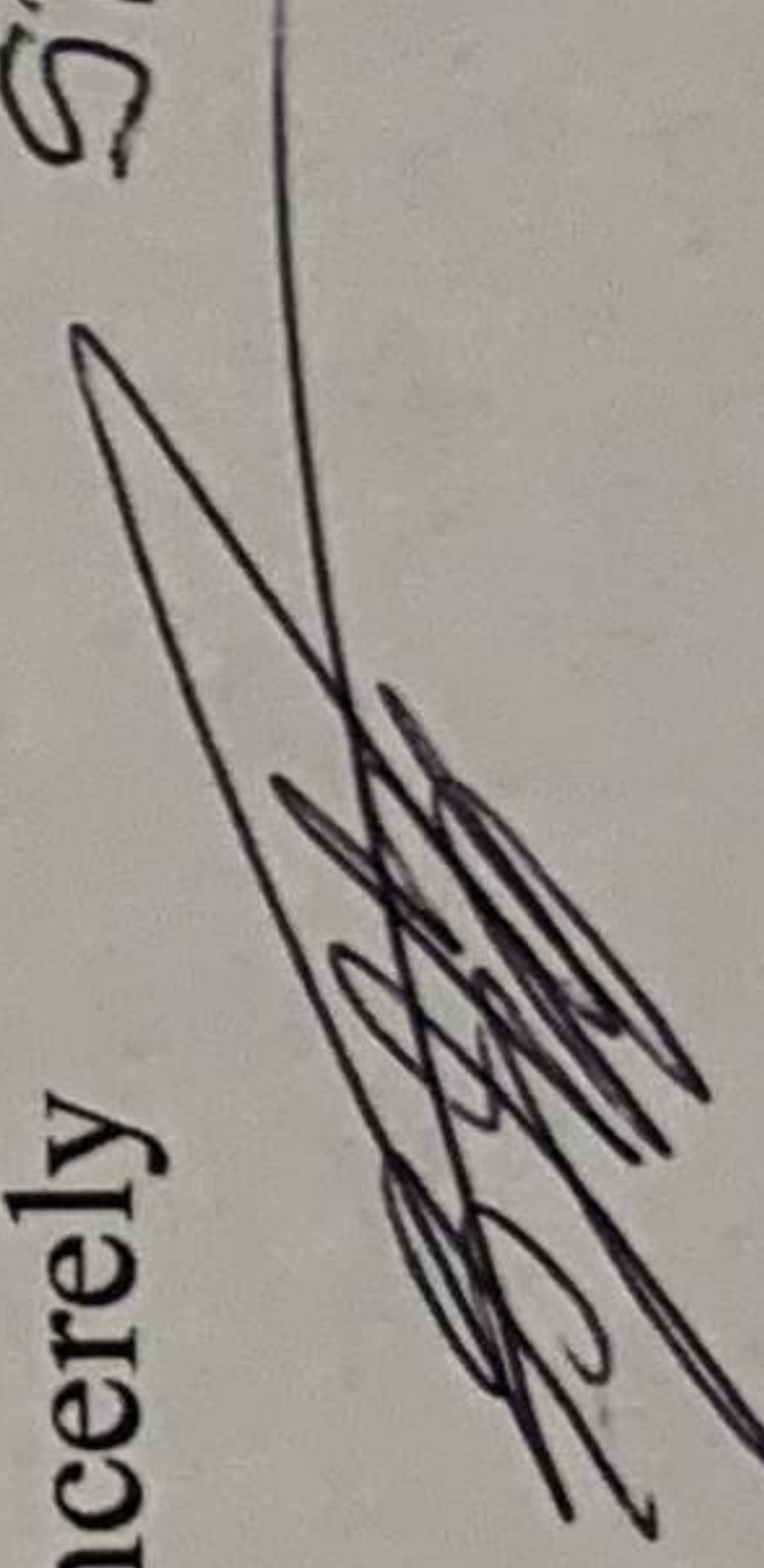
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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

 Steven Byr

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Index No.		13691	
Doc No.			
RCVD	-9 AUG 2019		MVC
Action Officer	JS	Dept.	CDS
EO		OD	✓

Dear Martin

04/08/2019

Representation to planning APPLICATION NO: PA\19\0199

I Nathan Spencer of 15 Louisa St, Bracknell

Ph 0400052895 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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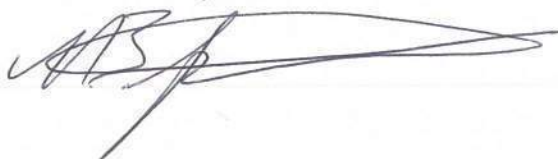
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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

Nathan Spencer

A handwritten signature in dark ink, appearing to be 'Nathan Spencer', with a long, sweeping horizontal stroke extending to the right.

From: Glenys
Sent: 3 Aug 2019 06:09:51 +0000
To: Meander Valley Council Email
Subject: PA \19\0199
Attachments: MVC Page 1.pdf, MVC Page 2.pdf

Attached please find objection to the above Development Application.
Regards, Rodney Bye

Martin Gill
General Manager
Meander Valley Council
PO Box 102 Westbury
Tas. 7303

Dear Martin

/ 08/ 2019

Representation to planning APPLICATION NO: PA\19\0199

I Rodney Bye of PO Box 438, PROSPECT

Ph 0418131229 would like to make a formal objection to planning APPLICATION NO: PA\19\0199, by the applicant -Meander Valley Council in regards to the Extension to a non-conforming use (Visitor Accommodation - RV Camping) - amenity, open space character, flood prone, and car parking at the Bracknell River Reserve, land off Louisa Street, BRACKNELL (PID: 7028540) and that council withdrawal the application on the following grounds.

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For reasons given I urge the Meander Valley Council to withdraw this application.

Yours sincerely

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

PLANNING AUTHORITY 3

Reference No. 222/2019

6 RACECOURSE DRIVE, DELORAINE

Planning Application: PA\20\0113

Proposal: Visitor Accommodation (RV Rest Stop)

Author: Heidi Goess
Consultant Planner

1) Introduction

Applicant	Meander Valley Council
Owner	Meander Valley Council
Property	6 Racecourse Drive, Deloraine (CT: 165 648)
Zoning	Visitor Accommodation (RV Rest Stop)
Discretions	18.3.1 Amenity 18.4.2 Landscaping E4.6.1 Use and road or rail infrastructure E5.5.1 Use and flooding E6.7.1 Construction of Car Parking Spaces and Access Strips E6.7.2 Design and Layout of Car Parking E6.7.3 Car Parking Access, Safety and Security E6.8.1 Pedestrian Walkways
Existing Land Use	Visitor Accommodation, Recreation
Number of Representations	One (1)
Decision Due	11 December 2019
Planning Scheme:	Meander Valley Interim Planning Scheme 2013 (the Planning Scheme)

2) Recommendation

It is recommended that the application for Use and Development for Visitor Accommodation (RV Rest Stop) on land located at 6 Racecourse Drive, Deloraine (CT: 165648/1), by Meander Valley Council, be APPROVED, generally in accordance with the endorsed plans:

- a) Meander Valley Council – Location Plan, Document Set ID:1251484, Version 1, Version Date 30/10/2019;**
- b) Meander Valley Council – Site Plan, Document Set ID:1251484, Version 1, Version Date 30/10/2019;**
- c) Meander Valley Council – Proximity to Sensitive Uses, Document Set ID:1251484, Version 1, Version Date 30/10/2019**
- d) Meander Valley Council – Site Plan including location of proposed signs, Document Set ID:1251484, Version 1, Version Date 30/10/2019;**
- e) Meander Valley Council – Sign 1, Sign 2 and Sign 3, Document Set ID:1251484, Version 1, Version Date 30/10/2019;**
- f) Traffic & Civil Services – Traffic Impact Assessment Deloraine RV Rest Stop – dated June 2019;**

and subject to the following conditions:

- 1. Camping is not permitted other than in self-contained recreational vehicles on the site. A self-contained recreational vehicle is a vehicle specifically built for that purpose that, along with a built in sink, on-board cooking and sleeping facilities, carries a supply of fresh water and can retain all grey and black waste water, as defined by the Campervan and Motorhome Club of Australia. Caravans also fitting this description are acceptable.
- 2. All waste, including liquid waste, is to be removed from the property and disposed of in a legal discharge point.
- 3. The location of the nearest “waste water dump point” is to be clearly identified and displayed in a prominent location at the entry.
- 4. No generator, plant or power tool is to be operated:
 - Monday to Friday, before 7:00am and after 6:00pm;
 - Saturday, before 8:00am and after 6:00pm; and
 - Sunday, before 10:00am and after 6:00pm.
- 5. Patrons are to stay a maximum of four (4) nights.
- 6. No flood lighting is permitted to be used within the property.

7. Prior to the commencement of use the incidental signage consistent with the endorsed plans is to be erected.

Note:

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

- unearthed and other possible relics from destruction,
- b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with state and federal government agencies.

3) Background

The application proposes to establish an overnight rest stop for self-contained RVs (recreational vehicles) on land located at the Deloraine Racecourse, 6 Racecourse Drive, Deloraine (CT: 165648/2).

This is known as the Racecourse Reserve and comprises an area of approximately 22.81ha. The Racecourse Reserve contains tennis courts, football oval and racecourse. The racecourse does not hold any official racing meets. The tennis courts, football oval and club rooms are in regular use. Commercial and residential uses are located to the south and south-west of the site.

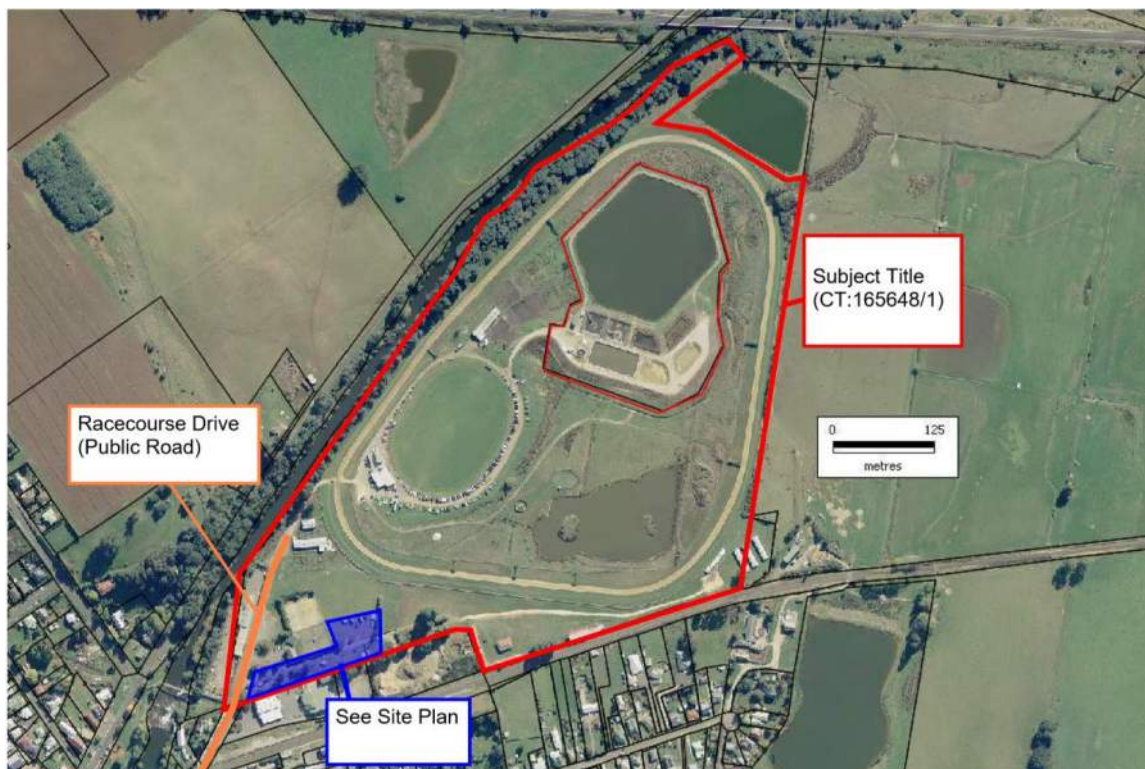


Figure 1: location Plan, showing location of rest stop (blue shaded area) on the site (MVC, 2019)

The site encompasses the Deloraine Waste Water Treatment Plant managed by TasWater. This is identified in CT: 165343/1. To the immediate south of the site is the State Railway - Western Line. The Meander River is to the west of the site and south of the Bass Highway.

The application proposes to locate a rest stop at the property known as the 'Deloraine Racecourse'. The area set aside for this purpose is in the north-western corner, immediately east of the existing tennis courts (refer to Figures 1 and Figures 2). A temporary planning permit DA 294/2003 was granted for the site, however, this has lapsed some time ago. The application seeks a retrospective approval for a discretionary use.



Figure 2: rest-stop site plan and sign locations (MVC, 2019)



Photo 1: rest stop area (shaded blue) looking in a north-easterly direction



Photo 2: rest stop area (shaded blue) in foreground looking towards the tennis courts

The RV Rest Stop area will be via an internal driveway accessed from the carriageway of Racecourse Drive.

The RV Rest Stop area comprises an area of approximately 6,000m² or an estimated 3% of the site, is an area free of buildings. The application does not propose to modify any infrastructure including the waste dump point.

The application proposes to allow up to 20 RVs to be parked on the site at any time and limited to a maximum stay of four nights per vehicle. Further details concerning the use are summarised in Table 1.

Table 1: Summary of the proposed use	
Number of RVs	20
Self-Contained RV	<p>RVs must be self-contained as defined by 'The Campervan and Motor Home Club of Australia'.</p> <p>This is defined by CMCA Self Contained Vehicle (SCV) Policy (attached in Appendix A).</p> <p>Vehicle is required (general summary):</p> <ul style="list-style-type: none"> • Fresh water supply; • Fitted with an installed and plumbed sink; • Grey water cannot be discharged unless allowable by local authorities; • All black water is to be contained in a holding tank or cassettes, be disposed of in a dump point; • A sealable refuse container to hold rubbish must be carried; and • Vehicles should have capacities retain all waste for a minimum of three days.
Stay per Vehicle	Maximum of four (4) nights
Campfires	No fires will be permitted
Generators and power tools	<p>Use of generator or power tool must not be operated outside of the following hours:</p> <p>Monday to Friday – 7:00am to 6:00pm;</p> <p>Saturday – 8:00am to 6:00pm;</p> <p>Sunday – 10:00am to 6:00pm;</p>
Signage	Incidental signage proposed to instruct campers of the appropriate conduct and use of the rest stop.



Figure 3: sensitive uses in relation to the rest stop area (MVC, 2019)

The supporting application identifies the proximity of sensitive uses located on adjoining or adjacent properties to the rest stop area (refer to Figure 3).

The site is located outside of the attenuation distance for the Deloraine Waste Water Treatment Plan as listed in E11.0 Environmental Impacts and Attenuation Code of the Meander Valley Interim Planning Scheme 2013.

The full plans and documentation are included in the attachments.

4) Representation

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

One (1) representation was received (attached documents). A summary of the representations is as follows:

- a) TasRail – No objection to this proposal, conditional upon the following:
 - Any new signage advertising or promoting the RV Rest Stop must not be placed in a position that has potential to obstruct sighting distances (as per AS1742) or where the signs may distract the attention of a driver from the rail line and rail safety signage;

- Council to ensure that all level crossing road markings and advance warning signage are appropriate for the changed conditions and in compliance with AS1742.

The representation includes a request for TasRail's standard notes to be included on the permit.

Comment:

The proposed use and development include three individual signs to be erected at the entrance of the internal driveway accessed from the carriageway of Racecourse Drive. There will be three signs positioned at the entrance of the internal driveway accessed from the carriageway of Racecourse Drive. These are compliant with the E4.0 Road and Rail Assets Code and the signage to be erected within the rest stop area are compliant with the E14.0 Signage Code.

The request for level crossing markings and advance warning signage to be appropriate for the changed condition is not regulated by the Scheme.

TasRail have requested conditions and notes to be included on the permit. These notes will be passed onto the applicant. The matters raised by the representation, however, are regulated by other legislation and have not been recommended for inclusion as permit conditions or notes.

5) Consultation with State Government and other Authorities

The application was referred to Heritage Department of State Growth. The Department has advised that it has no objection to the proposed use and development and agrees with the findings of the Traffic Impact Assessment contained with the application. There are no permit conditions required.

The application was also referred to the Tasmanian Heritage Register Council as the Deloraine Racecourse is a permanent listing. The Tasmanian Heritage Council has issued a 'Notice of (No) Interest' and 'Certificate of Exemption on 7 November 2019 for the proposed use and development.

6) Officers Comments

Use Class: Visitor Accommodation

Applicable Standards

A brief assessment against all applicable Acceptable Solutions of the applicable zone and codes is provided below. This is followed by a more detailed discussion of any applicable Performance Criteria and the objectives relevant to the particular discretion.

Recreation Zone	
Scheme Standard	Assessment
18.3.1 Amenity	
Acceptable solution 1	Relies on Performance Criteria
Acceptable solution 2	Complies
Acceptable solution 3	Relies on Performance Criteria
18.3.2 Recreation Zone Character	
Acceptable solution 1	Complies.
Acceptable solution 2	Not Applicable
18.4.1 Building Design and Siting	
Acceptable solution 1	Not Applicable.
Acceptable solution 2	Not Applicable.
18.4.2 Landscaping	
Acceptable solution 1	Relies on Performance Criteria
18.4.3 Subdivision	
Not Applicable as subdivision is not proposed.	

E4 Road and Railway Assets Code	
Scheme Standard	Assessment
E4.6.1 Use and road or rail infrastructure	
Acceptable Solution 1	Not Applicable
Acceptable Solution 2	Relies on the Performance Criteria
Acceptable Solution 3	Not Applicable
E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways	
Acceptable Solution 1	Not Applicable
E4.7.2 Management of Road Accesses and Junctions	
Acceptable Solution 1	Complies
Acceptable Solution 2	Not Applicable
E4.7.3 Management of Rail Level Crossings	
Acceptable Solution 1	Not Applicable

E4.7.4 Sight Distance at Accesses, Junctions and Level crossings	
Acceptable solution 1	Complies

E5 Flood Prone Areas Code	
Scheme Standard	Assessment
E5.5.1 Use and flooding	
Acceptable Solution 1	Complies
Acceptable Solution 2	Relies on the Performance Criteria
Acceptable Solution 3	Not Applicable
E5.6.1 Flooding and Coastal Inundation	
Acceptable Solution 1	Not Applicable

E6 Car Parking and Sustainable Transport Code	
Scheme Standard	Assessment
E6.6.1 Car Parking Numbers	
Acceptable solution 1	Complies
E6.6.3 Taxi Drop-off and Pickup	
Acceptable solution 1	Complies
E6.6.4 Motorbike Parking Provisions	
Acceptable solution 1	Complies
E6.7.1 Construction of Car Parking Spaces and Access Strips	
Acceptable solution 1	Relies on the Performance Criteria
E6.7.2 Design and Layout of Car Parking	
Acceptable solution 1	Relies on the Performance Criteria
Acceptable solution 2	Relies on the Performance Criteria
E6.7.3 Car Parking Access, Safety and Security	
Acceptable solution 1	Relies on the Performance Criteria
E6.7.4 Parking for Persons with a Disability	
Acceptable solution 1	Not Applicable
Acceptable solution 2	Not Applicable
E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup	
Acceptable solution 1	Not Applicable
E6.8.1 Pedestrian Walkways	
Acceptable solution 1	Relies on the Performance Criteria

Performance Criteria

Recreation Zone

18.3.1 Amenity

Objective

To ensure that uses do not adversely impact upon the occupiers of adjoining and nearby residential uses.

Performance Criteria P1

The amenity of residential uses within the surrounding area must not be unduly impacted upon by operating hours and vehicle movements.

Response

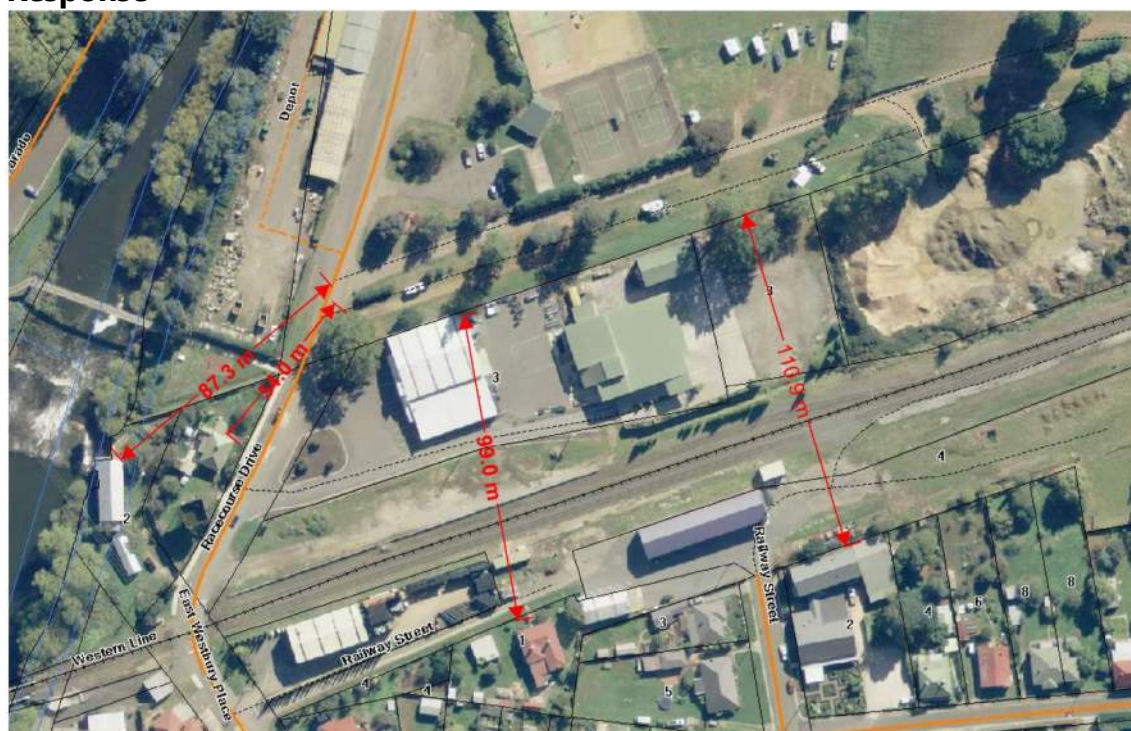


Figure 4: closest sensitive uses in relation to the RV Rest Stop area (MVC, 2019)

The application advises that there is a high likelihood that patrons of the visitor accommodation may use generators and therefore will produce noise emissions that impact on amenity of residential uses in the surrounding area.

The RV Rest Stop is located at the south-western corner of the site. The land identified in CT: 49063/1 and CT: 54466/1 is located on the southern side of the RV Rest Stop area and contains a commercial business selling feed and stock (refer to Figure 4).

There are several residential uses located within 100m radius of the RV Rest Stop area with the closest shown in Figure 4.

Two large commercial sized sheds and the smaller shed on land identified on CT: 49063/1 provides physical separation and screening of the RV Rest Stop area. These buildings and structures assist with buffering the proposed RV Rest Stop area from the adjacent residential uses. Large mature trees established along the northern boundary of CT: 54466/1 also offers some visual screening to the RV Rest Stop area.

Additionally, the RV rest stop has operated since 2003 when a temporary planning permit DA 294/2003 for a period of two years was issued and a dump point installed. While the permit has expired, there are no recorded complaints held by the Council with respect to the operation of the visitor accommodation on the site from nearby residents.

The separation of the sensitive uses in combination with the existing commercial activities, other buildings and vegetation on adjoining and adjacent land assist with mitigating any impacts from the hours of operation from the proposed visitor accommodation on the residential uses within the surrounding area. Whilst the risk is minimal, in accordance with this clause it is recommended that a permit condition is included to restrict the use of generators, plants and power tools on the site.

The *Traffic Impact Assessment, Deloraine RV Park* (TIA) submitted with the application states that the use has the capacity to generate 60 vehicle movements. TIA has concluded that, "a suitable safe junction layout is provided at the proposed RV Rest Stop access to Racecourse Drive with adequate sight distances". The conclusion is drawn that the safety of road users is not compromised by the proposal and that residential uses will not be unduly impacted.

The proposal is consistent with the objective and will have minimal impact nearby residential uses.

Performance Criteria P3

Discretionary uses must not cause or be likely to cause an environmental nuisance through emissions including noise, smoke, odour and dust.

Response

The application advises that patrons of the RV Rest Stop area are likely to use generators and/or tools in association with the use of the site. In recognition that this has the potential to create environmental nuisance, the proposal intends to regulate the use of generators and tools by limiting their hours of use to:

- Monday to Friday, 7:00am to 6:00pm
- Saturday, 8:00am to 6:00pm; and
- Sunday, 10:00am to 6:00pm.

The rules will be conveyed through the incidental signage to be erected on the site and are intended to control the potential external impacts which may arise from the use of the site. This in combination with the separation of residential uses will mitigate impacts of noise emissions on nearby uses.

The site will be limited to use by self-contained RVs. A dump waste point is provided on the site giving opportunity for waste water disposal with minimal risk of odour and waste emissions.

The use of camp fires are not allowed on the site and therefore there is minimal risk from the proposed use with respect to smoke emissions.

The TIA states that the access to Racecourse Drive internal driveway providing access to the RV Rest Stop has a width between 5.5m to 3.0m. The access is a gravel road and has the potential to generate dust emissions. The low speed environment and the short distance and the narrow nature of the driveway (no more than 180m) ensures that there will be minimal dust generated from vehicle movements.

The proposed use is consistent with the objective and will not adversely impact adjoining residential uses.

18.4.2 Landscaping

Objective

To ensure that the recreation values of the site are retained in a manner that contributes to the broader landscape of the area.

Performance Criteria P1

Applications must demonstrate how the recreation and landscape values of the site and area will be managed by a landscape and site management plan that sets out:

- a) any retaining walls; and*
- b) retention of any existing native vegetation where it is feasible to do so or required to be retained by another provision of this scheme; and*
- c) the locations of any proposed buildings, driveways, car parking, storage areas, signage and utility services; and*
- d) any fencing; and*
- e) vegetation plantings to be used and where; and*
- f) any pedestrian movement paths; and*
- g) ongoing treatment of the balance of the lot, if any, including maintenance of plantings, weed management and soil and water management.*

Response

Other than the erection of incidental signage, the proposal does not result in the modification of the appearance of the site. The RV Rest Stop area is currently mown and kept in a tidy state.

The proposal does not propose:

- construction of retaining walls;
- construction of new fencing; or
- the removal of any vegetation.

The buildings at 3 Racecourse Drive and buildings located on the balance of the site will largely obscure the RV Rest Stop area when viewed from Racecourse Drive. Although, the area will be visible from Racecourse Drive, immediately adjacent to the access.

This access is secondary to the site with the primary access to the Racecourse Reserve (including the oval and clubrooms, tennis and equestrian activities) are accessed from the end of Racecourse Drive as detailed in the application. The buildings to the east of the RV Rest Stop area are currently vacant and do not have regular users.

For these reasons, additional screening or landscaping is not warranted.

The proposed development is considered consistent with the Objective and Performance Criteria.

E4.0 Road and Railway Assets Code**E5.5.1 Use and flooding****Objective**

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

Performance Criteria P2

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

Response:

The proposed use has the capacity to generate 60 vehicle movements per day on Racecourse Drive and therefore cannot comply with the acceptable solution A2 of 40 vehicle movements or less. Accordingly, the application relies on the

performance criterion P2 for its approval.

The TIA was prepared by Traffic & Civil Services and within the report addresses the performance criterion P2 of clause E4.6.1. The report prepared by a suitably qualified person, concludes,

"a suitable safe junction layout is provided at the proposed RV rest stop access to Racecourse Drive with adequate sight distances. Accordingly, the performance criteria P2 is satisfied" (page 23).

The proposed development is considered consistent with the Objective and Performance Criteria.

Flood Prone Areas Code

E5.5.1 Use and flooding

Objective

To ensure that use does not compromise risk to human life, and that property and environmental risks are responsibly managed.

Performance Criteria P2

Use must demonstrate that the risk to life, property and the environment will be mitigated to a low risk level in accordance with the risk assessment in E5.7.

Comment:

The site is mapped as having been inundated during the 2016 flood event. Without some degree of mitigation the site is subject to a medium risk and therefore relies on the Performance Criteria P2 for its approval.

The supporting information within the application confirms that the, *"land and access roads are located at the highest extent of flooding with a relatively low frequency of occurrence and rises to this level are readily predictable by State agencies. Self-contained RV's also have high mobility and it is noted that the highest risk of flooding coincides with the lowest demand for this type of accommodation. This process will be incorporated into Council's Emergency Management Plan. With this process in place to ensure that the site is evacuated during significant flood events, the risk associated with flooding can be mitigated to low."*

The application also gives commitment to the development of a flood risk management and evacuation plan in order to ensure that the proposed RV accommodation area is not in use during periods of high flood risk.



Figure 5: June 2016 HWM (The LIST), showing the proposed accommodation area in yellow

The proposed development is considered consistent with the Objective and Performance Criteria.

Car Parking and Sustainable Transport Code

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective

To ensure that car parking spaces and access strips are constructed to an appropriate standard.

Performance Criteria P1

All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.

Comment:

The application advises that it proposes to use informal, grassed parking spaces. The land area provided is estimated to be approximately 6,000m², providing ample room for parking, access, manoeuvring and circulation spaces.

The internal driveway and grass parking space distinguishes between the parking areas and access strips through the change in materials.

The TIA has assessed the application against the Performance Criteria P1 and confirms that the *"existing sites and accesses have proven fit for RV parking to date"*.

The proposed development is considered consistent with the Objective and Performance Criteria.

E6.7.2 Design and Layout of Car Parking

Objective

To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Performance Criteria P1

The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:

- a) the layout of the site and the location of existing buildings; and*
- b) views into the site from the road and adjoining public spaces; and*
- c) the ability to access the site and the rear of buildings; and*
- d) the layout of car parking in the vicinity; and*
- e) the level of landscaping proposed for the car parking.*

Comment:

The proposed RV Rest Stop area is in the north-eastern corner of the site accessed by an internal road from Racecourse Drive.

The RV Rest Stop area is provided with a large flat area free from buildings and structures. The area does not prevent access to any buildings on the site.

The views to the RV Rest Stop area are only achieved from Racecourse Drive immediately adjacent to the entrance of the internal driveway.

When not in use, the area will form a seamless extension to the existing reserve and further landscaping is not necessary.

While the proposal is not consistent with AS2890.1, Standards for Car Parking Facilities – Off Street Parking, as the use is of a specialist nature not provided for in the standard.

The location and manoeuvring of parking spaces within the RV Rest Stop area will not detrimentally impact on the streetscape of Racecourse Drive. The proposed development is considered consistent with the Objective and Performance Criteria.

Performance Criteria P2

Car parking and manoeuvring space must:

- a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and*
- b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.*

Comment:

The proposed RV Rest Stop area provides an area that is relatively flat with ample space to accommodate the turning and manoeuvring of vehicles.

The TIA submitted with the application has assessed the application against the Performance Criteria P2 and confirms that this is satisfied *"based on established fitness for purpose of existing provisions for the RV sites"*.

The proposed development is considered consistent with the Objective and Performance Criteria.

E6.7.3 Car Parking Access, Safety and Security

Objective

To ensure adequate access, safety and security for car parking and for deliveries.

Performance Criteria P1

Car parking areas with greater than 20 parking spaces must provide for adequate security and safety for users of the site, having regard to the:

- a) levels of activity within the vicinity; and*
- b) opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.*

Comment:

The application does not propose to secure the site to prevent access from unauthorised persons or provide lighting across the RV Rest Stop area.

Security lighting is not considered warranted as RVs will generally be accompanied by their occupants throughout the night. Opportunities for passive surveillance are significant, due to the general presence of people at the site.

The proposed development is considered consistent with the Objective and Performance Criteria.

E6.8.1 Pedestrian Walkways**Objective**

To ensure pedestrian safety is considered in development

Performance Criteria P1

Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.

Comment:

A dedicated pedestrian access will not be provided as part of the proposed visitor accommodation. The application proposes to erect incidental signage indicating a speed limit of 10km/hr and that the internal driveway is a shared carriageway between vehicles and pedestrians.

The low speed environment with the grassed areas of the site will provide for safe pedestrian access within the parking area of the RV Rest Stop. This conclusion is also formed by the TIA supporting the application.

The proposed development is considered consistent with the Objective and Performance Criteria.

Conclusion

It is considered that the application for Use and Development for a Visitor Accommodation (RV rest stop) is acceptable in the Recreation Zone and is recommended for approval.

DECISION:

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



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

OFFICE USE ONLY

Property No:	1 5 8 8 0	Assessment No:		-		-	
DA\	20/0147	PA\	20/0113	PC\			

- 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:	6 Racecourse Drive	Certificate of Title:	165 648	
Suburb:	Deloraine	7304	Lot No:	1
Land area:				m ² / ha
Present use of land/building:				(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 checked="" type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Other | | |

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

Description of work: RU Rest Stop

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

New floor area: m² New building height: m

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

SEARCH OF TORRENS TITLE

VOLUME 165648	FOLIO 1
EDITION 1	DATE OF ISSUE 29-Apr-2013

SEARCH DATE : 06-May-2019

SEARCH TIME : 09.36 AM

DESCRIPTION OF LAND

Parish of CALSTOCK Land District of WESTMORLAND

Lot 1 on Plan 165648

Being the land described in Conveyance No.10/8969

Excepting thereout Lot 8 P25123 1858m2, Lot 9 P25123 9012m2,

Lot 1 D29073 573m2, Lot 1 D30615, 313m2, Lots 1 & 2 P165343 6.

(4ha

Derivation : Part of Lot 277, 510 Acres Gtd. to Pearson Foote

Derived from A24548

Prior CT 132548/1

SCHEDULE 1

MEANDER VALLEY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

D4502 BURDENING EASEMENT: A Pump Station Easement

(appurtenant to Lot 1 on P165343) over the Pump

Station Easement shown on P165648

(502 BURDENING EASEMENT: Right of Carriageway (appurtenant

to Lots 1 & 2 on P165343) over the Right of Way 6.00

wide shown on P165648

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER		PLAN OF TITLE		Registered Number	
FOLIO REFERENCE FIR 132548-1		LOCATION WESTMORLAND CALSTOCK		P 165648	
GRANTEE PART OF LOT 277 510 ACRES GTD. TO PEARSON FOOTE		CONVERTED BY PLAN No P132548 COMPILED BY L.T.O.		22 MAR 2013 APPROVED <i>Alice Kawa</i> Recorder of Titles	
NOT TO SCALE		LENGTHS IN METRES			
MAPSHEET MUNICIPAL CODE No. 121 (4640-44)	LAST UPI No GWD14	LAST PLAN No P132548	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

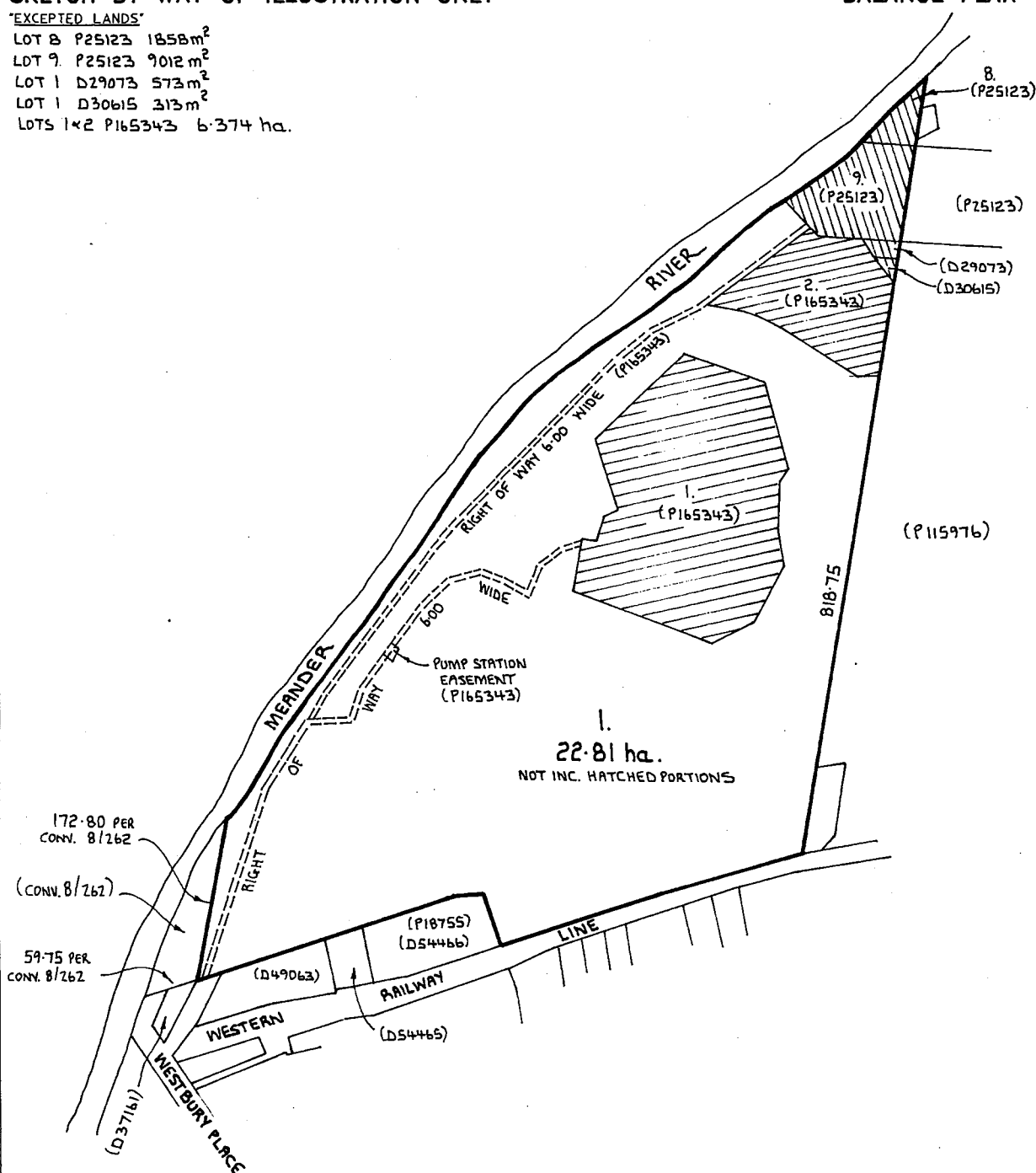
SKETCH BY WAY OF ILLUSTRATION ONLY

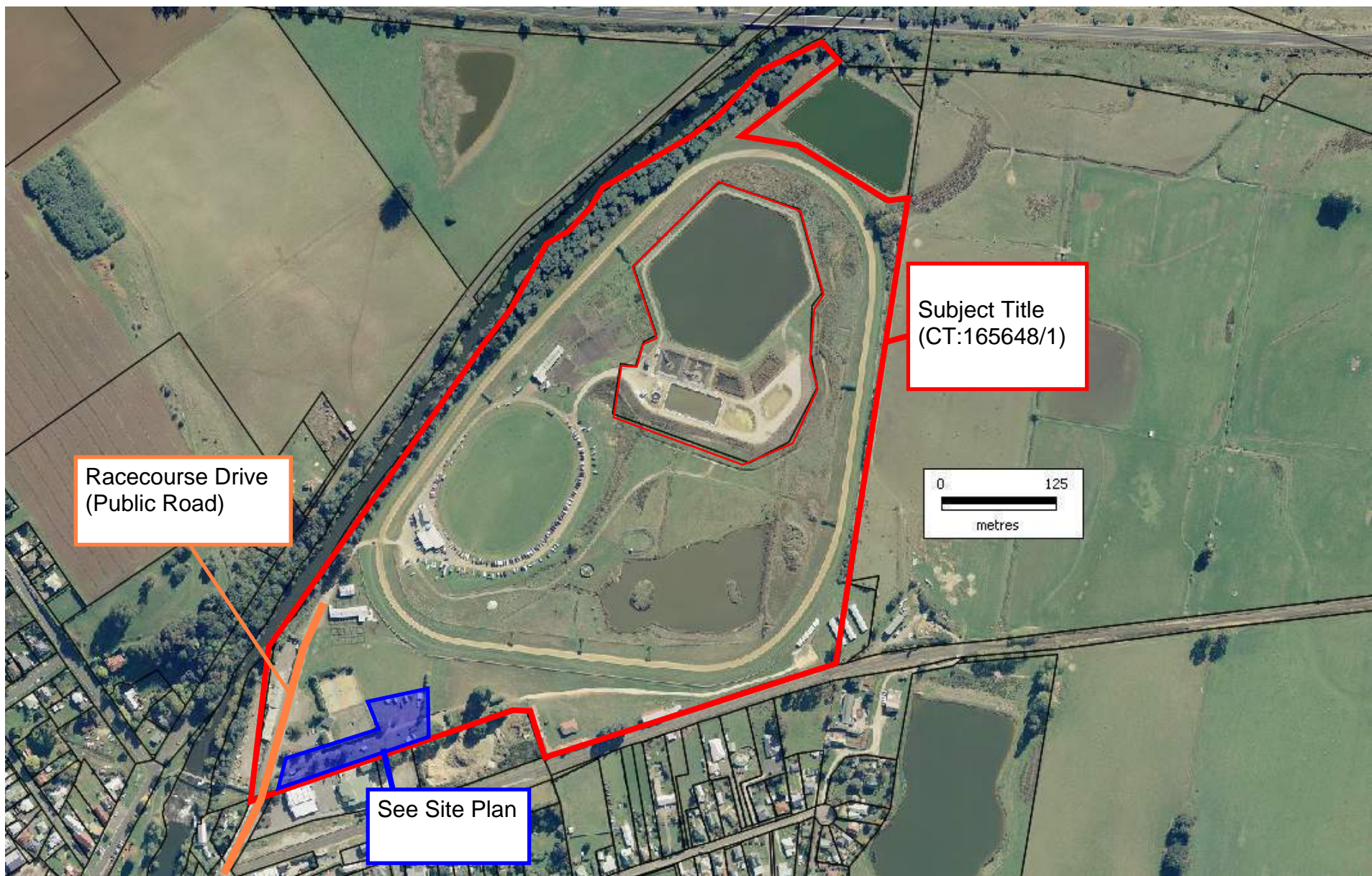
"EXCEPTED LANDS"

EXCELLED EARNED

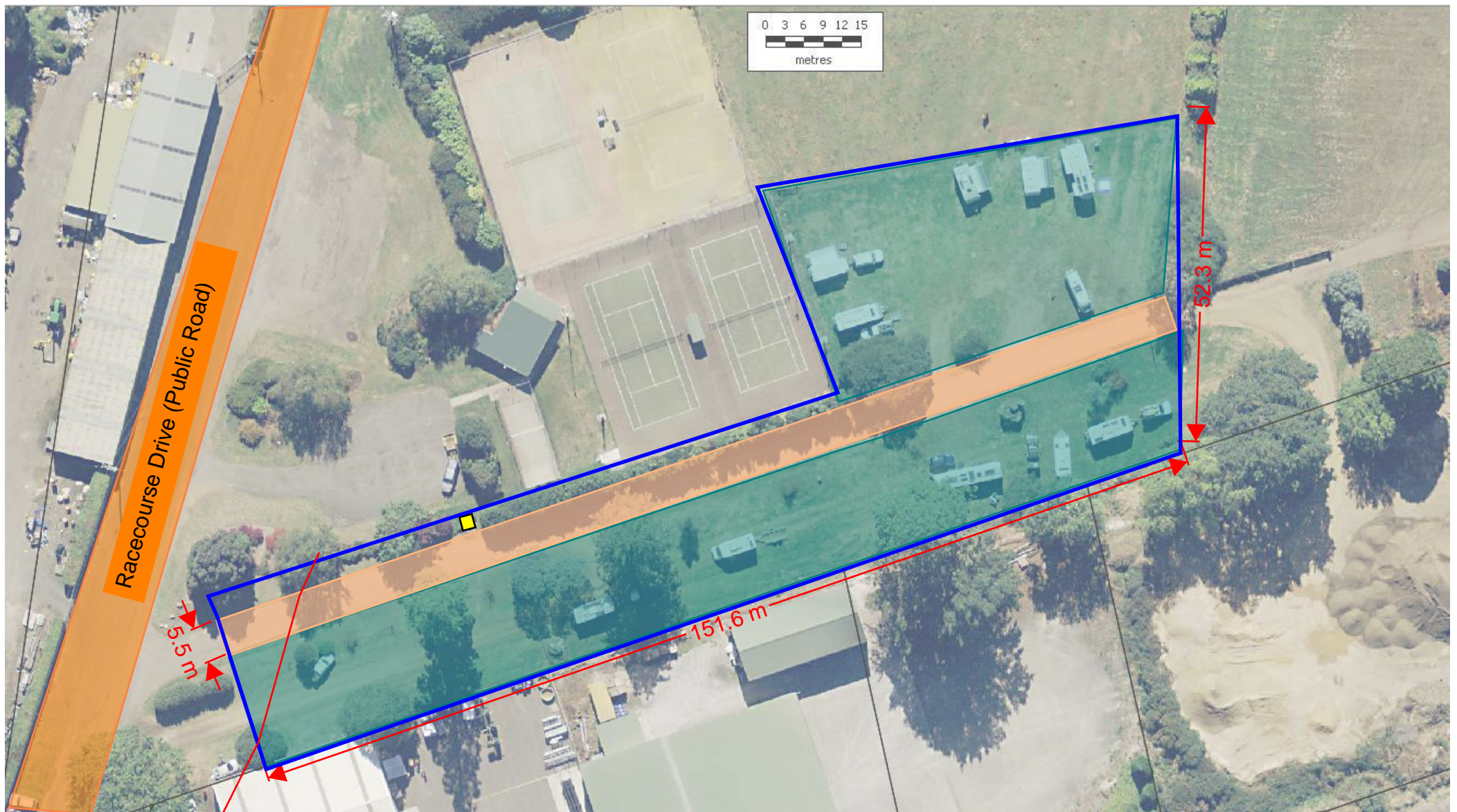
LOT 8	P25123	1858m ²
LOT 9	P25123	9012m ²
LOT 1	D29073	573m ²
LOT 1	D30615	313m ²
LOTS 1x2 P165343 6.374 ha.		

BALANCE PLAN



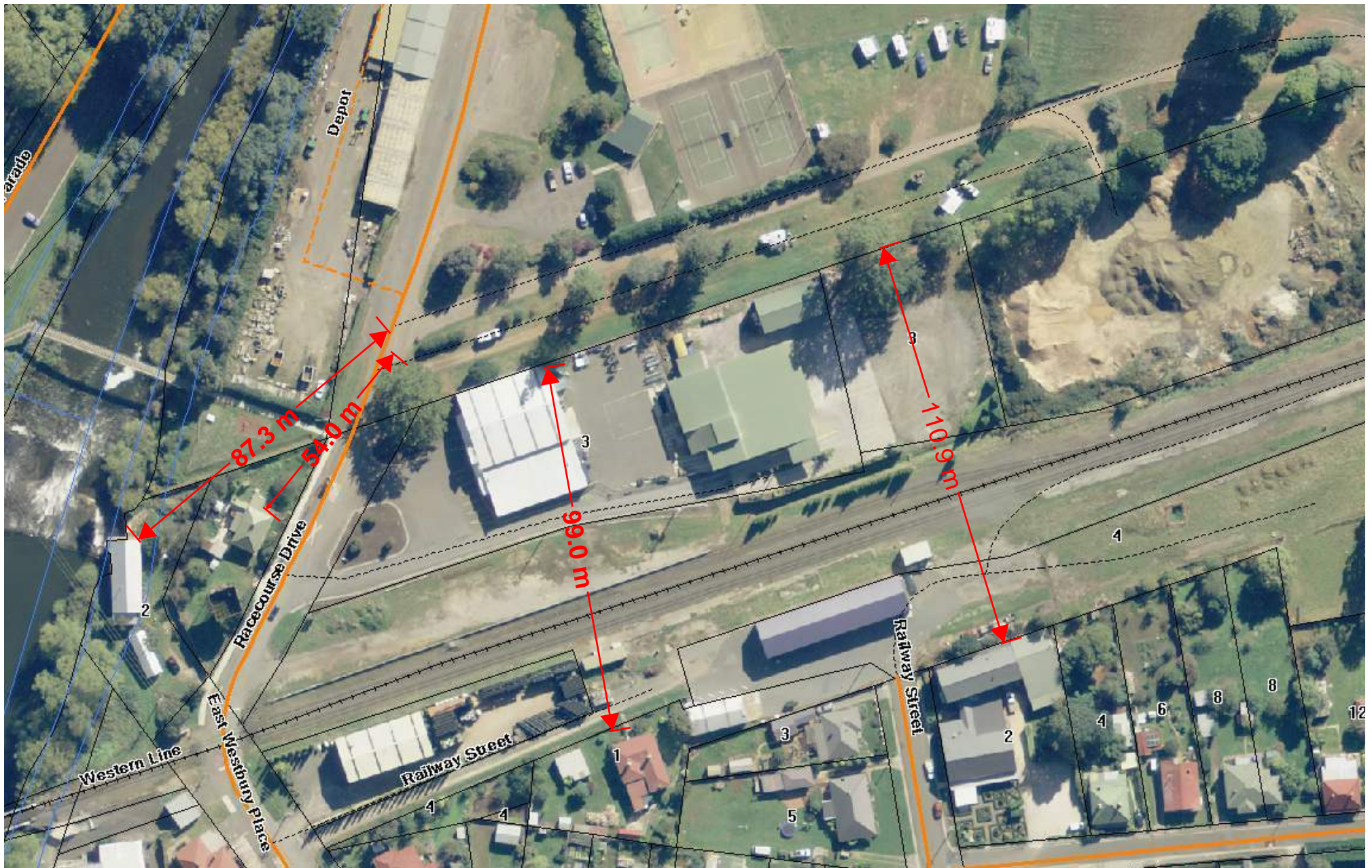


Location Plan



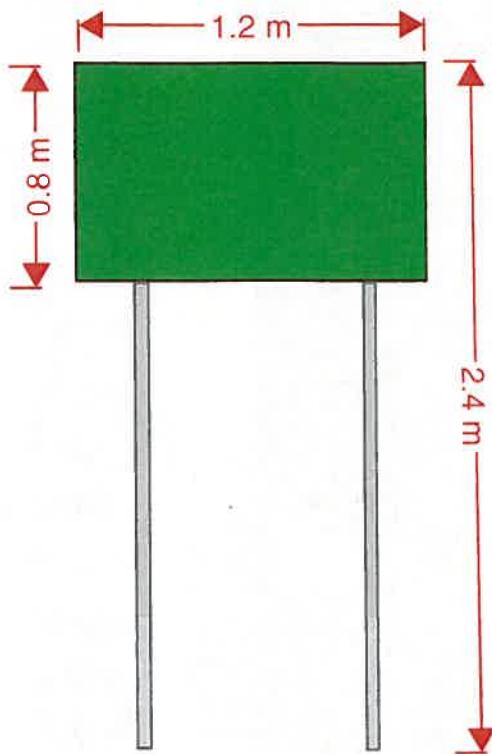
- Self regulated parking area for RVs
- Existing Waste Water Dump Point
- Existing formed access

Site Plan



Proximity to Sensitive Uses

Sign Elevation



Site Plan including location of proposed signs

Deloraine Racecourse

CONDITIONS OF USE

Maximum Stay – 4 Nights

No generator or power tool is to be operated outside-

- Monday to Friday - 7:00am to 6:00pm
- Saturday – 8:00am to 6:00pm
- Sunday - 10:00am to 6:00pm



Grey and black waste water must only be disposed in the waste water dump point provided



Camping is not permitted



Dogs must be under effective control at all times



Lighting of fires is not permitted



This area is subject to flooding



DELOORAINE RACECOURSE

SELF-CONTAINED VEHICLE REST AREA

Shower, washing, toilet, cooking and sleeping
MUST BE CONTAINED WITHIN YOUR VEHICLE

Maximum of 20 Vehicles

4 Night Maximum Stay

DELORAINNE RACECOURSE

SELF-CONTAINED VEHICLE REST AREA





DELORAIN RV REST STOP

TRAFFIC IMPACT ASSESSMENT

JUNE 2019



Deloraine RV Rest Stop

TRAFFIC IMPACT ASSESSMENT

- Final
- June 2019

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Document history and status

Revision	Date issued	Reviewed by	Approved by	Date approved	Revision type
1	3 rd June 2019	R Burk	R Burk	3 rd June 2019	Draft
2	5 th June 2019	R Burk	R Burk	5 th June 2019	Draft #2
3	10 th June 2019	R Burk	R Burk	10 th June 2019	Draft #3
4	11 th June 2019	R Burk	R Burk	11 th June 2019	Final

Distribution of copies

Revision	Copy no	Quantity	Issued to
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Draft #2	1	1	Dino De Paoli - MVC
Draft #3	1	1	Dino De Paoli - MVC
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1. Introduction

1.1 Background

In accordance with the Meander Valley Interim Planning Scheme 2013 requirements a Traffic Impact Assessment (TIA) is required to be submitted with the development application for the proposed Deloraine RV Rest Stop .The TIA must provide 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

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

1.2 Objectives

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

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

This report considers traffic projections to 10 years beyond 2019.

1.3 Scope of Traffic Impact Assessment (TIA)

This TIA considers in detail the impact of the proposal on the road network at the proposed access locations and includes consideration of the impact on the Racecourse Drive junction with Lake Secondary Road.

1.4 References

- Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections (2017)
- Meander Valley Interim Planning Scheme 2013
- RTA Guide to Traffic Generating Developments – 2002
- Safe System Approach – Foundations, Infrastructure focussed solutions and Tools for practitioners – ARRB 2017

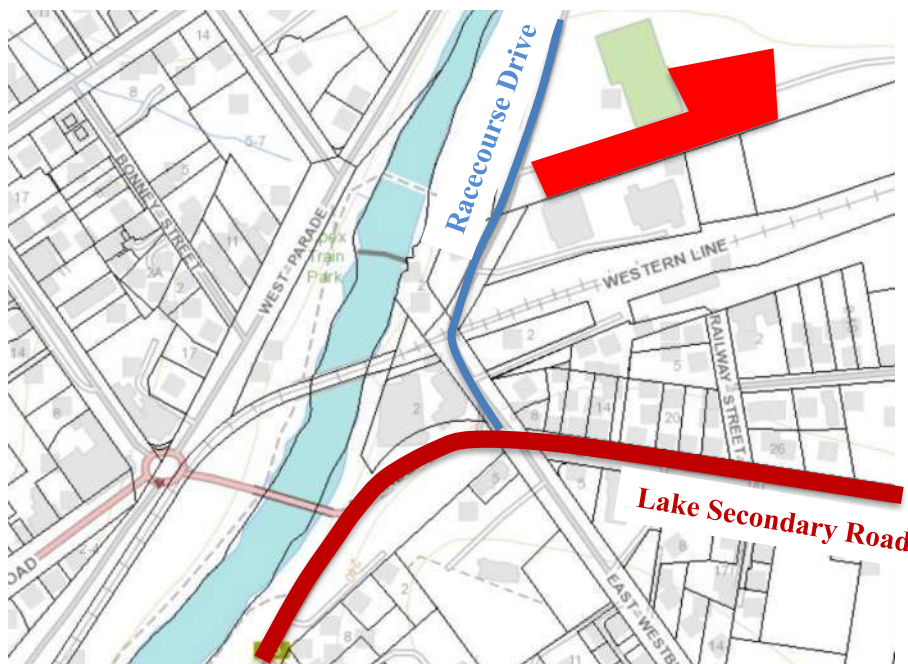
2. Site Description

The development site is at 6 Racecourse Drive north east of the Deloraine CBD. Access is via the Lake Secondary Road / Racecourse Drive junction. Figures 1,2 and 3 show the site location, access and layout of the site.

Figure 1 – Deloraine RV site location

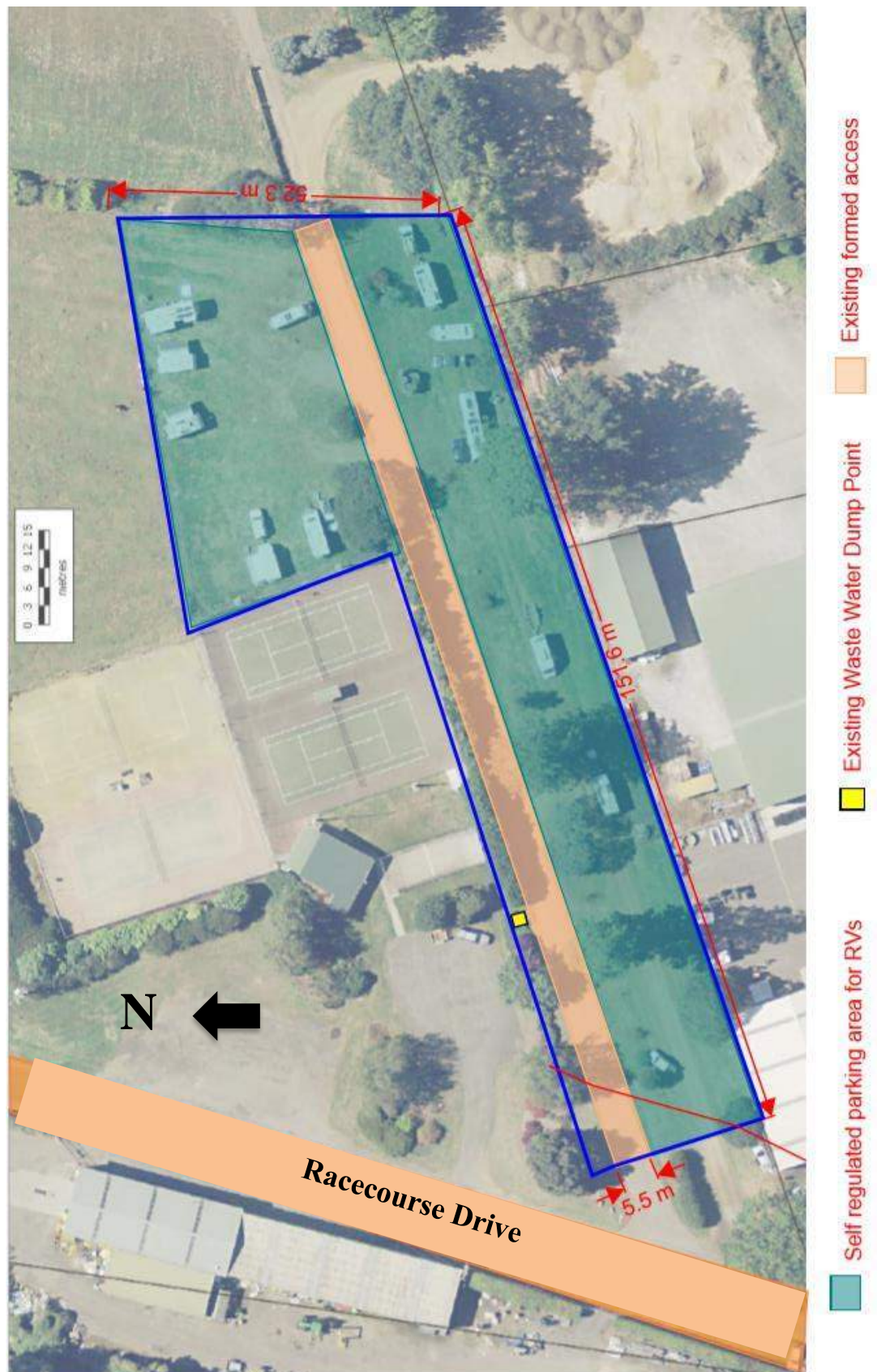


Figure 2 – Access via Meander Valley Road and Racecourse Drive



Most maps show Meander Valley Road as the arterial road through East Deloraine but technically the road is Lake Secondary Road which is a State Road.

Figure 3 – #6 Racecourse Drive - site layout





3. Development, Planning Scheme and Road Owner objectives

3.1 Description of Proposed Development

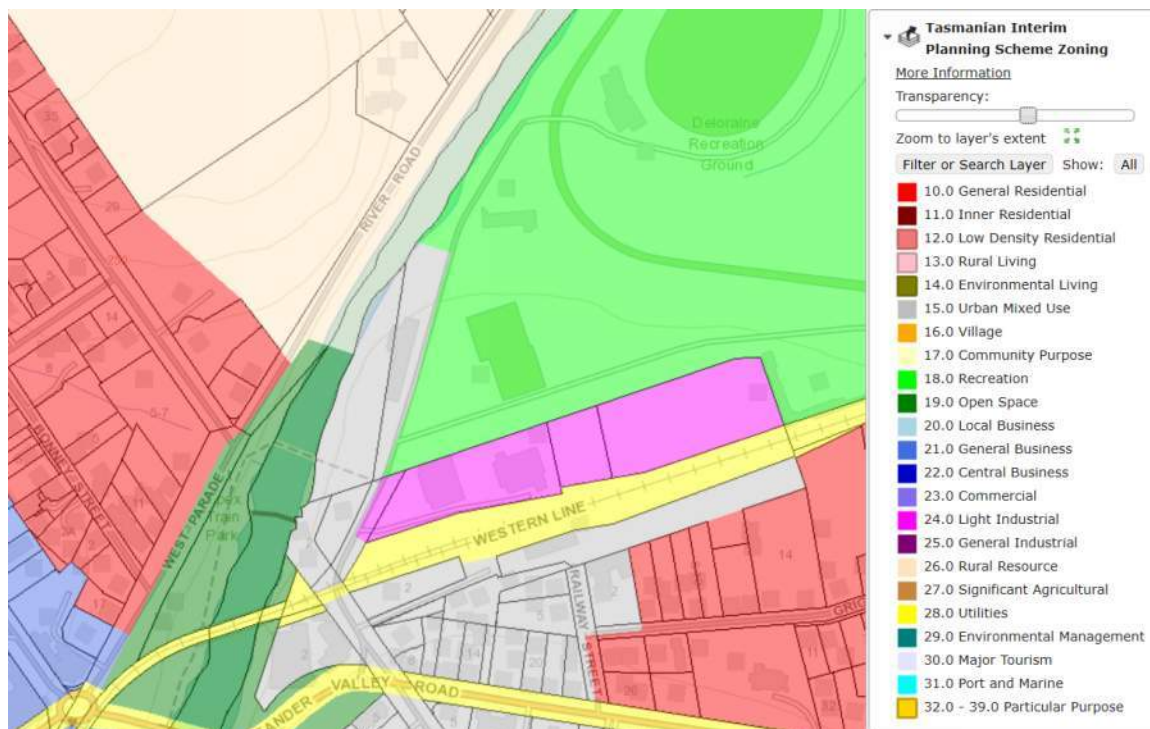
Meander Valley Council (MVC) propose a recreational vehicle (RV) rest stop at 6 Racecourse Drive. The RVs are fully self-contained recreational vehicles and caravans meeting this description will also be allowed.

The proposal is to cater for a maximum of 20 RVs.

3.2 Council Planning Scheme

The proposed development site is zoned Recreation in accordance with the Meander Valley Interim Planning Scheme 2013 shown in figure 4.

Figure 4 – Site zoning Recreation



3.3 Local Road Network Objectives

To provide, operate and maintain a safe and efficient council road network.

3.4 State Road Network Objectives

To ensure safe and efficient operation is maintained.

The Lake Secondary Road is within the jurisdiction of the Department of State Growth (DSG).

Development must be in accordance with the Road and Railway Code E4 of the Meander Valley Interim Planning Scheme 2013.



4. Existing Conditions

4.1 Transport Network

The adjacent road network consists of Racecourse Drive which is a Council Road and link 94 of Lake Secondary Road which is a State Road, see Appendix C.

4.1.1 Lake Secondary Road / Racecourse Drive Junction

Lake Secondary Road (locally referred to as Meander Valley Road) is an arterial route with some 3,600 vehicles per day (vpd) at Racecourse Drive. Lake Secondary Road has a 60km/h speed limit and is a Gazetted B Double route. The junction layout with Racecourse Drive is Simple Right (SR) and Basic Left (BAL). Figures 5 to 8 show the nature of the roads, available sight distances and hazards.

Figure 5 – Looking west along Meander Valley Road from Racecourse Drive



Sight distance to
the west is 120m.

Figure 6 – Looking east along Meander Valley Road from Racecourse Drive



Sight distance to
the east is 120m.



Figure 7 – Looking west along Lake Secondary Road approaching Racecourse Drive junction.



The West bound lane width is 4.9m which is too narrow for a through vehicle to pass a vehicle propped to turn right into Racecourse Drive.

Figure 8 – Looking north towards Racecourse Drive from Lake Secondary Road.





4.1.2 Racecourse Drive

Racecourse Drive is a sealed Council Road with a varying but characteristic width of 8m. The General Urban Speed Limit of 50km/h applies.

There is a Level Crossing some 60m east of the junction with Lake Secondary Road and 120m west of the access to the 6 Racecourse Drive (proposed RV site access). See figures 9-12

Figure 9 – Looking west along Racecourse Drive towards the RV access and Level Crossing.



A Level Crossing warning sign is provided on the eastern approach.

Figure 10 – Looking north along the Racecourse Drive from Lake Secondary Road



Note that the Level Crossing not signed on this approach. A Level Crossing warning sign and distance plate is recommended on the western approach.

See also figure 12.

Figure 11 – Looking east from Lake Secondary Road towards Racecourse Drive.



Figure 12 – Looking east from Lake Secondary Road towards Racecourse Drive.



A Level Crossing warning sign W7-4B and distance plate W8-5B (50m) is recommended as shown in figure 12 and 10.



4.1.3 Access to 6 Racecourse Drive

The access to the proposed RV Rest Stop is a sealed driveway that varies in width between 5.5m at Racecourse Drive to 3.0m at the southern end as shown in figures 13 and 14.

Figure 13 – Looking west along the driveway towards Racecourse Drive from eastern end.



Figure 14 – Looking west along the driveway approaching Racecourse Drive.



Public wastewater
dumping station



Figure 15 – Looking south along Racecourse Drive from the proposed RV Rest Stop Driveway



Sight distance to
the south is 110m.

Figure 16 – Looking north along Racecourse Drive from the proposed RV Rest Stop Driveway



Sight distance to
the north is 200m.



4.2 Traffic Activity

A traffic count survey was conducted by TCS on 24th May 2019 at the Lake Secondary Road / Racecourse Drive Junction . The survey results are attached in Appendix A. Figure 17 summarises the situation.

Figure 17 – Traffic Activity Summary

Approach Time Duration(min)	Traffic Count Survey Data		Estimated AADT
	Wednesday		
	29th May 2019		
	14:27-14:57		
	30	60	
Lake Secondary Road - Eastern Approach			
East Bound	85	170	1700
West Bound	98	196	1960
Racecourse Drive			
North Bound	9	18	140
South Bound	5	10	140

4.2.1 Lake Secondary Road - Estimated AADT 3660vpd

4.2.2 Racecourse Drive - Estimated AADT 280vpd

4.3 Crash History

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

The 5year crash history for this site reveals 3 crashes within 50m of the Lake Secondary Road / Racecourse Drive junction.

Figures 18 & 19 summarise the crash history. The crash history records two reported crashes of the same type at the Racecourse Drive / Lake Secondary Road junction over the last 5 years. One of these crashes resulted in a casualty (first aid). There is insufficient evidence to conclude there is a crash trend due to the junction layout.



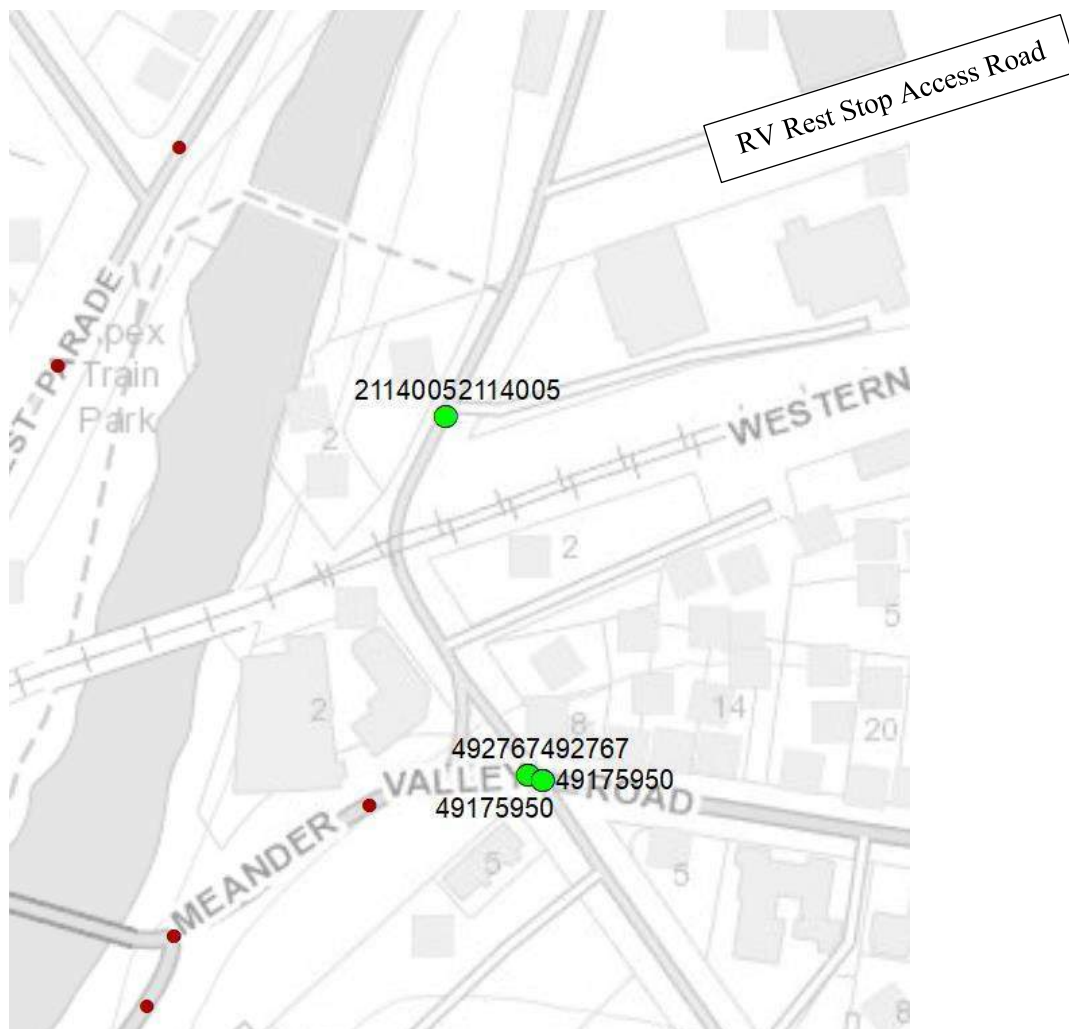
Figure 18 – 5-year crash history on Racecourse Drive

Crash ID	Date	Time	Severity	Code	Crash Category	Units	Unit Types
492767	12-Jan-2015	16:05	PDO	132	Vehicles from same direction	2	LV & LV
2114005	08-Nov-2017	10:15	PDO	147	Maneuvering	2	LV & HV
49175950	27-Mar-2018	10:30	First Aid	132	Vehicles from same direction	3	3*LV

Property Damage Only (PDO)

All three crashes occurred during daylight on a dry sealed surface.

Figure 19 – location of crashes on Racecourse Drive





4.4 Road Safety

Road safety reviews were undertaken for the following sites:

- Lake Secondary Road / Racecourse Drive junction
- Racecourse Drive (Lake Secondary Road to access to #6 Racecourse Drive)
- Access to #6 Racecourse Dive
- #6 Racecourse Drive Driveway

4.4.1 Existing Road Safety Review

Identified issues:

Lake Secondary Road / Racecourse Drive junction

The Lake Secondary Road eastern approach to the junction has a Simple Right (SR) layout which means there is no width for through traffic to pass a propped right turner waiting to enter Racecourse Drive. This junction standard is inadequate for the level of traffic activity on Lake Secondary Road and its function as an arterial road and Gazetted B Double Route.

Racecourse Drive (Lake Secondary Road to access to #6 Racecourse Drive)

The Level Crossing requires warning signage on the southern approach , see figure 10.

Access to #6 Racecourse Dive

No issues

#6 Racecourse Drive Driveway

The driveway is sealed and narrows from 5.5 to 3.0 over its 170m length which means approaching vehicles will likely track over the soft grassed verges. This may lead to rutted road edges which would be a hazard for RV operators to negotiate. See figure 13.

4.4.2 Safe System Assessment (SSA)

The SSA approach involves application of the Austroads Safe System Assessment framework. This framework involves consideration of risk exposure, likelihood and severity to yield a risk framework score. The risk scores for high risk crashes and vulnerable road users are calculated as follows and aggregated to give an overall crash risk rating e.g. for an intersection or link. Crashes are considered in terms of three components:

- Exposure is low (low volumes of through and turning traffic) i.e.1 out of 4
- Likelihood is low (e.g. adequate sight distances) i.e. 1 out of 4
- Severity is low (low speed environment) i.e. 1 out of 4



Racecourse Drive (Lake Secondary Road to #6 Racecourse Drive)

Crash exposure - low (estimated AADT 280vpd) – score 1/4

Crash Likelihood - low (road is wide, good standard with adequate sight distance) – score 1/4

Crash severity – low (low speed environment ~50km/h) – score 1/4

SSA Crash risk score is 1/64 which is considered a negligible crash risk.

Lake Secondary Road / Racecourse Drive junction

Crash exposure - low – medium (estimated AADT 3,660 vpd) – score 2/4

Crash Likelihood - medium (junction has simple right layout) – score 3/4

Crash severity – low (low speed environment ~60km/h) – score 1/4

SSA Crash risk score is 6/64 which is considered a low crash risk.



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 (2019) and in ten years (2029).

5.1 Traffic Growth

5.1.1 Lake Secondary Road

Estimated AADT is 3,660 vpd as of 2019. Assuming compound annual growth of 1% , estimated AADT is 4,040 by 2029.

5.1.2 Racecourse Drive

Estimated AADT is 280 vpd as of 2019. Assuming compound annual growth of 1% , estimated AADT is 308 vpd by 2029 without traffic generated by the proposal.

5.2 Trip Generation

Traffic generation rates for rural caravan park developments are sourced from the Traffic Authority of New South Wales, see Appendix B.

Traffic generation rates are estimated at 3 daily trips/ RV site /day with 0.3 peak hour trips/RV site.

- 20 RV sites could generate up to 60vpd with 6 vph at peak times.

5.3 Trip Assignment

It is estimated that the east- west origin / destination split will be 50:50 given Deloraine's central position between the North West and North East population centres.

Based on this estimate:

- 3 arrivals /departures from /to the east will occur during the peak hour.
- 3 arrivals /departures from /to the west will occur during the peak hour.

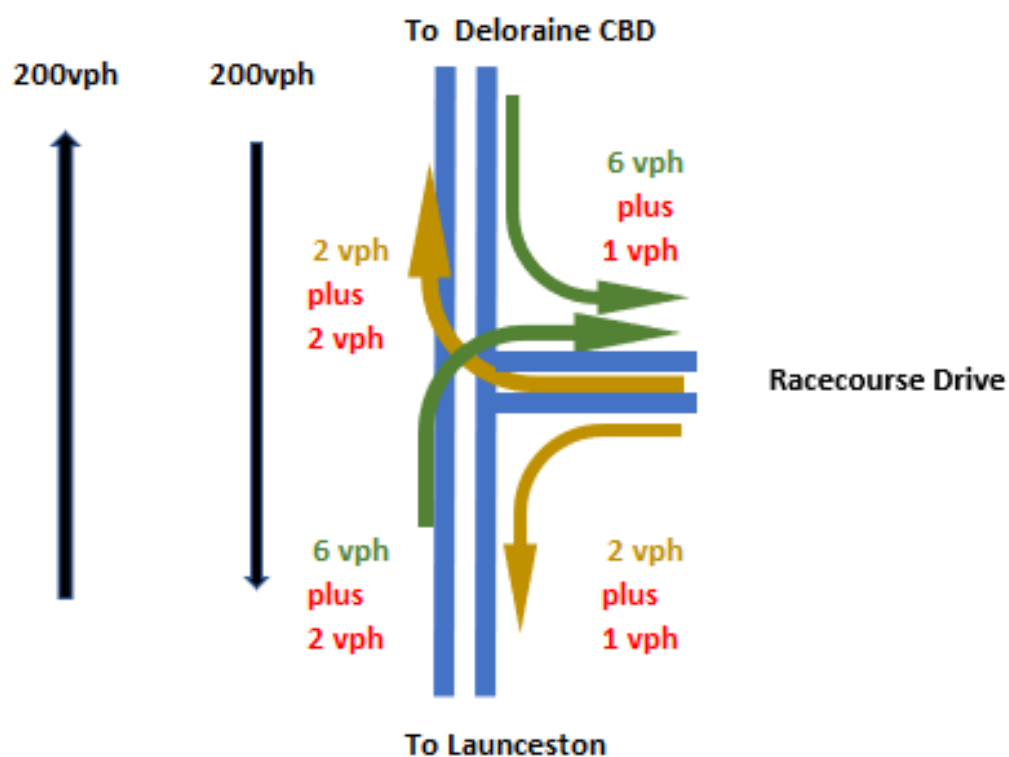
Figure 20 shows the traffic assignment at the Lake Secondary Road / Racecourse Drive junction.



Figure 20 – Traffic Assignment for Lake Secondary Road / Racecourse Drive junction

Lake Secondary Road - Racecourse Drive Junction

Peak Hour - 2029 with 1% PA Growth





6. Impact on Road Network

6.1 Impact of traffic generated by the proposed development

This section considers the performance of the key road infrastructure in 2019 and 2029 based on background traffic growth estimates and the traffic generated by the proposed development.




The following analysis shows that a Simple Left and Right junction layout is adequate in accordance with Austroads guidelines.

6.2 Sight Distance requirements

Figure 21 summarises sight distance availability and requirements as per the Meander Valley Interim Planning Scheme 2013.

Figure 21 – Sight distance requirement and availability

Junction Major Rd - Minor Rd	Speed Limit (km/h)	Speed Environment (km/h)	Road frontage sight distance		
			Table E4.7.4 SISD (m)	Available	
				Left(m)	Right(m)
Racecourse Drive - Exit from #6 Racecourse	50	50	80	110	200
Lake Secondary Road - Racecourse Drive	60	50	80	120	120

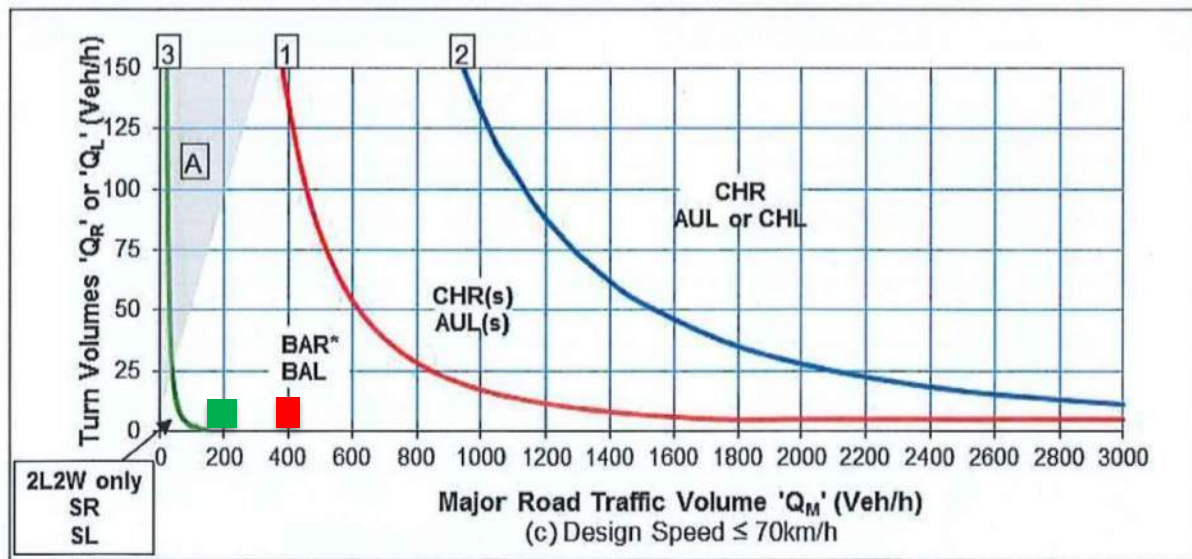
	Compliant
	Marginal
	Non Compliant

6.3 Junction Warrants

Junction layout requirements are based on Austroads Guidelines which take into account the standard of the road, speed limit and volume of through and turning traffic. Figure 22 indicates the type of treatment required for the left and right turn movements off the priority road respectively.

The turning and through volumes in this case justify a BAL and BAR junction layout.

Figure 22 – Austroads Junction Warrants – Lake Secondary Rd./Racecourse Rd. junction 2029



A Basic Left (BAL) is warranted based on the left turn volume and through volume during the am & pm peak hour in 2029.

- Major road traffic 200 vph (am – pm)
- Left turn traffic 7 vph (am – pm)
- A BAL is currently warranted and provided.

A Basic Right (BAR) is warranted based on the right turn volume and through volume during the pm peak hour in 2029.

- Major road traffic 400 vph (am-pm)
- Right turn volume 8 vph (am-pm)
- A BAR is currently warranted.

Figure 22 is based on a Queensland Department of Transport and Main Roads reference:

Road Planning & Design Manual – Edition 2: Volume 3, Transport and Main Roads, August 2014

Supplement to Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections



6.4 Meander Valley Interim Planning Scheme 2013

6.4.1 Road and Railway Code E4 requirements

E4.6.1 Use and road or rail infrastructure

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

The proposed development does not satisfy acceptable solution A2 because it has capacity to generate 60 vehicle movements per day on Racecourse Drive.

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

A suitable safe junction layout is provided at the proposed RV Rest Stop access to Racecourse Crescent with adequate sight distance. Accordingly, performance criteria P2 is satisfied.

E4.7.2 Management of Road Accesses and Junctions

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

One two-way access is proposed so acceptable solution A1 is satisfied.

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

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

Acceptable solution A1 is satisfied as all sight distances are adequate , see figure 21.

6.4.2 Car Parking and Sustainable Transport Code E6

E6.6.1 Car Park Numbers

Acceptable solution A1: Parking to be provided in accordance with Table E6.1

The requirement is 1 space per unit.

20 RV sites (where RVs are fully self-contained recreational vehicles or caravans meeting this description) are proposed with each site its own parking space.

Accordingly, acceptable solution A1 is satisfied.



E6.7.1 Construction of Car Parking Spaces and Access Strips

Acceptable solution A1: *All car parking, access strips, manoeuvring and circulation spaces must be:*

- a) Formed to an adequate level and drained; and*
- b) Except for a single dwelling, provided with an impervious all-weather seal; and*
- c) Except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.*

Acceptable solution A1 is satisfied for the sealed access road.

Performance Criteria P1: *All car parking, access strips, manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.*

P1 is satisfied as the existing sites and accesses have proven fit for RV parking to date.

E6.7.2 Design and layout of car parking

Acceptable solution A2.1: *Car parking and manoeuvring space must:*

- a) have a gradient of 10% or less – compliant*
- b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction – compliant, manoeuvring spaces is available for turning.*
- c) have a width of vehicular access of no less than prescribed in Table E6.2.*
 - For 20 parking sites an access width of 4.5m for the initial 7m from Racecourse Drive is required then 3.0m thereafter with passing bays (2m wide by 5m long) every 30m.
 - Two-way road access is proposed. The current driveway width tapers over some 170m from 5.5m at Racecourse Drive (western end) to 3.0m at the eastern end so A2.1 is not satisfied.

A2.1 is not satisfied.

Performance criteria P2: *Car parking and manoeuvring space must:*

- a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and*
- b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.*

P2 is satisfied based on established fitness for purpose of existing provisions for the RV sites.

Acceptable solution A2.2: *The layout of car spaces and access ways must be designed in accordance with AS2890.1-2004 Parking Facilities, Part 1: Off Road Car Parking.*

A2.2 is satisfied.



E6.7.3 Parking for people with a disability

Not applicable as no car parking spaces are proposed , only sites for RVs.

E6.8.1 Pedestrian walkways

Acceptable solution A1: Pedestrian access must be provided for in accordance with Table E6.5. - Where more than 11 parking spaces provide a 1m wide footpath separated from the driveway.

Acceptable solution A1 is not satisfied, see site layout in figure 24.

Performance criteria P1: Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.

P1 is satisfied as there is proven adequate pedestrian provisions for existing RV parking sites.

6.5 Other requirements

6.5.1 Environmental

No adverse environmental impact is anticipated.

From a traffic impact perspective, the proposal does not have a detrimental effect in terms of:

- Noise, Vibration and Visual Impact
- Community Severance and Pedestrian Amenity
- Hazardous Loads, Air Pollution and Dust and Dirt – The internal access road is sealed.
- Ecological Impacts and Heritage and Conservation – A public wastewater dumping station is located within the rest stop site adjacent the internal access road, see figure 14.

6.5.2 Street Lighting and Furniture

There is no existing street lighting or street furniture. The nearest lighting infrastructure is at the adjacent Tennis Courts as can be seen in figures 23 and 24.



Figure 23 – View of RV parking sites north of the access road.



Figure 24 – View of RV parking sites south of the access road.





7. Recommendations and Conclusions

This report has been prepared to assess the proposed 20 site RV Rest Stop development at # 6 Racecourse Drive, Deloraine, in accordance with Meander Valley Interim Planning Scheme 2013 requirements. It has been prepared following a review of existing road conditions, projected traffic demand, crash data, road safety provisions and Austroads guidelines for junctions.

From Road Safety Review and Safe System Assessment the proposal was found to be safe.

The 5 Year reported crash history provides no evidence of a crash propensity on Racecourse Drive and there are no issues with the Racecourse Drive access to the proposed RV Rest Stop driveway.

Evidence is provided to show that the requirements of the Meander Valley Interim Planning Scheme 2013 are satisfied subject to the following recommendation:

- *Level Crossing Warning sign W7-4B and distance plate W8-5B (50m) are provided on the Racecourse Drive southern approach. See figures 10 and 12. This is an existing safety issue not due to the proposal that is the responsibility of the Council road authority.*

The Lake Secondary Road / Racecourse Drive junction has a Simple Right (SR) layout which means there is insufficient width for through traffic to pass a propped vehicle waiting to turn right onto Racecourse Drive.

Lake Secondary Road has an arterial function and is part of the Tasmanian 26m B Double Network and heavy commercial vehicles access Racecourse Drive from Lake Secondary Road.

Austroads Guidelines show that a Basic Right (BAR) layout is technically warranted based on existing operation. Accordingly, it is recommended that MVC consider widening the junction to achieve the BAR junction layout.

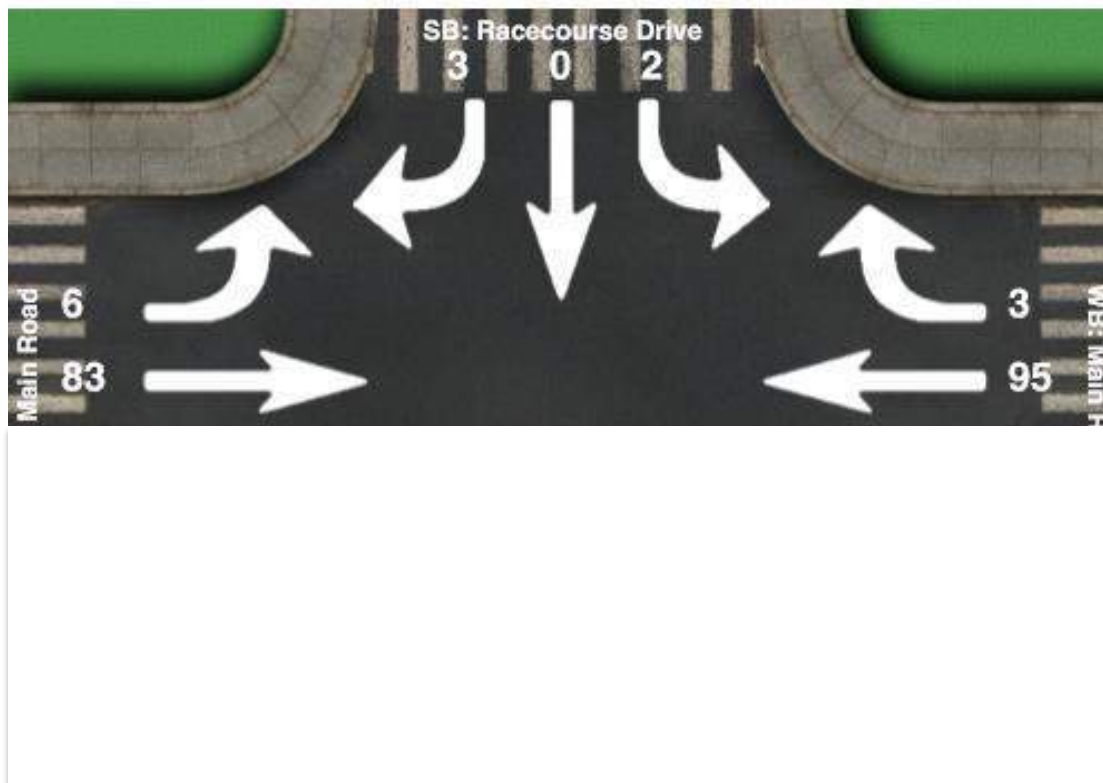
In summary this traffic impact assessment has found that the proposed RV Rest Stop at #6 Racecourse Drive can operate safely and efficiently and is supported on traffic grounds.



Appendix A - Traffic Activity Count

Intersection Count Summary

Location: Racecourse Drive at Main Road, Deloraine
GPS Coordinates: Lat=-41.524459, Lon=146.660327
Date: 2019-05-29
Day of week: Wednesday
Weather: Sunny
Analyst: R Burk



Intersection Count Summary

14:27 - 14:57

	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	2	0	3	0	95	3	2	0	0	6	83	1	195



Turn Count Summary

Location: Racecourse Drive at Main Road, Deloraine
GPS Coordinates: Lat=-41.524459, Lon=146.660327
Date: 2019-05-29
Day of week: Wednesday
Weather: Sunny
Analyst: R Burk

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
14:27	0	0	0	0	7	0	0	0	0	0	6	0	13
14:30	2	0	1	0	17	0	0	0	0	3	9	0	32
14:35	0	0	0	0	8	0	0	0	0	0	11	1	20
14:40	0	0	2	0	15	0	2	0	0	2	11	0	32
14:45	0	0	0	0	19	1	0	0	0	0	17	0	37
14:50	0	0	0	0	22	1	0	0	0	0	21	0	44
14:55	0	0	0	0	7	1	0	0	0	1	8	0	17

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
14:27	0	0	0	0	7	0	0	0	0	0	6	0	13
14:30	2	0	1	0	16	0	0	0	0	2	9	0	30
14:35	0	0	0	0	8	0	0	0	0	0	11	1	20
14:40	0	0	2	0	15	0	1	0	0	1	11	0	30
14:45	0	0	0	0	19	1	0	0	0	0	16	0	36
14:50	0	0	0	0	21	1	0	0	0	0	19	0	41
14:55	0	0	0	0	5	1	0	0	0	1	8	0	15

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
14:27	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30	0	0	0	0	1	0	0	0	0	1	0	0	2
14:35	0	0	0	0	0	0	0	0	0	0	0	0	0
14:40	0	0	0	0	0	0	1	0	0	1	0	0	2
14:45	0	0	0	0	0	0	0	0	0	0	1	0	1
14:50	0	0	0	0	1	0	0	0	0	0	2	0	3
14:55	0	0	0	0	2	0	0	0	0	0	0	0	2

Bicycle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
14:27	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30	0	0	0	0	0	0	0	0	0	0	0	0	0
14:35	0	0	0	0	0	0	0	0	0	0	0	0	0
14:40	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45	0	0	0	0	0	0	0	0	0	0	0	0	0
14:50	0	0	0	0	0	0	0	0	0	0	0	0	0
14:55	0	0	0	0	0	0	0	0	0	0	0	0	0



Intersection Count Summary

14:27 - 14:57

	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	2	0	3	0	95	3	2	0	0	6	83	1	195

Vehicle Summary

Vehicle	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	2	0	3	0	91	3	1	0	0	4	80	1	185
Truck	0	0	0	0	4	0	1	0	0	2	3	0	10
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrians Summary

	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	0	3	3	4	0	4	0	0	0	0	0	0	7



Appendix B - Traffic Generation Rates

APPENDIX 3.1

TRAFFIC GENERATION RATES

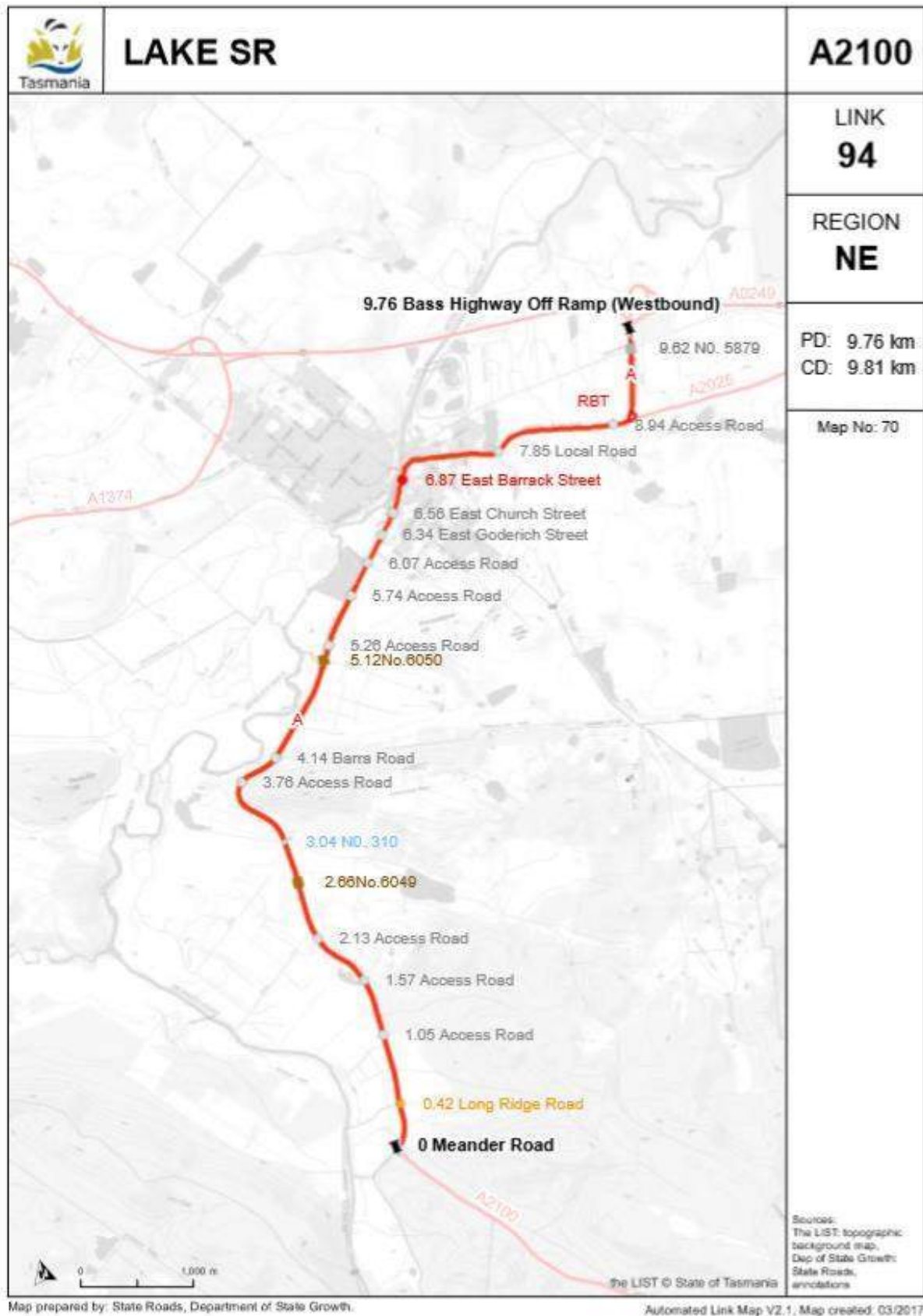
Ref: Traffic Authority of NSW – Policies, Guidelines and Procedures
On Traffic Generating Developments

LAND USE CATEGORY	DAILY VEHICLE TRIPS PER 100 sq m GROSS FLOOR AREA (OR OTHER)
Residential:	
Dwelling Houses	6 per dwelling
Home Units	4 per dwelling
Housing for aged	1 per dwelling
Casual Accommodation:	
Motels	3 per unit
Hotels	220 per 100 sq m Licensed floor area #
Caravan Parks	3 per caravan site ##
Office & Commercial:	10 per 100 sq m GFA
Retail:	
Shopping Centres	60 per 100 sq m GFA
Service Stations	30 per 100 sq m site area
Car tyre retail outlets	10 per 100 sq m site area
Refreshments:	
Drive-in take-away food Outlets	500 per 100 sq m GFA
Restaurants	70 per 100 sq m GFA
Clubs	90 per 100 sq m licensed floor area #
Recreation:	
Squash Courts	20 per court #
Tennis Courts	45 per court
Marinas	4 per berth
Road Transport Terminals:	5 per 100 sq m GFA
Industry:	
Factories	5 per 100 sq m GFA
Warehouses	4 per 100 sq m GFA

Notes:

1. The Traffic Generation Rates adopted above have been obtained from the Traffic Authority of NSW - Policies, Guidelines and Procedures for Traffic Generating Developments.
2. # Total evening vehicle trips.
3. ## The NSW Guidelines do not have a generation rate for caravan parks. A figure similar to that for motel of 3 per caravan site has been adopted in the interim until measurements can be carried out.

Appendix C – DSG Link Map



DELORAIN RACECOURSE - SELF CONTAINED RV REST STOP

1) Introduction

This application proposes to establish an overnight rest stop for self-contained RVs (recreational vehicles) on land located at the Deloraine Racecourse, 6 Racecourse Drive, Deloraine (CT: 165648/2).

2) Background

Applicant

Meander Valley Council

Planning Controls

The subject land is controlled by the *Meander Valley Interim Planning Scheme 2013* (referred to in this report as the 'Scheme').

Use & Development

This application proposes to establish an overnight rest stop for self-contained RVs. A description of the use and development is as follows:

- The proposed use will be restricted to the area identified in Figure 2 below.
- All RVs must be fully self-contained, as defined by The *Campervan and Motor Home Club of Australia*. Caravans meeting this description will also be permitted.
- A maximum of twenty (20) fully self-contained RV's will be accommodated at any time.
- Maximum stay four (4) days.
- No fires permitted.
- No generator or power tool is to be operated outside the following hours –
 - Monday to Friday -7:00am to 6:00pm
 - Saturday – 8:00am to 6:00pm
 - Sunday - 10:00am to 6:00pm
- Incidental signage to be erected near racecourse drive access, including:
 - 10km/h speed limit sign and indicating a shared carriageway for pedestrians and vehicles.
 - Site rules as per the attached plans.

The incidental signage will be small in scale and not include any advertising message and in itself does not require a planning permit. The fee structure included on the signage is indicative only.

It is not proposed to designate individual camp spaces at this time. Self-contained campers are generally good at regulating their spacing and additional infrastructure is would create an unnecessary visual impact during periods of low visitation.

At this time Council will not require formal permits to stay at the site. The site will be monitored while staff are undertaking rubbish collection and Council officers will respond when the number is observed to exceed that required by the permit and as complaints arise.

Proposed incidental signage and a detailed site plan are attached.

Site & Surrounds

The Racecourse Reserve is approximately 22.81ha in area comprising tennis courts, football oval and racecourse. The site envelopes the Deloraine Waste Water Treatment Plant managed by TasWater and is to the immediate north of the State Railway. The land adjoins the Meander River to the west and Bass Highway to the north. A site plan showing existing uses is included in the attachments.

Racecourse Drive extends into the property, terminating at the football club rooms. The rest stop takes access from Racecourse Drive. The extent of the public road is identified in the attached plans.

The racecourse is no longer used for official racing meets, but is used occasionally by individuals for training purposes. The use of the racecourse is infrequent and considered to be negligible. The tennis courts and football oval are in regular use.

The site has been informally used for RV camping for a number of years. The area to be used for camping is largely delimited by existing fencing and vegetation. A previous permit issued for the site is included in the attachments; however, as this permit was for a finite period of time, it is no longer valid.

An existing public waste water dump station is located in the proposed rest stop area. This dump point is used by members of the public. Its use is not regulated and the number of users is unknown. This is currently the only publically accessible dump point in Meander Valley.

The site is located outside the attenuation distance for the Deloraine Waste Water Treatment Plant as listed in the Environmental Impacts and Attenuation Code of the Meander Valley Interim Planning Scheme 2013.



Figure 1: aerial photo of subject land and surrounding properties

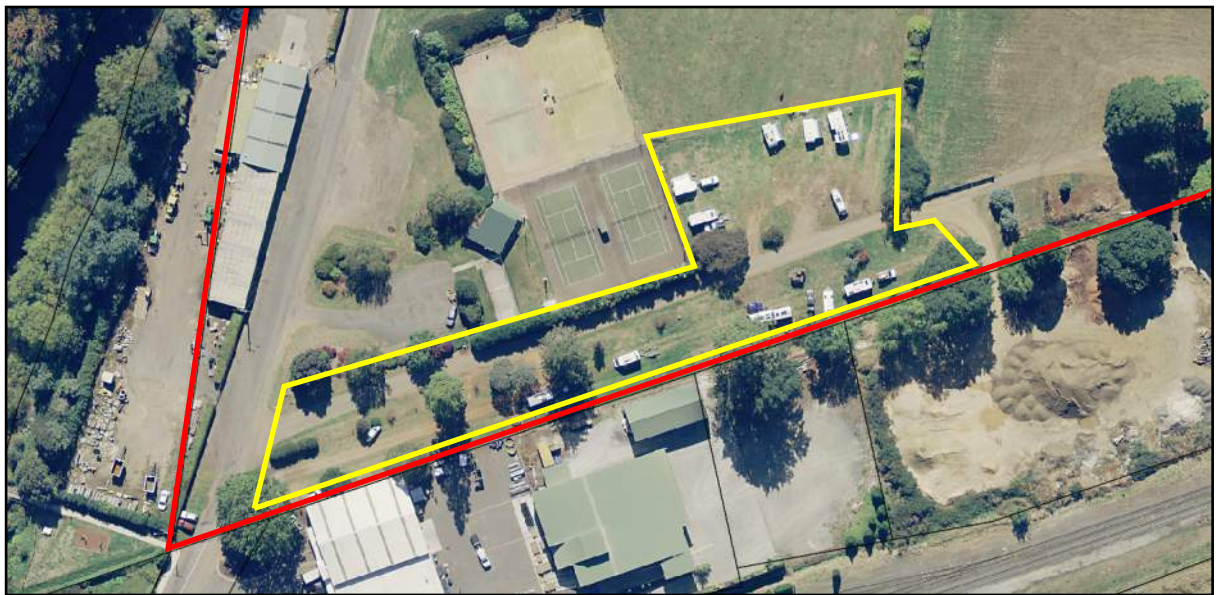


Figure 2: south-west corner of reserve showing the proposed overnight stay area outlined in yellow

11) Planning Assessment

Zone

The subject property is located in the Open Space Zone. The land surrounding the site is located in the Village Zone and Rural Resource Zone.

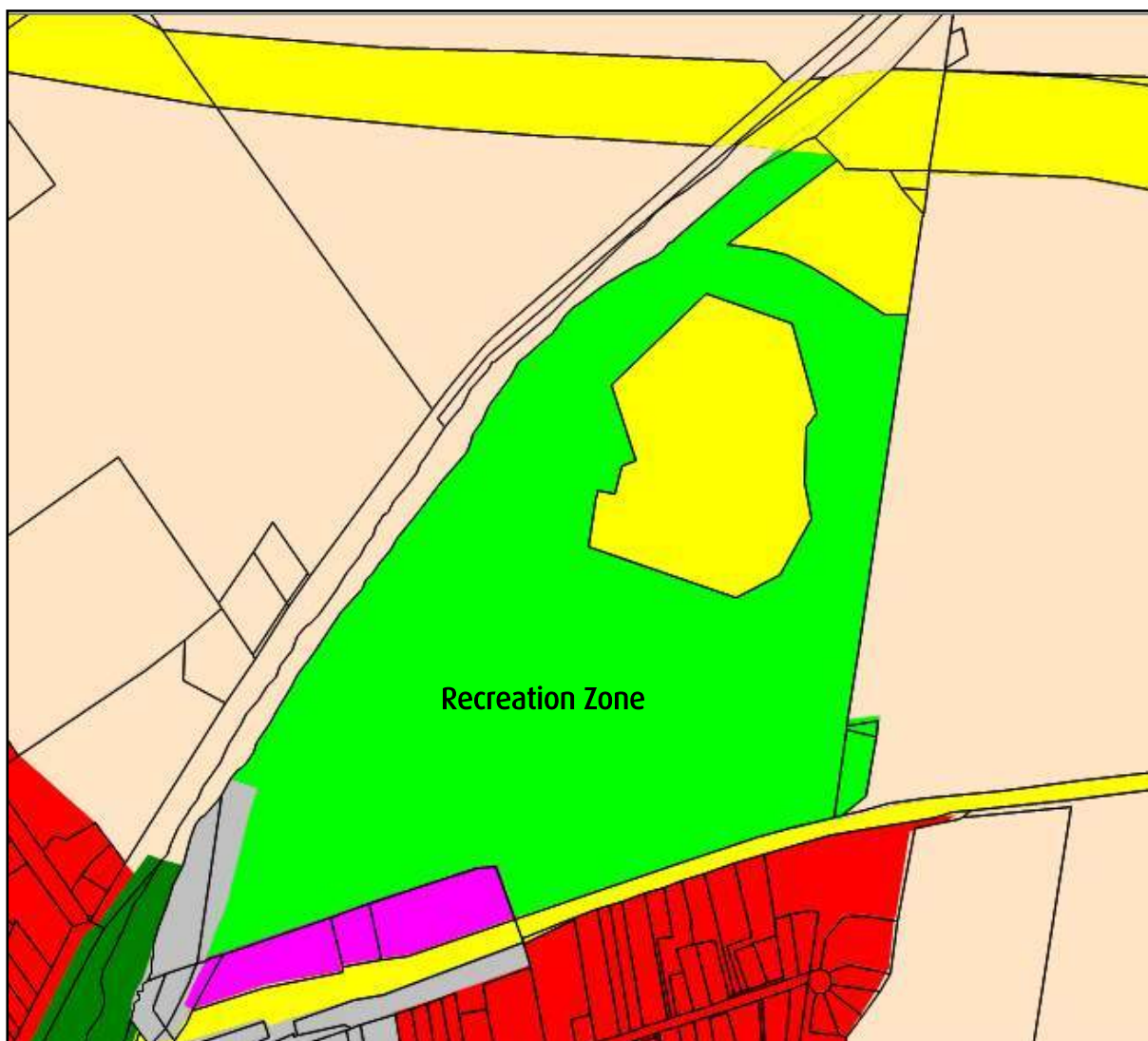


Figure 4: zoning of subject title

Use Class

Table 8.2 of the Scheme, categorises the proposed use class as:

- Visitor Accommodation

Visitor Accommodation is a Discretionary use in the Recreation Zone.

Applicable Standards

Clause 9.1 Changes to an Existing Non-conforming Use

In accordance with Clause 9.1, Council has the discretion to approve an application to bring an existing use of land that does not conform with the scheme into conformity, or greater conformity, with the scheme.

The proposal does not include any intensification of the use of the land or any building. The proposal is to regulate and limit the existing use by:

- limiting the number of overnight spaces available to ten (10); and
- limiting the duration of stays to four (4) days.

It is anticipated that the proposal will reduce existing conflicts with neighbouring uses and improve the amenity of the location by:

- restricting the use to the northern part of the land, furthest from neighbouring dwellings; and
- restricting the use to fully self-contained camper vans; and
- clearly communicating site rules through incidental signage.

In exercising its discretion, Council may have regard to the purpose and provisions of the zone and any applicable codes. The most applicable standards have been considered below.

19.1 Zone Purpose

19.1.1 Zone Purpose Statements

- 19.1.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.

19.1.2 Local Area Objectives

a) The open space zone reflects areas that have historically been developed for passive recreation with full public access and include extensive investment in playgrounds and fitness trails and multi-use areas that service the recreation needs of a neighbourhood and maximize the use of natural assets, such as Blackstone Park.

b) Provide for the continued provision of public facilities in a manner that is appropriate to the proximity of adjoining residential uses.

c) Provide for safe, accessible and pleasant open space linkages to promote connectivity between open space areas and to activity centres with walking and cycling opportunities for health as well as transport.

19.1.3 Desired Future Character Statements

- a) There are no future desired character statements for the zone.

Comment:

The use of the site for overnight stays is an existing use. Regulating the use is considered to enhance the amenity of the land for passive recreation by creating a distinct zone for visitor accommodation and establishing clear rules around the use of the site by overnight visitors. It is intended that these actions will ensure that the remainder of the reserve is unencumbered and protect the infrastructure at the site for locals and day visitors. As such it is considered to bring the use of the land into greater conformity with the Zone Purpose.

Use of the land for visitor accommodation is consistent with the Local Area Objectives and creates a multi-use area that services the recreational needs of visitors and the community.

Assessment of Applicable Standards

The following table is an assessment against the applicable standards of the Meander Valley Interim Planning Scheme 2013.

Recreation Zone			
Scheme Standard		Comment	Assessment
18.3.1 Amenity			
A1	Operating hours must be between: a) 8.00 am and 10.00 pm where adjoining residential use; and b) 6.00 am and 12.00 am midnight where not adjoining residential use.	The use will operate 24 hours a day.	Relies on Performance Criteria
A2	A2.1 The proposal must not include flood lighting where it adjoins the General Residential, Low Density Residential, Urban Mixed Use zones; and A2.2 External security lighting must be contained within the boundaries of the site.	Council does not propose the installation of any additional lighting. .	Complies
A3	If for permitted or no permit required uses.	The use is discretionary.	Relies on Performance Criteria

18.3.2 Recreation Zone Character			
A1	Commercial vehicles for discretionary uses must be parked within the boundary of the property in locations that are not visible from the road or public land.	Not applicable, the use does not require any additional commercial vehicles.	Complies
A2	Goods or materials storage for discretionary uses must not be outside in locations visible from adjacent properties, the road or public land.	Not applicable. No goods or materials will be stored on the site.	
18.4.2 Landscaping			
A1	If for permitted or no permit required uses.	The use is discretionary.	Relies on Performance Criteria

Road and Railway Assets Code			
Scheme Standard		Comment	Assessment
E4.6.1 Use and road or rail infrastructure			
A1	Sensitive use within 50m of a category 1 or 2 road with a speed limit of more than 60km/h, a railway or future road or railway, does not increase the annual average daily traffic movements by more than 10%.	Not applicable	
A2	For roads with a speed limit of 60km/h or less the use must not generate more than 40 movements per day.	The proposed use will likely result in more than 40 vehicle movements at the access, when combined with existing vehicles accessing the Council depot and existing users of the public waste water dump point.	Relies on Performance Criteria
A3	For roads with a speed limit of more than 60km/h the use	Not applicable	

	must not increase the annual average daily traffic movements by more than 10%.		
E4.7.2 Management of Road Accesses and Junctions			
A1	For roads with a speed limit of 60km/h or less the development must include one access providing both entry and exit, or two accesses providing separate entry and exit.	The application does not propose any new accesses or alter the nature of the existing accesses.	Complies
A2	For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	Not applicable	

Flood Prone Areas Code			
Scheme Standard		Comment	Assessment
E5.5.1 Use and flooding			
A1	The use must not include habitable rooms.	The use does not include habitable rooms or buildings.	Relies on Performance Criteria
A2	Use must not be located in an area subject to a medium or high risk in accordance with the risk assessment in E5.7.	The site is mapped as having been inundated during the 2016 flood event. Without some degree of mitigation the site is subject to a medium risk.	Relies on Performance Criteria
A3	Use is in accordance with a Table to this code.	Not Applicable	
E5.6.1 Flooding and Coastal Inundation			
A1	No acceptable solution.	Not applicable	

Car Parking and Sustainable Transport Code			
Scheme Standard		Comment	Assessment
6.6.1 Car Parking Numbers			
A1	The number of car parking spaces must not be less than the requirements of: a) Table E6.1; or b) a parking precinct plan.	1 space is provided for each accommodation unit.	Complies
E6.6.3 Taxi Drop-off and Pickup			
A1	One dedicated taxi space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone.	Sufficient space is available in the existing gravelled access and manoeuvring areas for taxi parking.	Complies
E6.6.4 Motorbike Parking Provisions			
A1	One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	There is sufficient space for motorbike parking, however it is noted that the nature of the use does not suggest a high demand for motorbike parking.	Complies
E6.7.1 Construction of Car Parking Spaces and Access Strips			
A1	All car parking, access strips manoeuvring and circulation spaces must be: a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal; and c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.	Parking and circulation spaces are proposed to remain unsealed and are not proposed to be line marked. The existing gravelled roadway is adequately drained.	Relies on Performance Criteria
E6.7.2 Design and Layout of Car Parking			
A1	A1.1 Where providing for 4 or more spaces, parking areas (other	The proposal is not located in the General	Relies on Performance Criteria

	<p>than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and</p> <p>A1.2</p> <p>Within the General Residential Zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</p>	<p>Residential Zone. There are more than 4 parking spaces located between the building line and the frontage.</p>	
A2	<p>A2.1</p> <p>Car parking and manoeuvring space must:</p> <ul style="list-style-type: none"> a) have a gradient of 10% or less; and b) for more than 4 cars, enter and exit the site in a forward direction; and c) have access width not less than and not 10% greater than Table E6.2; and d) have a width of access and manoeuvring space to parking spaces not less than Table E6.3 where: <ul style="list-style-type: none"> (i) there are three or more spaces; and (ii) where parking is more than 30m from the road; or (iii) the sole vehicle access is to a category 1, 2, 3 or 4 road; and <p>A2.2</p> <p>The layout of car spaces and access ways must be designed in accordance with <i>Australian Standard AS 2890.1</i>.</p>	<p>The parking spaces have a gradient less than 10%. Vehicles can turn onsite and exit in a forward direction. The access is existing and meets the minimum requirements of Table E6.2. Although spaces are not delineated, the width of the access complies with Table E6.3 for the parking areas adjacent to the formed access. The proposal does not comply with AS 2890.1 due to the specialist nature.</p>	<p>Relies on Performance Criteria</p>

E6.7.3 Car Parking Access, Safety and Security

A1	Car parking areas with greater than 20 parking spaces must be: a) secured and lit so that unauthorised persons cannot enter or; b) visible from buildings on or adjacent to the site at times when parking occurs.	The application does not propose any additional lighting.	Relies on Performance Criteria
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E6.8.1 Pedestrian Walkways

A1	Pedestrian access must be provided for in accordance with Table E6.5.	The proposal includes more than 11 parking spaces but does not include a dedicated pedestrian access.	Relies on Performance Criteria
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Performance Criteria**Recreation Zone****18.3.1 Amenity****Objective**

To ensure that uses do not adversely impact upon the occupiers of adjoining and nearby residential uses.

Performance Criteria P1

The amenity of residential uses within the surrounding area must not be unduly impacted upon by operating hours and vehicle movements.

Comment:

The proposed use will have negligible impact on the amenity of residential uses in the surrounding area. The location of the proposed RV rest stop is separated from the nearest residential properties by approximately 100m. This distance, combined with existing uses, buildings and vegetation on the intervening land, is sufficient to buffer most impacts of the visitor accommodation. As there is a high likelihood that patrons may use generators, it is proposed to prohibit the

use of generators and power tools at the site between the following hours:
Monday to Friday - before 7am and after 6pm;
Saturday - before 8:00am and after 6:00pm; and
Sunday - before 10:00am and after 6:00pm.

The use of the land for RV accommodation has been occurring since 2003, when a temporary permit (2 years) was issued and dump point installed. Council does not have a record of any complaints from nearby residents during this period.

The proposal is consistent with the objective and will not impact nearby residential uses.

Performance Criteria P3

Discretionary uses must not cause or be likely to cause an environmental nuisance through emissions including noise, smoke, odour and dust.

Comment:

The proposed use is not likely to cause an environmental nuisance. Proposed rules for the site are intended to control external impacts. The use is for self-contained RVs only which will contain all waste water within the vehicle. The nearby dump point also provides an appropriate means of waste disposal. As such there is minimal risk of odour and waste emissions.

Noise has been discussed above. It is proposed to restrict the hours which generators can be used at the site. The separation between the use and residential properties is considered sufficient to mitigate any additional noise impacts.

The use of camp fires will not be permitted at the site. As such there is minimal risk of smoke.

Although the access road into the rest stop is gravel, the short extent, slow speed environment and limited number of vehicles entering the site ensures that there will be minimal dust produced. The separation from residential properties is sufficient to mitigate dust impacts.

The proposed use is consistent with the objective and will not adversely impact adjoining residential uses.

18.4.2 Landscaping

Objective

To ensure that the recreation values of the site are retained in a manner that contributes to the broader landscape of the area.

Performance Criteria P1

Applications must demonstrate how the recreation and landscape values of the

site and area will be managed by a landscape and site management plan that sets out:

- a) any retaining walls; and*
- b) retention of any existing native vegetation where it is feasible to do so or required to be retained by another provision of this scheme; and*
- c) the locations of any proposed buildings, driveways, car parking, storage areas, signage and utility services; and*
- d) any fencing; and*
- e) vegetation plantings to be used and where; and*
- f) any pedestrian movement paths; and*
- g) ongoing treatment of the balance of the lot, if any, including maintenance of plantings, weed management and soil and water management.*

Comment:

The application does not propose any development other than the erection of incidental signage. Views of the camping area will generally be limited to a short part of Racecourse Drive immediately adjacent to the entrance. The area is otherwise screened from view by vegetation.

The access to the camping area is currently a secondary access to the site. The primary users of the Racecourse Reserve, including for football, tennis and equestrian activities, access the site from the end of Racecourse Drive and are not required to pass the area proposed for RV accommodation. Buildings to the east of the RV accommodation area are currently vacant and do not have regular users.

No further screening is considered warranted.

Road and Railway Assets Code

E4.6.1 Use and road or rail infrastructure

Objective

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

Performance Criteria P2

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

Comment:

It is anticipated that the proposed use will not impact the safety and efficiency of the road network.

Flood Prone Areas Code
E5.5.1 Use and flooding
<p>Objective</p> <p><i>To ensure that use does not compromise risk to human life, and that property and environmental risks are responsibly managed.</i></p>
<p>Performance Criteria P2</p> <p><i>Use must demonstrate that the risk to life, property and the environment will be mitigated to a low risk level in accordance with the risk assessment in E5.7.</i></p>
<p>Comment:</p> <p>Council is committed to the development of a flood risk management and evacuation plan in order to ensure that the proposed RV accommodation area is not in use during periods of high flood risk. The land and access roads are located at the highest extent of flooding with a relatively low frequency of occurrence and rises to this level are readily predictable by State agencies. Self-contained RV's also have high mobility. With this plan in place to ensure that the site is evacuated during significant flood events, the risk associated with flooding can be mitigated to low.</p> <p>A similar management plan is currently in place for the Apex Caravan Park located adjacent to the Meander River in East Parade. The flood risk management plan for the Apex Park was successfully implemented during the 2016 flood event.</p>

Car Parking and Sustainable Transport Code
E6.7.1 Construction of Car Parking Spaces and Access Strips
<p>Objective</p> <p><i>To ensure that car parking spaces and access strips are constructed to an appropriate standard.</i></p>
<p>Performance Criteria P1</p> <p><i>All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.</i></p>
<p>Comment:</p> <p>The application proposes the use of informal, grassed parking spaces. RVs tend to be self-regulating due to the larger size of the vehicles and the additional room required to manoeuvre them. Access ways and manoeuvring spaces are constructed from dirt road base and are adequately delineated from the grassed rest areas by the change in materials. While the spaces are not readily</p>

delineated, there is adequate space that RVs can be parked as far away or close to each other as they desire. A row of trees along the access way also effectively provide spacing.

Grassed parking areas are a common feature of RV rest stops and, given the relatively low turnover of vehicles, are considered adequate.

E6.7.2 Design and Layout of Car Parking

Objective

To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Performance Criteria P1

The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:

- a) the layout of the site and the location of existing buildings; and*
- b) views into the site from the road and adjoining public spaces; and*
- c) the ability to access the site and the rear of buildings; and*
- d) the layout of car parking in the vicinity; and*
- e) the level of landscaping proposed for the car parking.*

Comment:

The proposed accommodation area is considered to be laid out to an appropriate standard. The access way is a substantial width and allows even large vehicles to comfortably manoeuvre and exit in a forward direction. The proposal is not consistent with AS2890.1, Standards for Car Parking Facilities – Off Street Parking, as the use is of a specialist nature not provided for in the standard.

Performance Criteria P2

Car parking and manoeuvring space must:

- a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and*
- b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.*

Comment:

The Parking areas are relatively flat and have a substantial amount of room adjacent to accommodate the turning of large vehicles.

E6.7.3 Car Parking Access, Safety and Security

Objective

To ensure adequate access, safety and security for car parking and for deliveries.

Performance Criteria P1

Car parking areas with greater than 20 parking spaces must provide for adequate security and safety for users of the site, having regard to the:

- a) levels of activity within the vicinity; and*
- b) opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.*

Comment:

Security lighting is not considered warranted as RVs will generally be accompanied by their occupants throughout the night. Opportunities for passive surveillance are significant, due to the general presence of people at the site.

E6.8.1 Pedestrian Walkways

Objective

To ensure pedestrian safety is considered in development

Performance Criteria P1

Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.

Comment:

A dedicated pedestrian access is not considered warranted, the access road and adjacent grassed verges are sufficient to allow for pedestrians to avoid walking on the carriage way. Regardless, Council proposes to erect a 10km/h speed limit sign, indicating a shared carriageway for vehicles and pedestrians to encourage people to walk and drive with due care, ensuring the safety of pedestrians.

Conclusion

In conclusion, it is considered that the application for Use and Development for a Self-Contained RV rest stop, is an acceptable development in the Recreation Zone and will not impact other users of the site or adjacent residential uses.

AUTHOR: Justin Simons
TOWN PLANNER
MEANDER VALLEY COUNCIL

PLANNING REF: PA\20\0113
THC WORKS REF: #6083
REGISTERED PLACE NO: #4806
FILE NO: 09-46-42THC
APPLICANT: Meander Valley Council
DATE THC RECEIVED: 6 November 2019
DATE OF THIS NOTICE: 7 November 2019

NOTICE OF (NO) INTEREST – EXEMPT#2515

(Historic Cultural Heritage Act 1995)

The Place: Deloraine Racecourse, 6 Racecourse Drive, Deloraine.
Proposed Works: Visitor Accommodation – RV Rest Stop: Use part of the site for a Recreational Vehicle (RV) rest stop, and ground-based signage.

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:

A Certificate of Exemption has been issued (attached).

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



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

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

PLANNING REF: PA\19\0222
EXEMPTION NO: #2515
REGISTERED PLACE NO: #4806
FILE NO: 09-46-42THC
APPLICANT: Meander Valley Council
DATE: 13 May 2019

CERTIFICATE OF EXEMPTION

(Historic Cultural Heritage Act 1995)

The Place: Deloraine Racecourse, 6 Racecourse Drive, Deloraine.

Thank you for your application for a Certificate of Exemption for works to the above place. Your application has been approved by the Heritage Council under section 42(3)(a) of the *Historic Cultural Heritage Act 1995* for the following works:

Works: Use part of the site for a Recreational Vehicle (RV) rest stop, and ground-based signage.

Documents: Documentation submitted with Meander Valley Council Planning Application PA\19\0222.

Comments: The Certificate of Exemption is issued to permit the use of part of the Deloraine Racecourse site for a Recreational Van (RV) stop.

The heritage works are confined to the installation of new ground-based signs, to be erected near the Racecourse Drive access. The signs include a 10km/h speed sign indicating a shared carriageway for vehicles and pedestrians; a sign containing information for site users; and a sign containing conditions of use. The signs are to be small in scale and have no advertising content.

A copy of this certificate will be forwarded to the local planning authority for their information. Please note, this Certificate of Exemption is an approval under the *Historic Cultural Heritage Act 1995* only. This certificate is not an approval under any other Act. Further approvals such as planning, building or plumbing may be required. For information regarding these or any other approval, contact your local Council.

Information on the types of work that may be eligible for a Certificate of Exemption is available in the Tasmanian Heritage Council's *Works Guidelines for Historic Heritage Places* (Nov. 2015). The Works Guidelines can be downloaded from www.heritage.tas.gov.au

Please contact the undersigned on 1300 850 332 if you require further information.



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

From: Jennifer Jarvis
Sent: 25 Nov 2019 06:19:28 +0000
To: Planning @ Meander Valley Council
Subject: Planning Application PA20-0113-15873
Attachments: Oct 2019 TasRail Standard Notes - Op Lines.docx

Hello Planning – thank you for notifying TasRail of the planning application PA-20-0113-15873 – 6 Racecourse Drive Deloraine – RV Rest Stop

TasRail has no objection to this proposal conditional upon the following:

- Any new signage advertising or promoting the RV Rest Stop must not be placed in a position that has potential to obstruct required sighting distances (as per AS1742) or where the signs may distract the attention of a driver from the rail line and rail safety signage
- Council to ensure that all level crossing road markings and advance warning signage are appropriate for the changed conditions and in compliance with AS1742.

TasRail also requests that the attached Standard TasRail Notes be attached to the Permit (assuming it is approved).

Kind regards

Jennifer Jarvis



Manager Group Property & Compliance |
Phone: 03 6335 2603 | Mobile: 0428 139 238
11 Techno Park Drive, Kings Meadows, Tasmania, 7249
Jennifer.Jarvis@tasrail.com.au



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This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorised and may be illegal. Opinions, conclusions, views and other information in this message that do not relate to the official business of the Tasmanian Railway Pty Ltd are the views of the individual sender and shall be understood as neither given nor endorsed by Tasmanian Railway Pty Ltd.

TasRail Standard Notes (as at 24 October 2019)

- Where a building or other development is proposed to be located at a setback distance less than 50 metres from the boundary of the rail corridor, the occupants are likely to be exposed to train horn noise and vibration, noting that TasRail Freight Rail Services operate 24/7 and the configuration, frequency and time of these services is subject to change at any time. Landowners and prospective landowners should undertake appropriate due diligence to ensure they are aware of train noise and vibration, particularly train horn noise.
- The train horn is a safety device that is required to be sounded twice per level crossing being on approach and on entry. The minimum duration of each train horn blow is one second. The train driver also has the discretion to sound the horn at any time he/she perceives a risk.
- Stormwater or effluent is not permitted to be discharged onto rail land or into the rail drainage system. Should there be a requirement for a service or asset to be installed on rail land in order to connect into an authorised stormwater or other outlet, a separate TasRail Permit is required and will only be approved subject to terms and conditions (costs apply). A Permit Application Form is available by contacting property@tasrail.com.au
- No obstruction, installation or works of any kind are permitted inside railway land for any purpose including for structures, unauthorised vehicles, drainage, water pipes, stormwater discharge, electrical or service infrastructure, storage of materials, vegetation clearing, inspections etc.
- No persons should enter rail land without formal authorisation.
- Rail land is not for private use and should not be encroached for any purpose including for gardens, storage, keeping of animals etc. Dumping of rubbish including green waste into the rail corridor is not permitted.
- As per the *Rail Infrastructure Act 2007*, the Rail Infrastructure Manager (TasRail) may remove and dispose of unauthorised or unlawful service infrastructure and take such other action as it sees fit. Where this occurs, TasRail may recover its costs of doing so as a debt due to TasRail from that person and retain if applicable any proceeds of disposal. No action lies against TasRail for removing or disposing of the unauthorised or unlawful service infrastructure.
- Using or creating an unauthorised railway crossing or stock crossing is unsafe and strictly prohibited.
- All access and rail land enquiries should be directed to property@tasrail.com.au
- As railway land is Crown Land, the Rail Infrastructure Manager is not required to contribute to the cost of boundary fencing.

PLANNING AUTHORITY 4

Reference No. 223/2019

321 MARRIOTT STREET, WESTBURY

Planning Application: PA\19\0224

Proposal: Subdivision (4 lots)

Author: Leanne Rabjohns
Town Planner

1) Introduction

Applicant	EnviroPlan
Owner	J Gower
Property	321 Marriott Street, WESTBURY (CT: 169983/1)
Zoning	Low Density Residential Zone
Discretions	12.4.2.1 General Suitability
	12.4.3.2 Lot Area, Building Envelopes and Frontage
	E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings
	E5.6.1 Flooding and Coastal Inundation
Existing Land Use	Residential (Single Dwelling and outbuilding)
Number of Representations	One (1)
Decision Due	10 December 2019
Planning Scheme	Meander Valley Interim Planning Scheme 2013 (the Planning Scheme)

2) Recommendation

It is recommended that the application for Use and Development for Subdivision (4 lots), on land located at 321 Marriott Street, WESTBURY (CT: 169983/1), by EnviroPlan, be APPROVED, generally in accordance with the endorsed plans:

- a) EnviroPlan – Project Number: 219025 – Drawing Numbers: 1-4;**
- b) EnviroPlan – Bushfire Risk Assessment Report & Certificates – Dated: 3 May 2019;**
- c) Environmental Service & Design – Flood Risk Assessment – Project**

Number: 6869 – Date: 17 September 2019;

- d) Environmental Service & Design – On-site waste water disposal and stormwater: assessment against Planning Scheme Requirements – Dated: 16 October 2019;**

and subject to the following conditions:

- 1. Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision, permitted by this permit unless:
 - a) Such covenants or controls are expressly authorised by the terms of this permit; or**
 - b) Such covenants or similar controls are expressly authorised by the consent in writing of Council.**
 - c) Such covenants or similar controls are submitted for and receive written approval by Council prior to submission of a Plan of Survey and associated title documentation is submitted to Council for sealing.****
- 2. The vehicular crossover servicing each lot must be constructed in accordance with LGAT standard drawing TSD-R03-V1 and TSD-R04-V1, to the satisfaction of the Director Infrastructure Services (see Note 1).**
- 3. The developer must pay Council \$5,600.00, a sum equivalent to 5% of the unimproved value of the approved lots, as a Public Open Space Contribution.**
- 4. Prior to this permit becoming effective, a Section 71 agreement must be executed, that provides the following:
 - a) Any earthworks or building works within 30m of the eastern boundary of Lots 3 and 4 and within 15m of the northern boundary of Lot 3 will require a planning permit. Additional Flood Modelling may be required. For reference, the Flood Risk Assessment prepared by Environmental Service & Design (dated 17/09/2019) and the Flood Model from Council's consultant are attached.****

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

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

- 5. Prior to the sealing of the final plan of survey, the following must be**

completed to the satisfaction of Council:

- a) Each lot must have a crossover, as per Condition 2.**
- b) The Public Open Space contribution paid, as per Condition 3.**
- c) The Part 5 Agreement has been completed, as per Condition 4.**

Note:

1. Prior to the construction of the driveways, separate consent is required by the Road Authority. An Application for Works in Road Reservation form is enclosed. All enquiries should be directed to Council's Infrastructure Department on telephone 6393 5312.
2. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on 6393 5320 or via email: mail@mvc.tas.gov.au.
3. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or
 - c) Any other required approvals under this or any other Act are granted.
4. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au.
5. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
6. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received.

7. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
8. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with state and federal government agencies.

3) Background

The property at 321 Marriott Street in Westbury contains a single dwelling and a garden shed. The application proposes to create four (4) residential lifestyle lots (see Table 1 below). The 2.023ha (20230m²) property is a square shaped lot, with frontage to Marriott Street. The proposed lot layout and details are shown in Figure 1, while full plans and documentation are included in the attachments. There are no easements on the property.

Lot	Area (m ² ±)	Frontage (m±)	Feature
1	5,027	67.22	Single dwelling and outbuilding
2	5,029	67.22	Vacant land
3	5,120	4	Vacant land
4	5,058	4	Vacant land

Table 1: subdivision details



Figure 1: proposed subdivision layout (EnviroPlan, 2019)

4) Representations

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

One (1) representation was received (attached documents). A summary of the representation is as follows:

- Land gets wet and floods regularly
- Stormwater runs into lots 3 and 4
- When flooded, septic tanks will overflow and flow onto other properties
- Drainage from lots may impact on other properties

Comment:

Flooding and wastewater management have been assessed below.

Stormwater from any future development will need to be managed within that lot, so no concentrated discharge of flow occurs onto any adjoining title.

Any works within the inundation areas will require assessment to ensure there is no adverse impact onto adjoining lots.

5) Consultation with State Government and other Authorities

Not applicable

6) Officers Comments

Use Class: Residential

Applicable Standards

A brief assessment against all applicable Acceptable Solutions of the applicable zone and codes is provided below. This is followed by a more detailed discussion of any applicable Performance Criteria and the objectives relevant to the particular discretion.

Low Density Residential Zone	
Scheme Standard	Assessment
12.3.1 Amenity	
Acceptable solution 1	Complies
12.4.3.1 General Suitability	
Acceptable solution 1	Relies on Performance Criteria
12.4.3.2 Lot Area, Building Envelopes and Frontage	
Acceptable solution 1	Relies on Performance Criteria
Acceptable solution 2	Complies
Acceptable solution 3	Relies on Performance Criteria
Acceptable solution 4	Relies on Performance Criteria

E1 Bushfire-Prone Areas Code	
Scheme Standard	Assessment
E1.6.1.1 Subdivision: Provision of hazard management areas	
Acceptable solution 1	Complies
E1.6.1.2 Subdivision: Public and fire fighting Access	
Acceptable solution 1	Complies
E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes	
Acceptable solution 2	Complies

E4 Road and Railway Assets Code	
Scheme Standard	Assessment
E4.6.1 Use and road or rail infrastructure	

Acceptable solution 2	Complies
E4.7.2 Management of Road and Accesses and Junctions	
Acceptable solution 1	Complies
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings	
Acceptable solution 1	Relies on Performance Criteria

E5 Flood Prone Areas Code	
Scheme Standard	Assessment
E5.6.1 Flooding and Coastal Inundation	
Acceptable solution 1	Relies on Performance Criteria

E10 Recreation and Open Space Code	
Scheme Standard	Assessment
E10.6.1 Provision of Public Open Space	
Acceptable solution 1	Complies

Performance Criteria

Low Density Residential Zone	
12.4.3.1 General Suitability	
<p>Objective</p> <p><i>The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Low Density Residential Zone.</i></p>	
<p>Performance Criteria</p> <p><i>P1</i></p> <p><i>Each new lot on a plan must be suitable for use and development in an arrangement that is consistent with the Zone Purpose, having regard to the combination of:</i></p> <ul style="list-style-type: none"> <i>a) slope, shape, orientation and topography of land;</i> <i>b) any established pattern of use and development;</i> <i>c) connection to the road network;</i> <i>d) availability of or likely requirements for utilities;</i> <i>e) any requirement to protect ecological, scientific, historic, cultural or aesthetic values;</i> <i>and</i> <i>f) potential exposure to natural hazards.</i> 	
<p>Response</p> <p>As the Zone Purpose has been directly incorporated into the Performance Criteria, the Zone Purpose becomes a standard that the proposed development must satisfy. The Zone Purpose states:</p>	
<p>12.1.1 Zone Purpose Statements</p> <p><i>12.1.1.1 To provide for residential use or development on larger lots in</i></p>	

residential areas where there are infrastructure or environmental constraints that limit development.

12.1.1.2 To provide for non-residential uses that are compatible with residential amenity.

12.1.1.3 To ensure that development respects the natural and conservation values of the land and is designed to mitigate any visual impacts of development on public views.

12.1.2 Local Area Objectives

Westbury

a) Westbury will be promoted as a key settlement for low density residential development based on the extent of the historic pattern of lots;

b) Greater efficiency in land use in the provision of lower density lots can be gained through the rearrangement or subdivision of older titles located outside of the serviced core of the settlement.

a) Future subdivision will be determined on the basis of capacity for on-site servicing, access and any potential for natural hazards.

12.1.3 Desired Future Character Statements

Westbury

a) The low density character of the peripheral areas of the settlement are a distinctive feature of Westbury, reinforced by a strong grid pattern of roads and prominent hedge rows that border existing lots.

The purpose of the subdivision is to create four (4) residential lifestyle lots. The proposed lot sizes are 5027m², 5029m², 5120m² and 5058m². These lot sizes comply with the Acceptable Solution and are considered sufficiently large enough to accommodate low density development. As such, the proposed lot sizes maintain a density that is distinctively different from the other zones, and are in keeping with a low density residential character.

The land slopes towards the rear of the property. At the rear of the property is a small watercourse/drain, which is part of the upper stormwater catchment for the Quamby Brook. The application included a Flood Risk Assessment. This report identified an area within Lots 2, 3 and 4 that are subject to a moderate risk of flooding. The area of flood inundation within Lot 2 is considered insignificant.

The buildings on Lot 1 meet the setback standards for the zone. Based on a 10m x 15m floor area, a dwelling could be constructed on Lots 2, 3 & 4 and meet the setback standards. Lots 3 and 4 have sufficient space above the flood risk area, to accommodate a dwelling and associated wastewater system. All four (4) lots are

capable of managing stormwater on-site.

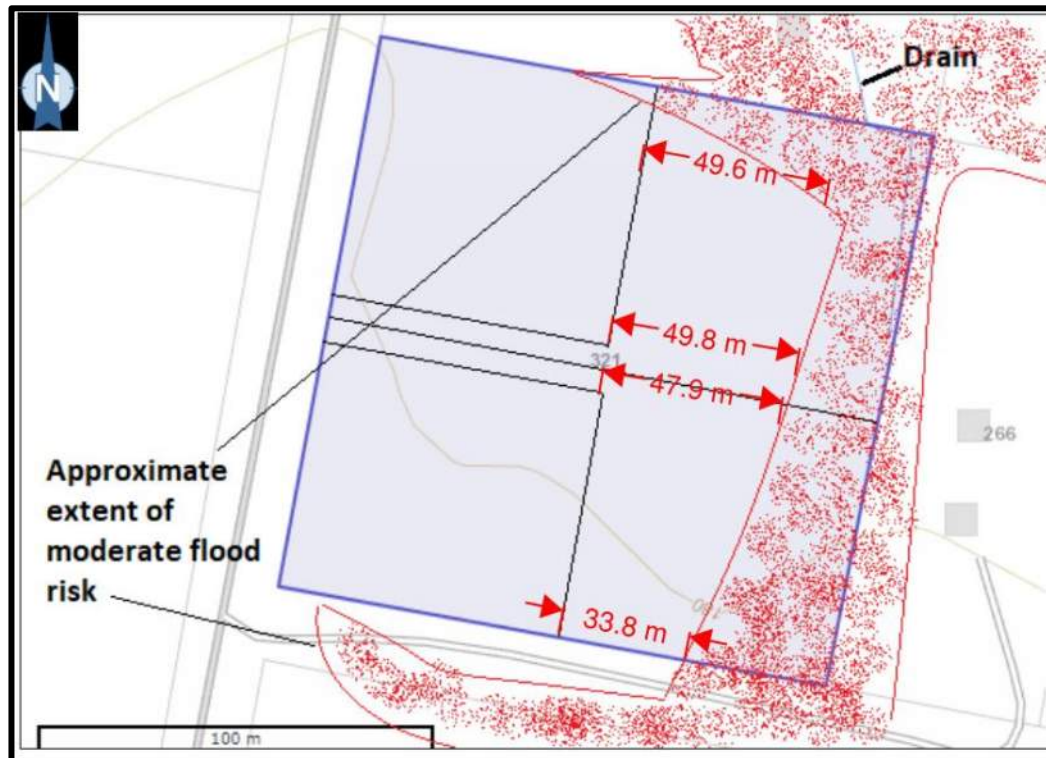


Figure 2: showing the approximate area of moderate risk of flooding (EnviroPlan, 2019), with setback distances included by assessing planner

The land is not heritage listed. There are no Local Heritage Precincts, Local Heritage Places or Archeologically Significant Sites within the planning scheme.

Flood and bushfire have been considered, and there are no other known hazards.

The proposed subdivision layout does not include any new roads. As such, the distinctive grid pattern of Westbury's periphery area is maintained.

Hedges front the property. Minimal vegetation will need to be removed to accommodate the new crossovers.

The proposed subdivision is considered consistent with the zone purpose and the lot layout is suitable for future residential development.

Low Density Residential Zone

12.4.3.2 Lot Area, Building Envelopes and Frontage

Objective

To ensure:

- a) the area and dimensions of lots are appropriate for the zone; and*
- b) the conservation of natural values, vegetation and faunal habitats; and*
- c) the design of subdivision protects adjoining subdivision from adverse impacts; and*
- d) each lot has road, access, and utility services appropriate for the zone.*

Performance Criteria

P1

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

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

Response

The proposed lot layout includes two (2) internal lots (Lots 3 and 4). As stated above, both these lots are subject to a risk of flooding. However, on each lot, there is sufficient available area outside of the flooding risk area for a dwelling to be constructed in a convenient and hazard free location, with associated private open space; car parking and a waste water system (see Figure 2 above).

Lots 3 and 4 each have a 4m wide access handle to Marriottt Street.

As the purpose of the subdivision is to create residential lots, the proposal would not affect the amenity of or be out of character with the surrounding development.

The neighbouring property to the rear is an internal lot. While internal lots may not be a frequent feature in this area, the dimensions of the lots ensure that any new dwelling could meet the standards for setbacks.

The visual impacts of the proposed subdivision are in keeping with the streetscape and landscape. A hedge is located along the front boundary. Part of this hedge will need to be removed to accommodate the accesses. Though the hedge provides screening from Marriottt Street, the hedge could be removed in the future without

the requirements for a planning permit. Regardless, the lots are of a sufficient size to ensure a large portion of the lots remain free of development for gardens/pasture, contributing to the rural setting.

The proposed subdivision is consistent with the objective and provides lots which are appropriate for the zone.

Performance Criteria

P3

Lots that are not provided with reticulated water and sewerage services must be:

- a) in a locality for which reticulated services are not available or capable of being connected; and*
- b) capable of accommodating an on-site wastewater management system.*

Response

The subject property is located within an area where sewer and water services are not available.

Council's Environmental Health Officer has provided the following comments:

The on-site wastewater disposal and stormwater assessment by ES&D dated 16 October 2019 indicates a 1:100 flood event presents a moderate risk the eastern areas of lots 3 and 4 and a small portion of the north eastern corner of lot 2. However, the proposed lots have adequate area outside of the flood zone to accommodate the installation of an on-site wastewater management system and reserve area.

A site specific on-site wastewater design that complies with AS/NZS 1547:2012 will be required and assessed at the Plumbing Permit application stage. The flood potential of the lots will be taken into consideration in the design.

Being in an area that is not serviced by reticulated water, stormwater will be captured for domestic purposes.

The proposed subdivision is considered to be consistent with the objective and each lot is capable of being serviced to a level appropriate to the zone.

Performance Criteria

P4

Each lot must be capable of disposal of stormwater to a legal discharge point.

Response

As stated above, stormwater will be captured for domestic purposes. There is sufficient area on each lot for the on-site treatment of any overflow.

The proposed subdivision is considered to be consistent with the objective and each lot is capable of stormwater management to a level appropriate to the zone.

Low Density Residential Zone**E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings****Objective**

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

Performance Criteria

P1

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

Response

The proposal includes a new access for each lot. Council's Road Authority assessed the proposed new crossovers and stated that:

Access to the proposed lots will be from four new accesses on Marriott Street as per the drawings PA\19\0224.

The rural default speed limit of 100km/h has been applied for this assessment however it is noted that the 85% speed is likely much lower than this due to the semi urban environment and pavement width.

The Safe Intersection Sight Distance required in the LGAT standard drawings for 100km/h is 250m. There is currently 160m of sight distance to the South and 500m of sight distance to the North.

The access does not meet the desired solution of 250m sight distance outlined in the LGAT standards so I have consulted the Australian Standard 2890.1 for performance criteria.

For a domestic property access at a speed of 100km/h the sight distance requirements are 160m.

Given the above, and since the development only represents a minor increase in daily traffic movement, it is considered that traffic to and from the properties would not adversely impact on the safety or

efficiency of the road network.

The development is consistent with the Objective and the crossovers to the lots are considered acceptable for the intended use.

E5	Flood Prone Areas Code
E5.6.1	Flooding and Coastal Inundation
Objective <i>To protect human life, property and the environment by avoiding areas subject to flooding where practicable or mitigating the adverse impacts of inundation such that risk is reduced to a low level.</i>	
Performance Criteria P1.1 <i>It must be demonstrated that development:</i> <i>a) where direct access to the water is not necessary to the function of the use, is located where it is subject to a low risk, in accordance with the risk assessment in E5.7 a); or</i> <i>b) where direct access to the water is necessary to the function of the use, that the risk to life, property and the environment is mitigated to a medium risk level in accordance with the risk assessment in E5.7.</i> P1.2 <i>Development subject to medium risk in accordance with the risk assessment in E5.7 must demonstrate that the risk to life, property and the environment is mitigated through structural methods or site works to a low risk level in accordance with the risk assessment in E5.7.</i> P1.3 <i>Where mitigation of flood impacts is proposed or required, the application must demonstrate that:</i> <i>a) the works will not unduly interfere with natural coastal or water course processes through restriction or changes to flow; and</i> <i>b) the works will not result in an increase in the extent of flooding on other land or increase the risk to other structures;</i> <i>c) inundation will not result in pollution of the watercourse or coast through appropriate location of effluent disposal or the storage of materials; and</i> <i>d) where mitigation works are proposed to be carried out outside the boundaries of the site, such works are part of an approved hazard reduction plan covering the area in which the works are proposed.</i>	
Response The submitted Flood Risk Assessment states that there is a Medium risk, in accordance with Table E5.1. The report further recommends that the risk can be reduced to Low by:	

Ensuring the footprint for any dwellings are located outside of the modelled flood risk area and structural house flood-proofing using one of the following techniques:

- *Elevation of the structure floors on fill or foundation elements such as solid perimeter walls, piers, posts, columns, or pilings.*
- *Dry Floodproofing: Strengthening of existing foundations, floors and walls to withstand flood forces while making the structure watertight.*
- *Wet Floodproofing: Making utilities, structural components, and contents flood- and water resistant during periods of flooding within the structure.*

NOTE: A Planning Authority is unable to impose conditions relating to building specifications.

Council's consultant civil engineer has assessed the catchment hydrology upstream of the subject property and considered the 1 in 100 year flow in the open drain along the eastern boundary of the property. Based on this assessment, the width and area of the inundation shown in Figure 2 is comparable with the modelling undertaken by Council's Consultant shown in Figure 3. Refer to Figure 3 below prepared by the consultant. NOTE: the dark blue colours represent a depth between 20 and 60mm and are unlikely to be prohibitive of development.

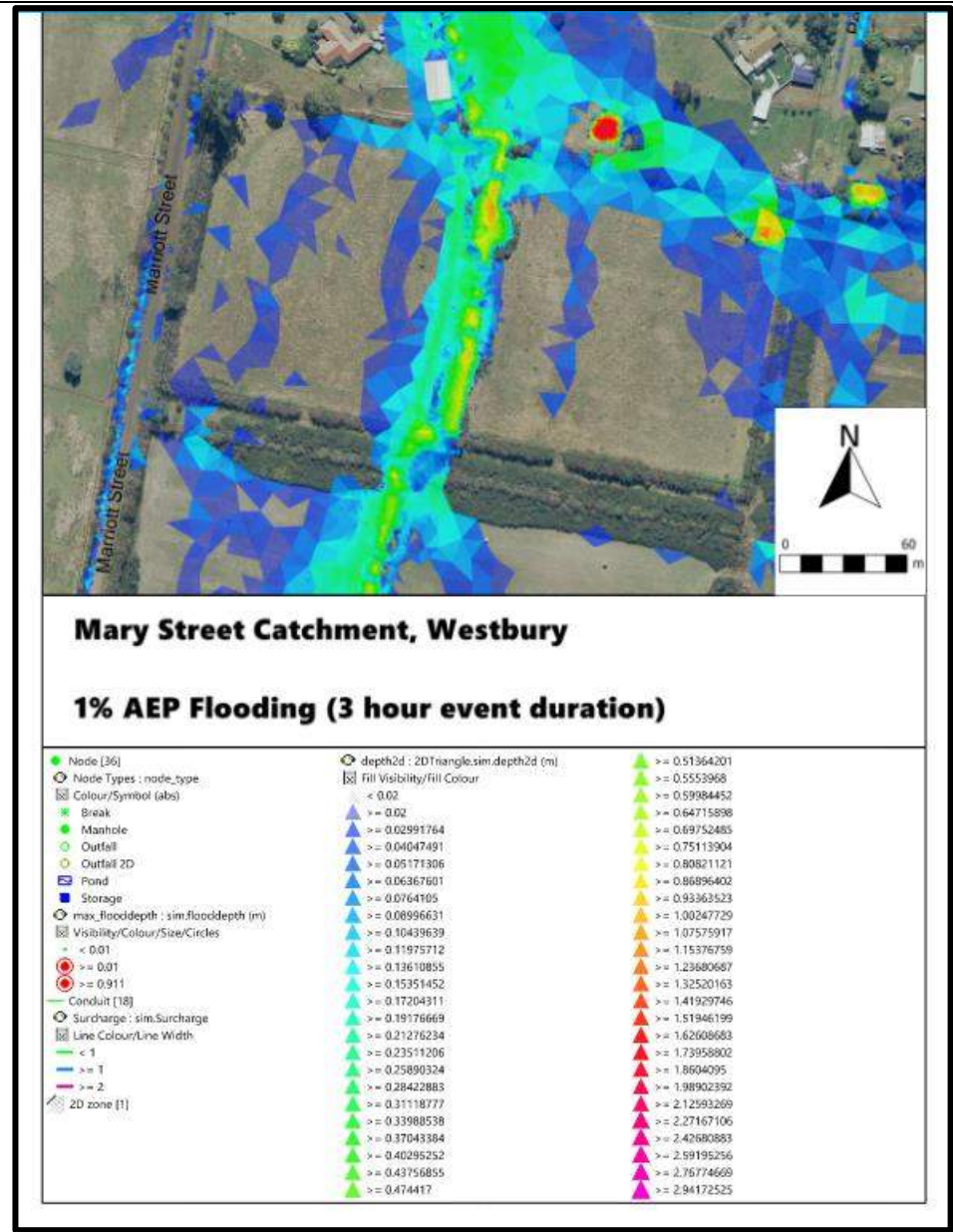


Figure 3: flood modelling from consultant

Future development of habitable structures on Lots 3 and 4 should not occur within the inundation areas. The inundation areas are located within 30m of the eastern boundary of Lots 3 and 4 and within 15m of the northern boundary of Lot 3. For future development to occur within the inundation areas, the applicants would need to demonstrate that proposed floor levels are 300mm above the flood levels, as part of the Building permit process.

Additionally, it is noted that any changes to ground levels within the inundation areas would require assessment to ensure there is no adverse impact from displacement of overland flow to adjoining properties.

Recommended Condition:

To ensure that any future land owner is aware of the above, a Part 5 Agreement is recommended to be attached to a Title documents:

Prior to this permit becoming effective, a Section 71 agreement must be executed, that provides the following:

- a) Any earthworks or building works within 30m of the eastern boundary of Lots 3 and 4 and within 15m of the northern boundary of Lot 3 will require a planning permit. Additional Flood Modelling may be required. For reference, the Flood Risk Assessment prepared by Environmental Service & Design (dated 17/09/2019) and the Flood Model from Council's consultant are attached.

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

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

No on-ground mitigation works are proposed as part of this application.

The development is consistent with the Objective and with the Part 5 Agreement, the lots are considered acceptable for the intended use.

Conclusion

It is considered that the application for Use and Development for a subdivision (4 lots) is acceptable in the Low Density Residential Zone and is recommended for approval.

DECISION:

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



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

OFFICE USE ONLY

Property No:	<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="321 Marriott Street"/>	Certificate of Title:	<input type="text" value="169983"/>
Suburb:	<input type="text" value="Westbury"/>	<input type="text" value="7303"/>	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="2.048 ha"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Residential"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

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

DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- | | | | |
|--|--|---|-------------------------------------|
| <input type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input checked="" type="checkbox"/> Subdivision | <input type="checkbox"/> 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: Colour:
Roof cladding: Colour:



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Scale @ A3
1: 800

CLIENT
Julie Gower
321 Marriott Street,
Westbury

ISSUE
01/03/2019

PROJECT NO.
219025
PROJECT
Proposed Subdivision

DRAWN BY
J. Lee
DESCRIPTION
Subdivision
Proposal Plan

a

02

Julie Gower

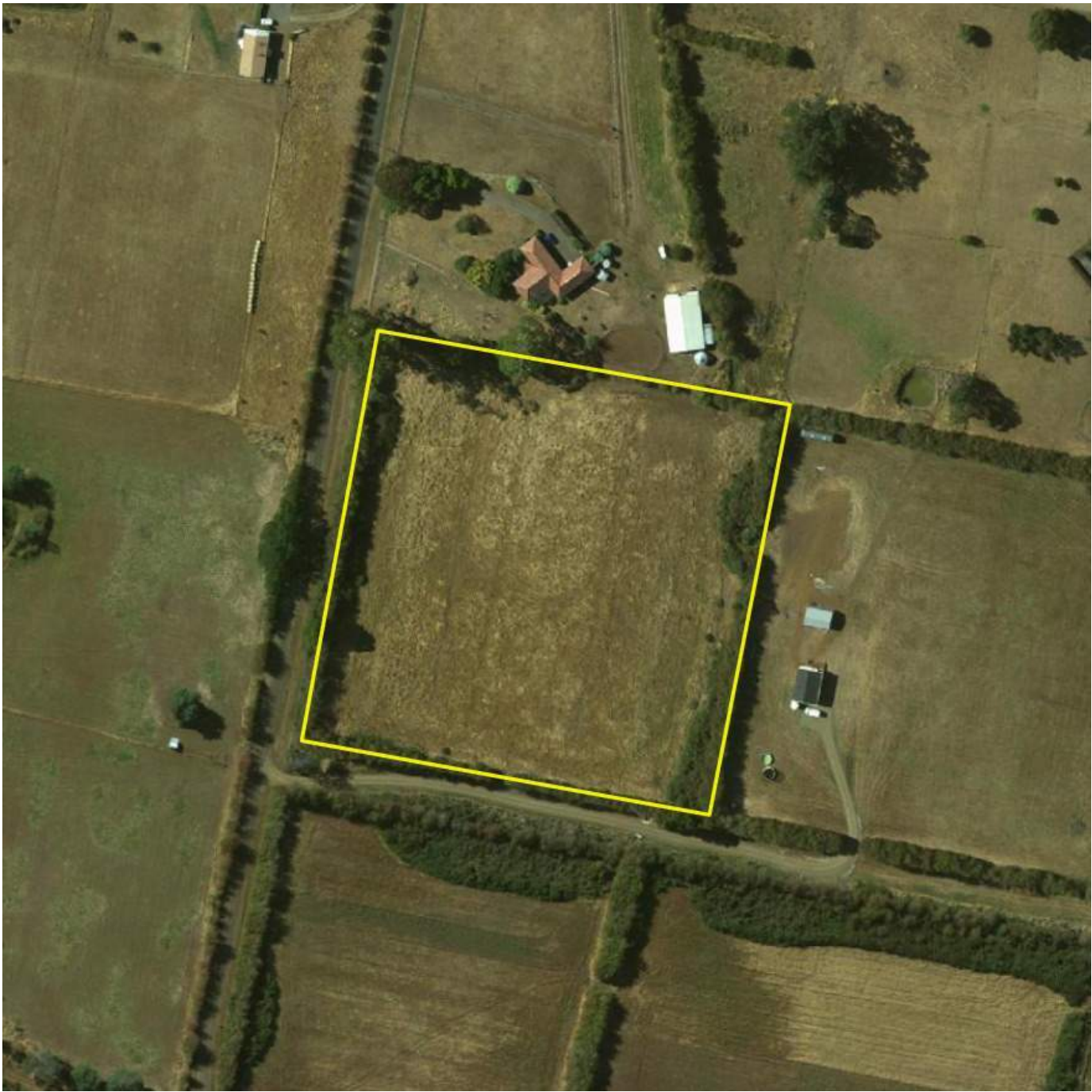
321 Marriott Street, Westbury

Drawing Index

1	A	Cover Page & Site Map
2	A0.1	Existing Allotment
3	A0.2	Subdivision Proposal Plan
4	A0.3	35m Circle within each allotment

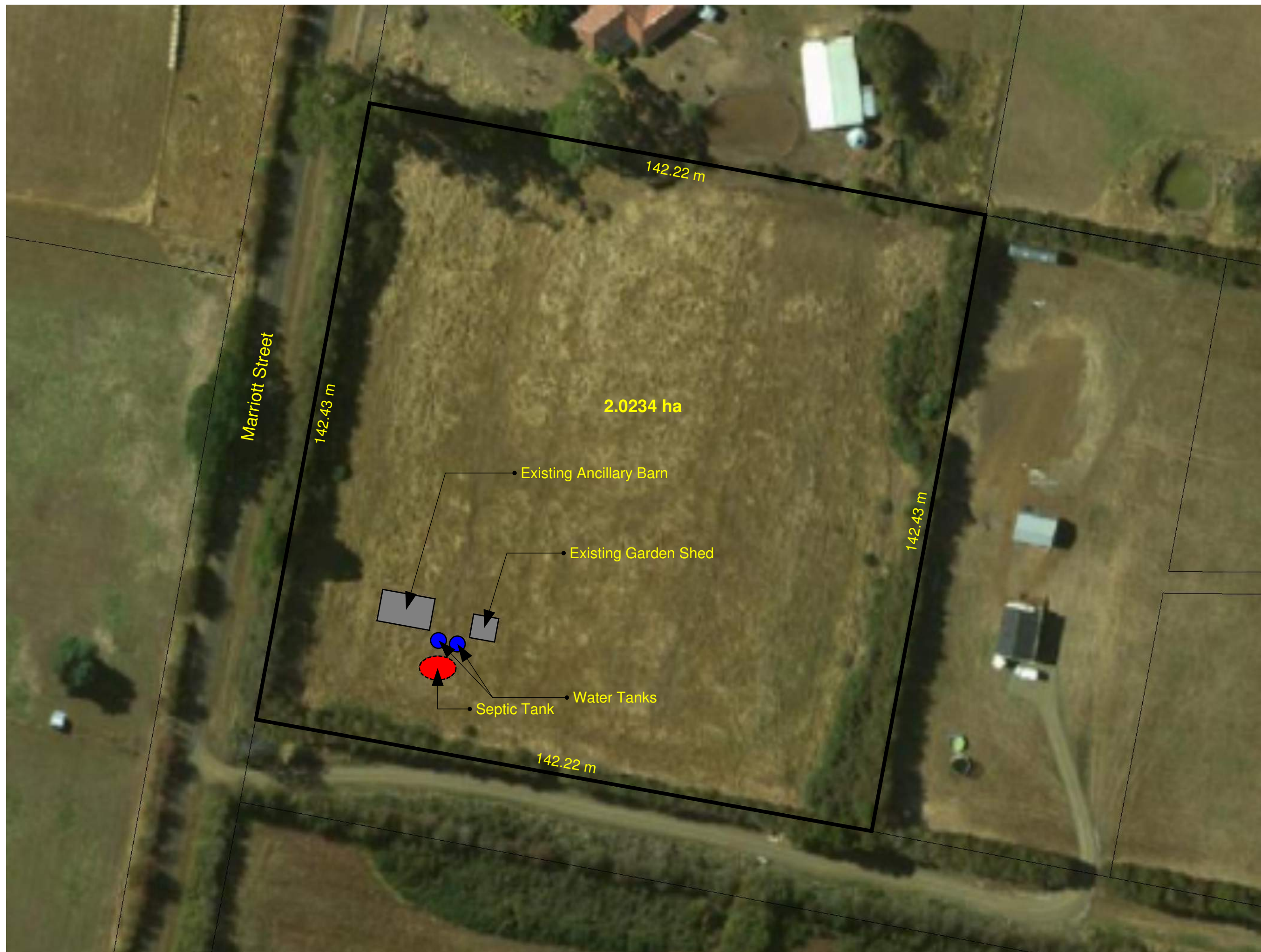


Location Map
NTS



Site Ref:
PID: 3404318
CT: 169983/1









**321 Marriott
Street
Westbury
TAS 7303**

Flood Risk
Assessment

Project No: 6869

Date: 17/09/2019



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REVIEW	Rod Cooper	ES&D	17/09/2019
FINAL	R McCormack	ES&D	17/09/2019

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1 Introduction

Environmental Services and Design Pty Ltd were commissioned to conduct a flood risk assessment at 321 Marriott Street Westbury (the site) in accordance with the Meander Valley Interim Planning Scheme 2013 Part E 5.7 based on the subdivision of a block.

1.1 Site Location

Table 1: Site details

Property Address	321 Marriott Street Westbury TAS 7303
Property ID	3404318
Title Reference	169983/1
Client	Matthew & Julie Gower
Postal Address	37 Whitford Grove, Trevallyn TAS 7250

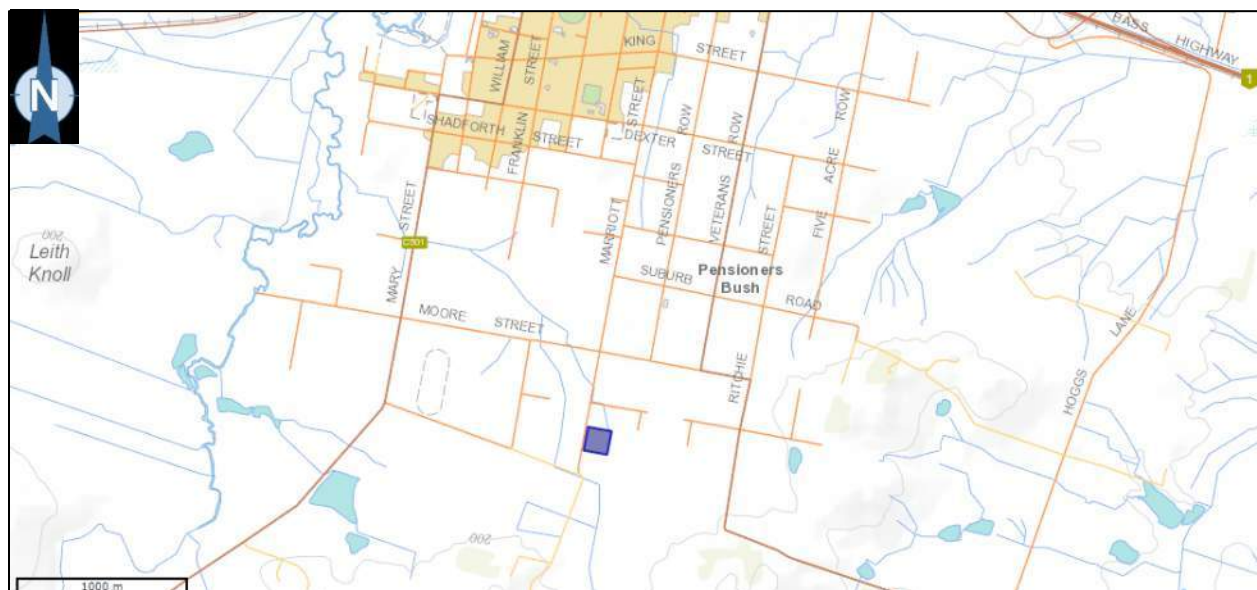


Figure 1: Site location (Source: TheLIST)

Review of the site on Google Earth shows the elevation to change by three meters across the site. The highest point (181 m AHD) being along the southern boundary with the lowest point (178 m AHD) in the northeast corner.



Figure 2: Proposed subdivision (Source: supplied)

2 Flood Risk Assessment

A flood risk assessment is required for the site due to its location within a stormwater catchment area south of Westbury. Modelling has identified the site as having a low to moderate risk of flooding based on a 100 year average recurrence interval (ARI), nine hour event. The *Meander Valley Council Interim Planning Scheme 2013, Part E5.5.1 Performance Criteria P1* states: “Use including habitable rooms subject to flooding must demonstrate that the risk to life and property is mitigated to a low risk level in accordance with the risk assessment in E5.7.”

2.1 Hazards

Flood modelling of the Westbury area has shown a drain on the eastern edge of the block may increase the likelihood of low to moderate flooding risk over the site for a 100 year ARI event. The drain is part of one of the larger stormwater catchments in Westbury.

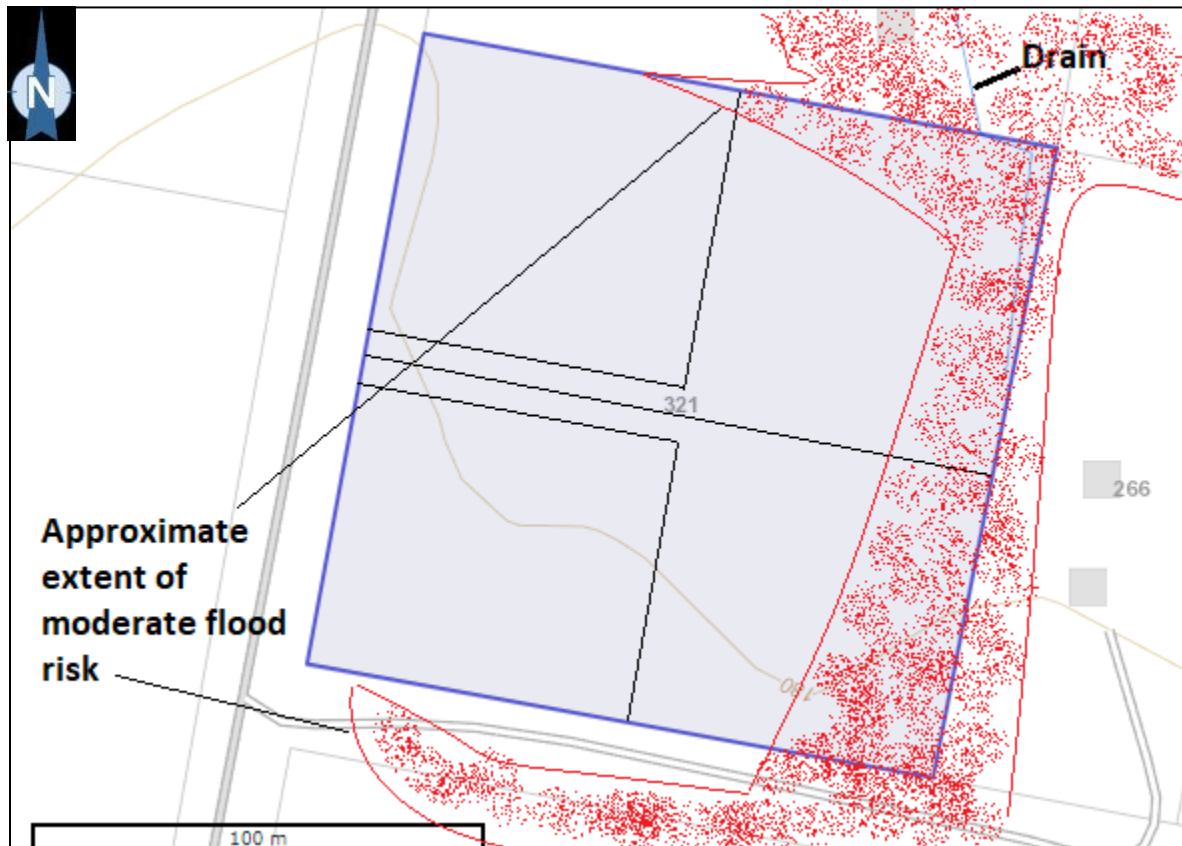


Figure 3: Map showing the approximate area at a moderate risk of flooding¹

The calculated flooding extent has the greatest impact on the eastern edges of Lot's three and four. There is a small overlap of the flood extent and Lot 2, however this is deemed insignificant in relation to this study based on the likely building areas on the block.

2.2 2016 Flood

In the 24 hours leading up to 9am on Monday the 6th of June 2016, many weather stations in northern Tasmania recorded rainfall levels that have a < 1% chance of being exceeded any given year. The rainfall caused a one in 100-year flood in many river systems including the nearby Quamby Brook. Mapping of the June 2016 flood show the extent is at least 130 m from the closest edge of the site (Figure 4). The regional elevation trend slopes away from the site towards the

¹ Actual extent and magnitude of calculated flood risk not provided

extent of the flooding as depicted in Figure 5. Flooding is therefore unlikely on the site during a 100 year ARI event.

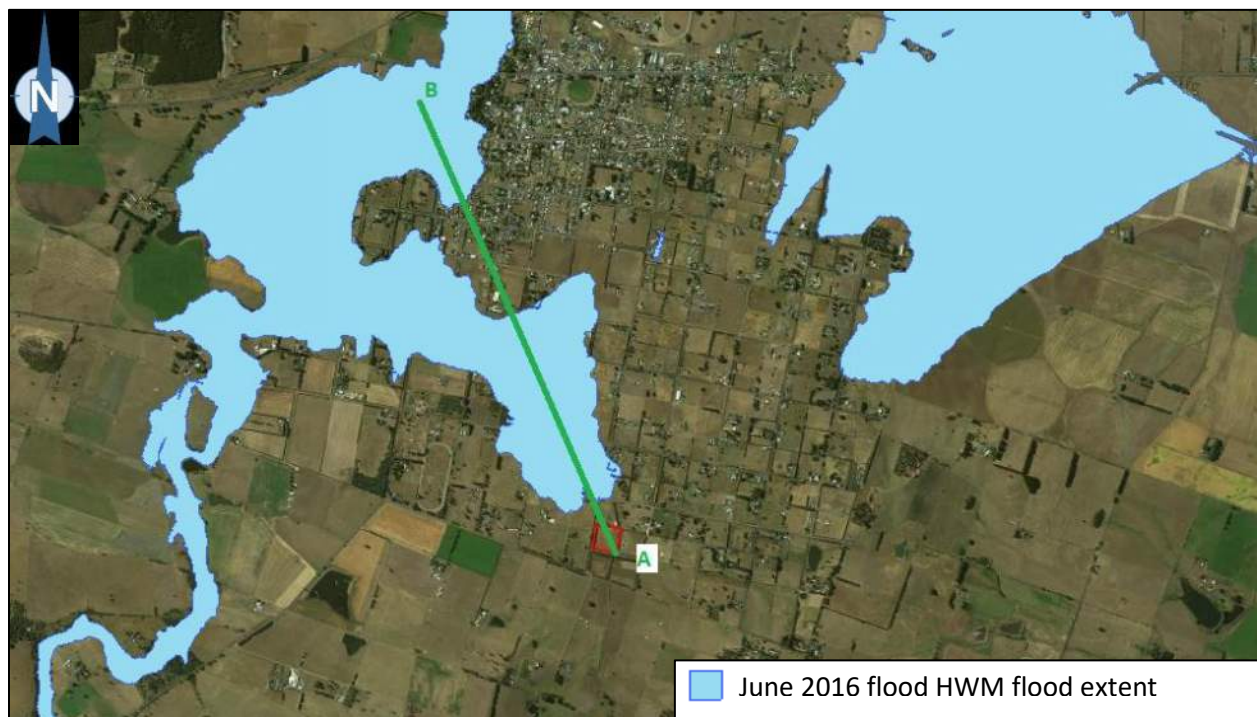


Figure 4: June 2016 flood extent (Source: TheLIST)



Figure 5: Elevation profile from site towards June 2016 flood extent (Google Earth)

3 Discussion

Mapping of the June 2016 flood suggests that the site has low risk (likelihood: rare, consequences: insignificant) from a one in 100-year rain event. Modelling of the drain overflow for a similar rain event depicts that the eastern edge of the block (covering Lot's 3 & 4) may be affected by moderate flooding. For buildings within the modeled, moderate, flooding area there is a medium risk as calculated from Table 2 (likelihood: rare, consequences: moderate). Distance from the mapped 2016 flood indicate that, even during a major flooding event that causes flooding on the property, it is unlikely that there will be enough water to cause significant structural damage.

Table 2: AS/NZS 4360:2004 Risk Consequence and Likelihood Matrix Table²

Likelihood (annual exceedance probability)	Consequences				
	Catastrophic	Major	Moderate	Minor	Insignificant
Moderate 1:25 (4%)	High	High	High	Medium	Low
Unlikely 1:50 (2%)	High	Medium	Medium	Low	Low
Rare 1:100 (1%)	High	Medium	Medium	Low	Low

Reducing the risk to a low rating can be achieved through the following measures: Ensuring the footprint for any dwellings are located outside of the modeled flood risk area and structural house flood-proofing using one of the following techniques:

- Elevation of the structure floors on fill or foundation elements such as solid perimeter walls, piers, posts, columns, or pilings.
- Dry Floodproofing: Strengthening of existing foundations, floors, and walls to withstand flood forces while making the structure watertight.
- Wet Floodproofing: Making utilities, structural components, and contents flood- and water resistant during periods of flooding within the structure (Jokanovic, A. 2018.)

² See Appendix 1 for consequences explanations

The exact extent of the modeled flooding will need to be confirmed with the Meander Valley Council prior to building. This will ensure each Lot has adequate space for a building envelope as required by the Meander Valley Council. Adjustment of the eastern boundaries for Lot's 3 & 4 may need to be made in order to comply with these requirements. Confirmation of the flood extent from the council will also provide details on the likely depth of flooding which will assist in the planning for the structural flood-proofing.

4 Recommendations

Lots 1-4 have a low risk due to flooding based on the actual 1/100 year event on Monday the 6th of June 2016. Thus under Interim Planning Scheme 2013 Part E 5.7 the development can proceed.

Even so any change down gradient could impact the flooding extent and so precautions (minimum one of the following) are suggested in line with the risk assessment:

- Elevation of the structure floors on fill or foundation elements such as solid perimeter walls, piers, posts, columns, or pilings.
- Dry Floodproofing: Strengthening of existing foundations, floors, and walls to withstand flood forces while making the structure watertight.
- Wet Floodproofing: Making utilities, structural components, and contents flood- and water resistant during periods of flooding within the structure (Jokanovic, A. 2018.)

It is also recommended that the block boundaries be adjusted to ensure the building envelopes are outside the flood modelling lines shown in figure 3.

Should you require clarification of any aspect of this report, please contact undersigned.

For and on behalf of Environmental Service and Design Pty Ltd



Reuben McCormack BSc (Hons)
Environmental Consultant

References

Jokanovic, A. 2018. Minimising Flood Risk in Latrobe, Hydraulic modelling and levee options assessment. Prepared for Latrobe Council.

Land Information System Tasmania (the List): www.thelist.tas.gov.au

Meander Valley Interim Planning Scheme 2013

VICARY,M.J., CALVER,C.R., EVERARD,J.L. and SEYMOUR,D.B. (compilers) 2008. Digital Geological Atlas 1:25 000 Scale Series. Sheet 4244. Ulverstone. Mineral Resources Tasmania.

Appendices

Appendix 1 – E5.7 Risk Assessment (Meander Valley Interim Planning Scheme 2013)

b) Consequence Criteria

- Catastrophic
 - Loss of life, loss of significant environmental values due to a pollution event where there is not likely to be recovery in the foreseeable future.
- Major
 - extensive injuries, complete structural failure of development, destruction of significant property and infrastructure, significant environmental damage requiring remediation with a long-term recovery time.
- Moderate
 - Treatment required, significant building or infrastructure damage i.e. loss of minor outbuildings such as car ports, public park shelters and the like. Replacement of significant property components such as cladding, flooring, linings, hard paved surfaces. Moderate environmental damage with a short-term natural or remedial recovery time.
- Minor
 - Medium loss – seepage, replacement of floor/window coverings, some furniture, repair of building components of outbuildings and repair and minor replacement of building components of buildings where direct access to the water is required. Minor environmental damage easily remediated.
- Insignificant
 - No injury, low loss – cleaning but no replacement of habitable building components, some repair of garden beds, gravel driveways etc. Environment can naturally withstand and recover without remediation. Inundation of the site, but ground based access is still readily available and habitable buildings are not inundated, including incorporated garages.

16 October 2019

Matt & Julie Gower
37 Whitford Grove
TREVALLYN TAS 7350

Dear Mr & Mrs Gower,

RE: Development Proposal – 4 Lot Subdivision – 321 Marriott Street Westbury

On-site waste water disposal and Stormwater: Assessment against Planning Scheme Requirements

The development proposes a 4 lot subdivision at 321 Marriott Street Westbury. Lot 1 to contain the existing residence and lots 2-4 as vacant lots.

There is a requirement to demonstrate the proposal complies with the low density residential development standards, section 12.0, of the Meander Valley Interim Planning Scheme 2013 relating waste water disposal.

A site visit was conducted on 1 April 2019 to assess the site and note any constraints on the land in relation on-site wastewater disposal.

12.4.3 - Subdivision

12.4.3.2 Lot Area, Building Envelopes and Frontage

Acceptable Solution

- A3 - Each lot must be connected to a reticulated:
- a) water supply; and
 - b) sewerage system.

There is no reticulated water or sewerage system available in the area for connection to the proposed lots. Therefore, the subdivision proposal must be assessed under the performance criteria at clause 12.4.3.2 P3.

P3 - Performance Criteria

Lots that are not provided with reticulated water and sewerage services must be:

- a) in a locality for which reticulated services are not available or capable of being connected; and*
- b) capable of accommodating an on-site wastewater management system.*

Assessment Against Performance Criteria

Domestic Water Supply

Proposed lot 1 contains the existing dwelling with an existing tank water supply for domestic purposes. Lot 1 requires no further consideration in relation to the domestic water supply.

Rainwater harvesting can achieve 1L/m² of roof area for every mm of rainfall. Based on a 3 bed room dwelling with a roof area of 180m² and an annual mean rainfall of 776mm (BOM site – Westbury 1978-2019) there is potential for harvesting 139,680L of rainfall per year.

A potential annual rainfall harvest in excess of 130,000L is more than adequate for a domestic water supply. Proposed lots 2-4 have adequate area for location of water tanks, of sufficient volume, for a domestic water supply.

On-site Waste Water Disposal

There is no reticulated sewer connection and an on-site waste water management system will be required for each lot.

Proposed lot 1 contains the existing dwelling and an approved on-site wastewater management system. The location of the existing system and 'reserve' land application area, as required by design report prepared by Strata Geoscience and Environmental, are contained wholly within proposed lot 1. Lot 1 requires no further consideration.

Five bore holes prepared by Strata Geoscience and Environmental indicate a category 5 highly plastic clay from 0.3m to 2.0m. These soil samples were taken within proposed lot 1 and adjacent to the eastern boundary of proposed lot 2.

A core sample to a depth of 1.5m was taken from the approximate centre of proposed lot 3. The soil sample from the core revealed a loamy topsoil to 0.3m and clay from 0.3m to 1.5m. The silty clay soil profile is assessed as a category 5-6 soil for wastewater disposal.

A category 5-6 highly plastic clay is suitable for on-site wastewater disposal. The area required and the method of disposal is dependent upon the design hydraulic flow calculated from the number of bedrooms in any proposed dwelling.

A flood risk assessment was conducted in September 2019. The report indicates that mapping of the 2016 flood suggests a low risk but that overflow from the drain at the eastern boundary for a similar rainfall event

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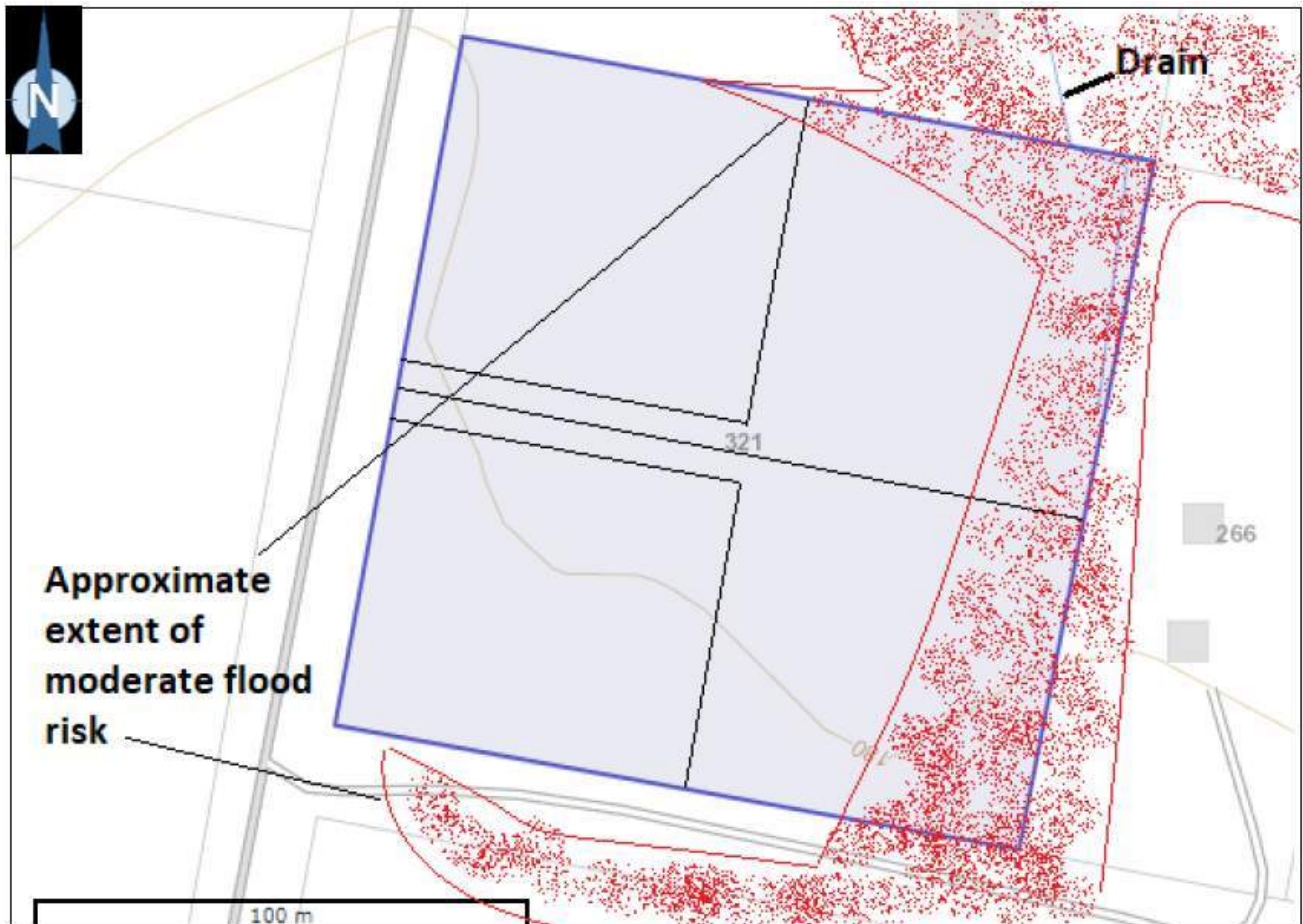
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presents a moderate risk to the eastern areas of lots 3 and 4 and a small portion of the north eastern corner of lot 2.

Based on the moderate 1:100 flood risk from the drain, wastewater disposal areas should avoid this area unless specific measures to minimise flood effects is incorporated in the system design. Areas of lots 2, 3 and 4 requiring specific flood design area shown on the plan below (from September 2019 Flood Risk Assessment).



Depending upon the size of any proposed dwelling on lots 2-4 each lot may be suitable for disposal of on-site wastewater through either a primary or secondary treatment system.

It should be noted that AS/NZS1547-2012 does not specifically recommend disposal systems for flood-prone areas. It does however require flood potential for a 1:20 flood event be taken into consideration in design. There are no secondary treatment systems specifically accredited for use in flood-prone areas.

Sub-surface trenches and beds, raised beds and mounds and irrigation beds are all suitable options to reduce the potential for off-site export of wastewater.

Proposed lots 2-4 have an area greater than 5,000m² which is more than adequate for the installation of an on-site wastewater management system and nominated 'reserve' area where required clear of access strips and building areas.

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The precise location, type of treatment system and size of the land application area will require a site specific design that complies with AS/NZS1547-2012.

Proposed lots 2-4 are capable of accommodating an on-site wastewater management system.

This meets the requirements of clause 12.4.3.2 P3 (b) of the Meander Valley Interim Planning Scheme 2013.

On-site Stormwater Disposal

12.4.3.2 P4 - Each lot must be capable of disposal of stormwater to a legal discharge point

There is no legal discharge point and Council requires on-site disposal of stormwater.

Stormwater overflow from domestic water tanks and firefighting water tanks (where required) has a far higher water quality and significantly lower contamination than wastewater and can be applied to the soil at much higher rates.

The potential environmental and health effects of off-site transport of stormwater are minimal compared the wastewater. Sub-surface disposal by trenches or beds is the most effective method of on-site stormwater disposal where there are no natural drainage channels or surface waters.

Calculation of the system size based on the highest rainfall month ensures there is adequate capacity during months of lower rainfall.

A roof has the potential to harvest 1L of water/m² for each mm of rainfall. The average 3 bedroom dwelling has an area of approximately 180m². The month of the highest mean rainfall for the area is July with an average 92mm (BOM Data – Biralee Road 1978-2019).

An average 3 bedroom home has the capability to harvest 16,560L of rainwater during July.

The projected water usage, based on the potential occupancy of 5 people, is calculated at 600L/day or 18,600L for July.

Assuming the minimum 10,000L domestic water tank is at 50% capacity at the end of June the water inflow would be 21,560L (5,000L + 16,560L). With an average water usage of 18,600L/ month this results in an excess of 2,960L or 95L/day for disposal.

Assuming a lower than average domestic water usage and to allow for higher than average rainfall the daily stormwater disposal rate for July (wettest month) should be increased to 200L/day. Based on a category 5 light clay and with a higher design loading rate due to the higher water quality the sub-surface trench area required is calculated at 12.0m x 0.6m x 0.6m.

The stormwater disposal trench for lots 2-4 can be located towards the eastern boundary and within the moderate flood risk area as the potential for adverse environmental or health effects is minimal. Locating the stormwater trench towards the eastern boundaries ensures adequate separation from the wastewater land application area.

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Recommendations

It is recommended that each lot requires:

- A tank water supply for domestic purposes; and
- Site specific design for on-site disposal of stormwater overflow from the water storage tanks; and
- A site specific on-site wastewater management system design in accordance with AS/NZS1547-2012; and
- On-site wastewater management system will require specific design based on the category 5-6 soil and position of the dwelling and accesses; and
- On-site wastewater system selection and design must take into consideration the moderate flood risk from the drain at the eastern boundary.

Conclusion

The proposed development is capable of complying with the performance criteria of the Meander Valley Interim Planning Scheme 2013 clause 12.4.3.2 P3 and P4.

Yours faithfully



Bruce Harpley
Technical Consultant

Please quote our ref: 219025 PID 3404318
Your ref:
Enquiries to: Micheal Wells
6411 1931



16/10/2019

Meander Valley Council
Planning Department
via Email

Dear Sir/Madam

ADDITIONAL INFORMATION REQUEST RESPONSE – PROPOSED SUBDIVISION, 321 MARRIOTT STREET, WESTBURY, PID: 3404318

Thank you for your additional information request for the above development. In response to your request please find the following:

- *Flood Risk Assessment prepared by a suitably qualified person that addresses E5 Flood Prone Areas Code. The available flood information has been email to you on the 6 June 2019.*

Please note that the other support documentation may need to be revised based on the outcome of the Floor Risk Assessment.

Please find attached a Flood Risk Assessment as requested.

- *Stormwater management plan prepared by a suitably qualified person is required that demonstrates that each lot is capable of managing stormwater on site. The property is not serviced by Council's stormwater system.*

Please find attached the revised waste water disposal and stormwater assessment as requested.

I trust that the above information satisfies the Council's request and that the application can continue its progression.

Yours sincerely

Micheal Wells
Town Planning & Development Consultant
Bushfire Accreditation No: BFP-128



Application for Planning Permit
Proposed Subdivision
In the
LOW DENSITY RESIDENTIAL ZONE
321 Marriott Street, Westbury

Supporting Documentation

6/05/2019

CONSULTANT DETAILS



Mr. Micheal Wells GradDipUrbRegPlan.BEnvDes

Town Planner, Bushfire Assessor, Building Designer, Fire Engineer (IFE)

Bushfire Accreditation No: BFP-128

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Document Status

Revision No	Author	Signature	Date
1	M. Wells		6/05/2019

Engagement & Invoicing Directions

EnviroPlan Australia (*the Agent*) has been engaged by Julie Gower (the *Permit Holder*) to prepare documentation for a planning permit for a Proposed Subdivision located on land known as 321 Marriott Street, Westbury. Any Permit issued is affixed to land and not an individual.

The services rendered by *the Agent* are strictly limited to the preparation of documentation in order to obtain planning permissions only. *The Agent* is not to be considered as the "permit holder" as part of any permit condition issued by any Authority and is not responsible for any costs incurred through a *Permit Holder* enacting a permit condition.

In such circumstances where the primary *Permit Holder* named above sells land or otherwise relinquishes the land; the new permit holder is the party responsible for all costs and invoices incurred by enacting any permit issued that is affixed to the land.

Under **no circumstances** is EnviroPlan Australia (*the Agent*) to be invoiced as 'the responsible party for payment' for any invoice issued by the Planning Authority or TasWater (including any other referral agency) either as part of this primary planning application or at any stage thereafter.

The Land – Site

Title & Description

The Certificate of Title for the subject site is C/T: 169983 / 1, PID: 3404318. A copy of the title is provided as Annexure A.

The street address is 321 Marriott Street, Westbury and Julie Gower is the owner.



Figure 1 – Location of land 321 Marriott Street, Westbury

The 2.0234ha property fronts onto Marriott Street and is located on the eastern side of the road.

Existing Use and Development

The current use of land is residential. Currently there is an ancillary barn and garden shed located on the property.

Site Analysis

Topography

The land is relatively flat and sits on a plateaued area at the 180 m contour level.

Drainage

Drainage to the site is via the following method:

- Stormwater is disposed of through on site tanks with an overflow that is distributed throughout a soakage area within the allotment
- Sewerage is intended to be disposed of within an on-site waste water system
- The site has an existing waste water treatment system

Land Capability

The land is within a delineated area of the Land Capability Survey Tasmania by RM Morton and CJ Grose; Department of Primary Industry and Fisheries: Tasmania 1997. The soil classification of the subject site is **Class 3**. However the site has been rezoned and developed for another purpose and it therefore not considered as agricultural land under the definitions of the PAL Policy.

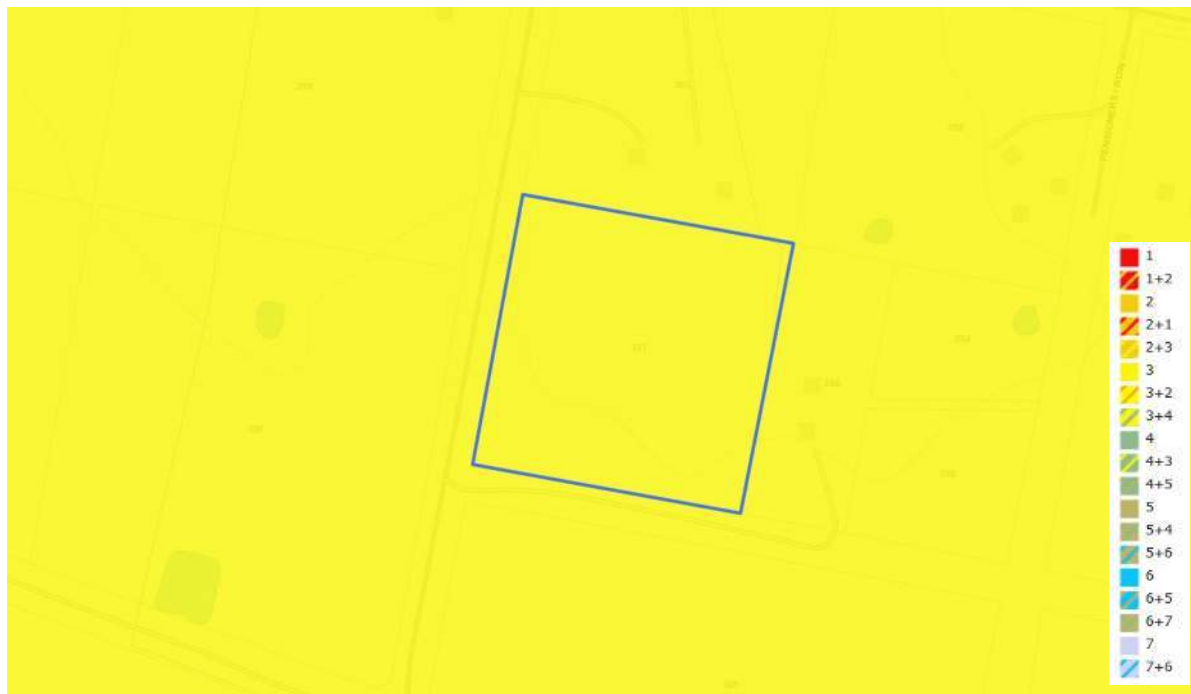


Figure 2 – Land Capability of site 321 Marriott Street, Westbury – source: www.thelist.tas.gov.au

Access

Access to the site is via the following method:

- Access to the subject land is off Marriott Street via an unformed crossover and requires new accesses as part of this proposal.

Reticulated Services

The following describes the reticulated services that service the immediate area:

- Water reticulation is not available to the subject site
- Sewer reticulation is not available to the subject site
- Stormwater reticulation is not available to the subject site
- Telephone services are available within the subject area
- Overhead electricity reticulation is available within the subject area

Surrounding Property Use

The surrounding land use is described as:

- North – residential uses;
- East - residential uses;
- South – agricultural uses; and
- West - agricultural and residential uses.

Lands Limitations

No land limitations have been identified within the property boundaries.



Figure 3 – Landslide Layer, 321 Marriott Street, Westbury – source: www.thelist.tas.gov.au

Proposal

The applicant, Julie Gower is seeking to construct a proposed subdivision under the Meander Valley Interim Planning Scheme 2013.

The proposal seeks to construct a 4 allotment subdivision with the subject land.

A copy of the proposal plans is included as **Annexure B**.

The applicant is applying to the Council, as the Planning Authority, to utilise its discretion and approve the development in accordance with the provisions of **Section 57** of the Land Use Planning and Approvals Act 1993.

Planning Scheme Provisions

The applicable planning instrument is the Meander Valley Interim Planning Scheme 2013 and the subject land is zoned as Low Density Residential.

The relevant sections of the Planning Scheme are listed below for discussion. The relevant issue and item identifier is provided and states whether the proposal meets the Acceptable Solutions (AS) or the Performance Criteria (PC) for each relevant section.

The clauses that are not applicable to the proposal have not been discussed.

The applicable Scheme standards for development in the Low Density Residential Zone are described in the following relevant sections of the Meander Valley Interim Planning Scheme 2013:

12.0 Low Density Residential Zone

12.1 Zone Purpose

- 12.1.1 Zone Purpose Statement
- 12.1.2 Local Area Objectives
- 12.1.3 Desired Future Character Statements

12.2 Use Table

12.3 Use Standards

- 12.3.1 Amenity
- 12.3.2 Low Density Residential Character

12.4 Development Standards for Buildings and Works

- 12.4.1 Clauses 12.4.1.1 – 12.4.1.5 only apply to development within the Residential Use Class.
- 12.4.2 Clause 12.4.2.1 only applies to development other than the Residential Use Class.
- 12.4.3 Subdivision

Part E Codes

- E1 Bushfire-Prone Areas Code
- E4 Road and Railway Assets Code
- E6 Car Parking and Sustainable Transport Code
- E10 Open Space & Recreation Code

Part F Special Area Plans

- There are no specific area plans in relation to the *Meander Valley Interim Planning Scheme 2013*

12.1 Zone Purpose

12.1.1 Zone Purpose Statements

12.1.1.1

To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.

12.1.1.2

To provide for non-residential uses that are compatible with residential amenity.

12.1.1.3

To ensure that development respects the natural and conservation values of the land and is designed to mitigate any visual impacts of development on public views.

12.1.2 Local Area Objectives

<p>Westbury</p> <p>a) Westbury will be promoted as a key settlement for low density residential development based on the extent of the historic pattern of lots;</p> <p>b) Greater efficiency in land use in the provision of lower density lots can be gained through the rearrangement or subdivision of older titles located outside of the serviced core of the settlement.</p>	<p>a) Future subdivision will be determined on the basis of capacity for on-site servicing, access and any potential for natural hazards.</p>
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12.1.3 Desired Future Character Statements

Westbury

- a) *The low density character of the peripheral areas of the settlement are a distinctive feature of Westbury, reinforced by a strong grid pattern of roads and prominent hedge rows that border existing lots.*
- b) *Future development is to maintain a density and pattern that keeps the distinction between the inner serviced core and the peripheral low density zone.*

12.2 Use Table

The proposal is as 'Residential' in the Meander Valley Interim Planning Scheme 2013.

12.3 Use Standards

12.3.2 Low Density Residential Character

Objective:

To ensure that discretionary uses support the:

- a) *visual character of the area; and*
- b) *local area objectives, if any.*

Acceptable Solutions - A1

Commercial vehicles for discretionary uses must be parked within the boundary of the property.

Discussion:

The proposal is a residential subdivision of land only and is therefore not applicable to the provision.

Acceptable Solutions – A2

Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.

Discussion:

The proposal is a residential subdivision of land only and is therefore not applicable to the provision.

12.4 Development Standards

12.4.1 Clauses 12.4.1.1 – 12.4.1.5 only apply to development within the Residential Use Class.

12.4.1.1 Site Coverage

Objective:

- a) *To ensure that the site coverage respects the existing or preferred neighbourhood character: and*
- b) *To reduce the impact of increased stormwater runoff on the drainage system; and*
- c) *To ensure sufficient area for landscaping and private open space.*

Acceptable Solutions - A1

The site coverage must not exceed 30% of the site.

Discussion:

The proposal is a residential subdivision of land and does not exceed 30% of the site coverage.

12.4.1.2 Building Height

Objective:

To ensure that the height of dwellings respects the existing or desired future character statements.

Acceptable Solutions – A1

Building height must not exceed 8 metres.

Discussion:

Not applicable – the application is a residential subdivision.

12.4.1.3 Frontage Setbacks

Objective:

To ensure that the setbacks of dwellings from the road respect the existing or preferred neighbourhood character and make efficient use of the site.

Acceptable Solutions – A1.1

Primary frontage setbacks must be a minimum:

- a) *of 6 metres; and*
- b) *for infill lots, within the range of the frontage setbacks of buildings on adjoining lots, indicated by the hatched section in Figure 12.4.1.3 below; and*

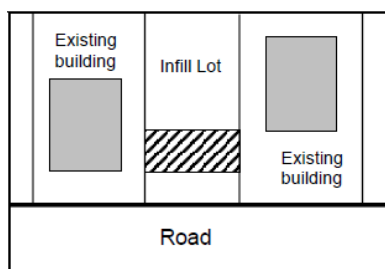


Figure 12.4.1.3 – Primary Frontage Setback for Infill Lots

Acceptable Solutions – A1.2

Buildings must be set back a minimum of 3 metres from the any other frontage.

Discussion:

Each building envelope is set back greater than 6m as demonstrated on the submission plans. The site is not an infill lot and all buildings are set back greater than 3m from any other frontage as shown on the submission plans.

12.4.1.4 Setbacks and building envelope

Objective:

To ensure that the:

- a) *height and setback of dwellings from a boundary respects the existing neighbourhood character and limits adverse impact on the amenity and solar access of adjoining dwellings; and*
- b) *separation of buildings is consistent with the preferred low density character and local area objectives, if any.*

Acceptable Solution – A1

Buildings must be set back 5m from the rear boundary.

Discussion:

The existing buildings on lot 1 are set back greater than 5m from the rear boundary.

Acceptable Solution - A2

Buildings must be set back from side boundaries 3 metres.

Discussion:

The existing buildings on lot 1 are set back greater than 3m from the side boundary.

12.4.3 Subdivision

12.4.3.1 General Suitability

Objective:

The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Low Density Residential Zone.

Performance Criteria – P1

Each new lot on a plan must be suitable for use and development in an arrangement that is consistent with the Zone Purpose, having regard to the combination of:

- a) *slope, shape, orientation and topography of land;*
- b) *any established pattern of use and development;*
- c) *connection to the road network;*
- d) *availability of or likely requirements for utilities;*
- e) *any requirement to protect ecological, scientific, historic, cultural or aesthetic values; and*
- f) *potential exposure to natural hazards.*

Discussion:

The proposal is consistent with the zone purpose where the development responds to the shape and orientation of the land and the established pattern of use and development throughout the area. It provides a suitable connection to the road for each allotment and utilises the available utilities within the area. It protects the values of the area and mitigates exposure to natural hazards (namely bushfire) satisfying P1 above.

12.4.3.2 Lot Area, Building Envelopes and Frontage

Objective:

To ensure:

- a) *the area and dimensions of lots are appropriate for the zone; and*
- b) *the conservation of natural values, vegetation and faunal habitats; and*
- c) *the design of subdivision protects adjoining subdivision from adverse impacts; and*
- d) *each lot has road, access, and utility services appropriate for the zone.*

Acceptable Solution – A1

Each lot must:

- a) *have a minimum area in accordance with Table 12.4.3.1 below; and*

Table 12.4.3.1 – Lot Size

Blackstone Heights	1600m ²
Westbury	5000m ²
Deloraine	5000m ²
Chudleigh	5000m ²
Exton	5000m ²
Elizabeth Town	1ha
Kimberley	5000m ²
Meander	1ha
Davis Road	1ha
Hadspen, Pumicestone Ridge, Travellers Rest	No additional lots

- b) *be able to contain a 35 metres diameter circle with the centre of the circle not more than 35 metres from the frontage; and*
- c) *have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or*

- d) *be required for public use by the Crown, a an agency, or a corporation all the shares of which are held by Councils or a municipality; or*
- e) *be for the provision of public utilities; or*
- f) *for the consolidation of a lot with another lot with no additional titles created; or*
- g) *to align existing titles with zone boundaries and no additional lots are created.*

Discussion:

Each allotment is greater than 5000m² and contains a 35m circle with the centre of the circle not more than 35m from the frontage as demonstrated on the submission plans. The new boundaries are aligned to provide the acceptable setbacks from existing buildings complying with A1 (a), (b) & (c) above.

Acceptable Solution – A2

Each lot must have a frontage of at least 4 metres.

Discussion:

Lots 3 & 4 have a 4m frontage onto Marriott Street whilst lots 1 & 2 exceed the requirement.

Performance Criteria – P3

Lots that are not provided with reticulated water and sewerage services must be:

- a) *in a locality for which reticulated services are not available or capable of being connected; and*
- b) *capable of accommodating an on-site wastewater management system.*

Discussion:

Reticulation serves are not within the subject area and a waste water report accompanies this application.

Performance Criteria – P4

Each lot must be capable of disposal of stormwater to a legal discharge point.

Discussion:

Reticulation serves are not within the subject area and a waste water report accompanies this application.

Part E Codes

E1 Bushfire-Prone Areas Code

The proposal is a subdivision and is therefore subject to the provisions of the Code. A bushfire hazard management plan from an accredited person is featured as an annexure to this report.

E2 Potentially Contaminated Land Code – Not Applicable

The proposal is not located within the areas defined Potentially Contaminated Land on planning scheme maps and is therefore not applicable to the code.

E3 Landslide Code – Not Applicable

The proposal is not located within the areas identified as containing land instability issues on planning scheme maps and is therefore not applicable to the code.

E4 Road and Railway Assets Code

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

Objective:

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

Acceptable Solutions – A1

Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway, must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.

Discussion:

Not applicable – the proposal site is not within an area abutting a category 1 or 2 road.

Acceptable Solutions – A2

For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day

Discussion:

The proposal is a residential subdivision with the RTA Guidelines for residential uses defining 9 movements per day from a residential allotment. Therefore 36 movements per day is the anticipated volumes complying with A2 above.

Acceptable Solutions – A3

For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.

Discussion:

Not applicable – the road is less than 60km per hour.

E4.7 Development Standards

E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways

Objective:

To ensure that development on or adjacent to class 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to:

- a) ensure the safe and efficient operation of roads and railways; and*
- b) allow for future road and rail widening, realignment and upgrading; and*
- c) avoid undesirable interaction between roads and railways and other use or development.*

Acceptable Solutions – A1

The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h:

- a) new road works, buildings, additions and extensions, earthworks and landscaping works; and*
- b) building areas on new lots; and*
- c) outdoor sitting, entertainment and children's play areas*

Discussion:

The proposal is not within 50m from a railway, future road or railway or category 1 or 2 road and is therefore not applicable to the provision.

E4.7.2 Management of Road Accesses and Junctions

Objective:

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

Acceptable Solutions – A1

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

Discussion:

Each lot is provided with 1 entry / exit point complying with A1 above.

Acceptable Solutions – A2

For roads with a speed limit of more than 60km/h the development must not include a new access or junction.

Discussion:

The proposal is not applicable to this provision as the speed limit on Marriott Street is 60km/h.

E4.7.3 Management of Rail Level Crossings

Objective:

To ensure that the safety and the efficiency of a railway is not unreasonably reduced by access across the railway.

Acceptable Solutions – A1

Where land has access across a railway:

- a) development does not include a level crossing; or*
- b) development does not result in a material change onto an existing level crossing.*

Discussion:

Not applicable – the development does not contain a level crossing.

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

Objective:

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

Acceptable Solutions – A1

Sight distances at:

- an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and
- rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia; or
- If the access is a temporary access, the written consent of the relevant authority has been obtained.

Discussion:

The proposal complies with the site line distance requirements of the provision.

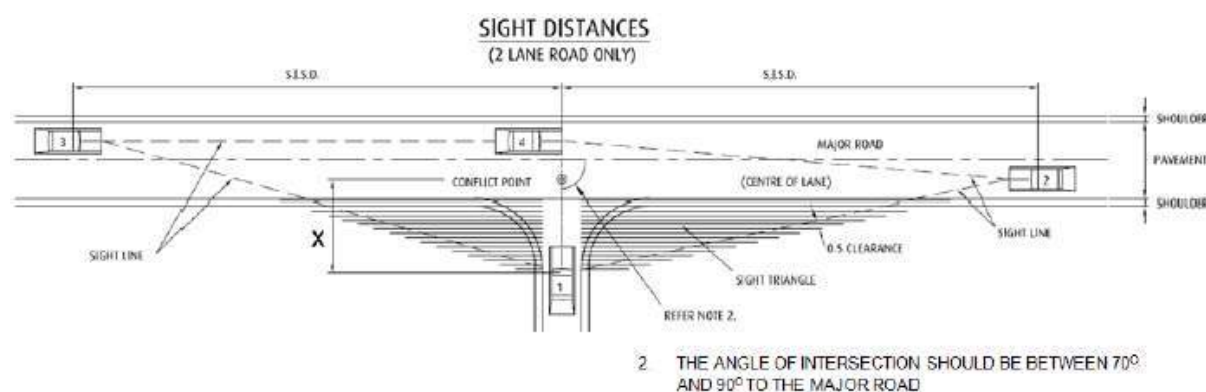


Figure E4.7.4 Sight Lines for Accesses and Junctions

X is the distance of the driver from the conflict point. For category 1, 2 and 3 roads X = 7m minimum and for other roads X = 5m minimum.

Table E4.7.4 Safe Intersection Sight Distance (SISD)

Vehicle Speed	Safe Intersection Sight Distance (SISD) metres, for speed limit of:	
km/h	60 km/h or less	Greater than 60 km/h
50	80	90
60	105	115
70	130	140
80	165	175
90		210
100		250
110		290

Notes:

- Vehicle speed is the actual or recorded speed of traffic passing along the road and is the speed at or below which 85% of passing vehicles travel.
- For safe intersection sight distance (SISD):
 - All sight lines (driver to object vehicle) are to be between points 1.2 metres above the road and access surface at the respective vehicle positions with a clearance to any sight obstruction of 0.5 metres to the side and below, and 2.0 metres above all sight lines;
 - These sight line requirements are to be maintained over the full sight triangle for vehicles at any point between positions 1, 2 and 3 in Figure E4.5.4 and the access junction;
 - A driver at position 1 must have sight lines to see cars at any point between the access and positions 3 and 2 in Figure E4.5.4;

- (iv) A driver at any point between position 3 and the access must have sight lines to see a car at position 4; and
- (v) A driver at position 4 must have sight lines to see a car at any point between position 2 and the access.

E5 Flood Prone Areas Code – Not Applicable

The proposal site is not identified as being in a flood prone area and is therefore not subject to the Code.

E6 Car Parking and Sustainable Transport Code

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Objective:

To ensure that an appropriate level of car parking is provided to service use.

Acceptable Solutions – A1

The number of car parking spaces must not be less than the requirements of:

- a) Table E6.1; or
- b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).

Discussion:

The proposal provides sufficient space on each allotment to satisfy the provision.

E6.6.3 Taxi Drop-off and Pickup

Objective:

To ensure that taxis can adequately access developments.

Acceptable Solutions – A1

One dedicated taxi drop-off and pickup space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone).

Discussion:

Not applicable – the proposal is a 4 lot subdivision with a total of 8 spaces required.

E6.6.3 Motorbike Parking Provisions

Objective:

To ensure that motorbikes are adequately provided for in parking considerations.

Acceptable Solutions – A1

One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.

Discussion:

The proposal provides for sufficient space to accommodate to the provision for each allotment.

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective:

To ensure that car parking spaces and access strips are constructed to an appropriate standard.

Acceptable Solutions – A1

All car parking, access strips manoeuvring and circulation spaces must be:

- a) formed to an adequate level and drained; and
- b) except for a single dwelling, provided with an impervious all weather seal; and
- c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.

Discussion:

Each access strip and circulation aisle including parking areas is intended on being constructed to the ARRB Guidelines for unsealed road construction complying with the provision.

E6.7.2 Design and Layout of Car Parking**Objective:**

To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Acceptable Solutions – A1.1

Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and

Acceptable Solutions – A1.2

Within the general residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.

Discussion:

The proposal is a residential subdivision of land for residential uses. Therefore there are 2 spaces per dwelling site required and as such the provision is not relevant to the proposal.

Acceptable Solutions – A2.1

Car parking and manoeuvring space must:

- a) *have a gradient of 10% or less; and*
- b) *where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and*
- c) *have a width of vehicular access no less than prescribed in Table E6.2, and not more than 10% greater than prescribed in Table E6.2; and*
- d) *have a combined width of access and manoeuvring space adjacent to parking spaces not less than as prescribed in Table E6.3 where any of the following apply:*
 - i) *there are three or more car parking spaces; and*
 - ii) *where parking is more than 30m driving distance from the road; or*
 - iii) *where the sole vehicle access is to a category 1, 2, 3 or 4 road; and*

Acceptable Solutions – A2.2

The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.

Discussion:

Car parking and manoeuvring per allotment complies with the A2.1 above as well as AS2890.1.

E6.7.3 Car Parking Access, Safety and Security**Objective:**

To ensure adequate access, safety and security for car parking and for deliveries.

Acceptable Solutions – A1

Car parking areas with greater than 20 parking spaces must be:

- a) *secured and lit so that unauthorised persons cannot enter or;*
- b) *visible from buildings on or adjacent to the site during the times when parking occurs.*

Discussion:

Not applicable – the proposal is a 4 lot residential subdivision.

E6.7.4 Parking for Persons with a Disability**Objective:**

To ensure adequate parking for persons with a disability.

Acceptable Solutions – A1

All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.

Discussion:

Not applicable to this application.

Acceptable Solutions – A2

Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 – 2009 Parking facilities – Off-street parking for people with disabilities.

Discussion:

Not applicable to this application.

E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup**Objective:**

To ensure adequate access for people and goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.

Acceptable Solutions – A1

For retail, commercial, industrial, service industry or warehouse or storage uses:

- a) *at least one loading bay must be provided in accordance with Table E6.4; and*
- b) *loading and bus bays and access strips must be designed in accordance with Australian Standard AS/NZS 2890.3 2002 for the type of vehicles that will use the site.*

Discussion:

Not applicable to this application.

E6.8 Provisions for Sustainable Transport**E6.8.1 Pedestrian Walkways****Objective:**

To ensure pedestrian safety is considered in development

Acceptable Solutions – A1

Pedestrian access must be provided for in accordance with Table E6.5.

Discussion:

Not applicable to this application.

E7 Scenic Management Code – Not Applicable

The proposal site is not within a Scenic Management Area covered by the Code and is therefore not subject to the provision.

E8 Biodiversity Code – Not Applicable

The proposal site is not within an area effected by biodiversity issues and is not subject to the provision.

E9 Water Quality Code – Not Applicable

The proposal site is not within 50m of a water course and is therefore not subject to the provision.

E10 Recreation and Open Space Code

E10.5 Use Standards

E10.6 Development Standards

E10.6.1 Provision of Public Open Space

Objective:

- a) *To provide public open space which meets user requirements, including those with disabilities, for outdoor recreational and social activities and for landscaping which contributes to the identity, visual amenity and health of the community; and*
- b) *To ensure that the design of public open space delivers environments of a high quality and safety for a range of users, together with appropriate maintenance obligations for the short, medium and long term.*

Acceptable Solutions – A1

The application must:

- a) *include consent in writing from the General Manager that no land is required for public open space but instead there is to be a cash payment in lieu.*

Discussion:

The application includes written consent from the GM that no land is required for public open space but instead a cash in lieu contribution is required.

E11 Environmental Impacts and Attenuation Code – Not Applicable

The proposal site is not within an environmental impact area or attenuation zone and is therefore not subject to the provision.

E12 Airports Impact Management Code – Not Applicable

The proposal site is not the OLS or ANEF area of airfield and is therefore not subject to the provision.

E13 Local Historic Heritage Code – Not Applicable

The proposal site is not within a Local Historic Heritage Area and is therefore not subject to the provision.

E14.0 Signage Code – Not Applicable

The proposal does not contain signage and is therefore not subject to the provision.

E15 Karst Management Code – Not Applicable

The proposal site is not within the Karst Management Area and is therefore not subject to the provision.

E16 Urban Salinity Code – Not Applicable

The proposal site is not within the greater Launceston Urban Salinity Management Area and is therefore not subject to the provision.

Conclusion

This supporting documentation demonstrates that the proposal of a Proposed Subdivision supports and furthers the Planning Scheme aims and objectives, relevant Clauses and Schedules as set out for development within the Low Density Residential Zone.

Where the proposal does not comply with the Acceptable Solution (AS) it has been demonstrated that the Performance Criteria (PC) are satisfied and there is not an unreasonable loss of amenity as a consequence of this proposal. Therefore Council are requested to exercise its Discretionary powers in relation to this development.

With the above in mind, a planning permit for a Proposed Subdivision at 321 Marriott Street, Westbury is respectfully sought from the Planning Authority.



Julie Gower

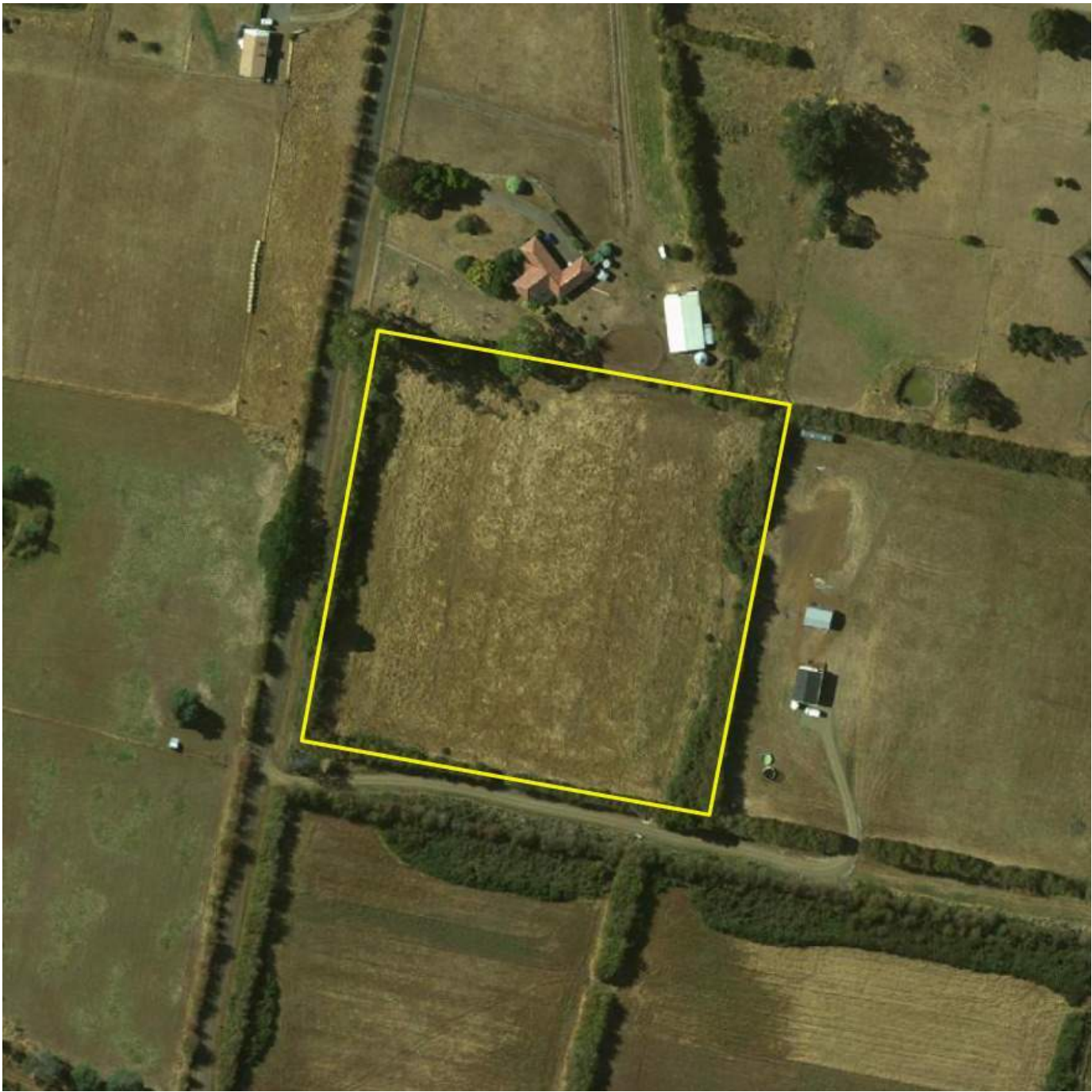
321 Marriott Street, Westbury

Drawing Index

1	A	Cover Page & Site Map
2	A0.1	Existing Allotment
3	A0.2	Subdivision Proposal Plan
4	A0.3	35m Circle within each allotment

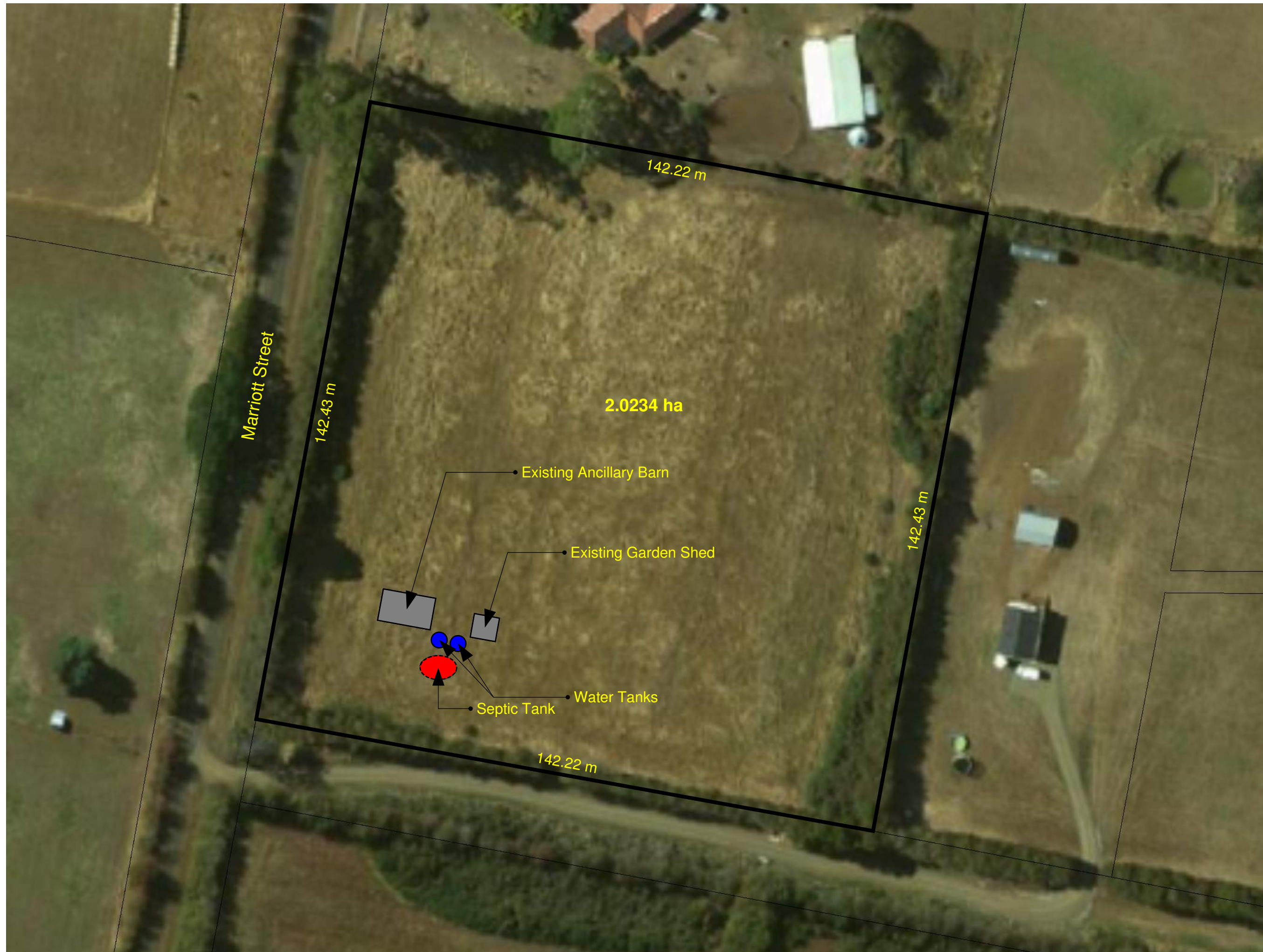


Location Map
NTS



Site Ref:
PID: 3404318
CT: 169983/1











Bushfire Risk

Assessment Report & Certificates

for

Julie Gower

321 Marriott Street

Date of Plan

3 MAY 2019

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: **BFP-128**

ABN: 28 650 042 436

71a Bass Highway, Somerset

PO Box 546 Somerset, TAS 7322

Email: admin@enviropianaustralia.com.au

Consultant Details



Mr. Micheal Wells GradDipUrbRegPlan.BEnvDes

Town Planner, Bushfire Assessor, Building Designer, Fire Engineer (IFE)

Bushfire Accreditation No: **BFP-128**

Scope of Assessors Accreditation

Micheal Wells (BFP-128) is accredited by the Chief Officer of the Tasmania Fire Service under Section 60B of the *Fire Service Act 1979* for the following Scope of Works:

1. Certify a Bushfire Attack Level Assessment for **Building Work**
- 3A. Certify Acceptable Solutions for **Buildings or Extensions**
- 3B. Certify Acceptable Solutions for **Small Subdivisions** (less than 10 Lots or a single stage)
- 3C. Certify Acceptable Solutions for **Large Subdivisions** (10 lots or more or in multiple stages)

Disclaimer

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Bushfires in Tasmania are an unpredictable natural phenomenon and preparing a Bushfire Hazard Management Plan increases your chances of defending your property and assists in the protection the people whom frequent it. This Fire Hazard Management Plan in no way guarantees immunity from a bushfire in or around your property or the effects thereof.

Any measures implemented based on the advice from *EnviroPlan Australia*, is offered as potential methods of reducing your properties risk of fire damage only and is not to be relied upon as a total solution. It in no way guarantees that any or all buildings on site will survive the effects of a bushfire nor does it guarantee the safety and security of any individuals whom frequent the property.

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Document Status

Revision No

Author

Signature

Date

1

M. Wells

3 MAY 2019



BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies²

Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:

Meander Valley Interim Planning Scheme 2013

Street address:

321 Marriott Street, Westbury, Tasmania 7303

Certificate of Title / PID:

CT: 169983 / 1 , PID: 3404318

Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.

Street address:

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

Proposed Subdivision

Code Clauses:

☐

E1.4 Exempt Development

☐

E1.5.2 Hazardous Use

☐

E1.5.1 Vulnerable Use

☒

E1.6.1 Subdivision

¹ This document is the approved form of certification for this purpose, and must not be altered from its original form.

² If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

3. Documents relied upon

Documents, Plans and/or Specifications

Title:

Author:

Date: **Version:**

Bushfire Hazard Report

Title:

Author:

Date: **Version:**

Bushfire Hazard Management Plan

Title:

Author:

Date: **Version:**

Other Documents

Title:

Author:

Date: **Version:**

4. Nature of Certificate

<input checked="" type="checkbox"/>	E1.6 – Development standards for subdivision		
	E1.6.1 Subdivision: Provision of hazard management areas		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
<input type="checkbox"/>	E1.6.1 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1 A1 (b)	Provides BAL 19 for all lots	Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells
<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	

	E1.6.2 Subdivision: Public and fire fighting access		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.2 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells

	E1.6.3 Subdivision: Provision of water supply for fire fighting purposes		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.3 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	
<input type="checkbox"/>	E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/>	E1.6.3 A2 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.3 A2 (b)	Static water supply complies with Table E5	Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells
<input checked="" type="checkbox"/>	E1.6.3 A2 (c)	Static water supply is consistent with the objective	Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells

5. Bushfire Hazard Practitioner³

Name:	Micheal Wells	Phone No:	(03) 6411 1931
Address:	71a Bass Highway	Fax No:	
	PO Box 546	Email Address:	admin@enviropianaustralia.com.au
	Somerset TAS		7322
Accreditation No:	BFP – 128	Scope:	1, 3A, 3B & 3C

6. Certification

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.

☐

or

There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.

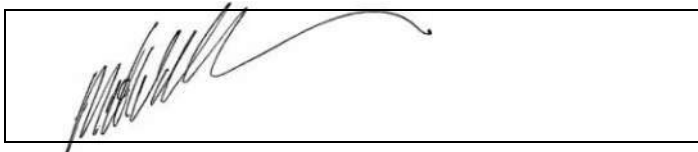
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and/or

The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.

☒

Signed:
certifier



Date:

3 MAY 2019

Certificate No:

219025 – 5

³ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of Fire Service Act 1979. The list of practitioners and scope of work is found at www.fire.tas.gov.au.

Section 2



The Land – Site

Title & Description

Phone Contact: 0419 718 146

Land Owners: Julie Gower

Owners Agent: EnviroPlan

Property Location: 321 Marriott Street, Westbury Tasmania 7303

Property ID: 3404318

Certificate of Title: CT:

Lot Size: 2.0234 ha (20234 m²)

Council: Meander Valley Council

Class of Building:

Type of Building:

Description of Work: Proposed Subdivision

Referenced Documents:

<i>Drawn By</i>	<i>Plan No</i>	<i>Revision No</i>	<i>Date</i>
EnviroPlan	A0.1 to A0.4		1/03/2019

Aerial Image of Site



Figure 1 – Location of land 321 Marriott Street, Westbury

The 2.0234 ha (20234 m²) property fronts onto Marriott Street and is located on the eastern side of the road.

Existing Use and Development

The current use of land is residential with associated outbuildings located on the property.

Site Analysis

Topography

The land is relatively flat and sits on a plateaued area at the 180 m contour level.

Access

The existing site access to the subject land is off Marriott Street via an unformed rural roads crossover and does require further upgrades as part of this development.

In order to be compliant – all site accesses must be in accordance with AS/NZ 2890.1 - *Parking Facilities - Off-Street Car Parking* and in particular *Section 3 Access Facilities to Off-Street Parking Areas and Queuing Areas*.

Road Class Descriptions & Conclusion:

(AADT = Annual Average Daily Traffic Volume)

4A: Main Road (>150 AADT)

- All weather road predominately two lane and unsealed; can be sealed if economically justified;
- Operating speed of 50-80 km/h according to terrain; and
- Minimum carriage width of 7m.

4B: Minor Road (150-50 AADT)

- All weather two lane road formed and gravelled or single lane sealed road with gravel shoulders;
- Operating speed of 30-70 km/h according to terrain; and
- Minimum carriage width of 5.5m

4C: Minor Road (50 – 10 AADT)

- Substantially a single lane two way dry weather formed (natural materials) track/road;
- Operating speed of 20-40 km/h according to terrain; and
- Minimum carriage width of 4m.

The RTA Guidelines (Guide to Traffic Generating Developments) average daily residential dwelling rates for vehicle movements at **9.0** / dwelling with a weekday hourly rate of **0.85** / dwelling.

Currently on Marriott Street there is a total of 85 lots fronting onto the road which equates to 765 movements per day (when fully inhabited and assuming a single dwelling per lot). The road corridor width is 20.5 m with a formed construction of 6.5 m (including shoulders) supporting the 4b road construction.

The road is constructed to Municipal Standards for public access and is constructed to accommodate large vehicle volumes for safe vehicular passage. The road can easily accommodate the increase in AADT placed by the proposal and does not pose a detriment to the safe access/egress for occupants, fire or other emergency personnel.

Water Services

The following best describes to available services to the site and any mitigation measures required by the development:

- Reticulated water services are not located within the vicinity of the site and therefore bulk on-site water storage facilities are required for this proposal in accordance with the Schedule 1 of this Plan.
- Bulk on-site water storage facilities required for firefighting purposes should be suitably sized to ensure 10,000 litres of water is stored as a dedicated firefighting supply and held in reserve. Potable supplies must be in addition to this requirement.

Surrounding Property Use

- Lands to the north residential uses;
- East is residential uses;
- South is agricultural uses; and
- West is agricultural and residential uses.

TasVeg Overlay



Figure 2 – TasVEG 3.0 Fire Attributes of land 321 Marriott Street, Westbury (source: www.theLIST.tas.gov.au)

The 'TasVEG Fire Attributes' layer defines the surrounding vegetation as being:

Vegetation Group

Fire Sensitivity / Flammability

Agricultural, Urban and Exotic Vegetation

M Flammability, L Sensitivity

The following vegetation table best describes the flora contained within the bushfire exposure:

Generalised Description

Grasslands:

Dominated by perennial grasses and the presence of broad-leaved herbs on flat topography. Lack of woody plants. Plants include grasses, daisies, legumes, geraniums, saltbushes and Copperburrs.

Managed Land:

Non-vegetated or reduced vegetation areas such as: actively grazed pastures, maintained urban yards, maintained lawns, crops, orchards, vineyards, commercial nurseries, playing fields, golf course fairways, cleared parks, non-vegetated areas, formed roads and footpaths including cleared verges, waterways, etc.

Bushfire Interface Area

The bushfire Interface Model is a state-wide spatial dataset which has been modelled to describe the spatial distribution in Tasmania of Type 1 and Type 2 urban-bushland interface types.

- Type 1 interfaces are those areas where structures adjoin bushland fuels, there is a clear delineation between the built & natural environments, and there are multiple dwellings in close proximity to one another (e.g. a typical suburban neighbourhood backing onto bushland).
- Type 2 interfaces are those areas where structures are scattered within bushland fuels, the built & natural environments are blended, and dwellings are spaced further apart (e.g. a typical rural/rural-residential area with larger blocks, long driveways etc).

The site location is described as being a **Type 2** Bushfire interface area.



Figure 3 – Bushfire Interface Areas of land Marriott Street, Westbury (source: www.theLJST.tas.gov.au)

Given the proximity of the proposal to the classified vegetation; it is not anticipated that the use or development will likely cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent lands.

Proposal

The developer, Julie Gower is seeking to construct a proposed subdivision.

The proposal seeks to create a 4 allotment subdivision with the subject site.

Intended Purpose of Plan

The plan is intended to satisfy the provisions of the Code E1 of the Planning Scheme.

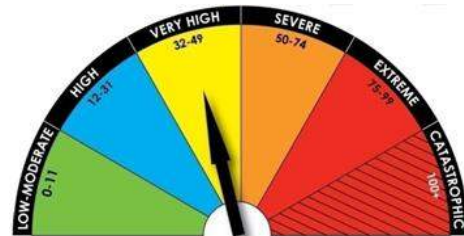
Purpose for Future Buildings on New Allotments

The purpose of this bushfire assessment report is to identify the Bushfire Attack Level (BAL) in accordance with AS 3959-2009 Construction of Buildings in Bushfire Prone Areas, and Guidelines for Development in Bushfire Prone Areas of Tasmania 2005.

The BAL will enable the appropriate construction method and applicable construction requirements for the proposed building works to be designed in accordance with AS 3959-2009, Part 3.7.4, 3.7.4.1 and 3.7.4.2 of the National Construction Code Amendment 2013, Building Act 2016, including transitional Arrangements Building Regulations 2014 (Part 1A) and National Construction Code 2016 and the Guidelines for Development in Bushfire Prone Areas of Tasmania.

General Information - Fire Danger Index:

The Fire Danger Index (FDI) is a measure of the probability of a bushfire starting, its rate of spread, intensity and the difficulty of extinguishment according to combinations of temperature, relative humidity, wind speed and available fuels, all of which is influenced by daily rainfall events and the time elapsed between such rainfall events.



The **FDI** in Tasmania is **50**.

Applicable Standard to which the plan relates

E1.6.1 Subdivision – Provision of Hazard Management Areas

The proposal provides for sufficient separation from building areas and bushfire-prone vegetation which reduces heat transfer and ember attack and provides protection for all lots contained within the proposal.

Objective <i>Subdivision provides for hazard management areas that:</i> <ul style="list-style-type: none"> a) <i>facilitate an integrated approach between subdivision and subsequent building on a lot;</i> b) <i>provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and</i> c) <i>provide protection for lots at any stage of a staged subdivision.</i> 	
Acceptable Solutions A1 <ul style="list-style-type: none"> (a) <i>TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</i> (b) <i>The proposed plan of subdivision:</i> <ul style="list-style-type: none"> i. <i>shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions;</i> ii. <i>shows the building area for each lot;</i> iii. <i>shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</i> iv. <i>is accompanied by a bushfire hazard management plan for each individual lot, certified by the TFS or accredited person, showing hazard management areas greater than the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</i> (c) <i>If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</i> 	Performance Criteria P1 <p><i>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:</i></p> <ul style="list-style-type: none"> (a) <i>the dimensions of hazard management areas;</i> (b) <i>a bushfire risk assessment of each lot at any stage of staged subdivision;</i> (c) <i>the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;</i> (d) <i>the topography, including site slope;</i> (e) <i>any other potential forms of fuel and ignition sources;</i> (f) <i>separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development</i> (g) <i>an instrument that will facilitate management of fuels located on land external to the subdivision; and</i> (h) <i>any advice from the TFS.</i>
Performance: Discussion: Complies with A1 (b) above.	Acceptable Solution Satisfied

E1.6.2 Subdivision: Public and Fire Fighting Access

Objective Access roads to, and the layout of roads, tracks and trails, in a subdivision: <ul style="list-style-type: none"> (a) allow safe access and egress for residents, firefighters and emergency service personnel; (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken; (c) are designed and constructed to allow for fire appliances to be manoeuvred; (d) provide access to water supplies for fire appliances; and (e) are designed to allow connectivity, and where needed, offering multiple evacuation points. 	
Acceptable Solutions A1 <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that: <ul style="list-style-type: none"> i. Demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and ii. Is certified by the TFS or an accredited person. 	Performance Criteria P1 A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires having regard to: <ul style="list-style-type: none"> (a) appropriate design measures, including: <ul style="list-style-type: none"> i. two way traffic; ii. all weather surfaces; iii. height and width of any vegetation clearances; iv. load capacity; v. provision of passing bays; vi. traffic control devices; vii. geometry, alignment and slope of roads, tracks and trails; viii. use of through roads to provide for connectivity; ix. limits on the length of cul-de-sacs and dead-end roads; x. provision of turning areas; xi. provision for parking areas; xii. perimeter access; and xiii. fire trails; (b) the provision of access to: <ul style="list-style-type: none"> i. bushfire-prone vegetation to permit the undertaking of hazard management works; and ii. fire fighting water supplies; and (c) any advice from the TFS.
Performance: Discussion: Complies with A1 (b) above and Table E2.	Acceptable Solution Satisfied

Table E2 – Standards for Property Access

Element	Requirement
A Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point	There are no specified design and construction requirements.
B Property access length is 30 metres or greater; or access for a fire appliance to a water	The following design and construction requirements apply to property access: <ul style="list-style-type: none"> a) All-weather construction; b) Load capacity of at least 20 tonnes, including for bridges and culverts; c) Minimum carriageway width of 4 metres; d) Minimum vertical clearance of 4 metres; e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; f) Cross falls of less than 3 degrees (1:20 or 5%); g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; h) Curves with a minimum inner radius of 10 metres;

connection point.	<ul style="list-style-type: none"> i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and j) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> i. A turning circle with a minimum inner radius of 10 metres; or ii. A property access encircling the building; or iii. A hammerhead 'T' or 'Y' turning head 4 metres wide and 8 metres long
C Property access length is 200 metres or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> a) The Requirements for B above; and b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
D Property access length is greater than 30 metres, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> a) Complies with Requirements for B above; and b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

E1.6.1.3 Subdivision – Provision of Water Supply for Fire Fighting Purposes

Objective Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas	
Acceptable Solutions	Performance Criteria
A1 In areas serviced with reticulated water by the water corporation: <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire. 	P1 No Performance Criteria
Performance:	Not Applicable
Discussion: The proposal is not in a reticulated area and therefore the provision is not applicable.	
Acceptable Solutions	Performance Criteria
A2 In areas that are not serviced by reticulated water by the water corporation: <ul style="list-style-type: none"> (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for firefighting purposes; or (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that static water supply, 	P2 No Performance Criteria

dedicated to fire fighting, will be provided and located compliant with Table E5; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for firefighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	
Performance:	Acceptable Solution Satisfied
Discussion: Complies with A1 (c) above and Table E5	

Table E4 – Reticulated Water Supply for Fire Fighting

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

Table E5 – Static Water Supply for Fire Fighting

Element	Requirement
A <i>Distance between building area to be protected and water supply</i>	<i>The following requirements apply:</i> a) <i>The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and</i> b) <i>The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.</i>
B <i>Static Water Supplies</i>	<i>A static water supply:</i> a) <i>May have a remotely located offtake connected to the static water supply;</i> b) <i>May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</i> c) <i>Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</i> d) <i>Must be metal, concrete or lagged by non-combustible materials if above ground; and</i> e) <i>If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:</i> i. <i>Metal;</i> ii. <i>Non-combustible material; or</i> iii. <i>Fibre-cement a minimum of 6mm thickness.</i>

<p>C Fittings, pipework and accessories (including stands and tank supports)</p>	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> a) Have a minimum nominal internal diameter of 50mm; b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; c) Be metal or lagged by non-combustible materials if above ground; d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Plumbing and Drainage, Part 1 Water Services Clause 5.23); e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; f) Ensure the coupling is accessible and available for connection at all times; g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> i. Visible; ii. Accessible to allow connection by firefighting equipment; iii. At a working height of 450 – 600mm above ground level; and iv. Protected from possible damage, including damage by vehicles.
<p>D Signage for static water connections</p>	<p>The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none"> a) Comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or b) Comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.
<p>E Hardstand</p>	<p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> a) No more than 3 metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); b) No closer than 6 metres from the building area to be protected c) With a minimum width of 3 metres constructed to the same standard as the carriageway; and d) Connected to the property access by a carriageway equivalent to the standard of the property access.



EnviroPlan Australia
Micheal Wells
Bushfire Accreditation No: **BFP-128**

Bushfire Attack Level (BAL) Assessment

Property Address: 321 Marriott Street, Westbury, Tasmania 7303
Municipality: Meander Valley
Date of Assessment: 3 MAY 2019

Type of Work

Building Class Adopted: Not Applicable
Proposal Description: Proposed Subdivision

Fire Danger Index

FDI Adopted: 50

Vegetation Type

Classification Adopted: **Grassland (FDI 50 Only)**

Lot 1 – BAL Assessment

BAL Determination Sheet

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: **BFP-128**

Scope of Accreditation: **1, 3A, 3B & 3C**

Parent Title - PID: **3404318** CT: **169983 / 1**



Classification for each side of the Site

Vegetation Class	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>	Exclusions (where applicable)
Group A - Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Group H – Managed Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vegetation Proximity

Show distance in metres				
Distance classified vegetation to	N 14	S 14	E 14	W 14

Closest Exposure: 14 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>
Slope under the classified vegetation	Upslope			
	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>
	Downslope			
	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
BAL value for each side of site	BAL - 12.5	BAL - 12.5	BAL - 12.5	BAL - 12.5

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL -40 & BAL – FZ (Flame Zone)

Lot 2 – BAL Assessment

BAL Determination Sheet

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: **BFP-128**

Scope of Accreditation: **1, 3A, 3B & 3C**

Parent Title - PID: **3404318** CT: **169983 / 1**



Classification for each side of the Site

Vegetation Class	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>	Exclusions (where applicable)
Group A - Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Group H – Managed Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vegetation Proximity

Show distance in metres				
Distance classified vegetation to	N 14	S 14	E 14	W 14

Closest Exposure: 14 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>
Slope under the classified vegetation	Upslope			
	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>
	Downslope			
	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
BAL value for each side of site	BAL - 12.5	BAL - 12.5	BAL - 12.5	BAL - 12.5

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL -40 & BAL – FZ (Flame Zone)

Lot 3 – BAL Assessment

BAL Determination Sheet

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: **BFP-128**

Scope of Accreditation: **1, 3A, 3B & 3C**

Parent Title - PID: **3404318** CT: **169983 / 1**



Classification for each side of the Site

Vegetation Class	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>	Exclusions (where applicable)
Group A - Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Group H – Managed Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vegetation Proximity

Show distance in metres				
Distance classified vegetation to	N 14	S 14	E 14	W 14

Closest Exposure: 14 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>
Slope under the classified vegetation	Upslope			
	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>
	Downslope			
	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
BAL value for each side of site	BAL - 12.5	BAL - 12.5	BAL - 12.5	BAL - 12.5

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL -40 & BAL – FZ (Flame Zone)

Lot 4 – BAL Assessment

BAL Determination Sheet

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: **BFP-128**

Scope of Accreditation: **1, 3A, 3B & 3C**

Parent Title - PID: **3404318** CT: **169983 / 1**



Classification for each side of the Site

Vegetation Class	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>	Exclusions (where applicable)
Group A - Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Group H – Managed Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vegetation Proximity

Show distance in metres				
Distance classified vegetation to	N 14	S 14	E 14	W 14

Closest Exposure: 14 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>
Slope under the classified vegetation	Upslope			
	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>
	Downslope			
	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
BAL value for each side of site	BAL - 12.5	BAL - 12.5	BAL - 12.5	BAL - 12.5

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL -40 & BAL – FZ (Flame Zone)



Bushfire Hazard Management Plan

Note: Specifications must be read in conjunction with the Bushfire Hazard Management Plan that accompanies this Bushfire Risk Report

Julie Gower

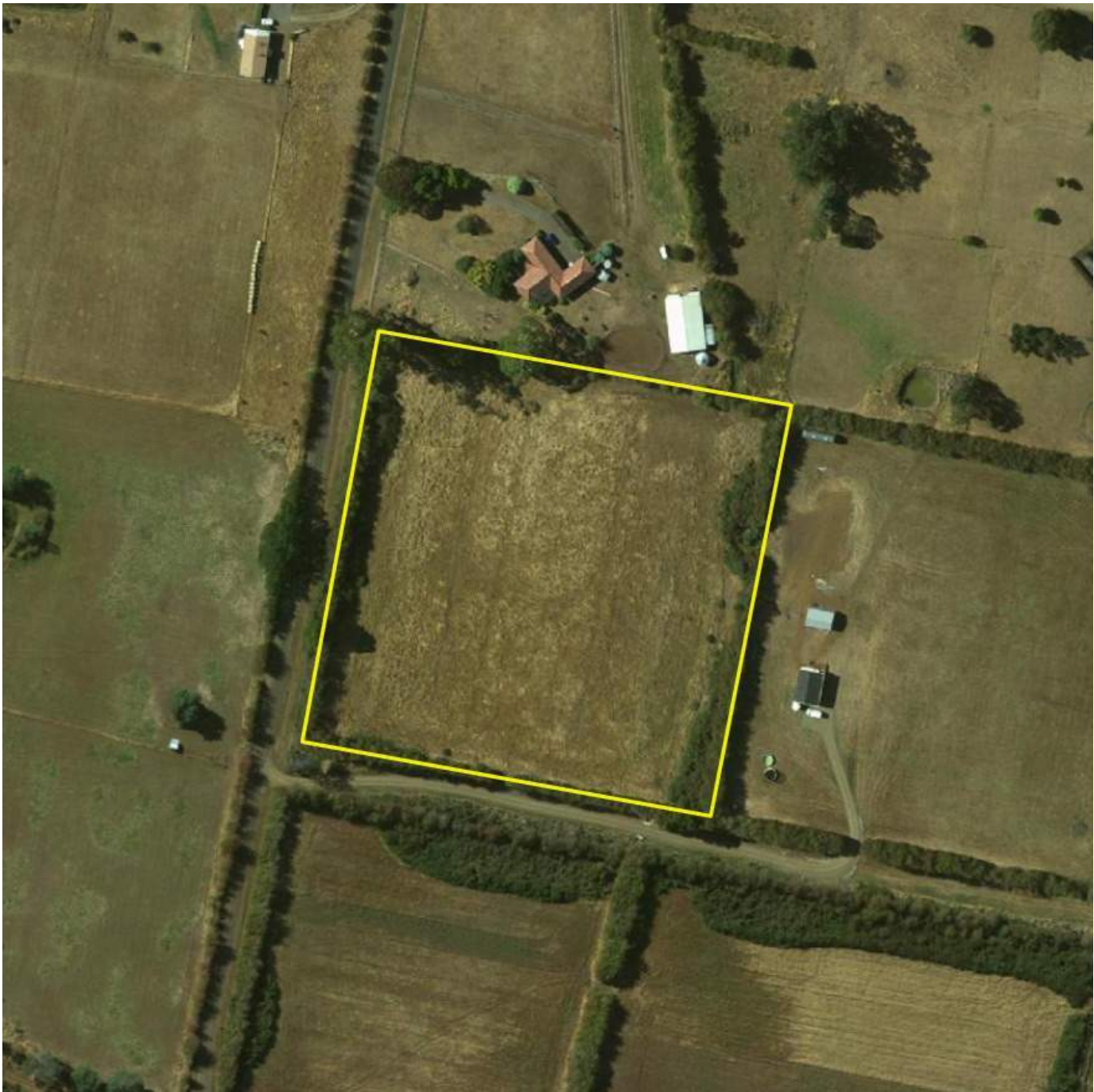
321 Marriott Street, Westbury

Drawing Index

1	A	Cover Page & Site Map
2	A0.1	Existing Allotment
3	A0.2	Subdivision Proposal Plan
4	A0.3	35m Circle within each allotment

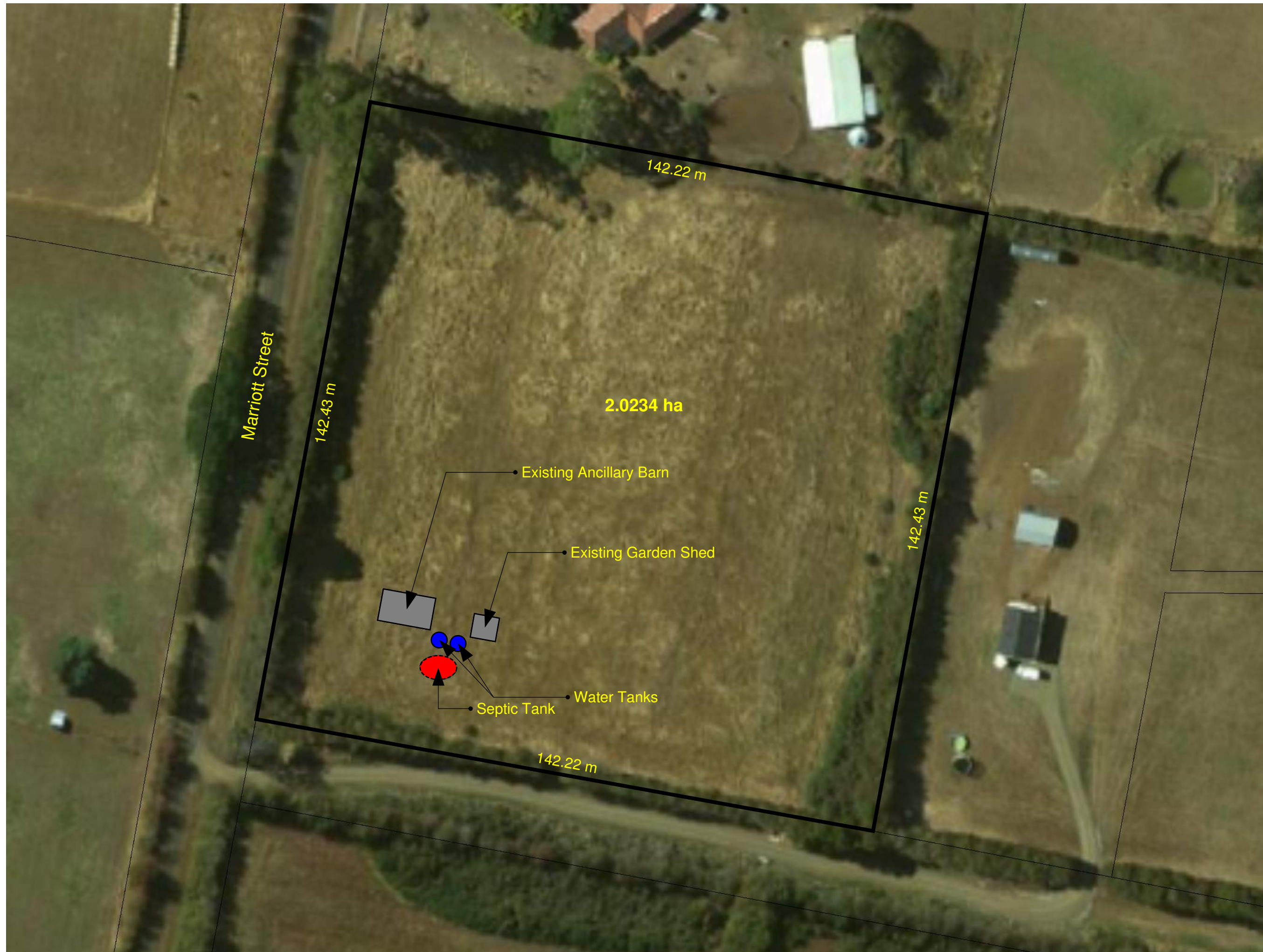


Location Map
NTS




Site Ref:
PID: 3404318
CT: 169983/1












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Scale @ A3
1: 800

CLIENT
Julie Gower
321 Marriott Street,
Westbury

ISSUE
01/03/2019

PROJECT NO.
219025
PROJECT
Proposed Subdivision

DRAWN BY
J. Lee
DESCRIPTION
35m Circle within
each allotment

a

03

7 April 2019

Matt & Julie Gower
37 Whitford Grove
TREVALLYN TAS 7350

Dear Mr & Mrs Gower,

RE: Development Proposal – 4 Lot Subdivision – 321 Marriott Street Westbury

On-site waste water disposal: Assessment against Planning Scheme Requirements

The development proposes a 4 lot subdivision at 321 Marriott Street Westbury. Lot 1 to contain the existing residence and lots 2-4 as vacant lots.

There is a requirement to demonstrate the proposal complies with the low density residential development standards, section 12.0, of the Meander Valley Interim Planning Scheme 2013 relating waste water disposal.

A site visit was conducted on 1 April 2019 to assess the site and note any constraints on the land in relation on-site wastewater disposal.

12.4.3 - Subdivision

12.4.3.2 Lot Area, Building Envelopes and Frontage

Acceptable Solution

- A3 - Each lot must be connected to a reticulated:
- a) water supply; and
 - b) sewerage system.

There is no reticulated water or sewerage system available in the area for connection to the proposed lots. Therefore, the subdivision proposal must be assessed under the performance criteria at clause 12.4.3.2 P3.

P3 - Performance Criteria

Lots that are not provided with reticulated water and sewerage services must be:

- a) in a locality for which reticulated services are not available or capable of being connected; and*
- b) capable of accommodating an on-site wastewater management system.*

Assessment Against Performance Criteria

Domestic Water Supply

Proposed lot 1 contains the existing dwelling with an existing tank water supply for domestic purposes. Lot 1 requires no further consideration in relation to the domestic water supply.

Rainwater harvesting can achieve 1L/m² of roof area for every mm of rainfall. Based on a 3 bed room dwelling with a roof area of 180m² and an annual mean rainfall of 776mm (BOM site – Westbury 1978-2019) there is potential for harvesting 139,680L of rainfall per year.

A potential rainfall harvest in excess of 130,000L is more than adequate for a domestic water supply. Proposed lots 2-4 have adequate area for location of water tanks, of sufficient volume, for a domestic water supply.

In addition, there is adequate area for on-site disposal of stormwater overflow from the water storage tanks clear of building lines, access strips and on-site wastewater disposal area.

Specific design will be required for each lot based on the building size, water usage, tank volume and overflow volume.

On-site Waste Water Disposal

There is no reticulated sewer connection and an on-site waste water management system will be required for each lot.

Proposed lot 1 contains the existing dwelling and an approved on-site wastewater management system. The location of the existing system and 'reserve' land application area, as required by design report prepared by Strata Geoscience and Environmental, are contained wholly within proposed lot 1. Lot 1 requires no further consideration.

Five bore holes prepared by Strata Geoscience and Environmental indicate a category 5 highly plastic clay from 0.3m to 2.0m. These soil samples were taken within proposed lot 1 and adjacent to the eastern boundary of proposed lot 2.

A core sample to a depth of 1.5m was taken from the approximate centre of proposed lot 3. The soil sample from the core revealed a loamy topsoil to 0.3m and clay from 0.3m to 1.5m. The silty clay soil profile is assessed as a category 5-6 soil for wastewater disposal.

Environmental Service & Design Pty Ltd

ABN: 97 107 517 144 ACN: 107 517 144

PO Box 651, Burnie TAS 7320 (80 Minna Road, Heybridge TAS 7316)

T: (03) 6431 2999 E: admin@esandd.com.au W: www.esandd.com.au

A category 5-6 highly plastic clay is suitable for on-site wastewater disposal. The area required and the method of disposal is dependent upon the design hydraulic flow calculated from the number of bed rooms in any proposed dwelling.

Depending upon the size of any proposed dwelling on lots 2-4 each lot may be suitable for disposal of on-site wastewater through either a primary or secondary treatment system.

Proposed lots 2-4 have an area greater than 5,000m² which is more than adequate for the installation of an on-site wastewater management system and nominated 'reserve' area where required clear of access strips and building areas.

The precise location, type of treatment system and size of the land application area will require a site specific design that complies with AS/NZS1547-2012.

Proposed lots 2-4 are capable of accommodating an on-site wastewater management system.

This meets the requirements of clause 12.4.3.2 P3 (b) of the Meander Valley Interim Planning Scheme 2013.

Recommendations

It is recommended that each lot requires:

- A tank water supply for domestic purposes; and
- Site specific design for on-site disposal of any overflow from the water storage tanks; and
- A site specific on-site wastewater management system design in accordance with AS/NZS1547-2012; and
- On-site wastewater management system will require specific design based on the category 5-6 soil and position of the dwelling and accesses.

Conclusion

The proposed development is capable of complying with the performance criteria of the Meander Valley Interim Planning Scheme 2013 clause 12.4.3.2 P3.

Yours faithfully



Bruce Harpley

Technical Consultant

Environmental Service & Design Pty Ltd

ABN: 97 107 517 144 ACN: 107 517 144

PO Box 651, Burnie TAS 7320 (80 Minna Road, Heybridge TAS 7316)

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Leanne Rabjohns

From: Duncan Mayne
Sent: Wednesday, 19 June 2019 4:34 PM
To: Leanne Rabjohns
Subject: 321 Marriot St Access Assessment

Hi Leanne,

Access to the proposed lots will be from four new accesses on Marriot Street as per the drawings PA\19\0224.

The rural default speed limit of 100km/h has been applied for this assessment however it is noted that the 85% speed is likely much lower than this due to the semi urban environment and pavement width.

The Safe Intersection Sight Distance required in the LGAT standard drawings for 100km/h is 250m. There is currently 160m of sight distance to the South and 500m of sight distance to the North.

The access does not meet the desired solution of 250m sight distance outlined in the LGAT standards so I have consulted the Australian Standard 2890.1 for performance criteria.

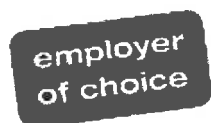
For a domestic property access at a speed of 100km/h the sight distance requirements are 160m.

Given the above, and since the development only represents a minor increase in daily traffic movement, it is considered that traffic to and from the properties would not adversely impact on the safety or efficiency of the road network.

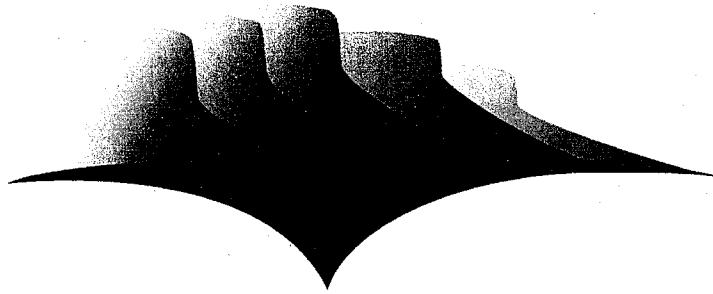
Kind regards,

Duncan Mayne | Graduate Engineer
Meander Valley Council
working together

T: 03 63935309 | **F:** 03 6393 1474 | **E:** Duncan.Mayne@mvc.tas.gov.au | **W:** www.meander.tas.gov.au
26 Lyall Street (PO Box 102), Westbury, TAS 7303



Please consider the environment before printing this email.



Meander Valley Council

W O R K I N G T O G E T H E R

Public Open Space contribution

In accordance with Clause E10.0 of the Meander Valley Interim Planning Scheme 2013 the General Manager gives consent that no land is required for public open space but instead there is to be a cash payment in lieu for PA\19\0224 Subdivision (4 lots) at 321 Marriott Street, Westbury CT 169983/1.

Signed:

Martin Gill

GENERAL MANAGER

3 June 2019

<p>OWNER</p> <p>FOLIO REFERENCE 248740/1</p> <p>GRANTEE WHOLE OF LOT 143 (5A-OR-OP) GTO. TO THOMAS CAMPION & LOT 144 (5A-OR-OP) GTO. TO JOHN KENNEDY.</p>		<p style="text-align: center;">PLAN OF TITLE</p> <p>LOCATION TOWN OF WESTBURY (SEC. F8)</p> <p>FIRST SURVEY PLAN No. W/19</p> <p>COMPILED BY LTO</p> <p>SCALE 1: 2500 LENGTHS IN METRES</p>		<p>Registered Number</p> <p style="font-size: 1.5em;">P.169983</p> <p>APPROVED 29 JULY 2015</p> <p style="text-align: center;"><i>Alice Kawa</i></p> <p style="text-align: center;">Recorder of Titles</p>	
MAPSHEET MUNICIPAL CODE No. 121 (4840)	LAST UPI No	LAST PLAN No. 248740	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

MG

SEARCH OF TORRENS TITLE

VOLUME 169983	FOLIO 1
EDITION 2	DATE OF ISSUE 19-Jul-2017

SEARCH DATE : 08-May-2019

SEARCH TIME : 04.56 PM

DESCRIPTION OF LAND

Town of WESTBURY

Lot 1 on Plan 169983

Derivation : Whole of Lot 143 (Sec. F8) Gtd. to T. Champion

Prior CT 248740/1

SCHEDULE 1

M633023 TRANSFER to JULIE GOWER Registered 19-Jul-2017 at
noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E98864 MORTGAGE to National Australia Bank Limited

Registered 19-Jul-2017 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Leanne Rabjohns

From: pacer2 pacer2 <pacer2@bigpond.com>
Sent: Friday, 22 November 2019 2:41 PM
To: Planning @ Meander Valley Council
Subject: EnviroPlan PA\19\0224

The
General Manager,

Meander
Valley Council

PO
Box 102

Westbury
Tas 7303

planning@mvc.tas.gov.au

22
November 2019

Re:
EnviroPlan PA\19\0224

Dear
Sir,

I
am writing to register my objection to the Development Application,
EnviroPlan PA\19\0224 at 321 Marriott Street Westbury.

I
believe that if four dwellings are built on these blocks, it will be
too much for the land to take.

The
land gets very wet and regularly floods onto our property, 303
Marriott Street.

The
storm water drain, which is really a ditch, floods often. It collects
all the run off from further up the street and
farms.
When there is flooding, the water runs onto blocks 3 and 4 and the
only run off for block 2 is into our property.

When
the ground is flooded there is the potential for the septic tanks to
overflow and the effluent will flow on to our property.
We
should not have to live with that concern.

Any
drainage system installed, especially on blocks 2 and 3 and possibly
4, will have a effect on our property and others.

I
have lived here for 30 years and have seen that block with four
inches of water lying on it many, many times.

I
sincerely hope that Meander Valley Council can see that permitting
too much development in this area will reduce the life style of the
people that have chosen to live in this area.

Yours
Sincerely,

Leanne
Dornauf

0427931704

PLANNING AUTHORITY 5

Reference No. 224/2019

25 WADLEYS ROAD, REEDY MARSH

Planning Application: PA\19\0242

Proposal: Subdivision (4 lots)

Author: Justin Simons
Town Planner

1) Introduction

Applicant	PDA Surveyors obo R Deane
Owner	R & D Deane
Property	25 Wadleys Road, Reedy Marsh (CT 33436/3)
Zoning	Rural Living Zone
Discretions	13.4.2.1 General Suitability 13.4.2.2 Lot Area, Building Envelope and Frontage E4.6.1 Use and Road or Rail Infrastructure E4.7.2 Management of Road and Accesses and Junctions E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings E8.6.1 Habitat and Vegetation Management
Existing Land Use	Vacant land
Number of Representations	One (1)
Decision Due	10 December 2019
Planning Scheme:	Meander Valley Interim Planning Scheme 2013 (the Planning Scheme)

2) Recommendation

It is recommended that the application for Use and Development for subdivision (4 lots) on land located at 25 Wadleys Road, Reedy Marsh (CT 33436/3) by PDA Surveyors obo R Deane, be APPROVED, generally in accordance with the endorsed plans:

a) PDA Surveyors; Plan of Subdivision; Drawing No.: 43302J-P04

- b) Livingston Natural Resource Services; Bushfire Hazard Management Plan; dated 14 October 2019**
- c) Traffic and Civil Services, Traffic Impact Assessment, dated July 2019**

and subject to the following conditions:

- 1. Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision, permitted by this permit unless:**
 - a) Such covenants or controls are expressly authorised by the terms of this permit; or**
 - b) Such covenants or similar controls are expressly authorised by the consent in writing of Council.**
 - c) Such covenants or similar controls are submitted for and receive written approval by Council prior to submission of a Plan of Survey and associated title documentation is submitted to Council for sealing.**
- 2. A natural values management plan prepared by a suitably qualified person is to be submitted to the satisfaction of Council's Town Planner. The management plan is to outline ongoing management prescriptions required to ensure the preservation of the natural values identified to the south of the existing harvest line (see Annexure A).**
- 3. A Section 71 (*Land Use Planning and Approvals Act 1993*) agreement must be executed that provides for the following:**
 - a) For Lot 1 on the plan of survey, Management of all native vegetation, including standing vegetation and undergrowth species, is to be undertaken in accordance with the endorsed Natural Values Management Plan (see Condition 2), excluding:**
 - i. vegetation removal reasonably required for the management of boundary fences; and**
 - ii. removal of introduced and feral species.**
 - b) For all lots on the plan of survey, the retention and maintenance of a vegetation buffer, 15m in width, for the full length of the Wadleys Road frontage in accordance with Annexure A. Within the vegetation buffer:**
 - i. existing regenerated vegetation is to be allowed to grow and natural replenish, including undergrowth species, with minimal interference;**

ii. removal of introduced and feral species is permitted;
removal of vegetation within 1m of the boundary line is permitted for the management of boundary fences
Additional planting within the buffer is not mandated.

c) Council consent is to be obtained prior to the removal of any vegetation.

Note: This agreement does not imply that any other approval required under any other by-law or legislation has been granted. The following approvals may be required before any vegetation removal is undertaken:

- a) Planning Approval in accordance with the *Land Use Planning and Approvals Act 1993*;
- b) Permits required in accordance with the *Threatened Species Protection Act 1995*;
- c) Permits required in accordance with the *Nature Conservation Act 2002*;
- d) Permits required in accordance with the (Federal) *Environment Protection and Biodiversity Conservation Act 1999*;
- e) Any other legislation applicable at the date of removal.

All costs associated with the preparation and registering of the agreement are to be borne by the applicant.

4. Prior to the sealing of the final plan of survey:

- a) The Section 71 agreement (see Condition 3) must be executed, lodged and registered on all titles in accordance with Section 78 of the *Land Use Planning and Approvals Act 1993*.
- b) The driveway crossover to all lots is to be upgraded/constructed in accordance with TSD R03 and R04 (gravel formation) to the satisfaction of Council's Director Infrastructure Services (see Note 1); and
- c) Vegetation management is to be undertaken in the road reservation to ensure a safe sight distance of 85m is achieved for Lot 1 to the satisfaction of Council's Director Infrastructure Services. Vegetation removal is not to extend beyond the minimum required to achieve the safe sight distances.

Note:

1. Prior to undertaking works within the road reserve, including the removal of road side vegetation and upgrading of the access, separate consent is required by the Road Authority. An application to undertake works within the road reserve is enclosed. All enquiries regarding the access should be directed to Council's Infrastructure Department on 6393 5312.
2. This permit does not provide approval for a dwelling, nor guarantee that a dwelling will be approved on the subject property. Reasonable steps have been taken to ensure that the permit and subsequent development does not prohibit a dwelling in the event that an application is received.
3. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on 6393 5320 or via email: mail@mvc.tas.gov.au.
4. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
 - c) Any other required approvals under this or any other Act are granted.
5. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au.
6. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
7. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received.
8. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to

view this permit (which includes the endorsed documents) on request, at the Council Office.

9. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with state and federal government agencies.

3) Background

The application proposes to subdivide land at 25 Wadleys Road, Reedy Marsh to create four (4) residential lots (see Figure 1 and Table 1 below). The property is 34.31ha in size and is currently vacant. The land has previously been used for plantation forestry; some native regeneration has commenced. Part of the land retains native vegetation cover, including priority habitat.

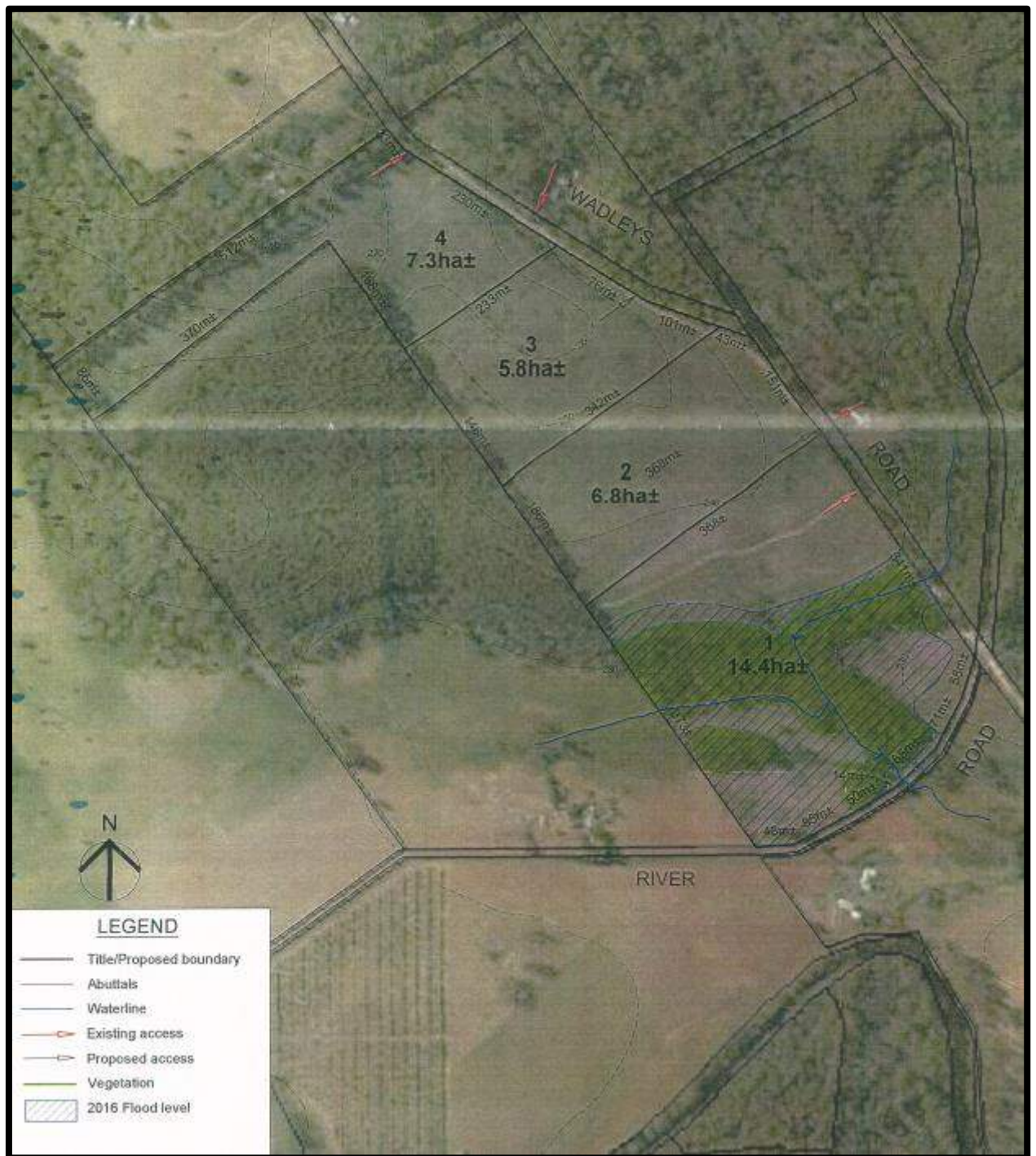


Figure 1: proposed subdivision layout (PDA Surveyors, 2019)

Lot	Area (ha±)	Frontage (m±)	Features
1	14.4	716	Watercourse, wetlands and flood prone area.
2	6.8	194	Vacant
3	5.8	177	Vacant
4	7.3	266	Vacant
	Total area: 34.3		Title documents show the land area being 34.31ha

Table 1: features of proposed application

4) Representations

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

One (1) representation was received. A summary of the representation is as follows:

- The proposed lot sizes would be prohibited under the Tasmanian Planning Scheme.
- Objection to creation of lots significantly less than the Acceptable Solution (15ha) and not in keeping with the character of the area, does not reflect existing amenity and environmental matters such as threatened/vulnerable flora and fauna.
- Land is not cleared, but regenerating forest, containing a Critically Endangered Ecological Community. Logging has not occurred recently.
- Desire for a Part 5 Agreement to protect threatened flora and fauna on Lot 1 particularly vegetation around Dungiven Rivulet.
- Position of house sites in potentially threatened vegetation.
- Flood and bushfire risk.
- Dwellings have high visibility.

This is a summary of the representation only and should not be considered a substitution for the original representation in its entirety (attached).

Comment:

The lots would be prohibited under the State Planning Scheme, in accordance with the current draft Local Provisions. However, this planning scheme has not been finalised and is not in effect. Council must assess the application against the Meander Valley Interim Planning Scheme 2013.

The proposed lots are less than 15ha, and as such the assessment considered Performance Criteria 13.4.2.2 P1. The planning process does not prohibit

subdivision applications that rely on the Performance Criteria. The Performance Criteria have been discussed in the assessment below. The Zone Purpose, Local Area Objectives and Desired Future Character Statements do not state an absolute minimum lot size for Reedy Marsh. Despite being smaller than others in the vicinity, the lots all exceed 5.8ha in area and are of significantly greater area than lots in other residential zones. With appropriate conditions, it is considered that the development can be made more consistent with the Zone Purpose.

The subject property was previously host to a *Eucalyptus nitens* plantation, clear-felled during 2015. The land has since been left, intentionally or unintentionally, to regenerate. Regeneration is patchy with individual trees generally less than 3m in height and interspersed with cleared areas and common bracken.



Photo 1: aerial photo of subject title (outlined in red), showing the extent of harvesting in 2015



Photo 2: photo looking north from Lot 1 access road, showing clearance and regeneration



Photo 3: photo looking north from Lot 1 access road, showing clearance and regeneration



Photo 4: photo looking north from Lot 1 access road, showing clearance and regeneration

The environmental values of the former plantation are a source of contention. The regeneration, no-doubt, contains native vegetation species and possibly contains threatened species. However, the significance of this vegetation is questionable considering its age, disturbance and mixed composition. Further investigation across the site is considered warranted prior to further clearance.

However, at this stage the application does not propose to remove any vegetation, other than some minor clearance around the accesses to ensure safe sight distances. Council's assessment of broader environmental values is limited to determining if the lots are generally suitable for use and development consistent with the Zone Purpose, in accordance with Clause 13.4.2.1. While the lots may contain threatened species, it is not anticipated that this would encumber the entire area of each lot, all over 5.8ha in area, and there remains significant potential that a dwelling could be located on each lot. The extent of clearance required for a dwelling on each lot and the minimum requirements for bushfire are unlikely to reduce the representation of species or vegetation communities within the bio-region. The specific location of a dwelling, the proposed extent of clearance and the specific environmental impacts of a dwelling proposal will be assessed against the applicable standards of the planning scheme when/if an application is received.

The representation has also put forward an argument for the protection of some of the environmental values of the property via a Part 5 Agreement. The applicant has indicated a willingness to enter into a Part 5 to protect some of the vegetation, particularly on Lot 1 and in the vicinity of the Dungiven Rivulet.

This is supported by Council's Town Planner. The preservation of native forest is in keeping with the Purpose of the Rural Living Zone and is identified as a significant feature of the area in both the Local Area Objectives and the Desired Future Character Statements for Reedy Marsh (see assessment of Clause 13.4.2.1 below).

It is recommended that prior to the sealing of the final Plan of Survey a Natural Values Management Plan is to be prepared for the land to the south of the existing harvest line on Lot 1, including previously harvested land to the south of Dungiven Rivulet and that a Part 5 agreement be registered on the title to ensure that the land continues to be managed to protect the natural values. Protection of this land, largely already encumbered by protected native vegetation and subject to flooding, will not reduce the potential for the land to be used for residential purposes and is consistent with the Zone Purpose.

The bushfire hazard management plan included with the application serves to demonstrate that the lots are of sufficient size to accommodate a dwelling and bushfire hazard management areas. Approval is not granted for clearance or development in these specific locations. The specific details of an application will be considered if\when an application is received.

The risks associated with bushfire and flood is considered in the assessment below and impacts are considered to be acceptable.

The visual impact of the development and consistency with the Zone Purpose is discussed in the assessment below.

Recommended Condition:

A natural values management plan prepared by a suitably qualified person is to be submitted to the satisfaction of Council's Town Planner. The management plan is to outline ongoing management prescriptions required to ensure the preservation of the natural values identified to the south of the existing harvest line and including formerly harvested areas to the south of Dungiven Rivulet (see Annexure A).

A Section 71 (Land Use Planning and Approvals Act 1993) agreement must be executed that provides for the following:

- a. For Lot 1 on the plan of survey, Management of all native vegetation, including standing vegetation and undergrowth species, is to be undertaken in accordance with the endorsed Natural Values Management Plan (see Condition 2), excluding:

- i. vegetation removal reasonably required for the management of boundary fences; and
- ii. removal of introduced and feral species.

5) Consultation with State Government and other Authorities

Not applicable.

6) Officers Comments

Use Class: Residential

Applicable Standards

A brief assessment against all applicable Acceptable Solutions of the applicable zone and codes is provided below. This is followed by a more detailed discussion of any applicable Performance Criteria and the objectives relevant to the particular discretion.

Rural Living Zone	
Scheme Standard	Assessment
13.3.1 Amenity	
Acceptable solution 1	Complies
13.4.2.1 General Suitability	
Acceptable solution 1	Relies on Performance Criteria P1
13.4.2.2 Lot Area, Building Envelopes and Frontage	
Acceptable solution 1	Relies on Performance Criteria P1
Acceptable solution 2	Complies

E1.0 Bushfire-Prone Areas Code	
Scheme Standard	Assessment
E1 Bushfire-Prone Areas Code	
Acceptable solution 1	Complies
E1.6.1.2 Subdivision: Public and fire fighting Access	
Acceptable solution 1	Complies
E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes	
Acceptable solution 2	Complies

E4 Road and Railway Assets Code	
Scheme Standard	Assessment
E4.6.1 Use and road or rail infrastructure	

Acceptable solution 3	Relies on Performance Criteria P3
E4.7.2 Management of Road and Accesses and Junctions	
Acceptable solution 3	Relies on Performance Criteria P3
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings	
Acceptable solution 2	Relies on Performance Criteria P2

E5 Flood Prone Areas Code	
Scheme Standard	Assessment
E5.5.1 Use and Flooding	
Acceptable solution 1	Complies
Acceptable solution 2	Complies
E5.6.1 Flooding and Coastal Inundation	
Acceptable solution 1	Relies on Performance Criteria P1

E6 Car Parking and Sustainable Transport Code	
Scheme Standard	Assessment
E6.6.1 Car Parking Numbers	
Acceptable solution 1	Complies
E6.7.1 Construction of Car Parking Spaces and Access Strips	
Acceptable solution 1	Complies
E6.7.2 Design and Layout of Car Parking	
Acceptable solution 1	Complies
Acceptable solution 2	Relies on Performance Criteria P2

E8 Biodiversity Code	
Scheme Standard	Assessment
E8.6.1 Habitat and Vegetation Management	
Acceptable solution 1	Complies
Acceptable solution 2	Relies on Performance Criteria P2

Performance Criteria

Rural Living Zone	
13.4.2.1 General Suitability	
Objective	
<i>The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Rural Living Zone.</i>	
Performance Criteria	
P1	
<i>Each new lot on a plan must be suitable for use and development in an arrangement</i>	

that is consistent with the Zone Purpose, having regard to the combination of:

- a) slope, shape, orientation and topography of land;*
- b) any established pattern of use and development;*
- c) connection to the road network;*
- d) availability of or likely requirements for utilities;*
- e) ecological, scientific, historic, cultural or aesthetic values; and*
- f) potential exposure to natural hazards.*

Response

As the Zone Purpose has been directly incorporated into the Performance Criteria, the Zone Purpose becomes a standard that the proposed development must satisfy.

The Zone Purpose states:

13.1.1 Zone Purpose Statements

- 13.1.1.1 To provide for residential use or development on large lots in a rural setting where services are limited.*
- 13.1.1.2 To provide for compatible use and development that does not adversely impact on residential amenity.*
- 13.1.1.3 To provide for rural lifestyle opportunities in strategic locations to maximise efficiencies for services and infrastructure.*
- 13.1.1.4 To provide for a mix of residential and low impact rural uses.*

13.1.2 Local Area Objectives

Reedy Marsh

- a) Provide for a low impact increase in housing density in support of housing choice close to Deloraine, whilst maintaining the bushland amenity and natural values of the area through careful subdivision design.*
- b) Subdivision is to be configured to provide for bushfire hazard management areas and accesses that minimize the removal of standing vegetation and provide for substantial separation distances between building areas.*
- c) The retention or planting of vegetation is the preferred means to integrate and screen development throughout the zone.*
- d) Future subdivision will be determined on the basis of capacity for servicing, access, any potential for natural hazards, natural values and potential for conflict with adjoining land uses.*

13.1.3 Desired Future Character Statements

General

- a) *To maintain the existing character described for each locality through careful design and location of development.*

Reedy Marsh

- a) *Reedy Marsh is characterized by predominantly forested hills with some cleared areas of pasture and a dispersed pattern of residential development with low levels of development visibility.*
- b) *The character of the locality is to be maintained through retention of vegetation and lower densities to integrate and screen development and to reduce the visibility of buildings and access driveways from roads and neighbouring properties.*
- c) *Where located on slopes or at higher elevations, the configuration of subdivision and the location of buildings and accesses are to minimize the impacts of vegetation clearance on the landscape. The retention or planting of vegetation is the preferred means to integrate and screen development throughout the zone.*
- d) *Where located in a more open landscape, subdivision is to be configured with dimensions to reflect requirements for a low density and provide for development areas that accommodate appropriate separation between buildings, separation between buildings and adjoining access ways or roads and to accommodate bushfire hazard management areas within each lot.*
- e) *Where development is unavoidably visible, ensure that materials are non-reflective and the design integrates with the landscape.*

The Zone Purpose statement includes *To provide for residential use or development on large lots in a rural setting where services are limited*. The planning scheme does not define what a large lot is. While Lots 2, 3 and 4 are generally smaller than the average lot size in Reedy Marsh and are smaller than the Acceptable Solutions, at more than 5.8ha they are still considered to be large lots. The area of the lots is still significantly larger than the lot sizes available in other residential zones, such as the Low Density Residential Zone and General Residential Zone, and provides for a significantly lower density, rural lifestyle. With appropriate conditions relating to the protection of environmental values and vegetation screening, it is considered that the amenity and character typical of the Rural Living Zone can be maintained, while accommodating the proposed lot sizes.

The Desired Future Character for Reedy Marsh recognises that there are both forested and open landscapes within the Reedy Marsh Rural Living Zone. In forested landscapes the preferred means of integrating and screening development is through the retention of vegetation. In open landscapes separation is to be achieved through lower densities and physical separation. While the site is currently considered to be an open landscape with high visibility from Wadleys Road, the proposed vegetation screen will create a visual appearance similar to a forested lot and assist any future dwellings to integrate with the streetscape.

The proposed lot configuration will allow for any dwelling to achieve setbacks in excess of 75m from a boundary, providing sufficient separation to allow for the retention of vegetation buffers between dwellings. The separation achievable between dwellings will allow landowners within the subdivision to achieve adequate separation. Vegetation screening will ensure that the external appearance of the development cluster will not compromise the character of the area.

The proposal will not impact the residential amenity of the existing dwellings to the east and south. The proposed use of the land is compatible with that of the surrounding properties, being intended for residential use and development. Existing and proposed buffers will provide adequate separation and screening from the neighbouring properties, reducing the visibility and prominence of future dwellings.

The provision of a native vegetation buffer between the titles and the road will ensure that the full extent of development will not be visible and the external appearance would be relatively consistent with other roadside views in Reedy Marsh.

The natural values of the subject title have been considered in the subdivision design and layout. Standing vegetation, which is mapped as priority habitat, in the wet and low, lying portion of the land has been included in Lot 1. It is demonstrated that Lot 1 has sufficient area outside of the standing vegetation to accommodate a dwelling and bushfire hazard management areas. As mentioned, the applicant is willing to enter into a Part 5 Agreement to ensure additional and ongoing protection for the environmental values of the lot. While there may be protected species which have geminated within the subdivision, the lots are of a size and in a significant state of disturbance, such that there is adequate potential that a site exists capable of providing for the development of a dwelling without impacting the representation or long term viability of the species in the bioregion.

The lots are considered sufficiently large enough to accommodate an on-site wastewater management system. Water will be provided by rainwater tanks. All

lots have vehicular access from Wadleys Road.

The proposal is considered to be consistent with the Objective. With the enforcement of a vegetation buffer and management of significant vegetation it is anticipated that external impacts will be negligible and the proposal will maintain the existing amenity and character of the area.

Rural Living Zone

13.4.2.2 Lot Area, Building Envelopes and Frontage

Objective

To ensure that subdivision:

- a) Provides for appropriate wastewater disposal, and stormwater management in consideration of the characteristics or constraints of the land; and*
- b) Provides area and dimensions of lots that are appropriate for the zone; and*
- c) Provides frontage to a road at a standard appropriate for the use; and*
- d) Furthers the local area objectives and desired future character statements for the area, if any.*

Performance Criteria

P1

Each lot must:

- a) be to facilitate protection of a place of Aboriginal, natural or cultural heritage; or*
- b) provide for each lot, sufficient useable area and dimensions to allow for:
 - i) a dwelling to be erected in a convenient, appropriate and hazard free location; and*
 - ii) appropriate disposal of wastewater and stormwater; and*
 - iii) on-site parking and manoeuvrability; and*
 - iv) adequate private open space; and*
 - v) vehicular access from the carriageway of the road to a building area on the lot, if any; and**
- c) be consistent with the Local Area Objectives and Desired Future Character Statements having regard to:
 - i) the topographical or natural features of the site within the context of the area; and*
 - ii) the ability of vegetation to provide buffering; and*
 - iii) any features of natural or cultural significance; and*
 - iv) the presence of any natural hazards; and**
- d) not create additional lots at Kimberley, Red Hills, Ugbrook, Upper Golden Valley, Weegena and Western Creek; and*
- e) not be located on land with frontage to Parkham Road.*

Response

The property complies with Performance Criteria P1 (b). Each lot provides sufficient usable dimensions to provide for a dwelling to be erected in a convenient and

hazard free location, appropriate disposal of wastewater and stormwater, onsite parking, adequate private open space and vehicular access.

With appropriate conditions the proposal can be made to be consistent with the Local Area Objective and Desired Future Character Statement. The applicant has submitted a Vegetation Screening Report with the application. The report recommends the inclusion of a 15m vegetation buffer. Preserving the regenerating vegetation fronting Wadleys Road, will ensure adequate buffering between any future dwelling and the road, for Lots 2-4. This buffer is supported and it is recommended that it be extended along the frontage of Lot 1. While the proposed density is higher than the Acceptable Solutions and the average density in the area, the vegetation screen will assist to maintain the amenity and character of the area by screening future development from public views.

The lots also provide sufficient dimensions that setbacks of more than 100m can be achieved between potential dwellings, leaving sufficient room for bushfire management and the establishment of internal vegetation screening if desired.

The lots are of sufficient size to ensure that future development can mitigate natural hazards, such as bushfire and flood, and avoid features of natural significance, including the priority habitat and mature vegetated areas of the title. As previously discussed, the lots are also of sufficient size that there is reasonable scope for a dwelling to avoid threatened species within the regenerated areas of the title.

The development complies with the Performance Criteria and the Objective of the standard.

E4	Road and Railway Assets Code
E4.6.1	Use and road or rail infrastructure
Objective <i>To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</i>	
Performance Criteria <i>P3</i> <i>For limited access roads and roads with a speed limit of more than 60km/h:</i> <i>a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and</i> <i>b) any increase in use of an existing access or junction or development of a new</i>	

access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and

c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.

Response

The proposal includes two (2) new accesses onto Wadleys Road and formalises two (2) existing accesses. Wadleys Road is not a Class 1, 2 or 3 road.

The application includes a Traffic Impact Assessment prepared by a suitably qualified person. The assessment does not identify any capacity or safety issues associated with the standard of the existing road. Some minor works are recommended to increase the sight distance at River Road/Wadleys Road, with minor vegetation removal to increase sight distances and the erection of additional signage, however these have been identified as being general recommendations and are not specifically warranted as a result of this application. Council's Director Infrastructure Services has provided advice that the findings and recommendations of the TIA are satisfactory.

The report also recommends that some vegetation management is required to secure safe sight distances at Lot 1. This is considered to be minor and acceptable.

Recommended condition:

Prior to the sealing of the final plan of survey:

- a) the proposed driveway crossovers are to be constructed and the existing upgraded in accordance with Council's standard drawings TSD-R03-v1 and TSD-R04-v1 and to the satisfaction of Council's Director Infrastructure Services.
- b) vegetation management is to be undertaken in the road reservation to ensure a safe sight distance of 85m is achieved for Lot 1 to the satisfaction of Council's Director Infrastructure Services. Vegetation removal is not to extend beyond the minimum required to achieve the safe sight distances.

With the recommended condition, the proposed development is considered consistent with the Objective and Performance Criteria.

E4.7.2	Management of Road and Accesses and Junctions
<p>Objective</p> <p><i>To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</i></p>	
<p>Performance Criteria</p> <p><i>P2</i></p> <p><i>For limited access roads and roads with a speed limit of more than 60km/h:</i></p> <p><i>a) access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and</i></p> <p><i>b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and</i></p> <p><i>c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.</i></p>	
<p>Response</p> <p>The Traffic Impact Assessment and Council's Director Infrastructure Services have considered the existing and proposed accesses. The Traffic Impact Assessment has demonstrated that an acceptable safe sight distances can be achieved and that the accesses maintain an adequate level of safety and efficiency.</p> <p>The proposed development is considered consistent with the Objective and Performance Criteria.</p>	
E4.7.4	Sight Distance at Accesses, Junctions and Level Crossings
<p>Objective</p> <p><i>To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.</i></p>	
<p>Performance Criteria</p> <p><i>P1</i></p> <p><i>The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.</i></p>	
<p>Response</p> <p>The Traffic Impact Assessment included with the application has considered the proposed access locations and demonstrates that adequate safe sight distances</p>	

can be achieved at each of the proposed accesses. A condition has previously been recommended to ensure that the access is constructed in accordance with the standard.

The proposed development is considered consistent with the Objective and Performance Criteria.

E8 Biodiversity Code

E8.6.1 Habitat and Vegetation Management

Objective

To ensure that:

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

Performance Criteria

P2.1

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

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

Response

The development requires the removal of vegetation along Wadleys Road to facilitate safe sight distances at the access to Lot 1. The quantity of trees which will be required to be removed is considered to be minimal and will have negligible impact. The removal of sufficient vegetation for access purposes will not compromise the representation of species or vegetation communities in the bioregion nor have an unreasonable visual impact.

While this application does not propose to clear vegetation for development

purposes, the impact of future residential development has been considered. Each of the lots is to be of sufficient area and dimensions that there is significant scope for a dwelling to be located an area free of significant vegetation.

Lot 1 provides adequate area to the north of Dungiven Rivulet and the mature riparian vegetation in its proximity to accommodate a dwelling without requiring vegetation removal beyond the harvested areas.

The applicant has also expressed a willingness to enter into a Part 5 Agreement to protect a large area of vegetation on Lot 1 and for the regeneration of a vegetation buffer along the frontage. This additional protection of vegetation is considered to provide a substantial benefit to the environmental values.

The proposed development is considered consistent with the Objective and Performance Criteria.

E5	Flood Prone Areas Code
E5.6.1	Flooding and Coastal Inundation
Objective <i>To protect human life, property and the environment by avoiding areas subject to flooding where practicable or mitigating the adverse impacts of inundation such that risk is reduced to a low level.</i>	
Performance Criteria P1.1 <i>It must be demonstrated that development:</i> <i>a) where direct access to the water is not necessary to the function of the use, is located where it is subject to a low risk, in accordance with the risk assessment in E5.7; or</i> <i>b) where direct access to the water is necessary to the function of the use, that the risk to life, property and the environment is mitigated to a medium risk level in accordance with the risk assessment in E5.7.</i> P1.2 <i>Development subject to medium risk in accordance with the risk assessment in E5.7 must demonstrate that the risk to life, property and the environment is mitigated through structural methods or site works to a low risk level in accordance with the risk assessment in E5.7.</i> P1.3 <i>Where mitigation of flood impacts is proposed or required, the application must demonstrate that:</i>	

- a) the works will not unduly interfere with natural coastal or water course processes through restriction or changes to flow; and*
- b) the works will not result in an increase in the extent of flooding on other land or increase the risk to other structures;*
- c) inundation will not result in pollution of the watercourse or coast through appropriate location of effluent disposal or the storage of materials; and*
- d) where mitigation works are proposed to be carried out outside the boundaries of the site, such works are part of an approved hazard reduction plan covering the area in which the works are proposed.*

Response

A portion of Lot 1, surrounding the Dungiven Rivulet is identified as being subject to flooding. However, a large portion of the title (approx. 3.5ha) is located above the known flood level and the lot is capable of providing for a dwelling and access in a safe and hazard free location. It is noted that the majority of this flood prone area is also within the area recommended to be protected for environmental values via a Part 5 Agreement.

A planning permit will be required for any development within the flood prone area. Comparison between the current flood mapping and that proposed under Council's Local Provisions Schedule for the State Planning Scheme, indicate that the new mapping has been substantially extended to incorporate contemporary mapping from the 2016 flood event. As such it is considered that both the current and future planning scheme provide adequate protections for future use and development.

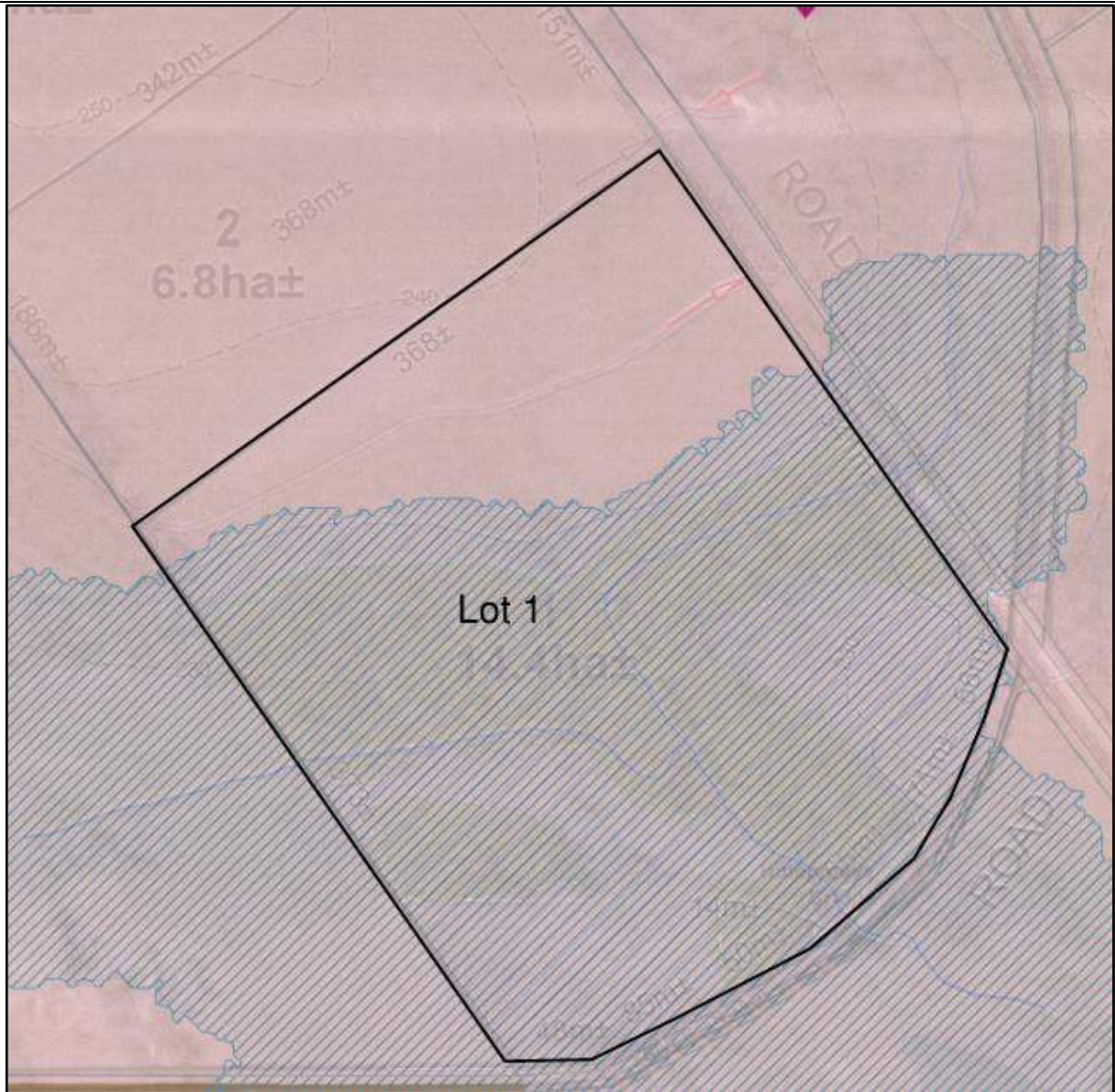


Figure 2: subject title; blue hatching indicates area mapped as Flood Hazard

The development is consistent with the objective and provides adequate opportunity for future development free from flood risk.

E6 Car Parking and Sustainable Transport Code

E6.7.2 Design and Layout of Car Parking

Objective

To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Performance Criteria

P2

Car parking and manoeuvring space must:

a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and
b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.

Response

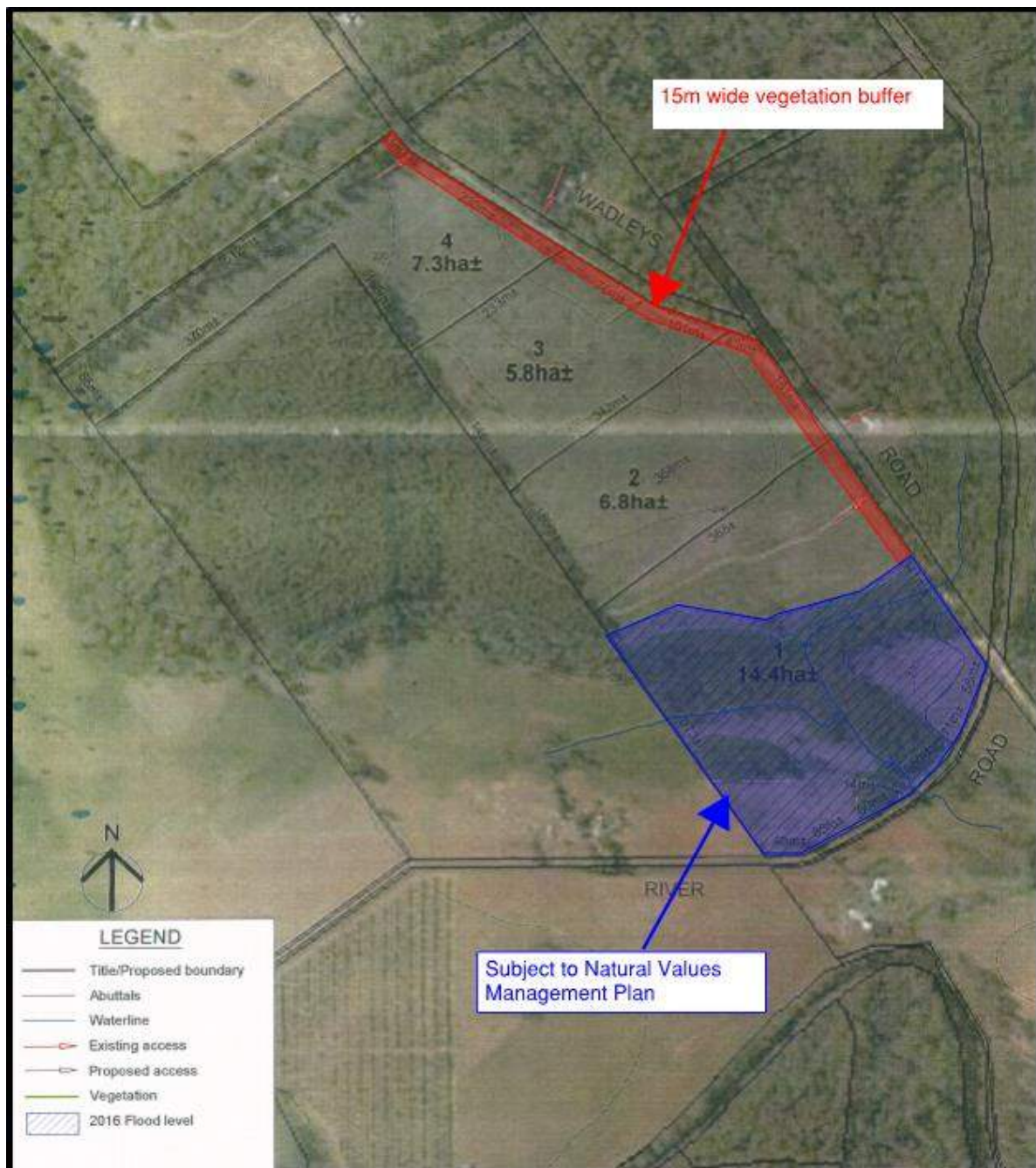
The access width is approximately 4m wide. The proposed lots are all of sufficient size to ensure there is an opportunity to accommodate parking associated with a dwelling.

The proposed development is considered consistent with the Objective and Performance Criteria.

Conclusion

It is considered that the application for Use and Development for a Subdivision (4 lots) is an acceptable development in the Rural Living Zone and should be approved.

Annexure A



Annexure A: lots showing vegetation buffer and natural values management plan

DECISION:

APPLICATION FORM

PLANNING

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



Index No. 18554	
Doc No. Meander Valley Council	
RCVD	30 MAY 2019 MVC
Action Officer SS	Dept. CD
OFFICE USE ONLY	
EO	OD

Property No: **18554**Assessment No: **90 - 5600 - 0240**DAI **19/0348**PAI **19/0242**

Index No.	
Doc No.	
RCVD	28 MAY 2019 MVC
Action Officer	Dept.
EO	OD

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

PROPERTY DETAILS:

Address: **River Road** Certificate of Title: **33436**

Suburb: **Reedy Marsh** **7304** Lot No: **3**

Land area: **34.31** **ha** / ha

Present use of land/building: **Vacant** (vacant, residential, rural, industrial, commercial or forestry)

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

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

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

Total cost of development
(inclusive of GST):

\$

Includes total cost of building work, landscaping, road works and infrastructure

Description
of work:Use of
building:

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

New floor area:

m²

New building height:

m

Materials:

External walls:

Colour:

Roof cladding:

Colour:

SEARCH OF TORRENS TITLE

VOLUME 33436	FOLIO 3
EDITION 2	DATE OF ISSUE 19-Jan-2007

SEARCH DATE : 28-Mar-2019

SEARCH TIME : 11.52 AM

DESCRIPTION OF LAND

Parish of MALLING, Land District of DEVON

Lot 3 on Plan 33436

Derivation : Part of 200 Acres Gtd. to W. Humphreys

Prior CT 4552/74

SCHEDULE 1

C742530 TRANSFER to ROY EDWARD DEANE and DIANE DEANE

Registered 19-Jan-2007 at 12.01 PM

SCHEDULE 2

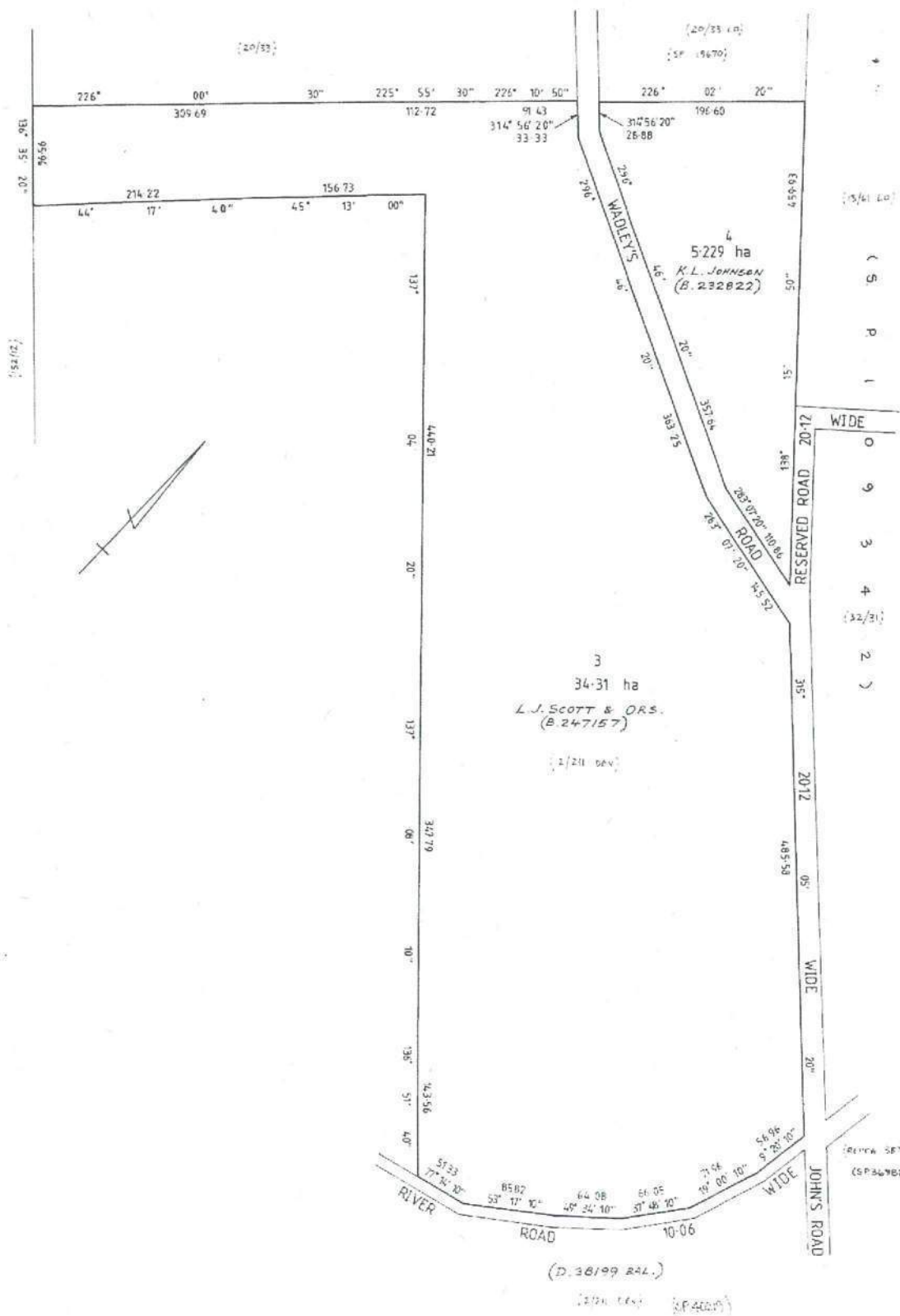
Reservations and conditions in the Crown Grant if any

C25339 CAVEAT by Wesley Vale Engineering Pty. Ltd. over part
of the land described therein. Registered
03-Feb-1998 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: BRIAN ANTHONY IMISON AND JOSEPHINE MARGARET IMISON	PLAN OF SURVEY by Surveyor: JOHN WILLIAM DENT of land situated in the LAND DISTRICT OF DEVON PARISH OF MALLING	Registered Number P33436 Approved Effective from
Title Reference: CT VOL 2775 FOL 85		
Grantee: PART OF 200 ACRES WILLIAM HUMPHREYS PURCHASER	SCALE 1: 3050 MEASUREMENTS IN METRES	Recorder of Title



LAUNCESTON

J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)
 M.B. Reid, B. GEOM.(HONS) (Tas.), M.SSSI M.AIPM (Associate)

HOBART

C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)
 H. Clement, B. SURV. (Tas.), M.SSSI (Director)
 M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI (Director)
 T.W. Walter, Dip. Surv & Map; (Director)
 A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Consultant)
 D. Panton, B.E. M.I.E. AUST., C.P.ENG. (Consultant)
 A. Collins, Ad. Dip. Surv & Map, (Senior Associate)
 L.H. Kiely, Ad. Dip. Civil Eng. Cert IV I.T., (Associate)

KINGSTON

A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)

BURNIE/DEVONPORT

A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Director)
 A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI (Director)



PDA Surveyors

Incorporating
**WALTER
 SURVEYS**

Surveying, Engineering & Planning

ABN 71 217 806 325

PO Box 284 (3/23 Brisbane Street)
 Launceston, Tasmania, 7250
 Phone (03) 6331 4099

ABN 71 217 806 325

Email: pda.ltn@pda.com.au
 www.pda.com.au

Our Ref: 43302J
 Your Ref: PA/19/0242

17th October, 2019.

Meander Valley Council
 PO Box 102
 WESTBURY TAS 7303

Attention: Mr J. Simons

Dear Justin,

RE: SUBDIVISION – R. DEANE – 25 WADLEYS ROAD, REEDY MARSH

We wish to submit an amended Proposal Plan which contains four lots instead of the original six lots. We also provide a Bushfire Hazard Management report, a Vegetation Screening report and a Natural Values report that supports this subdivision application.

The lot sizes have now been enlarged considerably with Lot 1 being the largest lot at 14.4ha and Lot 3 at 5.4ha in size being the smallest.

Could you please proceed with this subdivision layout for this application. Could you please advise us if you require anything further to enable this application to be assessed.

Yours faithfully
 PDA Surveyors

Per.

JOHN DENT

Index No. 18554	
Doc No.	
RCVD	21 OCT 2019 MVC
Action Officer JS	Dept. COS
EO	OD ✓

OFFICES ALSO AT:

- 16 Emu Bay Road, Deloraine, 7304 (03) 6362 2993
- 6 Queen Street, Burnie, 7320 (03) 6431 4406
- 10 Devonport, 7310 (03) 6423 6875

- 127 Bathurst Street, Hobart, 7000 (03) 6234 3217
- 6 Freeman Street, Kingston, 7050 (03) 6229 2131
- 8/16 Main Road, Huonville, 7109 (03) 6264 1277

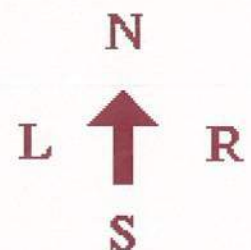
Vegetation Screening Report

Report for: PDA Surveyors

Property Location: 25 Wadleys Road, Reedy Marsh

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

Date: 14th October 2019

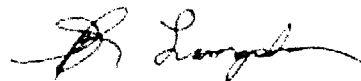


Client:	PDA Surveyors obo Roy Deane
Property identification	The property is located on River and Wadleys Roads, Reedy Marsh. Current zoning is Low Density Residential, (Meander Valley Interim Planning Scheme 2013. CT 33436/3 (34.3ha), PID 7538962, River Road, Reedy Marsh
Proposal:	A 4 lot subdivision from 1 existing title at River / Wadleys Road, Reedy Marsh.

Assessment by:

Scott Livingston,

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



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INTRODUCTION

The title (CT 33436/3, PID 7538962) is located at 25 Wadleys Road, Reedy Marsh, the property also has frontage to River Road. The property is zoned Rural Living and portions of the property, that include a portion of the retained native forest around Dungivern Rivulet are mapped as Priority Habitat under the Meander Valley Planning Scheme Overlay. The southern portion of Lot 1 is shown as within the 2016 flood level.

The owners intend to subdivide the property into 4 lots with access from Wadleys Road for future dwellings. This report covers potential of vegetation to screen future developments within the property from traffic on Wadleys Road. To meet access requirements of the Bushfire Prone Areas Code requires a 4m carriageway that is clear of vegetation 0.5m m either side and 4m above the carriageway, at the entry point additional vegetation clearance may be required to provide turning facilities and site distance to the road.

DESCRIPTION

Potential building areas on Lots 1-4 are within the northern portion of the title within previously harvested plantation that is regenerating to native species. A ridge line roughly parallel to the road. It is highly likely that any future dwelling on Lots 2-4 will be west of the ridgeline to allow views to the south west and the Western Tiers.

Lot 1, See Figures 3 & 4.

Lot 1 the southern most lot has an existing access. The clearing around the entry point is currently around 10m wide. The portion of the lot adjacent to the road is effectively level with the road, while the western portion drops below the viewshed. Vegetation to the north and south of the entry is older/denser native vegetation in a narrow strip (10-15m) along the roadside. With the exception of the entry point this vegetation effectively screens the property from Wadleys Road. Narrower section of scrub only a few meters in with immediately north of the entrance also screen the property.

Lot 2,

The proposed access to Lot 2 is on the southern corner of the Lot, south of the entry vegetation on Lot 1 is a continuation of the older denser vegetation and to the north this widens to around 35m totally screening the property.

Lot 3, See Figure 5

The proposed access to Lot 3 is around the midpoint of the eastern boundary, vegetation in this vicinity is regenerating native forest on land that rises quickly from the roadside and landform screens the areas of the property where development is likely.

Lot 4, See Figure 7

The proposed access to Lot 4 is close to its northern boundary, north of the existing access point to improve site distances. The vegetation along the road side is older/ denser for around 20m, with a portion of this within the road reserve. With the exception of the entry point this

Livingston Natural Resource Services

vegetation is likely to screen likely development sites, limited views of development may also occur along the existing small clearing of the existing access.

CONCLUSIONS

Potential building areas on Lot 1 may be visible from Wadleys Road through the existing entry point and. This view will be for a short period only if the existing roadside vegetation is retained. Unless the access alignment is changed widening of this screen will have little effect.

Potential building areas on Lot 2 and 3 are unlikely to be seen from Wadleys Road whether screening vegetation is retained or not due to landform and likely building on the western side of the ridgeline. A slight deviation in alignment of access to these lots, of at least the clearing width of access (5m min) would alleviate the tunnel effect along the access from Wadleys Road. With the exception of areas at the northern most part of Lot 3 and southernmost part of Lot 2 the vegetation is regenerating after plantation harvesting and currently is insufficient in height or density to provide an effective screen. Retention of a 10-15m strip of roadside vegetation would in time provide additional screening to that currently provided by landform.

Potential building areas on Lot 4 may be visible from Wadleys Road if no vegetation is retained along the road side, due to its flatter topography. A retained 10-15m vegetation screen of the older regenerating native species that currently exists should screen future building development.

APPENDIX 1 – MAPS

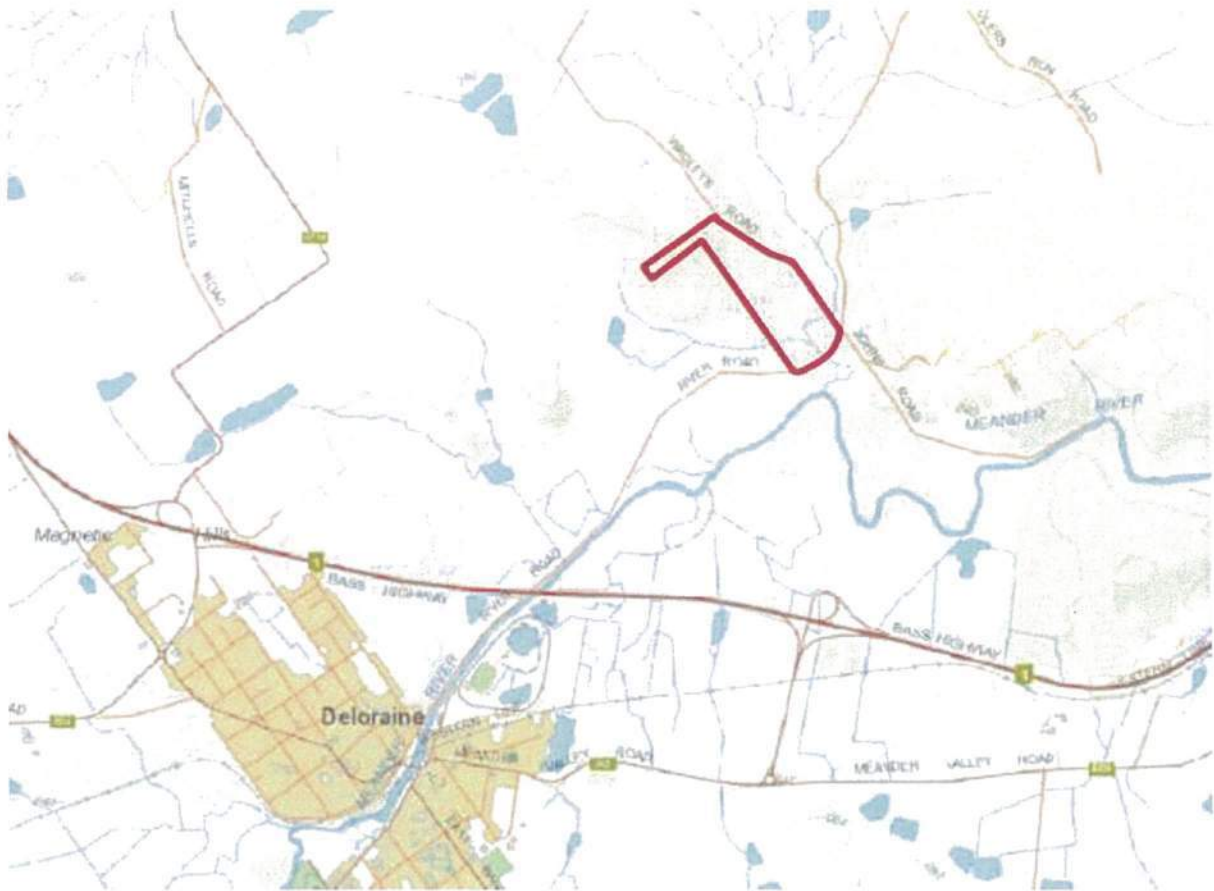


Figure 1: Location Map

Title in red



Figure 2: aerial image

APPENDIX 2 – PHOTOS



Figure 3 screening south of existing access Lot 1



Figure 4 existing access clearing, Lot 1



Figure 5: from Wadleys Road



Figure 6: vegetation along Wadleys Road



Figure 7: Lot 4 access

Bushfire Hazard Management Report: Subdivision

Report for: PDA Surveyors

Property Location: 33436/3 River Road, Reedy Marsh

Prepared by:

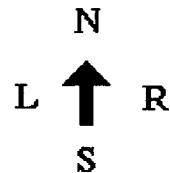
Scott Livingston

Livingston Natural Resource Services
12 Powers Road
Underwood, 7268

Date:

14th October 2019

Version 4



Client: PDA Surveyors obo R & D Deane

River Road, Reedy Marsh, CT 33436/3, PID 7538962

Property identification: Current zoning: Rural Living, *Meander Valley Interim Planning Scheme 2013*.

Proposal: 4Lot subdivision from 1 existing title.

Assessment

A field inspection of the site was conducted to determine the Bushfire Risk and Bushfire Attack Level.

A 4 lot subdivision is proposed from existing title CT 33436/3 at River Road, Reedy Marsh, the area is bushfire prone, being less than 100m from vegetation greater than 1ha in size, (forest, grassland).

Conclusion

There is sufficient area on lots 1-4 to provide for BAL 19 habitable dwellings and will require a hazard management area – low threat vegetation on land adjacent to habitable buildings. Reduced building areas would also be available for BAL 12.5 construction with enlarged Hazard Management Areas.

Each lot may be developed as a separate stage, no Hazard Management or other Bushfire provisions rely on development on adjacent lots or are affected by the order of staging or development on other lots.

No additional roads are required, access to habitable buildings and water supply on lots must comply with the relevant elements of Table E2 Access of *Planning Directive No. 5.1 Bushfire-Prone Areas Code*

New habitable buildings must have a static water supply installed to the standards listed in Table 4 of *Planning Directive No. 5.1 Bushfire-Prone Areas Code* prior to construction of habitable buildings.

Assessment by: Scott Livingston



Master Environmental Management, Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation # BFP-105.

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LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.

DESCRIPTION

A 4 lot subdivision is proposed from existing title CT 33436/3 at River Road, Reedy Marsh. The property is zoned Rural Living, *Meander Valley Planning Scheme, 2013*. The property is predominately recently harvested plantation with native forest in the central portion of proposed Lot 1 around Dungiven Rivulet. Surrounding land to the south and west is pasture (grassland) on the southern portion, adjacent to proposed lot 1 and plantation on the northern portion. Land to the north and east is a mosaic of forest, grassland with occasional managed land around dwellings. The property has frontage to River Road and Wadleys Road. The property is not serviced by a reticulated water supply.

See Appendix 1 for maps and site plan. Appendix 2 for photos.

BAL AND RISK ASSESSMENT

The land is considered to be within a Bushfire Prone Area due to proximity of bushfire prone vegetation, greater than 1 ha in area (forest).

VEGETATION AND SLOPE

Lot 1 (Northern section)	North West	North East	South East	South West
Vegetation within 100m Subdivision boundaries	0-100m forest (harvested plantation)	0-20m road, 20-100m forest	0-100m forest	0-100m forest native & harvested plantation
Slope (degrees, over 100m)	Flat/ Upslope	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°

Lot 2 & 3	North West	North East	South East	South West
Vegetation within 100m Subdivision boundaries	0-100m forest (harvested plantation)	0-20m road, 20-100m forest	0-100m forest	0-100m forest (harvested plantation)
Slope (degrees, over 100m)	Flat/ Upslope	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°

Lots 4	North West	North East	South East	South West
Vegetation within 100m Subdivision boundaries	0-100m forest (portions 25-100m grassland/low threat vegetation)	0-20m road, 20-100m forest	0-100m forest (harvested plantation)	0-100m forest (harvested plantation)
Slope (degrees, over 100m)	Flat/ Upslope	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development external to the subdivision and have also considered slope gradients. It has been assumed that no clearing within the retained native forest around streams will occur. During development it is assumed undeveloped lots may be managed as forest. Setback requirements may be able to be reduced following development and management of fuel loads on adjacent lots.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other constraints to building such as topography have not been considered, with the exception of Lot one where existing native forest has been assumed to be retained and flood prone areas omitted.

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

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

Setbacks

	Grassland	Forest
BAL 12.5		
Upslope and flat	14m	32m
Downslope 0- 5°	16m	38m
BAL 19		
Upslope and flat	10m	26m
Downslope 0- 5°	11m	27m

PROPOSED LOT BAL RATING

The balance lot has a potential building area at BAL19, with a smaller building area available at BAL 12.5.

Lot	Setbacks for habitable buildings
	BAL 19
Lot 1	23m from NW boundary 27m from NE, SW boundaries and retained native forest on southern portion of lot
Lots 2-4	27m NE, SE and SW boundaries
	23m from NW boundary

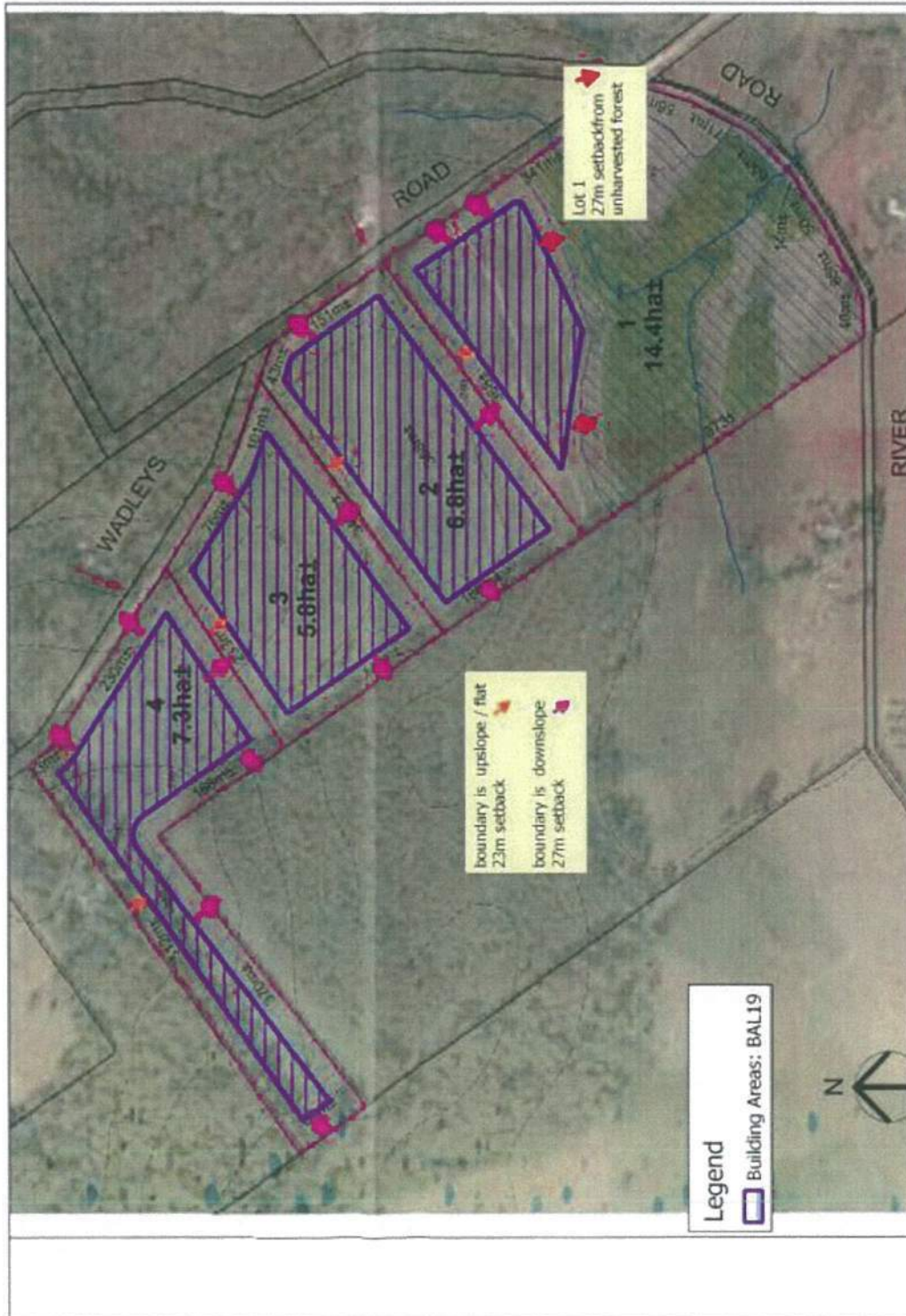


Figure 1: Building Area BAL

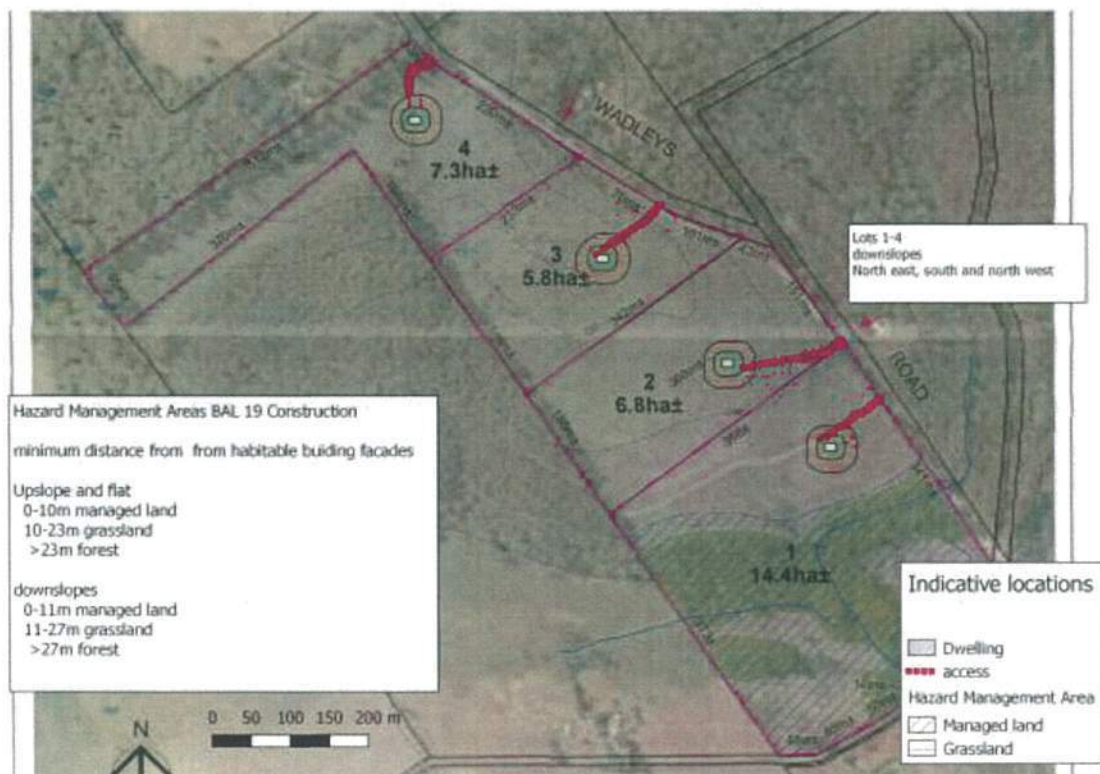
HAZARD MANAGEMENT AREAS

All land within the distances shown below must be managed as no higher fuel load than the following:

- Low threat vegetation includes maintained lawns (mown to < 100mm), gardens and orchards.
- Grassland: may be unmown grass, tree canopy cover must be < 5%
- Forest- no fuel management required

Construction to BAL 19:

Slope	Managed Land - Low Threat Vegetation	Grassland	Forest
Upslope and flat	0-10m	10-23m	>23m
Downslope 0- 5°	0-11m	11-27m	>27m



STAGED DEVELOPMENT

Each lot may be developed as a separate stage, no Hazard Management or other Bushfire provisions rely on development on adjacent lots or are affected by the order of staging or development on other lots..

ROADS

Alt

Lots have access from Wadleys Road. No additional roads required for the subdivision

PROPERTY ACCESS

Access to lots must comply with the relevant elements of Table E2 Access from *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

Table E2: Standards for Property Access

Column 1 Element		Column 2 Requirement
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a water	There are no specified design and construction requirements.

B.	Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3 degrees (1:20 or 5%); (7) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (10) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (a) A turning circle with a minimum inner radius of 10 metres; or (b) A property access encircling the building; or (c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
C.	Property access length is 200 metres or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) The Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
D.	Property access length is greater than 30 metres, and access is provided to 3 or	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) Complies with Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

FIRE FIGHTING WATER SUPPLY

The subdivision is not serviced by a reticulated supply. New habitable buildings must have a static water installed to the standards listed in Table 4 from *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

Column Element	Column 2 Requirement
A. Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.
B. Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.

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

CONCLUSIONS

A 4 lot subdivision is proposed from existing title CT 33436/3 at River Road, Reedy Marsh, the area is bushfire prone, being less than 100m from vegetation greater than 1ha in size, (forest, grassland).

There is sufficient area on lots 1-4 to provide for BAL 19 habitable dwellings and will require a hazard management area – low threat vegetation on land adjacent to habitable buildings. Reduced building areas would also be available for BAL 12.5 construction with enlarged Hazard Management Areas.

Each lot may be developed as a separate stage, no Hazard Management or other Bushfire provisions rely on development on adjacent lots or are affected by the order of staging or development on other lots.

No additional roads are required, access to habitable buildings and water supply on lots must comply with the relevant elements of Table E2 Access of *Planning Directive No. 5.1 Bushfire-Prone Areas Code*

New habitable buildings must have a static water supply installed to the standards listed in Table 4 of *Planning Directive No. 5.1 Bushfire-Prone Areas Code* prior to construction of habitable buildings.

REFERENCES

Meander Valley (2013) *Meander Valley Interim Planning Scheme*.

Standards Australia. (2009). *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*.

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

APPENDIX 1 – MAPS

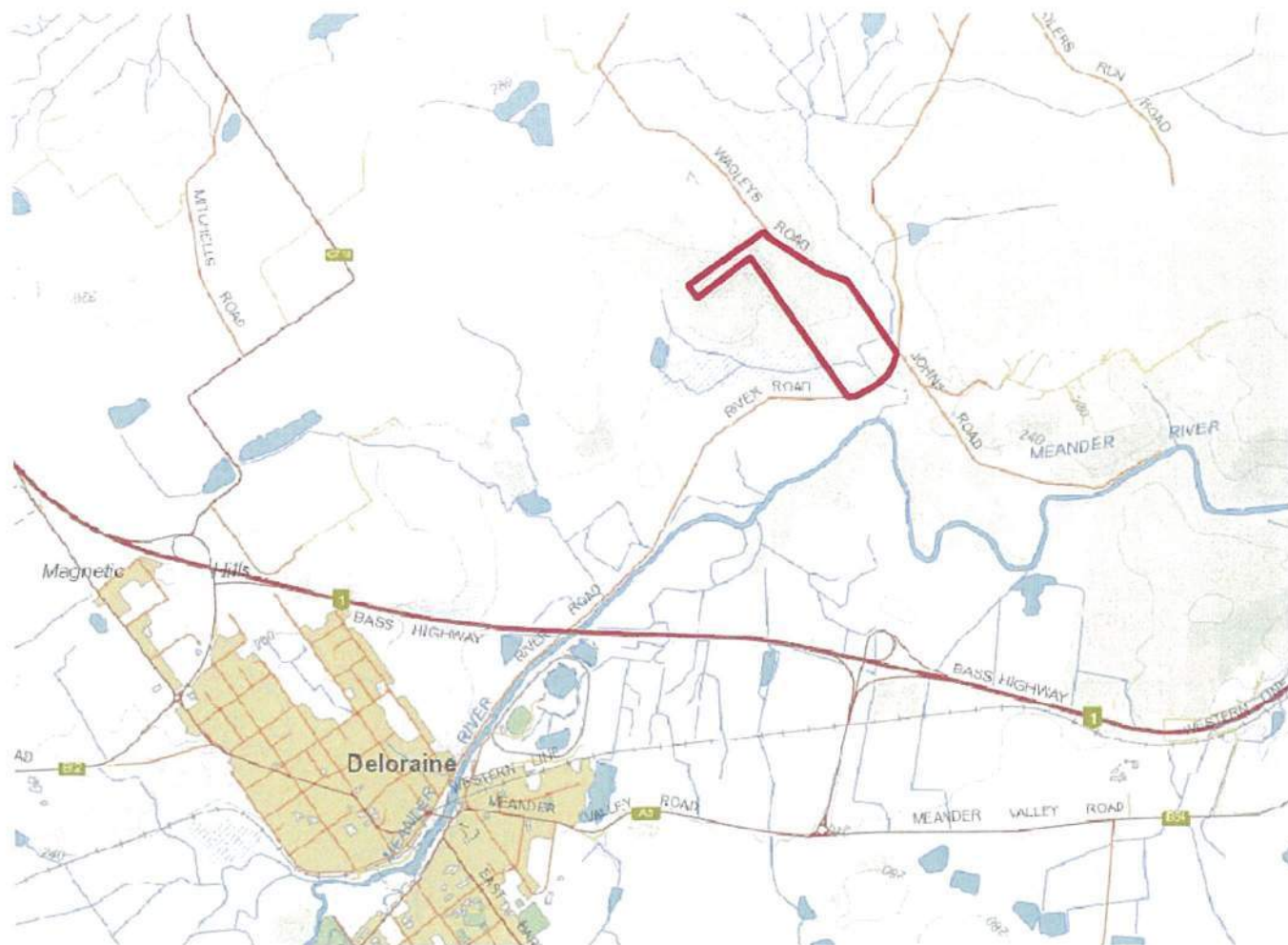


Figure 2: Location, property in red



Figure 3: Aerial Image

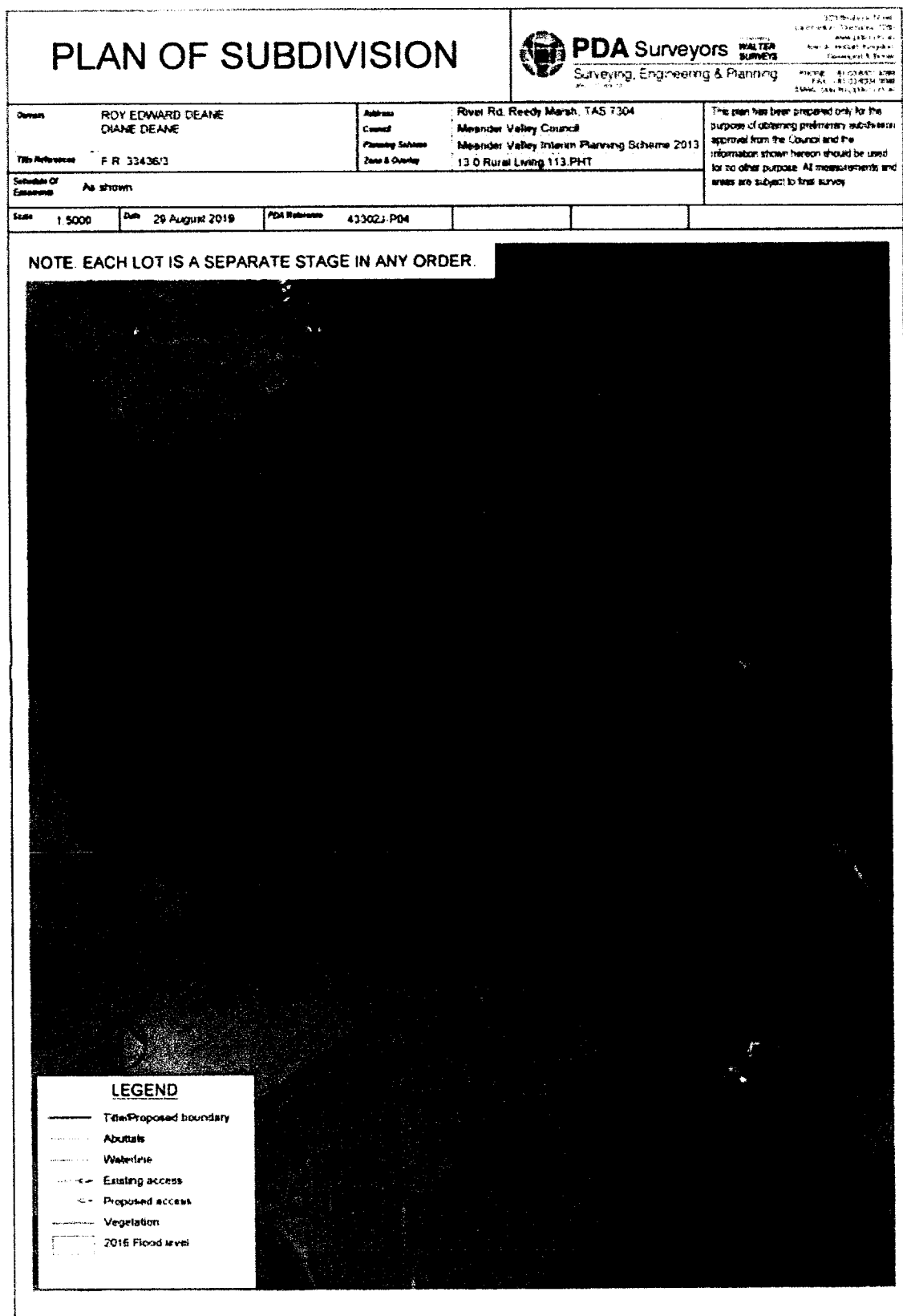


Figure 4: Proposed Subdivision Plan

APPENDIX 2 – PHOTOS



Figure 5: west across lot 4



Figure 6: South from lot 4

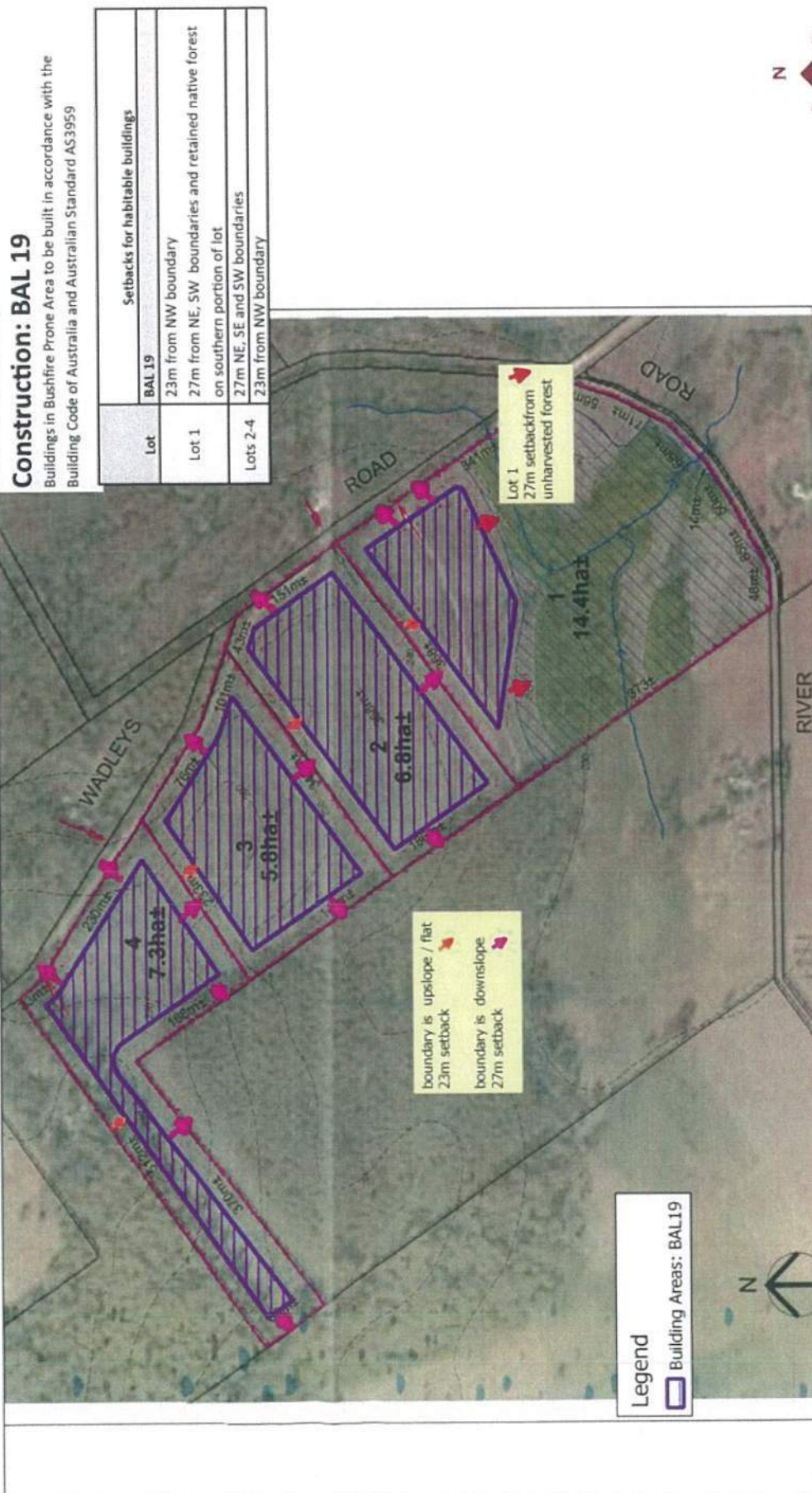


Figure 7: typical vegetation on ex plantation areas



Figure 8: access Lot 1

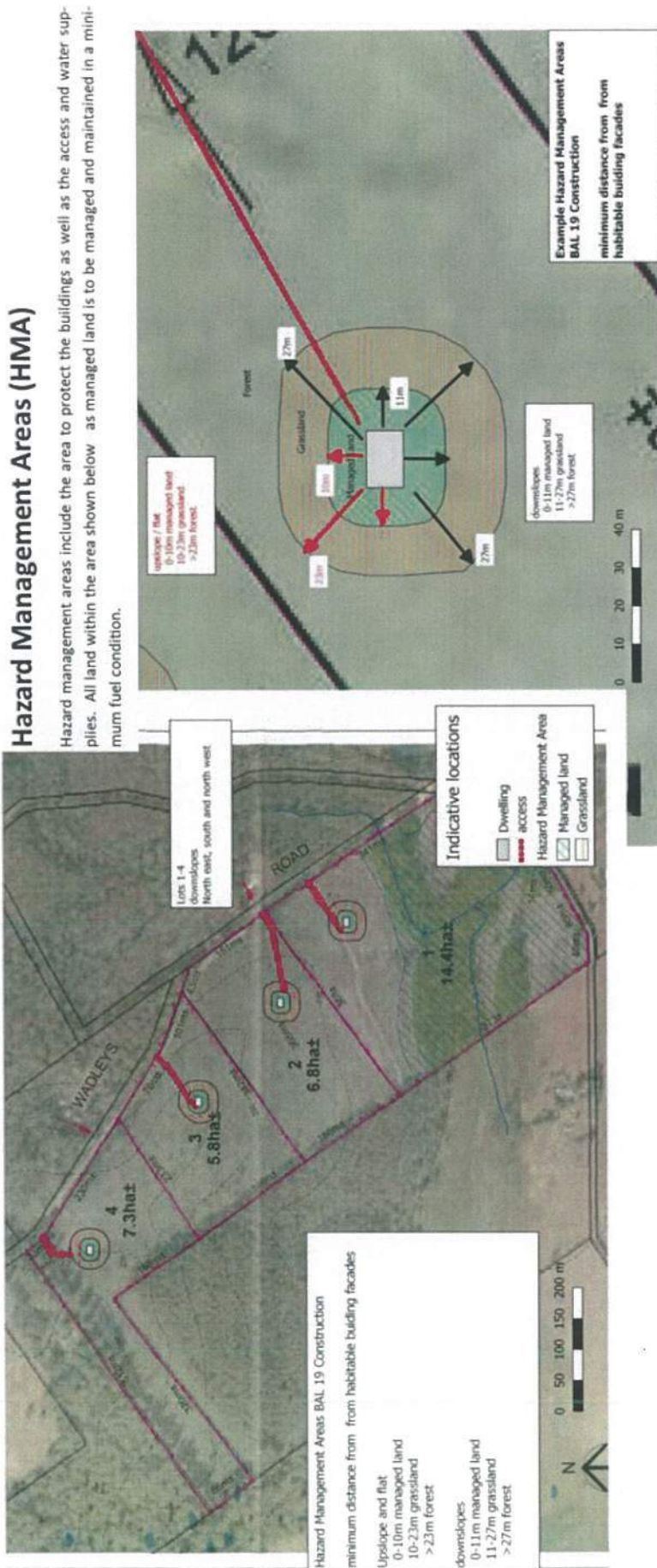
Bushfire Hazard Management Plan: Lots 1-4, Subdivision of 33436/3, River Road, Reedy Marsh.



It is **important** to prepare your Bushfire Survival Plan, read your Community Protection Plan and know your Nearby Safer Place. These can be obtained from your Council or the Tasmanian Fire Service. For more information, visit www.fire.tas.gov.au

Scott Livingston
Accreditation: BFP – 105; 1, 2, 3A, 3B, 3C
Date 14/10/2019
SRL19/7154

Scott Livingston



Hazard Management Areas (HMA)

Hazard management areas include the area to protect the buildings as well as the access and water supplies. All land within the area shown below as managed land is to be managed and maintained in a minimum fuel condition.

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

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

Maintenance Schedule: Managed Land

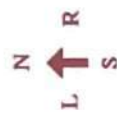
- Removal of fallen limbs, leaf & bark litter
- Cut lawns to less than 100mm and maintained
- Remove pine bark and other flammable garden mulch
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of petroleum fuels
- Maintain road access to the dwelling and water connection point.
- Remove fallen limbs, leaf & bark from roofs, gutters and around buildings.

Construction: BAL 19

Slope	Managed Land - Low Threat Vegetation	Grassland	Forest
Upslope and flat	0-10m	10-26m	>26m
Downslope 0-5°	0-11m	11-27m	>27m

Scott Livingston
Accreditation: BFP-105: 1, 2, 3A, 3B, 3C
Date 14/10/2019
SRL19/2154

Scott Livingston



Water Supply

a static water supply to following standards must be installed for each building area:

The following requirements apply:

- the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and
- the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

A static water supply:

- may have a remotely located offtake connected to the static water supply;
- may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
- must be a minimum of 10,000l per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
- must be metal, concrete or lagged by non-combustible materials if above ground; and
- if a tank can be located so it is shielded in all directions in compliance with section 3.5 of *Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas*, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
 - metal;
 - non-combustible material; or fibre-cement a minimum of 6mm thickness.

Fittings and pipework associated with a fire fighting water point for a static water supply must:

- have a minimum nominal internal diameter of 50mm;
- be fitted with a valve with a minimum nominal internal diameter of 50mm;
- be metal or lagged by non-combustible materials if above ground;
- if buried, have a minimum depth of 300mm;
- provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
- ensure the coupling is accessible and available for connection at all times;
- ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
- ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
- if a remote offtake is installed, ensure the offtake is in a position that is:
 - visible;
 - accessible to allow connection by fire fighting equipment;
 - at a working height of 450 – 600mm above ground level; and
 - protected from possible damage, including damage by vehicles.

The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:

- comply with water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems*; or
- comply with the Tasmania Fire Service Water Supply Guideline published by Tasmania Fire Service

A hardstand area for fire appliances must be:

- no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- no closer than 6m from the building area to be protected;
- a minimum width of 3m constructed to the same standard as the carriageway; and
- connected to the property access by a carriageway equivalent to the standard of the property access

Property Access

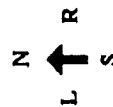
Access to a habitable building and/or water supply point it must be constructed to the following standards:

The following design and construction requirements apply to property access:

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

Note:

It should be borne in mind that the measures contained in this Bushfire Management Plan cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.



Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 14/10/2019
5RL19/2154

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies²

Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:

Meander Valley Interim Planning Scheme 2013

Street address:

33436/ 3 River Road, Reedy Marsh

Certificate of Title / PID:

CT 33436/3 PID 7538962

Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.

Street address:

Certificate of Title / PID:

2. Proposed Use or Development

¹ This document is the approved form of certification for this purpose, and must not be altered from its original form.

² If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

Description of Use or Development:

6 lot multiple stage subdivision from 1 existing title

Code Clauses:

☐ E1.4 Exempt Development

☐ E1.5.1 Vulnerable Use

☐ E1.5.2 Hazardous Use

☒ E1.6.1 Subdivision

3. Documents relied upon**Documents, Plans and/or Specifications**

Title: Plan of Subdivision

Author: PDA Surveyors

Date: 29/8/2019

Version: PO4

Bushfire Hazard Report

Title: Bushfire Hazard Management Report, 33436/3 River Road, Deloraine v3

Author: Scott Livingston

Date: 14/10/2019

Version: 4

Bushfire Hazard Management Plan

Title: Bushfire Hazard Management Plan 33436/3 River Road, Deloraine v3

Author: Scott Livingston

Date: 14/10/2019

Version: 4

Other Documents

Title:

Author:

Date:

Version:

4. Nature of Certificate

☐ E1.4 – Use or development exempt from this code

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.4 (a)	Insufficient increase in risk	

☐ E1.5.1 – Vulnerable Uses

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.5.1 P1	Residual risk is tolerable	
<input type="checkbox"/> E1.5.1 A2	Emergency management strategy	
<input type="checkbox"/> E1.5.1 A3	Bushfire hazard management plan	

☐ E1.5.2 – Hazardous Uses

	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.2 P1	Residual risk is tolerable	
<input type="checkbox"/>	E1.5.2 A2	Emergency management strategy	
<input type="checkbox"/>	E1.5.2 A3	Bushfire hazard management plan	

☐ **E1.6 – Development standards for subdivision**

E1.6.1 Subdivision: Provision of hazard management areas

	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
<input type="checkbox"/>	E1.6.1 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1 A1 (b)	Provides BAL 19 for all lots	Bushfire Hazard Management Plan 33436/3 River Road, Deloraine v4
<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	

E1.6.2 Subdivision: Public and fire fighting access

	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.2 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Bushfire Hazard Management Plan 33436/3 River Road, Deloraine v4

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.6.3 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/> E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	
<input type="checkbox"/> E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/> E1.6.3 A2 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/> E1.6.3 A2 (b)	Static water supply complies with Table E5	Bushfire Hazard Management Plan 33436/3River Road, Deloraine v4
<input type="checkbox"/> E1.6.3 A2 (c)	Static water supply is consistent with the objective	

5. Bushfire Hazard Practitioner³

Name:	Scott Livingston	Phone No:	0438 951 021
Address:	12 Powers Road	Fax No:	
	Underwood	Email	scottlivingston.lnra@gmail.com
	Tasmania	Address:	
	7250		
Accreditation No:	BFP – 105	Scope:	1, 2, 3A, 3B, 3C

6. Certification

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.



or

There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.



and/or

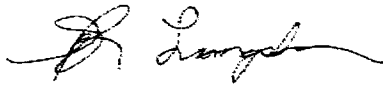
The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.



³ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of Fire Service Act 1979. The list of practitioners and scope of work is found at www.fire.tas.gov.au.

Signed:

certifier



Date: 11/4/10/2019

Certificate No: SRL19/21S4

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Roy Deane Owner /Agent

1/43 Stuart St Address

Manly 2095 Suburb/postcode

Qualified person details:

Qualified person: Scott Livingston

Address: 12 Powers Road Phone No: 0438 951 021

Underwood 7268 Fax No:

Licence No: BFP-105 Email address: scottlivingston.lnrs@gmail.com

Qualifications and Insurance details: Accredited Bushfire Assessor
BFP 105, 1,2,3A,3B, 3C (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: Bushfire Assessment (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 33436/3 River Road Lot No: 1-4

Reedy Marsh

7304

Certificate of title No: 33436/3

The assessable item related to this certificate:

Bushfire Attack Level (BAL)

(description of the assessable item being certified)

Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type:

Bushfire Hazard

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work: ☒

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Attack Level Assessment Report and Bushfire Hazard Management Plan

Relevant

calculations:

Australian Standard 3959

- Planning Directive No.5.1
- Building Amendment Regulations 2016
- Director of Building Control, Determination
 - Application of Requirements for Building in Bushfire Prone Areas. (Aug 2017)
- Guidelines for development in bushfire prone areas of Tasmania

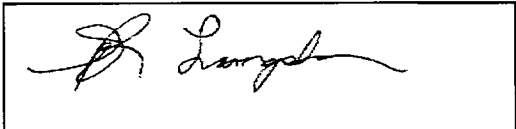
Substance of Certificate: (what it is that is being certified)

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959
2. Bushfire Hazard Management Plan

Assessed as BAL19. BAL 12.5, Proposal is compliant with DTS requirements, clauses 4.1, 4.2, 4.3 & 4.4 Directors Determination Requirements for Building in Bushfire Prone Areas (v2.1)

Scope and/or Limitations

I certify the matters described in this certificate.

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:		<div>SRL19/21S4</div>	<div>14/10/2019</div>

PLAN OF SUBDIVISION



PDA Surveyors
Incorporating
WALTER SURVEYS
Surveying, Engineering & Planning
ABN 71 217 806 325

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EMAIL: pda.tn@pda.com.au

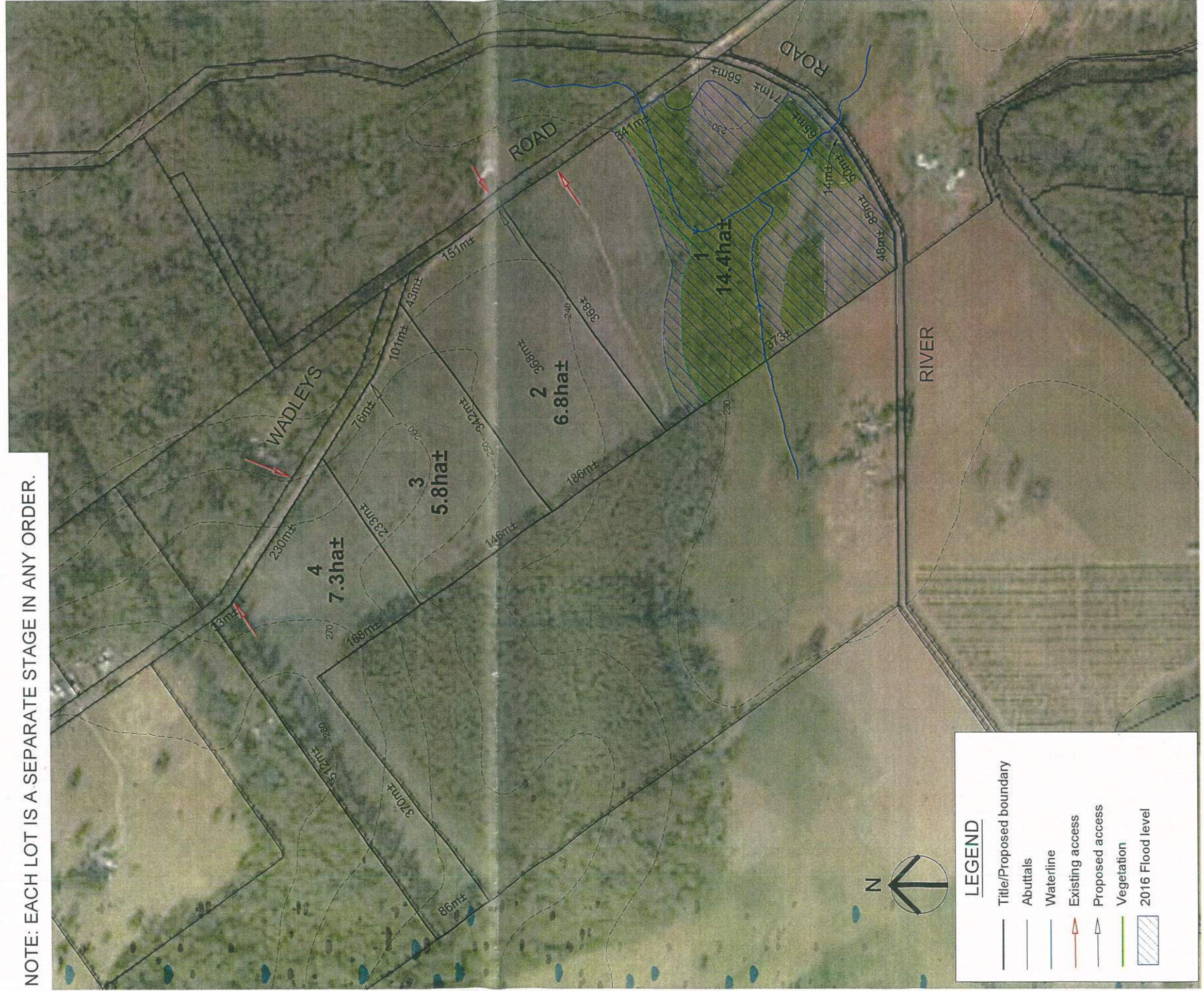
Owners	ROY EDWARD DEANE DIANE DEANE	Address	River Rd, Reedy Marsh, TAS 7304
		Council	Meander Valley Council
Title References	F.R. 33436/3	Planning Scheme	Meander Valley Interim Planning Scheme 2013
		Zone & Overlay	13.0 Rural Living, 113.PHT

Schedule Of Easements
As shown.

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Scale	1:5000	Date	29 August 2019	PDA Reference	43302J-P04
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NOTE: EACH LOT IS A SEPARATE STAGE IN ANY ORDER.



PLAN OF SUBDIVISION



PDA Surveyors
Incorporating
WALTER SURVEYS
Surveying, Engineering & Planning
ABN 71 217 806 325

323 Brisbane Street,
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PLAN OF SUBDIVISION

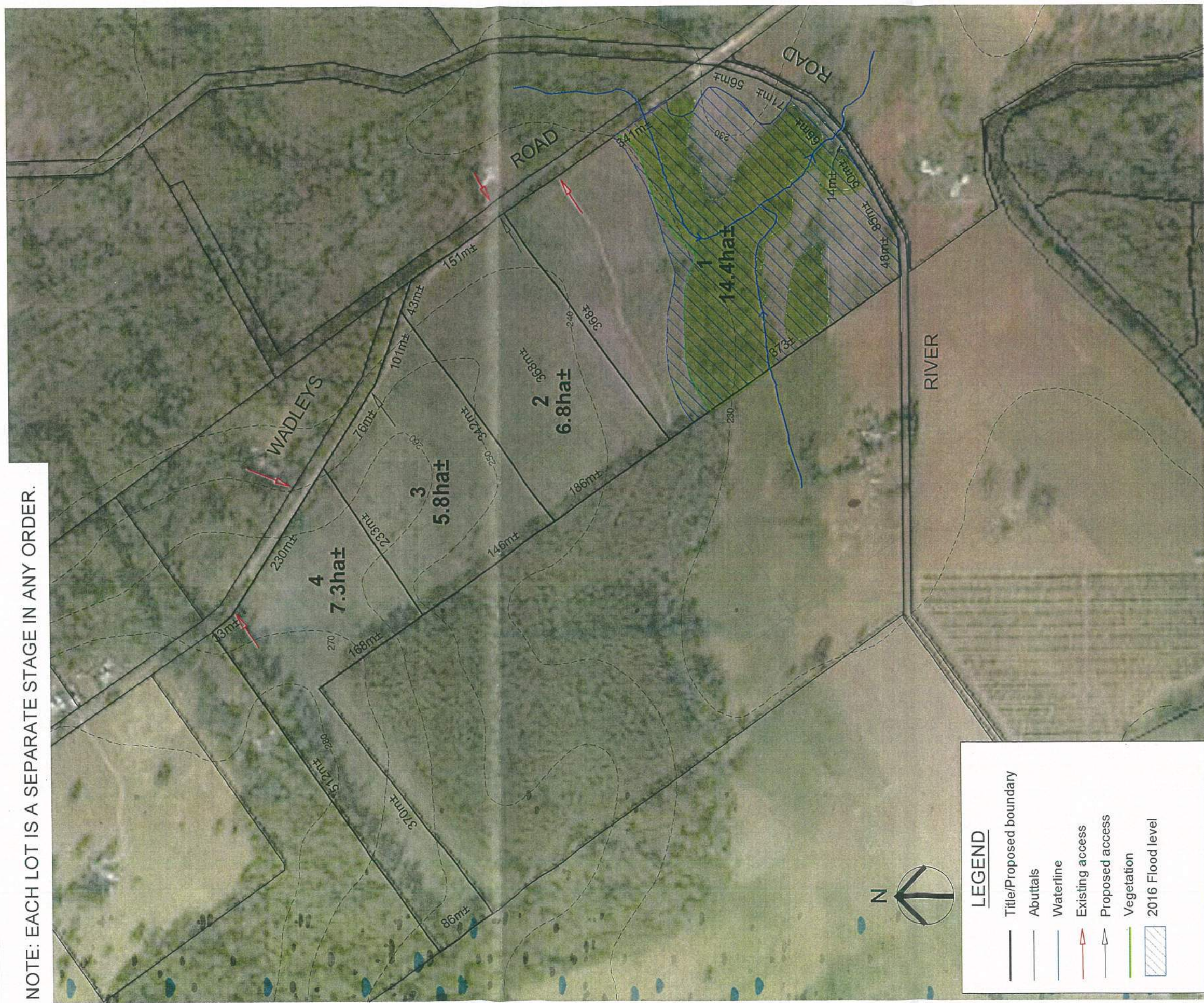
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Schedule Of				

Scale	1:5000	Date	29 August 2019	PDA Reference	43302J-P04
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NOTE: EACH LOT IS A SEPARATE STAGE IN ANY ORDER.



Natural Values Report

Report for: PDA Surveyors

Property Location: 25 Wadleys Road, Reedy Marsh

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

Date: 14th October 2019

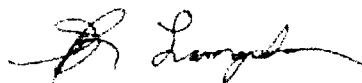


Client:	PDA Surveyors obo Roy Deane
Property identification	The property is located on River and Wadleys Roads, Reedy Marsh. Current zoning is Low Density Residential, (Meander Valley Interim Planning Scheme 2013. CT 33436/3 (34.3ha), PID 7538962, River Road, Reedy Marsh
Proposal:	A 4 lot subdivision from 1 existing title at River / Wadleys Road, Reedy Marsh.
Assessment comments:	Under the Meander Valley Interim Planning Scheme 2013, consideration of the impact on natural values is required. Impacts of the development proposal on watercourses is also assessed under the Water Quality Code. A field inspection was conducted on the 17 th September 2019. This field assessments were used to confirm or otherwise the desktop study findings. This report summarises the findings of the desktop and field assessment.

Assessment by:

Scott Livingston,

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



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INTRODUCTION

The title (CT 33436/3, PID 7538962) is located at 25 Wadleys Road, Reedy Marsh, the property also has frontage to River Road. The property is zoned Rural Living and portions of the property, that include a portion of the retained native forest around Dungivern Rivulet are mapped as Priority Habitat under the Meander Valley Planning Scheme Overlay. The southern portion of Lot 1 is shown as within the 2016 flood level.

An initial desktop assessment was undertaken followed by a field inspection on the 17th September 2019 to confirm or otherwise the desktop study findings.

METHODS

A Natural Values report was accessed from the DPIWE website on 16/9/2019, The Forest Practices Authority Biodiversity Values database was also accessed on 26/9/2019 to assess eagle nest probability and mature habitat classes. This report covers known sightings within 5km and fauna species whose predicted range boundaries overlay the site.

A site visit on 17/9/2019 was undertaken by Scott Livingston. All areas of the proposed subdivision were assessed. The assessment the site was inspected with a spaced wandering meander technique, with all areas of variation within the site vegetation inspected.

The survey was conducted in September, which is outside the flowering period of many flora species. No survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. While all significant species known to occur in the area were considered, species such as spring or autumn flowering flora may have been overlooked. A sample of all vegetation communities, aspects and variations in topographic location was achieved.

All mapping and Grid References in this report use GDA 94, Zone 55, with eastings and northings expressed as 6 & 7 digits respectively.

Flora taxonomy nomenclature used is consistent with Census of Vascular Plants of Tasmania, Tasmanian Herbarium 2015, From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation (Edition 2) Harris & Kitchener, 2005, Little Book of Common Names for Tasmanian Plants, Wapstra et al.

DESCRIPTION

The property is predominately *Eucalyptus nitens* plantation established in 1998 that was harvested in 2015 and is regenerating to native forest, the balance is retained native vegetation around watercourses in the southern portion of the property.

The title is bounded by River Road to the south and Wadleys Road to the west. Land to the north and east is a mosaic of native forest with occasional clearings and dwellings, land to the south and south west is pasture, land to the west is recently harvested plantation.

The property slopes from approximately 270m ASL on the northern boundary with a ridgeline running approximately parallel to Wadleys Road, the lowest portion of the property is at 230m ASL at the southern boundary. Two watercourse crosses flow through the southern portion. An existing road crosses the property from Wadleys Road to the adjacent lot to the west. There are no existing dwellings on the title.

NATURAL VALUES

VEGETATION

TASVEG 3.0 mapping shows the majority of the property to be plantation with the exception of retained native vegetation around Dungivern Rivulet and a small area mapped as (FAG) in the southern portion of the property adjacent to the southern bank of the tributary stream.

The site visit confirmed the riparian vegetation to be *Eucalyptus amygdalina*–*Eucalyptus obliqua* damp sclerophyll forest (DSC), with portions mapped *Eucalyptus viminalis* grassy forest and woodland (DVG) on the western side also considered DSC due to the shrubby rather than grassy undertorey. The small patch of native vegetation between the cleared plantation and tributary stream is in its drier southern portion, more akin to *Eucalyptus amygdalina* forest and woodland on dolerite (DAD) however due to its narrow width (<10m) has been included as DSC. Small sections along Wadleys Road and the internal access have been re mapped as Permanent easements (FPE), and a small area in the south west heavily infested with gorse is remapped as Weed infestation (FWU)

The plantation area was harvested in 2015 and is regenerating to native species and considered Regenerating cleared land (FRG). The eventual trajectory to a forest vegetation community is difficult to determine at this early stage and may be either DSC, a grassy variant of *E. amygdalina* *dolerite* (DAD), *Eucalyptus viminalis* grassy forest and woodland (DVG) or *Acacia dealbata* forest (NAD).

The area mapped as FAG on the flood plain south of the tributary stream is dominated by *Carrex appressa* in the western wetter portion and *Poa* in the drier eastern portion. While the *carrex* dominated section is unlikely to carry forest due to its boggiess it is best ascribed to FRG as well, the *Poa* section is best ascribed to Lowland *Poa labillardierei* grassland (GPL), although in time without grazing some encroachment of forest is likely.

Vegetation Community	Area_ha	
	TasVeg Mapping	Revised Mapping
Dry eucalypt forest and woodland		
(DSC) <i>Eucalyptus amygdalina</i> - <i>Eucalyptus obliqua</i> damp sclerophyll forest	4.8	7.5
(DVG) <i>Eucalyptus viminalis</i> grassy forest and woodland	1.3	
Agricultural, urban and exotic vegetation		
(FAG) Agricultural land	2.8	
(FPL) Plantations for silviculture	25.6	
(FPU) Unverified plantations for silviculture	0.6	
(FPE) Permanent easements		0.8
(FRG) Regenerating cleared land		26.2
Native Grassland		
(GPL) Lowland <i>Poa labillardierei</i> grassland		0.5
Total	35.1	35.1

FLORA

The Natural Vales Atlas (Department of Primary Industries, (accessed 16/9/2019) has no threatened flora observations within 500m of the proposed lots, 8 threatened flora species have been recorded within 5 km. An assessment of the proposed lots was undertaken, and no threatened flora species were identified. An assessment conducted during flowering (late spring/ autumn) may identify further threatened flora species. Of the 8 threatened species known from within 5km of the site. The majority are considered unlikely to occur with no or marginal suitable habitat. 1 species with potential habitat, slender curved rice flower was not noted in surveys and is unlikely to have been missed. Appendix 5 provides habitat descriptions and habitat suitability for threatened flora species known within 5km of the property.

FAUNA

The Natural Values Atlas has no records of threatened fauna within 500m of the proposed lots. Appendix 6 provides habitat descriptions and habitat suitability for threatened fauna species within 5km of the development area (based on range boundaries and observations). Potential foraging habitat is present for wide ranging species such as devils and quolls, there is limited potential for denning habitat for these species. The watercourses and associated wet areas contain crayfish burrows, however the site is 5km east of the mapped potential range and 15km from the mapped core range of central north burrowing crayfish, the site is not within a catchment that flows to the range of the species. There 15 species of burrowing crayfish found in Tasmania, with 5 being listed as threatened, it is highly likely the species on site is not one of those listed, however the species was not determined.

Six *Aquila audax* (wedge-tailed eagle) nest have been reported within 5km of the site, all are greater than 1km from the site. The property has a low (0-1/10) probability for Eagle Nest (FPA Model), no suitable nest trees occur within the development site.

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

HABITAT CONTEXT

GDA Easting (6 digits)	473595
------------------------	--------

GDA Northing (7digits)	5405743
------------------------	---------

Search radius in km (max 10)	5
------------------------------	---

(this may take some time for large search areas)

Land cover composition within the specified area

Area of high mature habitat availability	27.35 Ha
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Area of medium mature habitat availability	102.15 Ha
--	-----------

Area of low mature habitat availability	771.58 Ha
---	-----------

Area of negligible mature habitat availability	6859.86 Ha
--	------------

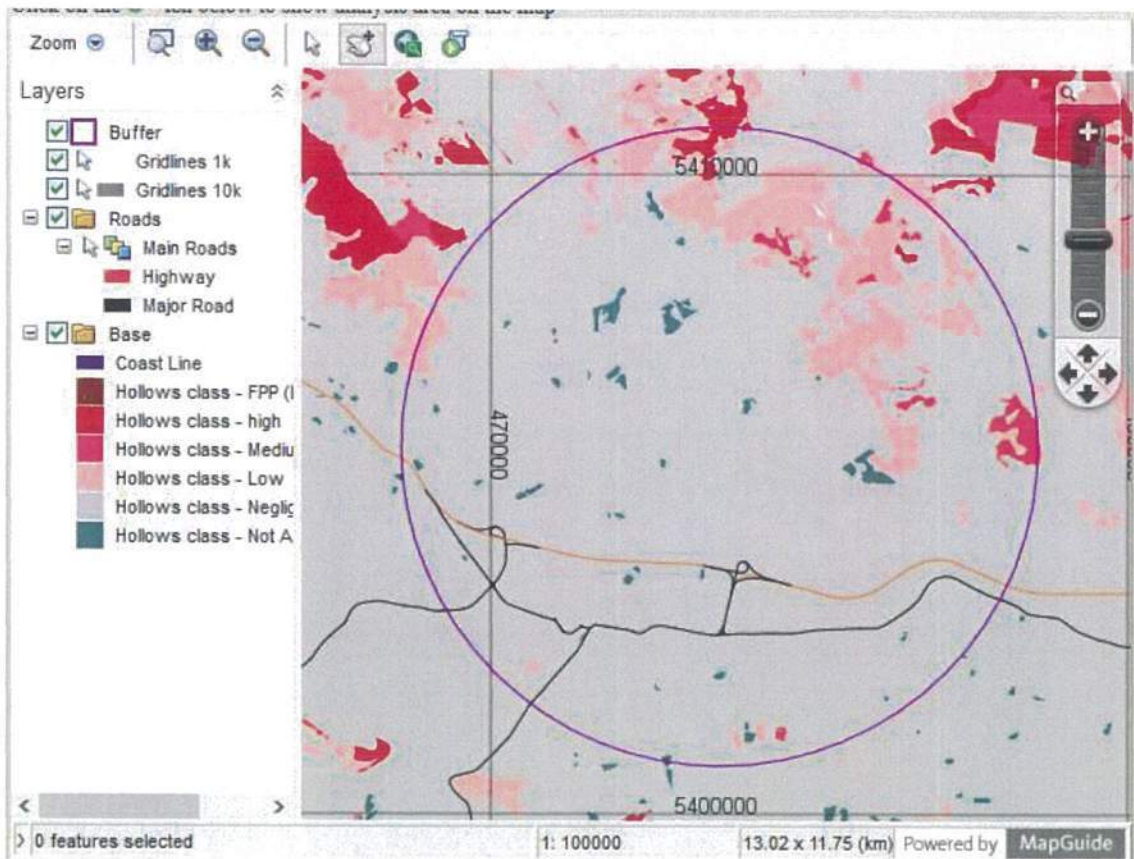
Area of non-forest vegetation	92.81 Ha
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Total search area	7853.98 Ha
-------------------	------------

Total applicable area	7760.94 Ha
-----------------------	------------

Percentage of the applicable land area classified as high or medium mature habitat availability = **1.7 %**

Mature habitat availability map version: March 2016



Water Courses

The water quality code applies to any development within 50m of a wetland or watercourse. There are 2 mapped watercourses on the property, Dungiven Rivulet (Class 2 stream) and a class 3 tributary from the west are within the retained native forest on the southern portion of the property. Dungiven Rivulet has an Integrated Conservation Value of High and the tributary Low in Conservation of Freshwater Ecosystems (CFEV) dataset. The retained native vegetation on Lot one is at its narrowest on the northern side 30m from the bank of Dungiven Rivulet, this equates to the required stream side reserve for a Class 2 watercourse. The dwelling site and associated Hazard Management area indicated on the Bushfire Plan for the subdivision is more (85m) than 50m from the watercourse.

Existing Disturbance

The bulk of the property was planted to *Eucalyptus nitens* in 1998 and harvested in 2015. The area is regenerating to native forest and considered regenerating cleared land, this contains some seedling *E. nitens* along with naturally occurring *E. amygdalina* and *E. viminalis*.

The property contains a number of weeds, with gorse being widespread and a dense infestation in the south western corner. Thistles, and blackberry occur across the property with hawthorn, and sweet briar in the southern flats, a single holly tree occurs in the small native vegetation patch between to cleared plantation and tributary stream. Black currant, a garden escape, occurs along the southern bank of the tributary watercourse and appears to be spread by floods.

Proposed Development- Clearing of Vegetation

Future dwellings and access on the proposed lots will require partial clearing for buildings, infrastructure and hazard management areas. Dependant on final locations and access length this will be in the order of 1200m² as dwelling and low threat vegetation and an additional area of around 2500m² that may be retained as grassland. Access at around 100m for each lot would require 500m² of clearing, noting Lot 1 has existing access. In total minimum clearing would affect around 1.5 ha. While additional areas in excess of these minimums may be cleared, all clearing is anticipated to be within the ex-plantation / regenerating cleared land.

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

Proposed Development- Water Quality

No development is likely within 50m of any watercourse and therefore water quality is unlikely to be affected.

Conclusions

The likely development area supports regenerating cleared land following harvesting of the eucalypt plantation. Development on the lot is likely to increase the potential for control of weeds and possibly enhancement of regeneration.

The title has suitable habitat for threatened flora however none were identified on the site visit. Given past disturbance levels it is considered to be unlikely there will be any impact on threatened flora by further development.

The title has suitable habitat for several threatened fauna species, vegetation clearance for infrastructure or bushfire hazard management, may have a minor impact on foraging habitat for wide ranging species such as devils and quolls. While there is a slight possibility the burrowing crayfish species on the site is the threatened Central North Burrowing Crayfish no vegetation clearing or development is likely to impact its stream side habitat within previously retained native forest.

The subdivision will have potential impact on the identified natural values including threatened fauna species, however retained vegetation on the riparian areas and regenerating cleared land on the bulk of the property and will provide alternate habitat and therefore the impact is expected to be minimal.

No adverse impact water quality is expected as no development is likely within proximity to the watercourses.

REFERENCES

Department of Primary Industry Parks Water and Environment (DPIPWE). (accessed 16/9/2019). *Natural Values Report, Derived from the Natural Values Atlas, online database.*

DPIPWE. Thelist.tas.gov.au , spatial datasets

DPIPWE. Tasmanian Vegetation Monitoring and Mapping Program TASVEG 3.0. Department of Primary Industries, Parks, Water and Environment.

Forest Practices Authority, (accessed 26/9/2019). *Biodiversity Values Database, online database.*

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

APPENDIX 1 – MAPS

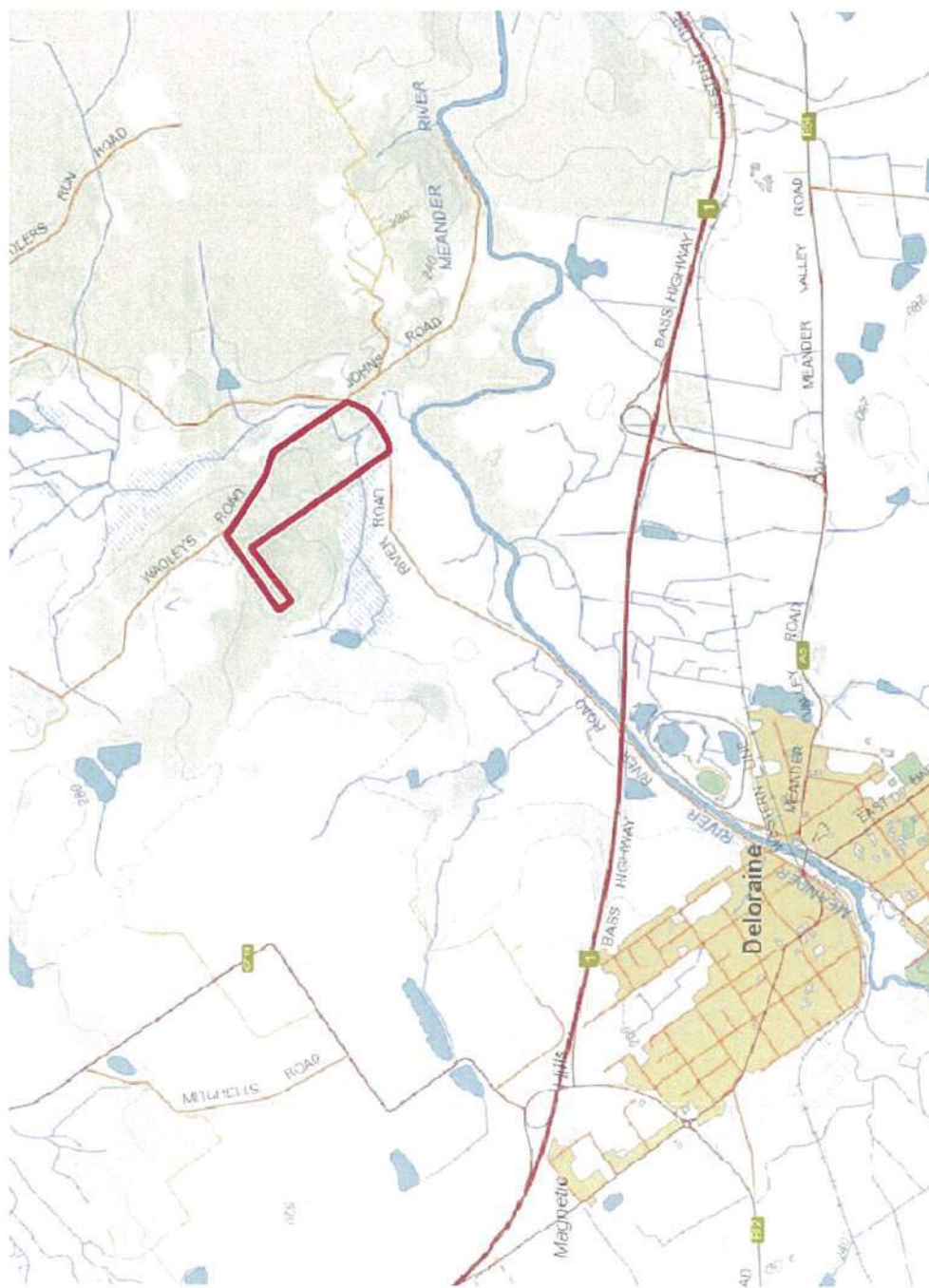


Figure 1: Location Map

Title in red

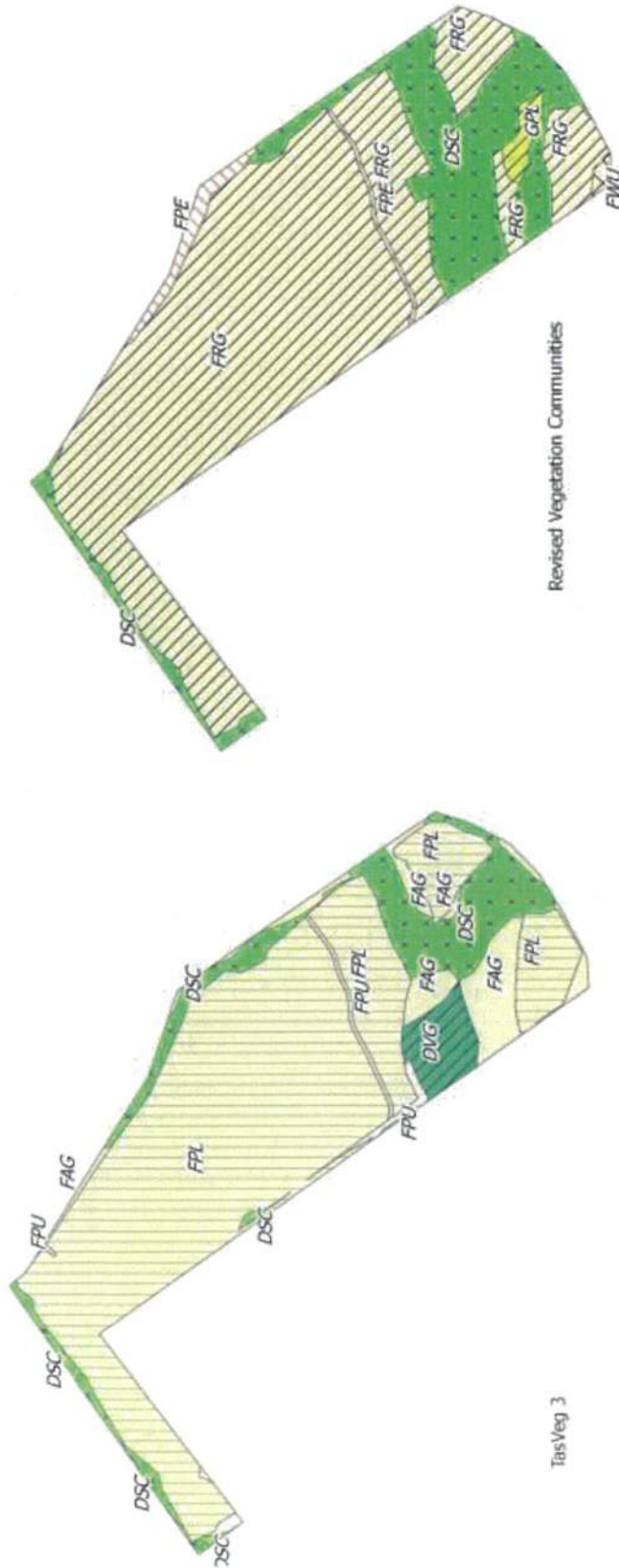


Figure 2: Vegetation



Figure 3: aerial image

APPENDIX 2 – PHOTOS



Figure 4: regenerating cleared land along Wadleys Road



Figure 5: gorse and more established regeneration.



Figure 6: Dungiven Rivulet from Wadleys Road



Figure 7: crayfish burrow on creek edge



Figure 8 black current in southern flats

APPENDIX 3 –FLORA SPECIES LIST

SPECIES NAME	COMMON NAME	STATE SCHEDULE	NATIONAL SCHEDULE	Status	Weed Status
<i>Acacia dealbata</i>	silver wattle				
<i>Acacia melanoxylon</i>	Blackwood			e	
<i>Acaena novae-zelandiae</i>	common buzzy				
<i>Austrodanthonia sp</i>	wallaby grass				
<i>Cardus pycnocephalus</i>	slender thistle				declared
<i>Carrex apressa</i>	tall sedge				
<i>Cassinia aculeata</i> subsp. <i>aculeata</i>	common dollybush				
<i>Cirsium vulgare</i>	spear thistle				
<i>Clematis aristata</i>	mountain clematis				
<i>Coprosma quadrifida</i>	native currant				
<i>Crataegus monogyna</i>	hawthorn			i	
<i>Epacris lanuginosa</i>	swamp heath				
<i>Eucalyptus amygdalina</i>	black peppermint				
<i>Eucalyptus nitens</i>	sining gum			i	plantation species
<i>Eucalyptus viminalis</i>	white gum				
<i>Exocarpos cupressiformis</i>	native cherry				
<i>Gahnia grandis</i>	cutting grass				
<i>Geranium solanderi</i>	southern cranesbill				
<i>Hypochoeris radicata</i>	rough catsear			i	
<i>Juncus procerus</i>	tall rush				
<i>Lepidosperma gladiatum</i>	swordsedge				
<i>Lomandra longifolia</i>	sagg				
<i>Lomatia tinctoria</i>	guitarplant			e	
<i>Melaleuca ericifolia</i>	coast paperbark				
<i>Melaleuca virens</i> (<i>Callistemon viridiflorus</i>)	prickly bottlebrush			e	
<i>Mentha diemenica</i>	slender mint				
<i>Micrantheum hexandrum</i>	river tridentbush				
<i>Olearia myrsinoides</i>	silky daisybush				
<i>Onopordum acanthium</i>	cotton (scotch) thistle			l	Declared weed.
<i>Pimelea nivea</i>	bushmans bootlace			e	
<i>Pinus radiata</i>	radiata pine			i	
<i>Poa labillardierei</i>	Silver tussock grass				
<i>Pomaderris apetala</i>	Common Dogwood				
<i>Pteridium esculentum</i>	bracken				
<i>Ribes nigrum</i>	black currant			i	garden escape
<i>Rosa rubiginosa</i>	sweet briar			i	
<i>Rubus fruticosus</i> agg.	blackberry				declared WONS

<i>Rubus parvifolius</i>	native raspberry				
<i>Senecio linearifolius</i>	fireweed groundsel				
<i>Themeda triandra</i>	Kangaroo Grass				
<i>Ulex europaeus</i>	gorse				declared WONS
<i>Viola hederacea</i> subsp <i>hederacea</i>	ivy leaf violet				

APPENDIX 4 –WEEDS

Weeds within 5km

Species	Common Name	Recorded within 500m of site (NVA)	Recorded within 5km of site (NVA)	Located on site	Notes
<i>Carduus nutans</i>	nodding thistle		yes		
<i>Erica lusitanica</i>	spanish heath		yes		
<i>Foeniculum vulgare</i>	fennel		yes		
<i>Ilex aquifolium</i>	holly		yes	yes	Single plant, river flat
<i>Rubus fruticosus</i>	blackberry	yes	yes	yes	mainly along roadside, occasional across entire property
<i>Salix matsudana</i>	sallow willow		yes		
<i>Salix x fragilis</i> nothovar. <i>fragilis</i>	crack willow		yes		
<i>Senecio jacobaea</i>	ragwort	yes	yes		
<i>Ulex europaeus</i>	gorse		yes	yes	widespread across property

APPENDIX 5 – THREATENED FLORA WITHIN 5KM

Species	Common Name	SS	NS	Known within 500m	Known within 5km	Life form	Tasmanian habitat description (and distribution)	Habitat suitability
<i>Epilobium pallidiflorum</i>	showy willowherb	r		no	yes	herb	Epilobium pallidiflorum occurs in wet places (e.g. natural wetlands amongst forest, margins of Melaleuca ericifolia swamp forest, scrubby- sedgy E. ovata woodland on heavy soils, etc.) mostly in the north and north-west of the State.	marginal habitat along creek
<i>Euphrasia scabra</i>	yellow eyebright	e		no	yes		Euphrasia scabra occurs in moist herb/sedge communities in grassy leads in marshes and in drier open grassy areas at the headwaters of creeks. Its habitat is associated with gaps created by grazing, flooding or other disturbance. It has been recorded from scattered sites throughout lowland areas of Tasmania, including the north-west coast, central north, Midlands, Eastern Tiers and around Hobart. However, it is considered to be extinct from many of these sites, and populations are low and transient in areas (Eastern Tiers and Hobart) with the greatest probability of still supporting the species.	marginal habitat along floodplain
<i>Glycine microphylla</i>	small-leaf glycine	v		no	yes	herb	Glycine microphylla occurs in dry to dampish sclerophyll forest and woodland in the north and east of the State, with outlying sites at Woolnorth.	marginal habitat
<i>Juncus prismatocarpus</i>	branching rush	r		no	yes	rush	The habitat of Juncus prismatocarpus is poorly understood because of a paucity of records in Tasmania but includes sedgy/grassy margins of rivers such as the Apsley River. On the mainland it occurs in floodplain and riparian vegetation.	marginal habitat along floodplain
<i>Pimelea curviflora</i> var. <i>gracilis</i>	slender curved riceflower	r		no	yes	shrub	Pimelea curviflora var. gracilis occurs in a range of vegetation types from wet and dry sclerophyll forest to hardwood plantations. Understories vary from open and grassy to densely shrubby. It can densely colonise disturbed sites such as firebreaks, log landings and tracks.	suitable habitat, unlikely to have been missed
<i>Pomaderris phyllifolia</i>	narrow-leaf pomaderris	p		no	yes	shrub	Pomaderris phyllifolia subsp. ericoides & phyllifolia occur in a wide range of habitats, very strongly associated with flood-prone rocky and densely shrubby rivers but extending across broader floodplains and gentle slopes into grassy/shrubby dry sclerophyll forest.	marginal habitat along floodplain
<i>Senecio squarrosus</i>	leafy fireweed	r		no	yes	herb	Senecio squarrosus occurs in a wide variety of habitats. One form occurs predominantly in lowland damp tussock grasslands. The more widespread and common form occurs mainly in dry forests (often grassy) but extends to wet forests and other vegetation types.	suitable habitat, unlikely to have been missed
<i>Viola caleyana</i>	swamp violet	r		no	yes	herb	The habitat of Viola caleyana in Tasmania is poorly understood but includes lowland wet grasslands, possibly wet heathlands and a variety of forest types.	no suitable habitat

APPENDIX 6 – THREATENED FAUNA

Threatened fauna recorded or with suitable habitat within 5km of the subject titles from the Natural Values Atlas (based on range boundaries).

Species	Common Name	SS	NS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
Accipiter novaehollandiae	grey goshawk	e		Potential	yes		Requires wet sclerophyll forest for breeding and foraging. Potential habitat for the grey goshawk is native forest with mature elements below 600m altitude, particularly along watercourses. Significant habitat for the grey goshawk may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.). FPA's Fauna Technical Note 12 can be used as a guide in the identification of grey goshawk habitat.	marginal habitat in retained riparian forest

Species	Common Name	SS	NS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	Potential	yes	yes	<p>Potential habitat for the wedge tailed eagle comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive. More than one nest may occur within a territory but only one is used for breeding in any one year. Breeding failure often promotes a change of nest in the next year. [see FPA?s Fauna Technical Note 1 and FPA?s Fauna Technical Note 6 for more information] Significant habitat for the</p>	may forage, no suitable nesting habitat

Species	Common Name	SS	NS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
							wedge tailed eagle is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where the nest tree is still present).	

Species	Common Name	SS	NS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
Astacopsis gouldi	giant freshwater crayfish	v	VU	Potential			<p>Potential habitat for the giant freshwater crayfish is freshwater streams of all sizes. Characteristics of potential habitat include a combination of well shaded flowing and still waters, deep pools, decaying logs and undercut banks. Riparian vegetation needs to be native and predominantly intact to provide shade, nutrient, energy and structural inputs into streams. Smaller juveniles inhabit shallow fast flowing streams favouring habitats with rocks or logs that are large enough to be stable but not embedded in finer substrates, but overlie coarser substrates and/or have a distinct cavity underneath. Perennial headwater streams have substantially higher juvenile densities than nonperennial headwater streams. See FPA's Fauna Technical Note 16 for guidance on how to identify categories of potential habitat suitability (high suitability habitat, moderate suitability habitat and low suitability habitat) of class 4 streams. The GFC Habitat Suitability Map may be used in the assessment of habitat suitability for all other stream classes, however on ground assessment is recommended.</p>	suitable habitat in watercourse

Species	Common Name	SS	NS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
<i>Botaurus poiciloptilus</i>	australasian bittern		EN			yes	Australasian Bitterns are widespread but uncommon over south-eastern Australia. Favours permanent freshwater wetlands with tall, dense vegetation, particularly bullrushes (<i>Typha</i> spp.) and spikerushes (<i>Eleocharis</i> spp.)	no suitable habitat
<i>Catadromus lacordairei</i>	Green-lined ground beetle	v		Potential			Open grassy/sedge woodlands associated with wetlands and low-lying plains or flats adjacent to rivers/streams. Key habitat elements that need to be present include sheltering sites such as patches of stone, coarse woody debris and/or cracked soils. Highly active and mobile species that can fly and often comes to ground close to water sources and is rarely found further than 250m from a water source.	marginal habitat on floodplains

Species	Common Name	SS	NS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat Suitability
Dasyurus maculatus subsp. maculatus	spotted-tail quoll	r	VU	Core	yes	yes	<p>Potential habitat for the spotted tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat for the spotted tailed quoll is all potential denning habitat within the core range of the species. Potential denning habitat for the spotted tailed quoll includes 1) any forest remnant (>0.5ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves.</p> <p>FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat.</p>	may forage, minimal denning habitat

Species	Common Name	SS	NS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
<i>Dasyurus viverrinus</i>	eastern quoll		EN	Core	yes	yes	Potential habitat for the Eastern quoll includes rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. Potential range for the Eastern Quoll is the whole of mainland Tasmania and Bruny Island. Core range for the Eastern Quoll is a specialist defined area based primarily on modelling work published in Fancourt et al 2015 and additional expert advice	may forage, minimal denning habitat
<i>Engaeus granulatus</i>	Central North burrowing crayfish	e	EN	Potential			Occupies seeps, wetlands and stream banks in relatively undisturbed habitats. The species is only rarely seen above ground or in standing water. Their burrows exhibit characteristic chimneys of pelleted soil. only occurs in central north Tasmania.	suitable habitat, no burrows sited

Species	Common Name	SS	INS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
Galaxias fontanus	swan galaxias	e	EN	Potential	yes		<p>Potential habitat for the Swan Galaxias is slow to moderately fast flowing streams containing permanent water (even when not flowing), which have good instream cover from overhanging banks and/or logs, and shade from overhanging vegetation. A population can only be maintained where barriers have prevented establishment of trout and redfin perch. The nature of these barriers is variable and can include permanent natural structures such as waterfalls and chutes and also low flow dependent features such as marshes, ephemeral water losing and remnant channels, braided channel floodplain features. Significant habitat for the Swan galaxias is all potential habitat and a 30m streamside reserve within the core range. This includes the Wildlife Priority Areas (Fauna Special Management Zones) on the upper Swan River, Tater Garden Creek and upper Blue Tier Creek, and other upper catchments of tributaries of the Macquarie, Blackman and Isis Rivers.</p>	<p>suitable habitat, unlikely to occur due to trout/perch</p>

Species	Common Name	SS	INS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
Haliaeetus leucogaster	white-bellied sea-eagle	v		Potential	yes		<p>Potential habitat for the White Bellied Sea eagle species comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish).</p> <p>Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complexes of large farm dams.</p> <p>Scattered trees along river banks or pasture land may also be used.</p> <p>Significant habitat for the white bellied sea eagle is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where nest tree still present).</p>	may forage, no suitable nesting habitat
Lathamus discolor	swift parrot	e	CR	Potential	yes		<p>Potential breeding habitat for the swift parrot comprises potential foraging habitat and potential nesting habitat, and is based on definitions of foraging and nesting trees. Potential foraging habitat comprises E. globulus or E. ovata trees that are old enough to flower. Potential nesting habitat is considered to comprise eucalypt</p>	

Species	Common Name	SS	INS	Range	Known with 500m	Known with 15km	Habitat Description	Habitat suitability
							forests that contain hollow-bearing trees.	
Litoria raniformis	green and gold frog	v	VU	Core	yes	yes	Potential habitat for the green and gold frog is permanent and temporary waterbodies, usually with vegetation in or around them. Potential habitat includes features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water holding sites such as old quarries, slow flowing stretches of streams and rivers and drainage features.	no suitable habitat
Perameles gunnii	eastern barred bandicoot		VU	Core	yes	yes	Potential habitat for the eastern barred bandicoot is open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland. Significant habitat for the Eastern Barred Bandicoot is dense tussock grass sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground	suitable habitat

Species	Common Name	SS	NS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
							providing shelter) within the core range of the species.	
Prototroctes maraena	australian grayling	v	VU	Potential			All streams and rivers in their lower to middle reaches. Areas above permanent barriers that prevent fish migration are not potential habitat	marginal habitat
Pseudemoia pagenstecheri	tussock skink	v		Potential	yes		Potential habitat for the tussock skink is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.	potential habitat

Species	Common Name	SS	INS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
Sarcophilus harrisi	tasmanian devil	e	EN	Potential	yes	yes	<p>Potential habitat for the Tasmanian devil is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (427km²). Significant habitat for the Tasmanian devil is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1km radius, being the approximate area of the smallest recorded devil home range (Pemberton 1990). Potential denning habitat for the Tasmanian devil is areas of burrow-able, well drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat</p>	may forage, minimal denning habitat

Species	Common Name	SS	INS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
Tyto novaehollandiae subsp. castanops	masked owl (tasmanian)	e	VU	Core	yes	yes	<p>Potential habitat for the masked owl is all areas with trees with large hollows (>15 cm entrance diameter). In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI type mature density class 'a', 'b', or 'c'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh. Remnants and paddock trees in agricultural areas may also constitute potential habitat. Significant habitat for the masked owl is any areas within the core range of native dry forest with trees over 100cm dbh with large hollows (>15 cm entrance diameter). Such areas usually have no regrowth component or just a sparse regrowth component. In terms of using mapping layers for an initial desktop assessment prior to an on ground survey. Significant habitat may occur in all areas within the core range classified as dry forest (TASVEG dry Eucalypt forest and woodland) with at least 20% mature eucalypt crown cover (PI type mature density class 'a', 'b', or 'c') that is classified as mature (Growth Stage class 'M'). From on ground surveys this is areas with at least 8 trees per hectare</p>	may forage, no suitable nesting habitat

Species	Common Name	SS	NS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
							over 100cm dbh and more than half of the canopy cover is comprised of mature trees. Remnants and paddock trees in agricultural areas may also constitute significant habitat.	



RIVER ROAD, REEDY MARSH

6 LOT SUBDIVISION

**TRAFFIC IMPACT ASSESSMENT
JULY 2019**





River Road, Reedy Marsh

TRAFFIC IMPACT ASSESSMENT

- Final
- July 2019

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1. Introduction

1.1 Background

The proposed is to subdivide River Road, Reedy Marsh into 6 lots, each accessing Wadleys Road. A development permit is required from Meander Valley Council and this TIA has been prepared to assess the impact of the proposal with recommendations where necessary.

This Traffic Impact Assessment (TIA) must be submitted with the development application and provide the following details:

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

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

1.2 Objectives

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

- Safety and capacity
- Equity and social justice
- Economic efficiency
- The environment and future development.

This TIA considers the impact of the proposal on projected traffic volumes expected by 2029.

1.3 Scope of Traffic Impact Assessment (TIA)

This TIA considers in detail the impact of the proposal on the local road network which includes Wadleys Road and the junction with River Road, Reedy Marsh.

1.4 References

- RTA Guide to Traffic Generating Developments - 2002
- Meander Valley Interim Planning Scheme 2013
- Austroads Guide to Road Design: Part 4A: Unsignalised and Signalised Intersections - 2017
- Austroads Guide to Traffic Management: Part 6: Intersections, Interchanges and Crossings - 2019



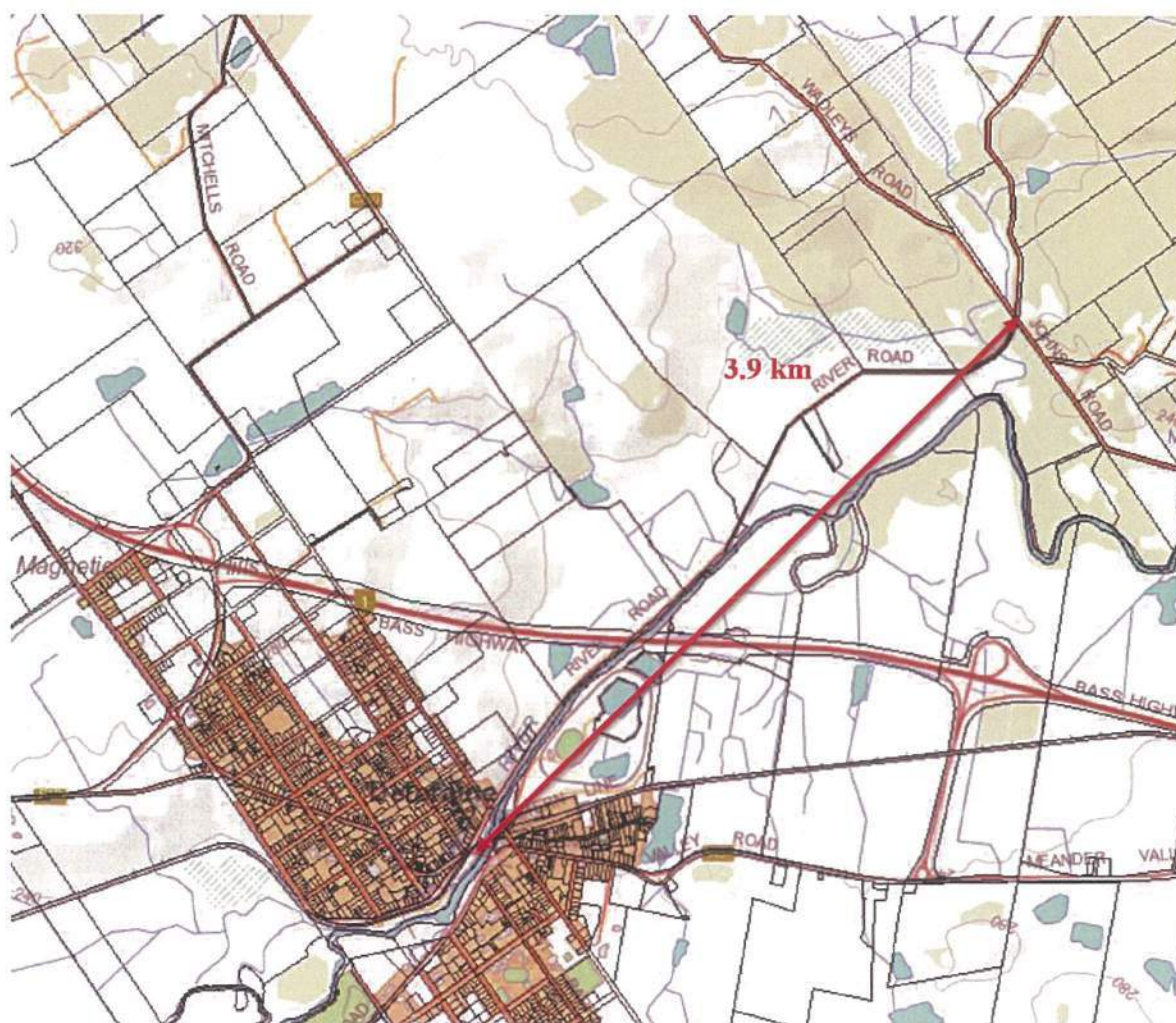
2. Site Description

Figure 1 shows the proposed subdivision site with respect to Deloraine.

The River Road, Reedy Marsh property has been cleared of trees and is undeveloped. The ground slopes downhill towards River Road.

The setting is rural, and the default unsealed rural speed limit of 80km/hr applies on Wadleys Road.

Figure 1 – Proposed development site



Source: LISTmap



3. Proposal, Planning Scheme and Road Owner objectives

3.1 Description of Proposed Development

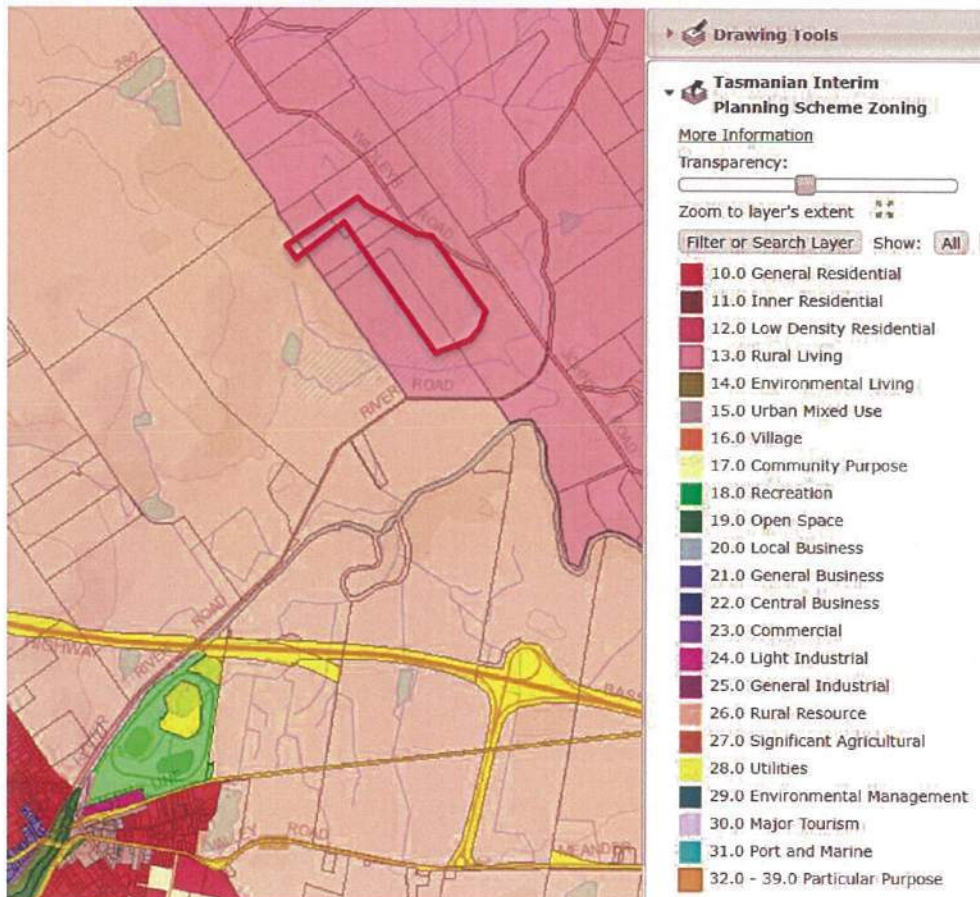
The proposal is to subdivide the River Road, Reedy Marsh property into 6 lots as shown in figure 3 consisting of :

- 5 lots between 4.2 and 4.7 Ha in area
- 1 lot 12.1 Ha in area.

3.2 Council Planning Scheme

The proposed development involves land currently zoned Rural Living in accordance with the Meander Valley Interim Planning Scheme 2013 shown in Figure 2.

Figure 2 – Meander Valley Interim Planning Scheme 2013

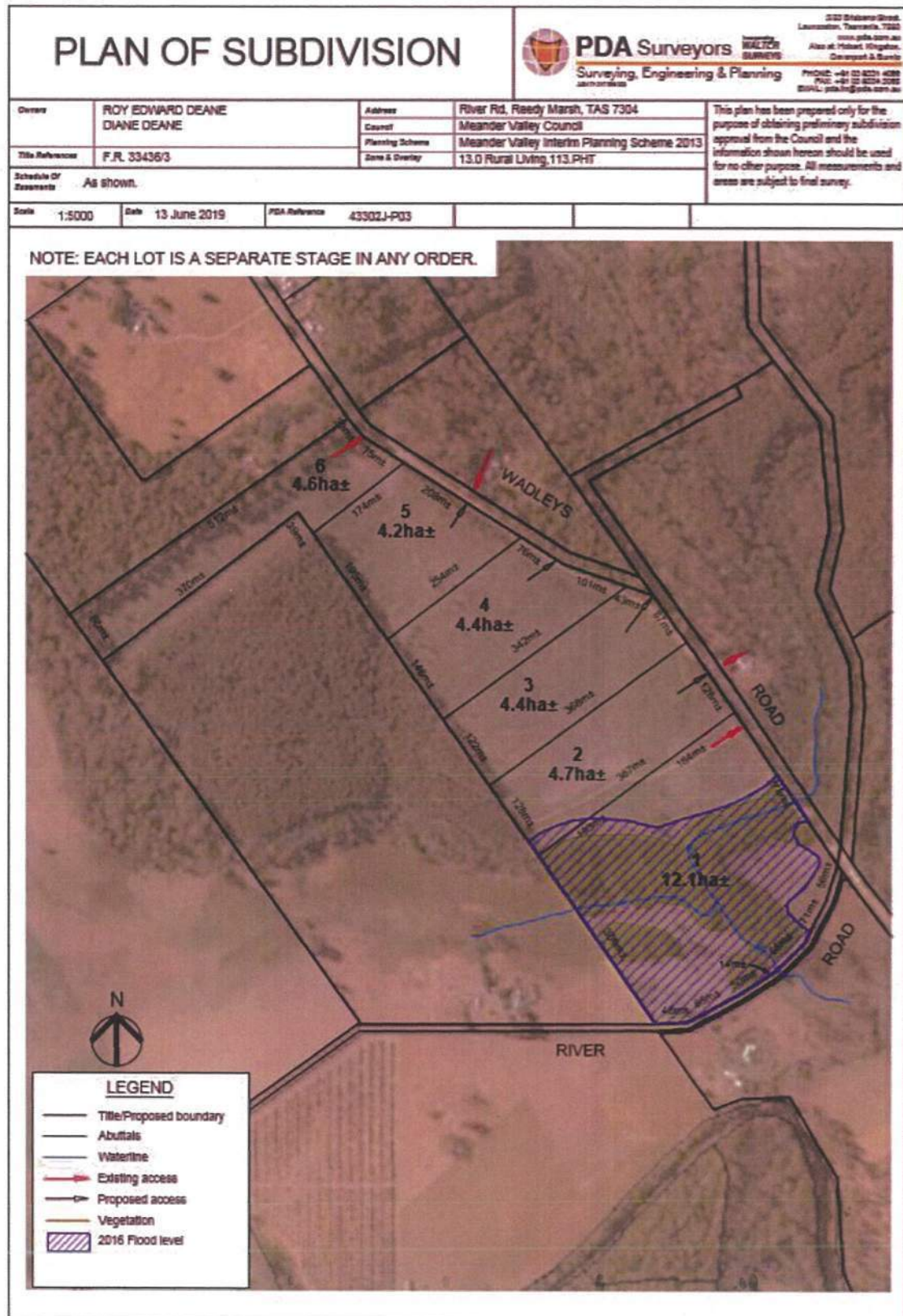


3.3 Local Road Network Objectives

To maintain safe and efficient operation of the Council road network.



Figure 3 – Subdivision Proposal





4. Existing Conditions

4.1 Transport Network

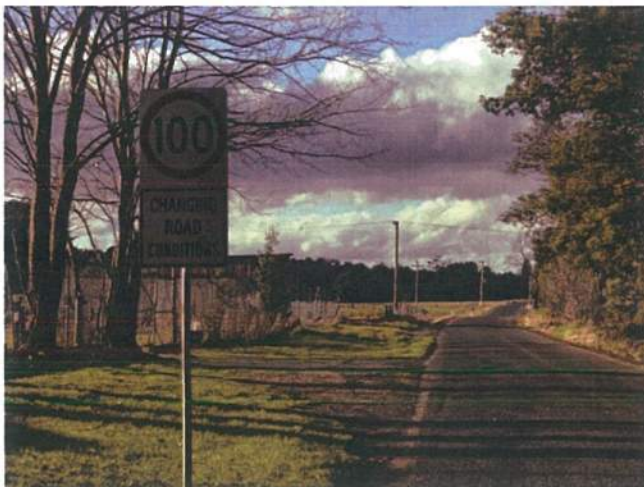
The surrounding road network consists of Council roads with River Road and Wadleys Road being the most immediate and impacted roads in the region.

4.1.1 River Road

River Road is a no through sealed road with a minor rural collector function and connects Reedy Marsh with Deloraine. The road is in fair condition.

River Road has a varying traffic activity along its length and at the Wadleys Road junction has an estimated annual average daily traffic of some 320 vehicles from traffic survey data. The road has a 5.5m wide seal and is delineated with guideposts. The posted speed limit is 100km/h as shown in figure 4.

Figure 4 – Leaving Deloraine on River Road



4.1.2 River Road / Wadleys Road intersection

River Road and Wadleys Road form a cross intersection without turning lanes with a very low traffic activity level.

Give Way signage and line marking are provided however Wadleys Road is unsealed.

The intersection does not satisfy Safe Intersection Sight Distance (SISD) requirements.

The intersection layout is simple but reasonable given the low through and turning traffic volumes.

Figures 5-8 show the key features of the intersection



Figure 5 – River Road / Wadleys Road intersection

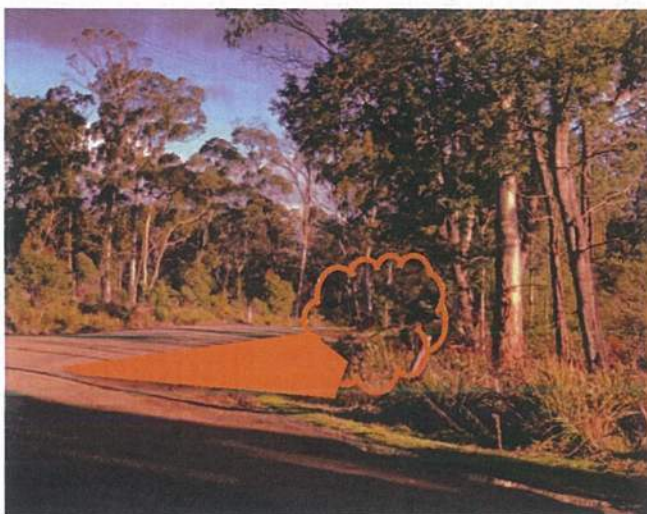


Figure 6 – Wadleys Road Northern approach to River Road intersection



>80m of approach
sight distance is
available.

Figure 7 – Looking west along River Road from Wadleys Road northern approach



Available sight
distance is 110m

Potential School
Bus stop site with
shoulder widening



Figure 8 – Looking east along River Road from Wadleys Road northern approach



Available sight distance is 160m and could easily be extended with tree trimming and / or removal

4.1.3 Wadleys Road

Wadleys Road is an unsealed rural access road and a no through road. Proposed access to lot #6 is 1km from the River Road intersection.

Wadleys Road, north of River Road has a low level of traffic activity with an estimated annual average daily traffic of <50 vehicles per day from traffic survey data. The road has a typical trafficable width of 4.5m. There is some delineation with guideposts and the General Unsealed Rural Default Speed Limit of 80km/h applies. The road is in good condition.

Figures 9-11 show key features of the road.

Figure 9 – Looking north along Wadleys Road from River Road





Figure 10 – Looking south along Wadleys Road towards River Road



Figure 11 – Looking north along Wadleys Road from River Road



Width marker signs should be size B rather than A shown in figure 11.

The bridge width is 4.4m from face to face of kerb and is not fitted with guardrail and the approaches are gravel so there is minimal delineation.



4.1.4 Access to Lot 1 via Wadleys Road

Access to lot 1 is some 270m northwest of the River Road intersection. Figures 12-13 show available sight distances.

Figure 12 – Looking right from Lot 1 access



Available sight
distance is 85m

Figure 13 – Looking left from Lot 1 access



Available sight
distance is 85m



4.1.5 Access to Lot 2 via Wadleys Road

Access to lot 2 is some 340m northwest of the River Road intersection. Figures 14-15 show available sight distances.

Figure 14 – Looking right from Lot 2 access



Available sight
distance is 360m

Figure 15 – Looking left from Lot 2 access



Available sight
distance is 100m



4.1.6 Access to Lot 3 via Wadleys Road

Access to lot 3 is some 490m northwest of the River Road intersection. Figures 16-17 show available sight distances.

Figure 16 – Looking right from Lot 3 access



Available sight
distance is 85m

Figure 17 – Looking left from Lot 3 access



Available sight
distance is 160m



4.1.7 Access to Lot 4 via Wadleys Road

Access to lot 4 is some 640m northwest of the River Road intersection. Figures 18-19 show available sight distances.

Figure 18 – Looking right from Lot 4 access



Available sight
distance is 180m

Figure 19 – Looking left from Lot 4 access



Available sight
distance is 180m



4.1.8 Access to Lot 5 via Wadleys Road

Access to lot 5 is some 820m northwest of the River Road intersection. Figures 20-21 show available sight distances.

Figure 20 – Looking right from Lot 5 access



Available sight
distance is 180m

Figure 21 – Looking left from Lot 5 access



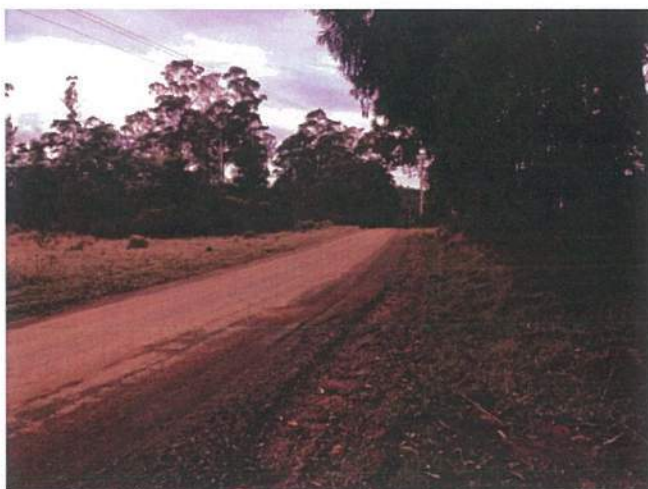
Available sight
distance is 150m



4.1.9 Access to Lot 6 via Wadleys Road

Access to lot 6 is some 1000m northwest of the River Road intersection. Figures 22-23 show available sight distances.

Figure 22 – Looking right from Lot 6 access



Available sight
distance is 100m

Figure 23 – Looking left from Lot 6 access



Available sight
distance is > 120m



4.1.10 Sight Distance Summary

Sight distance requirements are summarised in figure 24.

The River Road / Wadleys Road junction can be mitigated with tree /shrub removal and intersection warning signage to satisfy Performance Criteria P1 for sight distance.

The proposed accesses onto Wadleys Road satisfy Performance Criteria P1 for access sight distance base on AS/NZS 2890.1 Figure 3.2. for driveways. Some tree/shrub removal is recommended to preserve sight distance for access to lots #1 and #3.

Figure 24 – Summary of sight distance requirements

Junction Major Rd - Minor Rd	Speed Limit (km/h)	Speed Environment (km/h)	Acceptable Solution	Current Provision		Performance Criteria	Proposed Treatment	
			Table E4.7.4 SISD (m)	Road frontage sight distance		AS / NZS 2890.1 (m)	Mitigation	
				Available Left(m)	Available Right(m)		Left	Right
River Road - Wadleys Road	100	80	175	160	110	NA	T/S	W & T/S
Wadleys Road - Access to lot #1	80	60	115	85	85	83	T/S	T/S
Wadleys Road - Access to lot #2	80	60	115	100	360	83		
Wadleys Road - Access to lot #3	80	60	115	160	85	83		T
Wadleys Road - Access to lot #4	80	60	115	180	180	83		
Wadleys Road - Access to lot #5	80	60	115	150	180	83		
Wadleys Road - Access to lot #6	80	60	115	120	100	83		

Compliant

Marginal

Non Compliant

Tree/Shrub Removal (T/S)
Concealed Entrance Sign (C)
Intersection Warning Signage (W)

4.2 Traffic Activity

4.2.1 River Road / Wadleys Road Intersection

A brief traffic survey was conducted at the intersection on Friday 14th June 2019, see Appendix A for results. From the survey data it is estimated:

- River Road has annual average daily traffic of some 320 vpd.
- Wadleys Road, south of River Road has annual average daily traffic of 100 vpd.
- Wadleys Road, north of River Road has annual average daily traffic of 50 vpd.



4.3 Crash History

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

The 5-year crash history records no reported crashes on Wadleys Road or on River Road approaches to the Wadleys Road intersection.

4.4 Services

Overhead power supply poles are located on the west side of Wadleys Road as shown in figure 25. These poles are considered a low risk hazard as they are separated from the road.

Figure 25 – Looking south along Wadleys Road with power poles on the western side.



4.5 Road Safety Review

A road safety review was conducted of Wadleys Road and the intersection with River Road.

Safety issues identified were:

- Limited sight distance at Wadleys /River Road intersection, see figures 7&8.
- Lack of Cross intersection warning signage on River Road approaches.
- No bus stop signs or provision for School Buses stopping at the intersection



- Lack of delineation on Wadleys Road bridge approaches, see figures 9,10 and 11. The existing size A Width Marker signs are too small and need replacing with size B.
- No barrier fence on Wadleys Road bridge, see Figure 11.
- Trees and shrubs limiting sight distance at proposed accesses #1 and #3, see figures 12, 13, 16 and 17.

4.6 Austroads Safe System Assessment

The SSA approach to road safety review involves application of the Austroads Safe System Assessment framework. This framework involves consideration of risk exposure, likelihood and severity to yield a risk framework score. The risk scores for high risk crashes and vulnerable road users are calculated as follows and aggregated to give an overall crash risk rating e.g. for an intersection or link crashes are considered in terms of three components:

- Exposure is low (where low volumes of through and turning traffic) i.e.1 out of 4
- Likelihood is low (e.g. adequate sight distances) i.e. 1 out of 4
- Severity is low (low speed environment) i.e. 1 out of 4

A Safe System Assessment was prepared for Wadleys Road including the junction with River Road which resulted in an assessed crash risk of 39/448 which is a low crash risk. See Appendix C.



5. Traffic Generation and Assignment

This section of the report is to determine how traffic generated by the proposal is distributed within the adjacent road network now and ten years future.

5.1 Traffic Growth

Background traffic compound annual growth of 1% on River Road and Wadleys Road.

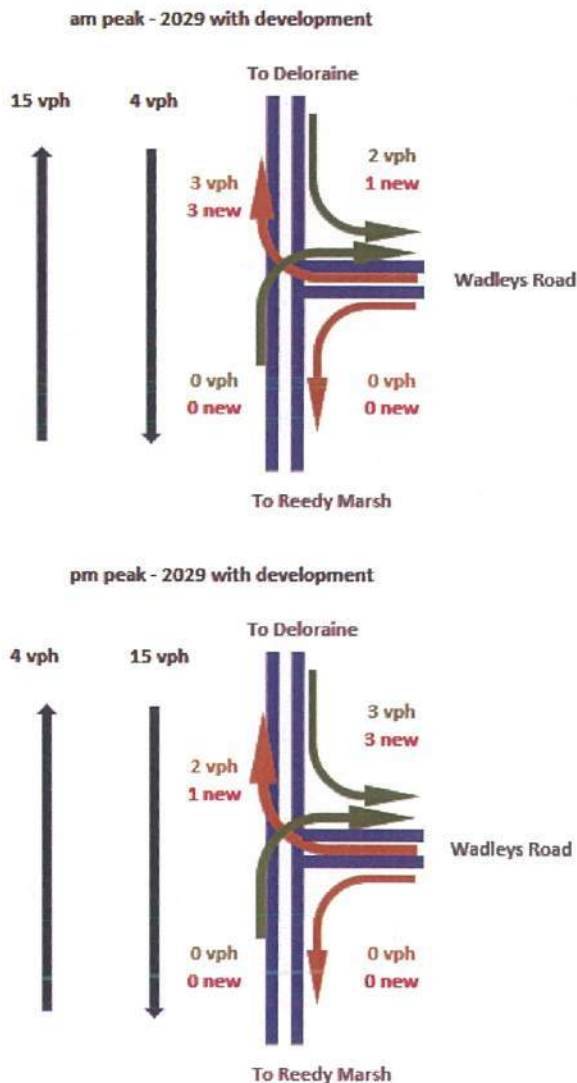
5.2 Trip Generation

6 lots zoned Rural Living at 6vpd and 0.6vph during peak times /lot from RTA guidelines. On this basis the proposed business will generate 36 vpd and up to 4 vph at peak times.

5.3 Trip Assignment

Figure 26 shows projected traffic flow for 2029.

Figure 26 – Projections for River Road / Wadleys Road junction





6. Impact on Road Network

6.1 Impact of traffic generated by the proposal

Traffic projections indicate that peak hour traffic on Wadleys Road will double however this is from a very low base and the impact is negligible.

6.2 Intersection requirements

6.2.1 Signage

The following signage is recommended:

- Cross intersection warning signage, size B, on both River Road approaches to the intersection with Wadleys Road
- Consider School Bus Stop warning signage, size B, on River Road western approach to Wadleys Road intersection.
- Replacement of size A Width Marker signs with size B.
- Installation of R4-1(40)(B) speed limit signs with G9-49 (B) On Bridge guidance signs at the bridge on both approaches. This is a mitigation given the safety concerns as the bridge approaches are gravel, there is no guardrail on the bridge and there is no delineation.

6.2.2 Junction warrants

The River Road / Wadleys Road cross intersection considered in this report does not require more than simple junction layouts due to the low traffic activity levels.

6.3 Impacts on road users

6.3.1 Public Transport

Council should consider provision of shoulder widening for use as a School Bus Stop and for pedestrian access on the River Road western approach to the Wadleys Road intersection as indicated in figure 7.



6.3.2 Delivery Vehicles

No effects.

6.3.3 Pedestrians and Cyclists

See 6.3.1.

6.3.4 Motorcyclists

No effects.

6.4 Other impacts

6.4.1 Environmental

No applicable environmental impacts were identified in relation to:

- Noise, vibration or visual impact
- Community severance, pedestrian amenity
- Hazardous loads, air pollution or ecological impacts
- Heritage and Conservation
- Movement of loose gravel and dirt onto River Road could be reduced by sealing the Wadleys Road northern approach to the junction. Sealing gravel road is a Council matter and not the responsibility of private property owners.

6.4.2 Street Lighting and Furniture

The proposal does not justify street lighting or other roadside furniture.



6.5 Meander Valley Interim Planning Scheme 2013

6.5.1 Road and Railway Assets Code E4 requirements

Section E4.6.1 Use and road or rail infrastructure

Acceptable solution A3

For roads with a speed limit of more than 60km/hr the use must not increase the annual average daily traffic(AADT) movements at the existing access or junction by more than 10 %.

- Current traffic volume on Wadleys Road is estimated at 60vpd
- Proposed development will yield up to 36 vpd i.e a 60% increase.
- **Acceptable solution A3 is not achieved.**

Performance criteria P3

For limited access roads and roads with a speed limit of more than 60km/hr an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.

- The existing traffic activity is very low and the expected increase is small so no widening to provide for turning movements at the River Road / Wadleys Road junction is required.
- There are no traffic safety or capacity issues with the proposal.
- The existing River Road / Wadleys Road junction is considered fit for purpose subject to the sight distance and signage being provided as recommended in this report.
- **Performance criteria P3 is satisfied.**

Section E4.7.2 Management of Road Accesses and Junctions

Acceptable solution A2

For roads with a speed limit of more than 60km/h the development must not include a new access or junction.

- The proposal involves 6 new accesses within an 80km/h speed limit.
- **Acceptable solution A2 is not achieved.**

Performance criteria P2

For limited access roads and roads with a speed limit of more than 60km/hr an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.

Wadleys Road functions as a rural access road to some 18 titles. The gravel road is 4.5m wide with suitable horizontal and vertical alignment for an access road, is in fair condition and is maintained by Council. Wadleys Road is considered suitable for use as an access road.



Traffic activity on Wadleys Road is estimated to increase from 50 to 86 vpd due to the proposal. This level of traffic activity is considered normal for unsealed rural council roads and well within the capacity of Wadleys Road.

From Austroads Safe Systems Assessment Wadleys Road is considered to have a low crash risk with a score of 39/448 which is a low risk score and together with introduction of recommended signage, the road is considered safe with increased access as proposed.

Accordingly, in terms of safety, efficiency and road standard Wadleys Road is considered fit for purpose as a rural access road and able to accommodate an additional 6 accesses and **Performance Criteria P2 is satisfied.**

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

Acceptable solution A1 a)

An access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4.

- Figure 24 summarises sight distance requirements and availability and shows that SISD requirements of Table E4.7.4 are not satisfied for the River Road / Wadleys Road intersection or at proposed accesses #1, #2, #3 and #6.
- **Acceptable solution A 1a) is not satisfied.**

Performance criteria P2

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

River Road / Wadleys Road junction

- Adequate sight distance can be achieved with removal of trees and shrubs to increase sight distance and with installation of Cross Intersection warning signage to alert approaching drivers.

Proposed accesses #1, #2, #3 and #6

- These accesses satisfy sight distance requirements for accesses in accordance with AS/NZS 2890.1 Off street car parking -Figure 3.2.
- Minor tree and shrub removal is recommended to ensure sight lines are maintained as indicated in figure 24 for proposed accesses #1 and #3.

Accordingly, Performance Criteria P2 is satisfied.



7. Recommendations and Conclusions

This traffic impact assessment has been prepared to assess the proposed 6 lot subdivision of 1973 River Road, Reedy Marsh. Traffic projections for 2029 show an increase in peak hour traffic activity from 5vph to 9vph due to the proposal. Though the traffic activity doubles, the increase is from a very low base so the impact on traffic safety and capacity is negligible.

From review of the planning scheme, existing roads, crash history, proposed access locations and road safety the following recommendations are made:

Recommendation #1 – Improve sight distance at proposed accesses to lots #1 and #3

- *Remove trees and shrubs within road reservation and/or private property to ensure a minimum of 85m of sight distance is available from proposed accesses #1 and #3. This is considered the developers responsibility.*

Recommendation #2 – Improve sight distance at Wadleys /River Road intersection

- *Install Cross Intersection warning sign W2-1(B) and Distance plate W8-5(B) (150m) on both River Road approaches to the intersection.*
- *Remove trees and shrubs within the road reservation to maximise sight distance available from the Wadleys Road northern approach.*

Recommendation #3 – Council consider providing for School Buses stopping at the River Road/ Wadleys Road intersection

- *Council consider providing shoulder widening on the River Road Western approach to the Wadleys Road intersection together with width for pedestrian access and Bus Stop Warning signage W6-204(B) with School Bus Stop Ahead plate (B).*

Recommendation #4 – Mitigate lack of delineation on Wadleys Road bridge approaches and lack of barrier fence on the bridge.

- *Replace size A Width Marker signs D4-3(L) and (R) with size B on both approaches*
- *Provide additional guideposts on bridge approaches*
- *Install R4-1(40)(B) speed limit signs with G9-49 (B) On Bridge guidance signs at both ends of the bridge.*

The “40 On Bridge” signage, additional guideposts and correctly sized Width Markers are considered a suitable mitigation for the lack of delineation resulting from gravel road approaches and lack of barrier fences on the bridge. Normally barrier fence would be provided but in a very low traffic exposure, low speed environment and low likelihood scenario the crash risk is considered low and sufficiently mitigated with signage.

Recommendations 2,3 and 4 are considered the responsibility of the road owner i.e Meander Valley Council.



In summary this report demonstrates that the proposal can satisfy the Meander Valley Interim Planning Scheme 2013 requirements of Road and Railway Assets Code E4.

Overall, it has been concluded that the proposed development should not create any traffic capacity or traffic safety issues for road users.

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



Appendix A – Turning count 14th June 2019

River Road / Wadleys Road Junction

Turn Count Summary

Location: River Road at Wadleys Road, Delorsaine
GPS Coordinates: Lat=-41.501343, Lon=146.688970
Date: 2019-06-14
Day of week: Friday
Weather:
Analyst: R Burk

Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
15:37	0	0	0	0	0	0	0	0	0	0	0	0	0
15:40	0	1	0	2	0	0	0	1	1	0	0	0	5
15:45	0	0	0	1	0	0	0	1	0	0	0	0	2
15:50	0	0	0	0	0	0	0	0	0	0	0	0	0
15:55	0	1	0	2	0	0	0	2	1	0	0	0	6
16:00	0	0	0	0	0	0	0	2	0	0	0	1	3
16:05	0	0	0	0	0	0	1	1	0	0	0	0	2
16:10	0	1	0	0	0	0	0	1	0	0	0	0	2
16:15	0	0	0	0	0	0	0	1	0	0	0	0	1

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
15:37	0	0	0	0	0	0	0	0	0	0	0	0	0
15:40	0	0	0	2	0	0	0	1	1	0	0	0	4
15:45	0	0	0	1	0	0	0	1	0	0	0	0	2
15:50	0	0	0	0	0	0	0	0	0	0	0	0	0
15:55	0	0	0	2	0	0	0	2	1	0	0	0	5
16:00	0	0	0	0	0	0	0	2	0	0	0	1	3
16:05	0	0	0	0	0	0	1	1	0	0	0	0	2
16:10	0	1	0	0	0	0	0	1	0	0	0	0	2
16:15	0	0	0	0	0	0	0	1	0	0	0	0	1

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
15:37	0	0	0	0	0	0	0	0	0	0	0	0	0
15:40	0	1	0	0	0	0	0	0	0	0	0	0	1
15:45	0	0	0	0	0	0	0	0	0	0	0	0	0
15:50	0	0	0	0	0	0	0	0	0	0	0	0	0
15:55	0	1	0	0	0	0	0	0	0	0	0	0	1
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0
16:05	0	0	0	0	0	0	0	0	0	0	0	0	0
16:10	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0



Intersection Count Summary

15:37 - 16:17

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	0	3	0	5	0	0	1	9	2	0	0	1	21

Vehicle Summary

Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	0	1	0	5	0	0	1	9	2	0	0	1	19
Truck	0	2	0	0	0	0	0	0	0	0	0	0	2
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

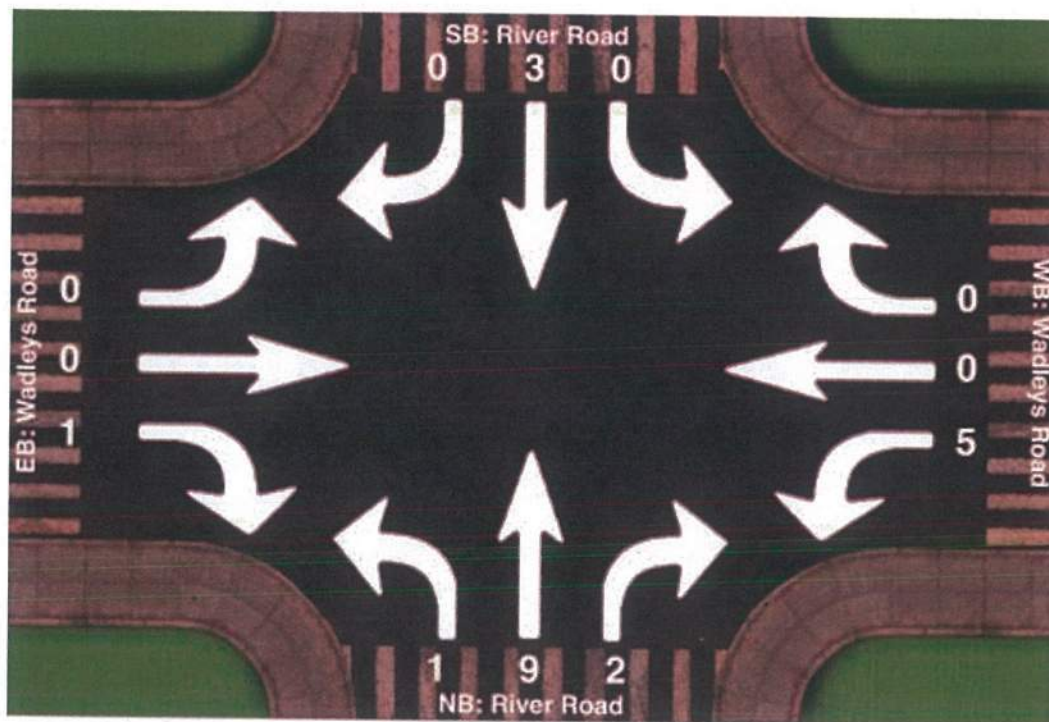
Pedestrians Summary

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



Intersection Count Summary

Location: River Road at Wadleys Road, Deloraine
GPS Coordinates: Lat=-41.501343, Lon=146.688970
Date: 2019-06-14
Day of week: Friday
Weather:
Analyst: R Burk



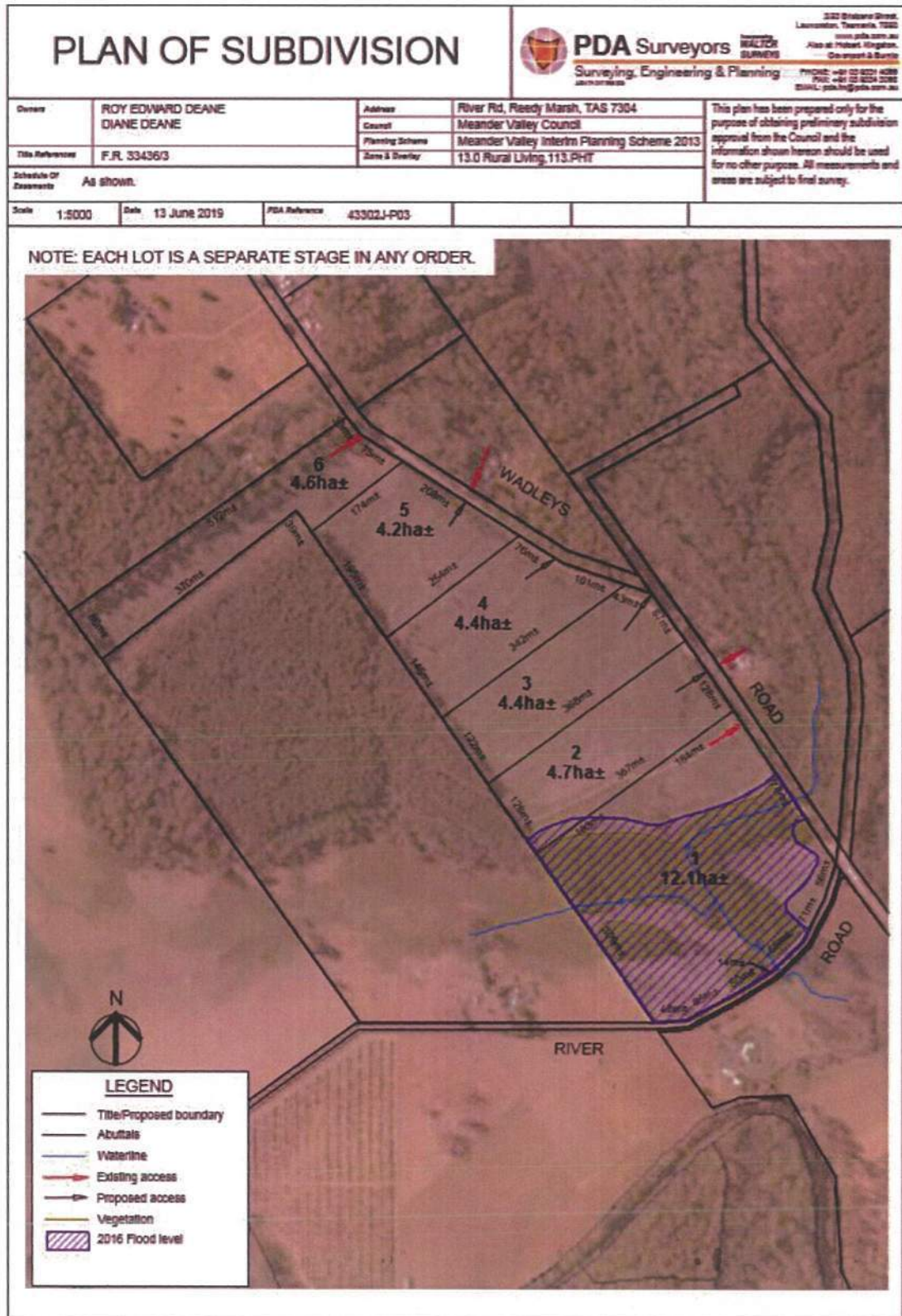
Intersection Count Summary

15:37 - 16:17

	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	0	3	0	5	0	0	1	9	2	0	0	1	21



Appendix B – Subdivision Plan



Existing situation Wadleys Road

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From: Dino De Paoli
Sent: 22 Jul 2019 04:19:37 +0000
To: Leanne Rabjohns
Cc: Duncan Mayne
Subject: PA\19\0242 - Review of Traffic Impact Assessment

Hello Leanne

Confirming I have reviewed the below TIA for the above planning application. I am satisfied with the recommendations provided.

Can you please include a condition in the permit for the applicant to execute Recommendation 1 of the TIA in due course.

Kind regards

Dino



RIVER ROAD, REEDY MARSH

6 LOT SUBDIVISION

**TRAFFIC IMPACT ASSESSMENT
JULY 2019**

Andrew Charles Ricketts
Bradys Creek
780 Larcombes Road
REEDY MARSH 7304
TASMANIA
Phone: 03 6368 1343
Email: AndrewRicketts@antmail.com.au

12th August 2019

Jonathan Harmey
Acting General Manager,
PO Box 102,
Westbury, 7303
By email to: planning@mvc.tas.gov.au
CC: Justin Simons Justin.Simons@mvc.tas.gov.au

OBJECTION REGARDING:

**The Modified and Re-advertised Discretionary Planning Application PA \19\0242
from: PDA Surveyors obo Roy Deane**

Location: 25 Wadleys Road Reedy Marsh 7304

Dear Mr Harmey,

I am writing this Objection, my second, to the modified and re-advertised Discretionary Planning Application, subdivision development proposal, PA\19\0242, lodged by PDA Surveyors obo Mr Roy Deane of Manly in NSW, regarding his absentee owned property at 25 Wadleys Road, Reedy Marsh.

The modified Planning Application No: PA\19\0242 was re-advertised on 26th October 2019. The applicant is: PDA Surveyors obo the landowner, R. Deane. The exhibition, representation and objection period closes on Tuesday 12th November 2019. This objection is therefore lodged within that short, allowable period.

Mr Livingston of Livingston Natural Resource Services claims that the current zoning under the Meander Valley Interim Planning Scheme 2013 is Low Density Residential¹. This is completely incorrect and seemingly may have caused a mis-advice and misdirection to Mr Deane. Reedy Marsh at the Humphreys Bridge area is zoned Rural Living and has always been so zoned since 2013. Further it is proposed to remain zoned Rural Living under the Tasmanian Planning Scheme. Since 2013, it has always been a zone with a 15 Ha Acceptable Solution for subdivisions. Mr Deane of course is a NSW resident and may not be at all familiar with Tasmanian Planning Zones. So, in some ways he is in the hands of his Tasmanian advisors who have unfortunately failed him by giving him incorrect advice.

This is the second version of the Deane's subdivision proposal from PDA, in the Rural Living Zone (RLZ) of Reedy Marsh. It remains obviously intended to avoid the upcoming tighter RLZ provisions under the Tasmanian Planning Scheme. I say that because under the Tasmanian Planning Scheme's Meander Valley Local Provisions Schedule the Reedy Marsh Rural Living Zoned area would become zoned with a Minimum Lot of 10 Ha and the capacity for a Performance allowance down to 8 Ha.

¹ See: Page 7 and again at page 53 of the PDF application document

It is noted that in the modified Planning Application, the number of Lots has been reduced from 6 to 4, and as a consequence the sizes of the Lots has increased somewhat. Described by Mr Dent of PDA as “enlarged considerably”. This aspect and whether it nonetheless, even now, meets any standards is discussed below.

Isn't a *considerable enlargement* of Lot size sufficient, you may say? But that is not how the planning scheme works or even should operate.

To consider that aspect more carefully I refer Council to my previous representation dated 11th August 2019 where I stated:

“So if Mr Deane wants a subdivision, which has a social license, I argue it needs less lots and to preferably protect the most important of the natural values. I propose 3 lots maybe four but four would mean some would come in under 8 Ha. I think 3 lots would gain the approval of most residents.

The current Lot 1 area should simply be protected, most goes under water anyway and thus Lot 1 and Lot 2 should become one lot.

Lot 6 is daft shape and not a good solution. By joining lots 5 and 6, one gets a better outcome. Lots 3 and 4 have the most difficult access issues in my view and may not easily meet the Bushfire Code in this regard, which provides for access to be assessed, which in this case is ostensibly marginally suitable for firetrucks. I would join 3 and 4 together. This would give Mr Deane one at 16.8 Ha, one at 8.8 Ha and a third one at 8.8 Ha.

If one were attempting to squeeze more greed out of the land, I would suggest the Lot 1 joined to half of Lot 2 so that means 12.1 Ha + 2.35 Ha = 14.45 Ha. Lot 6 would be added to 50% of Lot 5, that means 4.6 Ha added to 2.1 Ha = 6.7 Ha. Lot 4 and 50% of Lot 5 means 4.4 Ha plus 2.1 Ha, which gives a lot of 6.3 Ha in area. Finally, half of Lot 2 added to Lot 3 means 2.35 Ha plus 4.4 Ha, which translates to 2.35 Ha plus 4.4 Ha, which equals 6.75 Ha.

*Again, this level of subdivision would not meet the TPS MVLPS at 8 Ha minimum on performance. **But if Mr Deane was willing to protect in perpetuity the riparian forest this lower subdivision with 4 lots as opposed to my preferred 3 lots would become acceptable. By protect I mean a Part 5 Agreement** and an avoidance of development and extraction on the current Lot 1. The four lot arrangement is not at all ‘large lots’ except for the expanded Lot 1.”*

The original proposal for subdivision into 6 lots out of a single 34.3 Ha title was comprised as follows:

The Proposed Lot	The Proposed Area of Each Lot in Ha
Lot One	12.1
Lot Two	4.7
Lot Three	4.4
Lot Four	4.4
Lot Five	4.2
Lot Six	4.6

The revised proposal for subdivision into 4 Lots out of a single 34.3 Ha title is comprised as follows:

The Proposed Lot	The Proposed Area of Each Lot in Ha
Lot One	14.4
Lot Two	6.8
Lot Three	5.8
Lot Four	7.3

The Reedy Marsh Rural Living Zone's minimum Lot Acceptable Solution is 15 Ha.

The Proposed Lot	The Proposed Area of Each Lot in Ha	The % of the 15 Ha Minimum Acceptable Solution Lot Standard in the MVCIPS 2013	The % of the 10 Ha Minimum Acceptable Lot Standard in the MVCLPS 2019	The % of the 10 Ha Minimum with the Performance Criteria (i.e. 8 Ha) in the MVCLPS 2019
Lot One	14.4	96%	144%	180%
Lot Two	6.8	45%	68%	85%
Lot Three	5.8	38%	58%	73%
Lot Four	7.3	49%	73%	91%

In summary, only one Lot (almost) makes the standard for the Acceptable Solution in the MVIPS 2013.

Only one Lot makes the 10 Ha zone RLZ Zone standard in the upcoming MV LPS of the Tasmanian Planning Scheme. The three Lots which do not could be considered under Performance Criteria, which sits at 80% of the zone standard.

However, when one does that, only Lot 1 makes the Performance Criteria of 8 Ha in the upcoming MV LPS of the Tasmanian Planning Scheme. Lot One is dominated by flood prone land as determined by the 2016 flood event mapped extent. Lots 2, 3 and 4, would all fail the Reedy Marsh RLZ zone standard using the Performance Criteria within the Tasmanian Planning Scheme.

The MV LPS is being worked on furiously so as to attempt to have a scheme, which would enable a new gaol in the Westbury Industrial Area, facilitated by a Particular Purpose Zone. So, in my estimation the new scheme is only a few months away.

Mr Livingston of Livingston Natural Resource Services claims that the property is a Eucalyptus Nitens plantation. The property is not a Eucalyptus Nitens plantation, contrary to Mr Livingston's report. The Eucalyptus Nitens, an exotic species formed the planting stock of a plantation development, which grew on the subject land, since the native forest was cleared in 1998, after the Tasmanian RFA facilitated substantial land clearance. The exotic Nitens plantation was removed in 2015. There may remain the occasional errant wilding of Eucalyptus nitens but they are regarded as simply weeds now. Likewise, there was some Pinus radiata in the far SW, within Lot 1 of the subdivision and I expect some Pinus weed seedlings may remain.

I wish to reiterate and reemphasise my previous statement regarding my previous objection to the first (6 Lot) subdivision planning application for the subject land.

“But if Mr Deane was willing to protect in perpetuity the riparian forest this lower subdivision with 4 lots as opposed to my preferred 3 lots would become acceptable. By protect I mean a Part 5 Agreement and an avoidance of development and extraction on the current Lot 1.”

Mr Livingston considers that the subject land, where it had formally supported a eucalyptus plantation “is regenerating” and that the plantation was “recently harvested”. I disagree! Neither statement is technically correct. It has regenerated and did so several years ago. This is not cleared land anymore. As such, the Biodiversity Code of the MV IPS should apply and should be applied. It is noted that the current mapping within the IPS’s deficient and this has long been recognised.

I would agree that this is a relatively young forest, but because the plantation was only in place for a single rotation, the native forest seed bank remained largely intact and thus the regeneration would reflect the original vegetation communities. There was no sewing of agricultural pasture. The site never became agricultural land and the claim by Mr Livingston that the regeneration is ‘FRG’ under TasVeg III is fraught. However, this claim needs to be considered more carefully. FRG is otherwise known as Regenerating Cleared Land and is listed as such in the section of TASVEG III titled: ‘Agricultural, urban and exotic vegetation’.

Mr Livingston of Livingston Natural Resource Services claims in his Natural Values Report, PDF page 63 ² that the TasVeg III map is not correct. He has also on the same page provided what he terms to be Revised Vegetation Communities. For clarity: He has not really revised the communities themselves but identified a different spatial extent of the various communities.

Mr Livingston’s report states that he went and visited the land, obviously with access rights given to him by the proponent and he claims he conducted a field study of the vegetation. He even mentions the method he chose for his visit on the 17th September 2019 being “a spaced wandering meander technique”.

I dispute Mr Livingston’s conclusions regarding his identification of vegetation communities on the subject land completely, if those conclusions are those represented by the mapping on page 63 of the PDF document. In short, I consider he is wrong.

Where I have quoted Mr Livingston it is in italics and parenthesis and my comments follow.

Mr Livingston in his Natural Values report under Methods states:

“The survey was conducted in September, which is outside the flowering period of many flora species. No survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. While all significant species known to occur in the area were considered, species such as spring or autumn the flowering flora may have been overlooked. A sample of all vegetation communities, aspects and variations in topographic location was achieved.”

Mr Livingston has apparently visited this land on one occasion only. I have been observing this land since 1991, when I moved to Reedy Marsh. I have observed those places which prior to the Tasmanian RFA, including those areas which supported Eucalyptus ovata forest in the area known as Humphreys Bridge, including the subject land. I have not relied on one visit but rather many, many observations.

I do not understand to which “sample” Mr Livingston refers, nor do I understand what he “achieved”.

² Figure 2 Vegetation

Under Description, Mr Livingston states:

“The property is predominantly Eucalyptus nitens plantation established in 1998...”

The property is not predominantly Eucalyptus nitens anymore! Nor is the property cleared land.

“An existing road crosses the property from Wadley’s Road to the adjacent lot on the west”

A review of the Folio Plan P 33436 however, does not show an existing the road crossing the title, as described by Mr Livingston. I concede there is a track, which in its wisdom Meander Valley Council may regard as access onto Wadley’s Road, but it is hard to consider this track to be a road.

Under Natural Values, Mr Livingston states:

“Tasveg 3.0 mapping shows the majority of the property to be plantation with the exception of retained native vegetation around Dungiven (sic) Rivulet”

And

“The site visit confirmed the riparian vegetation to be Eucalyptus mingling in – Eucalyptus obliqua damp sclerophyll forest (DSC), with portions mapped Eucalyptus viminalis grassy forest and woodland (DVG) on the western side also considered DSC due to the shrubby rather than grassy understory. The small patch of native vegetation between the cleared plantation and tributary stream is in it (sic) drier southern portion more akin to Eucalyptus amygdalina forest and woodland on dolerite (DAD) however due to its narrow width (<10m) has been included as DSC. Small sections along Wadley’s Road and the internal access have been remapped as permanent easements (FPE), and a small area in the south-west heavily infested with Gorse is remapped as weed infestation (FWU)”

And

“The plantation area was harvested in 2015 and is regenerating to native species and considered regenerating cleared land (FRG). The eventual trajectory to a forest vegetation community is difficult to determine at this early stage and may be either DS C, a grassy variant of the amygdalina on Dolerite (DAD), Eucalyptus viminalis grassy forest and woodland (DVG) or Acacia dealbata Forest (NAD).”

And

“The area mapped as FAG on the floodplain south of the tributary stream is dominated by Carrex appressor in the western wetter portion and Poa in the dryer eastern portion. While the Carrex dominated section is unlikely to carry forest due to its boggy nature it is best ascribed to FRG as well the Poa section is best ascribed to lowland Poa labillardierei grassland (GPL), although in time without grazing some encroachment of forest is likely.”

The lowland grassland is obviously of high conservation significance.

The tributary stream is dominated by Carrex appressor is also of high conservation value.

I dispute the DSC classification of the riparian vegetation by Livingston and under TASVEG III.

I dispute the FRG classification by Livingston.

The Edition 2 of ‘From Forest to Fjaeldmark’ (revised - October 2017) states for the Section on Regenerating cleared land (FRG):

“General Description”

“Regenerating cleared land (FRG) is used to map abandoned farmland or other degraded land (e.g. abandoned mines, quarries etc.) where there has been significant natural recolonization by native species of rushes and shrubs. Native restoration plantings are also included within FRG.”

“Distinguishing features and similar communities

FRG maps abandoned farmland or other degraded/cleared land that is not being maintained for its original use.

Agricultural land is mapped as FRG where colonising native rushes or shrubs provide a cover of more than 50%. Where native grasses become dominant, the vegetation is better mapped as native grassland.

FRG is distinguished from other native vegetation mapping units by lacking a dominant cover of signature native species and often by the significant presence of native pioneer species. There is normally evidence of past clearance and conversion.”

I claim that the young forested vegetation on the former plantation site on the subject land can be typed and classified quite reliably and I maintain and claim that the relatively low lying sections on either side of the Dungiven Rivulet support E ovata forest.

In seeking to provide a vegetation study, which correctly identifies the vegetation communities present on the subject land using the TASVEG III system, I would need and indeed hereby seek the permission of the landowner Mr Deane. I am proposing I would engage a properly qualified and practising botanist to enter the land and conduct a vegetation survey. I would intend to ensure that person met any conditions which the owner of the land sought to place and would ensure he was at all times respectful and careful.

At present, I have not been given an opportunity to address the claims made by Mr Livingston in his Natural Values Report. Further, I cannot fully deal with Mr Livingston’s claims without access to the subject land. Because I have claimed the presence of Critically Endangered E ovata forest, albeit at an early developmental stage, this land potentially qualifies as Priority Habitat, even though it is not mapped as such in Council’s Biodiversity Code.

The photographs included with the latest planning application amply demonstrate the existence of a young native forest. Whether it is regenerating or has already regenerated back to native forest would appear to also be an issue. I believe it is now agreed that the site of the former plantation is no longer cleared land.

I confidently forecast that the presence of E ovata will be established. E ovata forested vegetation, when mature, forms important habitat for the Critically Endangered Swift Parrot.

I regard the site to not fall under the broad category of ‘Agricultural, urban and exotic vegetation’³. I therefore wish to suggest the subject land be considered to be native forest and therefore the young forest should be identified and classified.

I note that Mr Livingston has not done that, instead has sought to classify it as FRG. This is unacceptable to the writer and does not address the problem. Further Mr Livingston considers there to not be E ovata forest present in the locations I have identified.

It is noted that Mr Livingston wishes to remap the TASVEG III on the subject land according to his September 2019 survey. That remapping proposal is not sufficient and would be disputed. However, it would be agreed that the current vegetation is not correctly mapped.

It is acknowledged that much of the subject land, those parts which are more elevated, will be identified as vegetation which is relatively well reserved. It may be however, that a small area

³ Edition 2 From Forest to Fjaeldmark The Vegetation Communities - Modified land

of *E. viminalis* Wet Forest, will be identified by an expert, as well as the *E. ovata*. This can be seen on the opposite side of Wadleys Rd.

I acknowledge that the proposed four lot subdivision, the subject of this revised Planning Application, is likely to be somewhat more palatable and more in keeping with existing amenity and in part that would be due to the scenic protection strips between the Lots and the Council street, Wadleys Road. However, it does not solve my concerns regarding the protection of the *Eucalyptus ovata* forest, which is listed under the Commonwealth EPBC Act as being Critically Endangered.

It must be noted that the current planning scheme and the upcoming Tasmanian Planning Scheme are most unlikely to result in adequate protection, in these circumstances for the *Eucalyptus ovata* forest, which exists within the former plantation area. It would seem that *E. ovata* vegetation is only present on Lot 1.

The new and revised subdivision proposal has included some new features. Evidently, there has been an attempt to improve the privacy aspects and to protect the visual intrusion of the subdivision when viewed from Wadley's Road.

Please note that I had not raised that issue but rather the issue of the visibility of the developments from the Bass Highway to the south. Nonetheless, the buffer zones would improve the development, as would the reduction in the number of lots.

I find it interesting that the buffer zones between the lots, between the house sites and the road have no proper protections within the Scheme and nothing is proposed within the Planning Application to afford future residents of any protection. Therefore should a new landowner seek to develop beyond the development allowed area, I believe Council would have no recourse to protect the amenity. This sort of problem, given the normal course and intensity of development would simply be mitigated by the size of the lots, with the average lot size in Reedy Marsh being in the vicinity of 15 ha. Most people in Reedy Marsh do not clear to the boundary in that circumstance. However, when lots become smaller, there needs to be greater protection for neighbours. The proposal on the subject land includes three lots, which are significantly smaller in area than the minimum lot size of the scheme.

In terms of scenic protection and scenic amenity, the subject land is highly visible in the landscape. It is quite likely that land owners purchasing the subdivided land would want to build on elevated sites that maximise their view but that consequence would also mean that the houses are visible and are likely to remain visible for a considerable period of time, perhaps in perpetuity. Further, it can be demonstrated that such purchases by people who purchased for a view are likely to maintain the vegetation to retain their view, regardless of the consequences for others. Such matters can only be dealt with adequately at the subdivision level and it is noted that currently there is no proper protection for scenic amenity proposed at all.

I have not considered whether the buffer zones are adequate, whether they will work in terms of wind protection and wind resilience and how their straight lined form would appear from a distance. It is my view the Council should be working to ensure the scenic amenity of the area is adequately protected. This has long been a deficiency in Meander Valley Council's planning scheme, despite the fact that scenic amenity is highly valued by its residents.

Indeed Mr Deane indicated to me that one of the primary reasons for purchasing the subject land was its outstanding views over the Great Western Tiers. He was of course correct, but the fact remains that regarding scenic amenity concerns, residents may rightly consider the developer's aspirations to simply be a scar on the landscape. Whilst I expressed concerns about the visual impacts it is perhaps somewhat difficult to burden Mr and Mrs Deane when the Council is avoidant. Nonetheless, because Mr Deane so prizes the quality of landscape, which his land affords, perhaps he will understand the need to put in place better protections for any future purchasers and the other Reedy Marsh residents.

So, regarding the attempts to buffer the subdivision and its inevitable development of more houses, my comments are restricted to the lack of enforcement for the retention of the buffers and my strong suggestion that a Part Five Agreement is required to ensure the buffers are not undermined at some future stage and to give the Council some recourse, should it be called upon to intervene.

In my previous objection to the six-lot subdivision, I urged that the young *Eucalyptus ovata* forest be protected with a Part Five Agreement, along with the riparian forest, dominated by *Eucalyptus Rodwayi* around the Dungiven Rivulet. I described this as the whole of Lot 1, a smaller area than the current Lot 1. In my view, should Mr Deane consider the importance of the *ovata* forest to be an issue, the house site of Lot 1 could be moved upslope above the private access track and the area below the track and the other land which is regenerating to *E. ovata* securely protected.

From a cursory observation from Wadley's Road, at the entry point to Lot 1, indicated within the planning application, the area below the track, which crosses Lot 1 from north east to south west, contains significant areas of *Eucalyptus ovata*, from my observation albeit from the public road boundary.

Importantly the location of the *Eucalyptus ovata* has not been mapped in this representation, primarily because I have no legal access rights to enter the subject land. But in the event I do not gain permission to conduct a survey, I call upon Council to map the *E. ovata* and indeed I call upon Mr Deane to protect this vegetation community, which occupies the lower parts of Lot 1, primarily below the access track which crosses the Lot within the former plantation site to the north-west of Dungiven Rivulet.

The Critically Endangered Ecological Community (the *E ovata*) should not only be retained but it should be protected. Vegetation which is Listed as Threatened under State legislation should also be identified and retained and this includes again the *E ovata*.

Siting domestic curtilages within the Critically Endangered Ecological Community is a very bad idea and is not supported. Especially *E ovata* sites do not make good homes for humans in any case without significant drainage. Further, such sites are often poorly drained and moist. Septic systems in such geology do not work very well in winter. Why do a subdivision and plan to put a house on such a site? It must also be considered that a larger flood than those already recorded could inundate this zone.

This area of *E ovata* to the North of the Dungiven Rivulet should be allowed to become again habitat for the Swift Parrot. It should be noted that an amount of pioneer species is evident but this should not confuse the correct identification of the community. It is my view, having lived in Tasmania now for some 30 years, most of it in Reedy Marsh, that without some form of secure protection the land will be subject to further damage. The restoration pathway post the removal of the plantation may well be long and slow especially in those areas dominated by *E ovata*.

The remnant forest and other lowland values around the Dungiven Rivulet are of high significance, being *E. rodwayi* forest and *E ovata* forest (the latter formerly cleared and now in a regenerating state) and lowland grassland (also Nationally listed) and should continue to be allowed to re-establish on the flat around and to the north of the Rivulet. The forest Livingston considers to be DSC, is *E. rodwayi*, in my view and that can be confirmed with botanical expertise.

Most of Lot 1 could be restored and again become Priority Habitat, and beyond the mapped extent of the Listed vegetation. This is actually on both sides of the Dungiven Rivulet but only the northern side is proposed for housing development because the remainder is flood affected. This Northern portion includes an area outside of the 2016 flood mapped extent and below the access track within Lot 1. It is noted that currently the chosen house site for Lot 1 is likely within the area of *E. ovata* forest however, I have not had an opportunity to investigate on site nor to have the area assessed by a botanist for its vegetation.

In summary, it is regarding Lot 1, its natural values and the avoidance of a protective mechanism for the Listed vegetation, which has caused me to lodge a further objection.

The chosen house site on Lot 1 is unfortunate and it would be far more acceptable were it placed above the access road rather than below it. Indeed, I propose such a simple change be considered by the developer now.

I remain firmly opposed to a 4-lot subdivision on this site in the circumstance where there is no protection for the Priority Habitat and Listed Critically Endangered Vegetation on Lot 1. That position has not changed from my first objection.

Were there to be a condition on the permit to ensure an adequate setback of development from the said ecological values ie the house site relocated to above the access track on Lot 1 and protection of the ecological values, the E ovata and E rodwayi vegetation communities, with a Part 5 Agreement, I would withdraw my objection.

Most of the land to which I refer was inundated in the 2016 floods and is inundated on a fairly regular basis. In one year, I witnessed at least five floods covering the latest Humphreys Bridge and surrounding lands. So, this flood prone riparian land should be protected with a Part 5 and where needed rehabilitated.

It has been suggested by Council that a map of the vegetation communities would be beneficial. I agree. Further, it needs to be done not by a Forest Practices Officer but by a Botanist, and a good one at that. I can understand Mr Livingston who had not had the luxury of visiting the site before 1998, may be somewhat confused, but I am not.

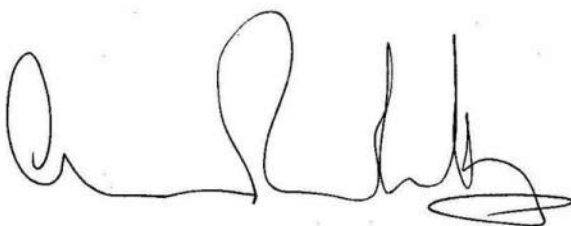
It should be noted that this site is very close to the bioregional boundary in IBRA 5 between the Northern Midlands and the Northern Slopes. The boundary may run through the Humphreys Bridge location. So, if for Mr Livingston there is some uncertainty this transitional area may explain, it also is suggestive of the high values, because such environments have been massively depleted since white settlement.

My problem is that under the upcoming Tasmanian Planning Scheme the vegetation, which is unmapped but Listed and regarded by the Commonwealth as Critically Endangered, will not be considered in any development application and thus now is the best time to deal with this matter. Livingston confirms this aspect in his report also.

I could refer the matter to the Commonwealth so it is dealt with under the EPBC, or I can lodge another objection (which I have chosen to do) or I can do both. Alternatively, Council may wish to refer the matter to the EPBC Act itself. But the first step would be for a botanical survey to be conducted.

I am mentioning all this because in simply trying to protect the natural values, which were significantly impacted by the former plantation, I would prefer to gain cooperation from the landowner and an outcome now through Council. If this is not achieved by this objection I flag the option to lodge a referral to the Commonwealth over the values, which I consider to be at risk.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Ricketts', with a stylized, cursive script.

Andrew Ricketts

The Vegetation Communities

Modified land



Rubus fruticosus

Modified land

Community (Code)	Page
Agricultural land (FAG)	6
Improved pasture with native tree canopy (FAC)	8
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Plantations for silviculture (FPL)	14
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General description

Together these mapping units are used to map all areas where vegetation has been cleared and/or substantially modified by human activity.

This section is not intended to automatically include predominantly native communities where a sparse canopy of exotics (> 5% solid crown cover) has developed i.e. where gorse has invaded native grassland or *Eucalyptus amygdalina* forest, or where *Pinus radiata* has encroached into native woodland. Neither is it intended for native grasslands where spring growth of exotic annuals may temporarily increase the total cover of exotic species to > 50%, but where the cover of perennial exotic species does not exceed 50%. In such situations, allocation to an appropriate mapping unit should consider the specific context and may require ecological expertise.

Most units in the section describe non-native vegetation or cleared areas. However there are four dedicated units available to map modified native vegetation communities. *Pteridium esculentum* fernland (FPF) is used for vegetation dominated by the native bracken fern. FPF is common in previously cleared land. Pasture or other previously cleared land that has regenerated with native rushes or shrubs is classified as Regenerating cleared land

(FRG). Permanent easements (FPE) map any native vegetation maintained in a modified state, such as the easements below transmission lines.

Agricultural landscapes are mapped as Agricultural land (FAG) where there are crops, orchards or exotic grassland pasture, including that with emergent trees which form a sparse canopy of less than 5% crown cover. In the situation where a native tree canopy of $\geq 5\%$ crown cover persists but the understory has been cleared and replaced with exotic pasture species and is not expected to return a native understorey in the medium term (~50 years), such as may be the case for native trees over improved pasture, this is mapped as Agricultural land with native tree canopy (FAC).

This section includes vegetation where the cover of perennial exotic species exceeds 50% of the dominant native stratum (as defined in the Glossary). In the rural or peri-urban landscape there may be exotic invasions that are substantial enough to be mapped as Weed infestation (FWU). FWU mainly maps willow or gorse and much less frequently blackberry or thistle. Separate mapping units are used to distinguish the distributions of two other weed species. *Spartina anglica* is mapped as *Spartina* marshland (FSM) where it occurs as distinctive dense infestations in some estuaries. *Ammophila arenaria*

dominated grasslands on beach dunes are mapped as Marram grassland (**FMG**). Both of these species have originated from deliberate exotic plantings; the former planted originally to trap sediments in navigable waterways and the latter to stabilise mobile dunes.

Exotic or native tree plantations being grown for wood production that have been verified within the Tasmanian Forest Group Plantation (TFGP) dataset are mapped as Plantations for silviculture (**FPL**). Silviculture plantations and abandoned plantations not included within the TFGP dataset are classified as Unverified plantations for silviculture (**FPU**). **FPU** is also used to map artefacts associated with plantations such as access roads, fire breaks, escaped wildlings, native vegetation buffer strips and other remnants of native vegetation too small to map separately.

Land areas that are densely settled within cities, suburbs or townships are classified as Urban areas (**FUR**). Within the context of these urban landscapes small patches of exotic vegetation comprising gardens and parks are not separately distinguished. Likewise particular building complexes or other infrastructure such as roads are also mapped as part of **FUR**.

Beyond the urban landscape substantial built infrastructure is classified as Extra-urban miscellaneous (**FUM**). **FUM** is also used to map golf-courses, parklands, sports-fields and other extensive areas of managed exotic vegetation that occur beyond the urban fringe.

Section revision

The section previously known as *Agricultural, urban and exotic vegetation* was subject to a minor revisions in 2015 and 2017. The aim of the 2015 revision was to clarify the intention of the mapping unit Permanent easements (**FPE**). **FPE** was modified to restrict its use to native vegetation, rather than to include areas of infrastructure without substantial native vegetation. Ramifications of this change required minor updates to many units within the section, especially to Extra-urban miscellaneous (**FUM**).

The 2017 revision added the mapping unit Improved pasture with native tree canopy (**FAC**) to differentiate this from situations where a native tree canopy is absent or forms less than 5% crown cover

and the understorey has been entirely removed and replaced with exotic pasture grasses (**FAG**).

The **EMERG_TREE** attribute, previously used to indicate the presence of scattered trees (< 5% crown cover) over non-forest vegetation, principally **FAG**, has been replaced by the **CANOPY_TREE** attribute. When used in combination with any non-forest **VEG_CODE**, with the exception of **FAC**, the **CANOPY_TREE** attribute indicates the presence of scattered trees (< 5% crown cover) and records the dominant tree species. The **CANOPY_TREE** attribute used in conjunction with **FAC**, indicates crown cover of $\geq 5\%$ and records the dominant tree species.

General management issues

There are no general management issues for this category, as the types included are diverse, largely unrelated and managed for diverse purposes.

Some specific issues relate to particular weed species, which may threaten surrounding vegetation. *Ammophila arenaria* (marram grass) is considered an environmental weed and invasions are a threat to geomorphic and native biodiversity values. *Pinus radiata* seedlings on the edges of plantations may also become established in adjacent native vegetation and pose a competitive threat to native flora. Introgression of genes into *Eucalyptus ovata* and *E. viminalis*, where these species are adjacent to *E. nitens* plantations (Barbour et al. 2002), is a potential problem for the condition of the adjacent native vegetation.

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Key to Modified land

	Page
<ul style="list-style-type: none"> I Silvicultural tree plantations (native or exotic) and associated artefacts (e.g. access roads, native vegetation buffer strips, abandoned plantations, escaped wildlings etc.); excludes restoration plantings <ul style="list-style-type: none"> 2 Within the current Tasmanian Forest Group Plantation dataset (softwood or hardwood) <div>Plantations for silviculture (FPL) 14</div> 	
<ul style="list-style-type: none"> 2 Not within the current Tasmanian Forest Group Plantation dataset (softwood or hardwood) <div>Unverified plantations for silviculture (FPU) 20</div> 	
<ul style="list-style-type: none"> I Urban, peri-urban infrastructure easements or settled areas <ul style="list-style-type: none"> 2 Native vegetation that is maintained in a modified state within infrastructure easements, such as under power transmission lines and along transportation verges etc. <div>Permanent easements (FPE) 13</div> 	
<ul style="list-style-type: none"> 2 Densely settled urban areas; largely un-vegetated, but including vegetation associated with infrastructure that is within the bounds or closely associated with cities or towns <div>Urban areas (FUR) 22</div> 	
<ul style="list-style-type: none"> 2 Exotic parklands, built infrastructure or other large cleared areas resulting from human activities in sparsely settled areas; either mostly un-vegetated or including exotic vegetation planted for purposes other than agriculture or silviculture <div>Extra-urban miscellaneous (FUM) 10</div> 	
<ul style="list-style-type: none"> I Rural land cleared and converted to crops, orchards or exotic grassland pasture; includes associated shelterbelts, houses and other agricultural infrastructure; excludes silvicultural tree plantations (native or exotic) <ul style="list-style-type: none"> 2 Exotic grassland pasture with $\geq 5\%$ crown cover of remnant native trees <div>Improved pasture with native tree canopy (FAC) 8</div> 	
<ul style="list-style-type: none"> 2 Not FAC <div>Agricultural land (FAG) 6</div> 	
<ul style="list-style-type: none"> I Rural land, formerly cleared but regenerating to native species of bracken, shrub or rush, where these reach > 50% cover (where native grasses are important, see <i>Native grasslands</i>) <ul style="list-style-type: none"> 2 Cleared or disturbed land regenerating to dense bracken fern-field <div><i>Pteridium esculentum</i> fernland (FPF) 16</div> 	
<ul style="list-style-type: none"> 2 Cleared land regenerating with rushes and shrubs; native restoration plantings <div>Regenerating cleared land (FRG) 17</div> 	
<ul style="list-style-type: none"> I Areas dominated by environmental weeds <ul style="list-style-type: none"> 2 Infestations of weed grasses on estuarine mudflats or coastal sands <ul style="list-style-type: none"> 3 Dense grassy swards of <i>Spartina anglica</i> on estuarine mudflats <div><i>Spartina</i> marshland (FSM) 19</div> 	
<ul style="list-style-type: none"> 3 Sparse to dense cover of <i>Ammophila arenaria</i> on coastal sands <div>Marram grassland (FMG) 12</div> 	

- 2 Dense infestations of any weeds, including blackberries, gorse, willow and thistles in any areas, but excluding plantings in parks and gardens and exotic grasses invading estuarine mudflats, beaches and coastal dune systems.

Weed infestation (FWU) 23

Agricultural land (FAG)

General description

Agricultural land (FAG) includes exotic grassland pastures and croplands. The pastures are dominated by mixtures of exotic temperate grasses and clovers. Crops range from common temperate vegetables and orchard fruits and nuts through to crops such as *Tanacetum cinerariifolium* (pyrethrum) and *Papaver somniferum* (opium poppy). FAG can include exotic grassland pastures with scattered trees (less than 5% crown cover).



West of Devonport. Stephen Harris.

Example locality

Pastures and croplands between Deloraine and Devonport.

Distinguishing features and similar communities

FAG is intended primarily for the mapping of exotic grassland pastures, croplands, orchards and vineyards. The presence of these land uses distinguish areas mapped with this unit from all others, with the exception of Improved pasture with native trees (FAC) which is used to map exotic grassland pasture that has a retained canopy ($\geq 5\%$ crown cover) of native trees.

Trees (exotic or native) planted on farmland for the purposes of shelter-belts or wind-breaks are also mapped as part of FAG.

FAG is not used to map tree plantations intended for wood production; these are better mapped as either Plantations for silviculture (FPL) when they are included in the Tasmanian Forest Group Plantation

dataset, or otherwise as Unverified plantations for silviculture (FPU).

A difficult community to identify is unploughed highland native grassland where unsuitable management regimes (e.g. grazing) have resulted in a degraded state with dominance by exotic species. In such situations, this vegetation could be classified as FAG, or may be assigned to an appropriate grassland community where recovery is achievable with management intervention.

Where pastures are dominated by native grass species they are better mapped into one of the native grassland mapping units (see Native Grassland section). However, natural or disturbance-induced grasslands in lowland areas are mapped as Lowland grassland complex (GCL) where native grass species *Rytidosperma* and *Austrostipa*, often with *Poa* species and *Themeda triandra*, reach 25% cover.

In situations where large areas of agricultural land have become heavily invaded by other species it is usually appropriate to distinguish these from FAG. Discernible patches of weeds such as *Ulex europaeus*, *Rubus fruticosus*, *Cirsium vulgare* and *Salix fragilis* are mapped as Weed infestation (FWU). Large patches dominated by bracken are mapped as *Pteridium esculentum* fernland (FPF). Where native shrubs, rushes or sags provide a cover of more than 50% the community is classified as Regenerating cleared land (FRG).

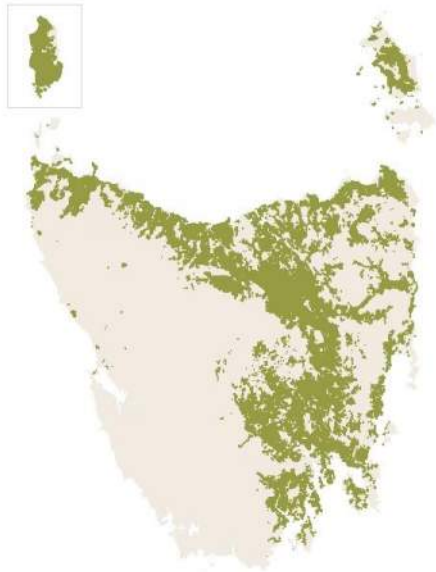
Roads, scattered, houses and other buildings are only mapped as FAG where they are associated with pastures and croplands. Where infrastructure is extensively developed in rural areas it is better mapped as Extra-urban miscellaneous (FUM).

RFA mapping unit

Not covered by RFA mapping.

Distribution

Distribution is predominantly in the midlands, south-east, east coast lowland strip, a belt across northern Tasmania and on Flinders and King Islands.



Bioregional occurrence

All bioregions.

Site characteristics, habitat and ecology

This mapping unit occurs in agricultural areas over a range of geology types and altitudes, but most commonly on fertile lowland dolerite and basalt soils.

Vegetation composition and structure

Pastures for grazing sheep and cattle comprise a mixture of exotic grasses such as *Lolium* spp. (rye grass), *Dactylis glomerata* (cocksfoot), *Phalaris aquatica* (phalaris), *Festuca arundinacea* (tall fescue) and *Bromus* species. Native grasses in the genera *Rytidosperma* and *Austrostipa* sometimes form a minor component of these pastures. Exotic legume species are also common including *Trifolium* spp. (clover), *Medicago sativa* (lucerne) and *Lotus* species.

The most common grain crops grown in Tasmania include barley, wheat, oats, triticale and field peas. *Tanacetum cinerariifolium* and *Papaver somniferum* are also important export crops. A range of vegetables, fruits and nuts are produced in some regions.

Floristic communities known to occur in this mapping unit

This is a non-native mapping unit; there are no native floristic communities.

Improved pasture with native tree canopy (FAC)

General description

Improved pasture with native tree canopy (**FAC**) is specifically used to map exotic grassland pastures where there is a remnant native tree canopy of $\geq 5\%$ crown cover. The canopy is largely dominated by species of *Eucalyptus*, but can include such species as *Bursaria spinosa* and *Acacia* spp. The pastures are dominated by mixtures of exotic temperate grasses and clovers.



Forcett. Felicity Hargraves

Example locality

Distinguishing features and similar communities

FAC is specifically intended to map exotic grassland pastures where there is a remnant native tree canopy of at least an open woodland density, unlike Agricultural land (**FAG**), which is used to map exotic grassland pastures where scattered trees form less than 5% crown cover. **FAC** has a retained canopy of native trees and has usually been derived from native woodland (or forest) where the understory has been cleared and replaced with exotic species and is not expected to return a native understory in the medium term (~50 years). Where native shrubs, rushes or sags provide a cover of more than 50% the community is classified as Regenerating cleared land (**FRG**).

FAC includes remnant native shelterbelt trees where these form a canopy of $\geq 5\%$ crown cover, but does not include trees (exotic or native) planted on farmland for the purposes of shelter-belts or wind-breaks (which are mapped as **FAG**), or tree plantations intended for wood production; these are better mapped as either Plantations for silviculture (**FPL**) when they are included in the Tasmanian

Forest Group Plantation dataset, or otherwise as Unverified plantations for silviculture (**FPU**).

RFA mapping unit

Not covered by RFA mapping.

Distribution

While **FAC** has not yet been mapped within TASVEG, its distribution is predominantly in the midlands, south-east, east coast lowland strip, a belt across northern Tasmania and on Flinders and King Islands.



Bioregional occurrence

All bioregions.

Site characteristics, habitat and ecology

This mapping unit occurs in agricultural areas over a range of geology types and altitudes, but most commonly on fertile lowland dolerite and basalt soils. It is modified woodland (or forest).

Vegetation composition and structure

FAC is generally modified *Eucalyptus* woodland (or forest), although other dominant trees can be *Bursaria spinosa* or *Acacia* spp.

Pastures for grazing sheep and cattle comprise a mixture of exotic grasses such as *Lolium* spp. (rye grass), *Dactylis glomerata* (cocksfoot), *Phalaris aquatica* (Phalaris), *Festuca arundinacea* (tall fescue) and *Bromus* species. Native grasses in the genera

Rytidosperma and *Austrostipa* sometimes form a minor component of these pastures. Exotic legume species are also common including *Trifolium* spp. (clover), *Medicago sativa* (Lucerne) and *Lotus* species.

Floristic communities known to occur in this mapping unit

This is a non-native mapping unit; there are no native floristic communities.

Extra-urban miscellaneous (FUM)

General description

Extra-urban miscellaneous (**FUM**) represents areas where native vegetation has been replaced with human infrastructure in rural and remote areas. **FUM** is used to map infrastructure such as highways, air-strips, open-cut mines, quarries and dam developments and some large timber-loading bays associated with native forest harvesting. It also incorporates the typically non-native vegetation associated with such infrastructure as well as more extensive exotic parklands, cemeteries and sports-fields in rural or remote areas.



Edith Creek. Stephen Harris.

Example locality

Great Lake dam wall.

Distinguishing features and similar communities

Large areas of built infrastructure including park lands, cemeteries, sports fields or other managed exotic landscapes are mapped as **FUM** if they are located within rural and remote areas. Where these are located within cities, suburbs or townships they are mapped as part of Urban land (**FUR**). Infrastructure such as isolated houses and their associated gardens, and other small farm buildings within agricultural landscapes are better mapped as Agricultural land (**FAG**).

Mapping of **FUM** may include small areas of modified native vegetation, often present as a fringe or narrow strip associated with infrastructure or land uses such as quarries, dams, airports, roads and railways, where such native vegetation cover is insufficient to map separately. Where native

vegetation areas large enough to map at 1:25,000 scale are maintained in a modified state (e.g. regularly slashed, mowed, burnt) these are better mapped as Permanent easements (**FPE**).

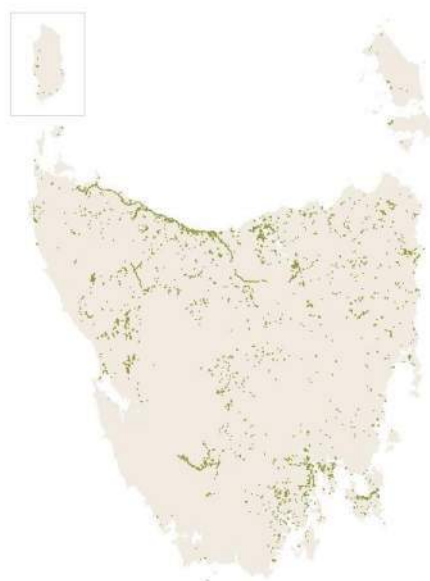
Bare rock, mud or sand will only be mapped as **FUM** in situations where vegetation has been actively cleared by human activity, otherwise such areas are mapped as either Rock (**ORO**) or Sand, mud (**OSM**). Where dams have been built, the resulting lakes are mapped using the unit Water, sea (**OAQ**) but the dam wall, associated spillways and buildings are mapped as **FUM**.

RFA mapping unit

Not covered by RFA mapping.

Distribution

FUM is found throughout the State.



Bioregional occurrence

All bioregions.

Site characteristics, habitat and ecology

The situations in which **FUM** is mapped are highly variable but are always associated with human activity. **FUM** is often associated with dammed rivers, large mineral or gravel deposits and major transportation routes.

Vegetation composition and structure

Vegetation may be either largely absent or sparse (e.g. quarries). In situations where it is more extensive the vegetation comprises exotic lawns or other garden plantings (e.g. sports-fields, parks or cemeteries). Some exotic adventive species such as *Hypochaeris radicata*, *Cotula australis*, *Brassica rapa* or *Sisymbrium officinale* usually occur.

Floristic communities known to occur in this mapping unit

This is a non-native mapping unit; there are no native floristic communities.

Marram grassland (FMG)

General description

Coastal grassland communities dominated by introduced *Ammophila arenaria*.



King Island. Mike Pemberton.

Example locality

Seven Mile Beach Protected Area.

Distinguishing features and similar communities

Marram grassland (FMG) is distinguished from all coastal grassland communities by having *Ammophila arenaria* as the dominant, i.e. > 50% cover.

RFA mapping unit

Not covered by RFA mapping.

Distribution

Ammophila arenaria grassland occurs widely in coastal areas around Tasmania and on Bass Strait islands. The extent of this community has been only partially mapped to date. Note that for this distribution image the symbology has been emphasised to improve visibility of community distribution.



Bioregional occurrence

TSE (but possible in all coastal bioregions).

Site characteristics, habitat and ecology

Ammophila arenaria forms dense hummocks on sand dunes and beaches. It is an efficient sand binder and, historically, was widely planted to stabilise sand dunes. *Ammophila arenaria* is an invasive species and displaces native grasses such as *Spinifex sericeus* and associated species. *Ammophila arenaria* grasslands can also change the shape of dunes.

Vegetation composition and structure

Ammophila communities are species-poor.

Floristic communities known to occur in this mapping unit

This is a non-native mapping unit; there are no native floristic communities.

Permanent easements (FPE)

General description

Permanent easements (FPE) represents native vegetation that is permanently maintained in a modified state, such as for easements below electricity or telecommunications infrastructure (powerlines) or where mappable on the shoulders or verges of roads traversing native vegetation. This mapping unit covers areas of light to heavy disturbance (and correspondingly variable condition).



Lower Longley. Karen Ziegler.

Example locality

Vinces Saddle, Lower Longley.

Distinguishing features and similar communities

The mapping unit is distinguished by linear, sharp boundaries with adjacent mapping units, the presence of access roads and the frequent presence of pylons and lines. Modified native vegetation, such as that along the shoulders and verges of roads and railways or fringing quarries, dams, airports etc., is included within FPE where it is mappable at 1:25,000 scale (generally > 25 m in width). In such cases, FPE may include some infrastructure where it is unavoidably mapped with the intended vegetation. Where the vegetation associated with such infrastructure is too narrow to be mappable at 1:25,000 scale (i.e. < 25 m in width) it is more appropriately mapped as part of the infrastructure within Extra-urban miscellaneous (FUM). Areas of modified vegetation associated with permanent easements that are dominated by environmental weeds such as gorse are distinguished within the mapping of Weed infestation (FWU). Vegetation in

easements that are no longer managed and that has returned to a more natural state is better mapped to a native vegetation mapping unit determined on the basis of the dominant species composition.

RFA mapping unit

Not covered by RFA mapping.

Distribution

FPE is found throughout the State, but especially in connection with electricity generation, urban and industrial infrastructure.



Bioregional occurrence

All bioregions.

Site characteristics, habitat and ecology

These easements traverse most types of habitats so that characteristics are highly variable.

Vegetation composition and structure

FPE is artificially maintained as low vegetation.

Floristic communities known to occur in this mapping unit

This mapping unit characteristically supports a modified form of the adjacent vegetation with upper canopies regenerating or absent.

Plantations for silviculture (FPL)

General description

This category includes commercial tree farms on a variety of land tenures. The common commercial species used in Tasmania are *Eucalyptus nitens* above and *E. globulus* below 600 m altitude, and *Pinus radiata*.

The minor plantations of other species are insignificant at the State level.



Inglis plantation, north-west forests. Forestry Tasmania.

Example locality

The Sideling Range, near Scottsdale.

Distinguishing features and similar communities

Plantations for silviculture (FPL) is restricted to mapping of monocultures of commercial tree species derived from the Tasmanian Forest Group Plantation dataset. It includes mainly plantations of *Pinus radiata*, *Eucalyptus nitens* and *E. globulus*. This vegetation is characterised by having sharp boundaries with adjacent communities. Orchards, wind-breaks and planted shelter-belts are mapped as Agricultural land (FAG) and are never included as part of FPL.

FPL is distinguished from native forest mapping units by consisting primarily of a monoculture of trees planted in rows on cultivated ground for the purpose of commercial wood production.

Areas of commercial silviculture plantations not included as part of the Tasmanian Forest Group Plantation dataset are mapped in Unverified plantations for silviculture (FPU). Artefacts of

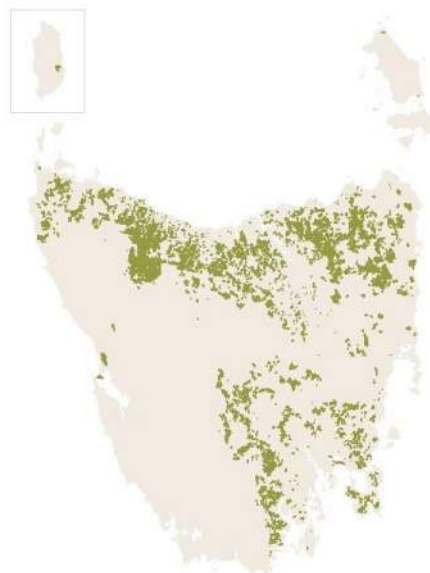
silvicultural plantations such as fire breaks, access tracks, disturbed areas and native vegetation remnants too small to map to native vegetation units are not included in FPL, but are also mapped as FPU.

RFA mapping unit

Not covered by RFA native forest mapping.

Distribution

The mapping community is widespread throughout the State, although minor in the Northern Midlands and in the south-west.



Bioregional occurrence

All bioregions.

Site characteristics, habitat and ecology

FPL may be found anywhere suitable for growing trees commercially.

Commercial tree plantations are generally below 600 m altitude, but may be found as high as 900 m (e.g. *Eucalyptus nitens*) across a range of substrates. Fertile sites have been preferred for plantations, except in some localities like the sandy country north of Strahan and at Seven Mile Beach.

Vegetation composition and structure

Many plantations have been established over farmland, in which case the understorey comprises

exotic grasses and/ or native species such as *Pteridium esculentum*. Plantations established over cleared native forest have sparse understoreys of regenerating native species.

The understorey of *Pinus radiata* plantations has few plant species. There is normally a dense ground cover of litter.

Floristic communities known to occur in this mapping unit

This is a non-native mapping unit; there are no native floristic communities.

***Pteridium esculentum* fernland (FPF)**

General description

A fernland dominated by the strongly rhizomatous bracken, *Pteridium esculentum*, on well-drained soils. There may be other grasses and herbs associated with the bracken.



Cradoc. Felicity Hargraves.

Example locality

Rhyndaston area.

Distinguishing features and similar communities

This community is distinctive because it is dominated by *Pteridium esculentum*.

Where the cover of *Pteridium esculentum* becomes greater than 50% on areas of agricultural land it is better mapped as *Pteridium esculentum* fernland (FPF) than as Agricultural land (FAG) or Regenerating cleared land (FRG).

Native forest sites that have been subject to timber harvesting are only ever mapped as FPF if *Pteridium esculentum* is the dominant canopy species and regeneration of native eucalypt species has failed.

RFA mapping unit

Not covered by RFA mapping.

Distribution

Widespread throughout the State, usually associated with agricultural land use.



Bioregional occurrence

All bioregions.

Site characteristics, habitat and ecology

This community occurs on well-drained sites over a wide range of rock types and altitudes. *Pteridium esculentum* commonly invades unimproved cleared land or degraded pasture and may form a dominant cover particularly at the edges of forest where bracken dominates the understorey (partly due to high fire frequency). *Pteridium esculentum* may also dominate and replace heathland and shrubland communities on coastal dunes subject to very high fire-frequencies.

Vegetation composition and structure

A community dominated by *Pteridium esculentum* is treeless or may have a sparse tree canopy of less than 5% crown density.

Floristic communities known to occur in this mapping unit

This either supports the degraded form of a native community or is predominantly non- native pasture invaded by bracken.

Regenerating cleared land (FRG)

General description

Regenerating cleared land (FRG) is used to map abandoned farmland or other degraded land (e.g. abandoned mines, quarries etc.) where there has been significant natural recolonisation by native species of rushes and shrubs. Native restoration plantings are also included within FRG.



Kelleve, south-east Tasmania. Micah Visoiu.

Example locality

Gunns Plains foothills.

Distinguishing features and similar communities

FRG maps abandoned farmland or other degraded/cleared land that is not being maintained for its original use.

Agricultural land is mapped as FRG where colonising native rushes or shrubs provide a cover of more than 50%. Where native grasses become dominant, the vegetation is better mapped as native grassland.

FRG is distinguished from other native vegetation mapping units by lacking a dominant cover of signature native species and often by the significant presence of native pioneer species. There is normally evidence of past clearance and conversion. FRG is distinguished from Permanent easements (FPE) by the absence of built infrastructure associated with FPE.

FRG is distinguished from *Bursaria-Acacia* woodland (NBA) in which a small tree layer of *Bursaria spinosa*, *Acacia* spp. and/or *Dodonaea viscosa* forms

a sparse to dense cover over native grass species such as *Themeda triandra* and *Rytidosperma* spp.

Where exotic invasive species form mappable patches, these are mapped as Weed infestation (FWU).

FRG is distinguished from *Pteridium esculentum* fernland (FPF) by not having a canopy dominated by bracken fern.

FRG includes native restoration plantings, but excludes monoculture plantings intended for the purpose of wood production. Silvicultural tree plantations (native or exotic) and associated artefacts are mapped as either Plantations for silviculture (FPL) or Unverified plantations for silviculture (FPU).

RFA mapping unit

Not covered by RFA mapping.

Distribution

Common throughout the State, usually situated on steeper slopes associated with past agricultural land use, or where other degraded land has been restored by native plantings or naturally recolonised.



Bioregional occurrence

All bioregions.

Site characteristics, habitat and ecology

The community occurs over a range of geology types and altitudes. Reversion to native species is a process evident on poor quality agricultural land, especially steeper areas (often identified by having few tracks and fences) and other land degraded by industrial activity.

Vegetation composition and structure

The community is characterised by invasion of native species including graminoid species such as *Lomandra longifolia*, *Isolepis nodosa* and *Juncus* spp. This category may include insignificant amounts of *Rytidosperma* or *Austrostipa* spp., and includes small native shrubs during later colonisation. In the north-west of the State, the recolonising species may include scattered shrubs of *Tasmannia lanceolata*, *Senecio linearifolius* and *Cassinia aculeata*.

FRG includes areas of improved pasture that have been recolonised by rushes and sedges in situations where drainage is impeded, e.g. along drainage flats. Characteristic species can include *Juncus sarophorus*, *J. australis*, *J. amabilis*, *Carex iynx* and *Gahnia grandis*.

Floristic communities known to occur in this mapping unit

FRG is predominantly exotic pasture naturally colonised by select native species.

Spartina marshland (FSM)

General description

This vegetation community is dominated by the introduced cord-grass *Spartina anglica*, which generally forms a dense sward up to 50 cm high. Dense monocultures of *Spartina anglica* have no associated plant species.



Rubicon Estuary, Port Sorell. DPIPWVE.

Example locality

Rubicon Estuary, Port Sorell.

Distinguishing features and similar communities

Spartina marshland (FSM) is distinguished from native graminoid saltmarsh by its invasion of estuarine mudflats that are not too saline for it to grow.

RFA mapping unit

Not covered by RFA mapping.

Distribution

Spartina anglica forms dense monocultures on the Tamar River estuary and the Rubicon estuary at Port Sorell. It occurs at low density in the north-west of the state from Black River to Robbins Island (and possibly as far as the Marcus River estuary), with a higher density core at Duck Bay. Through management efforts, *Spartina anglica* has been eradicated from the St Helens area and is no longer mappable in the Bridport region, while eradication measures have reduced the occurrence of this species to a handful of plants at Little Swanport on the East Coast. While not mappable in the south

east of the state, *Spartina anglica* may still occur at very low levels within the Derwent Estuary.



Bioregional occurrence

BEL, FUR, KIN, TNM, TNS, TSE.

Site characteristics, habitat and ecology

Spartina anglica colonises bare mud, but has the potential to substantially change the estuarine ecology, hydrology and dynamics. The species does not appear to displace native plant species. *Spartina* marshland can intergrade with Freshwater aquatic sedgeland (ASF), or more commonly with Saline sedgeland/rushland (ARS).

Vegetation composition and structure

Spartina anglica can form a dense, mono-specific sward up to 50 cm high with 100% ground cover in older stands.

Floristic communities known to occur in this mapping unit

This is a non-native mapping unit; there are no native floristic communities.

Unverified plantations for silviculture (FPU)

General description

Unverified plantations for silviculture (FPU) maps all timber plantations that are not included as part of current Tasmanian Forest Group Plantation (TFGP) dataset (softwood or hardwood). Infrastructure and cleared land associated with these are also included in this unit (e.g. fire breaks and access tracks).

FPU may include a range of vegetation types including monocultures of commercial tree species (predominantly *Pinus radiata*, *Eucalyptus nitens* and *Eucalyptus globulus*), escaped plantation wildlings, windrows as well as small areas of native forest adjoining commercial tree farms.



Seven Mile Beach. Felicity Hargraves.

Example locality

Plantations of *Pinus radiata* and surrounding firebreaks at Seven Mile Beach, which are excluded from the TFGP dataset, are an example of FPU.

Distinguishing features and similar Communities

FPU is distinct from Plantations for silviculture (FPL), which maps only monocultures of commercial tree species derived from the current TFGP dataset.

FPU also includes artefacts of silvicultural plantations. These include areas of agricultural land and forests that have been cleared as part of the plantation process, but not planted to trees (e.g. cleared for access or fire breaks) or native vegetation remnants not targeted for conversion (e.g. in gullies or on steep or rocky slopes; riparian buffers) and too small to map to other native vegetation units.

In the field FPU may not be distinguishable from FPL.

FPU does not include orchards or wind-breaks, which are mapped as Agricultural land (FAG).

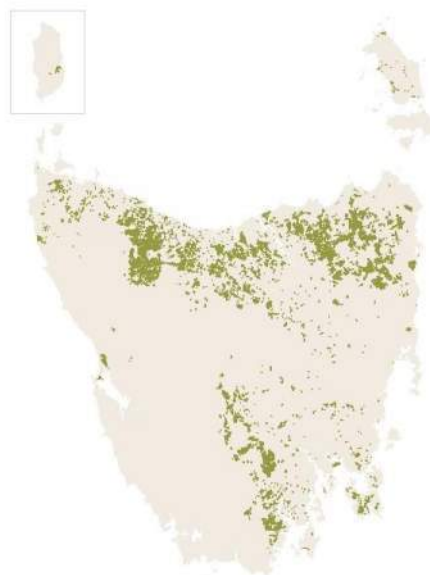
FPU does not include restoration plantings, which are mapped as Regenerating cleared land (FRG).

RFA mapping unit

Not applicable

Distribution

This mapping unit is widespread throughout the State.



Bioregional occurrence

All bioregions.

Site characteristics, habitat and ecology

FPU may be found anywhere suitable for growing trees commercially (see FPL) or suitable for agricultural purposes.

Vegetation composition and structure

This unit may include commercial tree farms, small areas of escaped wildlings from commercial tree farms, vegetation buffer strips and access roads within commercial tree farms mapping artefacts.

It is an artificial grouping of vegetation whose composition and structure is highly variable.

Floristic communities known to occur in this mapping unit

Not applicable.

Urban areas (FUR)

General description

Urban areas (FUR) include urban and suburban landscapes. These areas are largely or wholly devoid of vegetation apart from areas such as suburban gardens, street trees and parks.



East Burnie. Stephen Harris.

Example locality

Launceston CBD.

Distinguishing features and similar communities

Dense infrastructure and buildings, usually in a geometric layout, distinguish this mapping unit. Vegetation is largely confined to gardens, lawns and parks representing common horticultural flora. Ubiquitous species may colonise other infrastructure (e.g. *Catapodium rigidum*, *Hypochaeris radicata*, *Plantago coronopus* and species of lichen and bryophytes). Larger complexes of buildings, gardens, sportsfields and parklands beyond city and town limits are mapped as Extra-urban Miscellaneous (FUM).

RFA mapping unit

Not covered by RFA mapping.

Distribution

The mapping unit is found throughout the State wherever there are centres of human habitation.



Bioregional occurrence

All bioregions.

Site characteristics, habitat and ecology

Urban areas are often sited on estuaries, coasts and fertile farming regions. They include large mining and other industrial infrastructure in the western part of the State.

Vegetation composition and structure

Where vegetation occurs, it is highly variable in composition and is predominantly composed of non-native species.

Floristic communities known to occur in this mapping unit

This is a non-native mapping unit; there are no native floristic communities.

Weed infestation (FWU)

General description

This mapping unit is used for dense occurrences of any weeds (other than *Ammophila arenaria* and *Spartina anglica*, which are mapped separately), but does not include scattered weeds in other vegetation types. Some of these weeds may be localised infestations such as *Marrubium vulgare* on offshore islands. The weeds covered by this community generally form dense, mono-specific stands.



Swansea. Nepelle Temby.

Example locality

Lower Apsley River.

Distinguishing features and similar communities

Weed infestation (FWU) is used to map vegetation invaded by exotic plant species, where these have reached dominant levels of cover and are mappable at 1:25,000 scale. The only exceptions to this are areas dominated by *Ammophila arenaria* or *Spartina anglica*, which are mapped separately as Marram grassland (FMG) and *Spartina* marshland (FSM) respectively.

RFA mapping unit

Not covered by RFA mapping.

Distribution

Generally, *Salix fragilis* infests streams and riparian environments throughout settled agricultural districts, especially in the midlands and south-east. *Lycium ferocissimum* occurs in the drier areas

around Pittwater to South Arm, Tunbridge area and King Island and the Fumeaux Islands.

Distribution

Generally, *Salix fragilis* infests streams and riparian environments throughout settled agricultural districts, especially in the midlands and south-east. *Lycium ferocissimum* occurs in the drier areas around Pittwater to South Arm, Tunbridge area and King Island and the Fumeaux Islands. *Ulex europaeus* is widespread, especially in the midlands, in parts of the old mining districts around Zeehan, the south-east and the east coast. *Rubus fruticosus* is more dominant on the fertile soils of the north-west. *Cirsium vulgare* is localised in rural areas of the east and north of the State. *Erica lusitanica* can form patches many hectares in size.



Bioregional occurrence

All bioregions.

Site characteristics, habitat and ecology

This mapping unit is widespread throughout the State, the different species invading a range of sites.

Salix fragilis is restricted to watercourses where it displaces native species, forming dense stands that can affect the hydrology of stream systems.

Lycium ferocissimum, a shrub that is spread by birds, mainly occurs in areas with less than about 600 mm annual average rainfall. Introduced for pasture hedges, this species establishes around bird perching sites and commonly escapes from wind-break plantings. Young trees eventually coalesce with neighbouring trees to form dense thickets.

Ulex europaeus invades principally on non-calcareous soils in degraded pasture or cleared land on hillsides, embankments, fence lines and streams as well as heathlands. It is dependent on disturbance and can flourish in riparian environments or in places where fire stimulates germination of the soil seed bank.

Rubus fruticosus thrives on good soils in areas with an annual rainfall of > 750 mm. It is particularly abundant in degraded forest on alluvial flats near the north-west coast and is a common weed of roadsides, stream banks, neglected areas, farmlands, orchards, forest plantations and bushland.

Vegetation composition and structure

This unit consists of large, often dense, infestations of weeds, including *Ulex europaeus*, *Rubus fruticosus*, *Lycium ferocissimum*, *Salix fragilis* and significant plantings or escapees of other exotic species such as *Populus* species and *Cytisus scoparius*.

Floristic communities known to occur in this mapping unit

This is a non-native mapping unit; there are no native floristic communities

PLANNING AUTHORITY 6

Reference No. 226/2019

11 BURROWS STREET PROSPECT VALE

Planning Application: PA\20\0081

Proposal: Multiple Dwellings (2 additional units & alterations to existing) & demolition of outbuilding

Author: Justin Simons
Town Planner

1) Introduction

Applicant	J Binns
Owner	L J Fontyn
Property	11 Burrows Street PROSPECT VALE (CT:61360/21)
Zoning	General Residential Zone
Discretions	10.4.2 Setbacks and Building Envelope for all Dwellings
	10.4.3 Site Coverage and Private Open Space for all Dwellings
	10.4.8 Waste Storage for Multiple Dwellings
	E7.4.2 Management of Road Accesses and Junctions
	E6.7.1 Construction of Car Parking Spaces and Access Strips
	E6.7.2 Design and Layout of Car Parking
Existing Land Use	Residential (Single Dwelling)
Number of Representations	Four (4)
Decision Due	10 December 2019
Planning Scheme	Meander Valley Interim Planning Scheme 2013 (the Planning Scheme)

2) Recommendation

It is recommended that the application for Use and Development for Multiple Dwellings (2 additional units & alterations to existing) & demolition of outbuilding, on land located at 11 Burrows Street PROSPECT VALE

(CT:61360/21), by Jennifer Binns, be APPROVED, generally in accordance with the endorsed plans:

- 1. Jennifer Binns; Drawing No.: 0416TU; Sheets: a02 – a07.**

and subject to the following conditions:

- 2. The driveway crossover servicing the existing dwelling is to be constructed in accordance with Council's Standard Drawings TSD-R09-v1 (with an exception for increased width) and to the satisfaction of Council's Director Infrastructure Services (see Note 1).**
- 3. A privacy screen, with 30% maximum transparency and a height of 1.7m above the finished floor surface, is to be erected to the immediate north of the patios of Units 1 and 2 on the endorsed plans.**
- 4. The bin storage area associated with the existing dwelling is to be relocated 2m to the north, behind the building line of the existing dwelling.**
- 5. The internal fencing located between the existing dwelling and the shared access is to extend to the frontage. That part of the fence within 4.5m of the frontage is to have a maximum height of 1.2m if solid, or 1.8m if 30% transparency is retained above 1.2m.**
- 6. The existing vegetation to the west of the pedestrian access of the existing dwelling is to be retained. Any fatalities or removed plants are to be replaced with vegetation of a similar size (minimum mature height of 1.2m) and scale (see Annexure A).**
- 7. The parking spaces associated with Units 1 and 2 are to be line marked or otherwise delineated.**
- 8. The visitor car parking spaces must be clearly line marked or otherwise delineated and clearly identified as a visitor parking space by line marking and/or signage.**

Note:

- 1. Stormwater detention is required for this development. Please see attached letter regarding the provision of detention and the requirements of Council acting as the Stormwater Authority in accordance with the *Urban Drainage***

Act 2013.

2. Prior to any construction being undertaken in the road reserve (including the proposed driveway crossover), separate consent is required by the Road Authority. An Application for Works in Road Reservation form is enclosed. All enquiries should be directed to Council's Infrastructure Department on (03) 6393 5312.
3. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on (03) 6393 5320 or via email: mail@mvc.tas.gov.au
4. This permit does not imply that any other approval required under any other by-law or legislation has been granted. The following additional approvals may be required before construction commences:
 - a) Building approval
 - b) Plumbing approval

All enquiries should be directed to Council's Permit Authority on (03) 6393 5320 or Council's Plumbing Surveyor on 0419 510 770.

5. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
 - c) Any other required approvals under this or any other Act are granted.
6. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au
7. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received.
8. In accordance with the legislation, all permits issued by the permit

authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.

9. If any Aboriginal relics are uncovered during works:

- a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
- b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania) Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au; and
- c) The relevant approval processes will apply with state and federal government agencies.

3) Background

The application proposes to construct two (2) additional dwellings to the rear of an existing dwelling at 11 Burrows Street, Prospect Vale. The application also includes an extension to the existing dwelling and the demolition of existing outbuildings.

The proposed dwellings will each have a site area of 235m² and will include three (3) bedrooms. The proposed developments are highlighted in grey on the site plan in Figure 1 below. A full and detailed copy of the application and plans is included in the attachments.

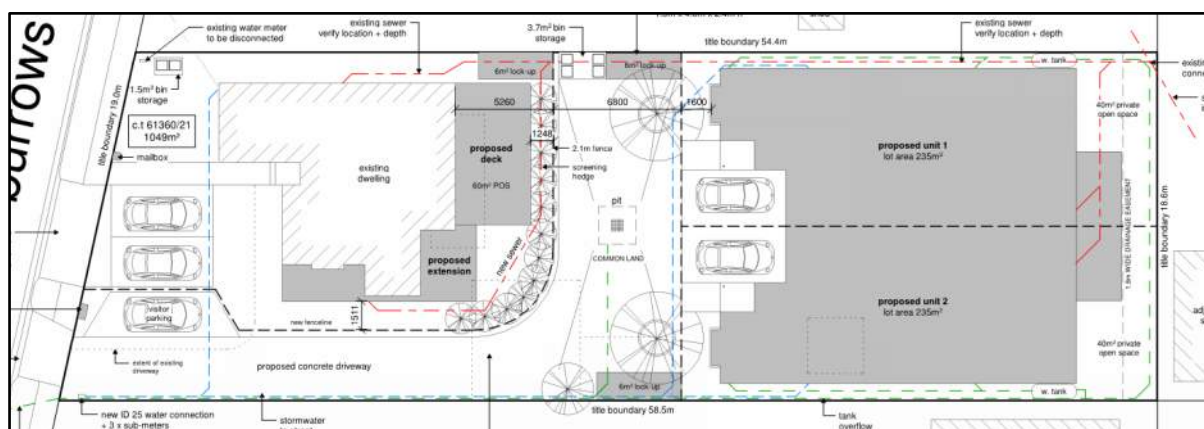


Figure 1: proposed site plan, showing new developments in grey



Photo 1: subject property looking south from the rear boundary towards the existing dwelling



Photo 2: subject property looking north from the existing dwelling

4) Representations

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

Four (4) representations were received (attached documents). A summary of the representations are as follows:

Representation 1:

- Increased noise and reduced privacy;
- Potential for twelve 12 extra people in close proximity.

Representation 2:

- Increased noise and reduced privacy;
- Potential for 12 extra people in close proximity;
- Request for privacy screen along the boundary to reduce noise and increase privacy.

Representation 3:

- Limited time to prepare representation
- Neighbours not approached or notified prior to application being submitted
- Reduction in privacy, due to height
- Traffic movements and noise
- Concerns regarding the demolition of a party wall on the boundary

Representation 4:

- Neighbours not approached or notified prior to application being submitted
- Proximity of the dwelling to the boundary (1m) and proximity of eaves to boundary (400mm)
- Reduction in privacy
- Traffic movements and noise
- Hygiene issues associated with bins

Comment:

The impact of the development on the privacy of adjoining dwellings has been considered. As the finished floor levels of the dwelling do not exceed 1m, the development is compliant with the Acceptable Solutions in relation to privacy. However, the elevated position of the patios and the proximity to the rear boundary will create an opportunity for overlooking of the property at 9 Chis Street. Additional screening is considered to be warranted in this area in order to better meet the objective of Clause 10.4.6, *to provide reasonable opportunity for privacy for dwellings*. As such it is recommended that the application be conditioned to include a privacy screen to be erected to a height of 1.7m above the finished floor surface, on the north side of the proposed patios.



Photo 3: view of subject property, looking north from 9 Chris Street

The proximity of the dwellings to the boundary is discussed in the assessment of Clause 10.4.2 P3 below. The proximity to the boundary will also be considered by the Building Surveyor during the Building Approval process.

The density of dwellings proposed is consistent with the Acceptable Solution 10.4.1 A1 of the General Residential Zone. The number of people at the property and the noise they generate will be consistent with residential use and development at a density that is consistent with the intent of the General Residential Zone.

The application includes parking for up to six (6) vehicles across the site.

The application was advertised for 14 days in accordance with the *Land Use Planning and Approvals Act 1993*.

There is no requirement for neighbours to be notified of a development prior to an application being lodged and the commencement of the statutory consultation period.

The storage of bins associated with each unit is not anticipated to create any greater hygiene risk than other unit developments in the area.

There is no party wall agreement registered on the titles for 11 or 13 Burrows Street. As such, ownership of the wall would need to be determined by a land survey. Should the wall not be located wholly within 11 Burrows Street, it is recommended that the parties seek legal advice regarding its demolition. It is the responsibility of the applicant to ensure that they have legal ownership of all parts of the building to be demolished. Should the wall need to remain in place, it is not anticipated that it would preclude the development from progressing. It will be the responsibility of the applicant to ensure that any part of the wall required to remain in place is adequately supported. This will be a consideration of the Building Surveyor should approvals be required for the demolition.

Recommendation

Prior to the commencement of use a privacy screen, with 30% maximum transparency and a height of 1.7m above the finished floor surface, is to be erected to the immediate north of the patios of Units 1 and 2 on the endorsed plans.

5) Consultation with State Government and other Authorities

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA 2019/01511-MVC) was received on 18 October 2019 (attached document).

6) Officers Comments

Use Class: Residential (multiple dwellings)

Applicable Standards

A brief assessment against all applicable Acceptable Solutions of the applicable zone and codes is provided below. This is followed by a more detailed discussion of any applicable Performance Criteria and the objectives relevant to the particular discretion.

General Residential Zone	
Scheme Standard	Assessment
10.3.1 Amenity	
Acceptable solution 1	Complies

Acceptable solution 2	Not Applicable
10.4.1 Residential Density for Multiple Dwellings	
Acceptable solution 1	Complies
10.4.2 Setbacks and Building Envelopes for all Dwellings	
Acceptable solution 1	Complies
Acceptable solution 2	Complies
Acceptable Solution 3	Relies on Performance Criteria
10.4.3 Site Coverage and Private Open Space for all Dwellings	
Acceptable solution 1	Relies on Performance Criteria
Acceptable solution 2	Complies
10.4.4 Sunlight and Overshadowing for all Dwellings	
Acceptable solution 1	Complies
Acceptable solution 2	Complies
Acceptable Solution 3	Complies
10.4.5 Width of Openings for Garages and Carports for all Dwellings	
Acceptable solution 1	Complies
10.4.6 Privacy for all Dwellings	
Acceptable solution 1	Complies
Acceptable solution 2	Complies
Acceptable Solution 3	Complies
10.4.7 Frontage Fences for all Dwellings	
Acceptable solution 1	Complies
10.4.8 Waste Storage for Multiple Dwellings	
Acceptable solution 1	Relies on Performance Criteria
10.4.9 Storage for Multiple Dwellings	
Acceptable solution 1	Complies
10.4.10 Common Property for Multiple Dwellings	
Acceptable solution 1	Complies
10.4.11 Outbuildings for Multiple Dwellings	
Acceptable solution 1	Complies
10.4.12 Site Services for Multiple Dwellings	
Acceptable solution 1	Complies

E4 Road and Railway Assets Code	
Scheme Standard	Assessment
E4.6.1 Use and Road or Rail Infrastructure	
Acceptable solution 2	Complies
E4.7.2 Management of Road and Accesses and Junctions	
Acceptable solution 1	Relies on Performance Criteria
E4.7.4 Site Distance at Accesses, Junctions and Level Crossings	
Acceptable solution 1	Complies

E6 Car Parking and Sustainable Transport Code	
Scheme Standard	Assessment
E6.6.1 Car Parking Numbers	
Acceptable solution 1	Complies
E6.6.3 Taxi Drop-off and Pickup	
Acceptable solution 1	Complies
E6.7.1 Construction of Car Parking Spaces and Access Strips	
Acceptable solution 1	Relies on Performance Criteria
E6.7.2 Design and Layout of Car Parking	
Acceptable solution 1	Relies on Performance Criteria
Acceptable solution 2	Relies on Performance Criteria

Performance Criteria

General Residential Zone
10.4.2 Setbacks and building envelope for all dwellings
<p>Objective</p> <p><i>To control the siting and scale of dwellings to:</i></p> <ul style="list-style-type: none"> <i>a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and</i> <i>b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and</i> <i>c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and</i> <i>d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.</i>
<p>Performance Criteria P3</p> <p><i>The siting and scale of a dwelling must:</i></p> <ul style="list-style-type: none"> <i>a) not cause unreasonable loss of amenity by: <ul style="list-style-type: none"> <i>i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i> <i>ii) overshadowing the private open space of a dwelling on an adjoining lot; or</i> <i>iii) overshadowing of an adjoining vacant lot; or</i> <i>iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i> </i> <i>b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.</i>
<p>Response</p> <p>The proposed dwellings are:</p> <ul style="list-style-type: none"> a) less than 1.5m from the side boundaries with a wall length greater than 9m; and b) are less than 4m from the rear boundary.

As such they rely on the Performance Criteria.

The proposed developments will not cause a loss of solar access to the habitable rooms of any of the adjoining dwellings. The application includes shadow diagrams which demonstrate the extent of overshadowing at 9:00am, 11:00am, 1:00pm and 3:00pm on the 21st June.

As 9 Chris Street is to the north of the proposal, it will not be impacted by any overshadowing.

While some overshadowing of the dwelling at 9 Burrows Street will occur at 11:00am, the shadow cast will be only marginally greater than the shadow cast by the existing 1.8m boundary fence and will primarily be intercepted by an existing shade structure constructed adjacent to the boundary fence. Even without the shade structure, the shadow would extend approximately 1.4m above ground level and will intercept the building below the sill height of the north facing window.

Shadows will be cast onto 13 Burrows Street during the afternoon. At 1:00pm the shadows will be similar to that cast by the existing 1.8m fence and additional impacts are negligible. By 3:00pm the shadow will exceed that cast by the existing fence, however a portion will be intercepted by the existing large outbuilding. The proposal will result in the loss of solar access to approximately 45.2m², however, 13 Burrows Street is a large lot, with more than 200m² of private open space immediately adjacent to the dwelling receiving direct solar access on the 21 June. As such, the impacts are considered to be reasonable. Figure 2 below, shows the area of existing shadows cast by the fence and outbuilding in grey, additional shadow cast by the proposed development in red and the private open space free of shadow outlined in blue.



Figure 2: aerial photo showing the extent of overshadowing of 13 Burrows at 3:00pm

Separation between the proposed development and dwellings on adjoining lots is reasonable and characteristic of the General Residential Zone. The new dwellings are 17m from the dwelling at 13 Burrows Street, 9m from the dwelling at 9 Burrows Street and 9m from the dwelling at 9 Chris Street. These distances are consistent with the separation distances between single dwellings and multiple dwellings on the properties fronting Chris Street and Burrows Street in the immediate area.

The proposed setback from the side boundaries will not result in unreasonable visual impacts through bulk or proportions. The dwellings are both single story and will be screened by a 1.8m boundary fence. While marginally closer to the boundary, the form and bulk of the buildings is consistent with that of other single story developments in the immediate area.

The proposed dwellings are located toward the rear of the title and the separation is considered sufficient to mitigate the reduced setback when viewed from neighbouring dwellings.

Both the adjoining properties to the east and west are relatively large compared to other properties in the vicinity and have large private open space areas. The impact of a reduced setback will not compromise the utility of these areas.

It is noted that the property at 13 Burrows Street has a large outbuilding adjacent to proposed Unit 2, which has significant height bulk. As well as screening approximately 50% of Unit 2, this building will provide scale and reduce the apparent bulk of the proposed dwelling.



Photo 4: adjoining outbuilding at 13 Burrows Street

It is also noted that the proposal includes the demolition of a number of outbuildings constructed on the boundary shared with 13 Burrows Street, with an existing length of approximately 11m. Any existing visual impacts created by these buildings will be removed.

The setback of the proposed development from the rear boundary is considered to be acceptable. While the main part of the dwellings is within the building envelope in regard to the rear boundary, the covered patio is outside of the building envelope and 1.9m from the rear boundary.

The visual impacts of the development from this property are also considered to be acceptable. While it is the rear boundary of the subject property, it is the side boundary in relation to 9 Chris Street. The proposed setback continues to provide consistent separation between buildings, typical of the General Residential Zone.

The proposal is consistent with the objective and provides reasonably consistent separation between dwellings, does not result in significant visual bulk and will not significantly reduce solar access to adjoining properties.

10.4.3 Site coverage and private open space for all dwellings

Objective

To provide:

- a) for outdoor recreation and the operational needs of the residents; and*
- b) opportunities for the planting of gardens and landscaping; and*
- c) private open space that is integrated with the living areas of the dwelling; and*
- d) private open space that has access to sunlight.*

Performance Criteria P1

Dwellings must have:

- a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate:
 - i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any communal open space provided for this purpose within the development; and*
 - ii) operational needs, such as clothes drying and storage; and**
- b) reasonable space for the planting of gardens and landscaping.*

Response

Based on the site plan, the footprint of the dwellings and the area devoted to driveways and parking, approximately 21.3% (223m²) of the site will remain free from impervious surfaces. The Acceptable Solution requires 25% of the site to remain free from impervious surfaces.

It is noted that the applicable Performance Criteria do not directly relate to the

permeability of the ground surface. The private open space complies with the Acceptable Solution in regards to area, with all dwellings having more than 60m² of private open space. The site also complies with the Acceptable Solution in regards to site coverage, having less than 50% of the site covered by roofed buildings.

As such, in regards to the volume of private open space and site coverage, the proposal provides each dwelling with an outdoor recreational space which will meet the requirements of the occupants, provides for the operational needs of the residents and reasonable space for the planting of a garden. The area and dimensions of the private open space is consistent with other multiple dwellings approved by Council.

The proposal is considered consistent with the Objective and Performance Criteria.

10.4.8 Waste Storage for Multiple Dwellings

Objective

To provide for the storage of waste and recycling bins for multiple dwellings.

Performance Criteria P1

A multiple dwelling development must provide storage, for waste and recycling bins, that is:

- (a) capable of storing the number of bins required for the site; and*
- (b) screened from the frontage and dwellings; and*
- (c) if the storage area is a communal storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.*

Response

The application proposes a bin storage area between the existing dwelling and the frontage and a communal bin storage area within 5.5m of a dwelling.

The site has sufficient area to accommodate the storage of waste and recycle bins for three dwellings. The location of the bin storage for Unit 1 is not considered to be desirable, due to its proximity to the frontage and its visual appearance. This can be relatively easily rectified by a condition requiring the bin storage area for the existing dwelling to be relocated 2m to the north, behind the building line.

The proposal also includes a communal bin storage area for the two proposed dwellings. As the area will cater for only two dwellings, it is unlikely that there will be sufficient odour or noise generated to cause a nuisance. Impacts will be similar to those generated by a single dwelling. Council could condition the permit to require the bin storage area to be separated, such that the bins are stored within the private open space of each unit and impacts are dispersed in a manner more consistent with the Acceptable Solutions. However, this is not considered to be necessary due to the low likelihood of nuisance associated with reasonable use.

Recommended Condition:

The bin storage area associated with the existing dwelling is to be relocated 2m to the

north, behind the building line of the existing dwelling.

E4.7.2 Management of Road Accesses and Junctions

Objective

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

Performance Criteria P1

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

Response

The proposal includes a second access onto Burrows Street. Council's Infrastructure Department has provided advice regarding the use and suitability of the new access.

Safe sight distances exceed 110m to the East and 160m to the West. For a speed limit of 50km/h this is sufficient safe sight distance for a residential use. The increase in vehicle movements associated with the proposed dwellings are also considered to be minor and will not result in traffic volumes which exceed the capacity of the street. An additional access in this location is reasonable and would not adversely impact the safety or efficiency of the road network.

The development is considered to be consistent with the objective.

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective

To ensure that car parking spaces and access strips are constructed to an appropriate standard.

Performance Criteria 1

All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.

Response

The driveway and parking spaces will be constructed from concrete and will be drained to the reticulated stormwater system. As such, they will be usable in all weather conditions. The access is clearly delineated by the construction materials.

The application does not confirm if parking spaces are to be line marked. As parking associated with the existing dwelling is accessed via a separate driveway, line marking for these spaces is not considered necessary. However, it is recommended

that the parking spaces associated with the new proposed dwellings be line marked to provide clear separation and that the visitor parking space be sign posted as such.

With the recommended condition below, the car parking and access spaces will be designed to an appropriate standard and are in keeping with the objective.

Recommended Condition:

Prior to the commencement of use the following must be completed to the satisfaction of Council's Town Planner:

- a) the parking spaces associated with the new dwellings are to be line marked or otherwise delineated
- b) the visitor car parking spaces must be clearly line marked or otherwise delineated and clearly identified as a visitor parking space by line marking and/or signage

E6.7.2 Design and Layout of Car Parking

Objective

To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Performance Criteria 1

The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:

- a) the layout of the site and the location of existing buildings; and*
- b) views into the site from the road and adjoining public spaces; and*
- c) the ability to access the site and the rear of buildings; and*
- d) the layout of car parking in the vicinity; and*
- e) the level of landscaping proposed for the car parking.*

Response

The development provides parking for seven (7) vehicles, three (3) of which will be located between the dwelling and the frontage. The Performance Criteria is triggered where development provides more than four (4) parking spaces.

As only three (3) parking spaces will be visible from the frontage, the appearance of the development will be consistent with that of a compliant development.

While this arrangement will have an impact on the visual appearance of the streetscape, it is not considered to be significantly detrimental or inconsistent with other properties in the area.

A fence is proposed between the existing dwelling and the access to the rear units. This fence, along with the existing fence on the east boundary will largely screen the visitor parking space from the east and west approaches. Views of this space will only be available when standing immediately adjacent to the access. As such, the

degree of screening is sufficient and the impact on the streetscape is minimal.

It is not uncommon for parking to occur in the driveway in front of single dwellings. From the street, the existing dwelling will maintain the appearance of a single dwelling, maintaining its own access and being separated from the other dwellings by boundary fencing. The appearance of the parking spaces in front of the dwelling is consistent with that of other dwellings in the area.

A condition requiring the retention of some vegetation along the frontage will assist to create an established appearance and partially screen the parking spaces. While the screening would not block views when immediately adjacent to the property, it would screen the parking from the east and west approaches and assist the parking to recede into the streetscape.

With an appropriate condition the impact on the street scape is considered to be acceptable.

Recommended Condition

The internal fencing located between the existing dwelling and the shared access is to extend to the frontage. That part of the fence within 4.5m of the frontage is to have a maximum height of 1.2m if solid, or 1.8m if 30% transparency is retained above 1.2m.

The existing vegetation to the west of the pedestrian access of the existing dwelling is to be retained. Any fatalities or removed plants are to be replaced with vegetation of a similar size (minimum mature height of 1.2m) and scale (see Annexure A).

Performance Criteria 2

Car parking and manoeuvring space must:

- a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and*
- b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.*

Response

The proposal relies on Performance Criteria as the accesses exceed 3m in width. The development also provides for more than four (4) parking spaces, however not all vehicles can enter and exit the site in a forward direction.

The proposed parking layout is considered to be acceptable. All vehicle parking located a substantial distance from Burrows Street is capable of manoeuvring onsite and exiting in a forward direction. The visitor parking space is also capable of manoeuvring onsite and exiting in a forward direction, however, it may be necessary for the driver to execute more than a three (3) point turn to do so.

While reversing will be required for the parking spaces associated with the existing dwelling, and is likely to occur from the visitor parking space, this is considered acceptable. Reversing into the street is the generally the norm in residential areas and is typical of the majority of properties fronting Burrows Street. The development is in a low speed residential area and the volume of vehicles required/likely to be reversing into Burrows Street is consistent with that generated by a single dwelling.

Reversing from the site will not adversely affect the safety and convenience of users and passing traffic and the development is consistent with the Objective.

Conclusion

It is considered that the application for Use and Development for a Multiple Dwellings (2 additional units & alterations to existing) & demolition of outbuilding is acceptable in the General Residential Zone and is recommended for approval.

Annexure A



Annexure A: street frontage

DECISION:

APPLICATION FORM

PLANNING

Land Use Planning and Approvals Act 1993



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

OFFICE USE ONLY

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

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

PROPERTY DETAILS:

Address:	<input type="text" value="11 Burrows Street"/>	Certificate of Title:	<input type="text" value="61360/21"/>
Suburb:	<input type="text" value="Prospect Vale"/>	Lot No:	<input type="text" value="21"/>
Land area:	<input type="text" value="1049m2"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Residential"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	
Does the application involve Crown Land or Private access via a Crown Access Licence:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Heritage Listed Property:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box	<input checked="" type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input type="checkbox"/> Subdivision
	<input type="checkbox"/> Forestry	<input type="checkbox"/> Demolition	
	<input checked="" type="checkbox"/> Other		
Total cost of development (inclusive of GST):	<input type="text" value="\$ 600,000"/>	<i>Includes total cost of building work, landscaping, road works and infrastructure</i>	
Description of work:	<input type="text" value="Proposed dwelling extension + alterations, 2 proposed units and strata development"/>		
Use of building:	<input type="text" value="Residential"/>	<i>(main use of proposed building – dwelling, garage, farm building, factory, office, shop)</i>	
New floor area:	<input type="text" value="354.4"/> m ²	New building height:	<input type="text" value="4.9m above n.g.l.m"/>
Materials:	External walls: <input type="text" value="Brick veneer"/>	Colour:	<input type="text" value="Face brick"/>
	Roof cladding: <input type="text" value="Colorbond"/>	Colour:	<input type="text" value="Basalt"/>

SEARCH OF TORRENS TITLE

VOLUME 61360	FOLIO 21
EDITION 8	DATE OF ISSUE 04-Mar-2009

SEARCH DATE : 30-Nov-2015

SEARCH TIME : 01.15 PM

DESCRIPTION OF LAND

Town of PROSPECT VALE
Lot 21 on Diagram 61360 (formerly being 275-14D)
Derivation : Part of 321A-3R-25Ps. Gtd. to H. Burrows
Prior CT 3163/6

SCHEDULE 1

C793496 TRANSFER to LARISSA JANE FONTYN Registered
30-Jul-2007 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
TOGETHER WITH a Right of Carriageway over Burrows Street shown
on Diagram No. 61360
TOGETHER WITH a Right of Drainage over the Drainage Easement
passing through Lot 22 on Diagram No. 61360
SUBJECT TO a Right of Drainage for Richard Clyde Broomhall and
Christiana Broomhall or other the owner or owners for
the time being of Lot 20 on Diagram No. 61360 over
the Drainage Easement 6ft wide on Diagram No. 61360
shown passing through Lot 21 thereon
A10153 FENCING CONDITION in Transfer
C901238 MORTGAGE to Commonwealth Bank of Australia
Registered 04-Mar-2009 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

23rd February, 53
Complete A. A. Smith
Registered Surveyor
Launceston

DIAGRAM FROM ACTUAL SURVEY

P/I
TOWN OF PROSPECT VALLEY
COUNTY OF CORNWALL
PARISH OF LAUNCESTON

D 275/14

REGISTERED NUMBER
61360

275/14

No. OF APPLICATION

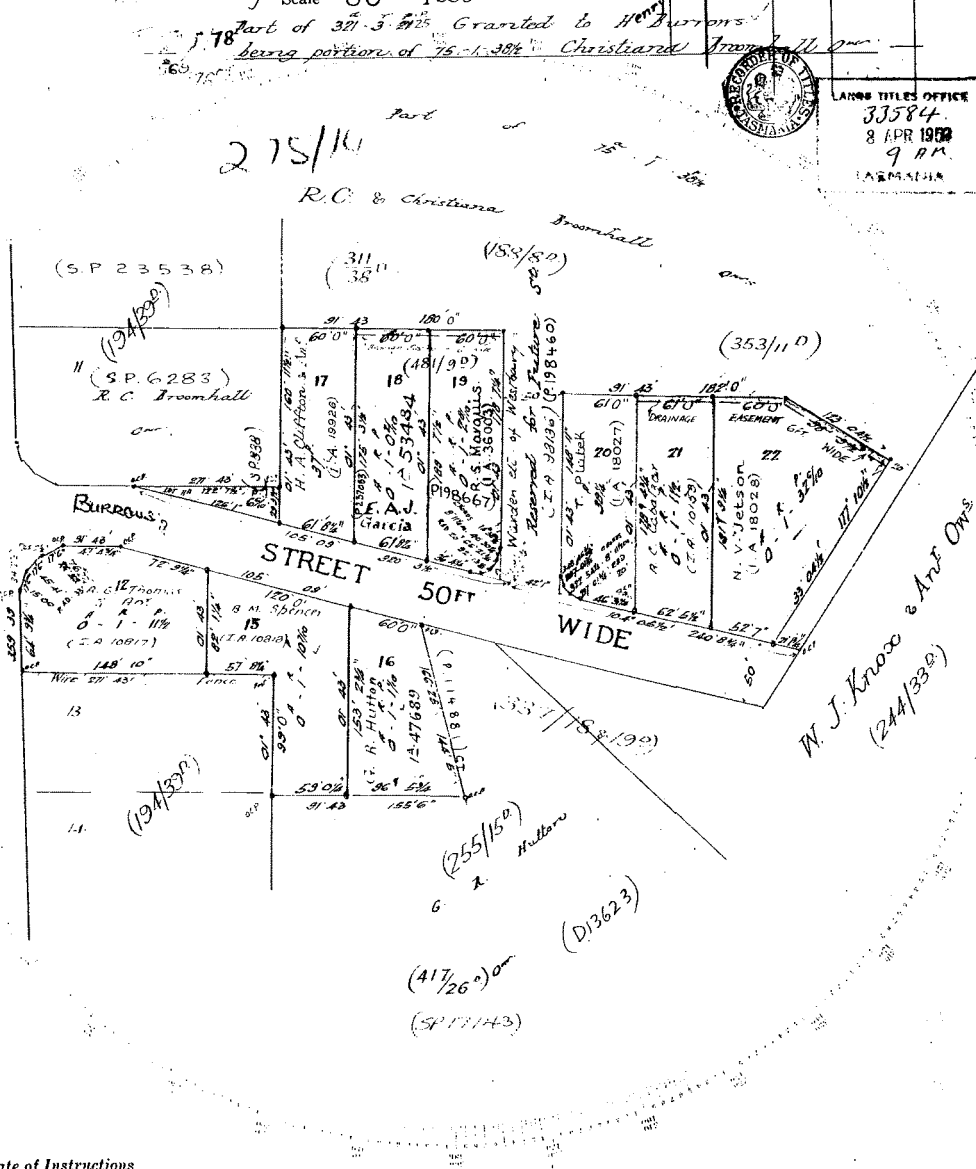
Scale 80 feet to an inch

COR.	BEARING	DISTANCE IN LINKS	FROM



LANDS TITLES OFFICE
33584
8 APR 1953
9 PM
LAUNCESTON

BASS HIGHWAY



To be filled in by Surveyor.
Date of Instructions
Survey commenced 15. 11. 53.
Survey finished 17. 11. 52.
Error of close 1 in
Plotted by
Examined as to boundaries
Mathematically checked
Entered on Card by

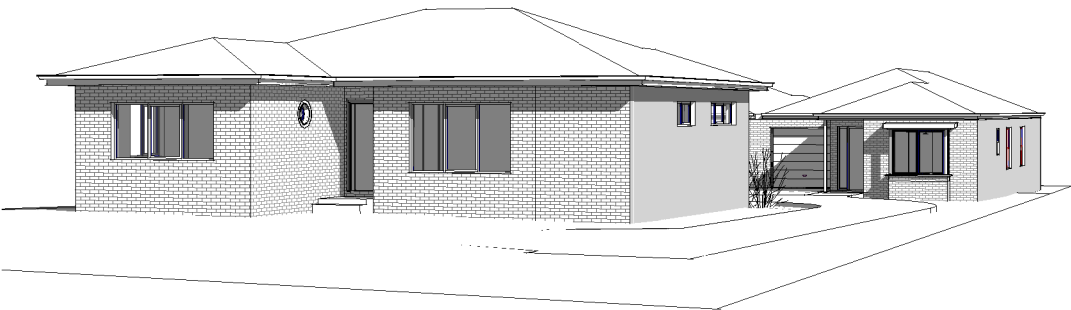
I, Ralph Campbell Smith of Launceston, Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

Authorised Surveyor.

Dated this 14th day of February, 1953.

proposed dwelling extension + alterations
2 x proposed units
strata development

damien + larissa tucker
11 burrows street prospect vale 7250

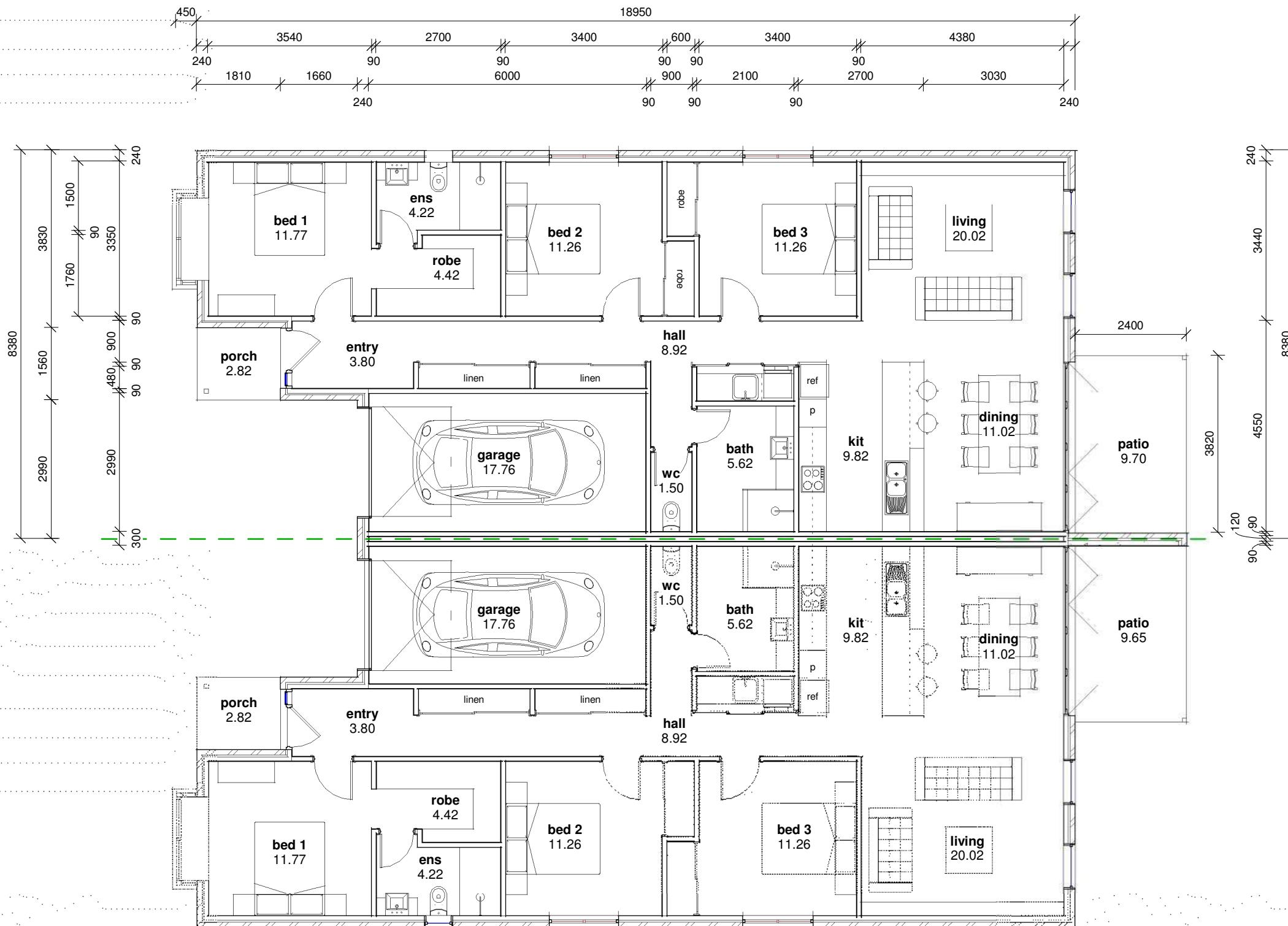


Building Areas	
existing dwelling	100.36
proposed deck	31.01
proposed extension	22.37
unit 1	144.43
unit 1 patio	9.50
unit 1 porch	3.26
unit 2	143.95
unit 2 patio	9.95
unit 2 porch	3.28
	468.12

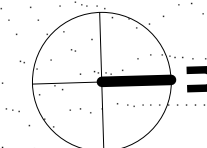
jennifer binns
BUILDING DESIGN





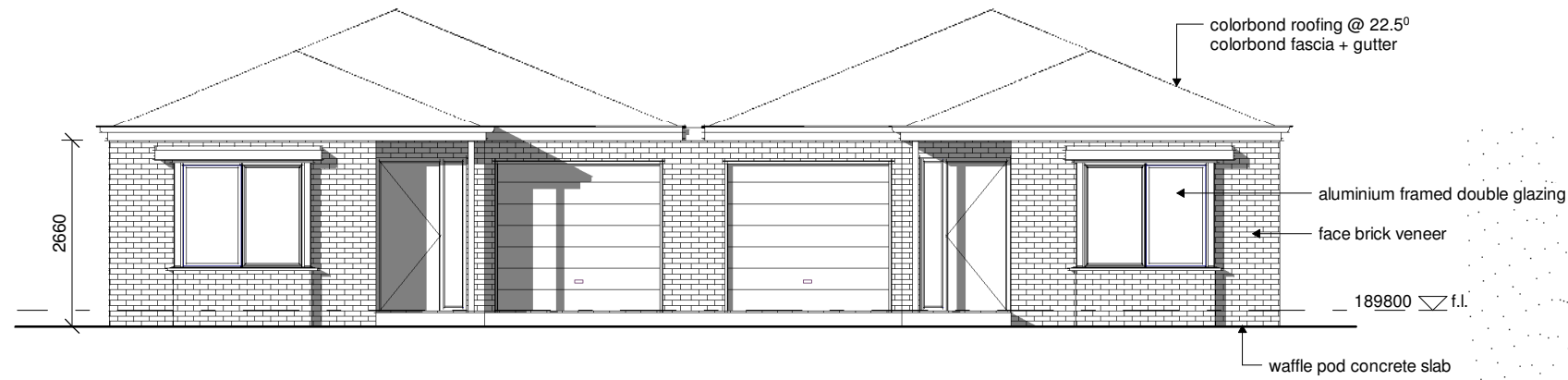

 BUILDING DESIGNERS AUSTRALIA



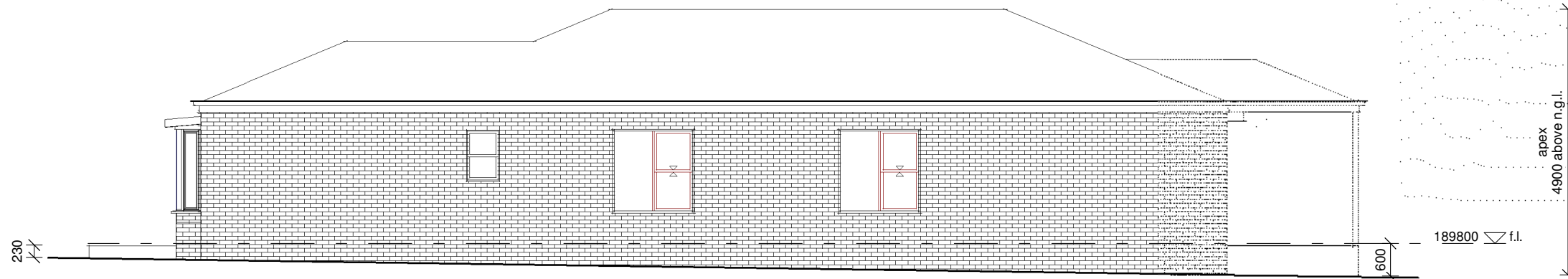
1 unit floor plan
1 : 100





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PROJECT: proposed units + dwelling alt's		
FOR: d + l tucker 11 burrows street prospect vale		
DRAWING TITLE: proposed units		
DRAWING NO: a03	DRAWN BY: JB	DATE: 01.08.19
SCALE: 1 : 100	PROJECT: 0416TU	
 jennifer binns www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216		
 BUILDING DESIGNERS AUSTRALIA	Page 700	ACCREDITATION NO: CC 1269L

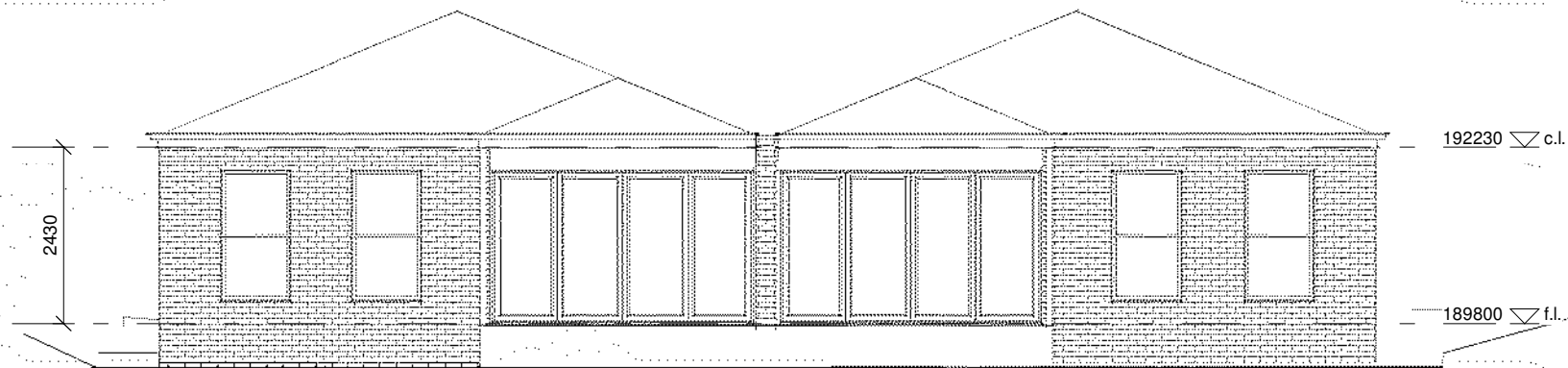


1 south elevation
1 : 100

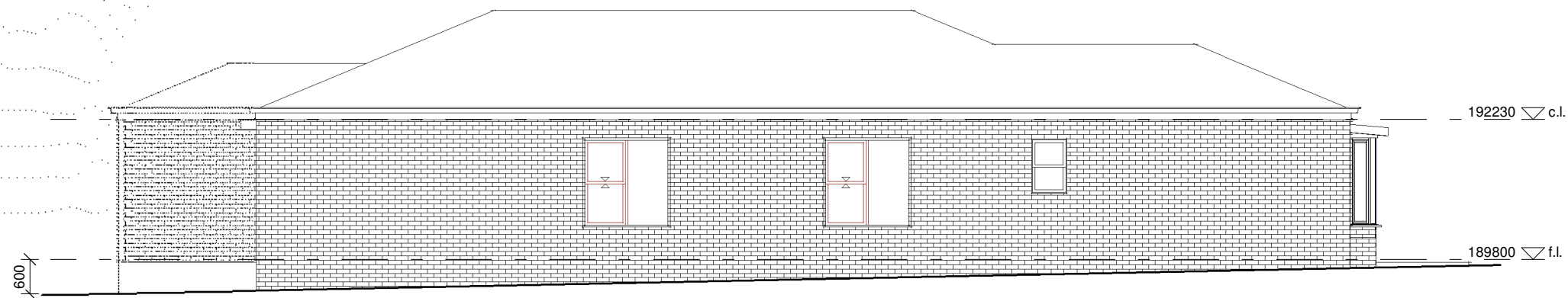


2 east elevation
1 : 100



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FOR: d + l tucker 11 burrows street prospect vale		
DRAWING TITLE: unit elevations		
DRAWING NO: a04	DRAWN BY: JB	
	DATE: 01.08.19	
SCALE: 1 : 100	PROJECT: 0416TU	
 jennifer binns www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216		
 BUILDING DESIGNERS AUSTRALIA		Page 7 of 7 CREDITATION NO: CC 1269L

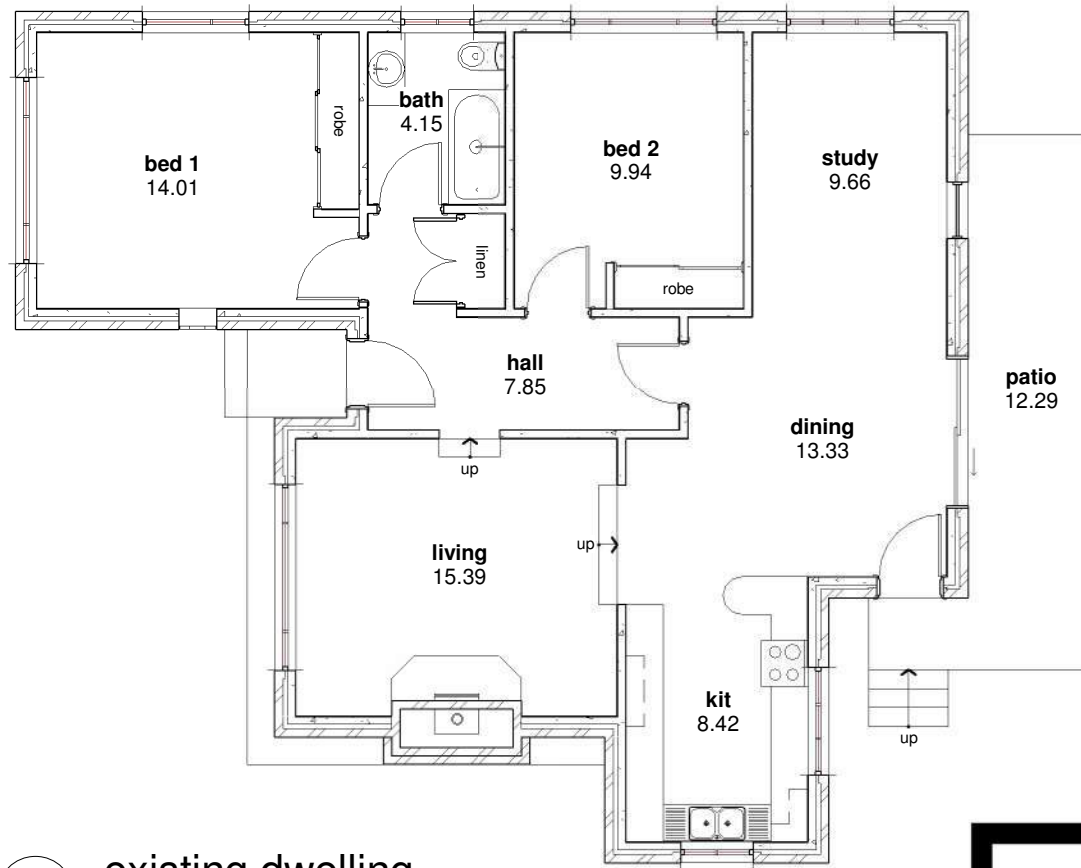


1 north elevation
1 : 100

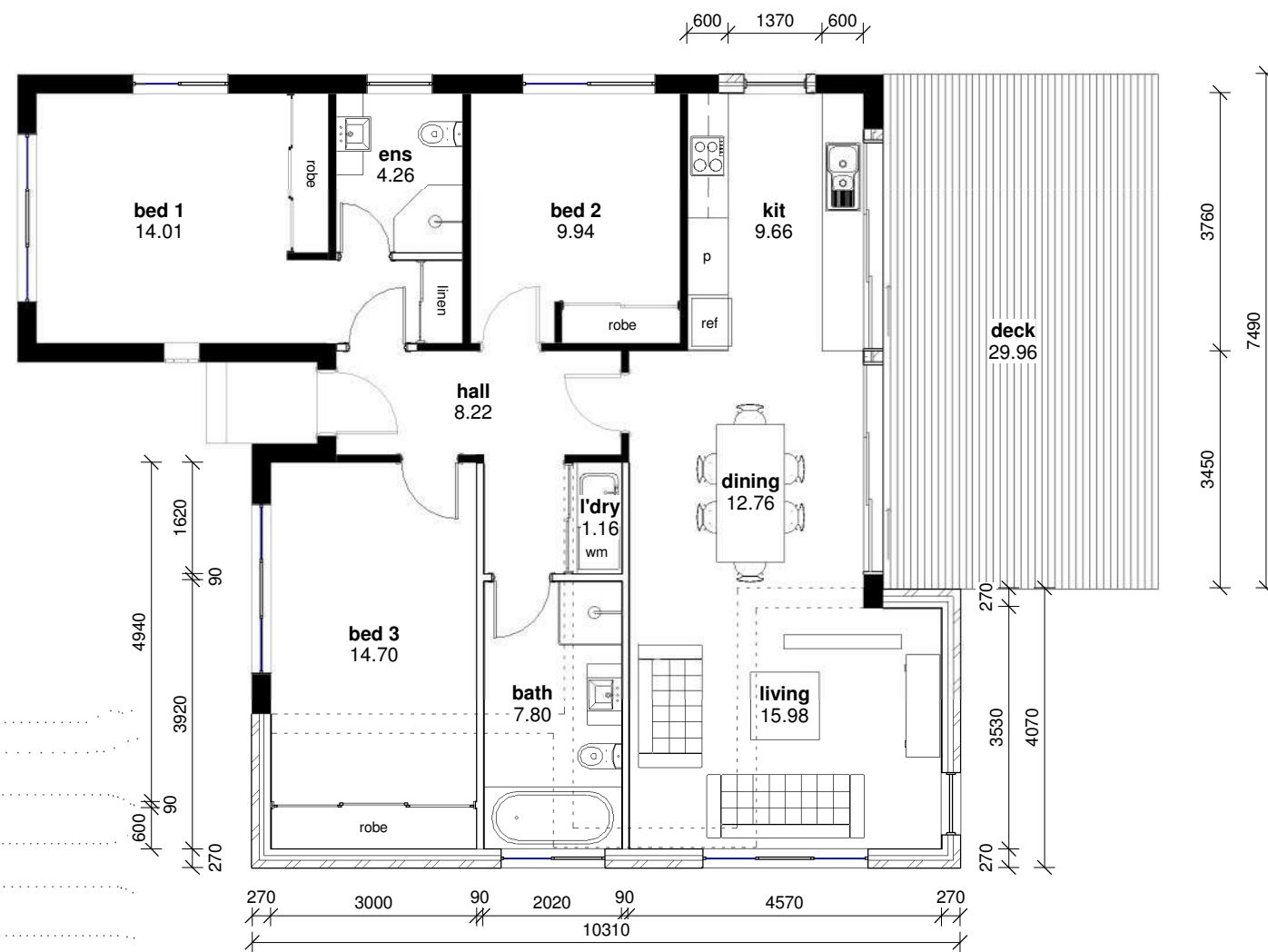


2 west elevation
1 : 100

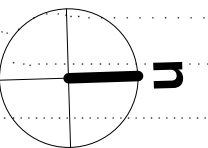
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FOR: d + l tucker 11 burrows street prospect vale		
DRAWING TITLE: unit elevations		
DRAWING NO: a05	DRAWN BY: JB DATE: 01.08.19	
SCALE: 1 : 100	PROJECT: 0416TU	
 jennifer binns www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216		
 Page 7 of 7 ACCREDITATION NO: CC 1269L		





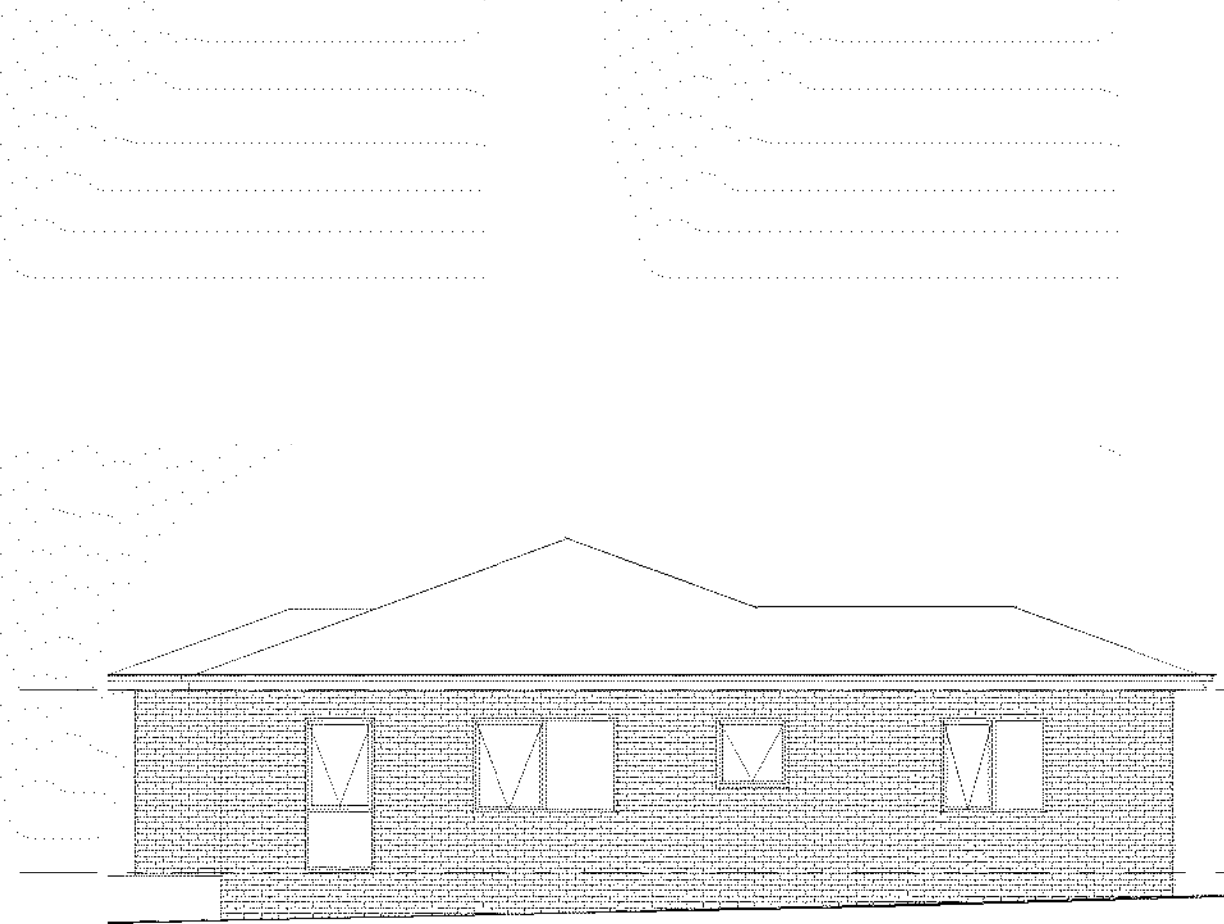
1 existing dwelling
1 : 100



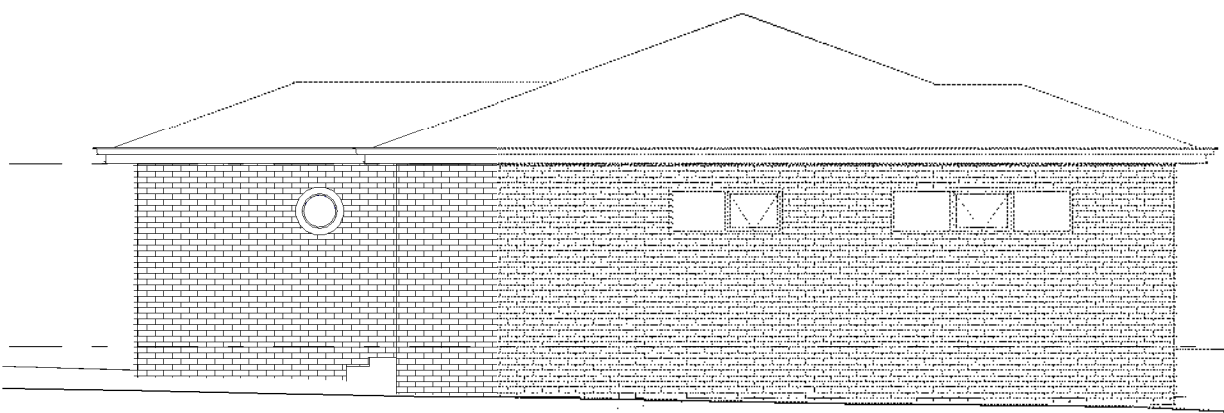
2 proposed floor plan
1 : 100



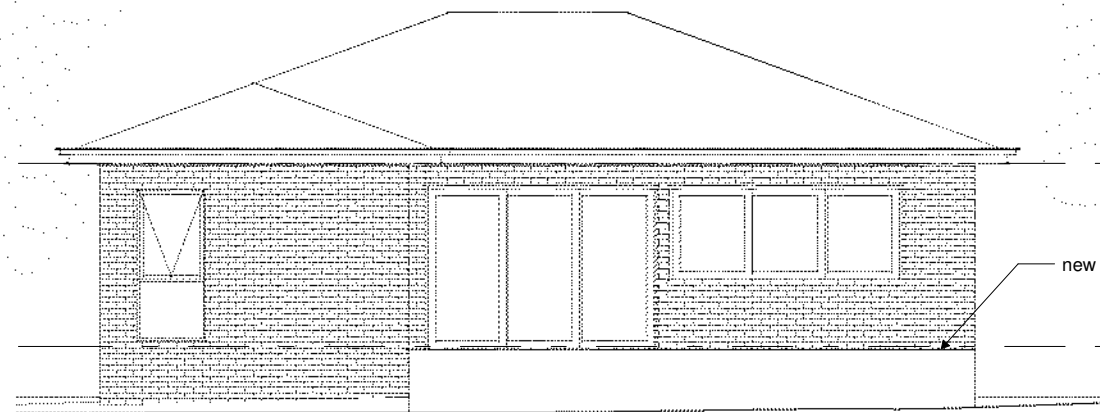
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		DATE: 01.08.19	
SCALE: 1 : 100		PROJECT: 0416TU	
 jennifer binns www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216			
 BUILDING DESIGNERS AUSTRALIA		Page 7 of 7 ACCREDITATION NO: CC 1269L	



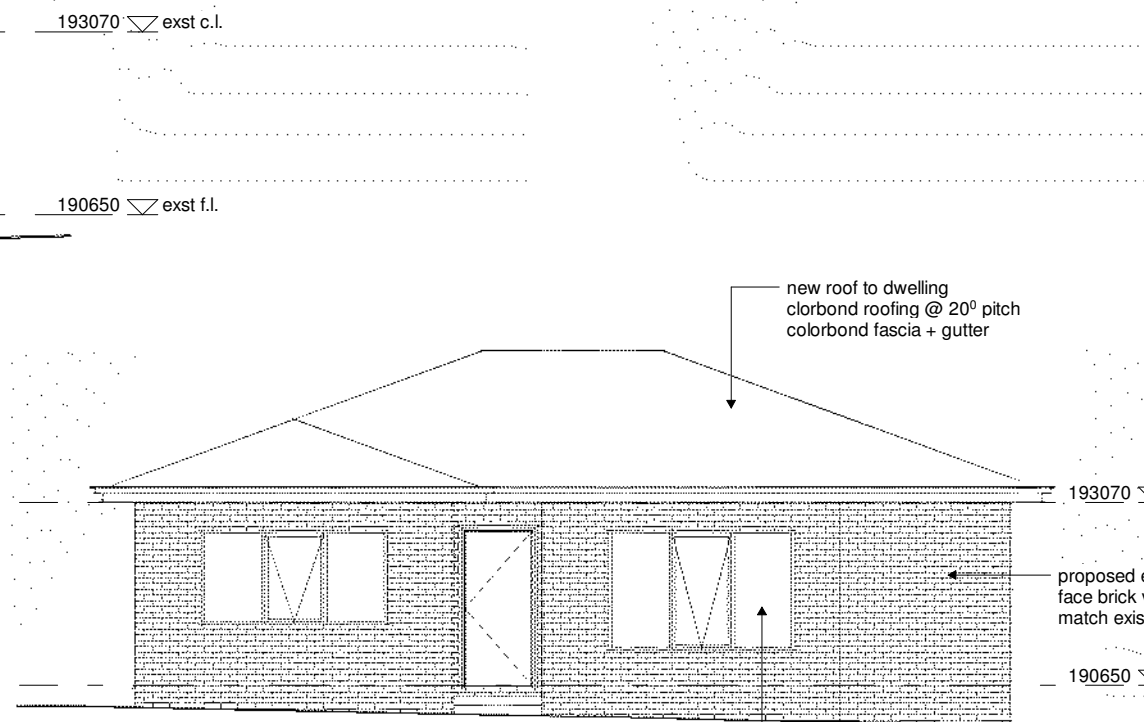
2 exst dwelling west
1 : 100



4 exst dwelling east
1 : 100



1 exst dwelling north
1 : 100



3 exst dwelling south
1 : 100

193070 ▽ exst c.l.

new deck

190650 ▽ exst f.l.

193070 ▽ exst c.l.

190650 ▽ exst f.l.

new roof to dwelling
clorbond roofing @ 20° pitch
colorbond fascia + gutter

193070 ▽ exst c.l.

proposed extension
face brick veneer to
match existing dwelling



190650 ▽ exst f.l.

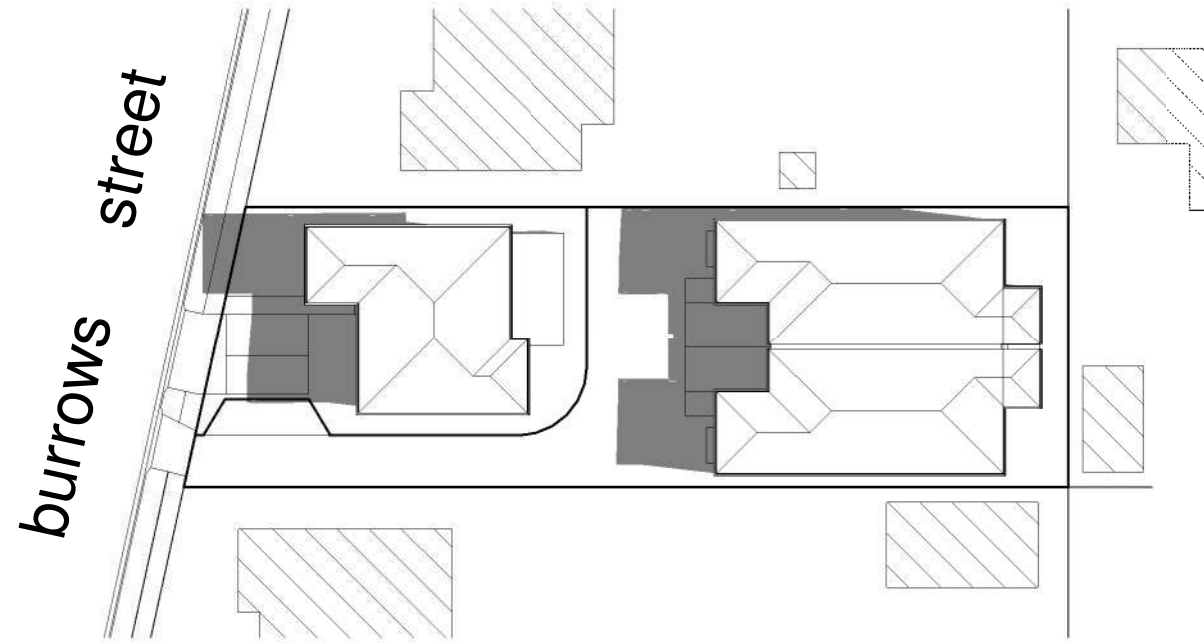
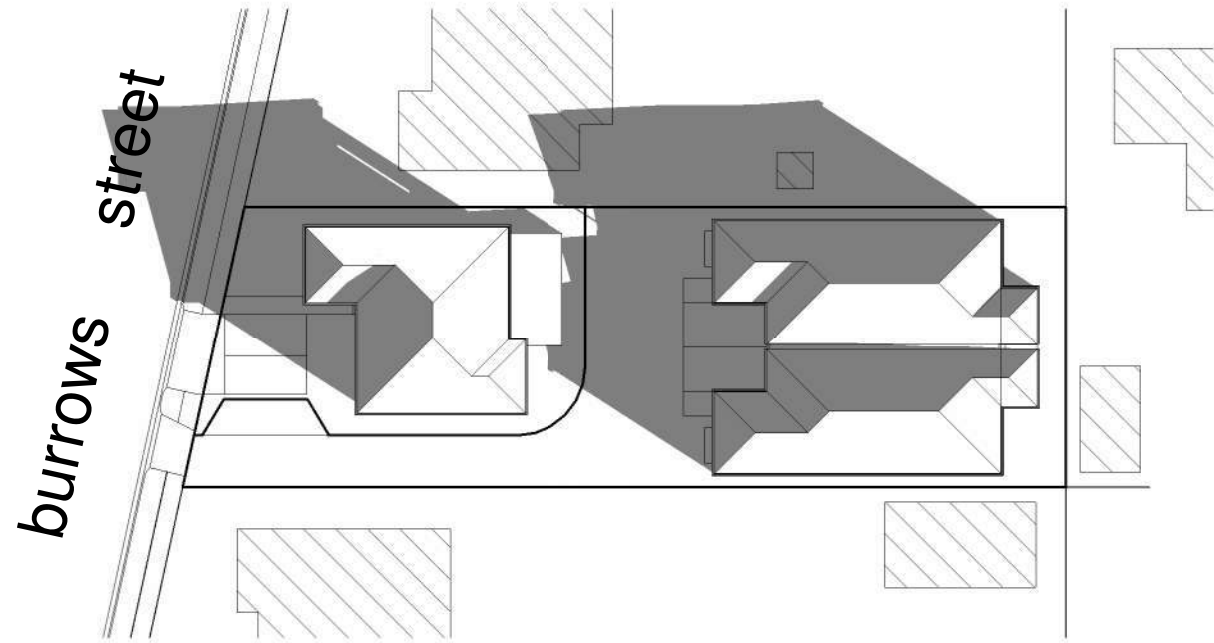
new aluminium framed
glazing throughout

193070 ▽ exst c.l.

proposed deck

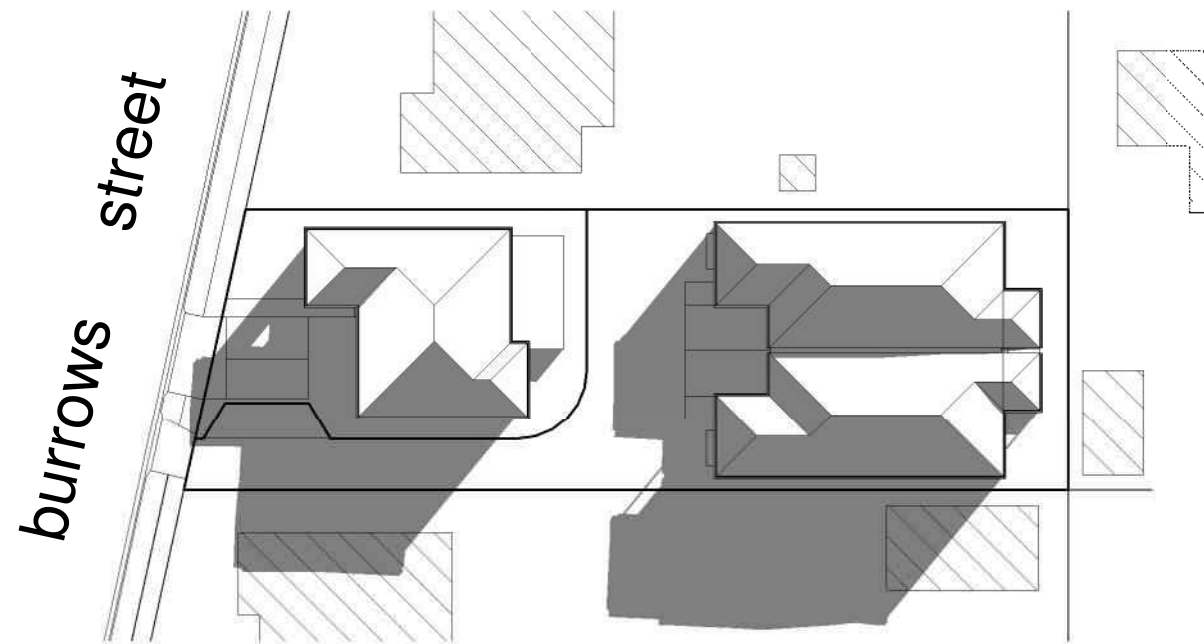
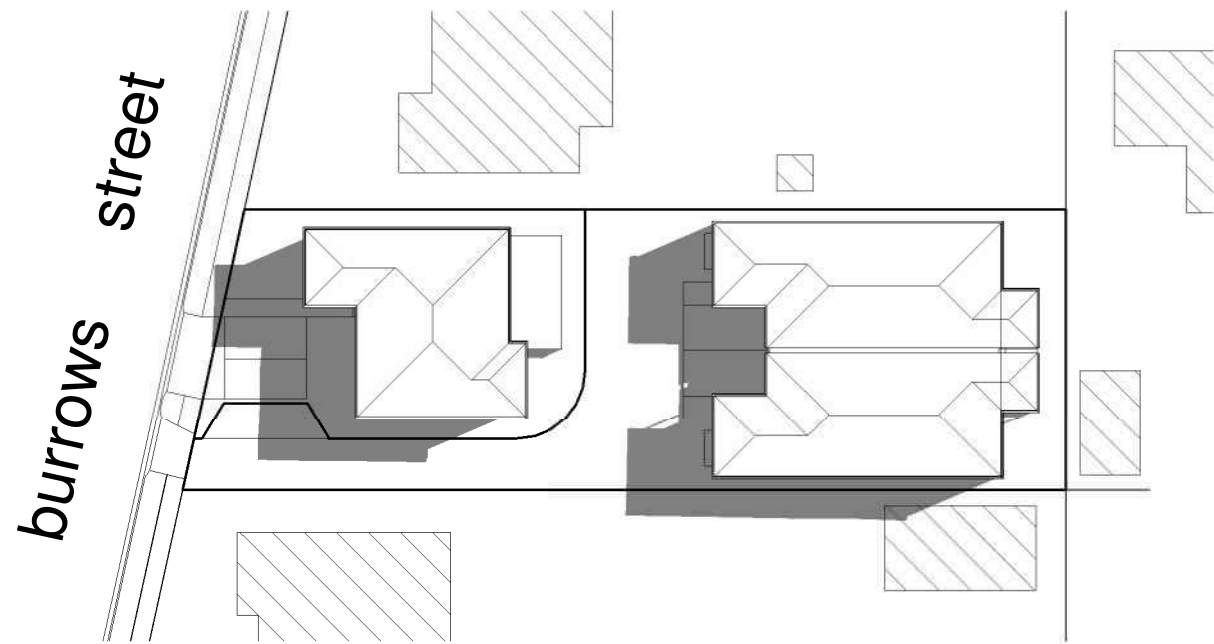
190650 ▽ exst f.l.

REV:	DESCRIPTION:	DATE:
PROJECT: proposed units + dwelling alt's FOR: d + l tucker 11 burrows street prospect vale		
DRAWING TITLE: dwelling elevations		
DRAWING NO: a07	DRAWN BY: JB DATE: 01.08.19	
SCALE: 1 : 100	PROJECT: 0416TU	
 jennifer binns www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216		
 BUILDING DESIGNERS AUSTRALIA		
Page 7 of 7		CREDITATION NO: CC 1269L



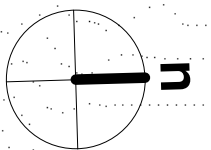
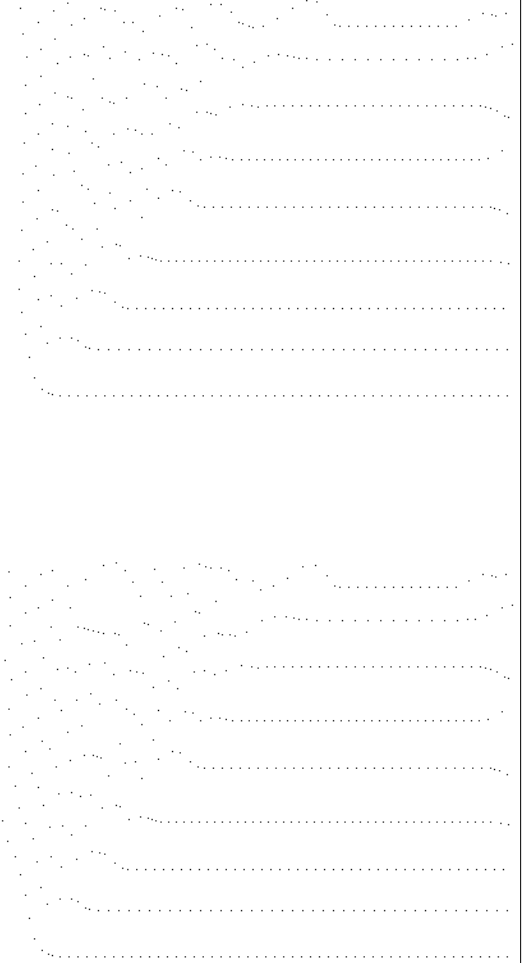
1 shadow cast 9am june 21
1 : 500



2 shadow cast 11am june 21
1 : 500



3 shadow cast 1pm june 21
1 : 500

4 shadow cast 3pm june 21
1 : 500



REV:	DESCRIPTION:	DATE:
PROJECT: proposed units + dwelling alt's FOR: d + i tucker 11 burrows street prospect vale		
DRAWING TITLE: shadow diagrams		
DRAWING NO: a08	DRAWN BY: JB	
	DATE: 29.10.19	
SCALE: 1 : 500	PROJECT: 0416TU	
 jennifer binns www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216		
 BUILDING DESIGNERS AUSTRALIA		
Page 7 of 7		ACCREDITATION NO: CC 1269L

From: Duncan Mayne
Sent: 30 Oct 2019 14:08:53 +1100
To: Justin Simons
Subject: 11 Burrows Street - Access Assessment

Hi Justin,

Access to the proposed lots will be from one existing, and one new access on Burrows Street as per the drawings for PA\20\0081.

The urban default speed limit of 50km/h applies at this location.

The Safe Intersection Sight Distance required in the LGAT standard drawings for 50km/h is 80m. There is currently 110m of sight distance to the East and 160m of sight distance to the West.

The access meets the desired solution of 80m sight distance outlined in the LGAT standards.

Given the above, and since the development only represents a minor increase in daily traffic movement, it is considered that traffic to and from the properties would not adversely impact on the safety or efficiency of the road network.

Kind regards,

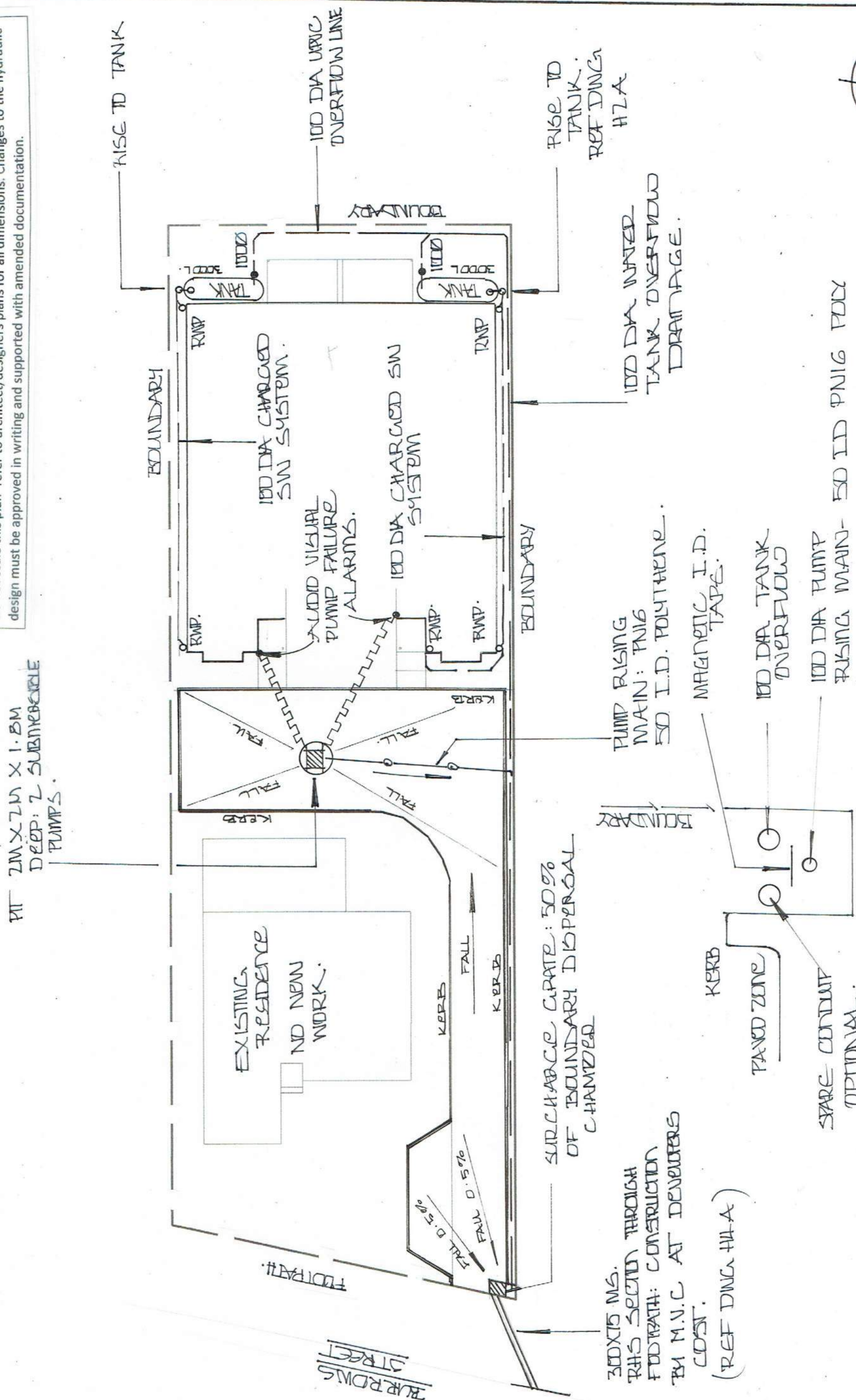
Duncan Mayne | Graduate Engineer
Meander Valley Council
working together

T: 03 63935309 | **F:** 03 6393 1474 | **E:** Duncan.Mayne@mvc.tas.gov.au | **W:** www.meander.tas.gov.au
26 Lyall Street (PO Box 102), Westbury, TAS 7303



Please consider the environment before printing this email.

Do not scale this plan- refer to architect/designers plans for all dimensions. Changes to the hydraulic design must be approved in writing and supported with amended documentation.



TEL - 0418 597 741 E - info@rechyd.com.au

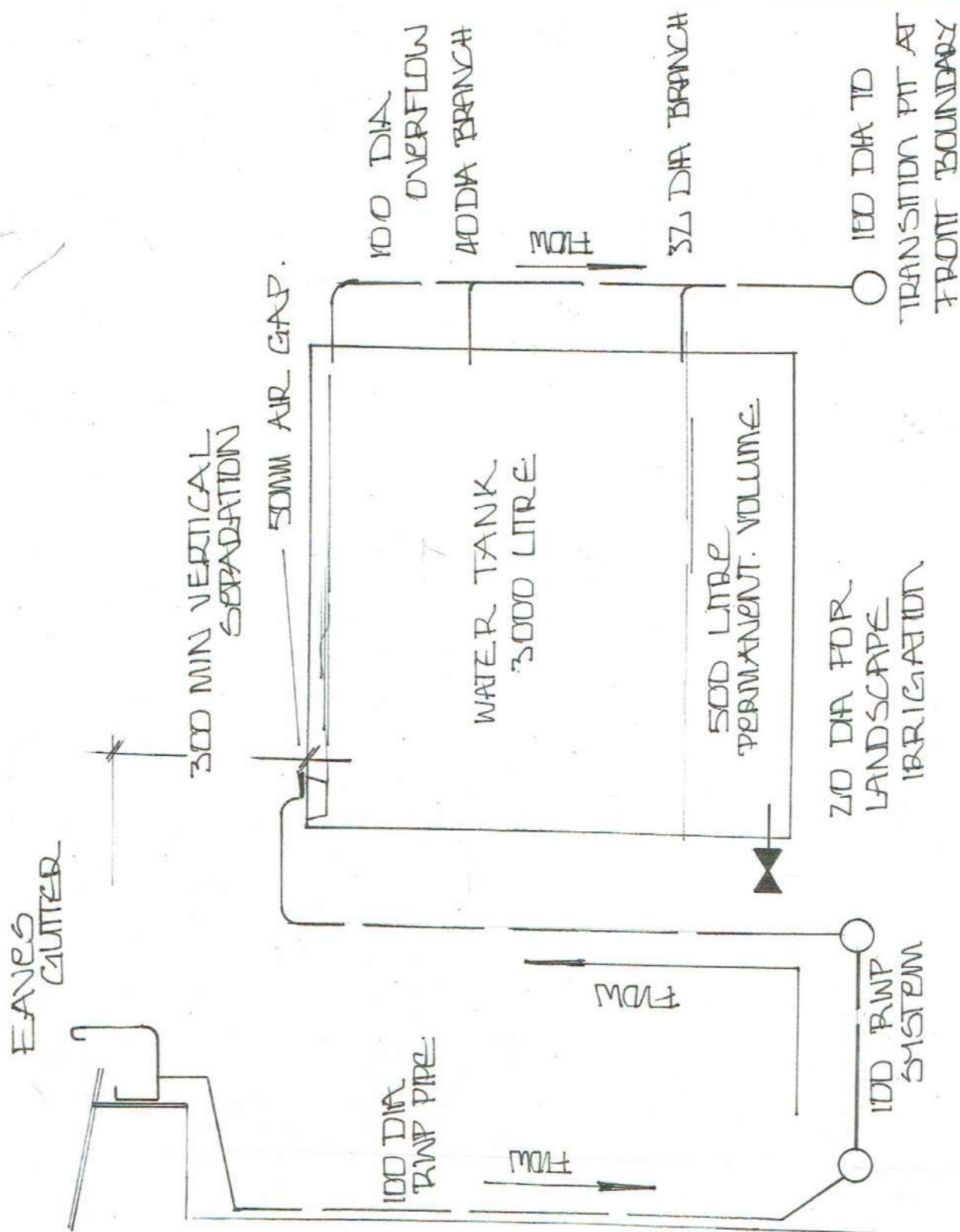
DATE: AUG 19	SCALE: NTS	DESIGNER: ROD COOPER	PROJECT: 11 BURRONS ST PROSPECT
DRAWING No: DWG-H-1	REV: A		TITLE: STORMWATER MANAGEMENT

21.5.

HYDRAULIC DESIGN CONSULTANTS CC963M

C
W
R

Do not scale this plan- refer to architect/designers plans for all dimensions. Changes to the hydraulic design must be approved in writing and supported with amended documentation.



ROOF HARVEST
TANK DETAIL
N.T.S.

19/24

TEL - 0418 597 741 E - info@rechyd.com.au

DATE	SCALE	DESIGNER	RDD COOPER	PROJECT
AUG 19	N.T.S.			11 BURROWS ST. PROSPECT
DRAWING NO.	DWG-H-	REV.		TITLE
	2	A		STORMWATER MANAGEMENT

D Series



Zenox Submersible Drainage Pumps

- Reliable, high quality drainage pump
- Suited to clear or slightly dirty water applications
- Draining flooded areas
- Disposal of non-sewage waste water

Six Models Available:

- Dm 8-1 240 volt, 0.55 kW, Manual
- Dm 8-1A 240 volt, 0.55 kW, Automatic
- Dm 10-1 240 volt, 0.75 kW, Manual
- Dm 10-1A 240 volt, 0.75 kW, Automatic
- Dm 30-1 240 volt, 1.1 kW, Manual
- Dm 30-1A 240 volt, 1.1 kW, Automatic

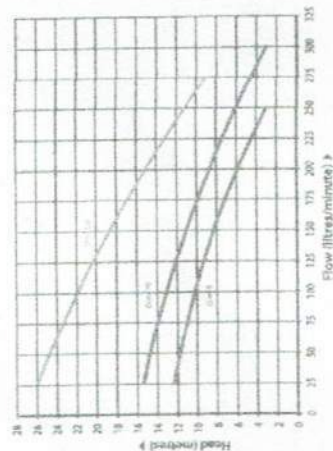
FEATURES:

- 40 mm vertical discharge
- 10 metre cable H07 RN-F
- Passage of solid bodies up to 10 mm
- Stainless steel/cast iron construction
- Technopolymer open-type impeller



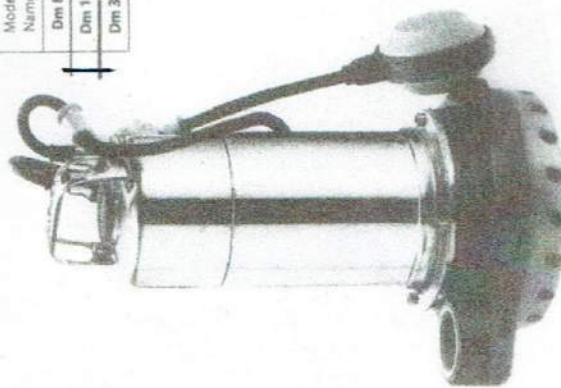
- Mech seal, ceramic - silicon carbide - NBR, plus inner lip seal in oil barrier chamber
- Thermal overload protection
- Distinguished by quality and reliability

PUMP PERFORMANCE:



SPECIFICATION:

Model Name	Maximum Flow rate	Maximum Head	Motor Size	Weight	Dimensions W x D x H
Dm 8	250 L/min	13 m	0.55 kW	11.7 kg	232 x 162 x 940 mm
Dm 10	300 L/min	16 m	0.75 kW	12.0 kg	232 x 162 x 940 mm
Dm 30	275 L/min	25 m	1.1 kW	14.1 kg	240 x 180 x 955 mm



SELECTED UNIT

Zenox Pumps

CLIMATE CHANGE IS AN UNKNOWN AND IS THEREFORE UNQUANTIFIABLE, THE INFORMATION GIVEN IS BASED ON CURRENT WEATHER PATTERNS AND RECORDED RAINFALL ACCORDING TO B.O.M. NO RESPONSIBILITY IS ACCEPTED FOR FUTURE UNSEASONAL AND EXTREME RAINFALL EVENTS, ALL CARE HAS BEEN TAKEN TO FACTOR IN ALLOWANCES RELEVANT TO REASONABLE CURRENT WEATHER CONDITIONS.

Do not scale this plan- refer to architect/designers plans for all dimensions. Changes to the hydraulic design must be approved in writing and supported with amended documentation.

STORMWATER MANAGEMENT SOLUTIONS- 11 BURROWS STREET – PROSPECT

Stormwater drainage from the site will be divided into three separate streams as follows:

Proposed Dwelling Roofs:

Each dwelling roof will be fitted with eaves gutters that will drain to two water storage tanks located at the rear of each proposed dwelling. All roof water will be directed to the two tanks initially via rainwater pipe droppers and a charged drainage system 100mm in diameter. The drawings identify a subsurface 100mm diameter charged tank overflow system terminating at the existing kerb and gutter in Burrows Street via a fabricated dispersal chamber located inside the property boundary. The final connection to the street kerb and channel will be as detailed on drawings. Note that the dispersal pit will be half grated to provide a point of surcharge.

Each water tank will incorporate a progressive discharge system as detailed, DWG H2(A) when the drainage cycle is completed each tank will have 2500 litres of volume free to cater for the next rainfall event, in the event of sustained rainfall events the 100mm diameter tank overflow will manage tank overflow to the kerb and gutter from the higher 100mm diameter tank outlet Ref Dwg H2(A).

Paved Areas:

The proposed paved area will be 295 square metres inclusive of the vehicular passing bay adjacent to Burrows Street and the proposed building roofs and the proposed paved area will be catered for in separate waste streams.

The paved areas (driveway and parking) will gravitate to a centrally located stormwater pump and pump station 2m x 2m x 1.8m deep giving a working capacity of 7 cubic metres (7000 litres) as detailed. The pit will be fitted with two (2) pumps (refer Dwg H 3(A) linked to operate as one duty pump and one standby with additional configuration to operate in tandem at a preset level in the pit to cater for extreme rainfall events (when the pit reaches 60% capacity.) From previous comments from MVC we assess extreme as a 1/100 year rainfall event generating 12,900 litres of water over 30 minutes duration.

With two Zenox D Series DM10 pumps operating in tandem the pit containing 7000 litres will be emptied in 12 minutes. If the extreme event lasts for 30 minutes the pumps have the capacity to empty the pit (7000 litres) 2.5 times the inflow of 22 l/minute will be less than the dual pump out rate of 60 litres per minute.

Existing Dwelling:

Stormwater disposal from the existing dwelling will remain unchanged, no run off from the existing dwelling will be directed to the drainage for the balance of the site.

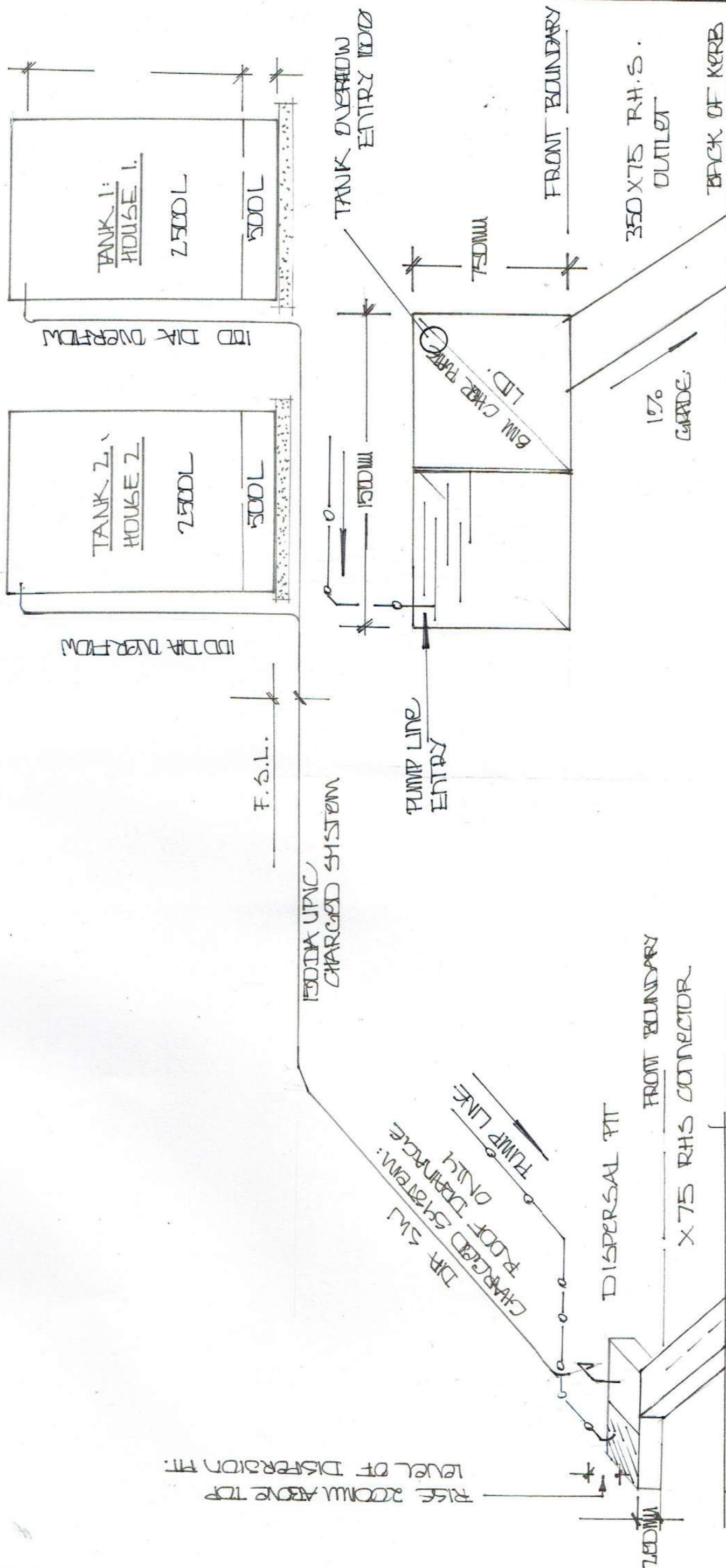


TEL - 0418 597 741 E - info@rechyd.com.au

DATE:	SCALE:	DESIGNER:	PROJECT:
AUG 19	NTS	ROD COOPER	11 BURROWS ST PROSPECT
DRAWING No:	DWG-H-	REV:	TITLE:
	3	A	STORMWATER MANAGEMENT.

Do not scale this plan- refer to architect/designers plans for all dimensions. Changes to the hydraulic design must be approved in writing and supported with amended documentation.

REFER TO DWG H2A
FOR TANK DETAILS.



19/24

TEL - 0418 597 741 E - info@rehyd.com.au

DATE: 19 AUG 19	SCALE: N15	DESIGNER: ROD COOPER	PROJECT: 11 BORROWS ARE PROJECT
DRAWING NO: DWG-H-4	REV: A		TITLE: STORMWATER MANAGEMENT

REC HYDRAULIC DESIGN CONSULTANTS CC963M

PROJECT ADDRESS: 11 BURROWS STREET, PROSPECT VALE

REC Hydraulic Design Consultants P/L has been engaged to provide the following design services for this project. Our work is limited to the following:

- Design for hydraulic services for stormwater plumbing to new dwellings..
-
- The function of this Project Safety Report is to identify potential health and safety hazards associated with the project as a workplace during its construction until hand over to the client. Ongoing responsibility for site safety and the finished project lies with the property owner.

1 Project description

The proposal is to achieve compliance for hydraulic installations as described above

Contractors Construction Sequence

- Establish site, identify & protect existing services;
- Excavate for drainage and various extensions.
- Installation of all pipework, trenching to meet WH & S requirements.
- Backfill and make good all existing surfaces disturbed elements and trenches.
- Make good to any damaged elements.

1.1 Existing site

The following site hazards are believed to exist at the site in its existing state:

- Underground services: sewer/water/ /stormwater/power/ NBN/Reticulated Gas
- Overhead services: power/communication
- Road/access: site lines/construction access/geometry/strength
- Potential Asbestos Material

1.2 Consultation

For this project we have consulted with the following people or organisations to understand the project and quantify any workplace health and safety risks in the areas covered by our work:

- Layout Plans - Architect
- Site Assessment
- MVC – GIS

Risk identification by REC Hydraulic Design P/L begins during the site investigation phase, and ends with the issue of construction documentation. The process includes the identification of existing site hazards, a review for safe constructability of designed elements, in service and maintenance hazards for the completed building, and any special demolition issues. The process for managing identified risks remains the responsibility of the contractor. Information provided by REC Hydraulic Design is not exclusive – correct WH&S procedures must be followed by the contractor.

1 OF 2

2 Hazard Risk Identification and Risk Management Recommendations.

REC hydraulic Design Consultants P/L have not been engaged to provide any contract administration input to the project at this stage. Contractors shall be mindful of the need to develop safety plans for potential public activity adjacent. All contractors are required to provide their own Safety Management Plans to the property owner prior to commencing any work inclusive of preliminary site assessment. The SMP is to be signed and dated by all parties and include a section for employees to sign off on their understanding of the safety and risk issues.

Note that work in any void space will be deemed as "Confined Space" work.

Apply to Dial Before You Dig for infrastructure information.

Traffic management may be required during the construction phase.

The existing building is of an age where asbestos material may be present, this must be addressed in accordance with all codes and standards.

Note that Codes of Practice are available via the Worksafe Tasmania Website, the non exhaustive list below is a reference:

- Safe Design of Structures.
- Work Health and Safety Cooperation and Coordination.
- Managing the Work Environment and Facilities.
- Managing the Risks of Plant in The Workplace.
- Managing the Risk of Falls in The Workplace.
- Managing Noise and Preventing Hearing Loss at Work.
- Managing Electrical Risks in The Workplace.
- How to Manage Work Health and Safety.
- Hazardous Manual Tasks.
- Confined Spaces.

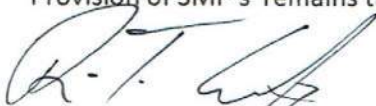
Contractors have an obligation to source the above information.

3 Protection Work Identification

Protection Work involves taking steps to protect adjoining premises, their occupants and members of the public from harm that may be caused as a result of plumbing work. Protection work is required when proposed works have the potential to damage an adjoining property or risk the safety of occupants of other people. The contractor is required to take into consideration aspects of the proposed works that may have this effect and to act accordingly, where there is any doubt, particularly where a latent condition has impacted on the situation the work area must be made safe and the relevant authority and qualified experts must be notified **before proceeding**.

The information provided in this document is not exclusive, additional issues may arise during the construction phase and must be addressed.

Provision of SMP's remains the responsibility of each contractor, subcontractor and their employees.



Rod Cooper- Director

REC Hydraulic Design Consultants P/L 6 Cootamundra Court Dodges Ferry Tas 7173

August 25th 2019

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

To: Damian and Larissa Tucker

Owner name

Address

Suburb/postcode

Form

35

Designer details:

Name:

Rod Cooper

Category:

Services Design

Business name:

REC Hydraulic Design P/L

Phone No:

0418 597 741

Business address:

6 Cootamundra Court

Dodges Ferry Tasmania

7173

Fax No:

N/A

Licence No:

1010321 &
CC963M

Email address:

info@rechyd.com.au

Details of the proposed work:

Owner

11 Burrows Street

Designer's project reference No.

19/84

Prospect Vale Tasmania

Lot No:

Type of work:

Building work ☐

Plumbing work ☒ (X all applicable)

Description of work:

Two new houses – Stormwater Management and Disposal

(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
	X 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
	X Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> Other (specify)	
Deemed-to-Satisfy: X Performance Solution		

Other details: Does require approval from Taswater.

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers: 19/84 H1(A) Prepared by: REC Hydraulic Design P/L Date 25.8.2019
H2(A) H3(A) H4(A)

Schedules: Prepared by: Date

Specifications: Prepared by: Date:

Computations: Prepared by REC Hydraulic Design Date:

Performance solution proposals: Prepared by: Date:

Test reports:

Standards, codes or guidelines relied on in design process:

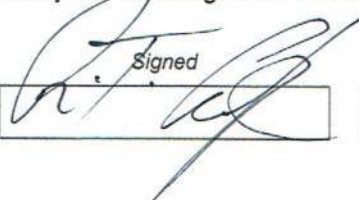
AS/NZS 3500, NCC, and specific requirements of Meander Valley Council

Any other relevant documentation:**Attribution as designer:**

I Rod Cooper 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)	Signed	Date
Designer:	Rod Cooper		25.8.2019
Licence No:	1010321 & CC963M		

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
- ☒ 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:

I Rod Cooper 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:	Rod Cooper		25.8.2019

PLUMBING WORK

Use this form for:

- Notice of Work
- Application for a Certificate of Likely Compliance
- Application for a Plumbing Permit

Section 108
Section 156
Section 165

To: Permit Authority
 Address
 Suburb/postcode

Form **3**

Application for: Permit ☐ CLC ☒ Notice of Work ☐ (X ones applicable)

Certificate of Completion ☐ (X to grant approval for certificate to be issued following the final inspection)

NOTE: Standard of Work Certificate and applicable fees must be submitted prior to Certificate of Completion being issued, in accordance with section 178 or section 115 of the Building Act 2016

Owner details:

Note: Only an owner or agent of the owner may make an application

Owner Contact person:
Address: Phone No:
 Fax No:
Email address:

Note: Agents to be authorised in writing by the owner

Details of plumbing work:

Type of work: Permit work ☐ Notifiable work ☒ Planning approval granted ☐
(X one applicable) (if applicable)

Address: Lot No:
 Certificate of title No:

The work: (water or sewerage reticulation / stormwater / roof plumbing / on-site waste water management system / backflow prevention device / other)

Use of building: (main use: dwelling, shop, food business, factory) Building class(es):

Plumber details:

Name: Category:
Address: Phone No:
 Fax No:
Licence No. Email address:

Plumbing designer details:


Name:	REC Hydraulic Design P/L	Category:	Services Design
Address:	6 Cootamundra Court	Phone No:	0418 597 741
	Dodges Ferry, TAS	7173	Fax No: N/A
Licence No.	1010321 & CC963M	Email address:	info@rechyd.com.au

Documents provided:

The following documents are provided with this application -

<i>Document description:</i>	<i>Endorsed by:</i>
Documents as specified in Schedule 2 of the Director's Specified List:	REC Hydraulic Design
Hydraulic design documentation and Form 35.	Consultants P/L

The plumbing work will be carried out in accordance with the **Building Act 2016**, the **Building Regulations 2016** and the National Construction Code.

	<i>Name: [print]</i>	<i>Signed</i>	<i>Date</i>
Owner / Agent: (Delete one not applicable)	Rod Cooper		25.8.19

Proposed Strata Development

11 Burrows Street Prospect Vale Tasmania 7250

PLANNING RESPONSE

Clause 10.4.1 Residential density for multiple dwellings

- P1 The proposed development provides infill housing within close proximity to Westbuury Road, schools, shopping and transport services. The site is 400m from the nearby shopping complex on Westbury Road and 100m from bus stops on Burrows Street. The proposed development provides a level of density compatible with other infill unit developments in the Prospect Vale area.

Clause 10.4.2 Setbacks and building envelope for all dwellings

- P3 (a) The proposed units are setback 1.9m from the rear boundary of the development site. The rear boundary is the northern boundary of the site so there will be no loss of solar access to the adjoining property to the north. The proposed units are single story buildings in keeping with the scale of buildings in the area.
- (b) The proposed development is compatible with the pattern of unit developments in the vicinity of the site.

Clause 10.4.3 Site coverage and private open space for all dwellings

- P1,P2 (a) The proposed units have 40m² of private open space on the northern side of the units which is directly accessible from the main living area and has good solar access. Part of the private open space includes a roofed patio to provide for versatile outdoor use and additional space is provided for outdoor lock-up storage.
- (b) open space is available at the front and rear of the units for planting.

From: Di and Craig
Sent: 13 Nov 2019 12:31:29 +1100
To: Planning @ Meander Valley Council
Subject: Notification of Application for Planning Approval
Importance: Normal

13th November 2019

General Manager
Meander Valley Council
Westbury
Tasmania 7303

Attention Holly:

We as concerned neighbours are writing with our representation concerning the proposal of the approval of two three bedroom units at the back of the property of 11 Burrows Street, Prospect. Our concerns are as follows:

1. Limited time frame to prepare for our representation.
2. The other neighbours in Burrows Street and Chris Street were not approached or notified by the applicant with any information of the development.
3. The constructed units will be 1 metre from the fence line allowing the guttering to be only 400mm from the fence line.
4. These houses were designed for maximum privacy, therefore having these units at the back of the property will give us and the neighbours no privacy at all.
5. Traffic movement and noise volume will have a major effect.
6. Hygiene issues with the rubbish bins against our fence.

We have resided here at 9 Burrows Street for 35 years and strongly hope that you will consider these issues.

We can be contacted on 63449374 or 0438802116

Yours faithfully
Craig & Dianne Booth
9 Burrows Street
Prospect
Launceston 7250

From: chris alomes
Sent: 13 Nov 2019 23:38:53 +0000
To: Meander Valley Council Email
Subject: Proposed Development @ 11 Burrows Street.

This email raises concerns regarding the proposed development at 11 Burrows Street Prospect Vale. The 2 proposed units are on the boundary of my property at 9 Chris Street. My tenants of 23 years have concerns regarding their privacy and the increase in the noise. As the decks appear to be the units only outdoor recreation and entertainment area the privacy and noise issues are of genuine concern. The tenants have rented for so long due to the fact they didn't have any close neighbours. We would therefore request that if this development goes ahead as I'm sure it will that the developer erects a privacy screen along their boundary to retain the privacy and reduce the level of noise for the tenants at 9 Chris Street Prospect Vale.

Thank you
Christine Alomes
0418146454

Sent from Windows Mail

From: Sally Bowerman
Sent: 14 Nov 2019 18:20:00 +1100
To: Planning @ Meander Valley Council
Subject: 11 Burrows street

To whom it may concern,

I am writing in regards to the development at 11 Burrows street in prospect. I am the tenant at 9 Chris street & have lived in this house for 23 years. I have loved living here due to the fact that none of my neighbours are close enough for noise or privacy to be an issue. However I am apposed to the idea of 2, 3 bedroom houses on my boundary. It appears the decks are going to be a privacy & noise issue. Being that the proposed development could potentially house 12 extra people in close proximity to my home.

Regards Sally Bowerman
0438 818 425

Sent from my iPad

PA\20\0081

Index No.		10137	
Doc No.			
RCV'D	15 NOV 2019		MVC
Action Officer	JS	Dept.	CDS
EO		OD	✓

13 Burrows St
Prospect Vale
Launceston
Tas
7250

13th November 2019

To the General Manager,

Attention Holly Bean:

We are writing in response to the "Notification of application" for planning approval at 11 Burrows Street.

First of all, the letter is the first we were aware about the application, unlike our neighbours who were contacted by the owner of 11 Burrows St.

We strongly disapprove with the planning being proposed..

We brought our house in this neighbourhood because of the big back yards and the privacy the blocks hold with the houses set to the front of the block.

With the height of the mutiple dwellings being proposed, our privacy, will be no longer be. With the multiple dwellings looking straight into our back yard and even into the privacy of our family living room.

After looking at the plans put forward, the plans show they are 3 bedroom units, this could potentially mean 6 vehicles that will be coming and going past 2 of our bedrooms on the driveway side. This will create excessive unnecessary noise.

We have a shared brick boundy wall between the 2 properties, 11 & 13 Burrows St, in which on the plans show that this will be demolished. We have not been consulted about this and do not give permission for the wall on our side to be pulled down, as we have structures fixed to the wall.

As Meander Valley Council rate payers we very strongly disapprove of the multiple dwellings going ahead at 11 Burrows Street.

We look forward to your response to our concern.

Anthony Quinn 0418 132 034 & Kelli Murdock 0417 550 131

Anthony Quinn 13/11/19

K. Murdock 13/11/2019

PLANNING AUTHORITY 7

Reference No. 227/2019

4 CHARLIES LANE CARRICK

Planning Application: PA\20\0110

Proposal: Subdivision (2 lots)

Author: Leanne Rabjohns
Town Planner

1) Introduction

Applicant	PDA Surveyors
Owner	C & A Harper
Property	4 Charlies Lane CARRICK (CT:174278/11)
Zoning	Rural Living Zone
Discretions	F3.3.1.1 General Suitability
	F3.3.1.2 Lot requirements
	E4.7.2 Management of Road and Accesses and Junctions
Existing Land Use	Vacant land
Number of Representations	One (1)
Decision Due	10 December 2019
Planning Scheme	Meander Valley Interim Planning Scheme 2013 (the Planning Scheme)

2) Recommendation

It is recommended that the application for Use and Development for Subdivision (2 lots) on land located at 4 Charlies Lane CARRICK (CT: 174278/11), by PDA Surveyors, be APPROVED, generally in accordance with the endorsed plans:

- a) PDA Surveyors – Plan of Subdivision – Reference: 44562J-1;**
- b) Livingston Natural Resource Services – Bushfire Hazard Management Plan: Subdivision – dated 25 October 2019;**

and subject to the following conditions:

- 1. Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision, permitted by this permit unless:**
 - a) Such covenants or controls are expressly authorised by the terms of this permit; or**
 - b) Such covenants or similar controls are expressly authorised by the consent in writing of Council.**
 - c) Such covenants or similar controls are submitted for and receive written approval by Council prior to submission of a Plan of Survey and associated title documentation is submitted to Council for sealing.**
- 2. The vehicular crossover servicing the proposed Balance Lot must be constructed and sealed in accordance with LGAT standard drawing TSD-R03-V1 and TSD-R04-V1 and to the satisfaction of Council's Director Infrastructure Services (see Note 1).**
- 3. Prior to the sealing of the final plan of survey, the following must be completed to the satisfaction of Council:**
 - a) The Balance Lot must have a crossover, as per Condition2.**

Note:

1. Prior to the construction of the driveways, separate consent is required by the Road Authority. An Application for Works in Road Reservation form is enclosed. All enquiries should be directed to Council's Infrastructure Department on telephone 6393 5312.
2. Any other proposed development and/or use, including amendments to this proposal, may require a separate planning application and assessment against the Planning Scheme by Council. All enquiries can be directed to Council's Community and Development Services on (03) 6393 5320 or via email: mail@mvc.tas.gov.au.
3. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.
 - c) Any other required approvals under this or any other Act are granted.
4. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the

Resource Management and Planning Appeal Tribunal website
www.rmpat.tas.gov.au.

5. If an applicant is the only person with a right of appeal pursuant to section 61 of the *Land Use Planning and Approvals Act 1993* and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
6. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted if a request is received.
7. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
8. If any Aboriginal relics are uncovered during works:
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania) Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au; and
 - c) The relevant approval processes will apply with state and federal government agencies.

3) Background

The property at 4 Charlies Lane in Carrick is a vacant lot. The application proposes to create two (2) residential lifestyle lots (see Table 1 below). The 5.172ha property is a vacant "L" shaped lot, with frontages to Charlies Lane and Bishopsbourne Road. The proposed lot layout and details are shown in Figure 1, while full plans and documentation are included in the attachments. There is a 6.5m wide wayleave easement along the Bishopsbourne Road frontage.

Lot	Area (ha)	Frontage
1	1.75	80.9m along Charlies Lane, with existing crossover
Balance	3.42	142m along Bishopsbourne Road

Table 1: subdivision details



Figure 1: proposed subdivision layout (PDA Surveyors, 2019)

4) Representations

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

One (1) representation was received (attached documents). A summary of the representation is as follows:

- Devaluation of property
- Not in keeping with Rural Living Zone character
- Subdivision results in limited building sites – due to Bushfire Hazard Management Plan; resulting in reduced privacy, vegetation clearance (more visible), limited locations for a waste water system (potential odour issues)
- Bushfire Hazard Management Plan shows proposed internal driveway off Bishopsbourne Road runs along the boundary with 2 Charles Lane – reduce privacy, safety concerns with traffic flow and sight distance

- Previous Bushfire Hazard Management Plan for the original subdivision did not show the building envelope on Lot 1, never identified as a safe area, and could increase risk of bushfire to their property
- No fence along boundaries with 2 Charlies Lane. Now will need to deal with 2 neighbours, instead of only 1. Could be a "drawn out process"
- Not in keeping with Carrick Rural Living Specific Area Plan and F3.2.1 and F3.3.1.2 of Scheme

Comment:

Devaluation of properties is not a matter that can be addressed through the planning scheme.

Construction of boundary fences is not a matter that can be addressed through the planning scheme. Most properties deal with more than one (1) landowner when fencing their property. The process of constructing a boundary fence is dealt through the *Boundary Fences Act 1908*.

The lots are of sufficient size and dimensions to accommodate a dwelling that meets all the setback standards. These setback standards provide for privacy.

As part of any future Plumbing Permit process, a wastewater report prepared by a suitably qualified person will be required. This report specifically designs a system to suit. A properly maintained system will not emit odours.

The location of the internal driveway is not a matter that can be addressed through the planning scheme.

All subdivision applications require a Bushfire Hazard Management Plan specific to the proposed lot layout. Each Bushfire Hazard Management Plan must address the Bushfire-Prone Areas Code and be prepared by an Accredited Bushfire Hazard Practitioner. Building envelopes shown on Bushfire Hazard Management Plans are suggested locations only.

Issues relating to the Carrick Rural Living Specific Area Plan, and F3.2.1 and F3.3.1.2 of Scheme, have been assessed below.

5) Consultation with State Government and other Authorities

Not Applicable

6) Officers Comments

Use Class: Residential

Applicable Standards

A brief assessment against all applicable Acceptable Solutions of the applicable zone and codes is provided below. This is followed by a more detailed discussion of any applicable Performance Criteria and the objectives relevant to the particular discretion.

13 Rural Living Zone	
Scheme Standard	Assessment
13.3.1 Amenity	
Acceptable solution 1	Complies
13.4.2.2 Lot Area, Building Envelopes and Frontage	
Acceptable solution 2	Complies

F3 Carrick Rural Living Specific Area Plan	
Scheme Standard	Assessment
F3.3.1.1 General Suitability	
Acceptable solution 1	Relies on Performance Criteria
F3.3.1.2 Lot requirements	
Acceptable solution 1	Relies on Performance Criteria

E1 Bushfire-Prone Areas Code	
Scheme Standard	Assessment
E1.6.1.1 Subdivision: Provision of hazard management areas	
Acceptable solution 1	Complies
E1.6.1.2 Subdivision: Public and fire fighting Access	
Acceptable solution 1	Complies
E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes	
Acceptable solution 2	Complies

E4 Road and Railway Assets Code	
Scheme Standard	Assessment
E4.7.2 Management of Road and Accesses and Junctions	
Acceptable solution 2	Relies on Performance Criteria
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings	
Acceptable solution 1	Relies on Performance Criteria

Performance Criteria

F3 Carrick Rural Living Specific Area Plan
F3.3.1.1 General Suitability
<p>Objective</p> <p><i>The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Specific Area Plan.</i></p>
<p>Performance Criteria</p> <p><i>P1</i></p> <p><i>Each new lot on a plan must be suitable for use and development in an arrangement that is consistent with the purpose of the Specific Area Plan, having regard to the combination of:</i></p> <ul style="list-style-type: none"> <i>a) slope, shape, orientation and topography of land;</i> <i>b) any established pattern of use and development and the efficient use of land for infill;</i> <i>c) connection to the road network;</i> <i>d) availability of or likely requirements for utilities;</i> <i>e) any requirement to protect ecological, scientific, historic, cultural or aesthetic values;</i> <i>and</i> <i>f) potential exposure to natural hazards.</i>
<p>Response</p> <p>The purpose of the Specific Area Plan is to provide co-ordinated subdivision that is consistent with the local area objectives.</p> <p>The proposal is to create two (2) lifestyle lots. Lot 1 is 1.75ha in size, with frontage to Charles Lane. The Balance Lot is 3.42ha in size, with frontage to Bishopsbourne Road.</p> <p>The local area objectives are:</p> <p><i>To provide diversity in the size of lots and optimising lot yield by graduating the density of lots through smaller lots located at the settlement periphery, moving to larger lots where protection of threatened vegetation and larger setbacks to the Liffey River, Bass Highway or other features are preferred.</i></p> <p><i>The vegetation and woodland landscape character to the eastern side of Bishopsbourne Road is to be maintained. Subdivision incorporating the native vegetation is to be configured to provide for bushfire hazard management areas and accesses that minimise the removal of standing vegetation and provide for substantial separation distances between building areas.</i></p>

Subdivision incorporating the open landscape toward between the Liffey River and Bishopsbourne Road is to be configured consistent with the character objective for a graduated density toward the south, with dimensions to allow for appropriate separation between buildings, separation between buildings and adjoining access ways and to accommodate bushfire hazard management areas within each lot.

Within the Carrick Rural Living Specific Area Plan, the smallest lots closer to the township of Carrick are 0.48ha in size; and the furthest lot is 50ha in size. The proposed lots are 1.75ha and 3.42ha, which is consistent with the transition of lot sizes.

Surrounding land is zoned Rural Living. The prevailing land use of this area is residential (lifestyle). This subdivision is to create residential/lifestyle lots.

The subject land is located on the eastern side of Bishopsbourne Road. The application includes a Bushfire Hazard Management Plan. This plan shows potential building areas which do not require vegetation removal as part of their bushfire hazard management areas.

Both lots are rectangular in shape, with dimensions that allow for a single dwelling to be constructed in a location that would meet all the setback standards for the zone.

Both lots have direct frontage to a Council maintained road – Lot 1 to Charlies Lane and the Balance Lot to Bishopsbourne Road.

The land is not connected to reticulated water and sewerage. Stormwater from the roofed area can be directed to rainwater tanks, for domestic use. The proposed lots are of significant size to accommodate an on-site wastewater management system.

The lots are not heritage listed and not mapped as being landslip or within the karst management area. Bushfire has been considered, and there are no other known hazards.

The development is consistent with the Objective and the proposed subdivision layout is consistent with the Specific Area Plan.

F3.3.1.2 Lot requirements

Objective

To ensure that subdivision:

- a) locates lots in an arrangement that is consistent with the local area objective;*
- b) provides area and dimensions of lots that are appropriate for the purpose of the Rural Living Zone and is consistent with the local area objective;*

- c) provides for appropriate wastewater disposal and stormwater management in consideration of the characteristics of the land; and*
- d) provides frontage and access to a road in locations that do not adversely affect the function of Bishopsbourne Road, in particular aggregating access points or establishing a new road and junction appropriate for the degree of use.*

Performance Criteria

P1

Subdivision must:

- a) provide for each lot, sufficient useable area and dimensions to allow for:*
 - i) a dwelling to be erected in a convenient, appropriate and hazard free location; and*
 - ii) appropriate disposal of wastewater; and*
 - iii) on-site parking and manoeuvrability; and*
 - iv) adequate private open space; and*
 - v) reasonable vehicular access from the carriageway of the road to a building area on the lot, if any; and*
- b) be consistent with the local area objective having regard to:*
 - i) the topographical or natural features of the site; and*
 - ii) the ability of vegetation to provide buffering; and*
 - iii) any features of natural or cultural significance; and*
 - iv) the presence of any natural hazards.*

Response

The proposed lots are of a size and dimensions that provide for a dwelling on each lot that would meet the setback standards for the zone, with sufficient private open space. Each lot has a frontage to a Council maintained road and there is available space for vehicles to enter and exit in a forward direction.

As stated above, the proposed lots are of significant size to accommodate an on-site wastewater management system.

The bushfire hazard management plan shows a building site on each lot that does not require vegetation removal. The lots are of sufficient dimensions to provide for space for vegetation buffers, if required.

There are no known natural hazards within each lot. The land is not heritage listed.

The development is consistent with the Objective and the proposed lots are of significant size to accommodate a single dwelling.

E4	Road and Railway Assets Code
E4.7.2	Management of Road and Accesses and Junctions
<p>Objective</p> <p><i>To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</i></p>	
<p>Performance Criteria</p> <p><i>P2</i></p> <p><i>For limited access roads and roads with a speed limit of more than 60km/h:</i></p> <p><i>a) access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and</i></p> <p><i>b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and</i></p> <p><i>c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.</i></p>	
E4.7.4	Sight Distance at Accesses, Junctions and Level Crossings
<p>Objective</p> <p><i>To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.</i></p>	
<p>Performance Criteria</p> <p><i>P1</i></p> <p><i>The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.</i></p>	
<p>Response</p> <p>The proposal includes a new access onto Bishopsbourne Road. Bishopsbourne Road is a category 5 road. Council's Road Authority assessed the proposed new crossover and stated that:</p> <p><i>The posted speed limit at this location is 100km/h. The Safe Intersection Sight Distance required in the LGAT standard drawings for 100km/h is 250m. There is currently 240m of sight distance to the North and 500m of sight distance to the South. The access does not meet the desired solution of 250m sight distance outlined in the LGAT standards, so I have consulted AS2890.1 for performance criteria. The site distance required under AS2890.1 for a 100km/h speed zone is 160m, therefore the</i></p>	

proposed access meets the performance criteria. Given the above, and since the development only represents a minor increase in daily traffic movement, it is considered that traffic to and from the properties would not adversely impact on the safety or efficiency of the road network.

The development is consistent with the Objective and the crossover to the balance Lot is considered acceptable for the intended use.

Conclusion

It is considered that the application for Use and Development for a Subdivision (2 lots) is acceptable in the Rural Living Zone and is recommended for approval.

DECISION:

APPLICATION FORM

PLANNING

Index No.	
Doc No.	
RCV'D	28 OCT 2019 MVC
Action Officer	Dept.
FULL	OD



Meander Valley Council

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

OFFICE USE ONLY

Property No:	20833	Assessment No:		-		-	
DA\	20/0144	PA\	20/0110				

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

PROPERTY DETAILS:

Address:	4 Charles Lane	Certificate of Title:	174278	
Suburb:	Carrick	7291	Lot No:	11
Land area:	5.172	m ² / ha		
Present use of land/building:	vacant	(vacant, residential, rural, industrial, commercial or forestry)		
Does the application involve Crown Land or Private access via a Crown Access Licence:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Heritage Listed Property:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box	<input type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input checked="" type="checkbox"/> Subdivision
	<input type="checkbox"/> Forestry	<input type="checkbox"/> Demolition	
	<input type="checkbox"/> Other		
Total cost of development (inclusive of GST):	\$	Includes total cost of building work, landscaping, road works and infrastructure	
Description of work:			
Use of building:		(main use of proposed building – dwelling, garage, farm building, factory, office, shop)	
New floor area:	m ²	New building height:	m
Materials:	External walls:	Colour:	
	Roof cladding:	Colour:	

PLAN OF SUBDIVISION



PDA Surveyors
Incorporating
WALTER SURVEYS

Surveying, Engineering & Planning
ABN 71 217 806 325

127 Bathurst Street
Hobart, Tasmania, 7000
www.pda.com.au
Also at: Kingston,
Launceston & Burnie

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

Owners	Cameron Charles Harper & Abbey Lillian Harper	Address	4 Charlies Lane, Carrick	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.
		Council	Meander Valley Council	
		Planning Scheme	Meander Valley Interim Planning Scheme 2013	
Title References	FR 174278/11	Zone & Overlay	13.0 Rural Living & 113.SAP.F3	
Schedule Of Easements		As shown.		

Scale	1:1500	Date	26 September 2019	PDA Reference	44562J-1	Map reference	5040-51	PID	3552716	Point of Interest GDA94 MGA55	500 697 E, 5 400 470 N
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LAUNCESTON

J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)
M.B. Reid, B. GEOM.(HONS) (Tas.), M.SSSI M.AIPM (Associate)

HOBART

C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)
H. Clement, B. SURV. (Tas.), M.SSSI (Director)
M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI (Director)
T.W. Walter, Dip. Surv & Map; (Director)
A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Consultant)
D. Panton, B.E. M.I.E. AUST., C.P.ENG. (Consultant)
A. Collins, Ad. Dip. Surv & Map, (Senior Associate)
L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate)

KINGSTON

A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)

BURNIE/DEVONPORT

A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Director)
A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI (Director)



PDA Surveyors

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Our Ref: 44562

28th October, 2019

Meander Valley Council
PO Box 102
WESTBURY TAS 7303

Attention: Ms Jan Richardson

Dear Jan

RE: SUBDIVISION- 4 CHARLIE'S LANE, CARRICK

We submit here with an application on behalf of Abbey Harper to subdivide an existing L-Shaped title into two rectangular-shaped lots.

We will now address the provisions of the planning scheme as it relates to the Carrick Rural Living-Specific Area Plan.

F 3.3.1.1 General Suitability

Performance criteria are met in that each lot on the plan is suitable for residential living, as indicated by the accompanying Bushfire Report. The size and shape of the blocks will be better than the current L-shaped lot, and the lots are similar in size to other lots within the specific area. Both lots have access to the road and do not require clearing of native vegetation to be able to provide access and house sites.

F 3.3.1.2 Lot requirements

Performance criteria are met in that there is sufficient usable area in dimensions on both lots to allow for a dwelling to be erected and all of the other requirements in P1A to be met. P1B is also met in that the house sites are clear of any vegetation clearing and the existing vegetation will be able to provide buffering and additional vegetation can be planted by owners as there is sufficient area to enable that to occur. There are no natural hazards to be taken account of and the existing vegetation will be able to remain.

We enclose a Bushfire Report, which also addresses some of the natural values requirements of the area, and shows that the building area and access does not require any tree removal, so that the existing natural values of the area will be able to be maintained.

.../2

OFFICES ALSO AT:

- 16 Emu Bay Road, Deloraine, 7304 (03) 6362 2993
- Meander Valley Council Ordinary Agenda 10 December 2019 (03) 6431 4400
- 6 Queen Street, Burnie, 7320 (03) 6423 6875
- 63 Don Road, Devonport, 7310

- 127 Bathurst Street, Hobart, 7000 (03) 6234 3217
- 6 Freeman Street, Kingston, 7050 (03) 6229 2131
- 8/16 Main Road, Huonville, 7109 (03) 6264 1277

The new access proposal for the balance lot has sight distances in both directions of more than 200 metres, which is more than adequate for a safe access point.

We enclose the following to enable you to assess the application:

- Three copies of the proposal plan
- Title details
- Bushfire hazard management plan
- Completed development application form.

Could you please send an invoice for Council's fees to Ms Abbey Harper, care of John.Dent@pda.com.au.

Please contact us if you require anything further.

Yours faithfully
PDA Surveyors

Per: 

JOHN DENT

Bushfire Hazard Management Report: Subdivision 4 Charlies Lane, Carrick.

Report for: PDA Surveyors

Property Location: 4 Charlies Lane, Carrick

Prepared by:

Scott Livingston

Livingston Natural Resource Services
12 Powers Road
Underwood, 7268

Date:

25th October 2019



Client: PDA Surveyors obo Abbey Harper

Property identification: 4 Charlies Lane, Carrick, CT 174278/11, PID 3552716. Current zoning: Rural Living, Meander Valley Interim Planning Scheme 2013.

Proposal: A 2 lot subdivision is proposed from existing title CT 174278/11 at 4 Charlies Lane Carrick.

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

Assessment by: Scott Livingston



Master Environmental Management, Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation # BFP-105.

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LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.

DESCRIPTION

A 2 lot subdivision is proposed from existing title CT 174278/11 at 4 Charlies Lane, Carrick. The property is zoned Rural Living, *Meander Valley Planning Scheme, 2013*. There are no existing dwellings on either proposed lot. The property has frontage to Bishopsboune Road and Charlies Lane and is not serviced by a reticulated water supply. The property is grassland with clumps of eucalypt trees and gorse infestations on the balance lot. Surrounding land is a mosaic of pasture (grassland) with occasional tree clumps and managed land around dwellings. Forested areas occur at greater than 500m to the east and south east.

See Appendix 1 for maps and site plan. Appendix 2 for photos.

BAL AND RISK ASSESSMENT

The land is considered to be within a Bushfire Prone Area due to proximity of bushfire prone vegetation, greater than 1 ha in area (grassland).

VEGETATION AND SLOPE

Lot 1	North	East	South	West
Vegetation within 100m Subdivision boundaries	0-20m road, 20-100m grassland	0-100m grassland woodland mosaic.	0—100m woodland/ scrub (gorse)	0-100m grassland
Slope (degrees, over 100m)	Flat/ Upslope	Flat/ Upslope	Flat/ Upslope	Down slope 0-5°
BAL Rating at boundary	BAL 12.5	BAL FZ	BAL FZ	BAL 19
BAL Rating with HMA	BAL 12.5	BAL19*	BAL19*	BAL19*

*May be decreased to BAL 12.5 with additional HMA

Balance Lot	North	East	South	West
Vegetation within 100m Subdivision boundaries	0-70m grassland, 70-100m woodland	0-100m grassland woodland mosaic.	0—100m grassland9 woodland patches)	0-20m road, 20-100m grassland
Slope (degrees, over 100m)	Down slope 0-5°	Down slope 0-5°	Flat/ Upslope	Down slope 0-5°

BAL Rating at boundary	BALFZ	BAL FZ	BAL FZ	BAL 12.5
BAL Rating with HMA	BAL19*	BAL19*	BAL19*	BAL 12.5

*May be decreased to BAL 12.5 with additional setbacks and Hazard management areas

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development external to the subdivision and have also considered slope gradients. During development it is assumed undeveloped lots may be managed as grassland. Setback requirements may be able to be reduced following development and management of fuel loads on adjacent lots.

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

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

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

Setbacks

	Grassland	Woodland
BAL 12.5		
Upslope and flat	14m	22m
Down slope 0-5°	16m	26m
BAL 19		
Upslope and flat	10m	15m
Down slope 0-5°	11m	18m

PROPOSED LOT BAL RATING

It is assumed that adjoining lots will continue to be managed at current levels of as grassland and woodland. Lot have a potential building area at BAL19, with a smaller building area available at BAL 12.5. Following development and hazard management on adjacent lots the BAL building areas may change.

It is possible council will restrict clearing of native trees on the lots and two potential BAL zones have been created, one where no additional tree clearing is required, and a second where tree clearing would be required for BAL 19 Hazard Management areas.

Lot	Habitable Building Setbacks	
	BAL 12- existing trees on Lots retained	BAL 19- tree clearing required
1	15m from eastern and southern boundaries, and retained trees on northern section of the lot, 11m from western boundary	15m from eastern and southern boundaries, 10m from western boundary
Balance lot	15m from eastern and southern boundaries, and retained trees on eastern section of the lot, 11m from western boundary	15m from eastern and southern boundaries, 10m from northern boundary, 11m from western boundary

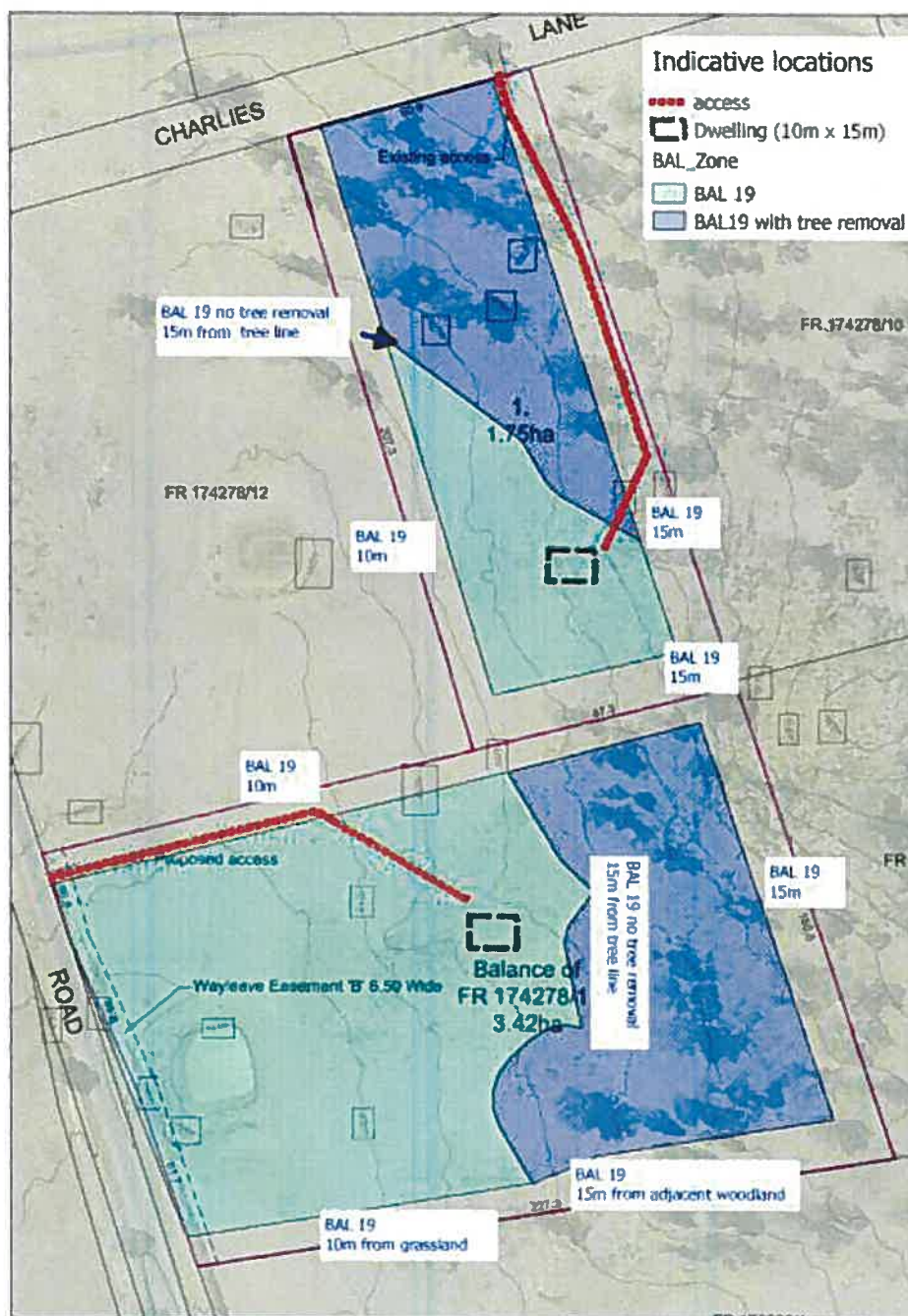


Figure 1: Building Area BAL Rating

HAZARD MANAGEMENT AREAS

All land within the lot shown below must be managed as low threat vegetation for the distances specified below from facades of habitable buildings. Low threat vegetation includes maintained lawns (mown to < 100mm), gardens and orchards. Land outside the HMA may be managed at fuel loads up to woodland.

Façade	BAL 19 Construction HMA
North, east and south	0-15m managed/ low threat
west	0-18m managed/ low threat

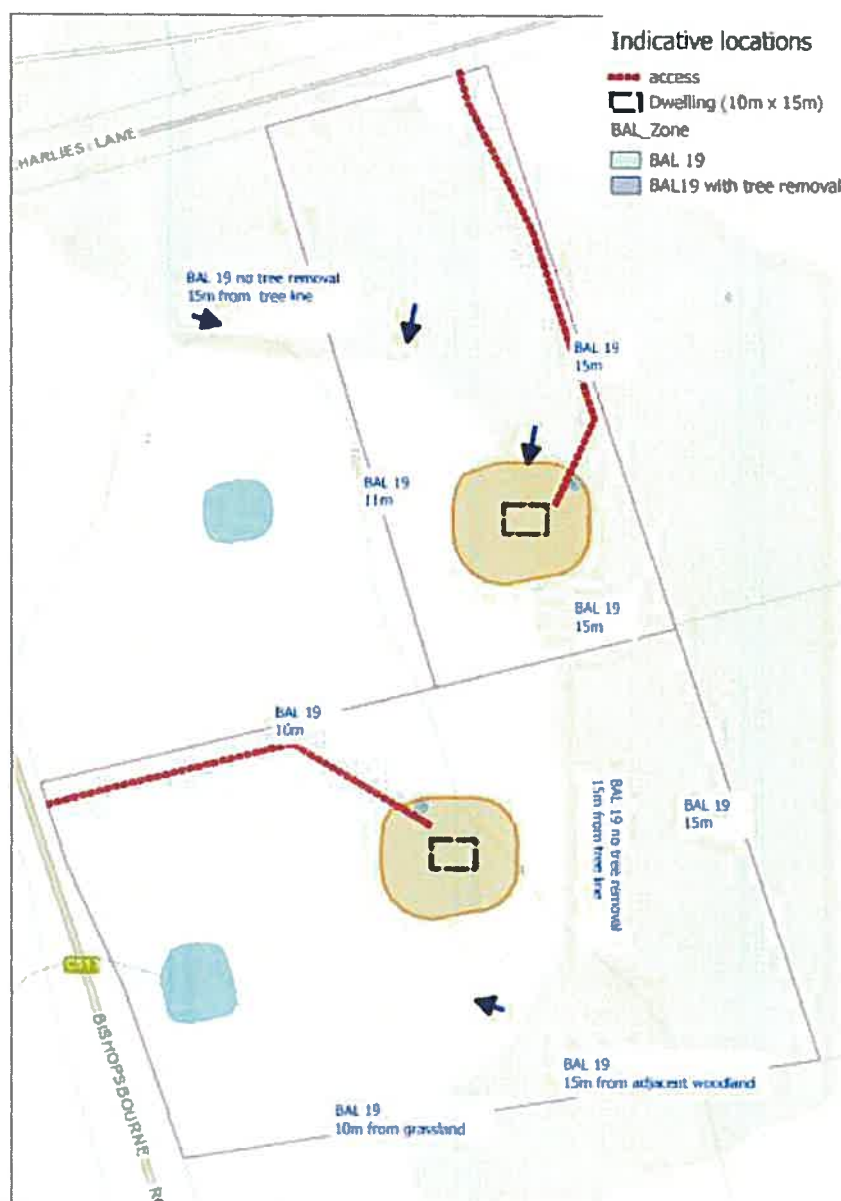


Figure 2: Hazard Management Area, BAL 19 example

ROADS

Lot 1 will have access from Charlies Lane and the balance Lot from Bishopsbourne Road. No additional roads required for the subdivision.

PROPERTY ACCESS

Access to lots 1 and the balance Lot must comply with the relevant elements of Table E2 Access from the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. Access to the water supply is likely be in excess of 30m and required to meet Element B.

Table E2: Standards for Property Access

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

C.	Property access length is 200 metres or greater.	The following design and construction requirements apply to property access: (1) The Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (1) Complies with Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

FIRE FIGHTING WATER SUPPLY

The subdivision is not serviced by a reticulated supply, Habitable buildings must have a static water installed to the standards listed in Table 4 of the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

Table E5 Static water supply for fire fighting

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.

Column 2		Requirement
Column Element		
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with <i>AS/NZS 3500.1-2003 Clause 5.23</i>); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles

Column 2		Requirement
Column Element		
D.	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none"> (a) comply with: Water tank signage requirements within AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or (b) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or (c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

NATIVE VEGETATION CLEARANCE

Both lots have areas of woodland, however as indicated in the BAL Zones section both have ample building areas that do not require clearing of trees. There is sufficient room between existing trees (>5m) on lot 1 to construct a compliant property access to the rear of the lot without tree removal, minor pruning work may be required to achieve 4m clearance over the carriageway. Access to the balance lot is through existing grassland and no tree clearing is required.

CONCLUSIONS

A 2 lot subdivision is proposed from existing title 232123/22 at 4 Charlies Lane, Carrick. The area is bushfire prone, being less than 100m from vegetation greater than 1ha in size. There is sufficient area on both proposed lots to provide building areas at BAL 19 without the need to clear native vegetation on the site. BAL 12.5 construction is also possible with additional hazard management. Extended building areas are available but subject to clearing of native vegetation.

Dwellings will require a hazard management area – low threat vegetation at specified distances from habitable buildings. Other areas of the lots may be managed at fuel loads up to woodland.

No additional roads are required, access to habitable buildings and water supply on lots must comply with the relevant elements of Table E2 Access from the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*

Habitable buildings must have a static water supply installed to the standards listed in Table 4 of the *Planning Directive No. 5.1 Bushfire-Prone Areas* prior to construction of habitable buildings.

REFERENCES

Meander Valley (2013) *Meander Valley Interim Planning Scheme*.

Standards Australia. (2009). *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*.

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

[illegible]

11



Figure 4: Aerial Image

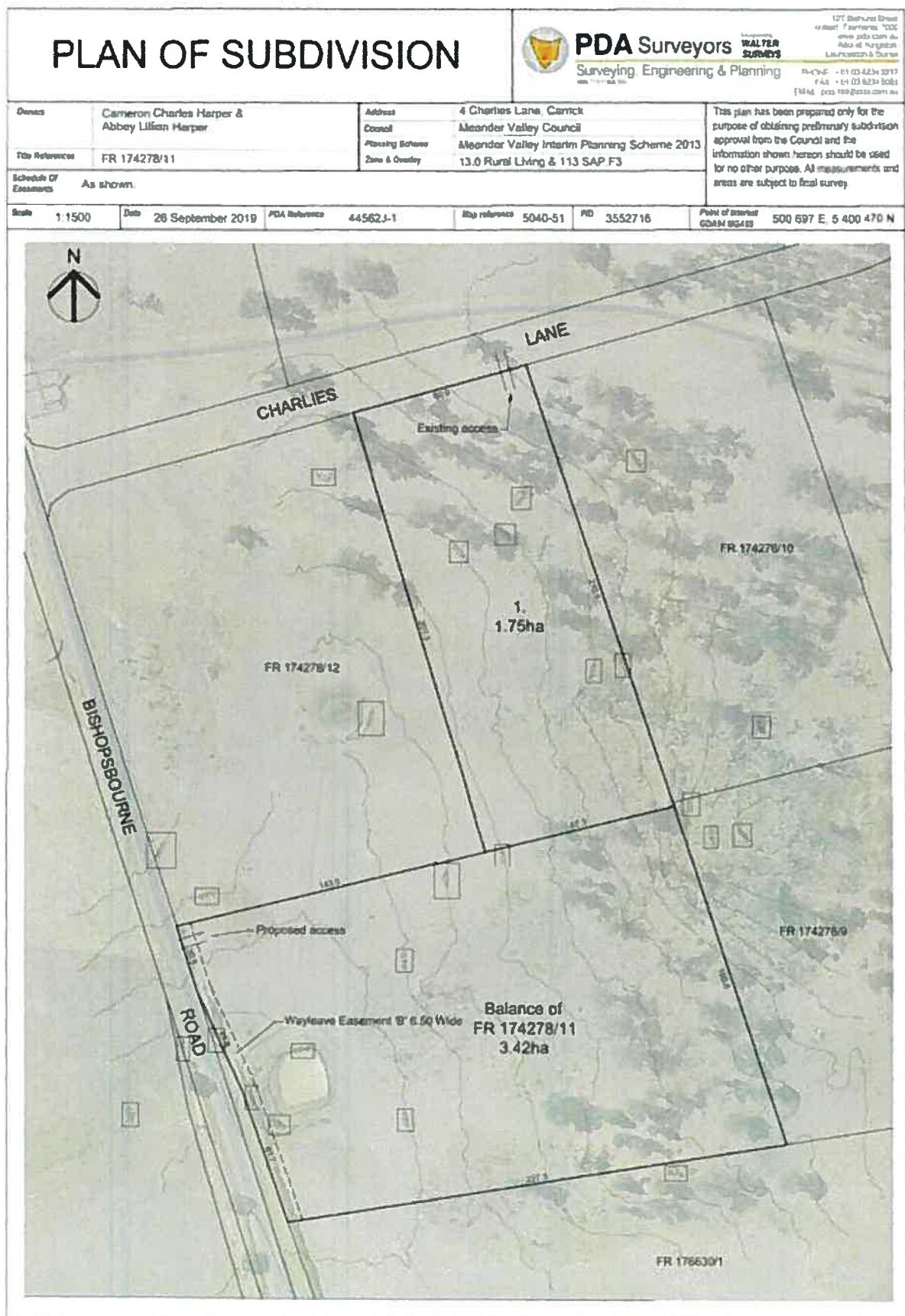


Figure 5: Proposed Subdivision Plan

APPENDIX 2 – PHOTOS



Figure 6: south along existing access Lot 1



Figure 7: south along eastern boundary Lot 1



Figure 8: south west across Lot 1



Figure 9: north across Lot 1

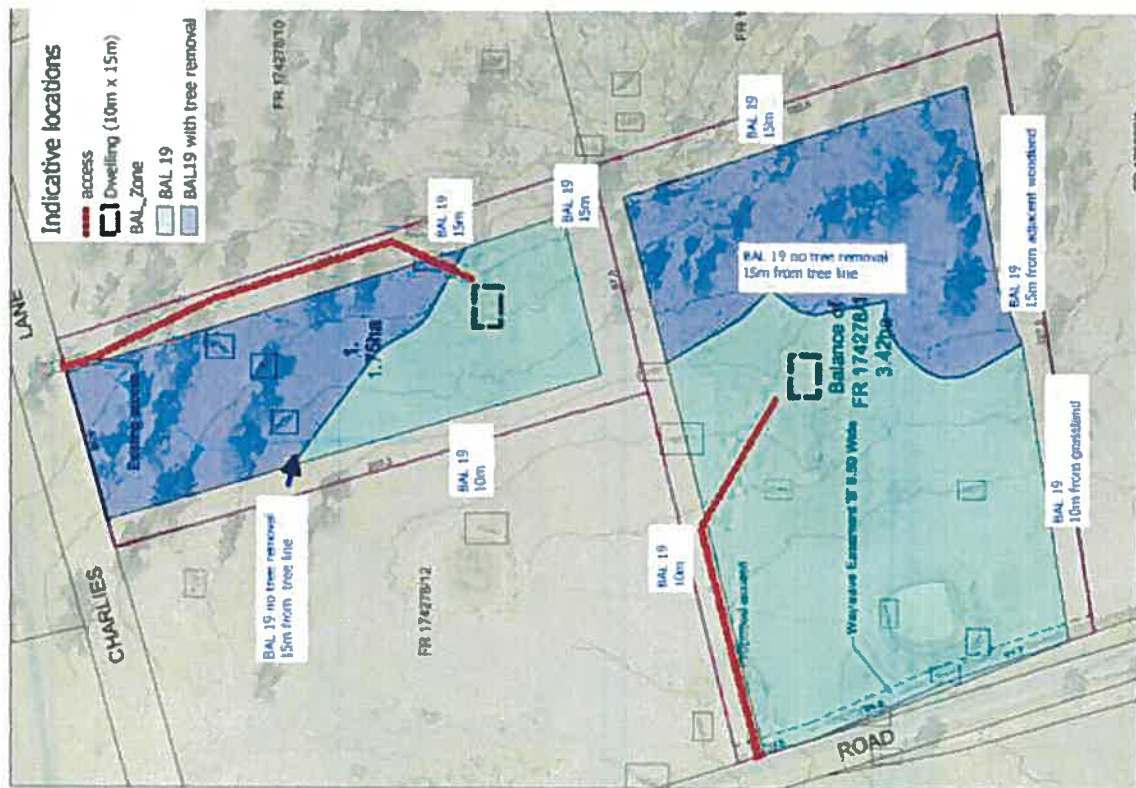


Figure 10: south west across balance Lot



Figure 11: west across balance lot

Bushfire Hazard Management Plan: Lot 1 and balance lot, Subdivision of CT 174278/11, 4 Charles Lane, Carrick



Construction: BAL 12.5, BAL 19

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

Building Areas

Lot	Habitable Building Setbacks	
	BAL 12- existing trees on Lots retained	BAL 19- tree clearing required
1	15m from eastern and southern boundaries, and retained trees on northern section of the lot, 12m from western boundary	15m from eastern and southern boundaries, 10m from western boundary
Balance lot	15m from eastern and southern boundaries, and retained trees on eastern section of the lot, 13m from western boundary	15m from eastern and southern boundaries, 10m from northern boundary, 11m from western boundary

It is **important** to prepare your Bushfire Survival Plan, read your Community Protection Plan and know your Neighbourly Safer Place. These can be obtained from your Council or the Tasmanian Fire Service. For more information, visit www.fire.tas.gov.au

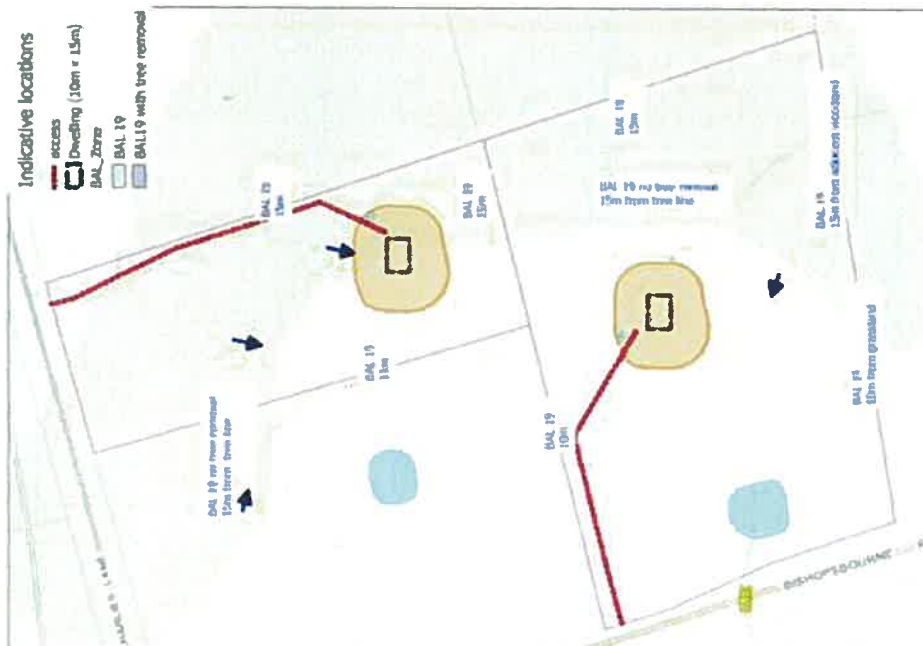
Note:

It should be borne in mind that the measures contained in this Bushfire Management Plan cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and be-

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Date 25/10/2019
SAL19/615

N ↑ R
L ↓ S

Scott Livingston



Flagpole	BAL 19 Construction HMA
North, east and south	0-15m managed/ low threat
west	0-18m managed/ low threat

Hazard Management Areas (HMA)

Hazard management areas include the area to protect the buildings as well as the access and water supplies. All land within the area distances shown above to be managed and maintained in a minimum fuel condition. Other areas of the lot may be managed as woodland

"Low threat" means areas maintained in a low fuel state, for example managed lawns and gardens or where grasslands are to be managed as "low fuel". Grass areas must be maintained at less than 100mm.

Maintenance Schedule: managed land

- Removal of fallen limbs, leaf & bark litter
- Cut lawns to less than 100mm and maintained
- Remove pine bark and other flammable garden mulch
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of petroleum fuels
- Maintain road access to the dwelling and water connection point.
- Remove fallen limbs, leaf & bark from roofs, gutters and around buildings.

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Date 25/10/2019
SRL19/615

Handwritten signature

Water Supply

a static water supply to following standards must be installed for each building area:

The following requirements apply:

- the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and
- the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

A static water supply:

- may have a remotely located offtake connected to the static water supply;
- may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
- must be a minimum of 10,000 per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
- must be metal, concrete or lagged by non-combustible materials if above ground; and
- if a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
 - metal;
 - non-combustible material, or fibre-cement, a minimum of 6mm thickness.

Fittings and pipework associated with a fire fighting water point for a static water supply must:

- have a minimum nominal internal diameter of 50mm;
- be fitted with a valve with a minimum nominal internal diameter of 50mm;
- be metal or lagged by non-combustible materials if above ground;
- if buried, have a minimum depth of 300mm;
- provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
- ensure the coupling is accessible and available for connection at all times;
- ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
- ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
- if a remote offtake is installed, ensure the offtake is in a position that is:
 - visible;
 - accessible to allow connection by fire fighting equipment;
 - at a working height of 450 – 600mm above ground level; and
 - protected from possible damage, including damage by vehicles.

The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:

- comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or
- comply with the Tasmania Fire Service Water Supply Guideline published by Tasmania Fire Service

A hardstand area for fire appliances must be:

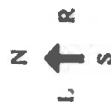
- no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level) in dams, swimming pools and the like;
- no closer than 6m from the building area to be protected;
- a minimum width of 3m constructed to the same standard as the carriageway; and
- connected to the property access by a carriageway equivalent to the standard of the property access

Property Access

Access to a habitable building and/or water supply point it must be constructed to the following standards:

The following design and construction requirements apply to property access:

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



Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 25/10/2019
SRL19/615

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies²

Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:

Meander Valley Interim Planning Scheme 2013

Street address:

4 Charlies Lane, Carrick

Certificate of Title / PID:

CT 174278/11, PID3552716

Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.

Street address:

Certificate of Title / PID:

2. Proposed Use or Development

¹ This document is the approved form of certification for this purpose, and must not be altered from its original form.

² If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

Description of Use or Development:

4 lot subdivision from 1 existing title

Code Clauses:

☐ E1.4 Exempt Development

☐ E1.5.1 Vulnerable Use

☐ E1.5.2 Hazardous Use

☒ E1.6.1 Subdivision

3. Documents relied upon**Documents, Plans and/or Specifications**

Title: Plan of Subdivision

Author: PDA Surveyors

Date: 26/9/2019

Version: 1

Bushfire Hazard Report

Title: Bushfire Hazard Management Report, 4 Charlies Lane

Author: Scott Livingston

Date: 25/10/2019

Version: 1

Bushfire Hazard Management Plan

Title: Bushfire Hazard Management Plan 4 Charlies Lane

Author: Scott Livingston

Date: 25/10/2019

Version: 1

Other Documents

Title:

Author:

Date:

Version:

4. Nature of Certificate

☐ E1.4 – Use or development exempt from this code

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.4 (a)	Insufficient increase in risk	

☐ E1.5.1 – Vulnerable Uses

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.5.1 P1	Residual risk is tolerable	
<input type="checkbox"/> E1.5.1 A2	Emergency management strategy	
<input type="checkbox"/> E1.5.1 A3	Bushfire hazard management plan	

☐ E1.5.2 – Hazardous Uses

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.5.2 P1	Residual risk is tolerable	
<input type="checkbox"/> E1.5.2 A2	Emergency management strategy	
<input type="checkbox"/> E1.5.2 A3	Bushfire hazard management plan	

☐ **E1.6 – Development standards for subdivision**

E1.6.1 Subdivision: Provision of hazard management areas

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
<input type="checkbox"/> E1.6.1 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/> E1.6.1 A1 (b)	Provides BAL 19 for all lots	Bushfire Hazard Management Plan 4 Charlies Lane
<input type="checkbox"/> E1.6.1 A1 (c)	Consent for Part 5 Agreement	

E1.6.2 Subdivision: Public and fire fighting access

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/> E1.6.2 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/> E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Bushfire Hazard Management Plan 4 Charlies Lane

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.6.3 A1 (a)	Insufficient increase in risk	Bushfire Hazard Management Plan 4 Charlies Lane
<input type="checkbox"/> E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	
<input type="checkbox"/> E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/> E1.6.3 A2 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/> E1.6.3 A2 (b)	Static water supply complies with Table E5	
<input type="checkbox"/> E1.6.3 A2 (c)	Static water supply is consistent with the objective	

5. Bushfire Hazard Practitioner³

Name:	Scott Livingston	Phone No:	0438 951 021
Address:	12 Powers Road	Fax No:	
	Underwood	Email	scottlivingston.inra@gmail.com
	Tasmania	Address:	
	7250		
Accreditation No:	BFP – 105	Scope:	1, 2, 3A, 3B, 3C

6. Certification

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.



or

There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.



and/or

The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.



³ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of Fire Service Act 1979. The list of practitioners and scope of work is found at www.fire.tas.gov.au.

Signed:

certifier



Date: 25/10/2019

Certificate No: SRL19/61S

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent

Address

Suburb/postcode

Qualified person details:

Qualified person:

Address:

Phone No:

Fax No:

Licence No:

Email address:

Qualifications and Insurance details:

*(description from Column 3 of the
Director's Determination - Certificates
by Qualified Persons for Assessable
Items)*

Speciality area of expertise:

*(description from Column 4 of the
Director's Determination - Certificates
by Qualified Persons for Assessable
Items)*

Details of work:

Address:

4 Charlies Lane

Lot No:

1 &
balance

Carrick

7303

Certificate of title No:

174278/11

The
assessable
item related to
this certificate:

Bushfire Attack Level (BAL)

*(description of the assessable item being
certified)*

Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate
type:

Bushfire Hazard

*(description from Column 1 of Schedule
1 of the Director's Determination -
Certificates by Qualified Persons for
Assessable Items n)*

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work:



or

a building, temporary structure or plumbing installation:

☐

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Attack Level Assessment Report and Bushfire Hazard
Management Plan

Relevant

NA

calculations:

Australian Standard 3959

- Planning Directive No.5.1 *Bushfire-Prone Areas Code*
- Building Amendment Regulations 2016
- Director of Building Control, Determination
 - Application of Requirements for Building in Bushfire Prone Areas. (Aug 2017)
- Guidelines for development in bushfire prone areas of Tasmania

Substance of Certificate: (what it is that is being certified)

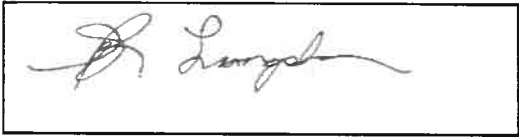
1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959
2. Bushfire Hazard Management Plan

Assessed as -BAL 19

Proposal is compliant with DTS requirements, clauses 4.1, 4.2, 4.3 & 4.4 Directors Determination Requirements for Building in Bushfire Prone Areas (v2.1)

Scope and/or Limitations

I certify the matters described in this certificate.

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:		<div>SRL19/61S</div>	<div>25/10/2019</div>

PLAN OF SUBDIVISION



PDA Surveyors
Surveying, Engineering & Planning

ABN 71 217 806 326

incorporating
**WALTER
SURVEYS**

127 Bathurst Street
Hobart, Tasmania, 7000
www.pda.com.au
Also at: Kingston,
Launceston & Burnie

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

Owners	Cameron Charles Harper & Abbey Lillian Harper	Address	4 Charlies Lane, Carrick	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.
		Council	Meander Valley Council	
		Planning Scheme	Meander Valley Interim Planning Scheme 2013	
Title References	FR 174278/11	Zone & Overlay	13.0 Rural Living & 113.SAP.F3	
Schedule Of Easements		As shown.		

Scale	1:1500	Date	26 September 2019	PDA Reference	44562J-1	Map reference	5040-51	PID	3552716	Point of Interest GDA94 MGA55	500 697 E, 5 400 470 N
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PLAN OF SUBDIVISION



PDA Surveyors
Incorporating
WALTER SURVEYS

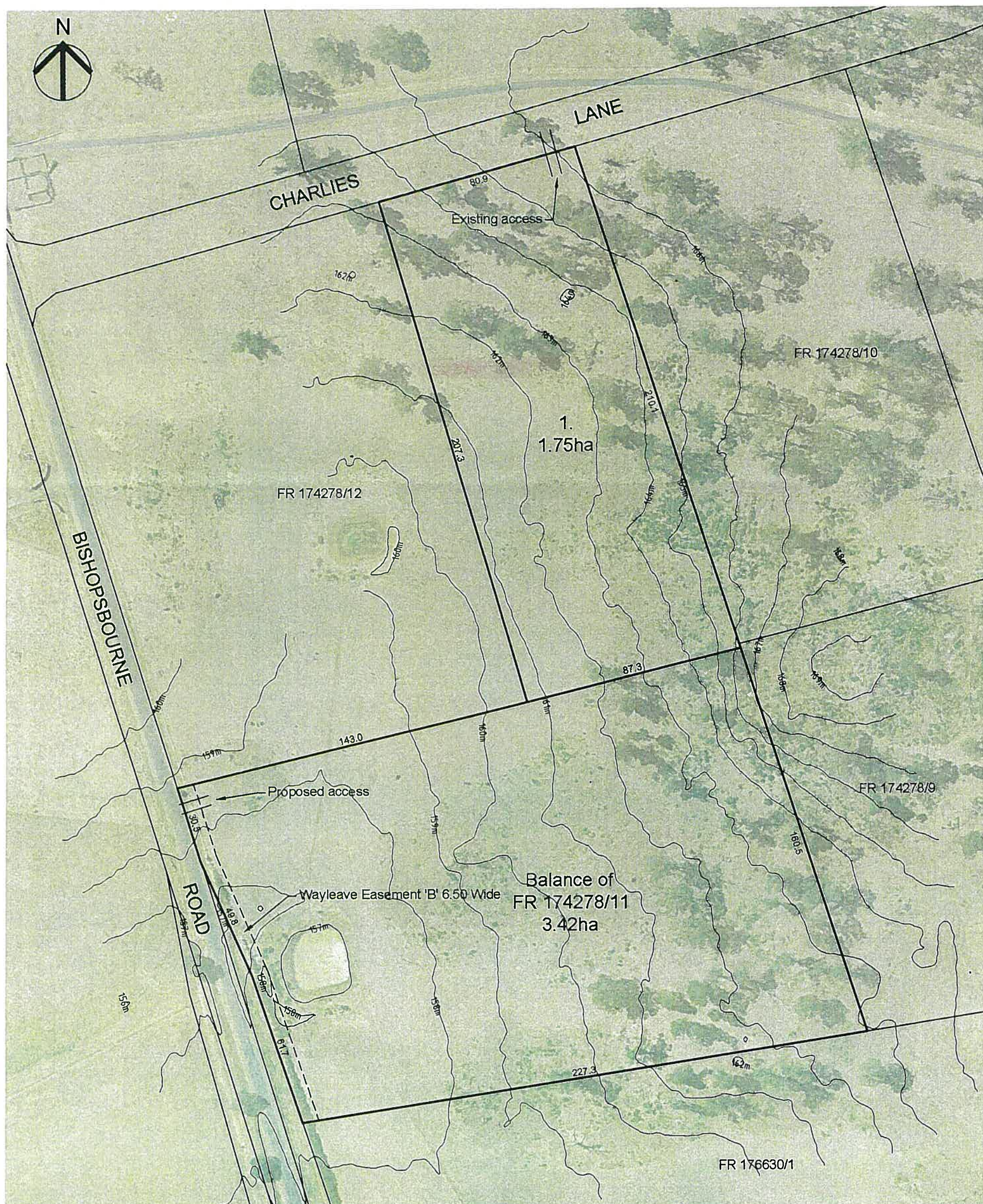
Surveying, Engineering & Planning
ABN 71 217 806 326

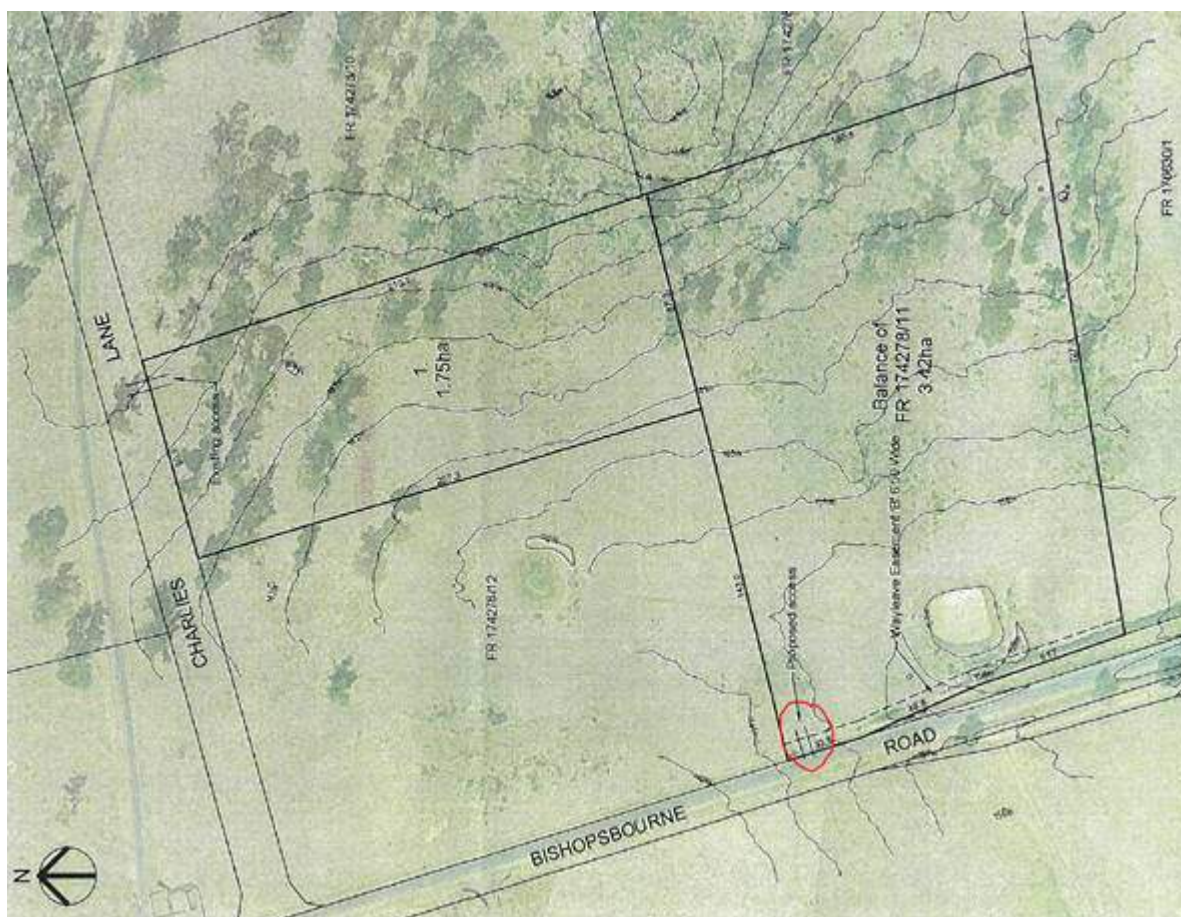
127 Bathurst Street
Hobart, Tasmania, 7000
www.pda.com.au
Also at: Kingston,
Launceston & Burnie

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

Owners	Cameron Charles Harper & Abbey Lillian Harper	Address	4 Charlies Lane, Carrick	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.
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		Zone & Overlay	13.0 Rural Living & 113.SAP.F3	

Scale	1:1500	Date	26 September 2019	PDA Reference	44562J-1	Map reference	5040-51	PID	3552716	Point of Interest GDA94 MGA55	500 697 E, 5 400 470 N
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The posted speed limit at this location is 100km/h.

The Safe Intersection Sight Distance required in the LGAT standard drawings for 100km/h is 250m. There is currently 240m of sight distance to the North and 500m of sight distance to the South.

The access does not meet the desired solution of 250m sight distance outlined in the LGAT standards, so I have consulted AS2890.1 for performance criteria.

The site distance required under AS2890.1 for a 100km/h speed zone is 160m, therefore the proposed access meets the performance criteria.

Given the above, and since the development only represents a minor increase in daily traffic movement, it is considered that traffic to and from the properties would not adversely impact on the safety or efficiency of the road network.

Kind regards,

Duncan Mayne | Graduate Engineer
Meander Valley Council
working together

T: 03 63935309 | **F:** 03 6393 1474 | **E:** Duncan.Mayne@mvc.tas.gov.au | **W:** www.meander.tas.gov.au
 26 Lyall Street (PO Box 102), Westbury, TAS 7303

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 174278
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EASEMENTS AND PROFITS

PAGE 1 OF 3 PAGES

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Easements

Lot 8 on the Plan IS SUBJECT TO a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the Wayleave Easement 'B' 6.50 wide (SP173582) on the Plan.

Lot 9 on the Plan IS SUBJECT TO a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the Wayleave Easement 'H' 13.00 wide (SP173582) on the Plan.

Lot 10 on the Plan IS SUBJECT TO a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the Wayleave Easement 'H' 13.00 wide (SP173582) on the Plan.

Lot 11 on the Plan IS SUBJECT TO a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the Wayleave Easement 'B' 6.50 wide (SP173582) on the Plan.

Lot 12 on the Plan IS SUBJECT TO a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the Wayleave Easement 'B' 6.50 wide (SP173582) on the Plan

Lot 13 on the Plan IS SUBJECT TO a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the Wayleave Easement 'A' 6.50 wide (SP 173582) and Wayleave Easement 'C' Variable width (SP173582) on the Plan

Lot 14 on the Plan IS SUBJECT TO a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the Wayleave Easement 'C' Variable width (SP173582) on the Plan

Lot 15 on the Plan IS SUBJECT TO a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the Wayleave Easement 'C' Variable width (SP173582) on the Plan

For and on behalf of Tas Developments Pty Ltd Timothy David Shaw sole director/secretary

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: TAS DEVELOPMENTS PTY LTD FOLIO REF: 173582/101 SOLICITOR & REFERENCE: CORMISTON LEGAL AMH 170665	PLAN SEALED BY: MEANDER VALLEY DATE: 22 - 11 - 17 REF NO. PA/17/0117 Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 174278
SUBDIVIDER: TAS DEVELOPMENTS PTY LTD FOLIO REFERENCE: 173582/101	

FENCING PROVISION

The Owner of each lot on the Plan covenants with the Vendor (Tas Developments Pty Ltd A.C.N 617 243 562) that the Vendor shall not be required to fence.

RESTRICTIVE COVENANT

The Owner of each lot on the Plan covenants with the Vendor (Tas Developments Pty Ltd) and with the owner for the time being of the balance or any part thereof and of every other lot shown on the Plan to the intent that the burden of this covenant shall run with and bind the covenantor's lot and every part thereof and that the benefit may be annexed to and devolve with the balance or any part thereof and with each and every part of every other lot shown on the Plan, to observe the following stipulation:-

Not to install or permit to be installed within the boundaries of the lot any electrical power consumer main supply other than an underground electrical power consumer main supply.

INTERPRETATION

"Wayleave easement" means:

FIRSTLY the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants, agents, invitees and contractors ("TasNetworks") at all times:

- (a) To clear the lands marked "WAYLEAVE EASEMENT 'A' 6.50 WIDE (SP173582)", "WAYLEAVE EASEMENT 'B' 6.50 WIDE (SP173582)", "WAYLEAVE EASEMENT 'C' VARIABLE WIDTH (SP173582)", "WAYLEAVE EASEMENT 'H' 13.00 WIDE (SP173582)" on the Plan (described as "the servient land") and to lay, erect, construct, inspect, install, maintain, repair, modify, add to, replace, remove and operate in, upon, through, over, along and under the servient land the following:
Towers, poles, wires, cables, apparatus, appliances, and all other ancillary and associated equipment which includes telecommunication equipment (described collectively as "electricity infrastructure") for, or principally for, the transmission and distribution of electrical energy and for any incidental purposes.
- (b) To operate and maintain electricity infrastructure on the servient land.
- (c) To cut away remove and keep clear of the electricity infrastructure all trees and other obstructions or erections of any nature whatsoever which may at any time:
 - (i) overhang, encroach upon or be in or on the servient land; or
 - (ii) which may in the opinion of TasNetworks endanger or interfere with the proper operation of the electricity infrastructure.
- (d) To enter the servient land for all or any of the above purposes and to cross the remainder of the land with any and all necessary plant, equipment, machinery and vehicles for the purpose of access and egress to and from the servient land, and where reasonably practicable, in consultation with the registered proprietor/s (except when urgent or emergency repair work is needed).

SECONDLY the benefit of a covenant for TasNetworks and with the registered proprietor/s for themselves and their successors not to:

For and on behalf of Tas Developments Pty Ltd Timothy David Shaw sole director/secretary

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 3 OF 3 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 174278</p>
<p>SUBDIVIDER: TAS DEVELOPMENTS PTY LTD FOLIO REFERENCE: 173582/101</p>	


(i) erect any buildings; or
(ii) place any structures, objects or vegetation;
within the servient land without the prior written consent of TasNetworks. TasNetworks may rescind their consent if in the opinion of TasNetworks there are safety, access or operational concerns.

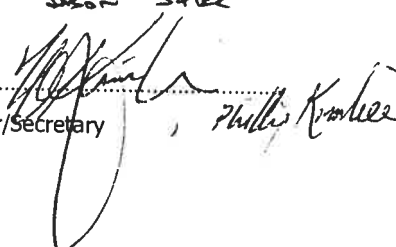
Signed for and on behalf of TAS DEVELOPMENTS PTY LTD
As registered proprietor of the land described by Folio
Of the Register Volume 173582 Folio 101 pursuant to
S 127 Corporations Act 2001



Sole Director/Secretary Timothy David Shaw

Signed for and on behalf of BUTLER MCINTYRE INVESTMENTS
LTD as Mortgagee pursuant to Mortgage E 91276
Pursuant to s 127 Corporations Act 2001

Director  Jason Smeek

Director/Secretary  Phillip K...

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SEARCH OF TORRENS TITLE

VOLUME 174278	FOLIO 11
EDITION 2	DATE OF ISSUE 17-Apr-2018

SEARCH DATE : 18-Sep-2019

SEARCH TIME : 04.19 PM

DESCRIPTION OF LAND

Parish of CARRICK Land District of WESTMORLAND

Lot 11 on Sealed Plan 174278

Derivation : Part of Lot 53, 500 Acres Gtd. to William Bryan

Prior CT 173582/101

SCHEDULE 1

M686752 TRANSFER to CAMERON CHARLES HARPER and ABBEY LILLIAN
HARPER Registered 17-Apr-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP174278 EASEMENTS in Schedule of Easements

SP174278 COVENANTS in Schedule of Easements

SP174278 FENCING COVENANT in Schedule of Easements

SP174278 WATER SUPPLY RESTRICTION

SP174278 SEWERAGE AND/OR DRAINAGE RESTRICTION

SP173582 COVENANTS in Schedule of Easements

SP173582 FENCING COVENANT in Schedule of Easements

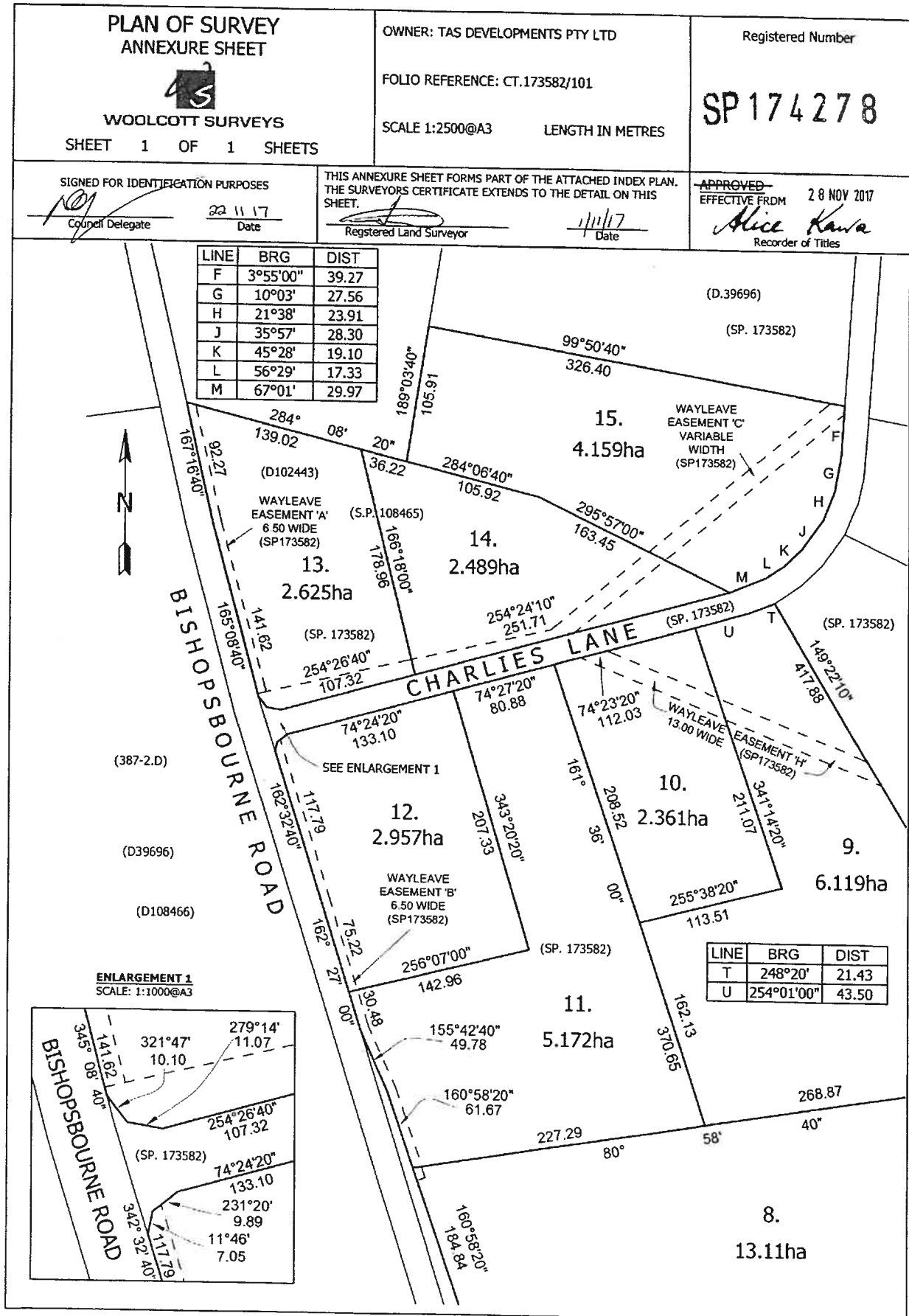
B189253 PROCLAMATION under Section 9A and 52A of the Roads
and Jetties Act 1935 Registered 03-Jun-1988 at noon

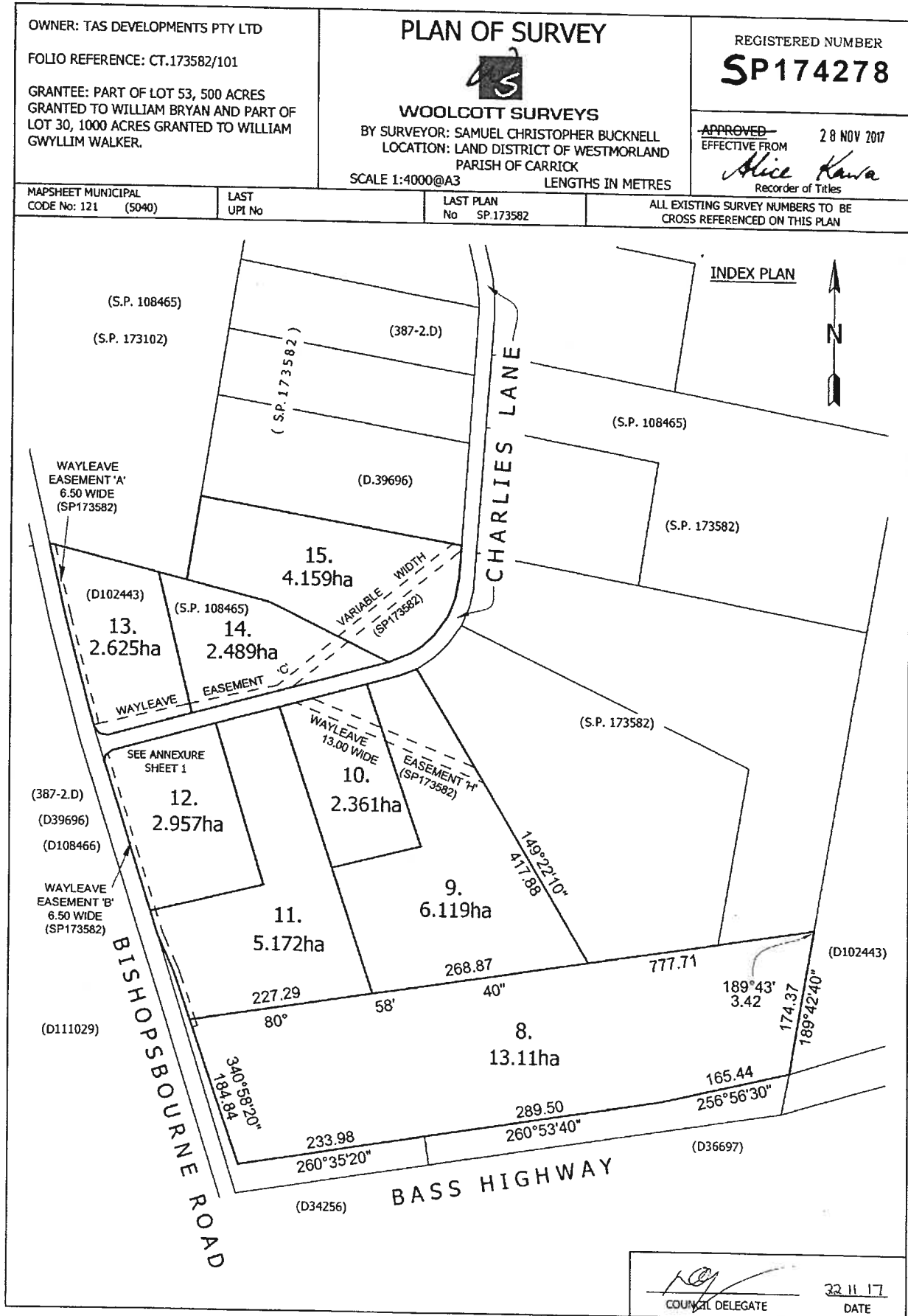
B738897 PROCLAMATION under Section 52A of the Roads and
Jetties Act 1935 Registered 10-May-1995 at noon

E131204 MORTGAGE to Commonwealth Bank of Australia
Registered 17-Apr-2018 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





COUNCIL APPROVAL

Registered Number

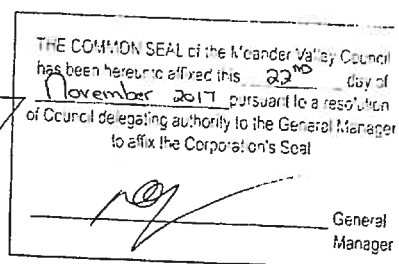
SP 174278

(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993)

The subdivision shown in this plan is approved.

TAS Water cannot provide a sewerage service to all lots on the plan.
TAS Water cannot provide a water service to Lots 8, 9, 10, 11, 12, 13, 14 and 15 on the plan.

In witness whereof the common seal of
has been affixed, pursuant to a resolution of the Council of the said municipality
passed the day of 20 , in the presence of us
Member
Member
Council Delegate



Council Reference PA 17/0117

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993 the owner has nominated

CORMISTON LEGAL
..... Solicitor to act for the owner
WOOLCOTT SURVEYS
..... Surveyor to act for the owner

OFFICE EXAMINATION:

Indexed

Computed *[Signature]* * Examined *[Signature]*
27/11/2017. 27/11/2017.

Leanne Rabjohns

From: Angela Williams <AJWill@outlook.com.au>
Sent: Monday, 18 November 2019 11:56 PM
To: Planning @ Meander Valley Council
Subject: Objection to PA\20\0110

To whom it may concern:

We wish to raise several issues for council consideration against the subdivision of 4 Charlie's Lane Carrick (PA\20\0110). In reviewing the application for the subdivision our concerns are as follows:

- The reduction in lot size after purchase of our property/devaluation of our property
- Limited dwelling sites for the lot off Charlie's Lane in close proximity to our dwelling site
- Exposure to wastewater system for the lot off Charlie's Lane
- Access road along rear boundary
- Reduction in privacy
- No building envelope highlighted in the Bush fire Hazard Management Plan for the narrow block in the proposed subdivision of Lot 12
- Fencing
- Changes not in line with the Carrick Rural Living Specific Area Plan

Residents who purchased lots 9 - 15 when the subdivision was first created (which are our surrounding neighbours), were no less than 5.8 acres and only one dwelling was permitted on each lot. The reason we purchased the block was to have a large private area in a rural living zone, which was to be away from immediate and multiple neighbours (as our lot is surrounded by the one lot) to raise a family and potentially some livestock. The proposed subdivided lot with access off Charlie's Lane is only 4.3 acres of the initial 12.7 acre lot, and there is a likelihood of now having a dwelling on each of the lots. I feel that with the approval of the subdivision not only would it impact the value of our property but the Rural Living Zone character that we had and pursued when we initially purchased our property.

We are also concerned about the limited dwelling sites for the lot off Charlies Lane due to Hazard Management Areas. Any proposed site for the lot off Charlies Lane is in close proximity to our potential dwelling and our approved shed plan. We believe this would detract value and reduce privacy to our block as the vegetation on the lot must be kept to a minimum due to the risk of bush fires and is already limited. The subdivided lot off Charlie's Lane would be narrow approx. less than 100m wide (difficult to see off the title plans the exact value), which would limit the locations of the waste water system and therefore would likely be visible and have potential for odour issues on our block in the vicinity of our dwelling.

The proposed access road off the lot onto Bishopsbourne Road is right along the boundary of our lot. This would be the second additional driveway access off Bishopsbourne road since the subdivision was created, in addition to the approved subdivision on the opposite side of Bishopsbourne Road. This area was never planned to incorporate extra driveways and increased traffic flow, due to safety concerns for traffic flow and vision of traffic from both directions. In addition we feel it would reduce our privacy of our property along that boundary.

In the Bush fire Assessment Report conducted by Ian Abernethy (Woolcott surveys) on behalf of Tim Shaw, it indicates a recommended building envelope for each lot. The assessment indicated that the recommended envelope is in the rear part of the lot (the lot proposed to have the Bishopsbourne driveway) and there was no envelope highlighted for the lot that would have access off Charlie's Lane. The

reasoning for the envelope location was also explained in the report for each lot. For Lot 11 the location of the envelope was chosen due to creating separation to adjoining lots and within an already cleared area. This raises concerns for us in terms of bush fire hazards, because if the area was never identified as a safe area to build a dwelling could increase the risk to our property in a bush fire.

Currently there is no fence on our boundary and the applicants boundary. When we purchased the property we were aware we would only have one neighbour to discuss and share the costs of fencing of our property and had an agreement that there was no urgency to build a fence. However, in the near future we will move onto the block and therefore will need fences to keep our pets and potential livestock within our boundary. This subdivision would mean we would need to engage with not only our current neighbour but with potentially two neighbours in regard to installing and paying for fencing and materials. This could be a drawn out process depending on if the current owners decide to sell one of the lots, and we cannot and will not be willing to pay for the whole fence.

In summary our objection is also in line with the Carrick Rural Living Specific Area Plan. The relevant points that have been highlighted in our objection above are discussed in detail in this plan are as below:

F3.2.1 Local Area Objectives

- The dimensions of the lots allow for appropriate separation between buildings and access ways and to accommodate bush fire hazard management areas

F3.3.1.2 Lot requirements

- The objectives of the subdivision include that the lots are in dimensions of lots that are appropriate for the purpose of the Rural Living Zone and is consistent with the local area objective
- provides appropriate wastewater disposal in consideration of the characteristics of the land
- provide frontage and access to a road that does not adversely affect the function of Bishopsbourne road
- the subdivision must provide sufficient usable area and dimensions for a dwelling, disposal of waste water, on site parking and adequate private open space and vehicular access
- the subdivision must provide adequate private open space

We believe that the points mentioned above are valid and fair to raise in an objection for the proposed subdivision and this submission has been provided for your consideration.

Regards

Angela Williams and Kurt Lewis

Ph: 0407 686 530

Leanne Rabjohns

From: Angela Williams <AJWill@outlook.com.au>
Sent: Tuesday, 19 November 2019 6:49 AM
To: Planning @ Meander Valley Council
Subject: Fwd: Objection to PA\20\0110 correction

Hi my apologies I made a mistake in my objection where I stated the proposed subdivision lot number as 12 instead of 11 in the attached paragraph.

Regards Angela Williams and Kurt
Lewis

- The reduction in lot size after purchase of our property/devaluation of our property
- Limited dwelling sites for the lot off Charlie's Lane in close proximity to our dwelling site
- Exposure to wastewater system for the lot off Charlie's Lane
- Access road along rear boundary
- Reduction in privacy
- No building envelope shown in the Bush fire Hazard Management Plan for the narrow block in the proposed subdivision of Lot 12
- Fencing
- Changes not in line with the Carrick Rural Living Specific Area Plan

PLANNING AUTHORITY ITEM 8

The following are applicable to this report.

1) Strategic/Annual Plan Conformance

Council's consideration of the Meander Valley Community and Strategic Plan 2014-2024 as it relates to the Draft Meander Valley Local Provisions Schedule is discussed in the officer's comments.

2) Policy Implications

Not applicable.

3) Legislation

Council is required to comply with the directions of the Tasmanian Planning Commission to provide the requested information to enable the assessment of Council's Local Provisions Schedule under section 35J of the *Land Use Planning and Approvals Act* (LUPAA) 1993.

4) Risk Management

Not applicable.

5) Financial Impact

Not applicable.

6) Alternative Options

Council can opt not to endorse the recommendation or may amend the recommendation.

7) Voting Requirements

Simple Majority

PLANNING AUTHORITY 8

Reference No. 228/2019

TASMANIAN PLANNING COMMISSION DIRECTION – DRAFT MEANDER VALLEY LOCAL PROVISIONS SCHEDULE – LOCAL HISTORIC HERITAGE CODE

AUTHOR: Jo Oliver
Senior Strategic Planner

1) Introduction

Following the Tasmanian Planning Commission (TPC) hearing held 29 May 2019 into the Draft Meander Valley Local Provisions Schedule (LPS), the TPC have requested further information regarding Council's position on the exclusion of listings under the Local Historic Heritage Code, in the preparation of Council's Draft Local Provisions Schedule.

This report formalises Council's further submissions to the TPC.

2) Recommendation

It is recommended that Council endorse the officer's comments as its submission to the Tasmanian Planning Commission, in regard to the exclusion of listings under the Local Historic Heritage Code as part of the preparation of the Draft Meander Valley Local Provisions Schedule.

3) Background

Following the hearing held 29 May 2019, the TPC have issued the following direction:

Historic Heritage Code – further submission on the application of code, addressing how the following have been considered:

- (a) Section 34(2)(b) of the Act – “furthers the objectives set out in Schedule 1”
An objective of Part 2 of Schedule 1 – Objectives of the Planning Process is
- (g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest, or otherwise special cultural value.

(b) Section 34(2) (e) "as far as practicable is consistent with the regional land use....."

The Northern Tasmanian Regional Land Use Strategy at the section on Regional Planning Policies for Social Infrastructure and Community Policy contains the following Cultural Heritage Policy –

CH-P01 Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history.

The following action is required –

CH-A01 Investigate planning means to recognise and list places, precincts of heritage significance within planning schemes and spatially define them with associated map overlays.

(c) Section 32(f) "has regard to the strategic plan prepared under section 66 of the Local Government Act 1993"

The Meander Valley Council Community Strategic Plan 2014 to 2024 contains Future direction (1) – A sustainable natural and built environment. It states –

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

A listed Strategic Outcome 1.3 is –

The natural, cultural and built heritage of Meander Valley is protected and maintained.

The listed Council role is Provider Facilitator.

Council is required to make further submissions in regard to each of the matters listed in the direction.

This matter was discussed in Council workshop on 22 October 2019.

4) Representations

Representors to the Draft Meander Valley Local Provisions Schedule have participated in the TPC hearings relating to the Local Historic Heritage Code.

5) Consultation with State Government and other Authorities

State Government agencies and other authorities were directly notified of the Draft Meander Valley Local Provisions Schedule. No submissions were made in regard to the Local Historic Heritage Code.

6) Officers Comments

The following comments further articulate the Meander Valley Council's position in regard to the preparation of its Draft Local Provisions Schedule. These comments expand on Council's consideration of local heritage matters in the original submission of the Draft LPS, the subsequent consideration of public representations in the report under s.35F and discussions in the hearings of the TPC (where the Council's position was conveyed by the Senior Strategic Planner).

The TPC direction requires further submissions in regard to the application of the Local Historic Heritage Code (or more specifically, the non-application of the code) and how the Schedule 1 Objectives of the *Land Use Planning and Approvals Act* (LUPAA) 1993, the Regional Land Use Strategy of Northern Tasmania and the Meander Valley Community and Strategic Plan 2014-2014 have been considered.

Council's further submissions are as follows:

Schedule 1 Part 2 - Objective (g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest, or otherwise special cultural value.

Council maintains its position as submitted in its supporting report to the Draft LPS and in its s.35F report, that the State heritage register is the appropriate mechanism to conserve those places that are of historic interest or special cultural value. The Historic Cultural Heritage (HCH) Act does not recognise local and State thresholding and describes in the criteria to ascertain significance for registration, "*a strong or special association with a particular community or cultural group*", which has particularly local focus. Schedule 1 Part 2 of LUPAA refers to objectives for the planning process under the Resource Management and Planning System, of which the HCH Act is part. This is not limited to planning schemes and there are co-ordinated and consolidated processes for assessment of State heritage listed places through the LUPAA application process.

The LUPAA provides that a planning scheme may, as a planning instrument, include provisions relating to the conservation of *buildings, areas or other places*. The objective does not mandate that it must. It is implicit in the application of planning scheme controls that the purpose and appropriateness of the statutory control can be demonstrated.

Objective c) of Schedule 1 Part 1 is "*to encourage public involvement in resource management and planning*". In the notification of its Draft LPS, Council sent 8,500 notification letters to Meander Valley landowners as well as the statutory notification requirements. Six (6) submissions were received advocating the inclusion of local heritage places in the draft LPS. Council considers that there is no community imperative to regulate local heritage places and that the need for the regulation has not been demonstrated.

Regional Land Use Strategy of Northern Tasmania (NTRLUS)

Policy CH-P01 can also be met through listing of places on the Tasmanian Heritage Register. *Character, culture, sense of place and contribution to our understanding of history* are values that are considered in the assessment of places nominated for inclusion on the Tasmanian Heritage Register.

Action CH-A01 is ambiguous in its intent and confounds normal meaning. Despite this, Council considers that there are only 2 'planning means' by which places of heritage significance can be recognised and listed within planning schemes (i.e. the LPS), either as individual properties by populating the table of places, or by spatially defining precincts. The operation of the State Planning Provisions (SPP's) in regard to the type of 'listing' is different, with individual places being subject to a high degree of detail in the assessment of development applications and precinct provisions being focussed on streetscape impacts.

Council considers that the appropriate 'means' to manage significant places is through the Tasmanian Heritage Register. It is not practicable to comply with the NTRLUS as it does not provide a coherent explanation of how any distinction between State and local significance is to be made and the outcome to be achieved through planning schemes.

A Note on the Davies Heritage Study 2005 - This study was never endorsed by Meander Valley Council and as such, it does not exist in any official capacity. Council's view is that it has significant flaws in regard to properly establishing the threshold between State and local significance and the outcomes to be achieved in doing so. It is noted that the 'local' data entries only identify the applicable criteria of the State HCH Act.

Meander Valley Council Community Strategic Plan 2014 to 2024:

Council's consideration of its Community Strategic Plan for the purposes of the Draft LPS is in the context of the broader statutory considerations discussed above. The LUPAA requirement is to have 'regard' to the strategic plan prepared under section 66 of the Local Government Act 1993.

Central to Council's consideration is 'respecting the diversity of community values'. Council's concerns regarding the veracity of the Davies study, echo the concerns that were raised by substantial numbers of landowners of identified properties in 2005. The lack of public submissions supporting listing of places in the planning scheme, through both the Interim Planning Scheme and Draft LPS processes, confirms for Council that there is no community imperative to include local heritage places or precincts in the Draft LPS.

Having regard to the Community Strategic Plan, Council maintains its position that the appropriate instrument to provide for heritage protection is that items of significance are included on the State Tasmanian Heritage Register under the HCH Act. Council has facilitated this through the co-funding of the Davies study, which despite its flaws, has identified many items worthy of inclusion on the Tasmanian Heritage Register, which were forwarded to the Tasmanian Heritage Council.

DECISION:

COMMUNITY AND DEVELOPMENT SERVICES 1

Reference No. 229/2019

ESTABLISHMENT OF FEES FOR CASUAL USE OF THE WESTBURY FUNCTION CENTRE

AUTHOR: Daniel Smedley
Sport and Community Coordinator

1) Recommendation

It is recommended that Council approve the fees for the casual hire and use of the new "Westbury Function Centre" as follows:

- ***\$25 per hour for meetings***
- ***\$200 per function (including kitchen)***
- ***\$100 for kitchen hire***
- ***\$15 per use of 2 hours per change room***

2) Officers Report

Council sets fees and charges annually consistent with Council Policy Number 56 – Sport and Recreation Venues Pricing. As the new facilities at the Westbury Recreation Ground are about to come into use, the casual user fees for the new facilities need to be determined and approved by Council prior to the setting of next year's fees.

It is proposed that the new venue be referred to as the Westbury Function Centre. This name promotes the broad purpose of the facility; distinct from clubrooms or change rooms.

It is planned that Council officers manage the facility in support of current users and in anticipation of regular casual usage by the community, commercial entities and other clubs.

It is proposed that the Westbury Function Centre be open for casual bookings from December 2019 when the work on the adjoining change room building is anticipated to be completed.

The Westbury Function Centre can seat up to 110 people for a function. For conferences/meetings it is designed to accommodate up to 200 people in theatre

style. There is a big screen television, audio system, reverse cycle air conditioning. The commercial kitchen is the largest available in Council facilities and is fully equipped, including cooking/cooling equipment, dishwashing room (no dishwasher) and storage rooms. There is also a bar facility with coolers.

To develop recommended fees for hire by casual users, fee comparisons have been considered at Deloraine Community Complex Auditorium, Hadspen Memorial Centre, Prospect Vale Ray Johnstone Centre. Northern Midlands Council's Longford Recreation Ground Complex and the Campbell Town Recreation Ground Complex, which are both fully redeveloped facilities and have similar attributes to the Westbury Function Centre and Recreation Ground, have also been considered. Refer to Attachment A – Fee Analysis.

The fees proposed for Westbury Function Centre are set at a level to reflect location, amenity and desire to increase the usage of the venue while recovering a reasonable contribution from users. At the price point listed, the venue is not overpriced compared to other similar venues in the region/municipality.

The regular users at Westbury Function Centre (namely the Westbury Shamrocks Cricket Club and the Meander Valley Suns Football Club) will pay facility fees based on the Pricing Policy for regular users. This is calculated on historical averaged costs and a contribution of 22% less any rebates for contributory maintenance.

This was discussed at Council Workshop on 26 November 2019.

3) Council Strategy and Policy

Council Policy No.56 – Sport and Recreation Venues Pricing

4) Legislation

Local Government Act (Section 205) 1993

5) Risk Management

Not applicable.

6) Government and Agency Consultation

Not applicable.

7) Community Consultation

Not applicable.

8) Financial Consideration

Not applicable.

9) Alternative Recommendations

Council can amend the recommended fees and charges.

10) Voting Requirements

Simple Majority

DECISION:

Attachment A

FEE ANALYSIS - FUNCTION / MEETING FACILITIES					
		Meetings <i>Per hour</i>	Functions <i>Inc. Kitchen Per use</i>	Kitchen <i>Per use</i>	Change-room <i>Per Use (2hrs)</i>
Hadspen	<i>Memorial Centre</i>	\$14	\$80	Included	Included
Prospect Vale	<i>Ray Johnstone Centre</i>	\$25	\$200	\$50	\$10
Deloraine	<i>Community Complex Auditorium</i>	\$55	\$270	\$93	NA
Longford (Northern Midlands)	<i>Longford Recreation Ground Complex</i>	\$30	\$70 ph.	\$99	\$23
Campbell Town (Northern Midlands)	<i>Campbell Town Recreation Ground Complex</i>	\$30	\$70 ph.	\$99	\$23
Westbury	<i>Function Centre – proposed fees</i>	\$25	\$200	\$100	\$15

INFRASTRUCTURE 1

Reference No. 230/2019

NORTHERN MIDLANDS COUNCIL – REQUEST FOR AMENDMENT TO THE NORTHERN TASMANIA REGIONAL LAND USE STRATEGY

AUTHOR: Jo Oliver
Senior Strategic Planner

1) Recommendation

It is recommended that Council endorse the following statement as its response to the request from Northern Midlands Council for support for an amendment to the Northern Tasmania Regional Land Use Strategy for the Ridgeside Lane proposal at Evandale:

“That support is provided to the Northern Midlands Council to pursue the opportunity to provide for the growth of the Evandale settlement and that it is noted that it will be incumbent upon the Northern Midlands Council to demonstrate to the TPC and the Minister the appropriateness of the specific proposal”.

2) Officers Report

On 5 September 2019, the Northern Midlands Council wrote to the Councils of the Northern Region, seeking their view as to whether Councils would support an amendment to the *Northern Tasmania Regional Land Use Strategy* (NTRLUS), to facilitate the Ridgeside Lane proposal, a substantial development proposed to be located to the east of the Evandale township. The request from Northern Midlands Council and a copy of the concept master plan are attached.

The proposal is described in the Northern Midlands Council correspondence as containing:

- A village comprising a café, restaurant, cellar door specialising in local produce. The village will also include a sustainability centre, education hub and artisan village, with a variety of Green Star buildings accommodating workshops, studios and classroom facilities for sustainable living, backyard

growing and small-holder farm courses, culinary arts and art & craft courses;

- A 4.5 star 100 room hotel with conference and wedding facilities for 200 guests, restaurant, bar and café. A hotel management education facility will provide training for up to 25 students;
- A health and wellbeing retreat in a tranquil setting with accommodation;
- Eco resort accommodation consisting of 20 villas within a landscaped setting;
- A retirement village comprising a care centre including specialist aged care, palliative care and dementia care facilities in addition to independent living units;
- 7 residential super lots to provide up to 160 affordable housing opportunities;
- 346 General Residential allotments ranging in size from 450m² to 669m²;
- 81 Low Density Residential allotments ranging in size from 1,500m² to 5,500m²;
- 27 Rural Living 'Zone A' lots ranging in size from 1 hectare to 1.95 hectares;
- 17 Rural Living 'Zone B' lots ranging in size from 2 hectares to 2.64 hectares, with private driveways off Logan Road;
- Botanical gardens featuring native and exotic species and demonstration gardens, pathways, picnic shelters and seating area;
- Neighbourhood parkland providing recreational open space for residents and visitors, with a pathway network connection through to Evandale village;
- Utilities precinct to accommodate the neighbourhoods 'state of the art' sewerage and waste water treatment facility, renewable energy storage facility, recycling centre and green waste composting facility; and
- A demonstration farm and agri-business facility including organic gardening around a co-op store, plant nursery, farm workshop and café.

The proposed development needs an amendment to the NTRLUS to enable substantive rezoning for residential development outside of the urban growth boundary of the Evandale township.

Amendments to the NTRLUS are approved by the Minister for Planning, who has released a position paper in regard to the government's expectations when Councils are seeking amendments. The Minister has stated that prior to consideration of any amendment the proposal must have the general support of all Councils in the region.

The Northern Region's planning committee and the technical reference group, made up of planning and management representatives from each Council, have met to discuss the proposal. The issue with the request is that it is a very

complex proposal and it is generally agreed that the Councils are not in a position, nor is it appropriate, for each Council to effectively 'assess' the proposal in order to form an opinion as to whether the proposal should be 'supported'.

The representatives of the councils have agreed on a statement, which is recommended to be endorsed by Council, to be forwarded to the Minister for Planning and Northern Midlands Council. This statement reflects the view of council officers that the Northern Midlands Council and the developer should have the right to submit the proposal for detailed assessment by the Tasmanian Planning Commission and the Minister for Planning.

The assessment processes engaged by the Minister for Planning and the Tasmanian Planning Commission include public consultation on the proposal, whereby councils, the general public and any relevant stakeholders will have the opportunity to make detailed submissions.

This matter was discussed at Council workshop on 26 November 2019.

3) Council Strategy and Policy

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

- Future Direction (5) - Innovative leadership and community governance:

4) Legislation

Not applicable.

5) Risk Management

Not applicable.

6) Government and Agency Consultation

The request from Northern Midlands Council is the result of a requirement of the Minister for Planning that Northern Midlands Council consult with other councils of the Northern Region in regard to amending the Northern Tasmania Regional Land Use Strategy. Meander Valley Council is not required to make any submissions to the Minister at this stage.

7) Community Consultation

Not applicable.

8) Financial Consideration

Not applicable.

9) Alternative Recommendations

Council can elect to not support the recommendation or modify the response to Northern Midlands Council.

10) Voting Requirements

Simple Majority

DECISION:

5 September 2019

The General Manager
Mr Martin Gill
Meander Valley Council
PO Box 102
Westbury 7303
Via email: mail@mvc.tas.gov.au



Dear Mr Gill,

REQUEST TO AMEND NORTHERN TASMANIA REGIONAL LAND USE STRATEGY

Council is writing to you, as one of the northern region Councils, seeking your view on a request to amend the Northern Tasmania Regional Land Use Strategy by including the land at 98 Ridgeside Lane, 211 Logan Road and CT 101154/1 Logan Road, Evandale within the 'urban growth area' classification under the Strategy.

Background

The project is proposed to be located on land fronting Ridgeside Lane and Logan Road, Evandale on certificates of title 145763/2 (98 Ridgeside Lane), 106773/1 (211 Logan Road), and 101154/1 (Logan Road), with a combined area of 246.97 hectares according to the titles.

To develop the project in accordance with the Concept Masterplan, an amendment to the *Northern Midlands Interim Planning Scheme 2013* (the planning scheme), rezoning the land from Rural Resource to General Residential, Low Density Residential, Rural Living, Mixed Use, Open Space and Utilities is required.

The *Land Use Planning & Approvals Act 1993* requires that an amendment to a planning scheme must be consistent with the relevant regional land use strategy.

The Northern Tasmania Regional Land Use Strategy is the relevant regional land use strategy and it does not identify the land for a development as is proposed. As such an amendment to the planning scheme would be inconsistent with the relevant regional land use strategy.

TCG Planning is therefore requesting an amendment to the Northern Tasmania Regional Land Use Strategy to include the land within the 'urban growth area' classification under the Strategy. This would allow consideration of an amendment to the planning scheme.

TCG Planning has provided a Concept Masterplan and advises that the project will incorporate the following key elements:

- A village comprising a café, restaurant, cellar door specialising in local produce. The village will also include a sustainability centre, education hub and artisan village, with a variety of Green Star buildings accommodating workshops, studios and classroom

facilities for sustainable living, backyard growing and small-holder farm courses, culinary arts and art & craft courses.

- A 4.5 star 100 room hotel with conference and wedding facilities for 200 guests, restaurant, bar and café. A hotel management education facility will provide training for up to 25 students.
- A health and wellbeing retreat in a tranquil setting with accommodation.
- Eco resort accommodation consisting of 20 villas within a landscaped setting.
- A retirement village comprising a care centre including specialist aged care, palliative care and dementia care facilities in addition to independent living units.
- 7 residential super lots to provide up to 160 affordable housing opportunities.
- 346 x General Residential allotments ranging in size from 450m² to 669m².
- 81 x Low Density Residential allotments ranging in size from 1,500m² to 5,500m².
- 27 x Rural Living 'Zone A' lots ranging in size from 1 hectare to 1.95 hectares.
- 17 x Rural Living 'Zone B' lots ranging in size from 2 hectares to 2.64 hectares, with private driveways off Logan Road.
- Botanical gardens featuring native and exotic species and demonstration gardens, pathways, picnic shelters and seating area.
- Neighbourhood parkland providing recreational open space for residents and visitors, with a pathway network connection through to Evandale village.
- Utilities precinct to accommodate the neighbourhoods 'state of the art' sewerage and waste water treatment facility, renewable energy storage facility, recycling centre and green waste composting facility.
- A demonstration farm and agribusiness facility including organic gardening around a co-op store, plant nursery, farm workshop and café.

Requirements to amend the Northern Tasmania Regional Land Use Strategy

In January 2019 the Minister for Planning, released an Information Sheet titled "Reviewing and Amending the Regional Land Use Strategies" which states:

Any amendment to a regional land use strategy that is requested by an individual or a planning authority would need to be supported by documentation that identified and justified the need for the amendment. Moreover, as the regional land use strategies are a regional plan, it would require the general support from all councils within the region.

Minimum information requirements to support an amendment request:

1. *All requests for an amendment to a regional land use strategy should first be directed to the **relevant local planning authority or regional body representing the local planning authorities in the region.***

2. *All draft amendments to a regional land use strategy should be submitted in writing to the Minister for Planning by the **relevant local planning authority** or **regional body representing the local planning authorities in the region.***
3. *The supporting documentation should include details on why the amendment is being sought to the regional land use strategy.*
4. *The supporting documentation should include appropriate justification for any strategic or policy changes being sought and demonstrate how the proposed amendment:*
 - a) *furtheres the Schedule 1 objectives of the Land Use Planning & Approvals Act;*
 - b) *is in accordance with State Policies made under section 11 of the State Policies and Project Act 1993;*
 - c) *is consistent with the Tasmanian Planning Policies, once they are made;*
 - d) *meets the overarching strategic directions and related policies in the regional land use strategy*

TCG Planning have provided supporting documentation addressing items 3 and 4 above.

The full report which was presented to Council and the supporting documentation can be found at

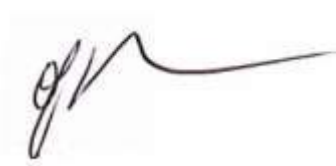
<https://www.dropbox.com/sh/ngwa6gdivwa2rs6/AABVPEzennpr8p3CxaG1TEV2a?dl=0>

Our request

Council is seeking your view on the proposal and an indication as to whether or not you support the proposal.

If you require any additional information regarding the proposal, please contact me on 6397 7303. We would also be pleased to present the proposal to your Council.

Yours sincerely



Des Jennings
GENERAL MANAGER



PLAN LEGEND

- Contours**
Existing 0.2m contours.
- Set Back**
A designated 70m setback including 18m of vegetative planting to provide an agricultural buffer from adjoining uses.
- Residential Allotments**
Proposed residential allotments varying from traditional housing to 2+ hectare rural residential B lots.
- Existing Residential Areas**
The LIST topographic map.
- Internal Roadways**
Street tree lined primary collector 'Loop' road, secondary roads, residential streets (20m reserve width), and access laneways (10m reserve width).
- Shared Pedestrian and Cycle Paths**
Shared pedestrian and cycle pathways 2.4m - 3m (w) providing an active/recreational network undulating around and through the neighbourhood.
- Open Space Boundary Corridor**
18m (w) Native vegetation buffer, pathways, and open grass areas provide passive & active recreation opportunities.
- Water Sensitive Urban Design**
A series of existing and new water bodies utilised to filter and store stormwater from within the neighbourhood.

NUMBER LEGEND

- Connector road to link the proposed neighbourhood with White Hills Road and beyond to provide sufficient capacity to service traffic ingress/egress including additional load from tourist visits.
- Neighbourhood entry consisting of the start of the signature tree swirl that links the entry with the lookout hill at the eastern end of the neighbourhood.
- Mass plantings of Chamomile and Lavender with a backdrop of Olive plantations flank the roadway adding to the experience entering the neighbourhood.
- Child care centre positioned across from the parkland and towards the neighbourhood entry for easy access.
- Proposed 4.5 star 100 room hotel with conference and wedding facilities for 200 guests, restaurant, bar and cafe. A hotel management education facility will also provide training for up to 25 students.
- Proposed retirement village with an activity hub, 80 independent living units, and specialist facility aged care (25 Beds), and dementia patients (20 Beds).
- Botanical garden featuring a blend of native and exotic plant species and demonstration gardens, with access-for-all pathways, picnic shelters and seating areas.
- Health and wellbeing retreat with a central activities hub, accommodation for up to 40 guests, and tranquil gardens with areas for quiet contemplation and meditation.
- Eco Resort Accommodation consisting of 20 villas with a central communal hub set within a landscape of native trees, gardens and open lawn areas.
- Sustainability Centre, Education Hub and Artisan Village with a variety of Green Star buildings accommodating workshops, studios and classroom facilities for sustainable living, backyard growing and small-holder farm courses, culinary arts, as well as art and craft courses. The village will also include a cafe, restaurant and cellar door specialising in local produce.
- Utilities precinct to accommodate the neighbourhoods state-of-the-art sewerage and waste water treatment facility, renewable energy storage facility, recycling centre, and green waste composting facility.
- Neighbourhood Demonstration Farm and Agribusiness Facility including organic vegetable gardens, livestock paddocks, and poly-tunnels set around the main 'Barn' which includes an organic co-op store, plant nursery and farm workshops.
- Seven residential super-lots provide sustainably design and constructed multiple dwellings offering a variety of affordable housing opportunities.
- 407 x General residential lots ranging in size from 450m² to 699m².
- General residential lots with parkland frontage.
- 46 x Low density residential lots ranging from 1,500m² to 5,500m².
- 31 x Rural 'Zone A' lots ranging in size from 1 hectares to 1.95 hectares.
- 14 x Rural 'Zone B' lots ranging in size from 2 hectares to 2.64 hectares, and include private access driveways off Logan Road.
- Emergency access points off Logan Road through the open space corridors.
- Neighbourhood pathway network connection through to the Evandale village.
- Neighbourhood central parkland provides recreational open space for residents and visitors and includes an amphitheater for community events, oriental style gardens with WSUD ponds, indigenous gardens, community gardens and a centrally placed full size AFL and cricket oval for informal sporting events.

RIDGESIDE LANE

Meander Valley Council Ordinary Agenda - 10 December 2019
Ridgeside Lane Evandale Tasmania

Concept Master Plan



0 50 100m
5 December 2018
Issue F



TRADERS IN PURPLE

LANGE

Page 861
design

GOVERNANCE 1

Reference No. 231/2019

2020 COUNCIL MEETING DATES AND TIMES

AUTHOR: Jonathan Harmey
Acting General Manager

1) Recommendation

It is recommended that Council approve the following schedule of ordinary meetings for 2020, with meetings commencing at the Westbury Council Chambers at 4:00pm:

- 1. Tuesday, 21 January***
- 2. Tuesday, 11 February***
- 3. Tuesday, 10 March***
- 4. Tuesday, 21 April***
- 5. Tuesday, 12 May***
- 6. Tuesday, 9 June***
- 7. Tuesday, 14 July***
- 8. Tuesday, 11 August***
- 9. Tuesday, 8 September***
- 10. Tuesday, 13 October***
- 11. Tuesday, 10 November***
- 12. Tuesday, 8 December***

2) Officers Report

The purpose of this report is for Council to approve dates and times for Council Ordinary Meetings in 2020.

The Ordinary monthly Meeting of Council occurs on the second Tuesday of each month, apart from January where it is held on the third Tuesday. Council has previously held the January meeting on the third Tuesday reflecting the lower volume of items to be dealt with due to the end of calendar year closure and subsequent holiday period. This is proposed to continue in 2020. Easter Tuesday falls on 14 April and as a result the April Council Meeting is proposed to be moved to 21 April.

Meander Valley Council started its meetings at 1:30pm between 1993 and 2018 with a change to the 4:00pm start time during 2019.

Council discussed the dates and times for Council Ordinary Meetings in 2020, at the 26 November Workshop.

3) Council Strategy and Policy

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

- Future direction (5) – Innovative leadership and community governance

4) Legislation

The recommendation meets the requirements of the Local Government Act 1993 (Act) in that Council meets at least once per month. Meetings are advertised in accordance with the Act.

The recommendation meets the requirements of the Local Government (Meeting Procedures) Regulations 2015.

5) Risk Management

Not applicable.

6) Government and Agency Consultation

Not applicable.

7) Community Consultation

Not applicable.

8) Financial Consideration

There may be minor costs associated with Council officers working above a standard work day, should meetings continue past 5:00pm standard office closure.

9) Alternative Recommendations

Council can elect to amend the starting time for Council meetings and/or the meeting dates.

10) Voting Requirements

Absolute Majority

DECISION:

GOVERNANCE 2

Reference No. 232/2019

REGIONAL ECONOMIC DEVELOPMENT STRATEGY

AUTHOR: Jonathan Harmey
Acting General Manager

1) Recommendation

It is recommended that Council endorse the Regional Economic Development Strategy (REDS) as provided by the Northern Tasmania Development Corporation (NTDC) Ltd.

2) Officers Report

The Regional Economic Development Strategy (REDS) has been received from Northern Tasmania Development Corporation (NTDC) following consultation with community members, members Councils and the State Government. The REDS aims to provide a shared understanding of where future economic and jobs growth will come from in the Northern Tasmania region. This knowledge will be instrumental for sustainable growth, driving private and government investment into the region and improve planning strategies for each of Northern Tasmania's municipalities to not only be competitive within our state and nationally, but on the world stage. The REDS is planned to be used to attract new residents, businesses and provide our current community with our regional economic direction and help inform future regional priorities. It should be noted that the aspirational regional targets set in 2016 as part of the Regional Futures Framework are still highlighted in the REDS.

The NTDC Board have approved and endorsed the REDS for the seven Council Members to consider and endorse. Once this is achieved the State and Commonwealth Governments will be provided with a copy for review. State Government and the Commonwealth Government acknowledge the REDS is a regional strategy and therefore incumbent on the region to endorse. All indications are that the State Government will support The REDS and assist with its implementation where possible.

Once all Council Members endorse the REDS, the next step will be workshops with council representatives to work through how to implement the 'Priority Actions' outlined in The REDS from within current programs and budgets. Similar workshops will then be scheduled with the State Government and Commonwealth (where appropriate).

Timing for a first draft Three Year Implementation Plan is intended for April 2020. This timing will be dependent on three levels of government's capacity to provide adequate input into the process between January and March 2020. The development of the Three Year Implementation Plan will include more detailed measures and KPI's aligned with agreed actions.

Draft REDS's were discussed at Council Workshops on 27 August and 26 November 2019.

3) Council Strategy and Policy

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

- Future direction (2) - A thriving local economy

4) Legislation

Not applicable.

5) Risk Management

Not applicable.

6) Government and Agency Consultation

Not applicable.

7) Community Consultation

Not applicable.

8) Financial Consideration

Planned upcoming workshops (January to March 2020) are aimed at identifying where current programs and resources can be maximised to reduce duplication and maximise the benefits to Northern Tasmania. The Draft Three Year Implementation Plan will indicate what can be done from within existing

resources and where the gaps are in funding and resources for future funding bids to be considered by the three levels of government.

Endorsing the REDS does not commit any Council Member to a future funding obligation.

9) Alternative Recommendations

Not applicable.

10) Voting Requirements

Simple Majority

DECISION:

NORTHERN TASMANIA REGION

The RED Strategy: 2019



Growing our future together.

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Northern Tasmania Development Corporation Ltd

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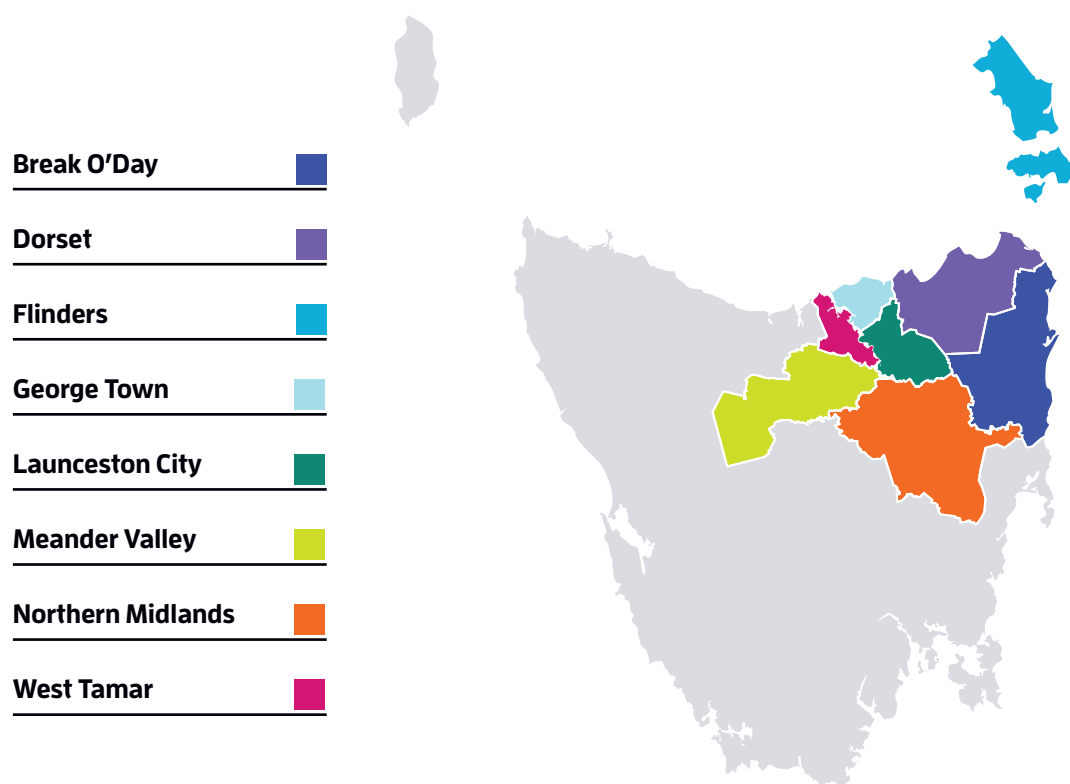
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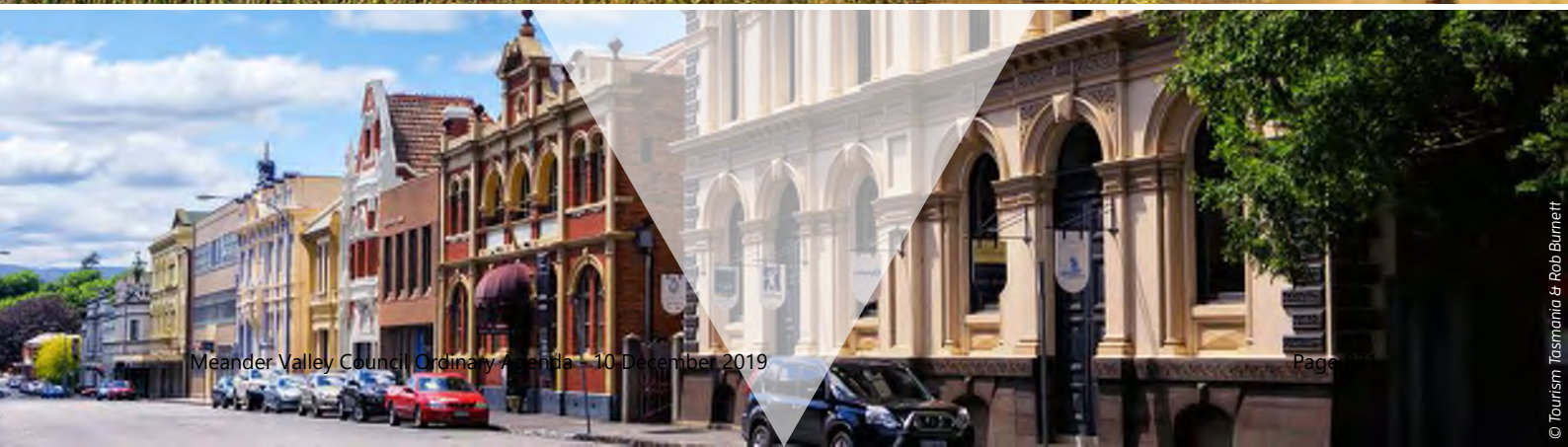
Northern Tasmania Region

Figure I



ACKNOWLEDGEMENT

Northern Tasmania Development Corporation acknowledges and respects the Tasmanian Aboriginal community as the traditional and original owners and continuing custodians of this land.



Northern Tasmania: Connected, Innovative and Liveable

Northern Tasmania lies between 41 and 42 degrees south. Its two coastlines face north and east, so, its climate is maritime and temperate, with showers at all seasons and generally mild winters. It occupies one third of the state and is home to 144,000 residents.

A Connected Region

- The regional City of Launceston is just one hour's flight from Melbourne. It is the region's service hub and a gateway into Tasmania. Australia's first Gigabit City, Launceston is one of a very few Australian cities with fibre to the premises.
 - The region is equipped for the digital economy with a Smart City initiative, a LoraWAN network, electronic product design/manufacturing and research and development capability through the University of Tasmania's Sense T project.
- The region enjoys excellent, reliable air and shipping services that enable interstate and international freight and logistics, with capacity increasing to meet a predicted 50% growth in exports from tourism, agriculture, metal processing, and forestry. Worth of note:
 - The Bell Bay Industrial Precinct of 2,500 hectares has access to green hydro power which supports Bell Bay Aluminium (Rio Tinto) South 32 TEMCO manganese smelter, and other manufacturers and engineering services. This precinct accounts for 60% of Tasmania's manufacturing exports.
 - Northern Tasmania produces \$700M in agricultural production
 - World standard mountain bike trails and golf courses attract tourists from around the globe.

An Innovative, Productive Region

- Northern Tasmania has an international reputation for the quality of its food and beverages. Rich soils, a mild cool climate, reliable rainfall and extensive irrigation infrastructure are complemented by innovative farmers, food manufacturers, and wine and other beverage producers. Northern Tasmania accounts for 45% of Tasmania's farmland, and 60% of Tasmania's wine producing area.

- Northern Tasmania's 'Food Excellence' is justified with the following initiatives underway:
 - Food Innovations Hubs, FermenTasmania
 - National food research capacity through the Centre for Food Innovation, Testlab 4.0, and a Microwave Assisted Thermal Sterilisation Unit (MATS)
 - Northern Tasmanian sparkling wines regularly win medals at international wine shows
- The Australian Maritime College attracts students from all over the world to study shipping, naval architecture, maritime engineering and logistics. It is also home to the Blue Economy Cooperative Research Centre, a world leader in maritime research. A Defence Innovation Precinct is also planned to commence construction on the AMC site.
- The Launceston City Deal has supported the University move adjacent to the CBD and an improved education focus. It covers much of the region and has now been extended out to 10 years, which promises a sound base for future prosperity.

A Livable Region

- Launceston is a medium-sized historical regional city with the facilities and advantages of a larger city (hospitals, education facilities, airport, sports facilities, museums and cultural facilities, family parks) adjacent to the Cataract Gorge and wilderness areas.
- The region has established national parks, world class walking and bike trails, famous Bay of Fires beaches, and a vibrant arts scene.
- Northern Tasmania offers world class education. The University of Tasmania is in the top 2% of universities world wide¹, and offers courses aligned to the region's strengths.

¹ <https://www.utas.edu.au/rankings>



Preface from the NTDC Board

DEAR STAKEHOLDERS

The Northern Tasmania Development Corporation Limited (NTDC) is the regional economic development agency owned by seven councils in Northern Tasmania: George Town; City of Launceston; Break O'Day; West Tamar; Northern Midlands; Meander Valley; and Flinders.

As part of the 2017 Launceston City Deal, NTDC was assigned the responsibility to develop a Regional Economic Development Strategy to set out a vision for the Northern Tasmania Region and identify where future economic growth and employment is likely to come from.

The strategy has been prepared by NTDC and is set out in this Regional Economic Development Strategy (REDS or the Strategy). For the purposes of this Strategy, the functional economic region of Northern Tasmania encompasses the eight local government areas (LGAs) of George Town, City of Launceston, Break O'Day, West Tamar, Northern Midlands, Meander Valley, Dorset and Flinders.

The REDS belongs to the whole region. NTDC's ongoing role is to advocate, facilitate, coordinate, support and monitor regional outcomes and to work with stakeholders to refine and review the proposed strategies.

The REDS sets out a long-term economic vision and associated strategies for the Northern Tasmania Region. It builds on the economic strengths and specialisations of the region to guide economic strategies and investment and to ensure long-term sustainable development. The REDS also builds on strategies already in place to provide a comprehensive approach to the region's economic journey. It will be supported by an Implementation Program which will be developed collaboratively as an actionable, achievable and measurable plan for economic growth.

Importantly, the REDS should be viewed as the first stage of a process that establishes a collaborative framework for planning our future economic activities in the region.

It provides a vehicle for engaging the community in a conversation about regional needs and priorities, assists in bringing together key stakeholders, facilitates access to enabling resources, and focuses activities around regional economic opportunities.

"Planning our future economic activities."

Thank you to the more than 100 enterprises interviewed, the LGAs in the Northern Tasmania Region that actively participated in the whole process, along with key stakeholder organisations, the broader regional community representatives, the many State Government officers, the Federal Government and representatives on the City Deal Board. Thank you also to the National Institute of Economic and Industry Research (NIEIR) for their economic analysis and support.

Many private and public sector representatives and individuals participated in workshops, and provided feedback and advocated for change. The REDS was a collaborative effort – and collaboration is the way forward.

NTDC Board



Introduction

The Northern Tasmania Regional Economic Development Strategy (REDS) has been developed as a commitment of the Launceston City Deal to *'set out a vision for Northern Tasmania and identify where future economic growth and jobs are likely to come from'*.

The REDS is a strategic positioning document with a long-term system-wide view on the key strategic priorities required to improve the economic outcomes of the Northern Tasmania Region.

The REDS addresses the Northern Tasmania Region's recent and longer term challenges, while embracing opportunities to build on its comparative and competitive advantage.

The region has a myriad of positive attributes including; natural assets, industry specialisations, core competencies and a strong innovative and commercial history. Business and community leaders have a passion for our places, community development, and equal opportunity. The REDS commits to build on the Northern Tasmania Region's natural assets and the

Accordingly, the REDS has been developed by:

depth of human capital, to take the economy to the next level of regional empowerment, prosperity and independence.

The REDS, and its supporting Implementation Program, will help coordinate future government investments, encourage new private sector investments, improve planning and provide support for regulatory reform.

It will do this by setting out a vision for the Northern Tasmania Region and establishing priority strategies to realise the vision. The Priority Strategies in the REDS will provide the framework for the Implementation Program, which will include actionable priorities for economic development.

- Outlining the **regional endowments** and **specialisations**
- Identifying the **challenges** the region is facing in achieving economic growth
- Defining the **vision** for the region
- Setting out the **priority strategies** to achieve the vision and outlining the **priority areas** for action
- Stating how the strategy will be **implemented**



Background

The functional economic region of Northern Tasmania and its constituent LGAs is shown in Figure 1.

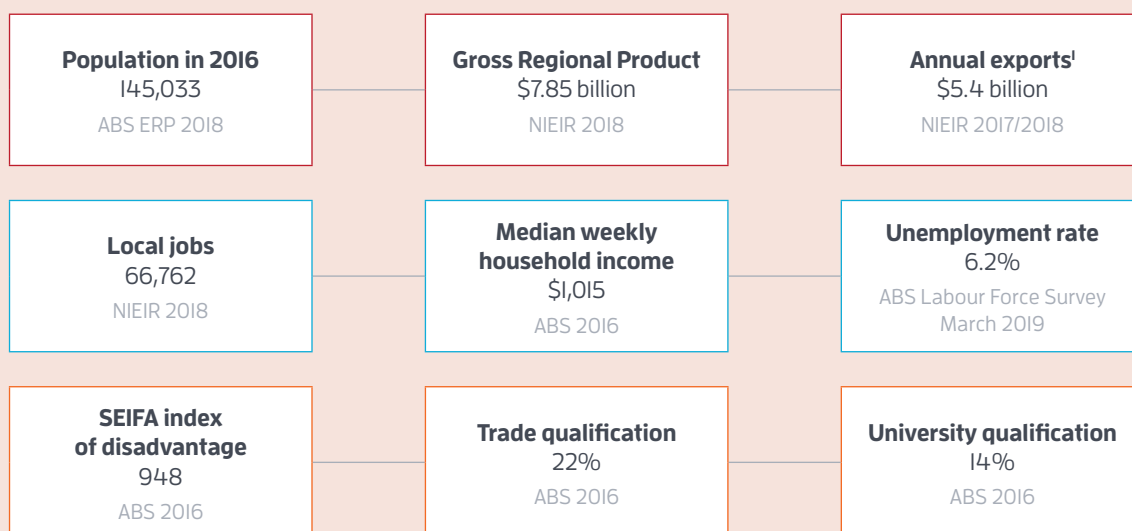
The Northern Tasmania Region is centred around the City of Launceston (population 66,000) and is surrounded by seven municipalities in North East Tasmania that are largely farming, forestry, and tourism areas. In 2016 the Northern Tasmania Region had 145,000 residents. In recent years population growth has been slower than in Australia as a whole, the population is older than the Australian average, less educated, and less multicultural.

Economic development in the Northern Tasmania Region was founded on its rural resources. Fast

and effective transport allows residents of Northern Tasmania to access out-of-region services, and businesses to compete in markets outside the region. The Northern Tasmania Region trades with the other two Tasmanian regions, with the regions of greater Australia and with the world at large.

Most regional services are provided by Launceston, though higher-order services are provided by Melbourne, Sydney and Canberra and most State Government services are headquartered in Hobart.

Figure 2 **Economic Snapshot: Sept 2019 (Northern Tasmania Region)***



¹ Exports are defined as the magnitude of total sales outside the Northern Tasmanian region, including domestic trade to other regions of Tasmania and Australia, and international trade to countries outside Australia.

* Source: Economy.id

Launceston City Deal

In April 2017 the Launceston City Deal was signed. This five-year agreement between The Australian and Tasmanian Governments and the City of Launceston will maximise Launceston's potential by focusing on the following objectives:

- jobs and skills growth;
- business, industry and population growth;
- a vibrant, liveable city;
- innovation and industry engagement; and
- a healthy Tamar Estuary.

City Deal Vision

The City Deal Vision is that by 2022 Launceston will be one of Australia's most liveable and innovative regional cities, with growing incomes and falling levels of disadvantage.

Total investment in the Launceston City Deal is over \$500 million dollars, including:

- The construction of a new campus of the University of Tasmania at Inveresk, close to the CBD;
- Upgrades to the combined stormwater and sewerage system and catchment actions to improve the health of the Tamar Estuary; and
- The City Heart Project to revitalise key spaces in the Launceston CBD.

In addition, the City Deal recognises the relationship of the City and its surrounding regions, and provides for this Strategy to be completed to leverage economic opportunities for the Northern Tasmania Region as a whole.

Building on the Northern Regional Futures Plan

The Northern Regional Futures Plan (NRFP) was developed by NTDC's predecessor (Northern Tasmania Development) in 2016 and identified three main industries as pillars of the regional economy:

- Food and Agribusiness
- Tourism
- Competitive manufacturing

underpinned by improved health and education.

It set three regional economic growth targets for the next decade (2026):

- 50% GRP growth (or 5% per annum including CPI);
- 8,000 net jobs growth; and
- \$100/week increase in average take home pay.

These targets are ambitious, particularly compared with actual economic performance over the past five years.

The REDS will provide the framework for delivering the targets of the NRFP by focusing on providing priority strategies for regional economic growth.



© Tourism Tasmania & Rob Burnett

Strategic Context

Our regional partners have developed many sector-specific strategies and plans over recent years, and these have played an important role in the economy and sustainability of our region. NTDC acknowledges these strategies and plans and has worked collaboratively with regional partners/stakeholders to ensure that they are appropriately integrated into the REDS. Significant other regional strategies that have been considered in developing this REDS include the Regional Land Use Strategy, the Greater Launceston Plan, and economic development plans from each local government area. A full list of significant and current economic development strategies for the region is included in Appendix 2.

The National Institute of Economic and Industry Research (NIEIR) was commissioned to develop a Key Directions Report to provide an evidence base to the development of the strategy. This work, along with input from regional stakeholders, provided a picture of the region's economic environment. Importantly, the Key Directions Report established that it is unlikely that the targets identified in the Northern Regional Futures Plan will be achieved with a 'business-as-usual' approach and continuation of current policies.

Accordingly, the REDS outlines strategies necessary for the Northern Tasmania Region to achieve its aspirational economic goals.

Key Directions Report

The Key Directions Report (KDR) for Northern Tasmania, 2018 was developed by The National Institute of Economic and Industry Research Pty Ltd (NIEIR), an Australian Private Company.

The KDR is based on NIEIR's regional database which includes traditional data sources as well as modelled data to deliver economic data at Local Government Unit (LGA) level. NIEIR's models balance analysis between historical trends and causation, and the data is updated on an annual basis to reflect the impact of global, national, and local economic changes. NIEIR's modeling draws on a range of metrics including:

- economic and social indicators,
- demographic and environmental indicators,
- energy and mineral information
- major projects and infrastructure developments.

The KDR has provided a deep understanding of the Northern Tasmanian economy, informing the strategic priorities in the REDS, and allowing us to better quantify changes and the effects they will have.



Guiding Principles

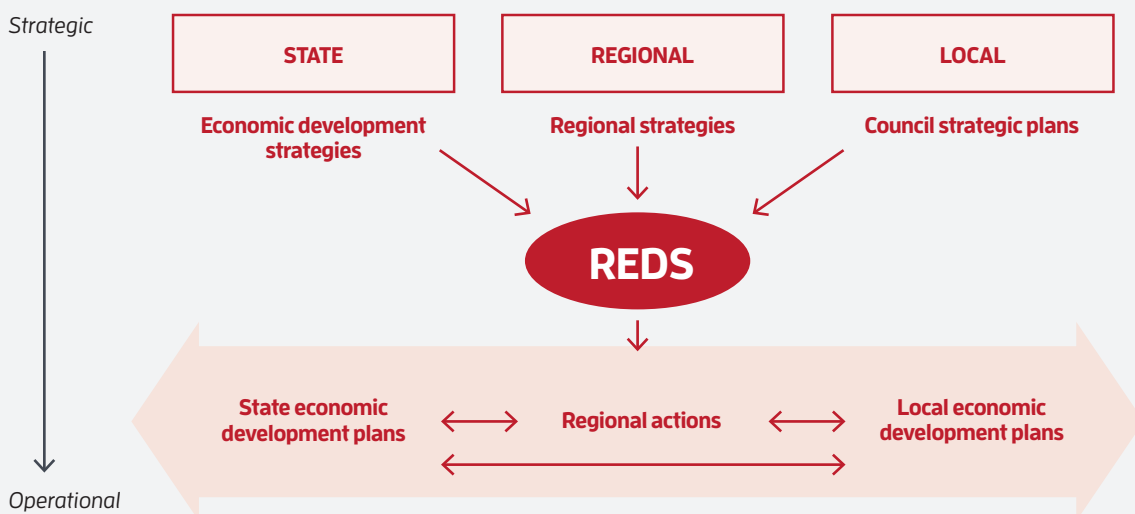
Regional collaboration and success will be delivered through the collective efforts, sharing, support and trust between all stakeholders.

The REDS is a cohesive community effort and has been developed with a strong collaborative spirit.

These principles guide the approach to development and implementation of the REDS across the region:

- Collaborate to achieve regional outcomes
- Have respect for all
- Support all regional stakeholders by taking a 'Best for Region' approach in our decision-making
- Be receptive to new ideas and challenge the status quo
- Be open and transparent
- Encourage diversity and listen to the voices of all regional networks
- Be curious, encourage learning and ambition
- Aim to be globally competitive
- Learn from our stories of success and failure

Figure 3 **Strategic Context of the REDS**



Regional Endowments

The regional endowments of the Northern Tasmania Region are those features that form the foundation of the community and the economy. These attributes create the unique character that differentiates the Northern Tasmania Region and provides competitive advantage to leverage economic growth.

Culture and Heritage

Northern Tasmania has a long history of occupation by the Nation's First Peoples. It is characterised by European settlement from the early 1800's and has more recently welcomed settlers from all over the world.

The first inhabitants of the area were Tasmania Aboriginal people, who have lived here for at least the past 35,000 years and were, for 20,000 years, the southernmost people on Earth. Tasmanian Aboriginal culture is a fundamental aspect of the Northern region's mixed cultural heritage.

Settled by Europeans in March 1806, Launceston is one of Australia's oldest cities. Its many well-preserved historic Georgian, Victorian and Federation style buildings, old trees and parks, and its dispersed network of towns and villages establish a character and life to the region that sets it apart. The rich history of Tasmania can be seen clearly in the built environment of the region and in its strong links to the natural environment.

Northern Tasmania has a strong cultural identity and our people are integral partners in the future growth of the region. Further development of our cultural and creative assets will link to our innovation capacity and will enhance the region as an inclusive and attractive place to visit, live and do business..

Water Security

The Northern Tasmania Region is endowed with a high level of water security; perennial rivers provide secure water supplies for rural, urban and industrial needs and hydro-electricity.

Much of the rural land is serviced by irrigation schemes that enhance the productive capacity of the Region's agricultural industries. The schemes service pasture for livestock finishing and cropping land for dairy, potatoes,

vegetables, poppies, high quality grapes, small seed, wheat, cereal and fodder.

Climate

The Northern Tasmania Region has an oceanic, temperate climate with four distinct seasons, ideal for living and supporting agricultural activities that need a mild climate and reliable water supply – such as varieties of wine grapes, poppies, dairy production, lamb and cattle fattening, medicinal cannabis, and other boutique agricultural crops.

Connected and Accessible

Compared with many regions in Australia, the Northern Tasmania Region is highly accessible and connected.

Via award winning Launceston airport, the region is within an hour of Melbourne and daily flights allow access to Sydney and Brisbane within two hours.

Within the state, the Northern Tasmania Region is well connected north, south, east and west through a reliable road and rail network, with the capital city, Hobart, accessible via an easy 2.5 hour drive from Launceston.

Bulk freight facilities are available at the Bell Bay Port and Burnie Port, and time sensitive freight can be shipped via Devonport providing quick and reliable access to mainland and international markets. The freight and logistics hub developing at Translink, adjacent to the Launceston airport, provides additional support for the freight task.

City Deal partners are helping to make Launceston a Smart City by investing \$10.3 million in the Greater Launceston Transformation Project, including five 3D digital city models. Smart Cities projects are creating a backbone for the industries of the future.

Digital connection is first class with NBN fibre to the premises available in Launceston City and fibre to the node in many other locations. Premium Gigabyte internet service is available in areas with fibre to the premises through a locally owned and managed telco.

Innovation

Innovation is in Northern Tasmania's DNA. Launceston was the first Australian city to have underground sewers and was the first Australian city to be lit by hydroelectricity, it was the first place in the Southern Hemisphere to perform operations using anaesthetic, and was where the humidicrib was invented.

In more recent times, investments in the regional innovation ecosystem include;

- Establishment of a Low-Power Wide-Area Network throughout Launceston and across Tasmania. This will enable local developers and businesses to create, trial and commercialise new technology solutions for a range of purposes and is expected to accelerate start-up and entrepreneurial activity.
- The new Defence Innovation and Design Precinct at the University of Tasmania's (UTAS) Australian Maritime College (AMC) will help drive defence related research and development projects.
- The Launceston Hub of the National Institute for Forest Products Innovation will investigate innovation in areas such as forest management, timber processing, wood fibre recovery, advanced manufacturing and the bio-economy. It is based at the University of Tasmania (UTAS).
- Roll out a new programs through Enterprize (an innovation hub designed to provide business support and workspaces for Tasmanian startups in open plan co-work innovation spaces.).
- Establishment of the Macquarie House Innovation Hub, a co-working space to support start-ups in the technology, digital and creative industries.
- The Launceston Institute for Applied Science and Design (LIASD), to be built at the new Inveresk campus, will support regional innovation through demand-driven research in response to industry needs.

Supported by the impending relocation of the UTAS campus to the Launceston City Centre, the Region continues to innovate, research and create.

Service Hub

Launceston is a major service hub for the agricultural, pastoral and mineral activities of the region, as well as providing vital supply chain support to the entire state.

The Launceston City Deal plans to make Launceston one of Australia's most liveable and innovative regional cities. The City Heart Project has revitalised the city and stimulated economic growth and local business activity.

Regional Leadership

Northern Tasmania has a network of engaged and committed regional leaders focused on delivering a positive future for the region.

This was epitomised in both the development, and now the implementation of the Launceston City Deal. By working together, all three levels of government are ensuring the support, programs and policies are in place for Launceston and the region to succeed.

Healthcare Infrastructure

The region has a strong healthcare and social assistance sector, including a 300-bed public hospital (Launceston General Hospital), two private hospitals and a district hospital in Scottsdale. Launceston is also the hub for the State's medical retrieval service (The Royal Flying Doctor Service).

The Launceston General Hospital (LGH) is an accredited teaching hospital, and has a close partnership with UTAS through the Launceston Clinical School and the School of Nursing, based in Launceston.

Health research and innovation is encouraged and supported throughout the hospital with research sponsored by the Clifford Craig Foundation.

As one of the largest employers in the region, growth in this sector is expected to continue.

Renewable Energy

Northern Tasmania has excellent access to renewable electricity resources (indeed, the significant smelting industry was originally attracted to the Northern Tasmania Region by electricity contracts). Hydro power is readily available, and is supplemented by high quality wind resources, combined with solar resources. The Tamar Valley Power Station, located at Bell Bay,

provides backup gas generated electricity as required.

Since the commissioning of BassLink, Tasmania is part of the National Electricity Market exporting renewable energy to the mainland and providing added security in times of high electricity demand. A second cable is currently being considered and will provide opportunities to significantly grow the Tasmanian renewable electricity market.

Liveability & Lifestyle

The Northern Tasmania Region provides high quality services and facilities, together with a lifestyle that would be expected of a major metropolitan city. The Northern Tasmania Region is a significant attractor as a potential migration destination for those looking to move out of major cities, to connect with their natural environment, access affordable education and housing, and engage with a vibrant village lifestyle.

Natural Attractions

The Northern Tasmania Region boasts many natural attractions including five National Parks, pristine coastline, the spectacular Cataract Gorge in Launceston and so much more.

This environment supports a strong agricultural sector, coupled with recreational activities including a wide network of walking trails, world-class mountain bike trails, iconic links golf courses, caving, rock climbing, white water rafting, and recreational fishing and diving.

Food, Beverage & Agriculture

The Northern Tasmanian Region has a mix of urban and rural areas, with fertile soils, high levels of water security and a temperate climate. This provides a natural advantage for the agricultural and forestry industries in the region.

From the growers to the makers, building on the region's agricultural foundations, there is a strong food and beverage industry in Northern Tasmania, including lamb and beef, dairy, fruit, vegetables, wine, cider, whisky and cheese.

A cool climate, long summer days and reliable water supply provides the opportunity to increase the volume of products grown and value-add to food and beverage processing.

The award-winning Harvest Market in Launceston

provides an opportunity for local growers to sell quality products direct to the market and has been the launching pad for many food and agribusinesses to grow and establish bricks and mortar shopfronts. It is also a well-known tourist attraction.

In addition to food and beverages, the region has a strong focus on wool, poppy and cannabis direction, and harvests and manufactures a large proportion of the world's supply of licit alkaloid material from poppies used in pain relief medication. Medicinal cannabis is also an establishing industry with new legislation providing opportunities for growing and manufacturing product for local and export markets.

Industrial Capability

The Northern Tasmania Region hosts the State's largest heavy industrial precinct and supporting light industry activities at Bell Bay and George Town. The precinct is anchored by resource manufacturers including metal smelting, alloy production and forest processing facilities, and is responsible for 59% of all Tasmania's manufactured exports.

The Bell Bay Industrial Precinct is supported by the port of Bell Bay, which is Tasmania's primary deep-water port. The port has all-weather access, direct rail connectivity and is capable of both bulk and container handling.

Specialist manufacturers are also located throughout the Northern Tasmania Region from the manufacturing of components for windfarms, performance bearings, storage tanks and industrial machinery for whisky, wine, cheese, and agriculture.

Education Infrastructure

The Northern Tasmania Region provides an excellent selection of educational facilities, including public and private schools, and tertiary education responsive to international demand and local industry need including; TAFE, Foundry, University College, University of Tasmania and the Australian Maritime College.

The City Deal's major commitment is a \$260 million investment to relocate the UTAS campus to inner city Launceston, with modern accessible facilities. Coupled with a new, world-class National Defence Innovation and Design Precinct at the Australian Maritime College, Launceston is the home of research and education facilities of international standard.

Specialisations

The Northern Tasmania Region's future growth and prosperity will stem from its capacity to capitalise on its comparative and competitive advantages, including its regional endowments and industry specialisations.

Northern Tasmania is a diversified economy with a wide variety of industries. In essence, the region has a significant rural base supplemented by manufacturing, and supported by a strong services industry (predominantly health and social assistance). The following industry sectors are the significant current and emerging drivers of the region's economy:

Figure 4 **Significant Industry Sectors in the Northern Tasmania Region September 2019**

<p>Food and Agribusiness*</p> <p>Food and Agribusiness is currently responsible for almost a quarter of exports from the Northern Tasmania Region. The contribution of the agriculture/forestry sector to productivity growth has strengthened and is way ahead of the Australian average. The Agriculture sector in the Northern Tasmania Region is significant compared to most other regions and it has performed very well.</p> <p>REGIONAL CONTRIBUTION</p> <p>GRP 4.0%</p> <p>Employment 6.3%</p>	<p>Tourism</p> <p>Tourism is a significant industry for the Northern Tasmania Region and continues to be a strong contributor to the economy. Tourism is a strong performing growth sector, and is economically significant to the region.</p> <p>REGIONAL CONTRIBUTION</p> <p>GRP 9.1%</p> <p>Employment 10.9%</p>	<p>Competitive Manufacturing</p> <p>Competitive Manufacturing (including, chemicals, smelting, metal fabrication, wood chipping) currently accounts for a quarter of the region's exports. The success of this industry sector will be largely determined by international markets and factors operating at a global level, with a large range of outcomes possible over the long term.</p> <p>REGIONAL CONTRIBUTION</p> <p>GRP 7.6%</p> <p>Employment 7.7%</p>
<p>Education</p> <p>Launceston provides school and tertiary education to residents across Tasmania and also interstate and internationally. This is a strong potential growth industry, particularly following on from the City Deal investment in the Launceston UTAS campus and education opportunities associated with investment in the National Defence Innovation & Design Precinct and the Australian Maritime College.</p> <p>REGIONAL CONTRIBUTION</p> <p>GRP 7.2%</p> <p>Employment 9.6%</p>	<p>Healthcare and Social Assistance</p> <p>Healthcare and social assistance industries make a valuable direct contribution to the state economy, and also indirectly through providing for, and improving, the health and wellbeing of Tasmanians. Tasmania's healthcare and social assistance industry is the largest single contributor to the economy and employment. Given the Northern Tasmania Region's ageing population, the healthcare and social assistance industry's contribution to the economy and society (including jobs) will continue to grow.</p> <p>REGIONAL CONTRIBUTION</p> <p>GRP 17.1%</p> <p>Employment 16.2%</p>	<p>Professional and Technical Service</p> <p>Launceston is one of the two Australian non-capital cities with significant exports of financial services. There is opportunity to leverage this competitive strength, and the high quality ICT infrastructure, to promote aligned sectors, such as insurance and superannuation, as well as technology based industries to locate in Launceston.</p> <p>REGIONAL CONTRIBUTION</p> <p>GRP 11.5%</p> <p>Employment 6.3%</p>

*Combining traditional industry sectors of 'Agriculture' and 'Food and Beverages' can create an industry grouping called 'Food and Agribusiness'.

* Source: Economy.id

Challenges

The REDS recognises that the region's economic issues and challenges must be addressed to inform an effective strategic approach to growth. Economic development programs and actions will focus on embracing challenges and improving resilience, to influence the success of community, business and industry outcomes.

- Over the past two decades Northern Tasmania Region's trade has become imbalanced; it now imports considerably more goods and services from the rest of Australia and the rest of the world than it can pay for with its export earnings.
- In recent years population growth has been slower in Northern Tasmania Region than that experienced in Hobart or the Australian average - although recent trends are indicating improved growth.
- Northern Tasmania Region has an ageing population, and the working age population is expected to contract significantly over future years.
- Education and qualification levels of Northern Tasmanians are lower than the Tasmanian and Australian averages.
- Investment in non-dwelling capital (civil works, buildings, equipment) is a significant source of productivity growth, and is less in Northern Tasmania Region than the Australian average
- Climate change may affect the frequency and magnitude of adverse climate events and may impact agricultural production. Although this is also likely to be an opportunity compared to other parts of Australia.
- Targets to increase economic growth, population and tourism, may increase pressure on affordable housing, infrastructure and the environment.
- Northern Tasmania doesn't have the level of digital literacy necessary to optimise usage of available digital connectivity. Digital literacy and knowledge creation capacity is important for supporting innovation, specialisation and boosting productivity and export activity.
- In some parts of the Northern Tasmania Region, labour participation and productivity is relatively low and not all people within the region share in the benefits of economic prosperity.
- For the Northern Tasmania Region, and Tasmania as a whole, size and distance from markets will remain a challenge.
- The seasonality of tourism affects the viability of the sector, future investment and permanency of employment opportunities.



Targets

This Strategy has adopted ambitious and challenging targets for the Northern Tasmania Region, based on those identified in the NRFP (2016). The REDS has been developed with an intention of guiding strategic programs to achieve these 'aspirational' targets.

The difference from where we are now and where we want to be:

Figure 5 NRFP 2016 Targets

	2018		Our targets		2031
GRP	A \$7.8 billion economy	▶	50% GRP growth (achieved after 2031)	▶	An \$11 billion economy
Jobs	Jobs in the region totals 66,892	▶	Additional 8,000 net jobs	▶	76,000 jobs in the region
Income	Household Income per hour worked is (\$cvm) \$34.9 (\$1291 per week)	▶	\$100/wk. increase in average take home pay	▶	Household Income per hour worked is (\$cvm) \$37.3 (\$1380 per week)

* All dollar values are consistently measured using – chain volume measures and adopting FY2015 as the Reference Year.



Vision

The REDS recognises economic development as the complimentary relationship between improvements in economic activity, community wellbeing, cultural diversity and the environment. Ultimately, economic development is about improving the quality of life experienced in all of the communities of the Northern Tasmania Region. The REDS provides a vision and strategic priorities to promote, facilitate and deliver effective economic development programs in the region. The vision for the REDS is that:

By 2031, Launceston and Northern Tasmania will be Australia's most liveable and innovative Region, with growing incomes and falling levels of disadvantage.

What will this Vision look like in 2031?

The Northern Tasmanian Region will be a diverse and internationally connected economy, with growing productivity.

Figure 6 **A Vision for Economic Development**



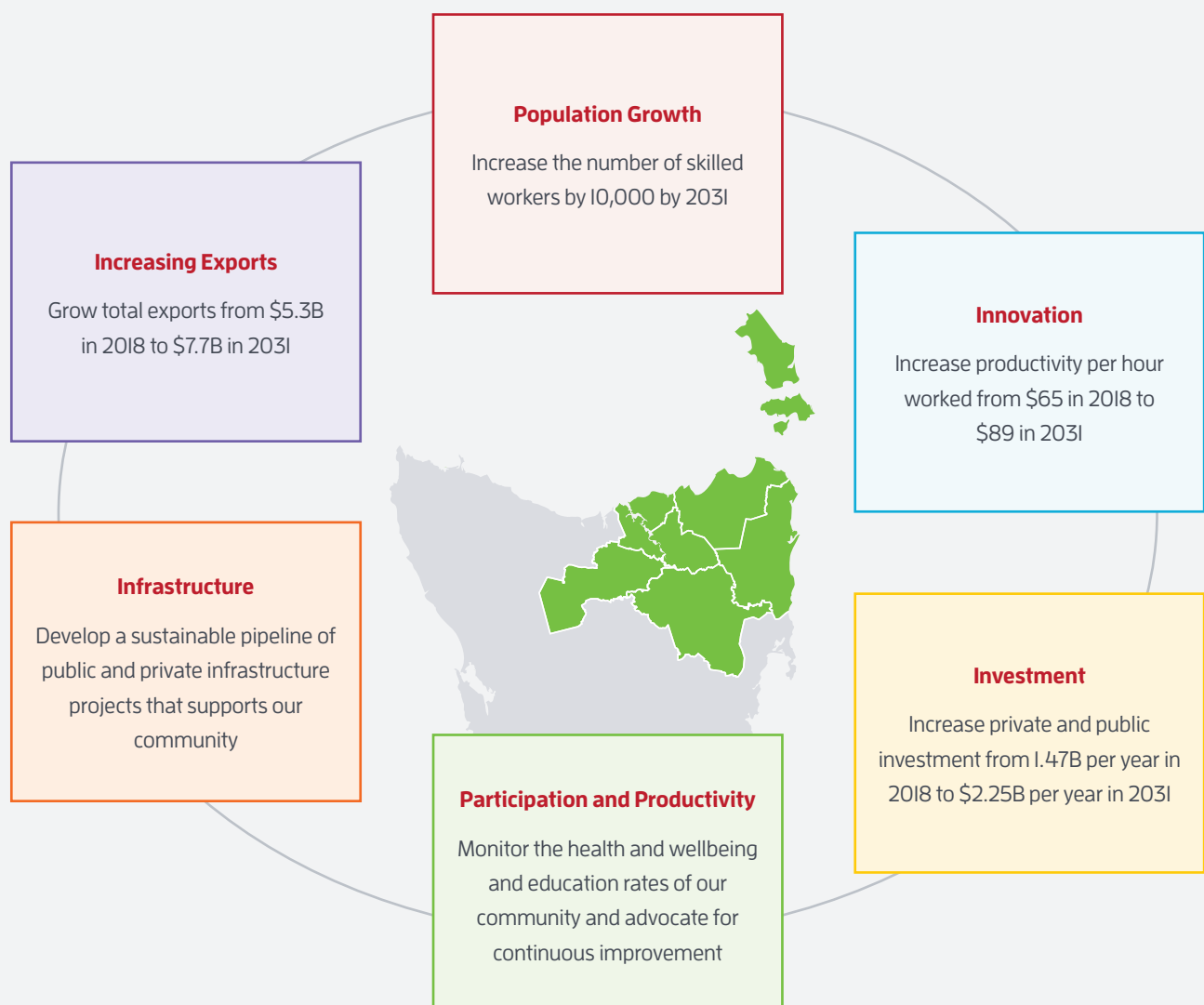
Strategic Priorities

Strategic priorities are a framework for development of the Implementation Program. They are the link between the REDS vision and the economic activities required to deliver the vision. Strategic priorities provide guidance to NTDC and its economic development partners to concentrate their efforts where they can have maximum impact, and support strategic economic objectives.

The six Strategic Priorities in this REDS build upon the opportunities presented by the Region's endowments and industry specialisations. They also aim to address key challenges to the economic development of the Northern Tasmania Region.

The Region will have the opportunity to succeed, grow and ultimately achieve its Vision.

Figure 7 **Strategic Priorities for Economic Development**



I) Increasing Exports

Export Growth will reduce our dependency on Government and enable an increasingly prosperous and self-reliant regional economy.

In the Northern Tasmania Region, growing trade will drive economic growth and build a more successful economy. Increased exports will create sustainable, high-paying jobs and boost the Region's standard of living. To do this, there needs to be an environment in which businesses and people can grow and thrive.

The aspirational target for Northern Tasmania is to increase exports by 45% from current levels over the life of the strategy. This increase is necessary in order to significantly reduce the current \$1.4B/year gap between our region's exports and imports.

The Northern Tasmania Region has unique characteristics and a range of opportunities and challenges. The aim is to unlock economic opportunity and drive new growth by focusing on opportunities that have the most potential to grow investment, income and jobs. This will be achieved by ensuring a regional focus to applying the initiatives set out in the **Tasmanian Trade Strategy**:

1. Increase trade in key sectors
2. Leverage priority markets
3. Improve trade logistics and market access
4. Improve capability of regional businesses

The **Tasmanian Trade Strategy 2019-2025** sets a coordinated approach to work with business and partners to grow trade, both domestically and internationally. It has a clear focus on building capability for small to medium-sized businesses, value-adding existing business activities, expanding our international influence and providing the right conditions for all Tasmanian businesses to succeed.

Encouraging collaboration and clusters to help improve global competitiveness within the region is a current and future focus. We already see the early benefits of collaborative business models with successful clusters formed by the Bell Bay Manufacturing Zone and an early Food Network, Food/Fermentation and Forestry Network.

There is a significant regional focus on building collaborative networks to support increased exports for food systems. Other emerging industries with a significant export focus include niche maritime and defence sector opportunities, renewable and alternative energy applications, and health-related products and services.

WHAT IS DEFINED AS AN EXPORT?

For the purpose of this report, exports are defined as the sale of goods and services outside the Northern Tasmania regional boundaries. This includes domestic trade to other regions of Tasmania and Australia, as well as international trade to countries outside Australia.



Major Export Opportunities in Northern Tasmania

1. Food Systems

Agriculture, food and beverage products ('Food Systems') stand out as an industry with significant export growth potential in Northern Tasmania. Accordingly, this Plan will prioritise food systems.

Recent free trade agreements and rising income levels stands to increase the demand for quality agricultural produce in Asia considerably, particularly for perishable food products.

Climate change, water scarcity and global food demand is driving investment in new technology and processes. These investments are needed to maintain competitiveness of local producers but also offer the potential for the local industry to generate value by exporting agriculture technology and knowledge-based services.

Development of regional strengths around niche cool climate food systems will have a major impact on our economy. There is increasing demand for high value differentiated food products.

2. Tourism

T2I, Tasmania's Visitor Economy Strategy (2015-2020) sets a vision for Tasmania to be a world-leading destination of choice, with a vibrant visitor economy supported by our tourism and hospitality industries, strong business and education sectors and a community that embraces our visitors and all the benefits they bring.

The Strategy has evolved its targets to include visitor yield and visitor dispersal beyond the island's major cities, and this provides an opportunity for a greater regional focus on tourism for Northern Tasmania. One of the key challenges is to extend the tourism season in the northern region and develop year-round tourist demand.

3. Education

Education services are an important export to the region (through incoming international and domestic students) and are expected to grow with the developments at UTAS focusing on a new contemporary campus adjacent to Launceston CBD, and a regional place-based emphasis for the courses being developed and offered.

The growing student population at UTAS includes some 7,000 international students drawn from more than 100 countries. All UTAS students have the opportunity to apply for student exchange or overseas study at more than 100 universities around the world. International students provide important export revenue, and they add to the global culture and appeal of our educational facilities and communities.

4. Competitive Manufacturing

Northern Tasmania's economy is supported by larger minerals and commodity processing industries, which are exposed to global economic conditions and exchange rates. It is therefore important to leverage the skills base that has resulted from these industries over decades to build our capacity in adaptive engineering and manufacturing to attract and support new industry sectors and businesses.

Competitive manufacturing presents the region with a crucial opportunity to build and diversify exports. In particular, the design and manufacture of food and agricultural products and technologies, mining, energy, defence and construction industries, is a key comparative advantage for Northern Tasmania. The need for advanced technologies to deliver improved products is now greater than ever, and to encourage greater expenditure on R&D to gain more first-mover advantages on a global scale.

WHAT IS A FOOD SYSTEM? A food system includes all processes and infrastructure involved in feeding a population: growing, harvesting, processing, packaging, transporting, marketing, consumption, and disposal of food and food-related items. It also includes the inputs needed and outputs generated at each of these steps. In Northern Tasmania our Food System will focus on:

- food manufacturing
- food service
- food science
- food and wine (and agricultural) tourism
- other agriculture value-adding
- human nutrition
- fermentation cluster
- related supply chains
- logistics
- the supporting professional and technical services, technology applications
- waste management and related bioenergy
- skill development
- food and agriculture-related education.

Major Export Opportunities in Northern Tasmania

5. Professional, Scientific and Technical Services

Launceston and the North has excellent NBN-enabled infrastructure that could further leverage more professionals and technology-based industries to relocate to the area, or for more workers to work remotely from many locations in the region.

Many specialised services in Northern Tasmania are currently provided by telecommuting and providers who drive from Hobart or fly from Melbourne, and there is an opportunity to embed local providers for the region (and these may service markets outside the region).

Northern Tasmania is one of the few regions that exports financial services. Maintaining and building on this strength will require support from financial

institutions in the region. There is opportunity to leverage this competitive strength to promote aligned sectors, such as insurance and superannuation to locate in Launceston.

There are opportunities to build health exports by establishing a competitive advantage in a range of regional health provision areas such as service delivery, education, investment, research, integration, technology, collaboration and workforce development. As the region's largest employer and industry sector, export opportunities for the health sector are being investigated by the Community and Health Industry Committee supported by the Launceston Chamber of Commerce.

Priority Areas

- Focus on developing growth opportunities in Food Systems as a priority regional competitive strength.
- Leverage the work of Tourism Tasmania and Tourism Northern Tasmania to attract higher-value visitors, to increase off-peak demand and encourage regional dispersal of visitors.
- Have a range of targeted and accessible business support services that enable increased rates of entrepreneurship, small business survival and growth of established businesses.
- Leverage off the growth in key export opportunity industries and the research capacity of local institutions to build export business
- Grow the quantity of high-value, low-volume niche products and services.
- Work with UTAS, TasTAFE and other institutions to attract and retain more international and interstate students.
- Encourage businesses to collaborate to develop solutions to trade challenges and increase their global access and competitiveness.
- Promote professional, scientific and technical services to locate in Northern Tasmania.
- Build a strong health industry network to ensure local health capital needs are met, and are strong drivers of research and innovation that enables economic growth
- Improve the capabilities and market access capacity of local agriculture businesses enabling them to substantially increase exports value
- Support businesses in developing and adopting new agritech allowing them to boost production and diversify into new product and service lines.



2) Population Growth

The region requires an increased skilled working-age population to supply our businesses with the resources they need for a growing economy.

Tasmania's Population Growth Strategy seeks to increase the State's population to 650,000 by 2050 to drive economic growth, create jobs and improve the standard of living for all Tasmanians.

Northern Tasmania's current population is approximately 145,000 people. Based on current Tasmanian Government population projections² and without any policy interventions, the population is expected to reach 147,090 by 2042.

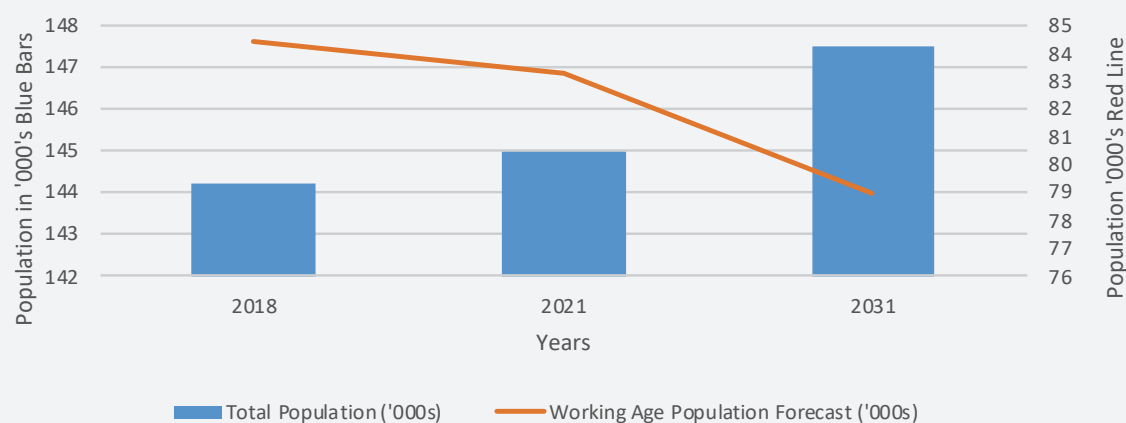
By 2031 the Northern Tasmanian region will require approximately 10,000 additional workers to meet the needs of a growing economy.¹

Sourced from an upskilled insitu population and/or migrating workers, this includes an additional 5,000 workers to replace the loss of workers (as they move or age out of the workforce), and 5,000 additional workers required by expanding businesses and service sectors in a growing economy. See the graph below.

A Population Taskforce was established in 2018, chaired by the City of Launceston and including representatives of regional stakeholders, local government and State Government. The role of the Taskforce was to review the data available on the population challenge and identify interventions that could attract and retain more working age people to the region and identify a 2050 population target.

The Population Strategy 2019 is based on fulfilling the emerging workforce needs of our current and growing industry sectors. An aspirational population target of 200,000 by 2050 was set by the Taskforce.

Figure 8 **Northern Tasmania Region - Total Population Vs Working Population (official Forwecasts)**



Source: NIEIR 2018 (1)

¹ Key Directions Report 2018, by NIEIR

² 2019 Population Projections - Department of Treasury and Finance

Population Attraction

With an ageing population and the projected loss of 5,000 skilled workers as a result, the focus for population attraction is working age people with the right skills set to meet demand from industry. Based on the population target, the number of jobs in the region will increase from the current 66,892 to around 76,000 jobs in 2031.

An important part of attracting and retaining a working age population is understanding the employment opportunities now and into the future and promoting the job availability and skill requirements of emerging industries to potential resident workers. Workforce planning to define and publicise the jobs and career pathways for the future is also an important task for industry.

In the short to medium term the aim is to focus on health and community workers, and construction-related trades and skills as the State (and the region) experience growth in building and infrastructure projects. This growth occurs at a time when these skills are in high demand throughout other parts of Australia. Northern Tasmania will require a well-considered competitive pitch to attract these skilled people and their families to migrate to the region in the next one to five years.

The other growing job opportunities for the medium to longer term (in priority order) to 2031, are primarily in the services sectors, and have been identified as follows:

- Hospital, medical, aged-care and social services
- Education
- Food and beverage service (and retailing)
- Professional, scientific and technical services
- Public administration
- Food product manufacturing, and
- Personal services.

The Plan seeks to promote, service sector jobs that support primary-based industries, population growth and an ageing population.

Northern Tasmania has strong attributes including

lifestyle, friendly people, stunning landscapes, heritage buildings, affordable living, clean air, easy commuting, a seasonal climate, and great food & wine. The opportunity is to clearly articulate the essence of the region as a key attractor for people to live, work, study, invest and do business in the region. Population attraction is not just an advertising campaign but a combination of actions and programs that communicate a common message leading to interest and relocation to the region.

Supporting Population Growth

Increasing the population requires consideration of the planning and infrastructure required to accommodate and retain growth. The demand for housing, transport, water, sewerage, schools and training, hospitals and other services will need to be considered and planned as part of regional planning processes.

Investment in appropriate place-making infrastructure will assist in ensuring that the lifestyle factors attract people to the region, and also support them to stay in the region.

Priority Areas

- Implement the Population Strategy developed by the Population Taskforce with a particular focus on increasing the working age population.
- Attract a working age population to meet the skills and jobs required for Northern Tasmania.
- Attract and retain more local, interstate and international students.
- Develop a Welcoming Region Program to support and retain interstate and international migrants
- Plan for growth ensuring essential infrastructure and appropriate housing is available.

3) Innovation

The Northern Tasmania Region will continue to build on its proud innovative heritage, embracing and supporting innovative thinking that creates new business opportunities and promotes the region nationally and internationally as an entrepreneurial hub.

Innovation is necessary to achieve a higher value economy with more, higher paying jobs.

Innovation allows products and services to move up the value chain, reducing pressure on natural assets and places, and adding to the number of well-paid jobs across the economy. It underpins investment, skills development and economic growth in adaptable and successful regions.

There is an appetite in the region to access and use more technology to achieve regional potential.

Knowledge economy services which reflect employment in industries important for supporting innovation and specialisation are important drivers of productivity growth.

Business and industry must stay abreast of trends and new skills through education and training courses. This includes shorter courses for up-skilling the current workforce, engaging with the innovation initiatives and other learning opportunities delivered by a variety of higher education providers.

"It underpins investment, skills development and economic growth."

University research can and should underpin regional innovation. It is important for business to engage proactively with UTAS, other institutions and industry bodies through research, education and skills. Commercialisation of innovative ideas, concepts or processes increases opportunities for exports and higher commercial returns. Initiatives such as the FermenTasmania food cluster, the Microwave Assisted Thermal Sterilisation (MATS) food technology in development, UTAS TestLab 4.0, and the transition by more farmers utilising agri-tech in their operations, provide opportunities to leverage innovation in Food Systems.

With the increasing prevalence of technology to improve quality and productivity, digital literacy and information technology skills will become increasingly important for businesses to remain competitive. Improving individual digital literacy will help businesses and community to better access available digital platforms.

Establishing an Innovation Framework and Hub in Northern Tasmania is a project presently under development as part of the Launceston City Deal 'Smart Cities' commitment led by the Office of the Coordinator General (OCG) in collaboration with the Australian Government, City of Launceston, Meander Valley Council, West Tamar Council, George Town Council, The University of Tasmania and Telstra.

Defence budgets are growing nationally and globally, and with the support of the Tasmanian Defence Advocate, the Northern Tasmania Region aims to develop opportunities to contribute to delivering our national defence capacity.

"A region that fosters innovation and grows successful businesses."

'Innovation and technology have an almost symbiotic relationship. Each can help to drive productivity growth by improving business processes and organisational effectiveness. Each can lead to new products and services, some of which will succeed and generate income growth, as well as benefit society. With strong technological infrastructure, (Northern Tasmania) will be better positioned to innovate in business, especially in tech-based sectors.'

Idealog (2019) Helius Therapeutics' Paul Manning on five ways New Zealand's economy could be diversified through innovation, Idealog #69, page 29 <https://idealog.co.nz/venture/2019/03/helius-therapeutics-paul-manning-five-ways-new-zealands-economy-could-be-diversified-through-innovation>

Examples of innovation in Northern Tasmania

Region include:

- Macquarie House – a new home for start-up incubator Enterprize, and a physical space for design thinking and trialling disruptive ideas.
- UTAS Launceston Institute of Applied Science and Design – in development and to include a TestLab for Industry 4.0 Integrity of Food.
- Smart Cities Projects including: five 3D digital city models, people movement analytics, and an intelligent digital city roadmap.
- A Low-Power Wide-Area Network (LoRaWAN) in Launceston and across the region.
- Development of the National Defence Innovation and Design Precinct at the Australian Maritime College.

Priority Areas

- Build a regional innovation ecosystem (including a start-up ecosystem) to support businesses to access information, networks and processes to better apply innovation.
- Enhance the skills required to succeed in innovative, competitive and productive businesses, such as digital literacy, cyber security and Industry 4.0 applications in business.
- Leverage opportunities for innovation and productivity improvements from investments in enabling infrastructure, such as the NBN, the LoRa Network and the Launceston Institute of Applied Science and Design.
- Continue to support defence operations in the region in order to grow regional capabilities and take advantage of future defence industry growth.
- Utilise defence research and manufacturing capabilities to value-add to other regional industries such as food systems, ICT and health.



4) Investment

Investing for a growing and resilient economy.

To be globally competitive, Northern Tasmanian business must attract investment with creative thinking, quality design, strong brand, persistence and bold ambition.

The regional target is to increase public and private investment by an additional 40% by 2031

- this equates to an additional \$500M per annum with approximately two thirds of this investment expected to come from and through the private sector.

An increase in business investment to unlock more productive capital and enable innovation is required to achieve the export and innovation targets. Targeted approaches to investment attraction and facilitation are more effective and generate efficiencies.

Attracting major industry investments in the region would have a significant positive impact on achieving 'best case' economic growth and would immediately underpin potential growth in Small to Medium Enterprises (SMEs). Significant investments currently under consideration include a new northern prison; abattoir facilities; a renewable energy generation plant; and the co-location of a private hospital with the Launceston General Hospital.

A key issue raised by both start-up and expanding businesses is the challenge of gaining access to capital and operational finance, especially SMEs. Traditional banks are required by regulation to be conservative with commercial investments, especially for SME's without equity or fixed assets to offer as collateral. However, more diverse funding mechanisms have evolved over the past few years that could present viable options for SME's, such as micro-financing, crowd-funding finance, or peer- to-peer finance. An Investment Taskforce has been established to consider smaller projects that need funding alternatives to come to fruition.

Northern Tasmanian councils and stakeholders are working to ensure the region is a comparatively attractive region to invest. An 'Open for Business' approach is required with continued investment in enabling infrastructure that enhances and supports the demands of a growing economy, considering incentives such as 'rate holidays' for specified strategic business applications.

The Northern Tasmania Region has developed a priority infrastructure list, built on a solid framework of economic and business assessment and broad stakeholder buy-in. Effective management and communication of this list will improve the likelihood of government and business investment support.

Regions with an identified priority infrastructure list, built on a solid business and economic base, as well as demonstrating broad stakeholder buy-in, are more likely to gain investment support.

Climate change and related global and national energy targets are generating a need for diversification in the source of energy supply. The Northern Tasmania Region provides a prime location for investment in renewable energy production. The Bell Bay precinct offers local, renewable energy assets, infrastructure and expertise allowing it to become a local energy hub, diversifying industry, increasing investment and export opportunity.

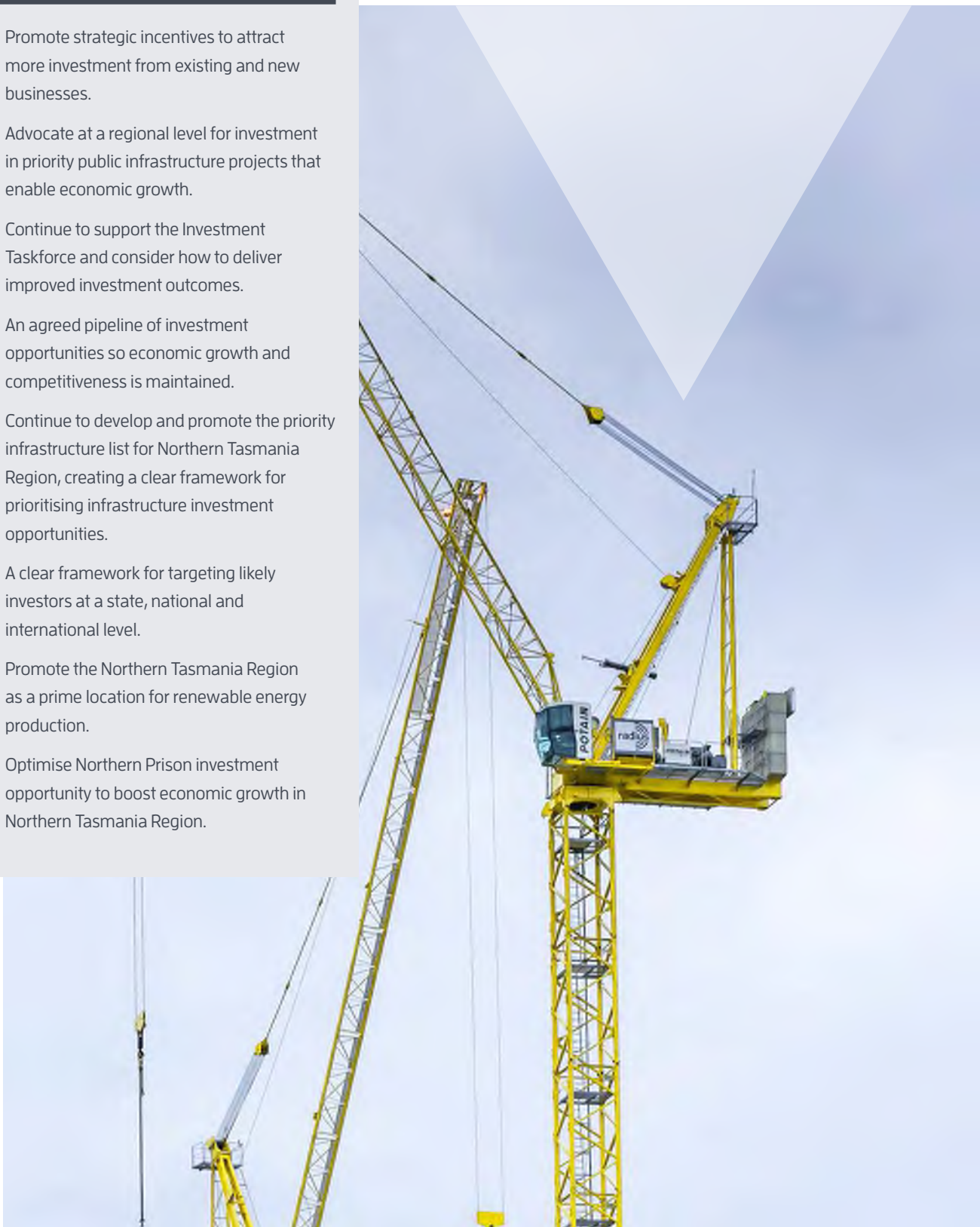
Northern Tasmania Investment Taskforce

In 2018 NTDC established the Taskforce to provide quality advice and facilitate financing for projects and business expansions requiring alternative finance options. Its role is to develop and implement a workable plan to attract additional capital for private sector support with a particular focus on smaller projects and proponents that are not supported by current programs.

The Taskforce assists to facilitate, identify and shape investment opportunities, and assist to engage with investors to match the opportunity (including alternative markets, angel investment and equity crowd funding platforms).

Priority Areas

- Promote strategic incentives to attract more investment from existing and new businesses.
- Advocate at a regional level for investment in priority public infrastructure projects that enable economic growth.
- Continue to support the Investment Taskforce and consider how to deliver improved investment outcomes.
- An agreed pipeline of investment opportunities so economic growth and competitiveness is maintained.
- Continue to develop and promote the priority infrastructure list for Northern Tasmania Region, creating a clear framework for prioritising infrastructure investment opportunities.
- A clear framework for targeting likely investors at a state, national and international level.
- Promote the Northern Tasmania Region as a prime location for renewable energy production.
- Optimise Northern Prison investment opportunity to boost economic growth in Northern Tasmania Region.



5) Infrastructure

Infrastructure plays a strong role in generating economic benefits for our region, while supporting environmental and social outcomes.

High quality infrastructure provides opportunities to attract investment and connect regional businesses to the rest of the State, nation and a growing global marketplace. This increases economic growth and productivity. Consideration must also be given to building resilience into the region's infrastructure assets, including consideration of climate change adaption and natural disaster responsiveness.

Priority infrastructure that will enable the Northern Tasmania Region to succeed and grow consistently over time includes:

- Placemaking Infrastructure – Amenities, facilities, service and culture – such as roads, parks, transport & freight infrastructure, quality health and education facilities, services and programs that make the region more attractive to people who want to stay for the long term. This includes appropriately zoned land, supportive town planning and regulatory framework, local libraries and aged care facilities. It also includes lifestyle attributes.
- Information Communication Technology (ICT) Infrastructure – To achieve high rates of connectivity and foster innovative applications through physical and digital infrastructure so that industries and people can readily connect to technology and markets anywhere worldwide.
- New industries and new business models are giving rise to changing infrastructure needs. Adaption and/or revitalisation of older industrial and commercial sites is required to enable new business growth.
- Improved road, rail and air connections will uniquely place Launceston as a freight hub, and allow access to overseas markets within 24 hours. A regional approach to development of transport infrastructure will improve supply chain efficiencies and connect key business precincts.

Placemaking Infrastructure

Prioritising placemaking outcomes in the Northern Tasmania Region will enhance the lifestyle factors that support the attraction and retention of a growing and diverse population and underpin the regions prosperity.

People remain in, and relocate to, regions that offer jobs, amenities, services, better lifestyle, strong cultural values, and a supportive community spirit. Place-making infrastructure such as quality hospitals, schools, roads, digital inter-connectors, cultural and recreational amenities, and future housing stock, all play an important role in building a community where people want to live. Accommodation and facilities for the growing visitor economy is also required.

Councils in the Northern Tasmania Region are working with communities to develop, plan and implement initiatives which increase the region's vibrancy, liveability and sustainability. In doing so they are reinforcing the region's identity, reputation and its brand.

Regional planning must consider the economic growth targets, a growing aging population, and the resulting requirements for housing, providing adequate land for

'Place matters for prosperity'

Place has always mattered for human prosperity. The direct influence of place on our material wellbeing is obvious, with physical attributes like climate, geology, topography and accessibility clearly affecting the material living standards of people who live there.

Place affects our prosperity indirectly as well. The activities, attitudes and character of the people who live in a place – rather than its physical attributes – make it attractive (or unattractive) for others to live there too.....

People congregate in particular places because place matters for their prosperity. It matters directly and indirectly, materially and non-materially, and for better or worse.

Human beings flourish or languish in place.'

<https://www2.deloitte.com/content/dam/Deloitte/au/Documents/Building%20Lucky%20Country/deloitte-au-btlc-purpose-of-place-131015.pdf>

future businesses and high value industries, transport corridors and ensuring planned developments provide new facilities that support a growing population.

ICT Infrastructure

The Northern Tasmania Region has a technological advantage – it is one of only a few regions in Australia that can fully participate in the growing worldwide gigabit economy due to the availability of NBN fibre to the premise's technology in many locations and the resulting high-speed internet services available to business and residents.

The Northern Tasmania Region is also innovating in the LoRa devices and wireless radio frequency technology (LoRa Technology or long range, low power wireless platform). The LoRa platform has become the de facto technology for Internet of Things (IoT) networks worldwide. LoRa gateways and sensors have already been installed around Launceston and is increasingly being established throughout Northern Tasmania. This provides a platform for community, councils and businesses to utilise the Internet of Things technology and new industry development opportunities.

"One of only a few regions in Australia that can fully participate in the growing worldwide gigabit economy."

Work is underway to have Launceston feature as a site for 5G pilot programs and testing. The application of 3D modeling is also underway for planning processes within councils through the Greater Launceston Transformation project.

Priority Areas

- Manage infrastructure development in a way that maintains the region's liveability while also promoting economic growth.
- Place-making and regional land use planning initiatives consider the ongoing provision of infrastructure and community amenities for current and future residents.
- Identify opportunities for Northern Tasmania to leverage the region's ICT assets and capability.
- Maintain a pipeline of major private and public infrastructure projects.
- Advocate in the lead up to elections for Regional Priority Projects.
- Prioritise planning and development in Launceston's CBD to support a critical mass needed for retail and hospitality growth.
- Better integrate regional transport and land use planning to ensure efficient supply chain connections throughout the region and inter-regionally.
- Leverage road, rail and air infrastructure investment to grow freight and warehousing related business development



6) Participation and Productivity

Build and support the region's human capital to improve workplace participation, productivity and responsiveness.

The aim is to ensure that the Region's economic growth is inclusive and sustainable and that the benefits are widely shared and contribute to improved quality of life. Productivity directly links to our education attainment, health outcomes, investment in technology, digital capacity and our ability to foster an innovative culture.

Increasing productivity will be reflected in higher paid (and higher skilled) jobs in current and future industries. A focus on strengthening human capital will be required to supply more higher paying higher skilled jobs. As a result, these jobs will also attract more talent, and ensure that businesses and institutions in the region are competitive, benefit from strong future-focused leadership and contribute to the wider economy.

Northern Tasmania has lower levels of education attainment compared to Tasmania and Australia as a whole.

A total of 46% of Northern Tasmanian residents hold no post school qualification compared to under 40% for the rest of Australia.

Northern Tasmanian stakeholders are particularly aware of the economic impact of poor educational attainment and health in our community. While this plan is not directly responsible for delivering health and education services within the region - regional stakeholders understand the importance of monitoring and advocating for programs to improve health and educational outcomes.

Northern Tasmania Region is different to other regions in one important aspect. The region has a strong community focus, and many new enterprises are motivated to achieve a social purpose. They are motivated to earn a living by 'working with a purpose' beyond just profit, to the benefit of the community and often while addressing social disadvantage.

Many of our enterprise leaders have a passion to make a difference to our community, they volunteer their time and effort to achieve this outcome. This augers well for our ability to implement programs that are focused on up-skilling our unemployed or under-employed, and increasing the opportunities and prosperity for a broad cross-section of the community.

A main driver of the City Deal for Launceston is the University Transformation Project that relocates the university closer to the CBD, but more importantly it reinforces the need for economic transformation by significantly improving our education attainment

Health and Productivity

'Employee health and wellbeing has its most obvious effect on organisational productivity through avoidable employee absence on sick or compensation leave. Less obvious, though still important, are productivity losses sustained where individuals attend work while ill or injured (sometimes referred to as presenteeism). Finally, poor employee health and wellbeing has an indirect effect on productivity through reduced employee engagement levels.'

<https://www.apsc.gov.au/how-employee-health-and-wellbeing-affects-organisational-productivity>

It is important that the region's people live a healthy life for longer to ensure they have the physical and mental health to participate effectively in our economy.

Health impacts on the ability to engage working age people to participate fully in the workforce. To support the vision to be the most liveable region in Australia, the community services and health industry will need to consider innovative programs to deliver high quality and contemporary services to address the needs of the community.

Key regional health and education indicators need to be monitored, so experts can advise appropriate solutions, and stakeholders can advocate for program changes to improve the economic productivity of the region.

"The region has a strong community focus."

and continuous learning. Education, skills and life-long learning then link to innovation and resilience to succeed in a fast-changing global environment.

With evidence clearly demonstrating that students who stay at school have much better employment and life outcomes, the **Tasmanian Education Act 2016** requires students to continue to participate in education and training until they complete Year 12, attain a Certificate III, or they turn 17 years of age (whichever occurs first). Importantly, the minimum leaving age increases to 18 in 2020.

Other areas of education focus for the region include:

- improving digital literacy to accommodate the ever-increasing role of technology in the workplace – using technology infrastructure and applications as tools for innovation;
- building responsiveness into the skills system to ensure that the region has the right skills and well-equipped workforce that can respond to a changing business environment;
- improving the understanding of parents and children at school to complete Year 12 equivalent and/or an apprenticeship;
- develop new approaches or programs for youth not in employment, education or training (to increase the 25-34yr olds with advanced trade qualifications, diplomas and degrees); and

- developing education centres of excellence based on our regional strengths – for example a focus around food systems.

A stronger economy will provide more opportunity to work with successful businesses and our communities to support young and older people to transition into high-paying industries of the future.

Priority Areas

- Support programs to strengthen transitions to vocational training or higher education linked to the workforce, and deliver the skills and qualifications needed for a growing economy.
- Advocate for trials, opportunities and pathways, for disadvantaged cohorts.
- Seek opportunities to collaborate on relevant education and health programs to advance the regional economy.
- Enable the transition of businesses and workers into new growth industries to maintain diversity and ensure economic resilience.



Implementing the Strategy

A shared vision for the future of the region will be delivered through the collective efforts, sharing, support and trust between all stakeholders.

NTDC recognise that encouraging greater collaboration will improve the outcomes for the region. The REDS promote an approach to work collaboratively and efficiently across all levels of government, community stakeholders and the private sector to optimise the use of available resources. Work has commenced on formalising a regional process to facilitate improved collaboration.

Implementation is not going to be without its challenges, and for some, change is going to bring discomfort as we adjust to new ways of doing things. Throughout the development of this Strategy, we need to continue supporting each other to achieve our Vision. Collaboration will require strong leadership within the region.

The extension of the City Deal for Launceston beyond 2022, provides an opportunity to engage three levels of government to assist in delivering the Implementation Program.

The 'REDS Implementation Program'* aims to optimise the use of available resources to deliver economic benefits to the Northern Tasmania Region. The Implementation Program will be developed by working collaboratively and efficiently across all levels of government, community stakeholders and the private sector. It will be a process driven approach to delivering a set of agreed actions to achieve the REDS Strategic priorities. NTDC acknowledges that with limited resources, we must promote a partnership approach and work in collaboration with all stakeholders to achieve the economic prosperity the region seeks.

The metrics for Northern Tasmania include the measures that will be used by the City Deal Board to consider how the region is progressing and the outcomes of the REDS. Tracking the economy by monitoring key statistics that measure changes to people, participation and productivity is one way of indirectly measuring the progress of the REDS and monitoring the general health of the economy.

Priority Areas

- Workshop with Federal, State and Local Government and key stakeholders the key strategies: develop and refine existing programs to meet the needs of the Northern Tasmania Region.
- Develop a Regional Collaboration Model that allows all regional stakeholders to be networked into the implementation and communications of the REDS.
- Optimise the City Deal Agreement to achieve REDS outcomes.
- Foster a region that embraces collaboration and communicates with a clear, coordinated voice.

*As outlined in the REDS Implementation Management Plan. It will be structured as:

- A REDS Implementation Plan with a three-year outlook
- A 12 month Action Plan

REDS Implementation Plan (REDSIP)

The REDS Implementation Plan has a three-year outlook and is guided by an Annual Program for development and review. Once established, this program will be repeated for as long as required to fulfil the strategic priorities of the REDS. The annual program will include;

- **Determine Proposed Initiatives:** With consideration to the outcomes of the annual program evaluation, REDS strategic priorities and the operational environment, the REDS Implementation Team will prepare proposed initiatives for the REDSIP.
- **Prioritisation of Proposed Initiatives:** The REDS Implementation Team, in consultation with Local Government members and Other key stakeholders, as required, will determine prioritised proposed initiatives for the REDSIP, by referring to the Prioritisation Criteria (included in the REDSIP Management Plan)
- **Advocacy, Funding and Resource Allocation:** The REDS Implementation Team will work collaboratively to document commitments for delivery of the REDSIP. This will require working collaboratively with;
 - Local, State and Federal Government
 - Major stakeholders such as UTAS and Launceston Chamber of Commerce
 - Northern Tasmania Collaboration Network
 - Other participating supporting organisations

to work on how the priority initiatives can be effectively delivered over the term of the Plan. This will require a commitment to adjust current programs and resource new programs. During this phase each initiative will be allocated a responsible stakeholder, a supporting project team may be identified, timeframes, measures and targets for initiatives will be determined.

- **Approve & Report:** The REDSIP will be approved by the NTDC Board and endorsed by Local Government members, State Government and City Deal Executive. The approved Plan will be publicly available on the NTDC website, and will be provided to;
 - Northern Tasmania Collaboration Network
 - Stakeholders and other participating supporting organisations

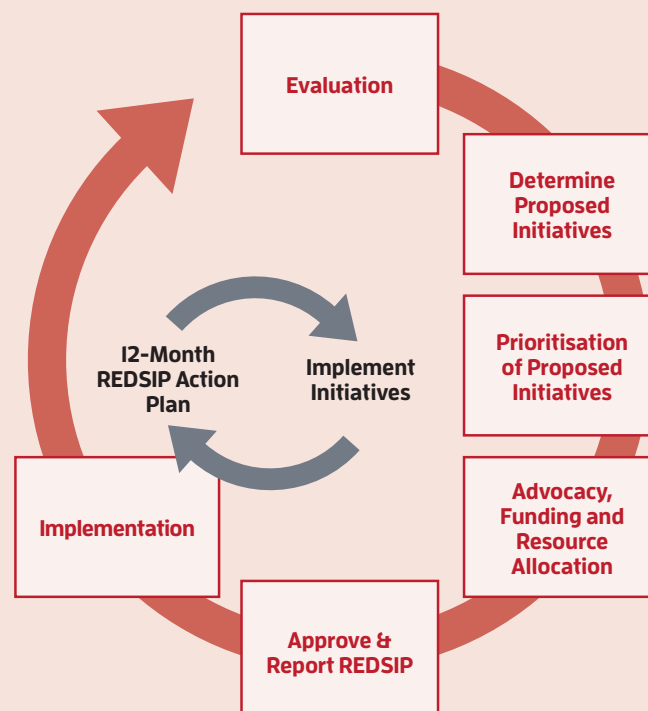


Figure 9 REDSIP Annual

Figure 10 REDSIP Implementation and Monitoring

Strategies		Agents				
		NTDC / Councils	Business / Industry	Investors / Institutions / Partners	State Government Agencies	City Deal
1	Population More highly skilled people are attracted to the region and residents are upskilled to fill the higher paid jobs.	Implement	Facilitate	Facilitate	Implement	Advocate
2	Innovation Businesses add greater value to goods and services via innovation and R&D aligned with the region's competitive strengths.	Advocate	Implement	Implement	Facilitate	Facilitate
3	Investment Businesses and people with great ideas and skills have access to investment funds to grow and prosper.	Facilitate	Implement	Implement	Facilitate	Advocate
4	Participation and Productivity Our region is diverse, healthy and happy. There is more equality with access to higher paid jobs and quality housing options.	Advocate	Advocate	Advocate	Implement / Facilitate	Advocate
5	Infrastructure Governments work in collaboration with the region to deliver priority regional infrastructure, transport networks, town planning, community services, parks and recreation facilities.	Implement / Facilitate	Advocate	Advocate	Implement / Facilitate	Facilitate
6	Export A strong market-based economy that reflects regional attributes – innovative, collaborative, agile, resourceful and many products and services are exported off-Island.	Advocate	Implement	Facilitate	Facilitate	Advocate

Implementation and Monitoring

The successful implementation of the REDSIP is dependent on cooperation between numerous stakeholders, who have different accountabilities. To guide implementation these accountabilities are summarised in Figure 8 and are;

- **Facilitate** – Assist others in the progress of actions for which they are accountable
- **Advocate** – Speak on behalf of NTDC/Councils and the regional community in favour of, or against an action/ omission for the benefit of the region
- **Implement** – Put into effect the action or some other agreed initiative

Key Roles

The delivery of the REDSIP will be overseen and monitored by the NTDC Board. The key role of the NTDC Board will be to ensure that there is a sustained focus on the effective implementation of the priority actions identified in the REDS. Accountability for the delivery of individual actions identified in the REDSIP resides with the agency that is assigned lead responsibility in the implementation. Stakeholders for each action are expected to provide input, specialist advice and information, contacts and linkages to enable the delivery of the specific action – and to proactively advocate to other parties to progress delivery.

REDS Implementation Team (NTDC)

Accountable for delivery of the REDSIP. Key responsibility:

- Ensure strategic alignment between the REDSIP and the REDS
- Co-ordinate and facilitate the Annual Program of the REDSIP
- Develop, manage and facilitate the 12-Month Action Plan
- Coordinate any reporting activity relating to the REDSIP
- Facilitate relationships, and stakeholder communications to progress initiatives and opportunities
- Actively identify, source, advocate for, and champion funding opportunities that will support the implementation of the REDSIP

NTDC Board

Responsible for delivery of REDSIP. Key responsibility:

- Monitor and maintain oversight of the REDSIP
- Ensure that the REDS Implementation Team is adequately resourced, enabled and supported
- Establish a subcommittee of the NTDC Board, that is responsible for the REDSIP and is accountable for its implementation. The Board will monitor the subcommittee's performance.
- Assist to resolve any significant REDS Implementation Program risks or issues

City Deal – Community and Business Advisory Group (CBAG)

Consulted to provide advice and feedback. Key responsibility:

- Review REDSIP
- Receive updates quarterly

State Government

- Consulted to provide advice and feedback. Key responsibility:
- Endorse REDSIP
- Receive updates quarterly

Local Government Members

Consulted to provide advice and feedback. Key responsibility:

- Endorse REDSIP
- Receive updates quarterly
- Ensure strategic alignment between the REDSIP and other Council programs.
- Assist to identify, resource, prioritise and champion funding opportunities that will support the implementation of the REDSIP

Stakeholders

This is a non-static group of support resources that may be consulted and/or nominated as a resource, as required to progress initiatives in the REDSIP. This may include, but is not limited to;

- Local, State and Federal Government representatives
- Major stakeholders such as UTAS and Launceston Chamber of Commerce
- Collaboration network
- Professional bodies
- Industry networks
- Regional business associations
- Business representatives
- Specialists or nominated individuals

Key responsibility:

- Assist to identify, resource, prioritise and champion funding opportunities that will support the implementation of the REDSIP
- Assist to prioritise proposed initiatives in the REDSIP and identify potential intersections and opportunities for collaboration
- Identify and communicate strategic links across projects that may impact the REDSIP
- To provide information and support, and/or participate in meetings, forums or discussions as necessary to assist the review, development, prioritisation, implementation and delivery of;
 - Initiatives agreed in the REDSIP
 - Actions agreed in the 12-Month REDSIP Action Plan

Metrics for Northern Tasmania

The Metrics for Northern Tasmania are a commitment of the Launceston City Deal and have been developed to measure economic and education outcomes for the Northern Tasmania region and to monitor the success in implementing the Regional Economic Development Strategy.

The Northern Tasmania region includes the local government areas of Break O'Day, Dorset, Flinders, George Town, Launceston, Meander Valley, Northern Midlands and West Tamar.

The metrics are provided in three parts:

- **People** – selected characteristics of the region's residents
- **Participation** – the region's participation in education and employment
- **Productivity** – how productive the region is and its contribution to the economy.

The metrics were developed in consultation with a working group with members from local councils, Northern Tasmania Development Corporation, Launceston Chamber of Commerce, Regional Development Australia (Tasmania), University of Tasmania and the Department of State Growth. The Tasmanian Treasury and Department of Premier and Cabinet were also consulted in their development.

People

Population	The total population of the region based on place of usual residence.	Australian Bureau of Statistics (ABS) 2016 Census of Population and Housing, Launceston and North East (602) Time Series Profile, Catalogue Number 2003.0, T03 Age by Sex, Count of Persons
Age profile	The age profile of the region is based on place of usual residence. Understanding the age profile of the region helps to predict service demand such as health and education and also to understand the working age population.	ABS 2016 Census of Population and Housing, Launceston and North East (602) Time Series Profile, Catalogue Number 2003.0, T03 Age by Sex, Count of Persons
Domestic and international migration	A person's place of usual residence five years before the Census providing an indication of the stability of the population and the amount of domestic and international migration.	Table builder 2006 & 2011 Census, Counting Persons, Place of Usual Residence, UAI5P Usual Address Five Years Ago Indicator by Statistical Division (SD). General Community Profile, Catalogue 2001.0, G42 Place of Usual Residence 5 Years Ago by Sex, Count of persons aged 5 years and over

Participation

Education

Year 12 completion rates	The number of Year 12 students and the proportion of students who achieved a Tasmanian Certificate of Education (TCE) and an Australian Tertiary Admission Rank (ATAR).	Office of Tasmanian Assessment, Standards and Certification (TASC), Attainment Profile for schools in Northern Tasmania Region
Vocational Education and Training (VET)	VET enrolments and completions	National Centre for Vocational Education Research [https://www.ncver.edu.au/] as compiled by Skills Tasmania
University of Tasmania	UTAS enrolments and completions at its Northern Tasmania campuses.	University of Tasmania as compiled by the Business Intelligence and Institutional Performance Division [bi.info@utas.edu.au]
International students	The number of international students studying at secondary schools, colleges and university.	Registrar and Admissions Officer, Launceston Church Grammar School, Scotch Oakburn College. Government Education and Training International, Tasmanian Government Department of Education Policy, Strategy and Performance Unit. Business Intelligence and Institutional Performance Division, University of Tasmania.
Highest qualification	The highest qualifications of persons over 15 years of age in the region.	ABS 2016 Census of Population and Housing, Launceston and North East (602), Catalogue 2003.0, T31 Non-School Qualification: Level of Education by Age by Sex, Count of persons aged 15 years and over with a qualification(a)

Employment

Labour force status	The labour force characteristics of the region.	ABS 2016 Census of Population and Housing, Launceston and North East (602) Time Series Profile, Catalogue Number 2003.0, T33 Labour Force Status By Age By Sex, Count of persons aged 15 years and over
Unemployment rate	The number of unemployed persons as a percentage of the labour force being employed and unemployed persons who are actively looking for work.	Derived from the ABS 2016 Census of Population and Housing, Launceston and North East (602) Time Series Profile, Catalogue Number 2003.0, T33 Labour Force Status by Age by Sex, Count of persons aged 15 years and over
Youth unemployment rate	The number of unemployed persons aged between 15 and 24 years as a percentage of the labour force being employed and unemployed persons who are actively looking for work.	Derived from the ABS 2016 Census of Population and Housing, Launceston and North East (602) Time Series Profile, Catalogue Number 2003.0, T33 Labour Force Status by Age by Sex, Count of persons aged 15 years and over

Participation rate	The percentage of the total working age population (persons aged between 15 and 64 years) that are part of the labour force (employed and unemployed persons who are actively looking for work).	Derived from the ABS 2016 Census of Population and Housing, Launceston and North East (602) Time Series Profile, Catalogue Number 2003.0, T33 Labour Force Status by Age by Sex, Count of persons aged 15 years and over
Employment by industry	The number of persons employed within different industries.	ABS 2016 Census of Population and Housing, Launceston and North East (602), Catalogue 2003.0, T34 Industry of Employment(A) by Sex, Count of persons aged 15 years and over

Productivity

Gross Regional Product	The estimated Gross Regional Product (GRP) for the region.	https://economy.id.com.au/northern-tasmania .
Number of Businesses	The number of actively trading businesses as at 30 June in each year indicated.	ABS, 8165.0 Counts of Australian Businesses, including Entries and Exits, June 2013 to June 2017; Released at 11.30 am (Canberra time) 20 February 2018; Businesses by Local Government Area by Industry Division by Employment Size Ranges, June 2017
Businesses by Industry	The number of actively trading businesses as at 30 June in each year indicated by industry.	ABS, 8165.0 Counts of Australian Businesses, including Entries and Exits, Jun 2013 to Jun 2017; Released at 11.30 am (Canberra time) 20 February 2018; Businesses by Local Government Area by Industry Division by Employment Size Ranges, June 2017
Median annual income	The median income of the community provides an indication of how economic growth is translating to person income.	ABS, 6524.055002 Estimates of Personal Income for Small Areas, 2011-16, Table 2 Estimates of Personal Income, Employee Income, 2011-16, Statistical Area Level 4
Worker productivity	An indication of the value added per worker, by dividing the industry value by the number of persons employed in that industry.	National Institute of Economic and Industry Research (NIEIR) ©2016. Compiled and presented in economy.id by .id, the population experts. https://home.id.com.au via https://economy.id.com.au/northern-tasmania/
Value of exports	The estimated value of exports outside of Northern Tasmania to domestic and international markets.	https://economy.id.com.au/northern-tasmania
Innovation	Under investigation	

A note on data sources

Data has been sourced based on the Australian Bureau of Statistics SA4 Launceston and North East Tasmania which corresponds with the Northern Tasmania region.

The source of data for each metric has been referenced in addition to the potential limitations of each data set.

Data has been accessed from a variety of sources including the Australian Bureau of Statistics, Government data sets and regional economic models. The data provided is the best available at the time of compiling the metrics however due to the methodology used to derive the metrics, particularly those that require regional data to be modelled, such as Gross Regional Product, have recognised limitations and their accuracy cannot be relied upon.

The metrics relating to innovation are incomplete at this time. The Commonwealth government is leading a review of innovation metrics through the Innovation Metrics Review Taskforce. A final report on the review, including a framework for the measurement of innovation in Australia is expected in 2019. The metrics will be updated once this review is complete.

Developing the REDS

The steps taken to develop the REDS

Step One

Launceston City Deal called for a regional vision through the development of an economic development strategy for Northern Tasmania

Step Two

Analysis of existing plans and intent to seek to achieve the targets set by the Futures Plan

Step Three

Key Directions Report – to understand where we are and what needs to be done to achieve the targets

Step Four

Regional Consultation - with 100 progressive businesses plus stakeholder organisations

Step Five

Development of the Draft REDS for discussion with stakeholders and City Deal Board

Step Six

The REDS Final Document

In developing the REDS, NTDC has established a consultative framework to ensure contribution from a wide range of representative regional voices, including the following regional partners/stakeholders;

- A Steering Committee – made up of representatives from: University of Tasmania (UTAS), Department of State Growth, Office of Coordinator General, Launceston Chamber of Commerce, RDA Tasmania, Skills Tasmania, Tourism Northern Tasmania, NRM North and NTDC Board
- General Manager's Reference Group - including the General Managers of the seven NTDC member Councils in the region
- Launceston Chamber of Commerce
- Tourism Northern Tasmania (and East Coast Tourism)
- NRM North
- Regional Development Australia, Tasmania (Northern Office)
- Over 100 progressive enterprises from throughout the Northern Tasmania Region
- Cityprom
- NTDC Board – with members representing key industry sectors, including agribusiness, tourism, education, manufacturing, health, small business and technology
- Local health organisations (via the Community and Health Industry Committee)
- Key representative industry bodies and business leaders
- Migrant Resource Centre – North
- City Deal Executive Board
- State Government agencies
- Commonwealth Government agencies
- Parliamentary Members from the region

Regional Strategies and Plans

Regional and Local

- Launceston Industrial Strategy 2010
- Launceston Residential Strategy 2010
- Mountain Bike Tourism Potential in Northern Tasmania 2011
- Northern Integrated Transport Plan 2013
- Tasmania's Future with Irrigation 2013
- Greater Launceston Plan 2014
- Northern Tasmania Regional Housing Study 2014
- Industrial Land Study 2014 (Northern Tasmania)
- Launceston Master Plan 2015
- Greater Launceston Metropolitan Passenger Transport Plan 2016
- Valley Central Industrial Precinct Technical Guide 2016
- Northern Regional Futures Plan 2016
- Bell Bay Industrial Precinct Technical Guide 2016
- Key Directions Report for Northern Tasmania 2018
- Regional Land Use Strategy 2018
- My Place My Future 2019
- Tomorrow Together 2019
- Launceston City Deal 2019-2022
- Local Council Economic Development Strategies
- Launceston Economic Development Strategy - Horizon 2021
- Legana Structure Plan and Town Centre Structure Plan
- Beauty Point Foreshore Master Plan
- Gravelly Beach Foreshore Master Plan

State

- Tasmanian Energy Strategy 2015
- Tasmania's Population Growth Strategy 2015
- T2I Tasmania's Visitor Economy Strategy 2015-2020
- Tasmanian Integrated Freight Strategy 2016
- Battery of the Nation – Tasmania – Concept Study, Knowledge Sharing Report 2018
- Cultural and Creative Industries Strategy 2019
- Accelerating Trade Grant Program 2019
- 30 Year Tasmanian Infrastructure Strategy 2019 (Draft for comment)
- Business Growth Strategy 2019-2023
- Tasmanian Trade Strategy 2019-2025
- Tasmanian Defense Industry Strategy 2023

Federal

- Smart Cities Plan 2016 (City Deals, Launceston 2019-2022)
- Australia 2030 Prosperity through Innovation 2017
- Sector Competitiveness Plans
- Australia's Tech Future 2018
- Statement of Principles for Australian Innovation Precincts 2018
- Prospective Hydrogen Production Regions in Australia 2019

Growing our future together.

GOVERNANCE 3

Reference No. 233/2019

APPOINTMENT OF COUNCIL REPRESENTATIVES ON VARIOUS COMMITTEES AND ORGANISATIONS

AUTHOR: Jonathan Harmey
Acting General Manager

1) Recommendation

It is recommended that Council appoint representatives to the following Council Committees and external organisations:

LEGISLATIVE COMMITTEE/ORGANISATION

Group	Representative/s
Audit Panel (1 or 2 elected members)	Cr Nott Cr Bower
MVC Emergency Management and Community Recovery Committee (2 elected members)	Currently Vacant Cr Sherriff
TasWater (1 elected member as Shareholder and 1 elected member as proxy)	Mayor Johnston (Proxy) Deputy Mayor Kelly

EXTERNAL COMMITTEES/ORGANISATION

Group	Representative/s
Great Western Tiers Tourism Association (1 elected member as a liaison representative)	Cr Temple
Northern Tasmanian Regional Development Board (1 elected member as Shareholder; 1 elected member and 1 Council	Elected member: Mayor Johnston Local Government Committee:

<i>representative for Local Government Committee)</i>	<i>Mayor Johnston General Manager</i>
Local Government Association of Tasmania	<i>Mayor Johnston (Proxy) Deputy Mayor Kelly (Proxy) General Manager</i>
Tamar Fire Management Area Committee (1 representative)	<i>General Manager or their proxy</i>
Central North Fire Management Area Committee (1 representative)	<i>General Manager or their proxy</i>
INTERNAL COMMITTEES	
Group	Representative/s
Australia Day Awards Committee (2 elected members)	<i>Cr Kelly Cr Bower</i>
Community Grants Committee (2 elected members)	<i>Cr King Cr Cameron</i>
Development Assessment Group (2 elected members)	<i>Councillors</i>

2) Officers Report

The purpose of this report is for Council to appoint representatives for various committees and organisations. At the Council Workshop on 26 November 2019, representatives were discussed for the following committees:

- Legislated Committee or organisation:
 - *Audit Panel*
 - *MVC Emergency Management and Community Recovery Committee*
 - *TasWater*
- External Committee or organisation:
 - *Great Western Tiers Tourism Association*

- *Northern Tasmanian Development Corporation*
- *Local Government Association of Tasmania*
- *Tamar Fire Management Area Committee*
- *Central North Fire Management Area Committee*
- Internal Committee
 - *Australia Day Awards Committee*
 - *Community Grants Committee*
 - *Development Assessment Group*

3) Council Strategy and Policy

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

- Future direction (5) – Innovative leadership and community governance

4) Legislation

Not applicable.

5) Risk Management

Not applicable.

6) Government and Agency Consultation

Not applicable.

7) Community Consultation

Not applicable.

8) Financial Consideration

Reimbursement of Councillor's expenses will apply as per Council Policy No. 24.

9) Alternative Recommendations

Council can elect to amend the representatives.

10) Voting Requirements

Simple Majority

DECISION:

GOVERNANCE 4

Reference No. 234/2019

SPECIAL COMMITTEES OF COUNCIL

AUTHOR: Jonathan Harmey
Acting General Manager

1) Recommendation

It is recommended that Council formalise the appointment of the following Special Committee members as required by Section 24(2) of the Local Government Act 1993:

<i>Special Committee</i>	<i>Members</i>
<i>Birralee Memorial Hall Committee</i>	D Arnold, Er Blackberry, Es Blackberry, G Blackberry, L Blackberry, J Booth, L Brient, F Camino, M Dewsberry, D Hall, N Hall, R Rumble
<i>Bracknell Public Hall and Recreation Ground Committee</i>	A Cousens, S Cousens, C Jones, N Jones, Sh Jones, St Jones, E Leonard, R Leonard, I Mackenzie, T Preece, L Richardson, B Shelton, Ma Shelton, Me Shelton, O Shelton, C Spencer
<i>Carrick Community Committee</i>	S Bollard, J Cunningham, S Jones, D Keygan, R Shean, B Stevenson, S Stevenson, D Williams, R Williams
<i>Caveside Recreation Committee</i>	C Capper, G Capper, Ann Crowden, And Crowden, M Crowden, Z Crowden, C Doyle, N Doyle, L Ertler, Ka Haberle, Ke Haberle, B Harris, B Hedger, P Hickman, K Howe, M Howe, C Linger, R Linger, M Manners, S Manners, J Philpott, S Philpott, Cl Robertson, G Robertson, J Robertson, T Roberstson, D Rollins, M Rollins, A Scott, D Scott, J Scott, R Stafford
<i>Chudleigh Memorial Hall Committee</i>	A Cameron, M Cameron, N Clarke, D Crowden, S Crowden, L Ertler, L Flannagan, L Haberle, P Hickman, L Middleton, L Motton, D Philpott, L Philpott, P Philpott, T Picket, N Ritchie, B Sturzaker, W Richardson, M Wyer
<i>Dairy Plains Memorial Hall Committee</i>	Al Atkins, Am Atkins, B Atkins, G Atkins, K Atkins, M Atkins, N Atkins, P Atkins, R Atkins, L Dowling, B Phelan, T Phelan
<i>Deloraine Community Car</i>	A Axelsen, R Axelsen, K Earley, C Fowler, S Keegan,

Committee	R Roles, L Wadley, M Young
Meander Hall and Recreation Ground Committee	A Berne, K Bird, T Buttery, A Costello, C Chilcott, D Chilcott, N Chilcott, S Jones, N Johnston (Hon), S Johnston, B McGowan, S Saltmarsh, H Smith
Mole Creek Memorial Hall Committee	D Bishop, D Charlton, K Faulkner, M Martin, T Meure, J Nicol, K Philpott, M Philpott, R Quick, D Stewart, B Walters, S Wilks
Rosevale Memorial Hall and Recreation Ground Committee	K Best, L Blackwell, G Cuthbertson, W Cuthbertson, C Davson-Galle, M Eddington, R Hardwicke, C Hendley, T Hendley, R Millwood, T Reed, J Rowlands, G Smith, B Tatnell, H Scheibler, R Scheibler
Selbourne Memorial Hall Committee	A Batterham, M Brown, J Brown, P Brown, D Eyles, G Eyles, J Eyles, P Eyles, D French, J French, M Heazelwood, M Hills, T Hills, A Reed, N Reed,
Weegena Hall Committee	J Buck, R Buck, C Gard, M Graves, S Harvey, J Hawley, A Lindsay, B Lindsay, G Lindsay, J Lindsay, M Lindsay, C Norton, L Norton, L Pittard, C Roberts, S Roberts, A Robinson, F Robinson, K Sheldon, M Sheldon, G Swinsburg, R Thomas, M Webster
Westbury Community Car Committee	E Blackley, C Blazeley, T Carter, K Hewlett, W Jarman, P Kilroy, D Pyke, R Travis
Westbury Recreation Ground Management Committee	L Brient, G Claxton, M Claxton, J Humphreys, D Jarvis, C King, G McDonough, J McDonough, K Pitt, R Poulton, R Reinmuth, B Richardson, S West
Westbury & Districts Historical Society	S Badcock, M Cameron, B Green, V Greenhill, A Manners, S Manners, P Matanle, J Starr-Thomas, P Swain, A Taylor, K Treloggan, S West, A Witherden
Whitemore Recreation Ground Committee	P Coull, M Cresswell, M Dent S French, K Hingston, N Hingston, K Johns, R Johns, B Pearn, S Pearn, K Pitt, E Shaw, C Suitor

2) Officers Report

Council has a number of special hall and recreation ground committees together with the Deloraine and Westbury Community Car Committees. Each year it is necessary to formalise the appointment of members of all Special Committees as member representation changes.

An updated membership list is obtained from each Special Committee following their Annual General meetings.

3) Council Strategy and Policy

Not applicable.

4) Legislation

The Local Government Act 1993, Section 24(2).

5) Risk Management

All Special Committees of Council operate under a signed Memorandum of Understanding with Council which outlines the ongoing arrangements for the effective management of the respective Council owned properties. Each individual member of every Special Committee of Council has completed a Member Information Sheet for insurance purposes.

6) Government and Agency Consultation

Not applicable.

7) Community Consultation

Not applicable.

8) Financial Consideration

Not applicable.

9) Alternative Recommendations

Not applicable.

10) Voting Requirements

Simple Majority

DECISION:

ITEMS FOR CLOSED SECTION OF THE MEETING:

Councillor xx moved and Councillor xx seconded ***"that pursuant to Regulation 15(2) of the Local Government (Meeting Procedures) Regulations 2015, Council close the meeting to the public to discuss the following items."***

Voting Requirements

Absolute Majority

Council moved to Closed Session at x.xxpm

GOVERNANCE 5 CONFIRMATION OF MINUTES

(Reference Part 2 Regulation 34(2) Local Government (Meeting Procedures) Regulations 2015)

Confirmation of Minutes of the Closed Session of the Ordinary Council Meeting held on 12 November, 2019.

GOVERNANCE 6 LEAVE OF ABSENCE

(Reference Part 2 Regulation 15(2)(h) Local Government (Meeting Procedures) Regulations 2015)

GOVERNANCE 7 APPOINTMENT OF GENERAL MANAGER

(Reference Part 2 Regulation 15(2)(a) Local Government (Meeting Procedures) Regulations 2015)

GOVERNANCE 8 AUSTRALIA DAY AWARDS 2020

(Reference Part 2 Regulation 15(2)(g) Local Government (Meeting Procedures) Regulations 2015)

Council returned to Open Session at x.xxpm

Cr xxx moved and Cr xxx seconded ***"that the following decisions were taken by Council in Closed Session and are to be released for the public's information."***

The meeting closed at

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Wayne Johnston

Mayor