From:	Andrew Ricketts
To:	TPC Enquiry
Subject:	Hearing form for 2-12-2019
Date:	Tuesday, 26 November 2019 5:01:59 PM
Attachments:	ACR to TPC YES 26-11-2019.pdf AC Ricketts to GM MVC re PA 19.242 FINAL 12-11-2019.pdf ACRicketts Objection to 25 Wadley Rd Subdivison to MVC FINAL 11-8-2019.pdf PA.19.0242 Deane Subdivsion Ver2.docx PA.19.0242.pdf

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Hello TPC

Please find my form seeking to be heard on the 2-12-2019

Also find recent material over vegetation in Wadleys Rd which has caused me to lodge an objection to a PA twice.

Also attached is the two PAs themselves.

I will address the problems of such applications under deficient mapping which is only just improving under the TPS.

--
Sincerely
Andrew Ricketts
780 Larcombes Rd
Reedy Marsh 7304

Andrew Charles Ricketts
Bradys Creek
780 Larcombes Road
REEDY MARSH 7304
TASMANIA
Phone: 03 6368 1343
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11th August 2019

Martin Gill
General Manager,
PO Box 102,
Westbury, 7303
By email to: Martin.Gill@mvc.tas.gov.au
AND planning@mvc.tas.gov.au
CC: Leanne Rabjohns Leanne.Rabjohns@mvc.tas.gov.au
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OBJECTION REGARDING:

The Advertised Discretionary Planning Application PA \19\0242 from: PDA Surveyors obo Roy Deane

Location: 25 Wadleys Road Reedy Marsh 7304

Dear Mr Gill

I am writing this Objection to the advertised Discretionary development proposal PA\19\0242 lodged by PDA Surveyors obo Mr Roy Deane of Manly in NSW, regarding his absentee managed property at 25 Wadleys Road, Reedy Marsh. The Deane subdivision proposal of PDA, in the Rural Living Zone (RLZ) of Reedy Marsh, is obviously intended to avoid the upcoming tighter RLZ provisions under the Tasmanian Planning Scheme.

The Planning Application No: PA\19\0242 was advertised on 27th July 2019. The applicant is: PDA Surveyors obo the landowner, R. Deane. The representation and objection period Closes: Monday 12th August 2019. This objection is lodged within that short allowable period.

Reedy Marsh is a rural locality in Northern Tasmania, a few kilometres north of the town of Deloraine. The locality of Reedy Marsh, in land use planning terms, has a number of zones, including the Rural Living Zone, the Environmental Living Zone and the Rural Resource Zone. The proposed subdivision is located within the area of the Rural Living Zone.

This PA\19\0242 seeks to subdivide Mr Roy Deane's 34.31 Ha title, CT 33436/3, which clearly is currently in size above the minimum 15 Ha minimum lot size standard in the Reedy Marsh Rural Living Zone, being a bit over twice the minimum acceptable lot size. Acceptable Solution is the term used in the Scheme.

I am seeking that Council completely refuse the application PA\19\0242 in this case, although I concede that a more reasonable subdivision application would not attract an objection from me. Thus it is not the likely Use to which I object but rather the densification and intensification beyond the area's intended character and to a standard way below the Acceptable Solution.

There are several sound reasons for my objection to the current PA\19\0242 and they are briefly discussed in this objection. There is a range of consequences to such a gross densification.

I disagree with many of the statements of PDA unfortunately. I deal with some of those below.

The Planning Notice states: Development: *"Subdivision (6 lots) - general suitability, lot area, flood prone."* That means there is a range of contentious issues, which do not meet normal standards.

The proposal is to subdivide the 25 Wadleys Road property (on the corner of River Rd and Wadleys Rd) into six lots, one flood prone lot at 12.1 Ha in area, the second at 4.7 Ha, the third at 4.4 Ha, the fourth at 4.4 Ha, the 5th at 4.2 Ha and the 6th Lot at 4.6 Ha up near the top of the hill. Importantly, not a single lot in this proposed subdivision makes the minimum lot Acceptable Solution Standard in this subdivision of a single 34.4 Ha title, which is established in the Meander Valley Interim Planning Scheme 2013, post Amendment 4. In of itself, this subdivision proposal represents a massive intensification of land use and an undermining of the scheme's intent and zone standards.

The current Minimum Lot standard in the Meander Valley Interim Planning Scheme 2013 for subdivision in the Rural Living Zone of Reedy Marsh is a 15 ha minimum area. The new Lots would therefore all be less than the Acceptable Solution Minimum standard, most far less than the Acceptable Solution.

A massive deviation from the standard and Council's intent.

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	12.1	80.66%	121%	N/A
Lot Two	4.7	31.33%	47%	59%
Lot Three	4.4	29.33%	44%	55%
Lot Four	4.4	29.33%	44%	55%
Lot Five	4.2	28.0%	42%	52.5%
Lot Six	4.6	30.66%	46%	57.5%

I was aware that Mr Deane would likely subdivide for rural living purposes but what has happened to the 15 Ha lower limit for RM RLZ in the 2013 scheme? Is that a fantasy limit?

Even if Council gets its way in the TPS regarding the MVC LPS and the minimum acceptable solution lot size comes down to 10 Ha, for the RM RLZ, and the performance criteria is applied down to a minimum of 8 Ha, this would be vastly larger than the mostly 4 Ha to 5 Ha proposed Lots under PDA's greed based proposal. Only one of the proposed lots would get a Guernsey.

It should be recognised that in the upcoming Tasmanian Planning Scheme this sort of open slather development would simply not be possible at all.

The Performance Criteria in the MVLPS of the Tasmanian Planning Scheme are intended to not go below a bare minimum of 80% of the minimum subdivision lot standard, which for Reedy Marsh will be either 10 Ha (Council's) or 15 ha (TEA's), that is a performance cut off at either 12 ha or 8 Ha.

The current MV IPS 2013 scheme post Amendment 4 was not intended to be used to subvert the existing character and average density to the degree this development would impose. It is a bad precedent.

The reason Council has a 15 Ha minimum for the RLZ in Reedy Marsh, is to set a modern and responsible standard of sustainable development based on a range of issues, concerns and the overall existing amenity as well as environmental matters, such as the consideration of the Listed Threatened and Vulnerable Vegetation and the presence of Threatened Species.

This subdivision development proposal does not adequately consider the values at stake and thus in essence seeks to subvert the existing character, amenity and the values of the Reedy Marsh Rural Living Zone.

It seems PDA is determined to turn Reedy Marsh into suburbia. That desire and this proposal represent an undermining of the area's standards and its special qualities.

It is clear that the nature and intensification of development across the area of the Rural Living Zone in Reedy Marsh, as well as impacts on the existing character, amenity and natural values are the relevant considerations in this case.

That is, contrary to PDA's assertion, a wider consideration of the nature of development in the zoned area is appropriate and relevant to a consideration of whether this development meets the Performance Criteria. Otherwise, a perverse and undesirable outcome could well be inappropriately engineered.

The surveying firm PDA, representing Mr Deane, in essence claims that there are some nearby titles to the subject land which are of similar size, which enable the Performance Criteria to be met. It has a business model and PDA has done this before.

PDA claims the subdivision to be consistent with the current surrounding titles. I disagree.

PDA has, in my view, been very selective in looking at the nearby titles so that it may construct a convenient argument in support of the Planning Application PA\19\0242. Such a biased view of the existing landscape and cadastral reality of Reedy Marsh is extremely unfortunate and inadequate.

Land Use planning is not about taking little snippets of the landscape that suits one argument. I reiterate the relevant consideration is the overall pattern of land use and intensity across the Rural Living Zone of Reedy Marsh, which must be considered to be the local area. As previously stated, the average size of titles in the Reedy Marsh Rural Living Zone is 15.7 Ha (as at 2016) and this was calculated by Council.

It is acknowledged there are a few modest titles in the broader vicinity but these obviously do not form the dominant character of the area. The larger titles including the subject land, of course, form a vastly greater amount of the overall area of the surrounding landscape of this part of Reedy Marsh.

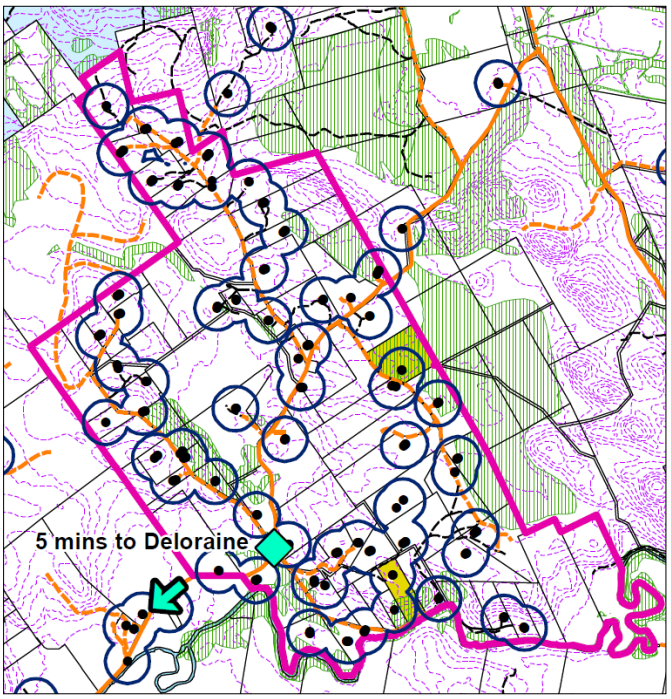
I argue that Reedy Marsh simply does not need more small sub minimum titles and the scheme is intended to mitigate against such undesirable outcomes. This ability under the MV IPS to lodge a planning application, which has a distinct lack of any proper standards, forces Reedy Marsh residents to lodge objections to defend their amenity and the other values which they prize. This is concerning and indeed unacceptable and indeed is a source of aggrievement.

The clear and unambiguous intent and purpose of Council's Amendment 4 of the MV IPS 2013, was to ensure that very small lots would be avoided in the Reedy Marsh Rural Living Zone (RLZ).

The small lots adjoining the subject land and mentioned in PDA's perfunctory assessment of existing character, in support of their claim the proposed subdivision would meet the MV IPS Performance Criteria in the RLZ, have mostly been in existence for a long time. These select titles, used by PDA in many instances predate the Meander Valley Planning Scheme 1995, which simply had this part of Reedy Marsh within the Rural Zone at that time. Before that scheme, such subdivisions were done under the Deloraine Interim Order, I believe. I am sure PDA has done some recent subdivisions. It is their business model.

The 2015 Council report regarding Amendment 4 says of Reedy Marsh (Note my emphasis by way of underlining):

Reedy Marsh



"The current Reedy Marsh Rural Living zone reflects a cluster of rural residential uses surrounding River Rd, Wadley's Rd, Johns Rd, Farrells Rd and Saddlers Run Rd. The proposed zone consists of 86 lots and currently contains 76 houses. Lot sizes range from 7900m^2 to 75 hectares, with the 75-hectare parcel centrally located. <u>The average lot size is 15.7 hectares.</u> The topography of the area is predominantly native vegetated, undulating hills with the larger titles to the centre being cleared. The area contains 2 conservation covenants <u>and patches of known priority habitat, both mapped and unmapped.</u> The southern edge of the zone has steeper slopes and is bound by the Meander River. This topography is reflected in the predominance of Class 5 and 6 land with some Class 4 land to the larger central titles. The area is bound to the east by a large multi-use property subject to plantation forestry and grazing activities, which also has significant stands of priority habitat. To the west is the prime agricultural plateau of Weetah. The northern edge is bordered by State forest and some private tree plantation mixed with priority habitat.

The clustering of established dwellings within the area in a pattern that surrounds the class 4 land in the centre, together with public roads and priority vegetation,

> practically constrains the land between, making viable connectivity of the class 4 land infeasible. This indicates that the land is conducive to hobby farm activities for small-scale enterprises and as such, the proposed zone boundaries are drawn around the clear ring of rural residential uses.
>
> The zone is considered suitable for intensification to provide for some additional land supply. The area has close proximity to the settlement of Deloraine, at approximately 10 minutes maximum driving time. Deloraine is a well-serviced district centre with a full line supermarket and other retail, health services, primary and high schools, hospitality, banks, post office, recreation and cultural facilities. Public roads service the extent of the area and can provide access to larger lots that have the capacity to consolidate gaps between the clusters of existing dwellings. The existing and achievable lot sizes provide the ability to achieve appropriate setbacks or mitigation to surrounding rural resource land, accommodate on site wastewater and are considered capable of accommodating clearance areas for bushfire hazard management or avoidance of wet areas. The proposed minimum lot size of 15 ha reflects a density to achieve discrete bushfire management zones without erosion of the character of the area though is a slightly higher density than the average. It is considered likely however that the determinant of eventual yields will likely be the combined consideration of road frontage availability, bushfire protection and water quality protection. It is anticipated that approximately 27 new lots could be created."

In coming to a conclusion back in 2015/6 to support the 15 ha standard, proposed by some residents, Meander Valley Council considered the extent of additional residences and identified the 27 new lots, which could be created under the 15 ha standard.

In 2015, the Reedy Marsh Rural Living Zone apparently consisted of 86 lots and 76 houses. Lot sizes at the time ranged from 7900m2 to 75 hectares.

So, even without subverting the 15 ha minimum lot standard Council said it could expect a significant increase in residential development in Reedy Marsh, whilst retaining the natural and amenity values: which translated to 27 new lots +10 undeveloped lots, means that at the 15 ha Acceptable Solution there would be approximately 37 Lots a 50% increase in residential densification within the Reedy Marsh Rural Living Zone. A standard, which allowed development to proceed in that manner, was adopted and accepted. That does not mean it would be acceptable to have an open slather, high densification approach, which this 6 lot subdivision down to 4 and 5 Ha represents. Just take the map above and in the area above the 'n' of Deloraine, add six black dots with their surrounding circles and then consider whether it would or would not be an unreasonable over densification.

The above map, showing the distribution of residences across the RLZ of Reedy Marsh in Council's Amendment 4 report of 2015 is ample evidence of the existing sparse and spread out nature of residences in the Reedy Marsh Rural Living Zone, which I maintain is the surrounding area, which must be considered by Council. This character, I argue, is contrary to PDAs uninformed assertion about their selective claim for a surrounding area (see P2 (g)) made in PA\19\0198. I argue the surrounding area does not in any way mean merely the adjacent titles. The above map represents the historical pattern.

This subdivision proposal, PA\19\0198, represents a degree of intensification and densification, not at all foreshadowed or foreseen by Council's Amendment 4 proposal for Reedy Marsh, where a 15 ha minimum lot was chosen by Council and supported by the writer and others in Reedy Marsh. Indeed the argument at the time was the choice between a 15 Ha minimum standard and proposals for no subdivision at all.

There are numerous problems with the PA \19\0242 proposal in fact, the traffic impact assessment raises a number of issues and the densification proposed is simply too high.

Lot 6 is mostly unsatisfactory and there remains quite a lot of vegetation on low lying land on Lot 1, which is obviously and predictably likely to be young Eucalyptus ovata forest, as well as some mature E rodwayi forest. The E ovata forest rightly has been listed as Critically Endangered under Commonwealth Environmental Protection & Biodiversity Conservation law.

Can Council really get a non-polluting waste system onto Lot 1? I think it unlikely? Even though Lot 1 is the largest Lot, it is unacceptable because of the low lying nature and the existing vegetation including the young E ovata forest.

I refute the claim that most of the subject land is cleared. I agree it had had a single rotation of plantation but now with the plantation removed several years ago, the forest is regenerating quite nicely in many parts of the land. Note: i.e. not cleared but carrying young forested vegetation including some which is a Critically Endangered Ecological Community.

Such small Lots as proposed in PA \19\0242 means the likely future removal of young forest which will again likely be habitat for threatened species and which was mapped as such at the time of the Tasmanian RFA.

The Critically Endangered Ecological Community should be retained and protected. Vegetation which is Listed as Threatened under State legislation should also be identified and retained. 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 in any case. This area of E ovata 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.

The remnant values around the Dungiven Rivulet are of the highest significance being E. rodwayi forest and E ovata forest (formerly cleared and now in a regenerating state) which could continue to be allowed to re-establish on the flat near the Rivulet. It is all Priority Habitat, and beyond the mapped extent. This is on both sides of the Dungiven Rivulet.

Quite an amount of this area went under water in the 2016 floods. Indeed quite a bit goes under water regularly and in most years. Yet, even in the 2017 mapping of Flood Prone Areas (map 17 in the MV LPS) this part of Reedy Marsh is not mapped. I have been making representations for years over this matter. At least PDA has used the 2016 flood surveying which is limited to areas around the Meander River I understand. I spoke with Roy Deane several years ago about this matter. He wanted to build down in the flood prone area at the time. Hopefully now he understands.

The E. rodwayi is in part in old growth condition and should be protected (under a Part 5) now. Remember Priority Habitat is not just the mapped extent. There is Priority Habitat mapped on the land. But there is a more complete mapping in Meander Valley Local Provisions Schedule – Codes Natural Assets Overlay -- Priority Vegetation Map 17. However even that mapping is deficient. This is a good example of just how it is important to retain the ability to deal with vegetation, which has become Listed as a Critically Endangered Ecological Community.

I strongly disagree that this land has been recently cleared. At the time of the RFA 1997 it carried native vegetation of varying conservation values and all was mapped as being Priority Habitat for Threatened Fauna (which were listed at the time). Now there are more Listed species (Inc Eastern Quoll, Tasmanian Devil and Masked Owl). After the RFA, perhaps around 1998, prior to the restrictions on clearing E ovata, the block was logged and a plantation established.

Roy Deane purchased the land in 2007. I assume he logged the plantation, or rather allowed it, as he was contractually obliged to do. That was several years ago now. Not recently.

It is conceded that the forested vegetation on the land is at a relatively early stage. Depending on how one looks at it, it is either regenerating native forest or reversion. I say it is regeneration and most will be from natural on site seed.

I would strongly disagree there are no vegetation or amenity impacts arising from this subdivision proposal. The old growth riparian forest should be protected. The long length of roadside forest will likely be considered to be important by some locals and yet the road study recommends that parts of it be removed for driveway access site distances.

Such small lots which are proposed change and diminish the character and values of Reedy Marsh. This is being attempted without a formal planning rezone of the RLZ and thus most of the residents would not be aware of what Council is doing, seemingly by stealth in cohorts with the developers.

This number of dwellings, even when staged, probably for tax reasons, would significantly change the ambience of the hill, which is plainly visible when approaching Reedy Marsh from Deloraine or when travelling past Deloraine on the national highway, or indeed from some of the higher parts of Deloraine. The land does have good views. That fact around the view from the land is likely to lead to people seeking to manage their view, without regard for the appearance of their actions. This sort of mindless chopping of sections of highly visible vegetation is unpleasant. Council's planning provisions are entirely inadequate to manage landscape impacts. That takes one to objections such as this one and to rely on a lower level of densification.

PDA claims that the 150 metre sight distances have been met but its own consultant expert's traffic report disagrees.

PDA also claims *"There are no features of natural significance except for the creek and that has been protected by making Lot 1 a large lot."* I completely disagree with this assessment.

Coincidentally TEA has done some vegetation analysis work, which includes this part of Wadleys Road. So there is some expert botanical assessment on the area.

PDA claims protection for the Lot 1 but the PA \19\0242 application has no instrument for protecting the riparian values nor the important forest in the vicinity. Indeed, I think there is nothing to stop someone attempting to build in the flood zone. Council is not proposing any flood restrictions either and the current flood mapping does not include the 2016 flood. Poor!

Council has obligations to the community that it is apparently avoiding.

Somewhere on the property boundary facing the public road will be a Planning Application Notice for PA \19\0242. It may not be very visible but if one walks along the road one can find it. Such notices are designed for suburbia not for rural residential localities. I found this planning application PA \19\0242 by accident on Council's website. I am obviously going to have to look on the Council website every week.

The Planning Application PA \19\0242 is made under the Meander Valley Interim Planning Scheme 2013 (MV IPS).

The traffic impact assessment for PA \19\0242 claims River Road to be a no-through road. This is patently wrong. River Road obviously joins Porters Bridge Rd in such a way that one just keeps driving and the transition between the two roads is in name only. Both theses roads connect to and run off Meander Valley Main Road, firstly at Deloraine (West Parade) and then at Exton. So, it is an alternate route between the two towns. It is known to be used as such for those evading scrutiny by the local constabulary. River Road is not a No-

Through Road and in my time living here since 1991 never has been. Up until 2016, there was a third connection, which was a through road to Birralee, via Bryants and Bensemans Rds. to Priestley's Lane. Council didn't maintain it Forestry Tasmania did. Now FT has organised Forico to gate it.

The suggestions in the Traffic Report regarding the intersection of Wadleys and River Rds. and the bridge are all interesting. Council has no jurisdiction over the PTR on the corner. This intersection is deficient, as the report has rightly suggested. Locals know to be wary of it.

At least the new Dungiven Bridge on Wadleys Rd will not burn down. It is higher and I thought it was quite good and less flood prone but it is not very wide.

Humphreys Bridge on River Road goes under water almost annually and in some years several times. As does the crossing at Porters Bridge at Exton, cutting off Reedy Marsh entirely. The flood prone nature of Reedy Marsh and the propensity to be cut off indicates that Reedy Marsh should not be relentlessly densified.

Reedy Marsh, the place, is suited to lower densities and this flooding of access is one of the reasons for the 15 Ha standard. Next thing you know the new settlers will be wanting a flood free access between Reedy Marsh and Deloraine. Just look at the 2016 mapping and see how much of the River Road went under water. It was kilometres of it. It cannot economically be achieved. Humphreys Bridge, adjoining the subject land, for example goes more than 2 metres under water and this current bridge on River Road is considerably higher than the former one.

The accesses into the blocks on PA \19\0242, which are proposed, deserve some comment. Some of these appear reasonable but some will be difficult and may not meet bushfire access standards because they will be too steep. This matter has seemingly been avoided. There are some proposed accesses with sight distance problems and some of those are covered in the PDA Plan of Subdivision, as opposed to PDA's text.

Right now, there is a lot of plantation residue on the subject land, which also represents an additional hazard in bushfire terms. The upper lots, now being relatively open are quite windy I recall. I am surprised Mr Livingstone claims only a BAL of 19 but he might be correct, on the other hand, it is quite an exposed site higher up in the west. I am sure those matters could still be addressed with a greater BAL. The Lot size is another matter. I think it should be no more than 3 lots.

As you may be aware, I do not live in Wadleys Road and indeed, I do not live in the Rural Living Zone of Reedy Marsh, but rather in the Environmental Living Zone at the end of Larcombes Road in Reedy Marsh. That may mean that Council may be unlikely to take my claims over the degradation of rural residential amenity in another zone seriously. That would be a mistake. Council needs to understand I am a resident of Reedy Marsh. The issue of amenity may be a critical one for residents of Wadleys Road and for others in Reedy Marsh as well. I am disgusted by what has occurred to the Johns Rd precinct recently.

Apart from the Developers, I am sure virtually all residents do not want more of Reedy Marsh carved up down to 4 Ha and 5 Ha Lots, for which this development becomes a significant expansion.

I am told however by Council's Senior Strategic Planner, that if a subdivision can meet the performance criteria, then currently there is no lower limit to the Min Lot size technically speaking under the MV IPS. I was astounded to find out this information. It becomes a Council Discretion. It seems that this open slather provision is being exploited at this time because certain pro-development outfits know that the opportunity for small lots in places like Reedy Marsh will be closed off under the Tasmanian Planning Scheme to be introduced later in 2019. All it has to do is for Council's planner to claim to meet the Performance

Criteria and the Councillors can rubber stamp it. This capability doesn't make bad planning good.

The lower limit under the upcoming Tasmanian Planning Scheme, which currently proposes Reedy Marsh to be a minimum of 10 ha, would be 8 ha under the performance criteria. That should inform Council and should be a relevant consideration.

I wish to be open with Council that in my role representing The Environment Association to the TPS, I have argued that the minimum for Reedy Marsh should remain at 15 ha, thus a performance criteria would limit to 12 ha or 80% of the 15 Ha. This scheme is still some months away and in the meantime, we may get more such inappropriate proposals. In either situation, at best only one lot would be accepted which is Lot 1 at 12.1 Ha. Every other Lot in this subdivision proposal falls outside of the new and upcoming planning scheme.

There were some people in Farrells Road who argued they wanted no subdivision at all in Reedy Marsh under the MV IPS of 2013.

It has been claimed by Mr Deane's surveyor, PDA of Launceston, that 4 and 5 Ha Lots are consistent with the current amenity and *"The existing pattern of development in the surrounding area".* I disagree.

With PA\19\0242, we have our Council actively considering the subdivision down to proposals of a lot at 12.1 Ha in area, at 4.7 Ha, at 4.4 Ha, at 4.4 Ha, at 4.2 Ha and the 6th Lot at 4.6 Ha, in a Rural Living Zoned Area, where the normal lots are, in average, about 15.7 Ha across the Reedy Marsh zone (as at 2016). This is outrageous and undermines of the planning scheme.

This PA\19\0242 is a subdivision proposal, ostensibly to put houses on sub-minimum blocks and in doing so, Priority Vegetation, mapped under the new scheme (not the current one), which is vegetation, which is threatened species habitat, could be removed and there is no 'minimisation' of the loss that could be responsibly or accurately claimed.

Further, the separation distances between houses under PA\19\0242 along Wadleys Road would become far smaller at the start of Wadleys Road than is currently the case for the rest of the road's length. This is stupid land use planning.

I claim the proposed subdivision development, PA\19\0242, does not meet the Desired Future Character Statements for Reedy Marsh. These are in the current scheme under the Rural Living Zone section.

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.

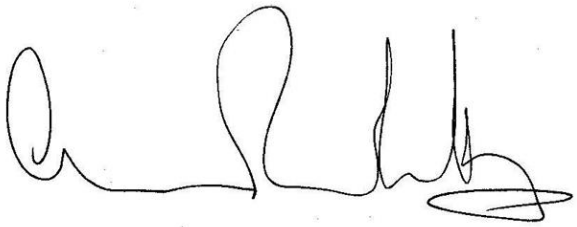
The current Lot 1 area should simply be protected, most goes under water anyway and thus Lot 1 and Lot 2 should become one lot. Lot 6 is daft shape and not a good solution. By joining lots 5 and 6, one gets a better outcome. Lots 3 and 4 have the most difficult access issues in my view and may not easily 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.

I remain firmly opposed to a 6 lot subdivision on this site.

Yours sincerely,



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12th August 2019

Jonathan Harmey
Acting General Manager,
PO Box 102,
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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 Residential[1]. 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 Dungivern (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 bogginess 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 this 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 are 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.

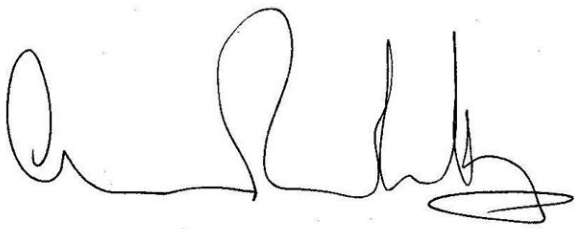
It should be noted that this site is very close to the bioregional boundary in IBRA 5 between the Northern Midlands and the Northern Slopes. The boundary may run through the Humphreys Bridge location. So, if for Mr Livingston there is some uncertainty this transitional area may explain, it also is suggestive 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 regarding 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,



Andrew Ricketts

Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	**PDA Surveyors - obo - R Deane - PA\19\0242**
PROPERTY ADDRESS:	**25 Wadleys Road REEDY MARSH (CT : 33436/3)**
DEVELOPMENT:	**Subdivision (4 lots) - general suitability, lot area, flood prone area, new access, vegetation removal.**

The application can be inspected until **Tuesday, 12 November 2019**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 26 October 2019.

Jonathan Harmey
ACTING GENERAL MANAGER

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.

RECEIVED
28 MAY 2019
MEANDER VALLEY COUNCIL

Meander Valley Council
Index No. 18554
Doc No.
RCV'D 30 MAY 2019 MVC
Action Officer SS Dept. CDS
EO OD
OFFICE USE ONLY

Property No: 18554 **Assessment No:** 90 - 5600 - 0240

DA 19/0348 **PA** 19/0242

Index No.
Doc No.
RCV'D 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

Indicate by ✓ box

PROPERTY DETAILS:

Address: River Road Certificate of Title: 33436

Suburb: Reedy Marsh 7304 Lot No: 3

Land area: 34.31 ~~m²~~ / 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 ☑ No

Heritage Listed Property: ☐ Yes ☑ No

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

☐ Building work ☐ Change of use ☑ Subdivision
☐ Forestry ☐ Demolition
☐ 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:

RESULT OF SEARCH

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
33436	3
EDITION	DATE OF ISSUE
2	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

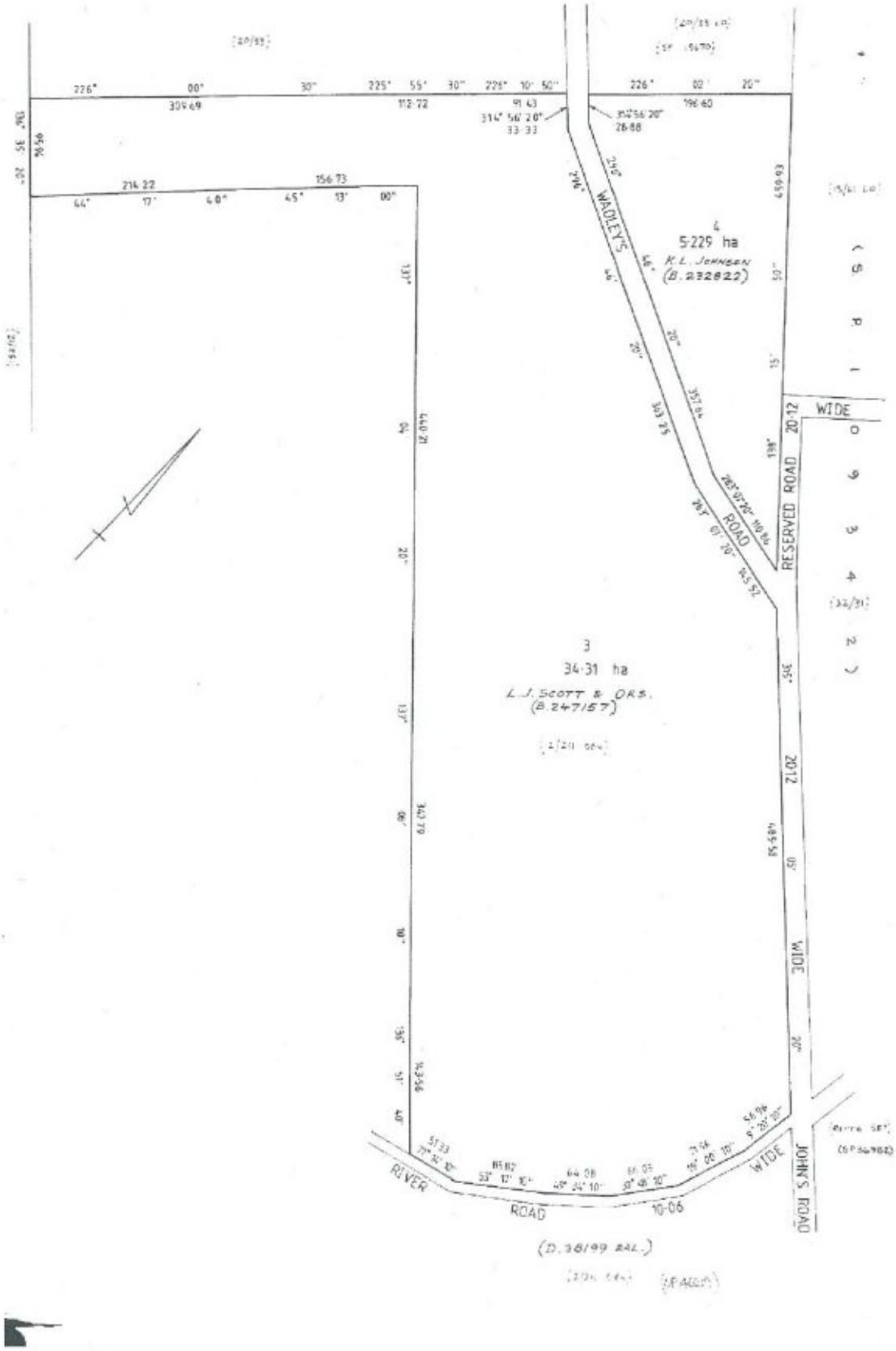
SCHEDULE 2

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
Title Reference: CT VOL 2775 FOL 85		Approved Effective from
Grantee: PART OF 200 ACRES WILLIAM HUMPHREYS PURCHASER	SCALE 1: 3000 MEASUREMENTS IN METRES	Recorder of Titles



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

Index No. 18554			
Doc No.			
RCV'D 21 OCT 2019		MVC	
Action Officer	JS	Dept.	COS
EO		OD	✓

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

JOHN DENT

Vegetation Screening Report

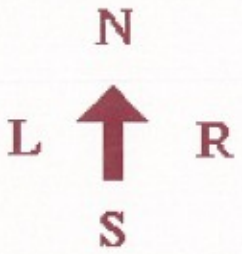
Report for: **PDA Surveyors**

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.

Contents

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

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 and 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**

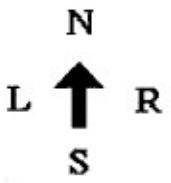
Property Location: **33436/3 River Road, Reedy Marsh**

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
Property identification:	River Road, Reedy Marsh, CT 33436/3, PID 7538962 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). 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.
Conclusion	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.

Contents

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/m²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m²
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

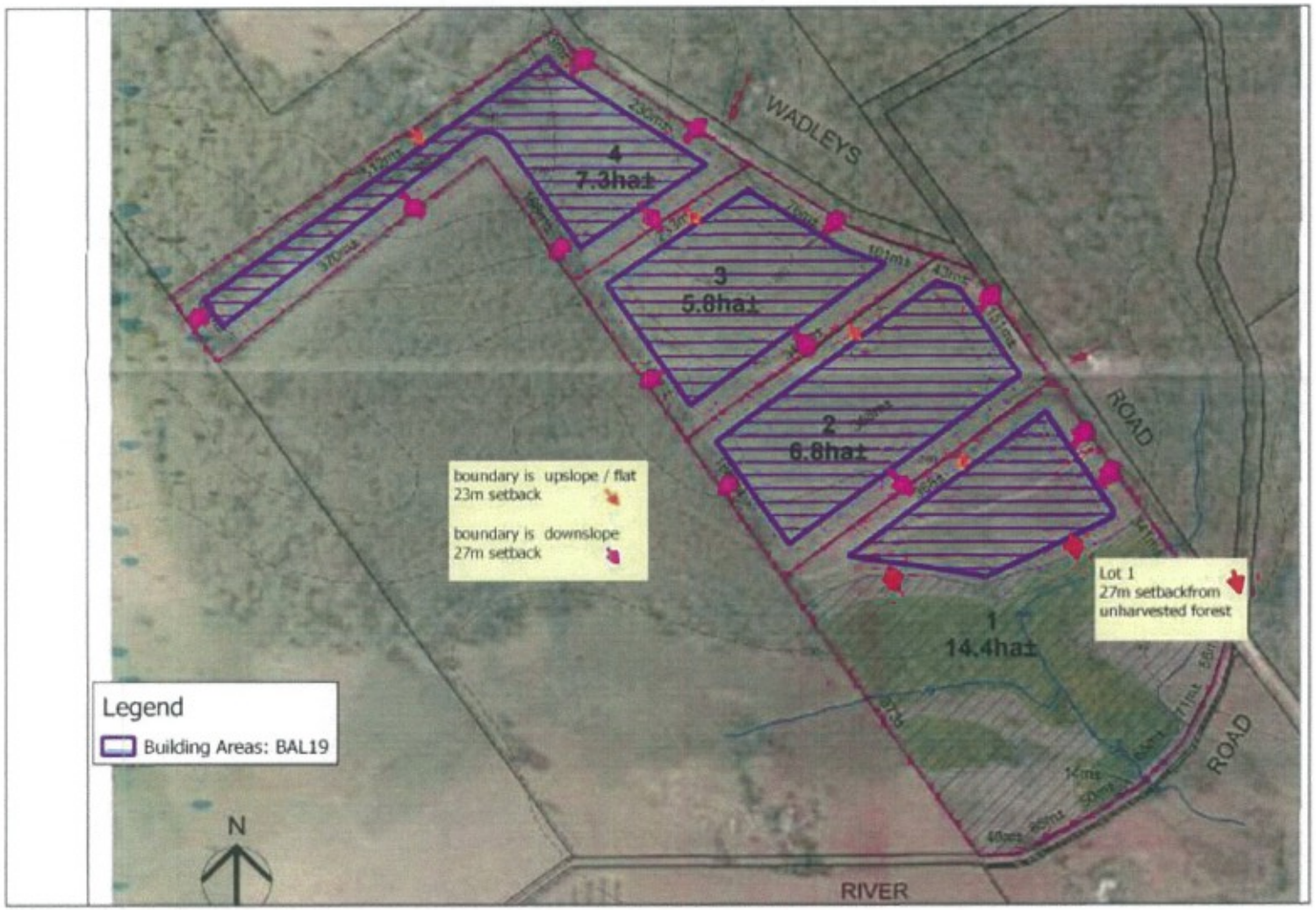


Figure 1: Building Area BAL

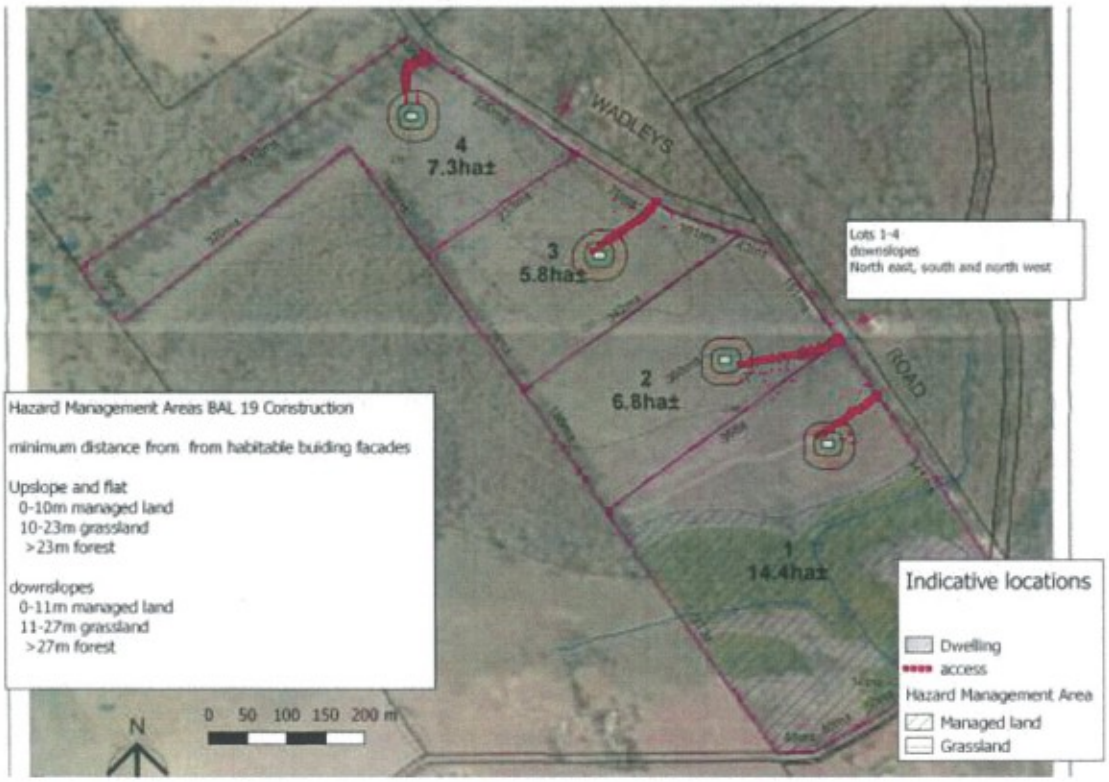
HAZARD MANAGEMENT AREAS

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

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.	The following design and construction requirements apply to property access: (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: (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.	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	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.

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	The following requirements apply: a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (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: (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)	Fittings and pipework associated with a water connection point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with *AS/NZS 3500.1-2003 Clause 5.23);* (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to 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: (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	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 (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.

Column		Column 2
	Element	Requirement
E.	Hardstand	A hardstand area for fire appliances must be provided: (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

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

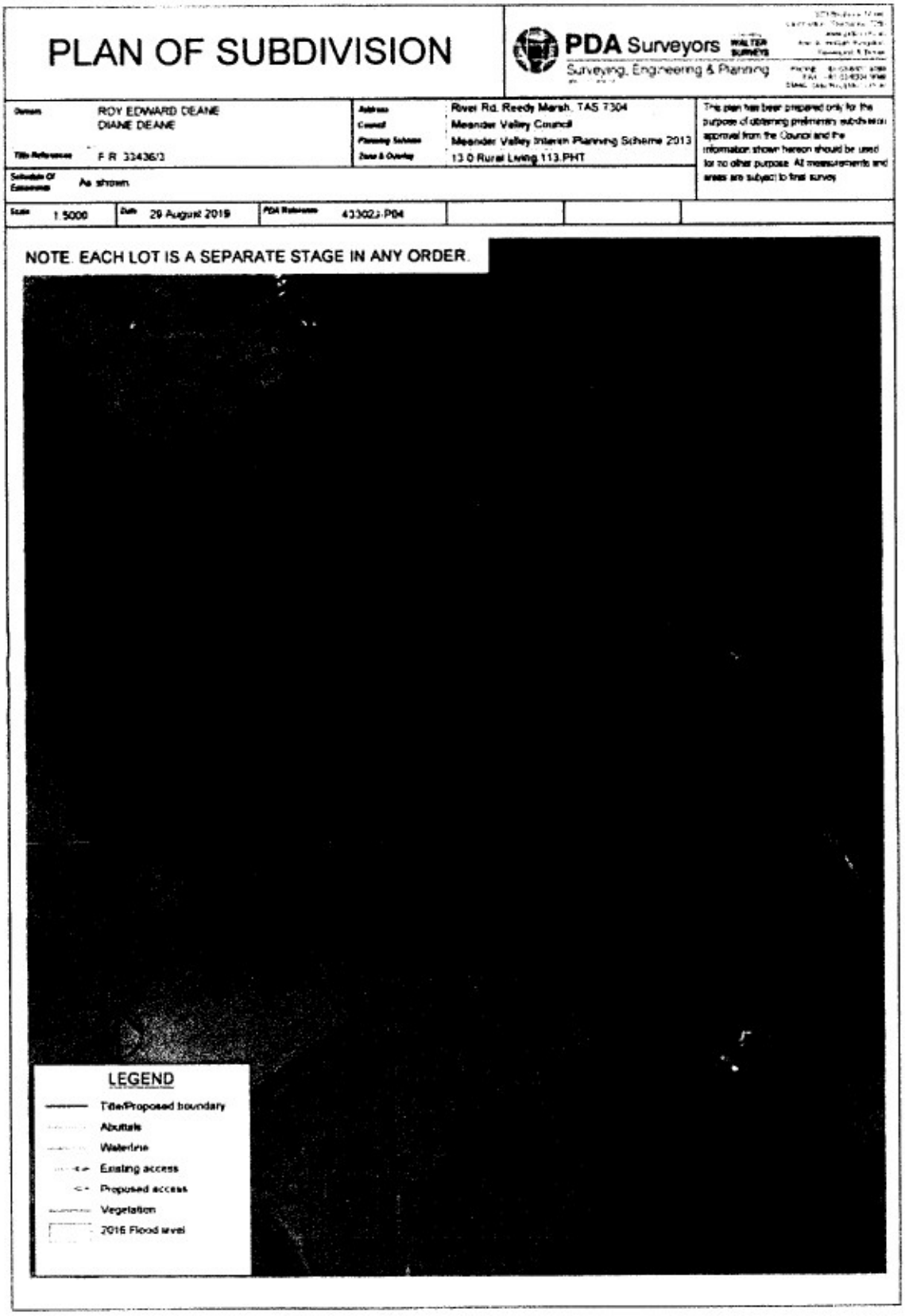


Figure 4: Proposed Subdivision Plan

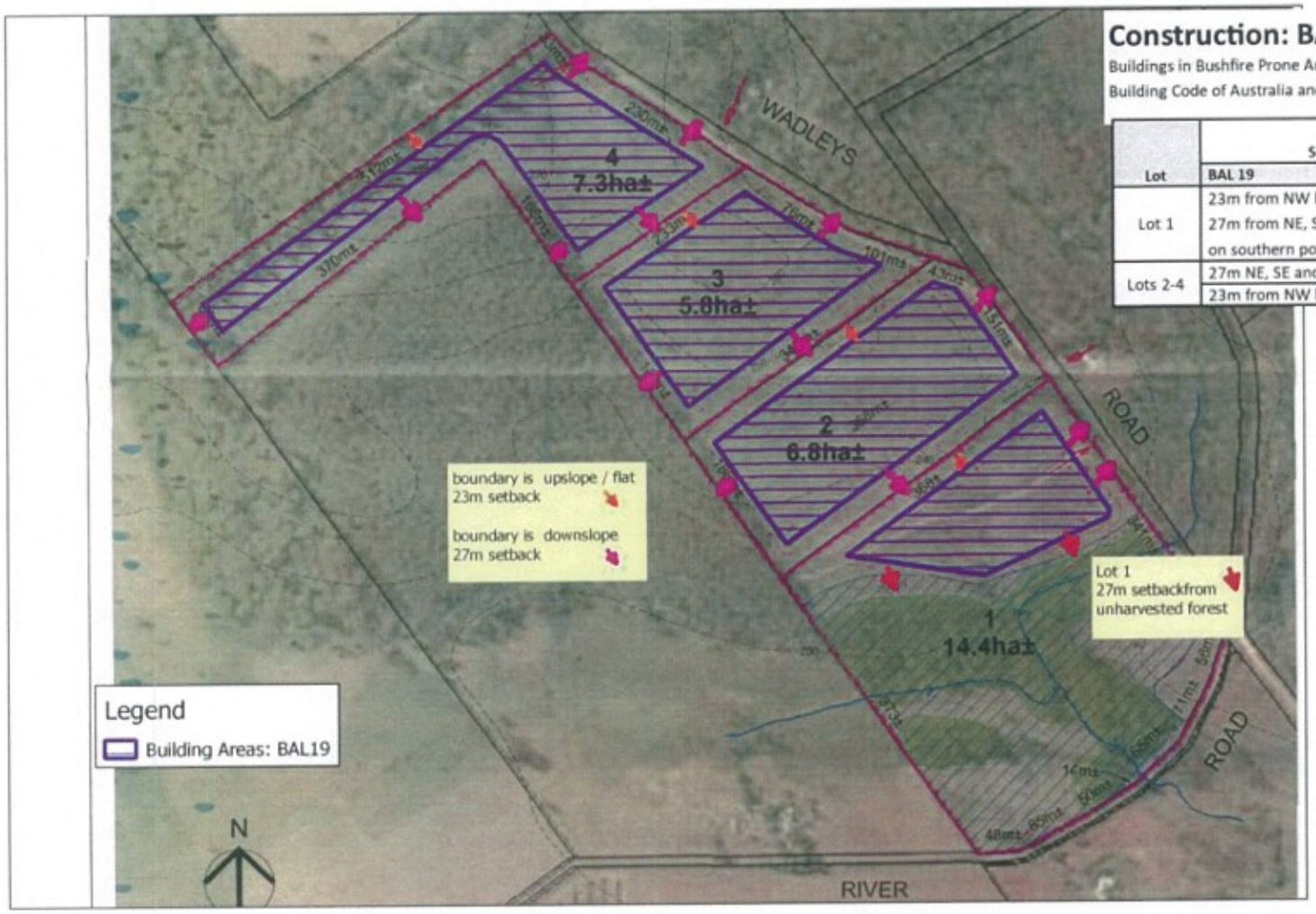
Figure 5: west across lot 4

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.



Construction: BAL 19

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959

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

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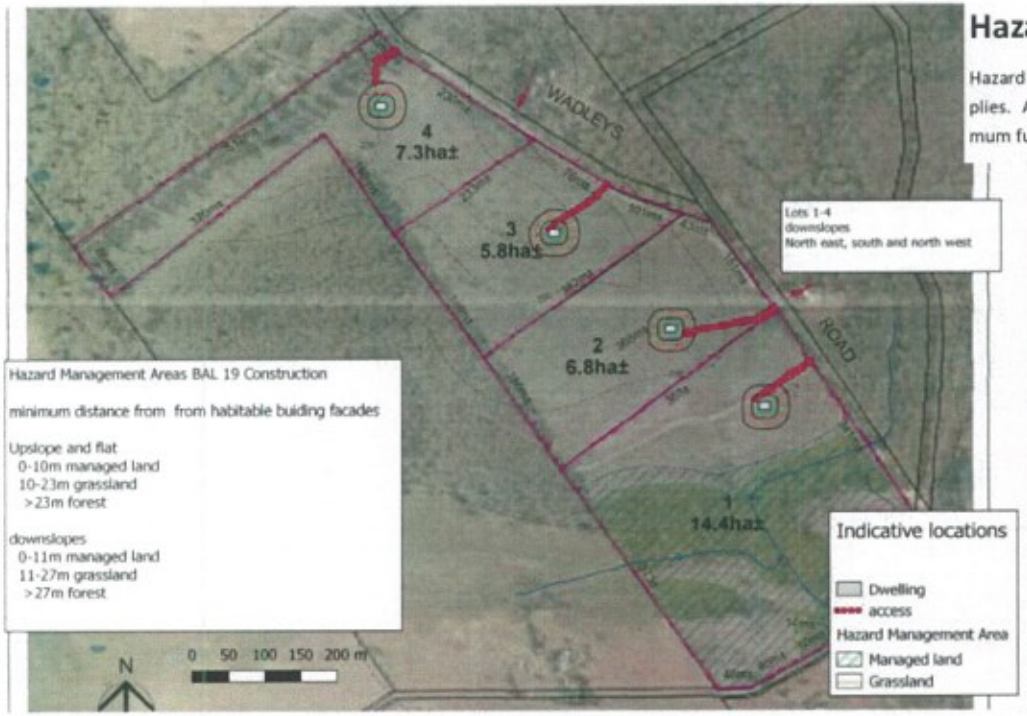
It is **important** to prepare your Bushfire Survival Plan, read your Community Protection Plan and know your Nearby Safer Place. These can be obtained from your Council or the Tasmanian Fire Service. For more information, visit www.fire.tas.gov.au

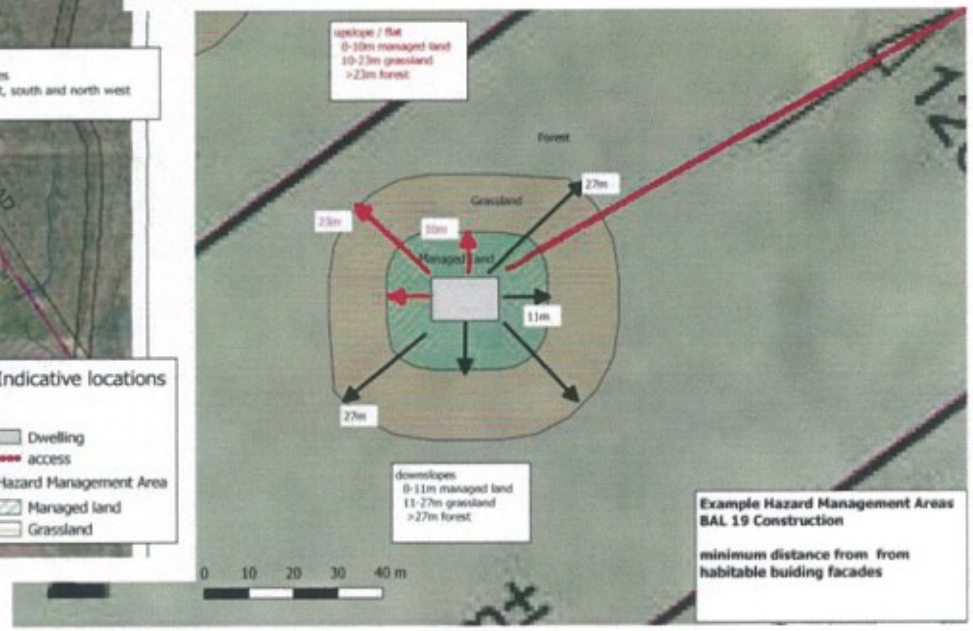
Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 14/10/2019

SRL19/21S4



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

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Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 14/10/2019

SRL19/21S4

Water Supply

a static water supply to following standards must be installed for each building area:

The following requirements apply:

a. the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and
b. the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

A static water supply:

a. may have a remotely located offtake connected to the static water supply;
b. may be a supply for combined use (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 10,000l 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;
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 *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:
   i. metal;
   ii. 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:

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. if buried, have a minimum depth of 300mm1;
e. provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
f. ensure the coupling is accessible and available for connection at all times;
g. ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
h. ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
i. if a remote offtake is installed, ensure the offtake is in a position that is:
   i. visible;
   ii. accessible to allow connection by fire fighting equipment;
   iii. at a working height of 450 – 600mm above ground level; and
   iv. protected from possible damage, including damage 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:

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 Tasmania Fire Service

A hardstand area for fire appliances must be:

a. 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);
b. no closer than 6m from the building area to be protected;
c. a minimum width of 3m 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

Property Access

Access to a 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:

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

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L R
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Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 14/10/2019

SRL19/2154

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies[2]

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)
❑	E1.4 (a)	Insufficient increase in risk	

❑ **E1.5.1 – Vulnerable Uses**

	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
❑	E1.5.1 P1	Residual risk is tolerable	
❑	E1.5.1 A2	Emergency management strategy	
❑	E1.5.1 A3	Bushfire hazard management plan	

❑ **E1.5.2 – Hazardous Uses**

	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
☐	E1.5.2 P1	Residual risk is tolerable	
☐	E1.5.2 A2	Emergency management strategy	
☐	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)
☐	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
☐	E1.6.1 A1 (a)	Insufficient increase in risk	
☒	E1.6.1 A1 (b)	Provides BAL 19 for all lots	Bushfire Hazard Management Plan 33436/3 River Road, Deloraine v4
☐	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)
☐	E1.6.2 P1	Access is sufficient to mitigate risk	
☐	E1.6.2 A1 (a)	Insufficient increase in risk	
☒	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)**
☐	E1.6.3 A1 (a)	Insufficient increase in risk	
☐	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	
☐	E1.6.3 A1 (c)	Water supply consistent with the objective	
☐	E1.6.3 A2 (a)	Insufficient increase in risk	
☒	E1.6.3 A2 (b)	Static water supply complies with Table E5	Bushfire Hazard Management Plan 33436/3River Road, Deloraine v4
☐	E1.6.3 A2 (c)	Static water supply is consistent with the objective	

5. Bushfire Hazard Practitioner[3]

Name:	Scott Livingston	**Phone No:**	0438 951 021
Address:	12 Powers Road	**Fax No:**	
	Underwood	**Email Address:**	scottlivingston.lnra@gmail.com
	Tasmania 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: 114/10/2019 **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: [X]

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.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		SRL19/21S4	14/10/2019

PLAN OF SUBDIVISION

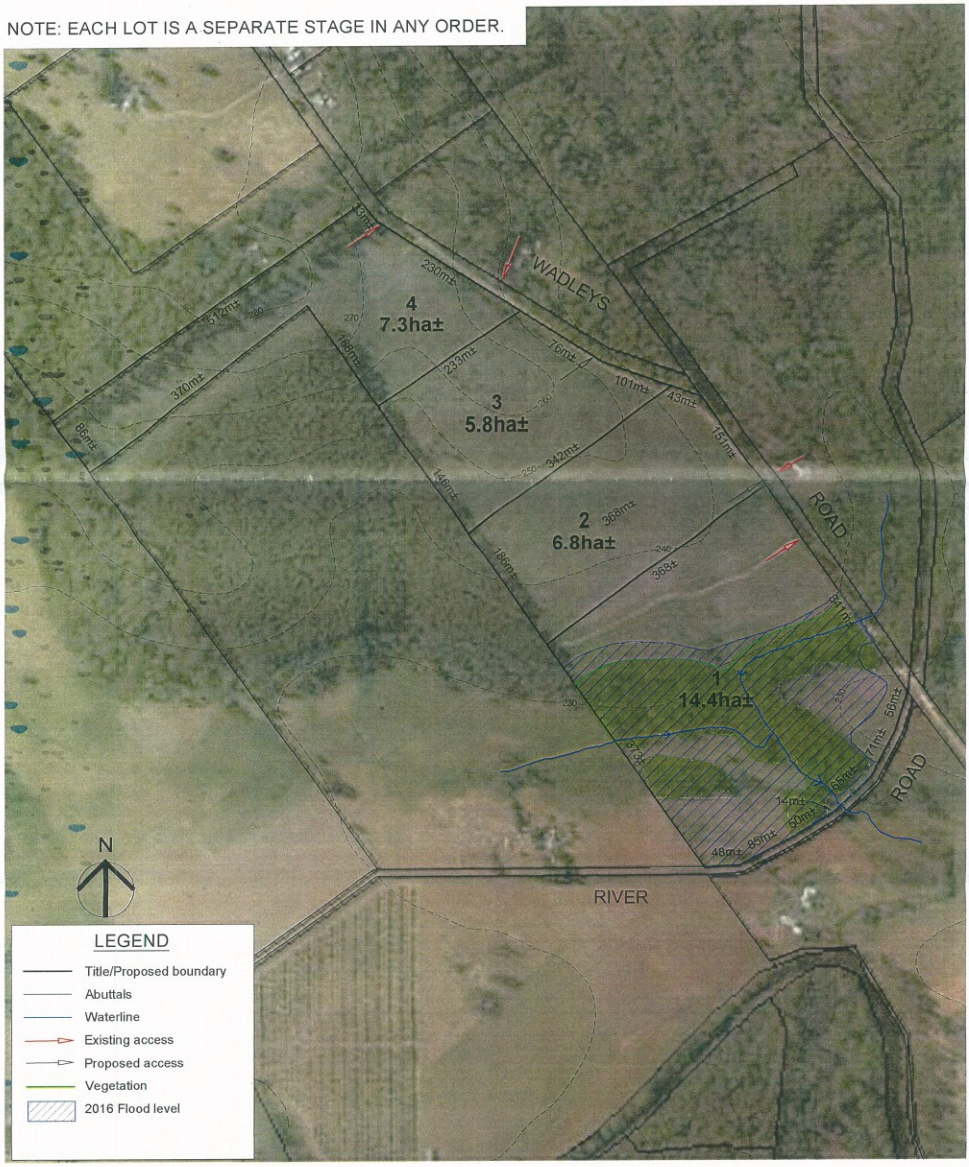
PDA Surveyors Incorporating WALTER SURVEYS
Surveying, Engineering & Planning
ABN 71 217 806 325
3/23 Brisbane Street, Launceston, Tasmania, 7250
www.pda.com.au
Also at: Hobart, Kingston, Devenport & Burnie
PHONE: +61 03 6331 4099
FAX: +61 03 6334 3098
EMAIL: pda.ltn@pda.com.au

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	Date	PDA Reference
1:5000	29 August 2019	43302J-P04

NOTE: EACH LOT IS A SEPARATE STAGE IN ANY ORDER.



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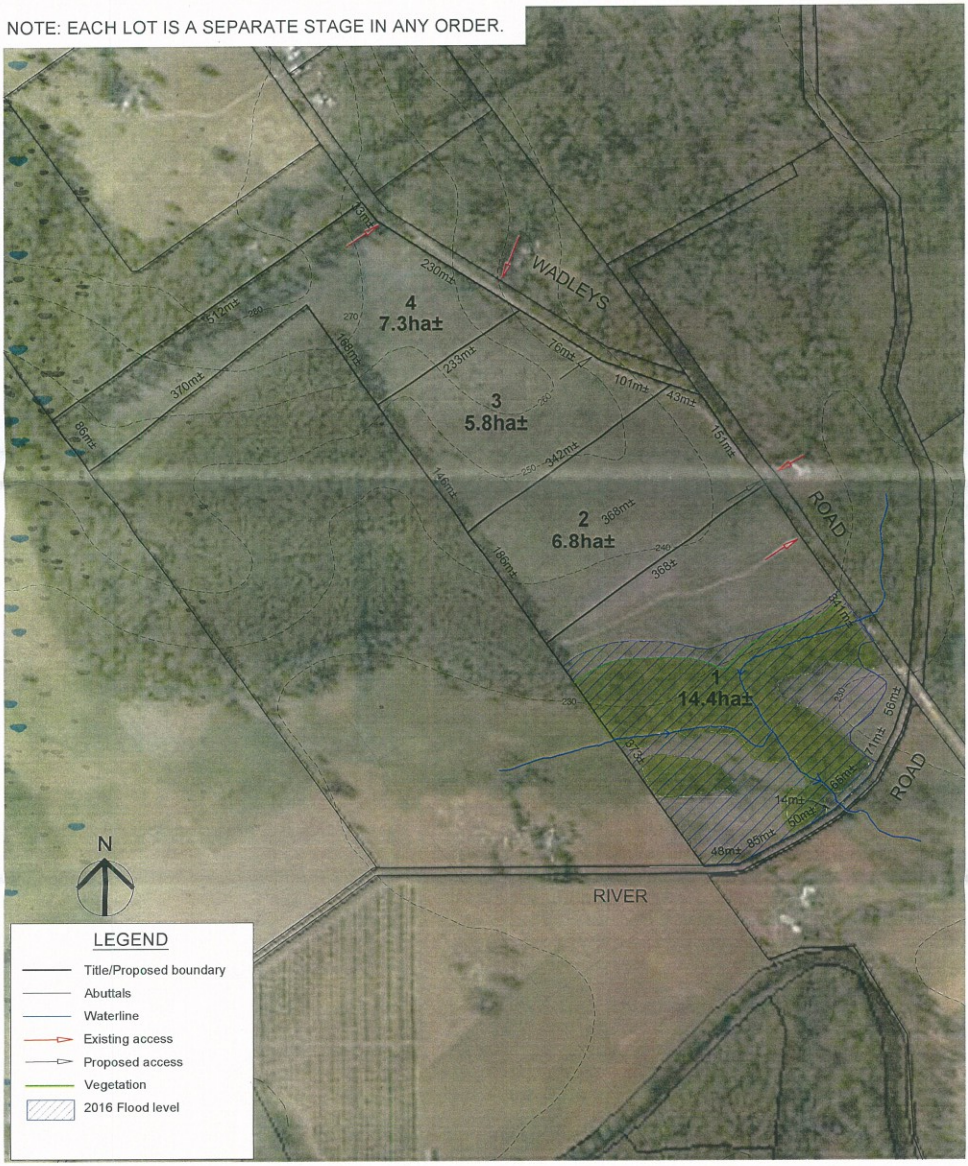

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Owners	ROY EDWARD DEANE DIANE DEANE	Address	River Rd, Reedy Marsh, TAS 7304
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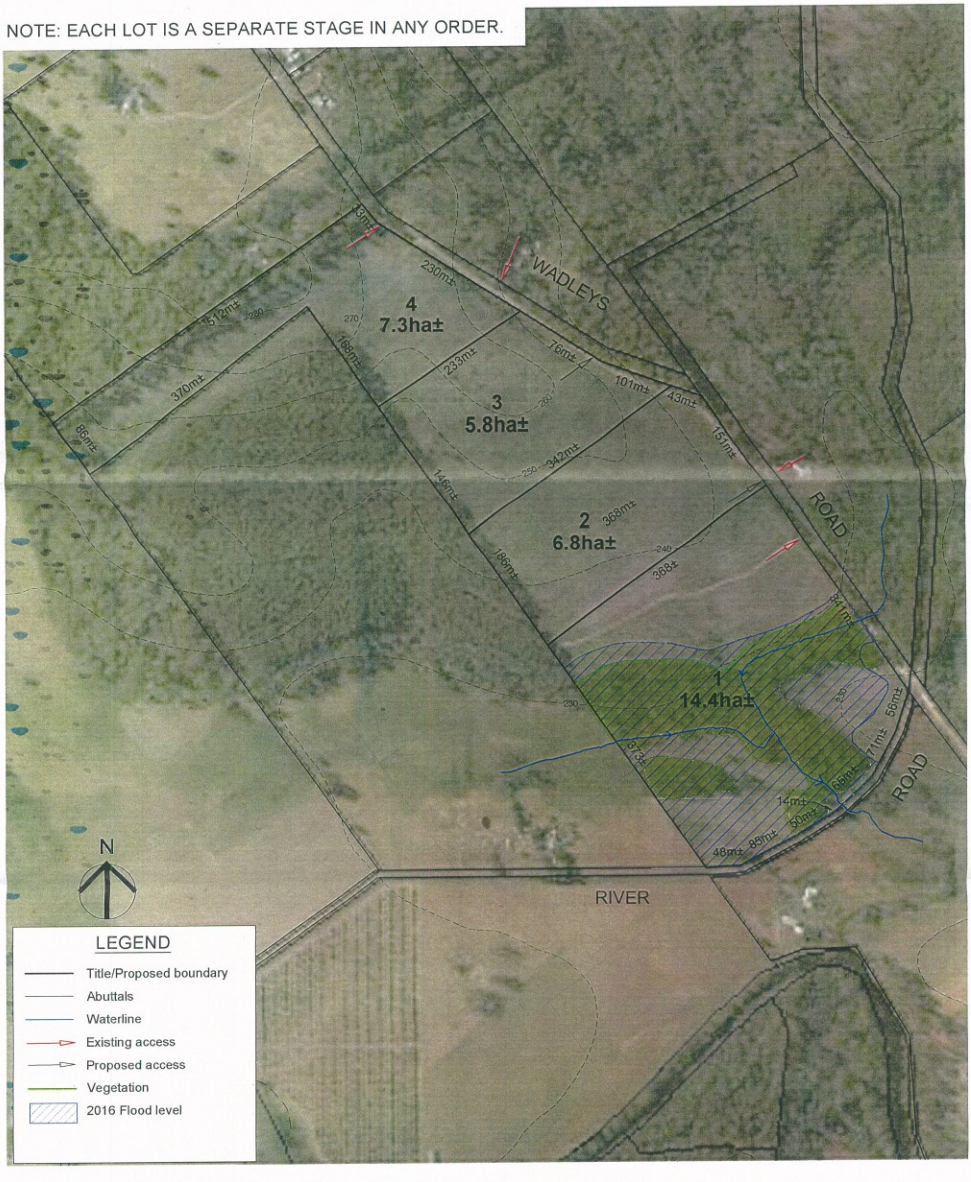


Natural Values Report

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

N
L R
S

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 17th 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.

Contents

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 know 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 in1998 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 it 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 bogginess 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) *Eucalyptus amygdalina - Eucalyptus obliqua* damp sclerophyll forest	4.8	7.5
(DVG) *Eucalyptus viminalis* 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 *Poa labillardierei* 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 form 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 know 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

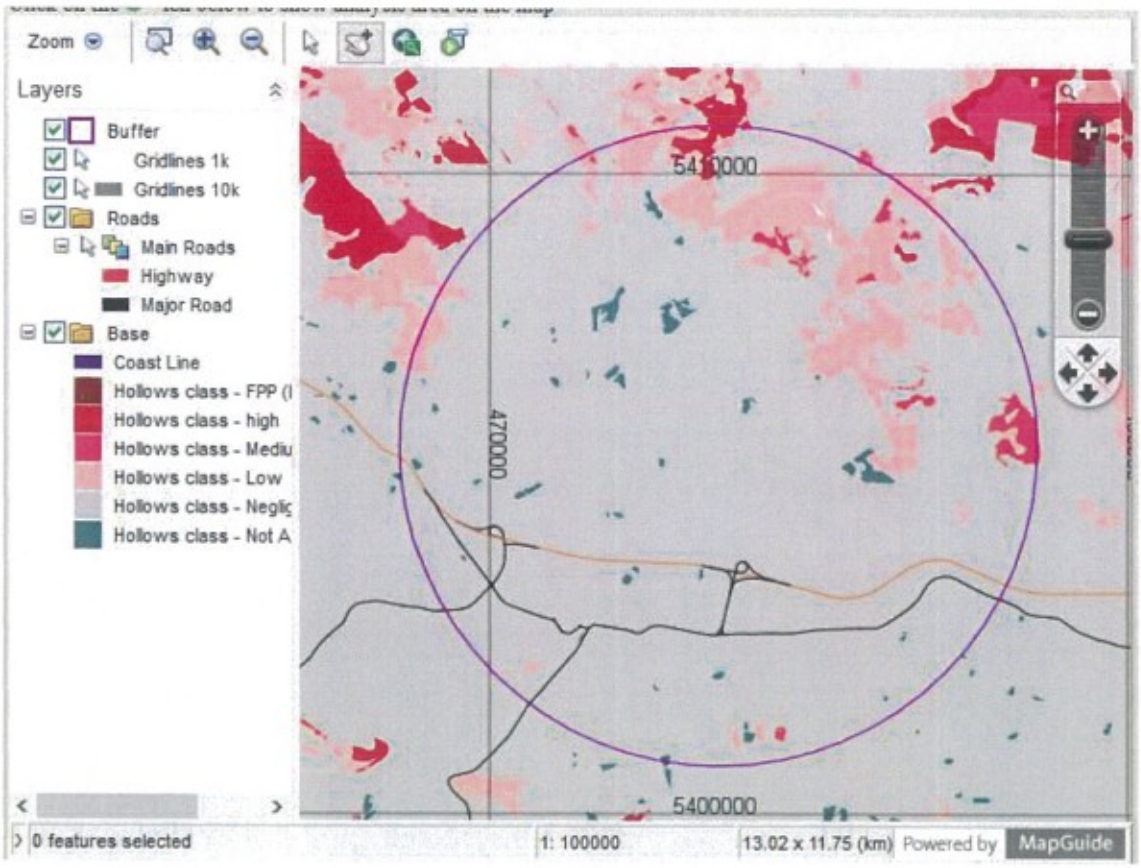
GDA Easting (6 digits)	473595
GDA Northing (7digits)	5405743
Search radius in km (max 10)	5

(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
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
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


Zoom
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Gridlines 1k
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Main Roads
Highway
Major Road
Base
Coast Line
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Hollows class - high
Hollows class - Mediu
Hollows class - Low
Hollows class - Neglig
Hollows class - Not A
5410000
470000
5400000
0 features selected
1: 100000
13.02 x 11.75 (km)
Powered by
MapGuide

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 Dungivern 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). Meaner Valley Council Interim Planning Scheme

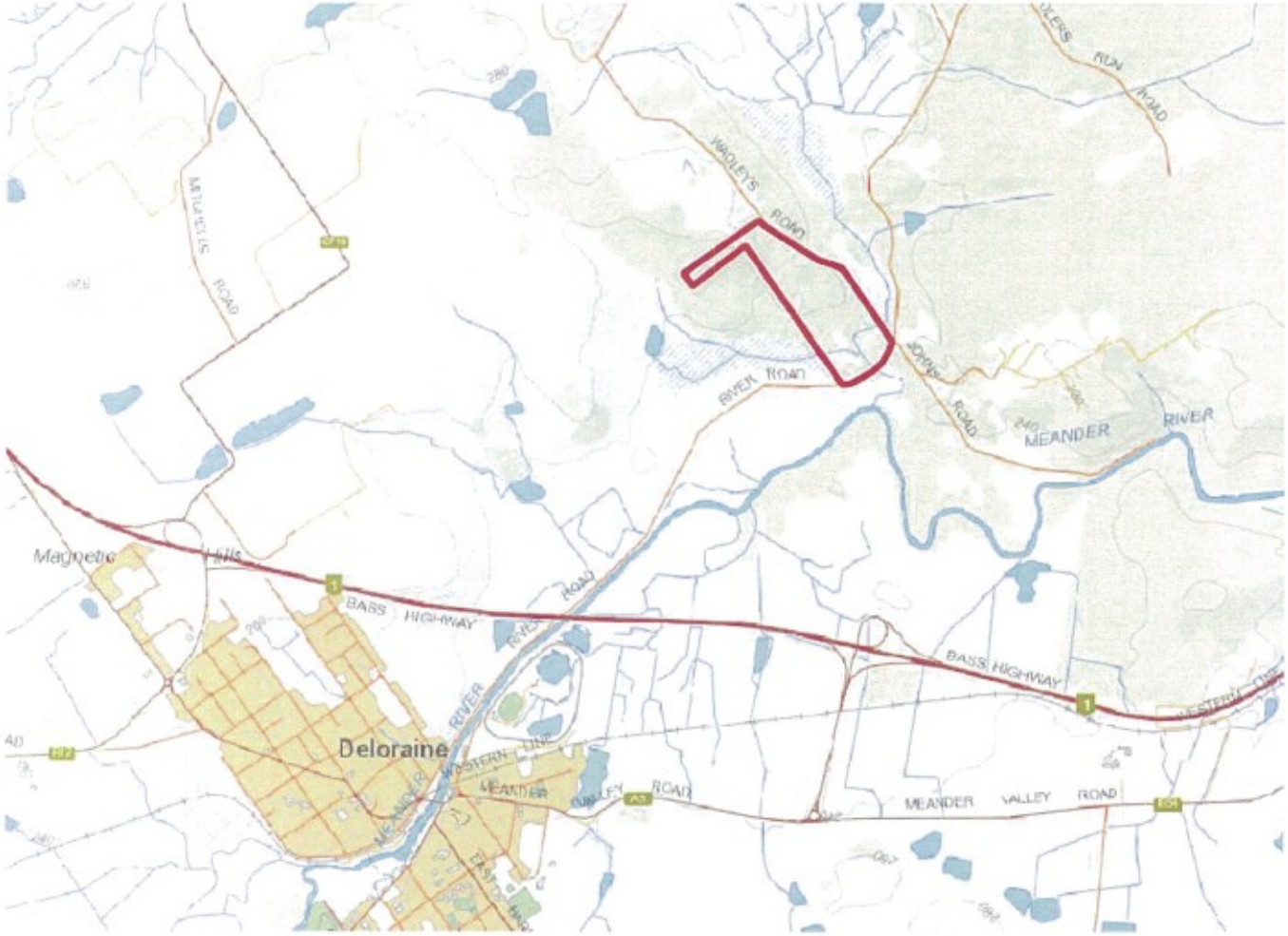

Figure 1: Location Map

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: Dungivern 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
Acacia dealbata	silver wattle				
Acacia melanoxylon	Blackwood			e	
Acaena novae-zelandiae	common buzzy				
Austrodanthonia sp	wallaby grass				
Cardus pycnoephalus	slender thistle				declared
Carrex apressa	tall sedge				
Cassinia aculeata subsp. aculeata	common dollybush				
Cirsium vulgare	spear thistle				
Clematis aristata	mountain clematis				
Coprosma quadrifida	native currant				
Crataegus monogyna	hawthorn			i	
Epacris lanuginosa	swamp heath				
Eucalyptus amygdalina	black peppermint				
Eucalyptus nitens	sining gum			i	plantation species
Eucalyptus viminalis	white gum				
Exocarpos cupressiformis	native cherry				
Gahnia grandis	cutting grass				
Geranium solanderi	southern cranesbill				
Hypochoeris radicata	rough catsear			i	
Juncus procerus	tall rush				
Lepidosperma gladiatum	swordsedge				
Lomandra longifolia	sagg				
Lomatia tinctoria	guitarplant			e	
Melaleuca ericifolia	coast paperbark				
Melaleuca virens (Callistemon viridiflorus)	prickly bottlebrush			e	
Mentha diemenica	slender mint				
Micrantheum hexandrum	river tridentbush				
Olearia myrsinoides	silky daisybush				
Onopordum acanthium	cotton (scotch) thistle			I	Declared weed.
Pimelea nivea	bushmans bootlace			e	
Pinus radiata	radiata pine			i	
Poa labillardierei	Silver tussock grass				
Pomaderris apetala	Common Dogwood				
Pteridium esculentum	bracken				
Ribes nigrum	black currant			i	garden escape
Rosa rubiginosa	sweet briar			i	
Rubrus fruiticosus agg.	blackberry				declared WONS

Rubus parvifolius	native raspberry				
Senecio linearifolius	fireweed groundsel				
Themeda triandra	Kangaroo Grass				
Ulex europaeus	gorse				declared WONS
Viola hederacea subsp hederacea	ivyleaf 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
Carduus nutans	nodding thistle		yes		
Erica lusitanica	spanish heath		yes		
Foeniculum vulgare	fennel		yes		
Ilex aquifolium	holly		yes	yes	Single plant, river flat
Rubus fruticosus	blackberry	yes	yes	yes	mainly along roadside, occasional across entire property
Salix matsudana	sallow willow		yes		
Salix x fragilis nothovar. fragilis	crack willow		yes		
Senecio jacobaea	ragwort	yes	yes		
Ulex europaeus	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
Epilobium pallidiflorum	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
Euphrasia scabra	yellow eyebright	e		no	yes	herb	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
Glycine microphylla	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
Juncus prismatocarpus	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
Pimelea curviflora var. gracilis	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
Pomaderris phylicifolia	narrow-leaf pomaderris	p		no	yes	shrub	Pomaderris phylicifolia subsp. ericoides &phylicifolia 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
Senecio squarrosus	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
Viola caleyana	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	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	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			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.	suitable habitat in watercourse

Species	Common Name	SS	NS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
Botaurus poiciloptilus	australasian bittern		EN			yes	Australasian Bitterns are widespread but uncommon over south-eastern Australia. Favours permanent freshwater wetlands with tall, dense vegetation, particularly bullrushes (*Typha* spp.) and spikerushes (*Eleocharis* spp.)	no suitable habitat
Catadromus lacordairei	Green-lined ground beetle	v		Potential			Open grassy/sedgey 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 mibile 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	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. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat.	may forage, minimal denning habitat

Species	Common Name	SS	NS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
Dasyurus viverrinus	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
Engaeus granulatus	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	NS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
Galaxias fontanus	swan galaxias	e	EN	Potential	yes		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.	suitable habitat, unlikely to occur due to trout/perch

Species	Common Name	SS	NS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
Haliaeetus leucogaster	white-bellied sea-eagle	v		Potential	yes		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). 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. Scattered trees along river banks or pasture land may also be used. 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).	may forage, no suitable nesting habitat
Lathamus discolor	swift parrot	e	CR	Potential	yes		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	

Species	Common Name	SS	NS	Range	Known with 500m	Known with 5km	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 sagg 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	NS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
Sarcophilus harrisii	tasmanian devil	e	EN	Potential	yes	yes	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	may forage, minimal denning habitat

Species	Common Name	SS	NS	Range	Known with 500m	Known with 5km	Habitat Description	Habitat suitability
Tyto novaehollandiae subsp. castanops	masked owl (tasmanian)	e	VU	Core	yes	yes	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	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.	

Meander Valley Council

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

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	**PDA Surveyors - obo – R Deane - PA\19\0242**
PROPERTY ADDRESS:	**25 Wadleys Road REEDY MARSH (CT : 33436/3)**
DEVELOPMENT:	**Subdivision (6 lots) - general suitability, lot area, flood prone.**

The application can be inspected until **Monday, 12 August 2019**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 27 July 2019.

Martin Gill
GENERAL MANAGER

ABN 65 904 844 993
Council Offices 26 Lyall Street, Westbury (8.30am - 5.00pm)
Postal Address PO Box 102, Westbury TAS 7303
General enquiries Ph (03) 6393 5300 Fax (03) 6393 1474
General email mail@mvc.tas.gov.au **Web** www.meander.tas.gov.au

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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
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www.pda.com.au

Our Ref: 43302J

27th May, 2019

Meander Valley Council
PO Box 102
WESTBURY TAS 7303

Attention: Ms L Rabjohns

Dear Leanne

RE: SUBDIVISION – RIVER ROAD & WADLEY'S ROAD, REEDY MARSH

We submit herewith a subdivision on behalf of Mr R Deane, to obtain approval for a six lot subdivision.

We will now address the provisions of the Rural Living Zone, as it relates to this subdivision:

13.4.2.1 *General Suitability*
The lots in the subdivision are suitable for residential development as all except Lot 1 has recently been cleared of a forestry plantation, so there is no native vegetation to be dealt with, except on Lot 1. The lot layout meets the established pattern of use and development in the area as lots in the vicinity on the other side of River Road and on the other side of Wadley's road are of similar size to the lots within this subdivision. The slope of the land allows each lot to have views and good solar access, while still retaining privacy. There are no natural hazards to worry about, except for potential flooding on the lower parts of Lot 1, however there are adequate locations for house sites outside of the flooding area. Lot 1 has been made larger to account for this.

13.4.2.2 *Lot Area, Building envelopes and Frontage*
The lot sizes are below the acceptable solution size and will therefore address the performance criteria for these lots.

b) There is sufficient area on each block for a dwelling to be erected in a convenient, appropriate, hazard free location. The lots are large enough to be able to contain a waste water system within the boundaries of the block, and are large enough to ensure that on-site parking and manoeuvrability is possible. The blocks are large enough to provide adequate

.../2

private open space and we have shown the vehicular access locations from the carriageway of the road to the block.

c) The blocks are such that because of the slope of the land, each block is able to obtain views, while still retaining an ability to plant vegetation to provide buffering. There are no features of natural significance, except for the creek and that has been protected by making Lot 1 a large lot. Acceptable solution a2 has been met in that each lot has a frontage of at least 15m to a public road.

We enclose a Bushfire Hazard Management Report.

The access points to Wadley's Road have been carefully selected to ensure that site distances are safe and adequate to comply with the Road & Rail Assets Code. Each of the driveways has a distance of at least 150m in either direction for safe sight distance. This complies with Table E 4.7.4 in the Code.

We enclose the following to enable you to assess the application:

- 3 copies of the proposal plan
- Bushfire Hazard Management Report
- Copy of the Title
- Completed DA Form

Please send us an invoice to Mr R Deane, care of john.dent@pda.com.au so we can arrange payment of your fees.

Please advise if you require anything further to enable you to assess this application.

Yours faithfully
PDA Surveyors

Per:

JOHN DENT

LAUNCESTON
J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)
M.B. Reid, B. GEOM.(HONS) (Tas.), M.SSSI M.AIPM (Associate)
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Index No. 18554			
Doc No.			
RCV'D	16 JUL 2019		MVC
Action Officer	LR	Dept.	CDS
EO		OD	✓

Our Ref: 43302
Your Ref: PA/19/0242

16th July, 2019.

Meander Valley Council
PO Box 102
WESTBURY TAS 7303

Attention: Ms L. Rabjohns

Dear Leanne,

RE: SUBDIVISION – 25 WADLEY'S ROAD – REEDY MARSH

Further to your letter of the 12th June we now enclose the following to enable you to proceed with the assessment of this application as follows;

1. Amended plan of subdivision (3 copies enclosed showing the 2016 flood extent).
2. Amended Bushfire Hazard Management Plan is enclosed dealing with the matters raised in your letter.
3. A Traffic Impact Assessment is enclosed indicating some vegetation removal for a couple of accesses.

We trust that this will now enable the application to be processed and we look forward to receiving advice of your decision in due course.

Please get in touch if you need anything further.

Yours faithfully
PDA Surveyors

Per:

JOHN DENT

PLAN OF SUBDIVISION

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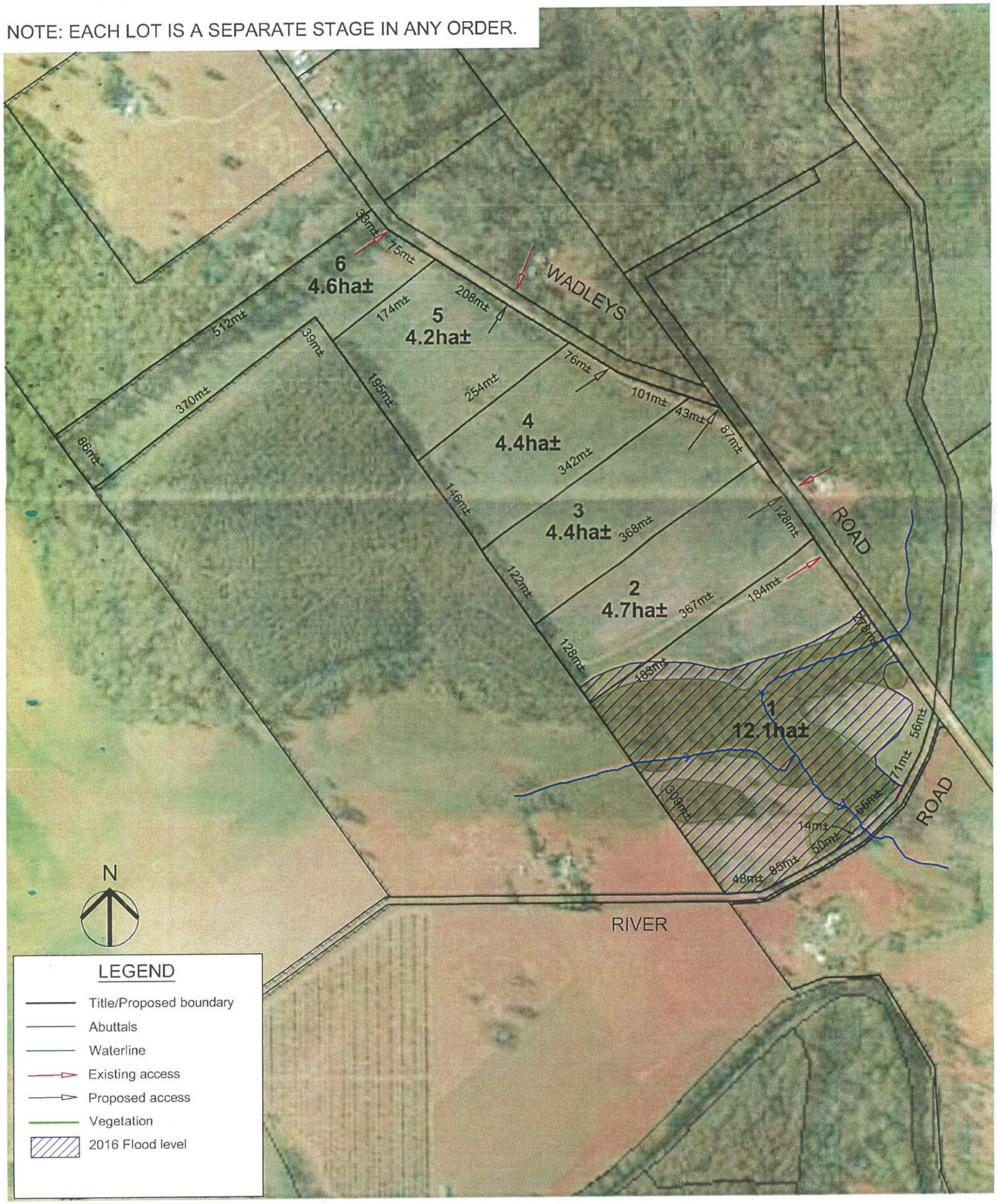
EMAIL: pda.ltn@pda.com.au

Owners	ROY EDWARD DEANE DIANE DEANE	*Address*	River Rd, Reedy Marsh, TAS 7304
		Council	Meander Valley Council
		Planning Scheme	Meander Valley Interim Planning Scheme 2013
Title References	F.R. 33436/3	*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	*Date*	*PDA Reference*
1:5000	13 June 2019	43302J-P03

NOTE: EACH LOT IS A SEPARATE STAGE IN ANY ORDER.



TRAFFIC & CIVIL SERVICES

RIVER ROAD, REEDY MARSH

6 LOT SUBDIVISION

TRAFFIC IMPACT ASSESSMENT
JULY 2019

River Road, Reedy Marsh

TRAFFIC IMPACT ASSESSMENT

- Final
- July 2019

Traffic & Civil Services
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Contents

Document history and status

Revision	Date issued	Reviewed by	Approved by	Date approved	Revision type
1	10th July 2019	R Burk	R Burk	10th July 2019	Draft #1
2	11th July 2019	R Burk	R Burk	11th July 2019	Final

Distribution of copies

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Draft #1	1	1	John Dent, PDA
Final	1	1	John Dent, PDA

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Name of document:	River Road TIA
Document version:	Final
Project number:	

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

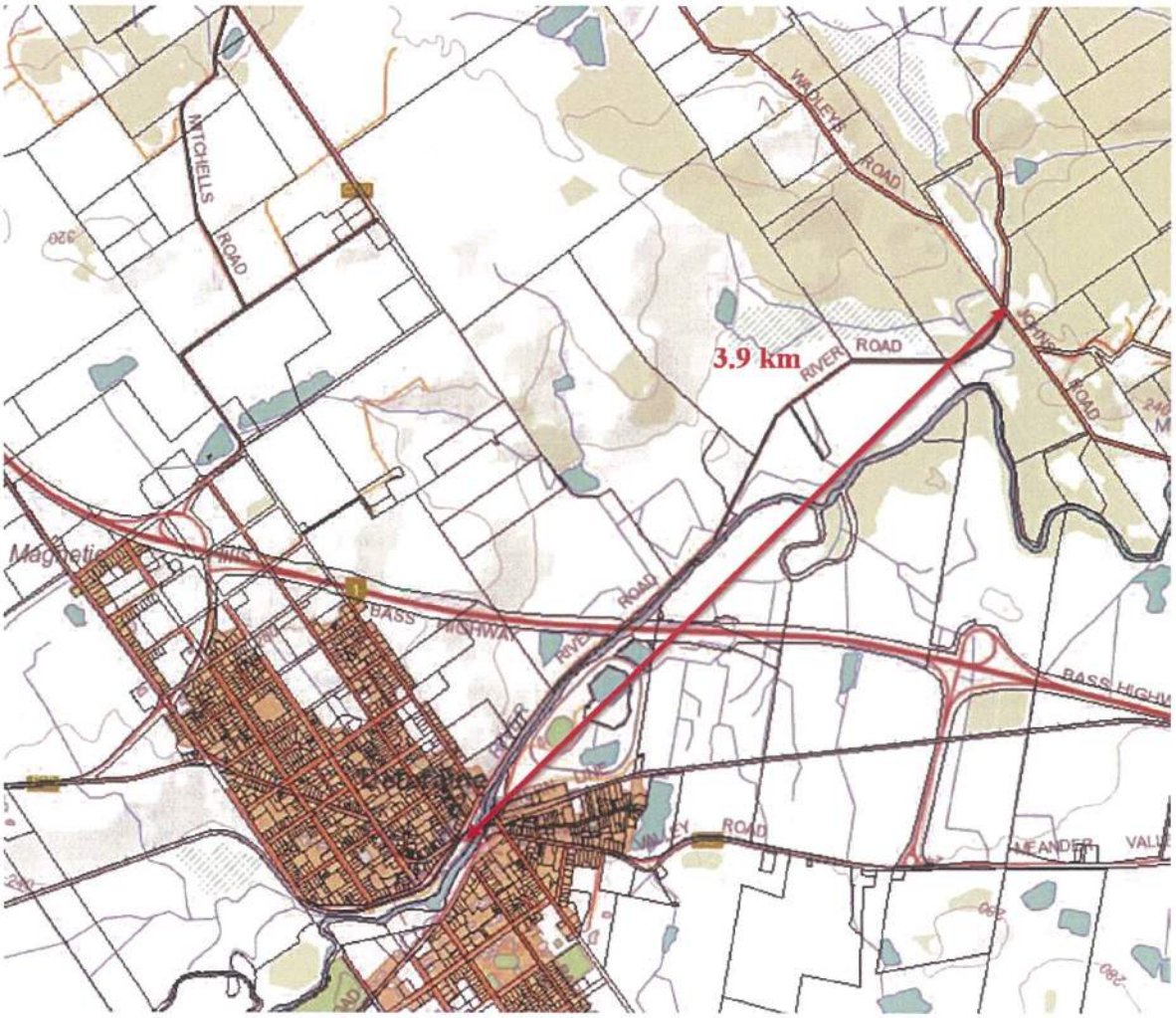
2. Site Description

Figures 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

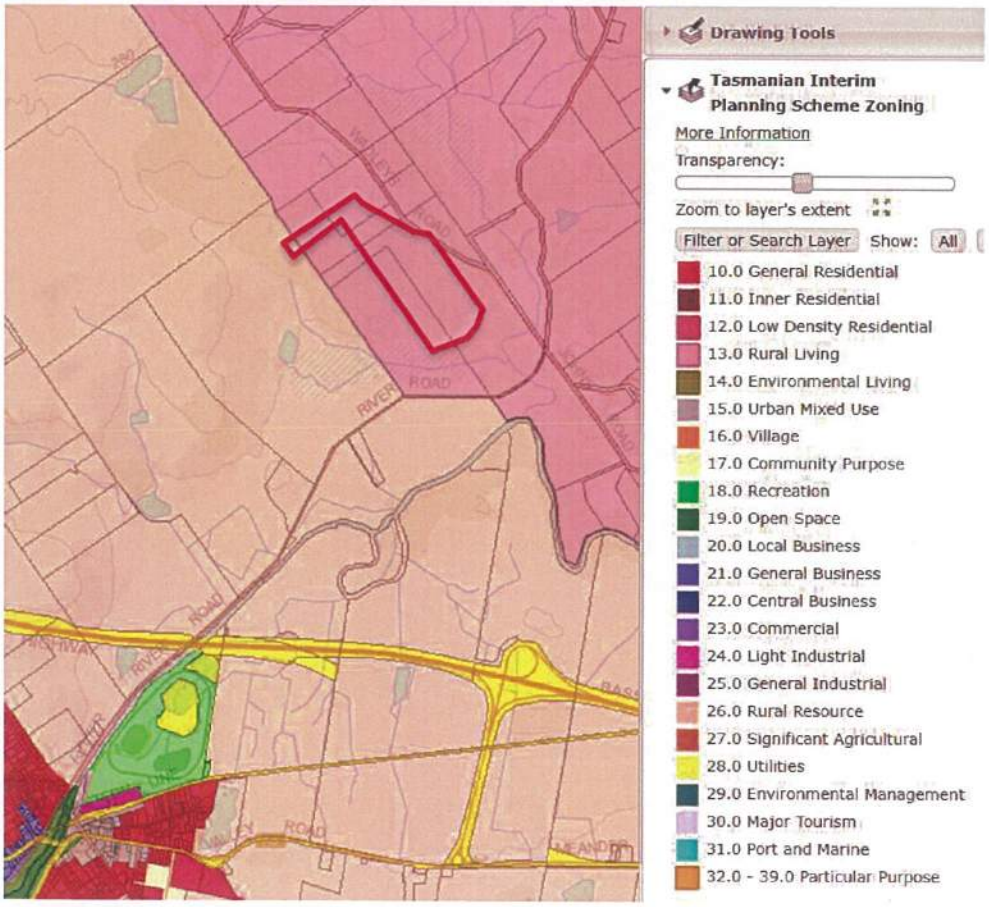
The proposal is to subdivide the River Road, Reedy Marsh property into 6 lots as shown in figure 3 consisting of :

- 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.

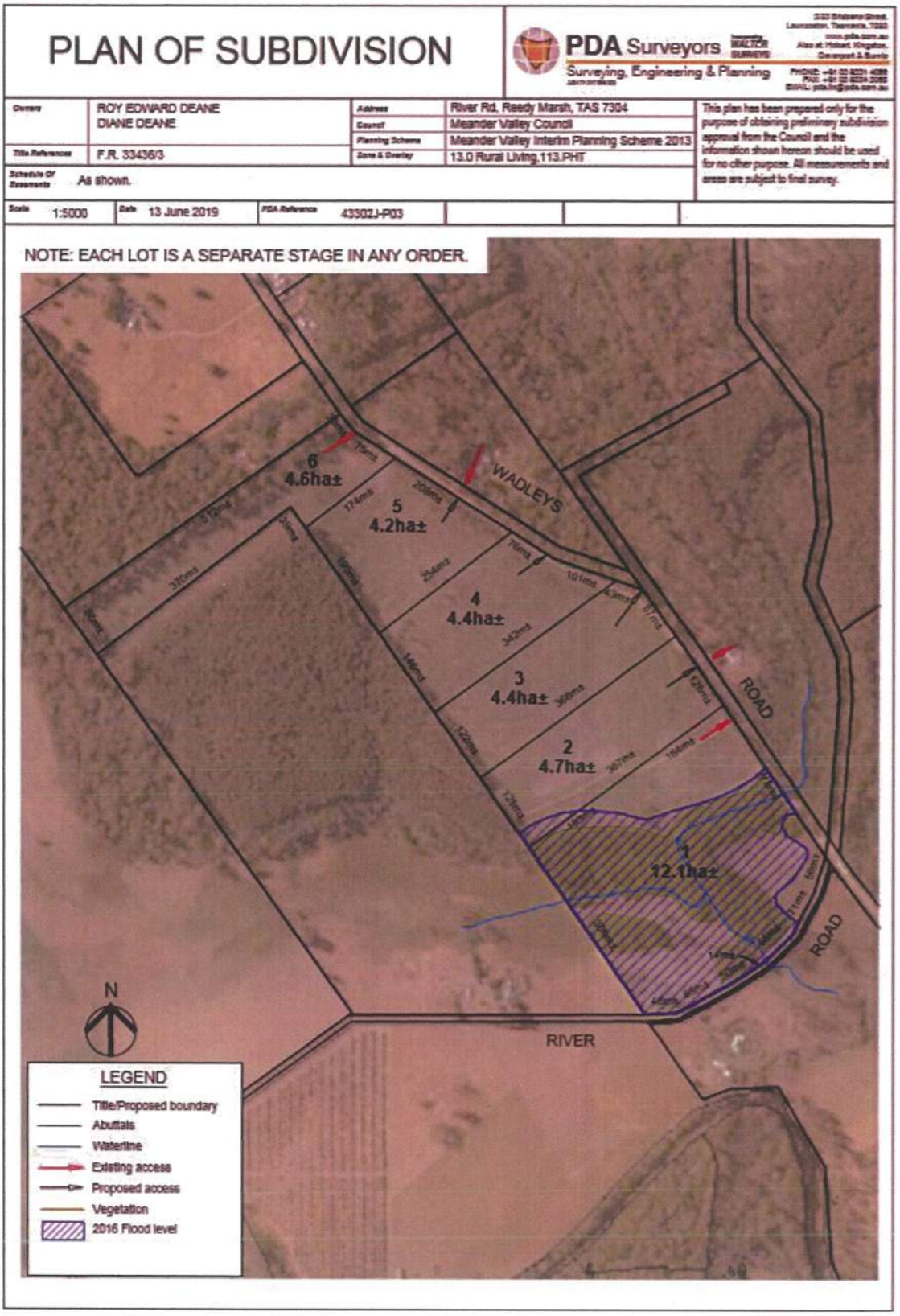
Figure 2 – Meander Valley Interim Planning Scheme 2013



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

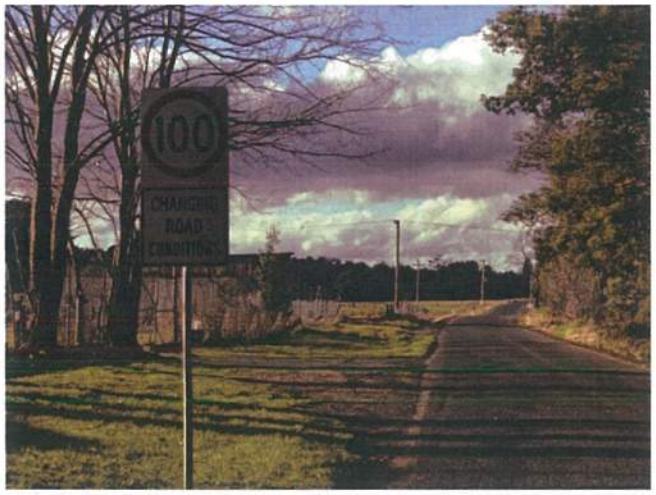
The surrounding road network consists of Council roads with River Road and Wadleys Road being the most immediate and impacted roads in the region.

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.

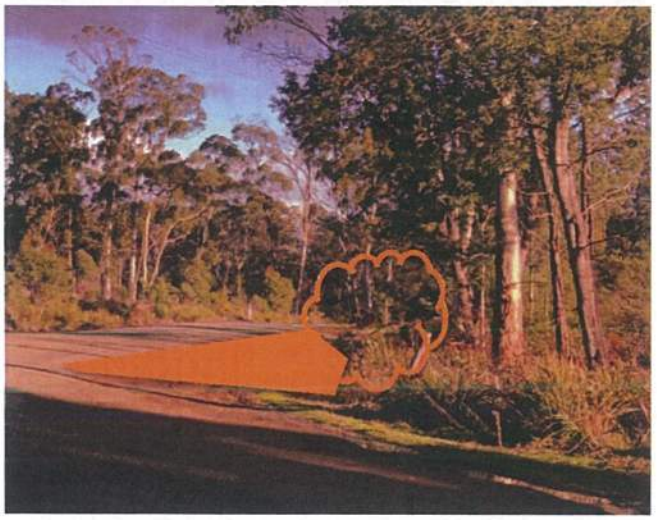
Figures 5-8 show the key features of the intersection

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

			Acceptable Solution	Current Provision		Performance Criteria	Proposed Treatment	
Junction Major Rd - Minor Rd	Speed Limit (km/h)	Speed Environment (km/h)	Road frontage sight distance				Mitigation	
			Table E4.7.4 SISD (m)	Available Left(m)	Available Right(m)	AS / NZS 2890.1 (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

Non Compliant

Marginal

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.

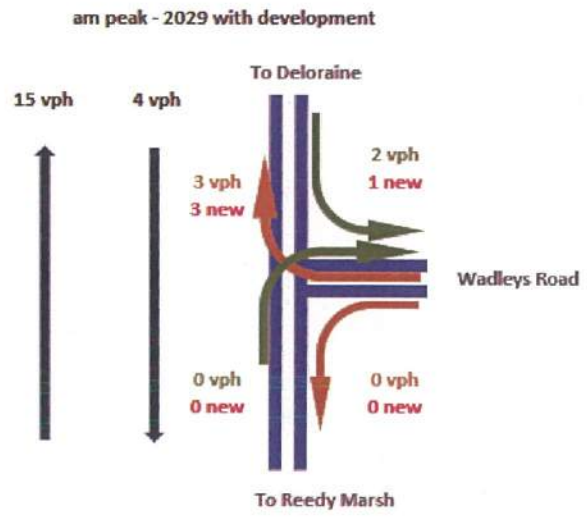
5.2 Trip Generation

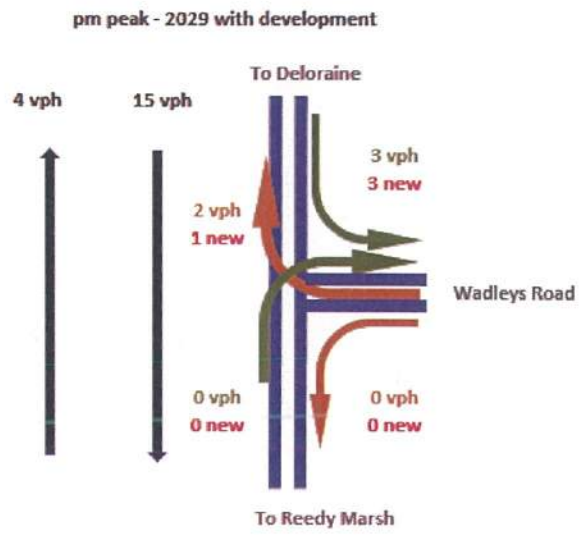
6 lots zoned Rural Living at 6vpd and 0.6vph during peak times /lot from RTA guidelines. On this basis the proposed business will generate 36 vpd and up to 4 vph at peak times.

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, Deloraine
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

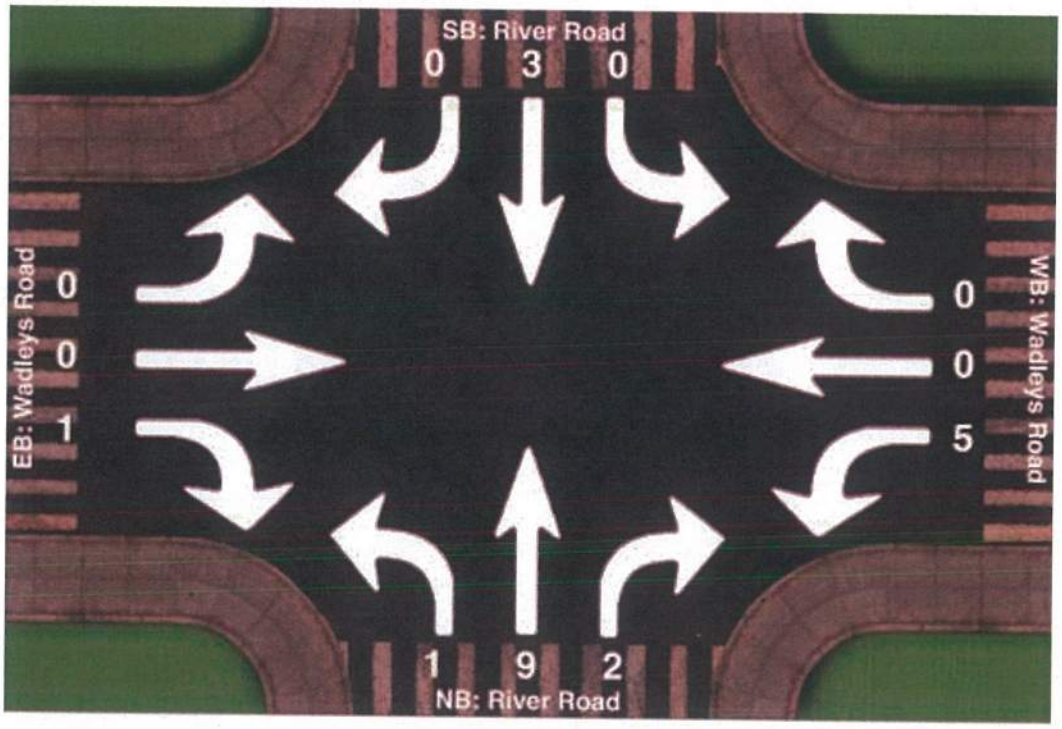
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	0	1	0	5	0	0	1	9	2	0	0	1	19
Truck	0	2	0	0	0	0	0	0	0	0	0	0	2
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

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

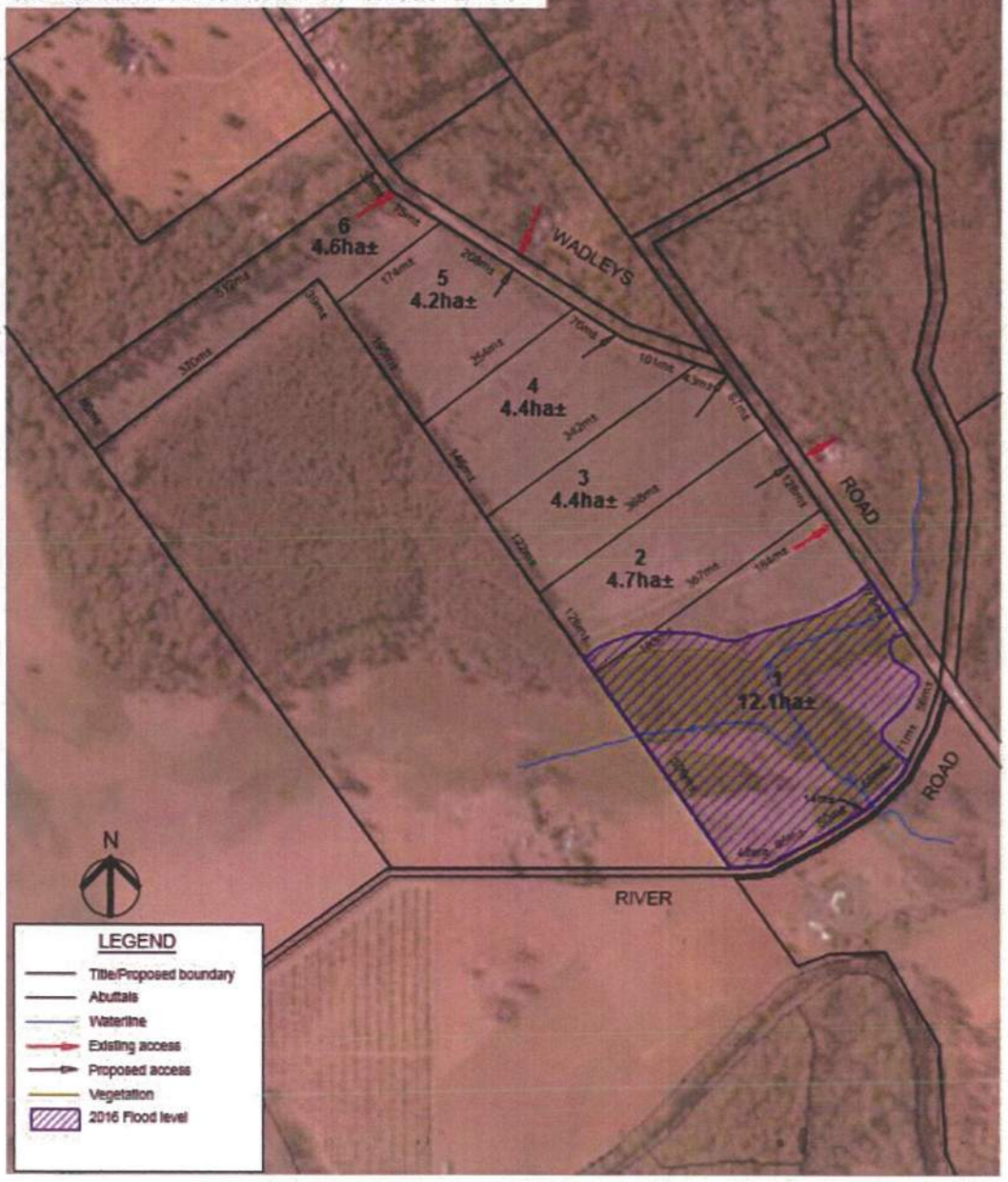
PLAN OF SUBDIVISION

PDA Surveyors
Surveying, Engineering & Planning

Owner	ROY EDWARD DEANE DIANE DEANE	Address	River Rd, Reedy Marsh, TAS 7304
		Council	Meander Valley Council
		Planning Scheme	Meander Valley Interim Planning Scheme 2013
Title References	F.R. 33436/3	Zone & Overlay	13.0 Rural Living.113.PHT
Schedule Of Easements	As shown.		
Scale 1:5000	Date 13 June 2019	PDA Reference 43302J-P03	

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.

NOTE: EACH LOT IS A separate STAGE IN ANY ORDER.



Appendix C – Safe System Assessment

Safe System Assessment **Existing situation Wadleys Road**

		Run-off-road	Head-on	Intersection	Other	Pedestrian	Cyclist	Motorcyclist	
Exposure	**Justification (AADT 50vpd)**	Low traffic volume and no reported crashes.	Low traffic volume and no reported crashes.	Low traffic volume on major Road (320vpd) and minor road (50vpd)and no reported crashes, cross intersection layout. School bus stops at cross intersection.	School bus route	Very low traffic volume and some predestrian activity with school bus passengers (4-5 passengers PM)	Low volumes	Low volumes	
	Score / 4	1	1	2	1	1	1	1	
Likelihood	**Justification**	4.5m wide gravel road in fair condition, some delineation with guideposts, roadside hazards i.e trees within the clear zone and narrow bridge close to the road edge.	4.5m wide gravel road in fair condition, some delineation with guideposts, roadside hazards i.e trees within the clear zone and narrow bridge close to the road edge.	Cross intersection with gravel minor road approaches and limited sight distance with no warning signage.	No bus stop provided for bus stopping at the River Road junction, limited sight distance.	Road sides varable and uneven for pedestrians to access to avoid traffic, no bus stop warning signs.	No specific facilities provided	Variable gravel road surface for motorcyclists ande unforgiving roadsides.	
	Score / 4	2	2	2	2	2	1	2	
Severity	**Justification (60km/h speed limit)**	Roadside trees have a diameter consistently > 100mm along roadsides, moderate speed environment (60 km/h)	Moderate speed environment (60km/h).	Moderate to high speed environment (80km/h on major road).	Moderate speed environment.	high speed for pedestrians	high speed for cyclists	High speed for motorcyclists	
	Score / 4	2	2	3	2	3	3	3	**Total /448**
Product	**Total Score /64**	**4**	**4**	**12**	**4**	**6**	**3**	**6**	**39**

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: 17th June 2019

Version 3

Client:	PDA Surveyors obo R & D Deane
Property identification:	River Road, Reedy Marsh, CT 33436/3, PID 7538962 Current zoning: Rural Living, *Meander Valley Interim Planning Scheme 2013.*
Proposal:	6 Lot subdivision from 1 existing title.
Assessment	A field inspection of the site was conducted to determine the Bushfire Risk and Bushfire Attack Level. A 6 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 1-6 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.

Contents

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 6 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	**North West**	**North East**	**South East**	**South West**
Vegetation within 100m Subdivision boundaries	0-100m forest (harvested plantation)	0-20m road, 20-100m forest	0-20m road, 20-100m grassland	0-100m grassland
Slope (degrees, over 100m)	Flat/ Upslope	Flat/ Upslope	Flat/ Upslope	Downslope 0-5°

Lot 2	**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°	In other directions	Downslope 0-5°

Lots 3-5	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 (harvested plantation)	0-100m forest (plantation)
Slope (degrees, over 100m)	Flat/ Upslope	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°

Lot 6	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 (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/m²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m²
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 NW boundary and retained native forest on southern portion of lot
Lots 2-6	27m NE, SE and SW boundaries
	23m from NW boundary

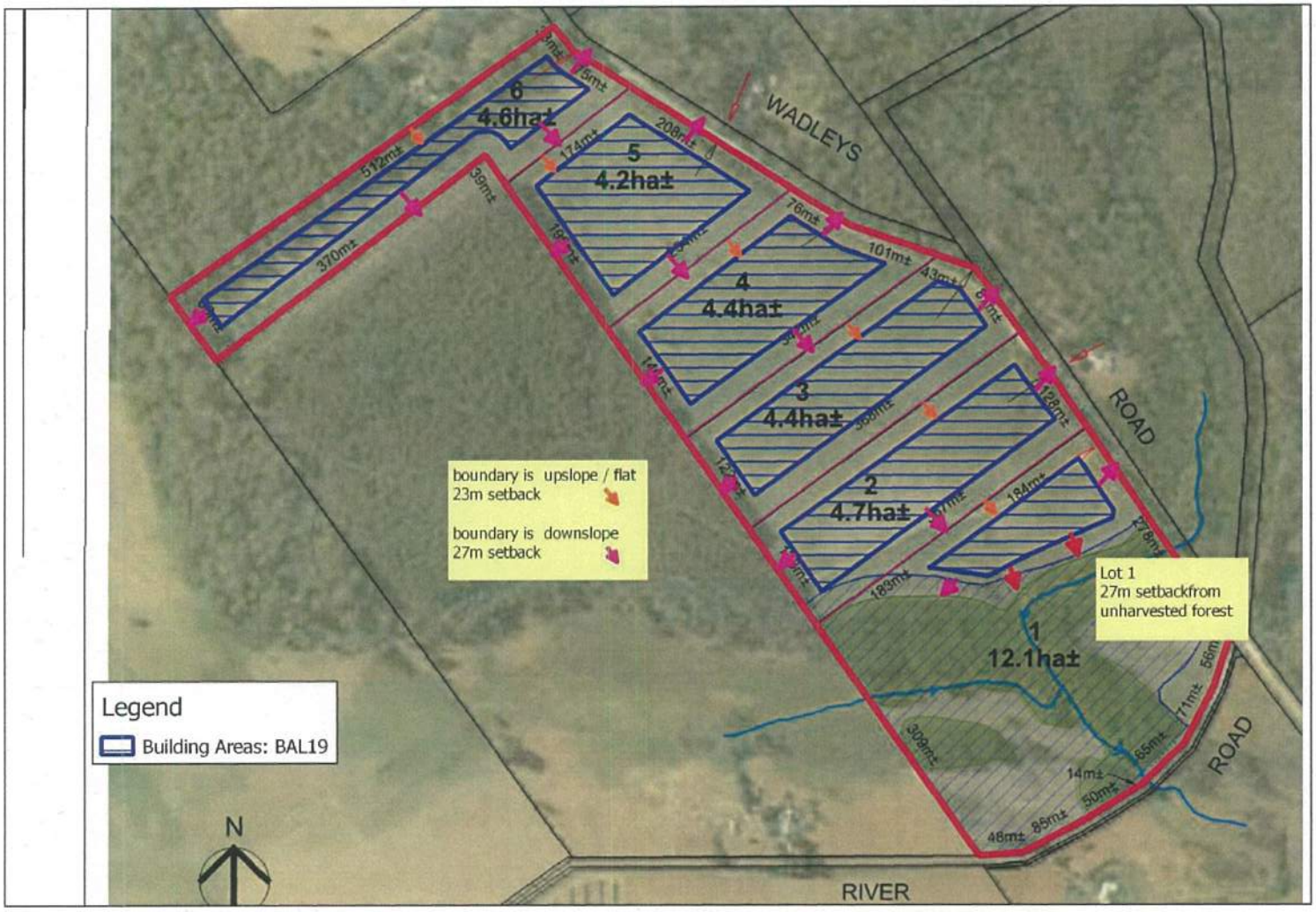


Figure 1: Building Area BAL

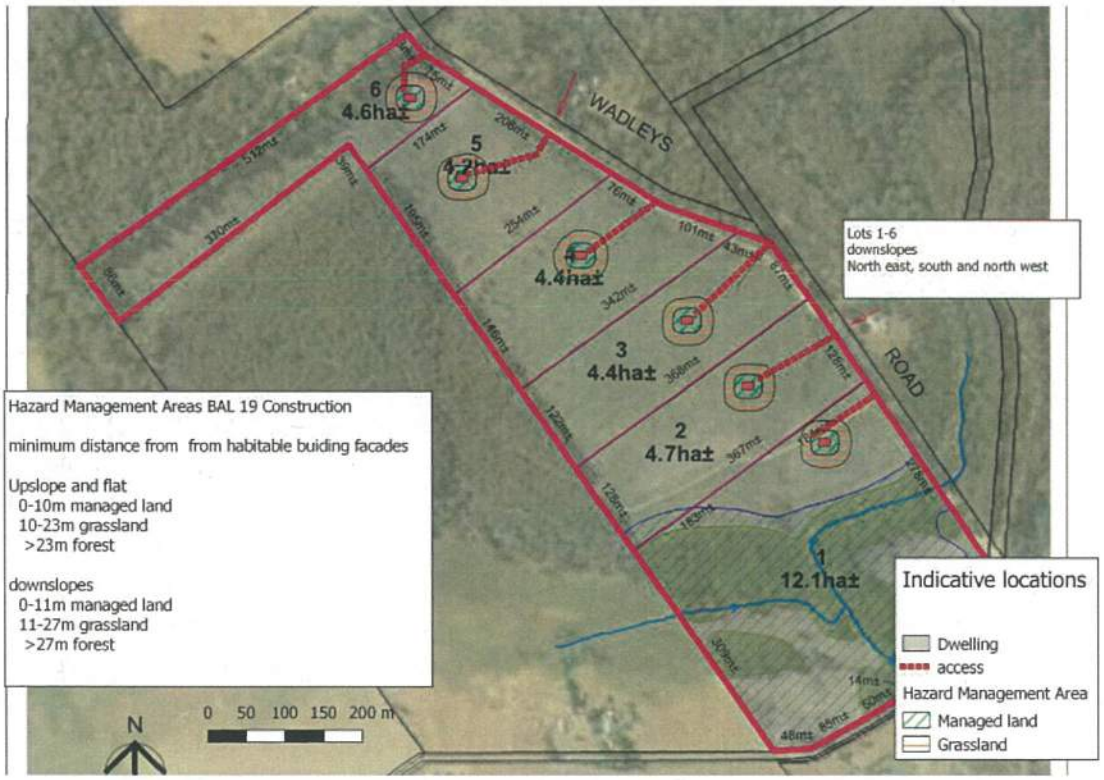
HAZARD MANAGEMENT AREAS

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	10-26m	>26m
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

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		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.	The following design and construction requirements apply to property access: (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: (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.	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	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.

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		Column 2
Element		**Requirement**
A.	Distance between building area to be protected and water supply	The following requirements apply: a) The building area to be protected must be located within 90 metres of the 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	A static water supply: a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (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: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness. \

Column		Column 2
Element		Requirement
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a water connection point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with *AS/NZS 3500.1-2003 Clause 5.23);* (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to 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: (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	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 (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.

Column		Column 2
Element		Requirement
E.	Hardstand	A hardstand area for fire appliances must be provided: (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

CONCLUSIONS

A 6 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 1-6 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*

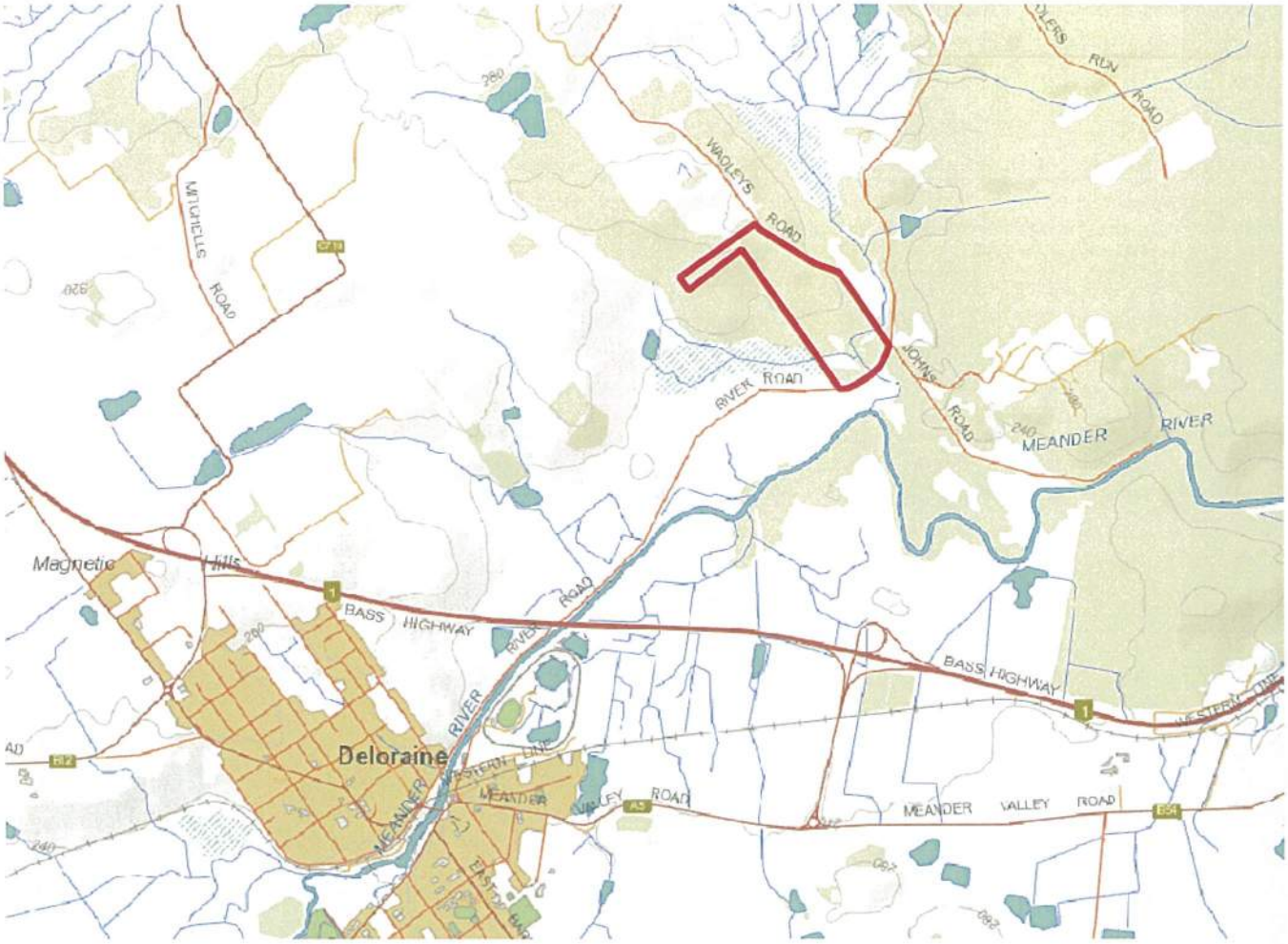


Figure 2: Location, property in red

Figure 3: Aerial Image

PLAN OF SUBDIVISION

PDA Surveyors Incorporating WALTER SURVEYS
Surveying, Engineering & Planning

3/23 Brisbane Street,
Launceston, Tasmania, 7250
www.pda.com.au
Also at: Hobart, Kingston, Devenport & Burnie
PHONE: +61 03 6331 4099
FAX: +61 03 6334 3096
EMAIL: pda.ltn@pda.com.au

Owners	ROY EDWARD DEANE DIANE DEANE	Address	River Rd, Reedy Marsh, TAS 7304
		Council	Meander Valley Council
		Planning Scheme	Meander Valley Interim Planning Scheme 2013
Title References	F.R. 33436/3	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	Date	PDA Reference
1:5000	13 June 2019	43302J-P03

NOTE: EACH LOT IS A SEPARATE STAGE IN ANY ORDER.

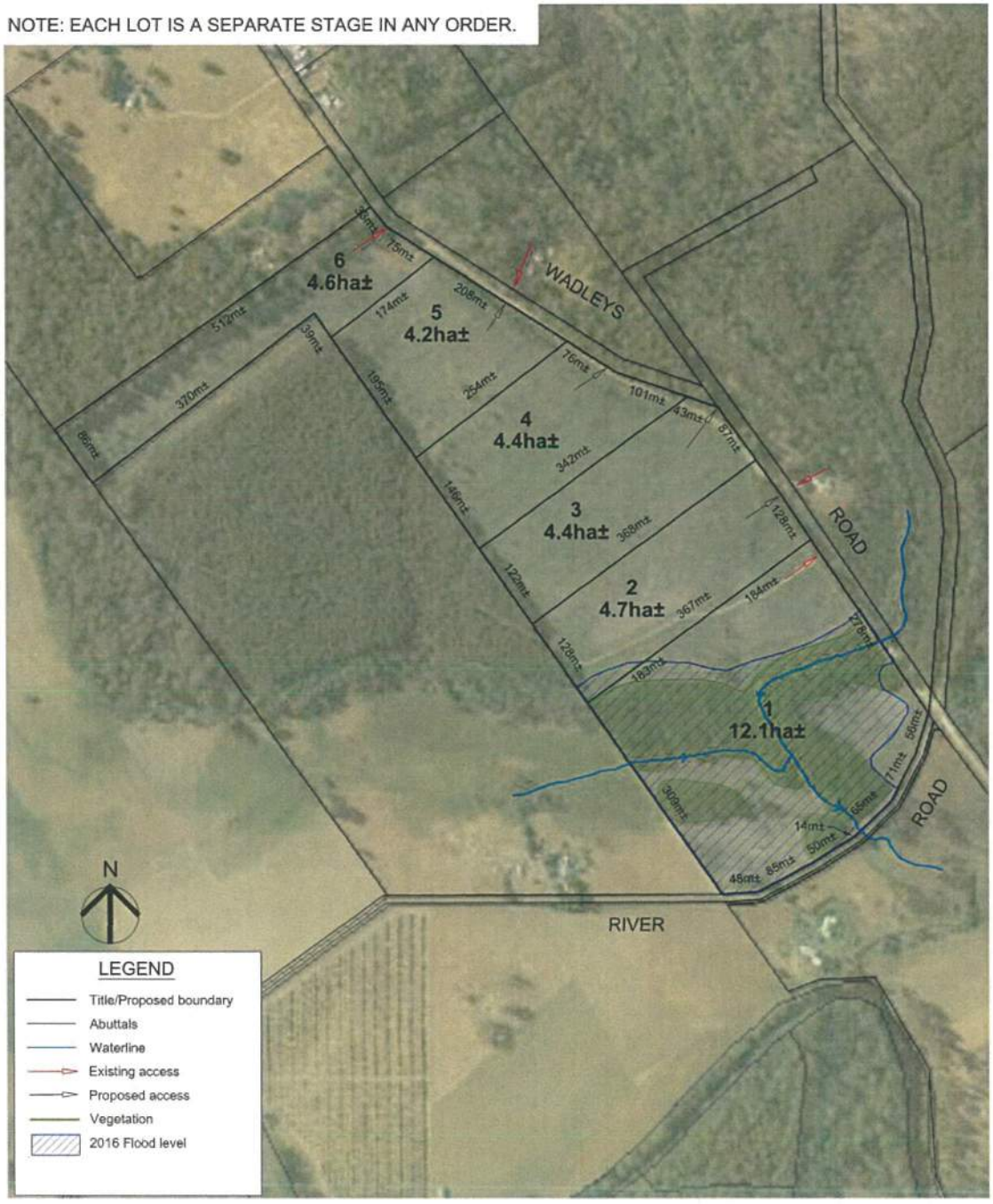


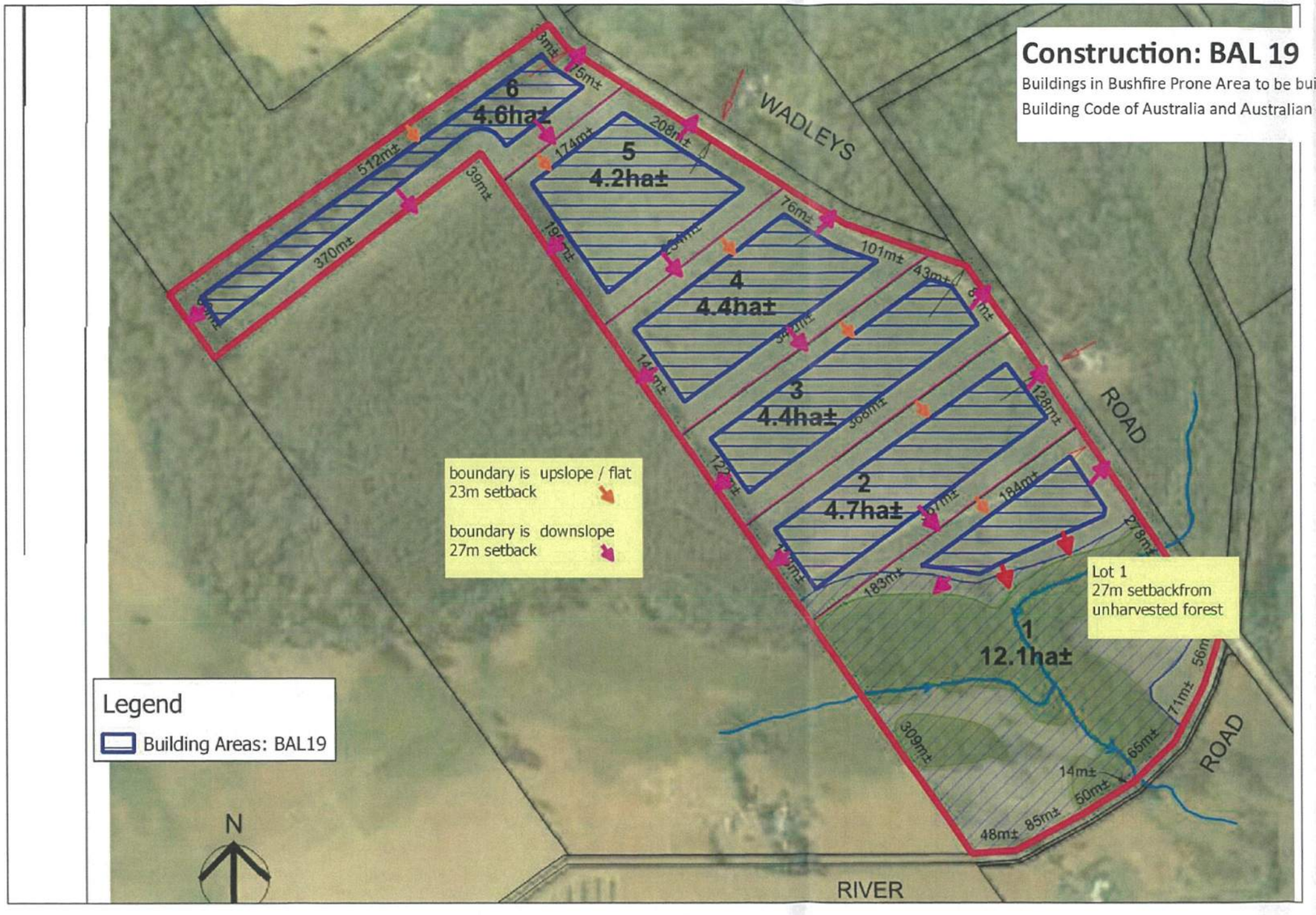
Figure 4: Proposed Subdivision Plan

Figure 5: west across lot 6

Figure 6: South from lot 6

Figure 7: south from northern portion Lot 1

Bushfire Hazard Management Plan: Lots 1-6, Subdivision of 33436/3, River Road, Reedy Marsh.

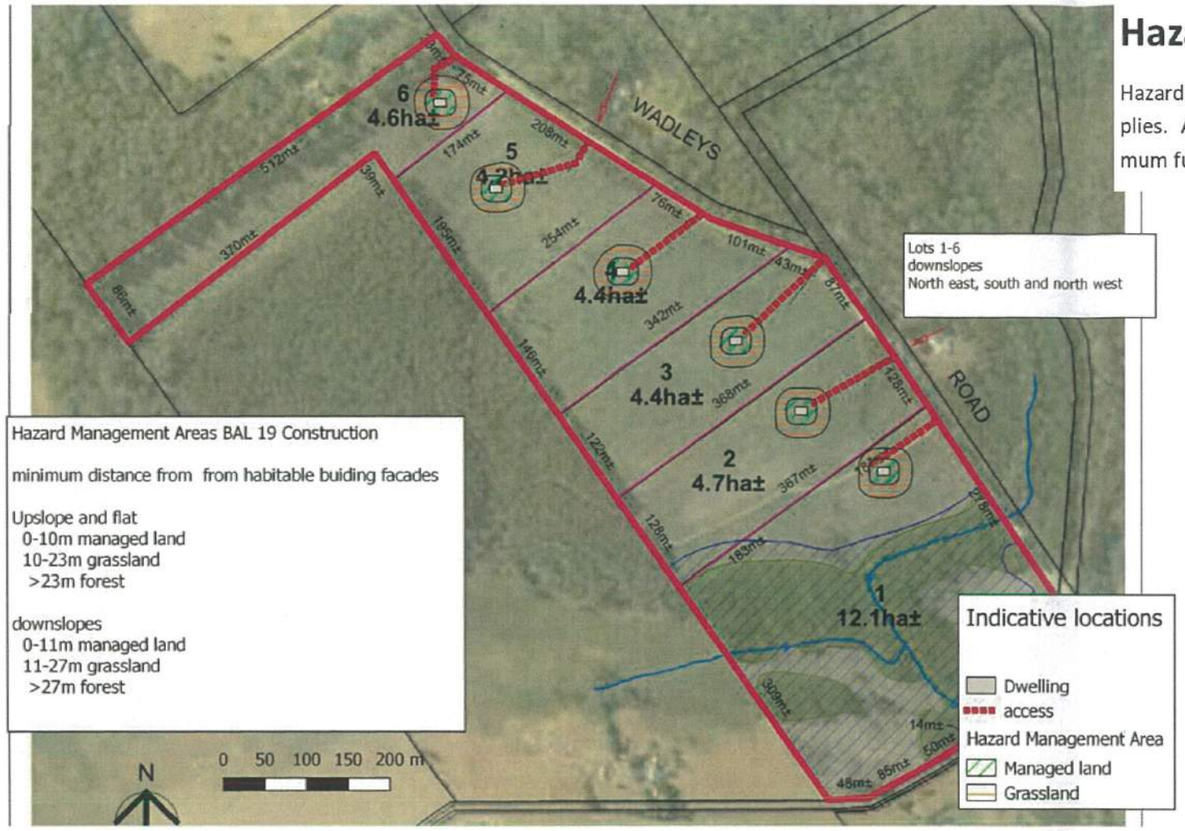


It is **important** to prepare your Bushfire Survival Plan, read your Community Protection Plan and know your Nearby Safer Place. These can be obtained from your Council or the Tasmanian Fire Service. For more information, visit www.fire.tas.gov.au

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 17/6/2019

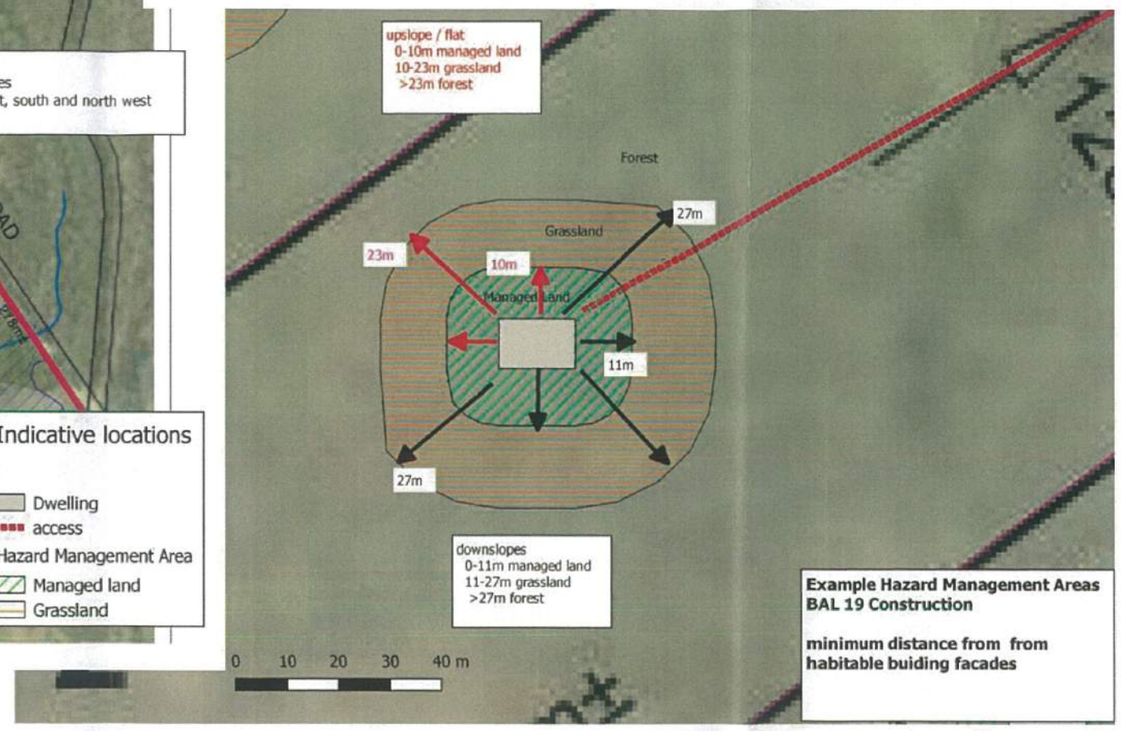
SRL19/21S3

Bushfire Hazard Management Plan: Lot1, Lots 1-6, Subdivision of 33436/3, River Road, Reedy Marsh.



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

N
L R
S

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 17/6/2019

SRL19/21S3

Bushfire Hazard Management Plan: Lots 1-6, Subdivision of 33436/3, River Road, Reedy Marsh.

Water Supply

a static water supply to following standards must be installed for each building area:

The following requirements apply:

a. the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and
b. the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

A static water supply:

a. may have a remotely located offtake connected to the static water supply;
b. may be a supply for combined use (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 10,000l 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;
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 *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:
   i. metal;
   ii. 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:

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. if buried, have a minimum depth of 300mm1;
e. provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
f. ensure the coupling is accessible and available for connection at all times;
g. ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
h. ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
i. if a remote offtake is installed, ensure the offtake is in a position that is:
   i. visible;
   ii. accessible to allow connection by fire fighting equipment;
   iii. at a working height of 450 – 600mm above ground level; and
   iv. protected from possible damage, including damage 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:

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 Tasmania Fire Service

A hardstand area for fire appliances must be:

a. 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);
b. no closer than 6m from the building area to be protected;
c. a minimum width of 3m 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

Property Access

Access to a 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:

a. All-weather construction;
b. Load capacity of at least 20 tonnes, including for bridges and culverts;
c. Minimum carriageway width of 4 metres;
d. Minimum vertical clearance of 4 metres;
e. Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
f. Cross falls of less than 3 degrees (1:20 or 5%);
g. Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
h. Curves with a minimum inner radius of 10 metres;
i. Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
j. Terminate with a turning area for fire appliances provided by one of the following:
   i) A turning circle with a minimum inner radius of 10 metres; or
   ii) 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 17/6/2019

SRL19/21S3

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies[2]

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/ 3River 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: 13/6/2019 **Version:**

Bushfire Hazard Report

Title: Bushfire Hazard Management Report, 33436/3 River Road, Deloraine v3

Author: Scott Livingston

Date: 17/6/2019 **Version:** 3

Bushfire Hazard Management Plan

Title: Bushfire Hazard Management Plan 33436/3 River Road, Deloraine v3

Author: Scott Livingston

Date: 17/6/2019 **Version:** 3

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)**
❑	E1.4 (a)	Insufficient increase in risk	

❑	**E1.5.1 – Vulnerable Uses**		
	Assessment Criteria	**Compliance Requirement**	**Reference to Applicable Document(s)**
❑	E1.5.1 P1	Residual risk is tolerable	
❑	E1.5.1 A2	Emergency management strategy	
❑	E1.5.1 A3	Bushfire hazard management plan	

❑ **E1.5.2 – Hazardous Uses**

	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
❑	E1.5.2 P1	Residual risk is tolerable	
❑	E1.5.2 A2	Emergency management strategy	
❑	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)
❑	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
❑	E1.6.1 A1 (a)	Insufficient increase in risk	
☒	E1.6.1 A1 (b)	Provides BAL 19 for all lots	Bushfire Hazard Management Plan 33436/3 River Road, Deloraine v3
❑	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)
❑	E1.6.2 P1	Access is sufficient to mitigate risk	
❑	E1.6.2 A1 (a)	Insufficient increase in risk	
☒	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Bushfire Hazard Management Plan 33436/3 River Road, Deloraine v3

	E1.6.3 Subdivision: Provision of water supply for fire fighting purposes		
	Assessment Criteria	**Compliance Requirement**	**Reference to Applicable Document(s)**
☐	E1.6.3 A1 (a)	Insufficient increase in risk	
☐	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	
☐	E1.6.3 A1 (c)	Water supply consistent with the objective	
☐	E1.6.3 A2 (a)	Insufficient increase in risk	
☒	E1.6.3 A2 (b)	Static water supply complies with Table E5	Bushfire Hazard Management Plan 33436/3River Road, Deloraine v3
☐	E1.6.3 A2 (c)	Static water supply is consistent with the objective	

5. Bushfire Hazard Practitioner[3]

Name:	Scott Livingston	**Phone No:**	0438 951 021
Address:	12 Powers Road	**Fax No:**	
	Underwood	**Email Address:**	scottlivingston.lnra@gmail.com
	Tasmania 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: 17/6/2019 **Certificate No:** SRL19/21S3

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: 1-6

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: [X]

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:	BAL 19

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, 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.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		SRL19/21S3	17/6/2019

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.

RECEIVED
28 MAY 2019
MEANDER VALLEY COUNCIL

Meander Valley Council
Index No. 18554
Doc No.
RCV'D 30 MAY 2019 MVC
Action Officer SS Dept. CDS
EO OD

OFFICE USE ONLY

Property No: 18554 **Assessment No:** 90 - 5600 - 0240

DA 19/0348 **PA** 19/0242

Index No.
Doc No.
RCV'D 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

Indicate by ✓ box

PROPERTY DETAILS:

Address: River Road Certificate of Title: 33436

Suburb: Reedy Marsh 7304 Lot No: 3

Land area: 34.31 ~~m²~~ / 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 ☑ No

Heritage Listed Property: ☐ Yes ☑ No

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

☐ Building work ☐ Change of use ☑ Subdivision
☐ Forestry ☐ Demolition
☐ 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:

RESULT OF SEARCH

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
33436	3
EDITION	DATE OF ISSUE
2	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**
Title Reference: C.T. VOL. 2775 FOL. 85		Approved Effective from
Grantee: PART OF 200 ACRES WILLIAM HUMPHREYS PURCHASER	SCALE 1: 3000 MEASUREMENTS IN METRES	Recorder of Titles