



# Planning Report

*Combined Section 37(1) & 40T(1) Application*

*Request to Amend the Launceston LPS and a  
Related Permit for a Rural Residential  
Subdivision*

*'Paisley' - 40768 Tasman Highway, Waverley*



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# Document Control Record

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| Project Number:  |           | 22.257                                             | Project Name: |  | Dawkins - Subdivision, 40768 Tasman Highway, Waverley |                                                                                       |              |
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# 1. Introduction

6ty° has been engaged by **Garry and Lesley Dawkins** to prepare a combined application for a proposed amendment to the Launceston Local Provisions Schedule (**'LPS'**) of the *Tasmanian Planning Scheme – Launceston ('Planning Scheme')*, and a permit for a proposed 23-lot subdivision at 40768 Tasman Highway, Waverley (the 'site').

The combined application is made to the City of Launceston (**'Council'**) planning authority in accordance with Section 37(1) and 40T(1) of the *Land Use Planning and Approvals Act 1993 (the 'Act')*. It is lodged on behalf of Garry Ivan Dawkins and Lesley Evelyn Dawkins, who are the owners of the site.

The proposed amendment seeks to rezone the site, and relevant parts of the adjoining Boomer Road, from Rural to Rural Living Zone A. This will enable the proposed subdivision development, and the construction of associated works, to be considered under the applicable provisions for the Rural Living Zone in the State Planning Provisions (**'SPPs'**) of the Planning Scheme.

## 1.1 Purpose of the Report

This Planning Report forms the basis of the combined application. It has been informed by the proposal plans and accompanying assessments. It has been prepared to provide a description of the site and the proposal. It includes a consideration of the relevant requirements and objectives of the Act and the details of relevant strategies and other planning documents, including:

- State Policies;
- *Northern Tasmania Regional Land Use Strategy ('NTRLUS')*;
- *Launceston Residential Strategy 2009-2029 ('Residential Strategy')*;
- Council's *Eastern Approaches Long Term Conceptual Development Plan, 2010 ('conceptual development plan')*;
- Council's *Strategic Plan 2014-2024: 2019 Review*; and
- the Planning Scheme.

## 1.2 Planning Overview

The matters summarised in Table 1 are described in greater detail throughout this Planning Report.

**Table 1 – Overview of the Combined Application**

| Site                                    |                                             |       |
|-----------------------------------------|---------------------------------------------|-------|
| Address:                                | 40768 Tasman Highway, Waverley              |       |
| Property Identification ('PID') Number: | 6934699                                     |       |
| Certificate of Title ('CT') Reference:  | Volume                                      | Folio |
|                                         | 104384                                      | 2     |
| Owners:                                 | Garry Ivan Dawkins<br>Lesley Evelyn Dawkins |       |
| Area:                                   | 25.47 hectares                              |       |

| Statutory References               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Planning Instrument:</b>        | <i>Tasmanian Planning Scheme - Launceston</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Planning Authority:</b>         | City of Launceston                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Existing Zoning:</b>            | Rural                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Applicable Overlays:</b>        | Waterway and Coastal Protection Area (part)<br>Priority Vegetation Area<br>Bushfire-Prone Area<br>Landslip Hazard Area (part)<br>Airport Obstacle Limitation Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Applicable General Overlay:</b> | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Proposed Amendment                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Description:</b>                | <p>Apply the Rural Living Zone A to the:</p> <ul style="list-style-type: none"> <li>• Site; and</li> <li>• Relevant parts of the road parcels associated with Boomer Road, extending to the centreline of the road.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Permit Application                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Proposed Use:</b>               | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Proposed Development:</b>       | <p><b>Subdivision</b></p> <ul style="list-style-type: none"> <li>• Subdivide the site into 23 lots, plus a road lots, in stages.</li> </ul> <p><b>On-Site Infrastructure Works</b></p> <ul style="list-style-type: none"> <li>• Construction of associated works within the site, including: <ul style="list-style-type: none"> <li>– Cul-de-sac road, associated vehicle crossings and shared driveway for Lots 14 and 15;</li> <li>– Water supply infrastructure; and</li> <li>– Electricity services;</li> </ul> </li> </ul> <p><b>Works in Boomer Road</b></p> <ul style="list-style-type: none"> <li>• Construction of associated works in the road parcels associated with the adjoining Boomer Road, including: <ul style="list-style-type: none"> <li>– New road junction associated with the cul-de-sac road;</li> <li>– Provision of vehicle crossings to service the relevant lots;</li> <li>– Upgrade of the junction with the Tasman Highway;</li> <li>– Installation of a new water main extending from the nearby reticulated water supply system; and</li> <li>– Provision of individual water connections to the relevant lots.</li> </ul> </li> </ul> |

| Permit Application         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            | <p><b>Works in the Tasman Highway</b></p> <ul style="list-style-type: none"> <li>Construction of associated works within the road reservation of the Tasman Highway, including: <ul style="list-style-type: none"> <li>Upgrade of the junction with Boomer Road to include a Basic Left (<b>'BAL'</b>) turn facility to accommodate traffic movements from the highway.</li> </ul> </li> </ul> <p>In accordance with the accompanying Traffic Impact Assessment, this upgrade will occur as part of the relevant stage involving the creation of the 13<sup>th</sup> lot within the subdivision.</p> |
| <b>Applicable Zone:</b>    | Rural Living                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Applicable Codes:</b>   | Parking and Sustainable Transport<br>Road and Railway Assets<br>Natural Assets<br>Bushfire-Prone Areas<br>Landslip Hazard                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>General Provisions:</b> | 7.10 Development Not Required to be Categorised into a Use Class                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Application Status:</b> | Discretionary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

## 1.3 Accompanying Plans and Documents

This Planning Report considers the proposal plans and other assessments that accompany the combined application, which are listed in Tables 2 and 3. The report should be read in conjunction with these accompanying plans and assessments.

**Table 2 – Current Proposal Plans**

| Drawing Title                  | Project Number | Drawing Number | Revision/ Issue | Date       |
|--------------------------------|----------------|----------------|-----------------|------------|
| <b>Drawings by 6ty Ltd Ptd</b> |                |                |                 |            |
| Proposal Plan of Subdivision   | 22.257         | Cp01           | G               | 21/05/2025 |
| Proposal BAL Treatment Plan    | 22.257         | Cp02           | F               | 5/12/2024  |

The proposal plan of subdivision is reproduced in Figure 1 below.





## Figure 1 – Proposal Plan of Subdivision

**Table 3 – Accompanying Assessments**

| Assessment Title                                   | Consultant                       | Project Number | Revision/ Issue | Date          |
|----------------------------------------------------|----------------------------------|----------------|-----------------|---------------|
| Rural Living Market Assessment                     | Urban Enterprise                 | -              | 1               | February 2024 |
| Agricultural Report                                | RMCG                             | 2038           | 1.1             | 9/07/2025     |
| Preliminary On-site Wastewater Disposal Evaluation | Geoton                           | GL23301Ab      | 01              | 4/07/2025     |
| Traffic Impact Assessment                          | Traffic & Civil Services         | -              | 7               | 20/12/2024    |
| Flora and Fauna Report                             | RMCG                             | 1462           | 1.1             | 9/07/2025     |
| Bushfire Hazard Management Report                  | RMCG - Michael Tempest (BFP-153) | 1308           | 2.0             | 9/07/2025     |



## 2. Location

### 2.1 Site Details

The site comprises the property located at 40768 Tasman Highway, Waverley (Property ID 6934699), as identified in Figure 2. It consists of a single lot with an area of 25.47 hectares.

**Figure 2 – Aerial Image of the Site<sup>1</sup>**



The site has frontage to Boomer Road along its entire south-eastern boundary, extending approximately 578.64 metres, and along a portion of its north-eastern boundary, extending a further 131 metres. The site also has frontage to the Tasman Highway along its south-western boundary, with a total length of approximately 512.61 metres.

The site is identified as Lot 2 on Sealed Plan 104384 and is comprised in Certificate of Title Volume 104384 Folio 2. The registered owners are Garry Ivan Dawkins and Lesley Evelyn Dawkins.

The accompanying title documentation includes details of the following easements affecting parts of the site:

- A 3-metre-wide pipeline easement extending along the north-western boundary to Distillery Creek which benefits the adjoining land at 40770 Tasman Highway (shown as Lot 1 on Sealed Plan 50728); and
- A 3-metre-wide pipeline easement extending along part of north-eastern boundary, between Boomer Road and Distillery Creek. This benefits the adjacent properties to the south-east of Boomer Road created following the subdivision of the land shown within Lot 3 on Sealed Plan 104384 (previously described as 30 Boomer Road). This includes the current properties described as 40692 Tasman Highway and 20, 22 & 30 Boomer Road.

<sup>1</sup> Source: Base image and data from TheLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.

### **2.1.1 Other Land Involved**

The combined application also involves land within the road parcels associated with Boomer Road and the road reservation of Tasman Highway.

The Rural Living Zone A is proposed to be applied to the relevant portions of the road parcels associated with the adjoining sections of Boomer Road to the south-east and north-east. This zoning will extend to the centreline of the road, consistent with the existing zoning application on the eastern side of Boomer Road.

The construction of associated works, involving the provision of road access, water supply and electricity services, as well as the upgrade of the junction of Boomer Road with the highway, will occur partly within the adjacent road parcels.

The adjoining sections of Boomer Road, to the south-east and north-east of the site, are situated within land shown as "Boomers Road 10.06 Wide" on the survey certificate associated with Sealed Plan 104384, as well as on Sealed Plan 50728. Copies of these plans form part of the title documentation accompanying the combined application.

In addition, two narrow strips of land, located either side section of Boomer Road to the south-east of the site, are dedicated as Road. This dedication is shown on Sealed Plan 104384, the same plan associated with the site, which was registered by the Recorder of Titles on 19 April 1993. It applies to Lots 4 and 5 on the plan, which have depths of 5.04m and 3.19m respectively. Lot 4 also extends for a relatively short distance along the Tasman Highway, tapering in width towards the north. Lot 5 similarly extends along the highway. The lots are comprised in Certificates of Title Volume 104384 Folio 4 and 5, respectively. Copies of these titles accompany the combined application.

Boomer Road is a public road administered by Council in accordance with the Local Government (Highways) Act 1982. It is vested in Council and administered through maintenance, control and care as a local highway.

While CT 104384/4 is formally dedicated as Road, it is currently fenced along its south-eastern boundary with rural-style fencing and appears visually to form part of the site. The land remains in the ownership of the former owners of the site. Council is seeking to have this land transferred into its ownership, consistent with its status as dedicated road.

CT 104384/5 is also dedicated as Road and remains in private ownership, although it effectively functions as part of the road corridor administered by Council. It includes rural-style fencing along its far (eastern) side, and is traversed by vehicle crossings serving three rural residential properties located on the opposite side of Boomer Road.

The adjoining section of the Tasman Highway is contained within a road reservation, which is Crown land administered by the Department of State Growth.

## **2.2 Site Characteristics**

### **2.2.1 Zoning**

The site is shown within a Rural Zone on Launceston LPS maps.

The land associated with Boomer Road that is involved in the combined application, located between the site frontage and the centreline of the road, is zoned Rural. The land on the opposite (eastern) side of the centreline is within a Rural Living Zone.

The land within the road reservation of the Tasman Highway is zoned Utilities.



### 2.2.2 Land Use History

The site contains two dwellings in its western corner, adjacent to the Tasman Highway frontage. Several sheds are also present within the site, the majority of which are situated within the same western corner.

Most of the site has predominantly been cleared of vegetation and is currently managed as pasture. The land is primarily used for grazing by horses and related equine activities. According to the accompanying Agricultural Report, the existing grazing use is classified as hobby scale. The property also contains riparian vegetation along the boundary with Distillery Creek, as well as isolated patches of vegetation in other parts of the site.

The site is not known to have previously been used for a potentially contaminating activity listed in the Potentially Contaminated Land Code of the SPPs.

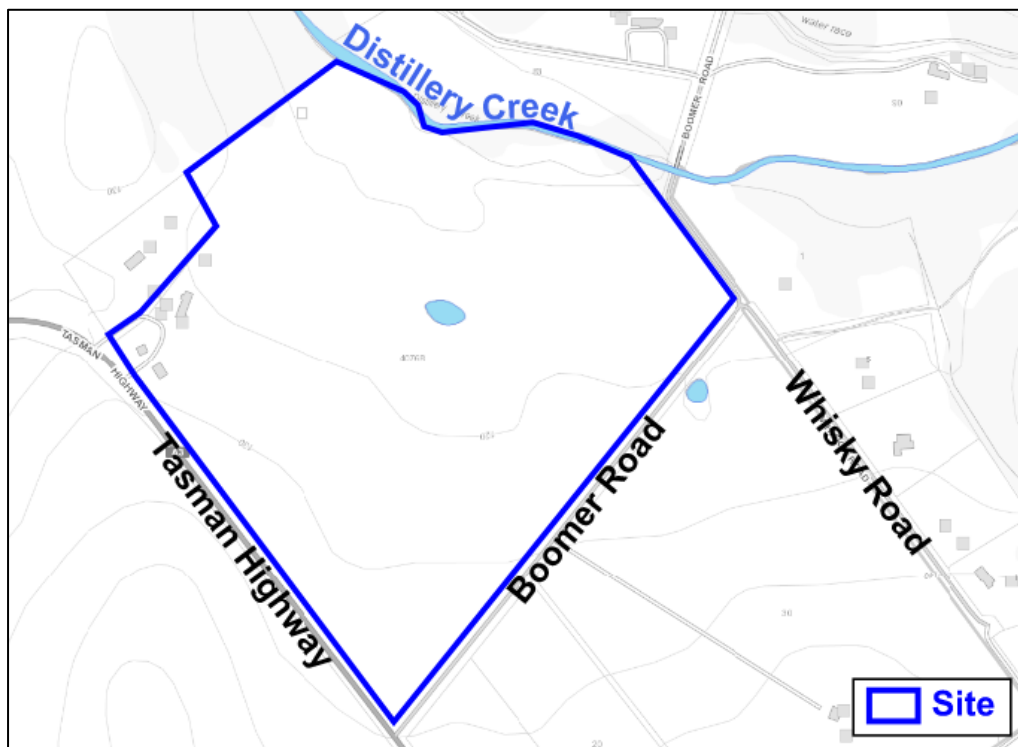
### 2.2.3 Land Capability

The published 1:100,000 scale land capability mapping (Pipers Report, 1991) identifies the entirety of the site as Class 4 land. The 1:10,000 scale mapping included in the accompanying Agricultural Report identifies a combination of Class 4 land (10.1ha), Class 5 land (8ha), Class 5+6 land (5.1ha) and Class 6 land (1.4ha). The land therefore does not fall within the definition of prime agricultural land in the *State Policy on the Protection of Agricultural Land 2009*.

### 2.2.4 Topography and Drainage

Distillery Creek forms part of the north-eastern title boundary, as indicated in Figure 3, and flows east to west.

**Figure 3 – Topographic Details<sup>2</sup>**



The site therefore has a northerly aspect. The fall in this direction is relatively gentle, with an average gradient of 5.5%. The land includes areas with exposed surface dolerite. It includes a small dam located centrally within the property, and existing drainage paths located further downslope.

<sup>2</sup> Source: Base image and data from TheLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.

### 2.2.5 Heritage Values

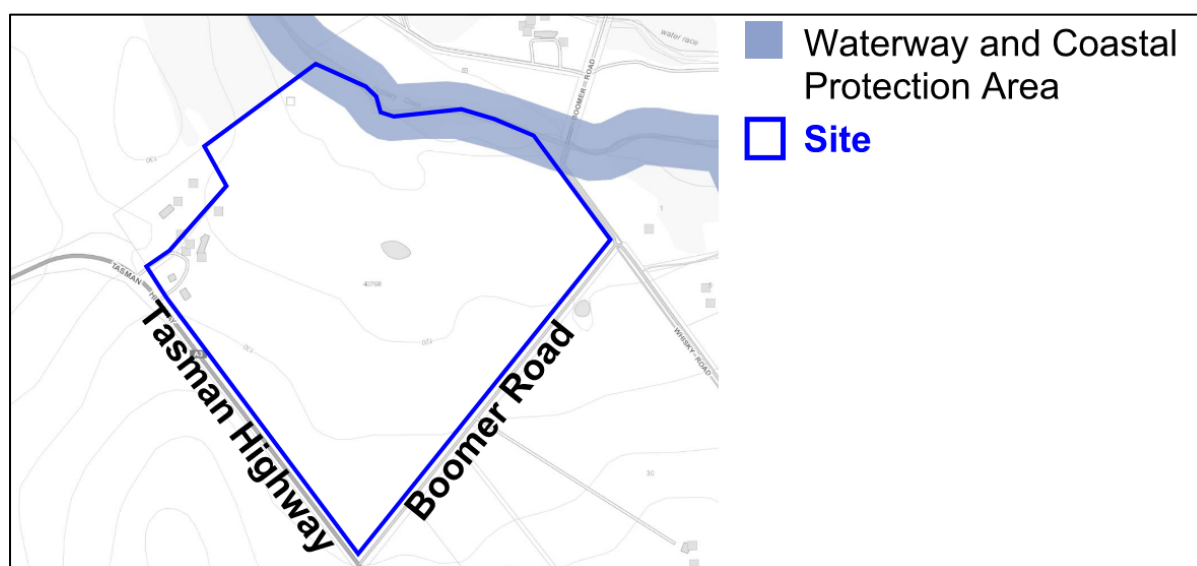
The site does not form part of a listing in the Launceston LPS or the Tasmanian Heritage Register.

A search of the Aboriginal Heritage Tasmania database has not identified any registered Aboriginal relics or apparent risk of impacting Aboriginal relics.

### 2.2.6 Natural Assets

The site is shown as being partially subject to a Waterway and Coastal Protection Area overlay on Launceston LPS maps, as identified in Figure 4. This overlay is associated with Distillery Creek and extends 40 metres on either side of the watercourse.

**Figure 4 – Waterway and Coastal Protection Area Overlay<sup>3</sup>**



Distillery Creek is a Class 1 watercourse, and the width of the overlay is therefore 40m to each side.

The entirety of the land involved in the combined application is shown as being subject to a Priority Vegetation Area overlay on the Launceston LPS maps.

TASVEG 4.0 mapping<sup>4</sup> identifies most of the site (24.3 hectares) as agricultural land (FAG). Approximately 0.3 hectares is identified as eastern riparian scrub (SRE), associated with Distillery Creek, along the northern boundary. Riparian scrub is listed as a threatened native community under the *Nature Conservation Act 2002*. The mapped area of this community is almost entirely located within the Waterway and Coastal Protection Area overlay. It is noted that the proposed subdivision does not include any associated works within the area of riparian vegetation.

### 2.2.7 Scenic Values

The land involved is not shown as being subject to a Scenic Protection Area or Scenic Road Corridor overlay on the Launceston LPS maps.

<sup>3</sup> Source: Base image and data from TheLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.

<sup>4</sup> Tasmanian Vegetation Monitoring and Mapping Program, Natural Values Conservation Branch of the Department of Primary Industries, Parks, Water and Environment, May 2020.

## 2.2.8 Natural Hazards

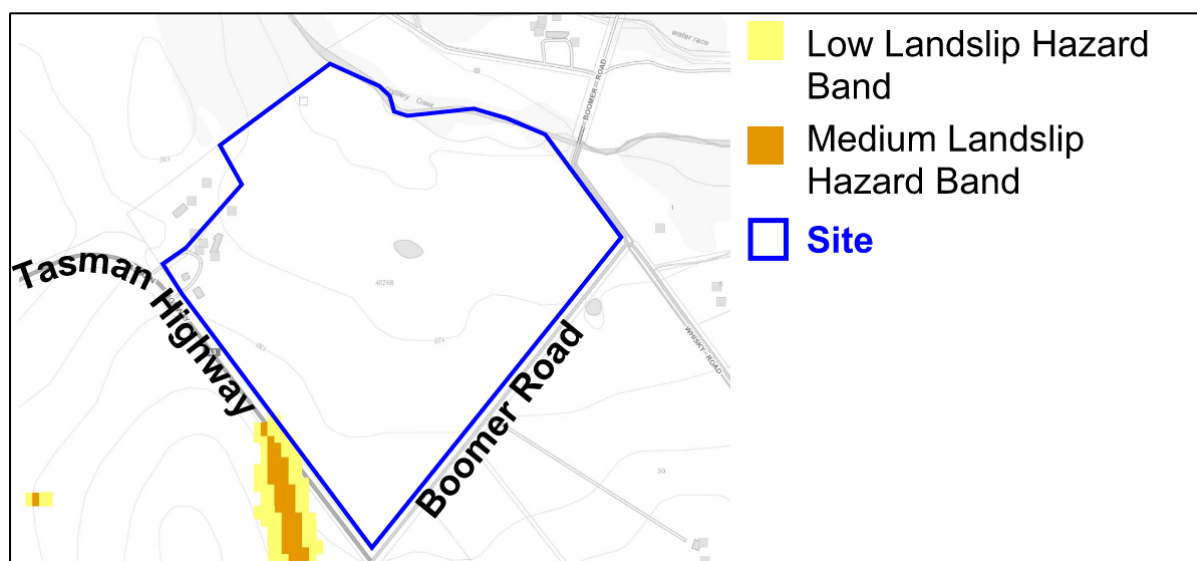
### Flooding

The land involved is not shown as being subject to a Flood-Prone Hazard Area overlay on the Launceston LPS maps.

### Landslip Hazard

The land involved is shown as being partially subject to a Landslip Hazard Area overlay on the Launceston LPS maps. The extent of land that is subject to this overlay is relatively limited, as identified in Figure 5. It includes an area within the section of the Tasman Highway adjoining the site to the south-west. This area extends across the frontage into the site, involving a low landslip hazard band.

**Figure 5 – Landslip Hazard Area Overlay<sup>5</sup>**



The proposed subdivision does not include any building area within the land that is subject to the overlay. It also does not include any associated works within the overlay, including those involved in upgrading the junction of Boomer Road and the Tasman Highway.

### Bushfire Hazard

The land involved is shown as being wholly subject to a Bushfire-Prone Area overlay on the Launceston LPS maps. The accompanying Bushfire Hazard Management Report ('BHMR') classifies most of the site as grassland. For the purposes of the assessment of the Bushfire-Prone Areas Code, the riparian vegetation along the boundary with Distillery Creek is classed as forest. A patch of vegetation adjacent to the north-west boundary, which is contiguous with similar vegetation in the adjoining property in this direction, has also been classed as forest. The land associated with the existing dwellings in the western corner of the site has been classed as low threat vegetation.

## 2.2.9 Airport Obstacle Limitation Area

The land involved is shown as being subject to an Airport Obstacle Limitation Area overlay on the Launceston LPS maps. The relevant AHD height specified for the overlay is 316m AHD. The land involved reaches an elevation of approximately 140m. It is therefore well below the obstacle limitation surfaces associated with the Launceston Airport Runway.

<sup>5</sup> Source: Base image and data from TheLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.

## 2.3 Site Context

### 2.3.1 Adjoining and Adjacent Land

There are nine properties that either adjoin the site or are directly adjacent, on the opposite side of Boomer Road or the Tasman Highway. These properties range between 1.305 hectares and 91.9 hectares in area. As shown in Figure 6, six contain existing dwellings. This includes three dwellings to the south-east, one to the east, one to the north-east and one to the west. The land to the south-east and east is zoned Rural Living, to the north-east and west is zoned Rural and to the north-west and south-west is zoned Agriculture.

There are four properties directly adjacent to the south-east, on the opposite side of Boomer Road, including 40692 Tasman Highway and 20, 22 & 30 Boomer Road (CTs 177465/1-4) within the Waverley locality. These properties are within a Rural Living Zone B, and therefore subject to a 2-hectare minimum lot size requirement under the relevant acceptable solution in the SPPs. The easternmost of these adjacent properties, which contains an existing dwelling, has an area of 16.08 hectares. The other three properties vary between 2.518 hectares and 3.191 hectares, and two contain existing dwellings.

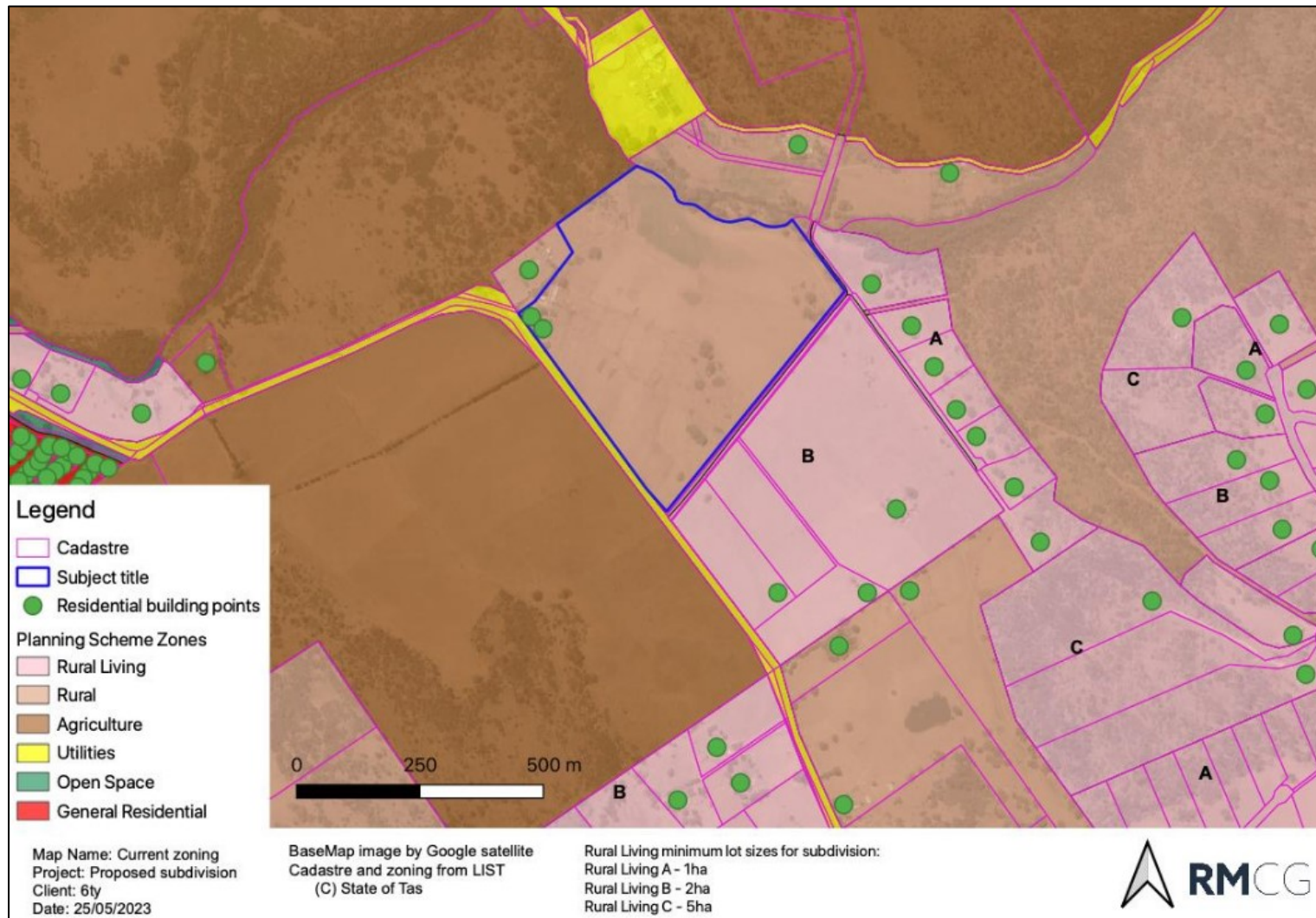
The directly adjacent property to the east of Boomer Road, at 1 Whisky Road (CT 165377/47) within the St Leonards locality, contains an existing dwelling. It is within a Rural Living Zone A, which has a 1-hectare minimum lot size acceptable solution. It has an area of 2.362 hectares however is subject to the Drivers Run Specific Area Plan in the Launceston LPS which includes a lot layout diagram. The existing lot layout within Drivers Run Estate is consistent with this diagram. Any potential future subdivision of the adjacent property would therefore be subject to performance criteria in the specific area plan provisions. There are a further six properties to the south-east along Whisky Road, within a Rural Living Zone A, which vary between 1.01 hectares and 1.832 hectares in area and also contain dwellings.

The adjoining property to the north-east at 83 Boomer Road, Waverley (CTs 41558/3-5), on the opposite side of Distillery Creek, is within the Rural Zone. The titles comprising this property have a combined area of 4.6 hectares. The property contains an existing dwelling and areas of vegetation and pasture used for grazing by horses and related equine activities. The adjoining property to the west at 40770 Tasman Highway (CT 50728/1), which is also zoned Rural, has an area of 1.305 hectares and contains a dwelling. The accompanying Agricultural Report describes both these properties as having lifestyle characteristics.

The adjoining property to the north-west at 40772 Tasman Highway, Waverley (CT 106269/1) is within the Agriculture Zone. It has an area of 40 hectares. It is in common ownership with other land contained in a 241-hectare title (CT 52627/1 – 129 Tasman Highway) to the north and east. The Agricultural Report identifies that the overall land holding appears to be utilised for grazing at potentially a commercial scale. However, CT 106269/1 is separated from the larger title by Distillery Creek and associated riparian vegetation. It is predominantly comprises of semi-improved pasture with gorse and paddock trees. The area within the title that adjoins the site is covered in vegetation and has surface dolerite present, which limits the agricultural potential.

The directly adjacent property to the south-west at 40855 Tasman Highway, Waverley (CT 116200/1 & CT 64472/1), on the opposite side of the highway, is within the Agriculture Zone. The titles comprising this property have a combined area of 91.9 hectares. CT 116200/1 has an area of 89.9 hectares, is utilised for dryland grazing and contains an existing dwelling in its western portion. CT 64472/1 contains a vineyard. The Agricultural Report identifies that there may be scope to develop a commercial scale vineyard on land also involving CT 116200/1. However, there is no water for irrigation associated with the land holding. It is likely water would need to be secured from Distillery Creek, which would require an agreement and easement developed with a relevant adjacent landowner. A pipeline under the Tasman Highway would also be required to convey the water to the property.

Figure 6 – Surrounding Zoning and Dwellings <sup>6</sup>



<sup>6</sup> Source: Figure A1-3 in the accompanying Agricultural Report by RMCG (2025).



### 2.3.2 Local Context

The site is located in the northern part of the Rural Residential Area at Waverley–St Leonards, as shown in Figure 7. The area currently within a Rural Living Zone includes Drivers Run Estate, Hillside Estate, the four properties on the opposite side of Boomer Road to the south-east and a number of properties at Abels Hill Road. Three properties are also located to the west along the Tasman Highway. The Rural Living Zone encompasses a combined area of 260 hectares and comprises 123 lots (excluding roads).

**Figure 7 – Rural Residential Area at Waverley–St Leonards<sup>7</sup>**



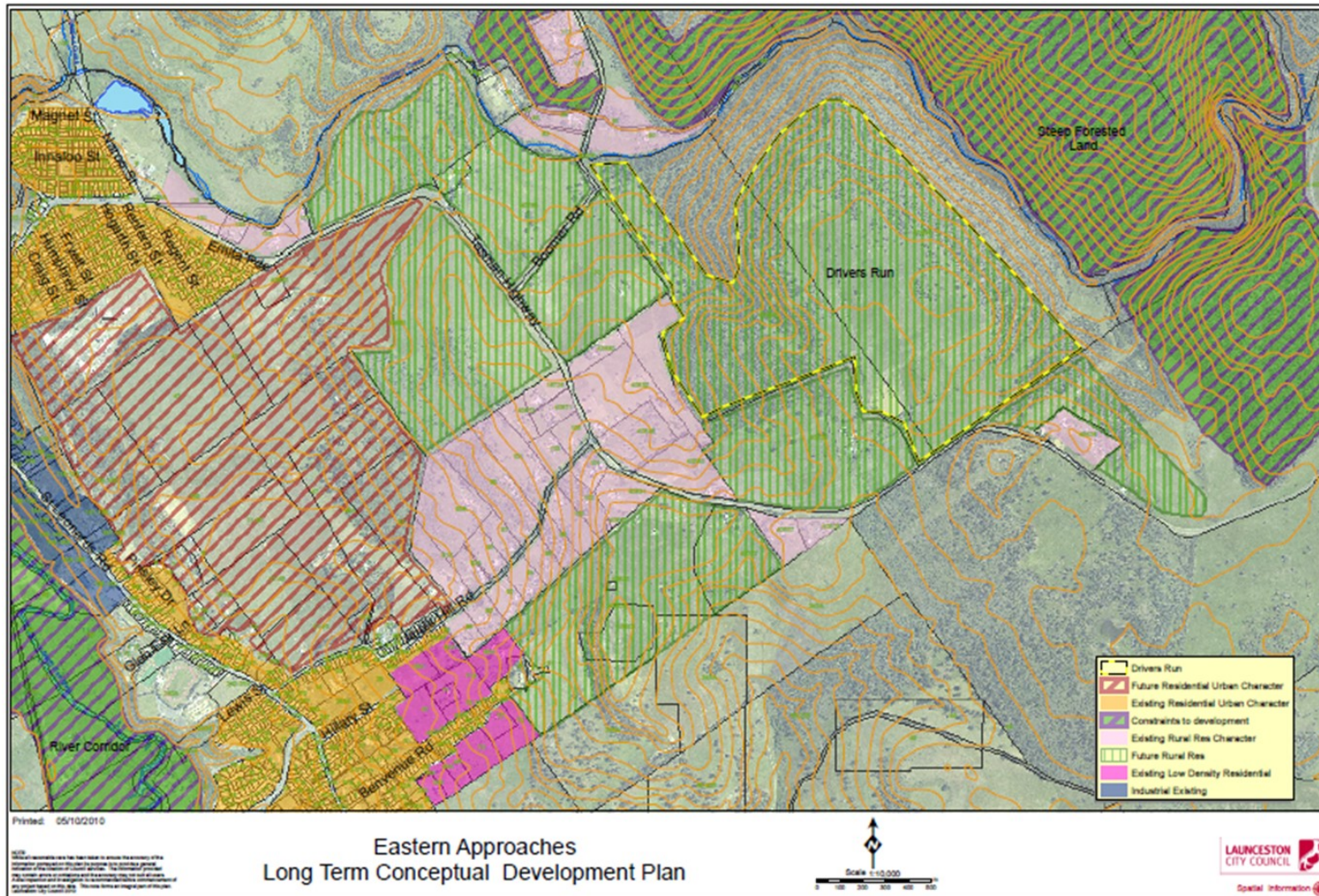
The land associated with Drivers Run Estate at St Leonards was rezoned to Rural Residential in 2011 and subsequently subdivided to create 63 lots. It was approved following the adoption of the Launceston Residential Strategy 2009-29, which did not specifically identify a Rural Residential Area in this part of the Launceston municipality. However, the Residential Strategy only allocated a portion of the anticipated demand for rural residential development in order to provide flexibility to consider other proposals.

The Drivers Run site, along with the site and other properties along the Tasman Highway, was subsequently identified as future rural residential on a map produced by Council in 2010, titled the *Eastern Approaches Long Term Conceptual Development Plan* (see Figure 8).

<sup>7</sup> Source: Base image and data from TheLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.



Figure 8 – Eastern Approaches Long Term Conceptual Development Plan<sup>8</sup>



<sup>8</sup> Council (2010).

The subdivision development within Drivers Run Estate included the construction of White Gum Rise, Escarpment Drive, Magpie Crescent and Whisky Road. 51 lots within the subdivision were ultimately included within a Rural Living Zone A under the Launceston LPS. This includes lots along White Gum Rise and Escarpment Drive with a lot size of less than 2 hectares, and all the lots along Whisky Road. The average size of the lots in the subdivision that are within the Rural Living Zone A is 1.29 hectares.

The Rural Living Zone B was applied to 7 lots within Drivers Run Estate with sizes ranging between 1.9 hectares and 2.7 hectares. The Rural Living Zone C was applied to five lots ranging between 3.7 hectares and 8 hectares. The larger lots that were created by the subdivision are mostly located on the western side of Escarpment Drive and Magpie Crescent and are subject to constraints relating to the existence of native vegetation and slope characteristics.

The land associated with Hillside Estate at St Leonards was previously comprised in a single property. It was identified as future rural residential on the conceptual development plan reproduced in Figure 8. It was rezoned to Rural Living in 2021 and subsequently subdivided to create 29 lots. The Rural Living Zone A was applied under the Launceston LPS. When the subdivision occurred, the existing dwelling associated with the parent property was retained on a relatively large 3.88-hectare lot. The lots within the subdivision otherwise range between 1.01 hectares and 1.62 hectares and have an average size of 1.15 hectares.

The land to the south-east of Boomer Road, and bounded by Whisky Road to the east, was previously comprised in a single property (30 Boomer Road). It was identified as future rural residential on the conceptual development plan reproduced in Figure 8. It was rezoned to Rural Living in 2018 and subsequently subdivided in 2019 to create three additional lots (40692 Tasman Highway and 20 and 22 Boomer Road). The Rural Living Zone B was applied under the Launceston LPS. When the subdivision occurred, the existing dwelling associated with the parent property was retained on a relatively large 16.08-hectare lot (the current 30 Boomer Road). This property has the potential to be subdivided in the future to create seven additional lots.

The land to the west of the Tasman Highway, on either side of Abels Hill Road at St Leonards, was identified as having rural residential characteristics on the plan reproduced in Figure 8. It includes 23 properties that were subsequently rezoned to Rural Living in 2016. The Rural Living Zone B was applied under the Launceston LPS. Planning approval was issued in 2023 to subdivide an 8.2-hectare property in this location (99 Abels Hill Road) into seven lots. The permit application for this subdivision was lodged prior to the introduction of the current Rural Living Zone B and was therefore approved under the previous zone provisions.

Three properties located to the west of the site along northern side of the Tasman Highway at Waverley were identified as having rural residential characteristics on the plan reproduced in Figure 8. They have subsequently been included in a Rural Living Zone. The Rural Living Zone A was applied under the Launceston LPS.

There are other properties adjacent to the current Rural Living-zoned area that contain existing dwellings and have lifestyle characteristics. This includes five Rural-zoned properties along the Tasman Highway to the west of Drivers Run and Hillside Estates. These properties, which vary between 2.1 hectares and 9.9 hectares, were identified as having rural residential characteristics on the plan reproduced in Figure 8.

There are two Rural-zoned properties directly to the south of Hillside Estate, on the opposite side of the Tasman Highway, which have areas of 1.5 hectares and 2.9 hectares. They are also identified as having rural residential characteristics on the plan reproduced in Figure 8.

The adjoining properties to the north-east and west of the have been described in the Agricultural Report as having lifestyle characteristics. These properties are both within the Rural Zone. The property to the north-east was identified as having rural residential characteristics on the plan reproduced in Figure 8, and the property to the west was identified as future rural residential.

Additionally, there is a single dwelling on a 1.07-hectare property to the west which is located between Rural Living-zoned properties in this location and 40772 Tasman Highway, Waverley. This property is within the Agriculture Zone. It was identified as having rural residential characteristics on the plan reproduced in Figure 8.

### 2.3.3 Regional Context

The localities of Waverley and St Leonards are located to the east and south-east of the Launceston Central Area respectively. Both include urban areas, fully serviced by utility infrastructure, that form part of the Greater Launceston Area ('GLA').

The urban area at Waverley includes medium density housing within a General Residential Zone, a primary school, a local shop and small café/restaurant, a light industrial area and Waverley Mills. Rural land, predominantly within an Agriculture Zone, is located within the locality to the east of the urban area. The resident population of the locality is 1583 persons according to the 2021 Census.

The urban area at St Leonards includes housing predominantly within a General Residential Zone and partly within a Low Density Residential Zone. It includes three primary schools, a small local shopping precinct, an aged care facility and a sports facility. It also includes an industrial precinct along St Leonards Road in the north-west of the locality, extending to Waverley.

Rural land in the locality includes the Rural Residential Area to the east and Agriculture-zoned land to the south. It also includes Rural-zoned land to the east of the urban area along St Leonards Road. Some rural land in this location, extending partly into the Waverley locality, is zoned General Residential and is awaiting subdivision for future dwelling development. The resident population of the St Leonards locality, including urban and rural areas, is 2531 persons according to the 2021 Census.

The site is within the southern part of the Waverley locality. It is located 850m to the east of the urban area in this locality, 2.3km to the north of the shopping precinct at St Leonards and 5.5km to the east of the Launceston Central Area. In addition to the services and facilities located within these locations, the suburbs of Newstead and Norwood are located 3km to the west.

The *Northern Tasmania Regional Land Use Strategy* identifies land at St Leonards and southern part of the urban area at Waverley within a Growth Corridor, as shown on the Regional Framework Plan map reproduced in Figure 9. The Growth Corridor includes the predominantly undeveloped Rural and General Residential-zoned land adjacent to St Leonards Road, which extends as far east as Rural Living-zoned area at Abels Hill Road. Further, most of the existing urban area at Waverley is shown within a Supporting Consolidation Area. Rural land to the south of St Leonards is shown within a Future Investigation Area (Priority Investigation Area – Residential). This includes land that is currently zoned Future Urban, Agriculture, Rural and, to a lesser extent, General Residential.

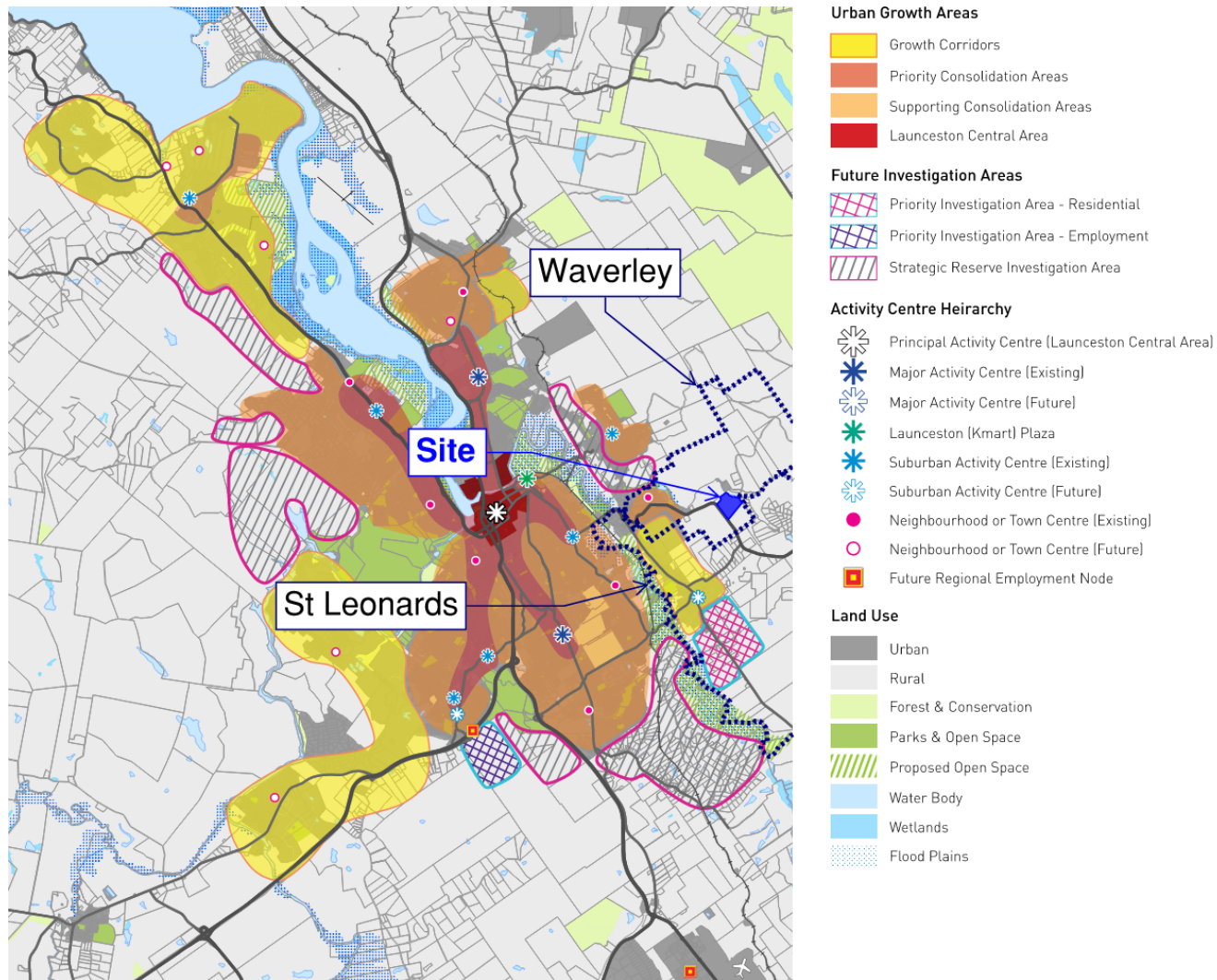
The Growth Corridor, Supporting Consolidation Area and Future Investigation Area together comprise the extent of the Urban Growth Area at St Leonards and Waverley.

There are four Growth Corridors associated with the GLA that are shown on the Regional Framework Plan. The Growth Corridor at St Leonards and Waverley is located within the eastern part of the GLA. According to the NTRLUS, Growth Corridors include land contiguous with existing urban areas, including greenfield land, which have been identified to accommodate projected population growth where the land has been assessed against contemporary evidence and determined as being suitable for urban development. Future Investigation Areas have been identified to facilitate assessment of their potential for future urban development which will consolidate the GLA.

Council is in the process of preparing the *St Leonards and Waverley Neighbourhood Plan*, which will be based on the Urban Growth Area in this part of the GLA. The neighbourhood plan will provide a structure plan to guide future development including coordination with the delivery of roads, open space, shops and community services. A draft version was released for community consultation in April 2025.



**Figure 9 – Northern Tasmania Regional Land Use Strategy – Map D.1 Regional Framework Plan <sup>9</sup>**



<sup>9</sup> NTRLUS.



## 2.4 Utility Infrastructure

### 2.4.1 Road Network

Boomer Road is a local road administered by Council, as the relevant road authority. It is constructed to a rural standard with a sealed surface, having an approximate width of 5.2m, and minimal shoulders. It has a straight alignment along the south-eastern boundary of the site. The road also extends along a part of the north-eastern boundary of the site, beyond its junction with Whisky Road.

The junction of Boomer Road with Whisky Road adjoins the eastern corner of the site. Whisky Road extends in a south-easterly direction from the junction. It is a local road administered by Council. It has a length of 430m and a straight alignment. It is constructed to a rural standard with a sealed surface and no shoulders.

The accompanying Traffic Impact Assessment ('TIA') identifies that whilst Boomer Road and Whisky Road are subject to the 100 km/h general rural default speed limit, the speed environment is estimated at 60km/h. No street lighting is provided on either road.

Tasman Highway is a Category 4 Feeder Road under the State Road Hierarchy and is administered by the Department of State Growth, as the relevant road authority. Its junction with Boomer Road has a simple layout. The highway approaches to the junction have a speed environment of 100km/h. There is no give way sign on the approach to the junction along Boomer Road. The site has two established vehicle crossings north of the junction, providing highway access into the western corner of the site where the existing dwellings are located.

### 2.4.2 Reticulated Services

#### Water Supply

The site is not serviced by a reticulated water supply system. However, the existing Rural Living-zoned properties in the local area along the south-eastern side of Boomer Road, eastern side of Whisky Road, both sides of White Gum Rise, Escarpment Drive and Magpie Crescent (excluding 7, 9 and 11 Magpie Crescent) are serviced by a pressure supply system. This includes a pump station at the adjacent Distillery Creek Water Treatment Plant which supplies a water storage tank to the east of White Gum Rise via a trunk main. Another pump station is located at the site of the water storage tank and services reticulation mains which extend from this location. The system includes a DN100 reticulation main which extends to the south-east of Boomer Road.

#### Sewerage

The site is not within an area serviced by a reticulated sewerage system.

#### Stormwater

The site is not serviced by Council-managed stormwater infrastructure.

#### Electricity

The site is connected to overhead powerlines located along the Tasman Highway, which form part of the electricity distribution network. Additional overhead lines are also located along Boomer Road, situated on its northern-western side outside the fenceline associated with CT 104384/4, as well as along Whisky Road.

Furthermore, overhead lines extend along the north-western boundary of the site, which are subject to a deemed easement benefitting TasNetworks.

#### Communications

The existing dwellings within the site have a fixed wireless connection to the National Broadband Network. They are also connected to underground telecommunications infrastructure.

# 3. Proposal

## 3.1 Proposed Amendment

### 3.1.1 Proposed Rezoning

It is proposed to rezone the site at 40768 Tasman Highway, Waverley from the Rural Zone to the Rural Living Zone A.

It is also proposed to apply the Rural Living Zone A to the relevant portions of the road parcels associated with the adjoining sections of Boomer Road to the south-east and north-east. This zoning will extend to the centreline of the road, in accordance with *Practice Note 7 – Draft LPS Mapping: Technical Advice* issued by the Tasmanian Planning Commission (**‘Commission’**). This approach provides consistency with the existing zoning application on the eastern side of the road, in conjunction with the Rural Living Zone B applying to the land opposite the site to the south-east and the Rural Living Zone A applying to the land to the east.

### 3.1.2 Rationale

The proposed rezoning of the site will provide for the consolidation of an established Rural Residential Area at Waverley–St Leonards, a strategically preferred location for rural residential use and development. This area was originally identified on Council’s *Eastern Approaches Long Term Conceptual Development Plan* (2010), which mapped properties with existing rural residential characteristics, as well as those identified for future rural residential use.

The conceptual development plan formed the basis for a rezoning in 2011 that enabled the establishment of Drivers Run Estate. That subdivision site was assessed as consistent with suitability criteria in the *Launceston Residential Strategy 2009-2029*, which allowed for consideration of proposals outside of originally designated areas where criteria are met.

Together, the conceptual development plan and the strategy’s suitability criteria have informed subsequent rezonings of land at Waverley–St Leonards to a Rural Living Zone.

The Residential Strategy is the local strategy that is directly relevant to the proposed rezoning. It was endorsed by Council and remains current. Consistent with previous rezonings in the area, the subject site meets the strategy’s suitability criteria.

The proposal is also consistent with the *Northern Tasmania Regional Land Use Strategy*. This includes action **RSN-A26** in particular, which supports the consolidation and growth of Rural Residential Areas in locations identified through local strategy. The site satisfies the locational criteria for appropriate intensification or expansion of rural residential development. It is also consistent with the Key Planning Principles for Rural Areas, particularly the principle that supports providing lifestyle opportunities in suitable areas without compromising or fragmenting productive rural land.

Application of a Rural Living Zone A is proposed to provide compatibility with the existing pattern and density of development within the Rural Living-zoned land at Waverley–St Leonards, including most lots in Drivers Run Estate and the more recent Hillside Estate.

As outlined in the accompanying Rural Living Market Assessment (**‘RLMA’**), only a few properties currently remain on the market within the Waverley, St Leonards and Relbia local catchment. Once the remaining lots in Hillside Estate are sold, no Rural Living-zoned lots will be available in these areas. This proposal represents a logical next step in providing market-ready 1-hectare lots to meet ongoing demand for rural living opportunities.

## 3.2 Proposed Subdivision

It is proposed to subdivide the site into 23 rural residential lots, plus road lots, and construct associated works involving the provision of road access, water supply and electricity services and upgrading the junction of Boomer Road and the Tasman Highway.

The associated works therefore involve the site and the road parcels associated with Boomer Road and the Tasman Highway.

The subdivision development, including creation of titles for the lots, will be staged. The associated infrastructure will be constructed to at least the extent required to service the lots being created in each stage. In accordance with the accompanying Traffic Impact Assessment, the junction of Boomer Road and the Tasman Highway will be upgraded to include a Basic Left turn facility as part of the relevant stage involving the creation of the 13<sup>th</sup> lot within the subdivision.

### 3.2.1 Rural Residential Lots

The proposed lot layout is shown on the proposal plan of subdivision, which was reproduced in Figure 1.

The size and configuration of the proposed lots (excluding road lots) is summarised in Table 4.

**Table 4 – Size and Configuration of the Proposed Lots**

| Lots | Area (hectares) | Frontage width (primary frontage <sup>10</sup> ) |
|------|-----------------|--------------------------------------------------|
| 1    | ±1.06 ha        | 80.8m to Boomer Road                             |
| 2    | ±1.05 ha        | 69.6m to Boomer Road                             |
| 3    | ±1.05 ha        | 69.6m to Boomer Road                             |
| 4    | ±1.05 ha        | 54.5m to Boomer Road                             |
| 5    | ±1.05 ha        | 54.7m to Boomer Road                             |
| 6    | ±1.05 ha        | 69.6m to Boomer Road                             |
| 7    | ±1.04 ha        | 68.7m to Boomer Road                             |
| 8    | ±1.01 ha        | 167.2m to Boomer Road                            |
| 9    | ±1.52 ha        | 7.8m to Boomer Road                              |
| 10   | ±1.00 ha        | 62.1m to proposed road                           |
| 11   | ±1.04 ha        | 95.9m to proposed road                           |
| 12   | ±1.07 ha        | 20.2m to proposed road                           |
| 13   | ±1.04 ha        | 8.6m to proposed road                            |
| 14   | ±1.04 ha        | 18m to proposed road                             |
| 15   | ±1.08 ha        | 0m (right of way proposed)                       |
| 16   | ±1.11 ha        | 7.6m to proposed road                            |
| 17   | ±1.11 ha        | 7m to proposed road                              |
| 18   | ±1.06 ha        | 7m to proposed road                              |
| 19   | ±1.04 ha        | 53.2m to proposed road                           |
| 20   | ±1.04 ha        | 57.7m to proposed road                           |
| 21   | ±1.06 ha        | 7m to proposed road                              |
| 22   | ±1.06 ha        | 7m to proposed road                              |
| 23   | ±1.05 ha        | 45.4m to proposed road                           |

<sup>10</sup> In accordance with the definition for the term in Table 3.1 of the Planning Scheme, the primary frontage is the sole frontage of a lot or, if there are more than two frontages, the frontage with the shortest dimensions measured parallel to the road irrespective of minor deviations and corner truncations.

Therefore, the proposed lots will vary between 1-hectare and 1.52 hectares and will have an average size of 1.07 hectares.

The proposed Lot 1 will have primary frontage to Boomer Road and another frontage to the Tasman Highway. Lots 4 and 5 will have primary frontage to Boomer Road and another frontage to the proposed road. Lots 2–3, 6–7 and 9 will have a sole frontage to Boomer Road. Lots 10–14, 16, 19–20 and 23 will have sole frontage to the proposed road.

The proposed Lots 14 and 15 are internal lots<sup>11</sup>. Lot 15 will benefit from a right of way over the 18-metre-wide access strip associated Lot 14. This will provide legal connection to the proposed road. In accordance with the accompanying BHMR, a shared driveway the two lots is proposed to be developed as part of the subdivision.

Lot 14 will be subject to additional proposed easements. This includes an 18-metre-wide strip along its entire eastern boundary, including the land within its access strip, which is intended to provide for a potential future road connection to the adjoining property to the north-west. It also includes drainage and service easements. The drainage easement will extend to Distillery Creek and the services easement will benefit Lot 15.

Additionally, the existing 3-metre-wide pipeline easement along the north-western boundary, which is registered on the current title for the site, will be carried over to proposed Lots 14 and 15. A 12-metre-wide easement will also be created over the existing overhead powerlines traversing these lots, aligning with the extent of the current deemed easement.

The proposed Lots 17–18 and 21–22 each comprise a pair of internal lots. For each pair, adjoining 7-metre-wide access strips will provide primary frontage to the proposed road. Mutual rights of way will be created over each access strip, benefiting the adjoining lot, thereby creating a 14-metre-wide shared access corridor for each pair. This arrangement will facilitate the future provision of a shared driveway. All four lots will back onto the Tasman Highway.

Lot 17 will retain the existing dwellings and nearby sheds associated with the site.

The existing 3-metre-wide pipeline easement along the north-eastern boundary of the site will be largely incorporated into proposed Lot 101 (Road). The remaining section of the easement will be carried over the relevant portion of proposed Lot 9.

### **3.2.2 Road Access**

#### **Proposed Road**

The proposed subdivision will include the construction of an associated cul-de-sac road, which will extend from a new junction in Boomer Road. The accompanying Traffic Impact Assessment identifies that a simple junction layout will be adequate for the proposed junction, which will be located centrally along the south-eastern boundary of the site.

The proposed cul-de-sac road will extend, to the north-west, for an approximated distance of 340m. It will be constructed to a rural standard with a sealed width of 6m, plus shoulders, and roadside drainage. The proposed drainage easement within Lot 14 will accommodate a surface drain to be formed to direct stormwater from the road to Distillery Creek.

The turning circle at the end of the proposed cul-de-sac road will have a 12m outer radius in accordance with the accompanying Bushfire Hazard Management Report to provide a turning area for fire appliances. The proposed road may be constructed in stages in which event a temporary (gravel) turning circle, with a 12m radius and additional 1m horizontal clearance, would be constructed at the end of the relevant section of the road.

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<sup>11</sup> In accordance with the definition for the term in Table 3.1, an internal lot is a lot that lies primarily behind another lot and has access to a road by an access strip, private road or right of way.



The cul-de-sac road will be contained within a proposed road lot ( $\pm 7,291\text{m}^2$ ) with a width of 20m, widening to 50m at the location of the new junction and 34m at the location of the turning circle. Depending on the eventual staging, including the creation of titles for the rural residential lots, the road may eventually be split across multiple road lots.

### **Widening of Boomer Road**

In accordance with Council's requirements, Boomer Road will be widened along its north-western side to provide a 6m sealed width plus an associated shoulder and table drain. These works will necessitate the removal of the existing fenceline associated with CT 104384/4.

A 3m strip along the part of north-eastern boundary of the site that abuts Boomer Road is proposed to be dedicated as Road (for future widening purposes). This land is shown as Lot 101 on the proposal plan and has an area of  $\pm 388\text{m}^2$ . No works are proposed this area, apart from the provision of a vehicle crossing for Lot 8.

### **Vehicle Crossings**

The proposed rural residential lots will be provided a rural standard vehicle crossing, which will be sealed, and will include a culvert, in accordance with Tasmanian Standard Drawing TSD-R03-v3. The vehicle crossings for Lots 1–9 will provide road access from Boomer Road. All other lots will have access from the proposed cul-de-sac road. Lots 14–15, 17–18 and 21–22 will have shared vehicle crossings. In accordance with the accompanying BHMR, a shared driveway for Lots 14–15 is proposed to be developed as part of the subdivision.

Lot 17 will retain the existing accesses associated with the site.

### **3.2.3 Upgrade of the Boomer Road / Tasman Highway Junction**

The accompanying Traffic Impact Assessment recommends upgrading the junction of the Tasman Highway with Boomer Road to include a Basic Left turn facility. This is required upon the occupancy of dwellings on 12 lots. Lots will be made available to market in stages for dwelling development by future owners. Therefore, it is proposed the junction upgrade will occur as part of the relevant stage involving the creation of the 13<sup>th</sup> lot (excluding the balance land).

### **BAL Turn Facility**

The BAL turn facility will accommodate turn movements into Boomer Road from the north. It will require widening on the eastern side of the highway, including associated relocation of an existing table drain. The BAL widening will occur to the north of the junction for a distance of approximately 70m, mostly within the road reservation of the highway. It will extend partly into road parcels associated with Boomer Road and also into the site. The affected area within the site is shown within proposed Lot 103 ( $\pm 31\text{m}^2$ ), which will be created for road widening purposes.

### **Give Way Sign**

The proposed junction upgrade includes the installation of a give way sign, and associated holding line, at the Boomer Road approach to the highway.

### **3.2.4 Reticulated Services**

#### **Water Supply**

The subdivision is proposed to be serviced by an extension of the nearby reticulated pressure water supply system. A new water main will be constructed, extending from the existing DN100 main located along Boomer Road to the south-east. This extension will provide individual water connections for proposed Lots 10–23. It is intended that the new main will run along the south-western side of the proposed road and form a loop around the turning circle.

The proposed Lots 1-8 will be serviced by individual connections to the existing water main, with connection works requiring under-road crossings beneath Boomer Road.

Proposed Lot 9 will be serviced by a dedicated connection to the existing trunk water main located in Boomer Road, to the north-east of the site.

#### **Sewerage**

Given that there is no available reticulated sewerage system, it is intended that future dwelling development on each lot will include provision of an on-site wastewater treatment and disposal system. The accompanying Preliminary On-site Wastewater Disposal Evaluation ('OSWDE') demonstrates the suitability of the lots for this purpose.

Lots 17 will retain existing on-site wastewater management arrangements associated with the existing dwellings.

#### **Stormwater**

It is intended that future dwelling development on each lot will include provision of an on-site stormwater disposal system.

#### **Electricity**

The subdivision is proposed to be serviced by the nearby electricity distribution network. The existing overhead powerlines along the north-western side of the Boomer Road will require relocation to accommodate road widening works in this location. It is also intended that the overhead network will be extended along the proposed cul-de-sac road within the subdivision. The details of the electricity services to be provided will be subject to a design and approval process involving TasNetworks.

#### **Communications**

The site is within an area serviced by the National Broadband Network. It is intended that future dwelling development on each lot will include a fixed wireless connection to this network.

### **3.2.5 Vegetation Management**

Implementation of bushfire hazard management areas in accordance with the accompanying BHMR will predominantly involve maintenance of existing grassland vegetation in a low fuel state. Existing vegetation classed as forest along the north-western boundary of the site will be required to be managed as grassland prior to the creation of titles the lots in this part of the site.

## 4. Accompanying Assessments

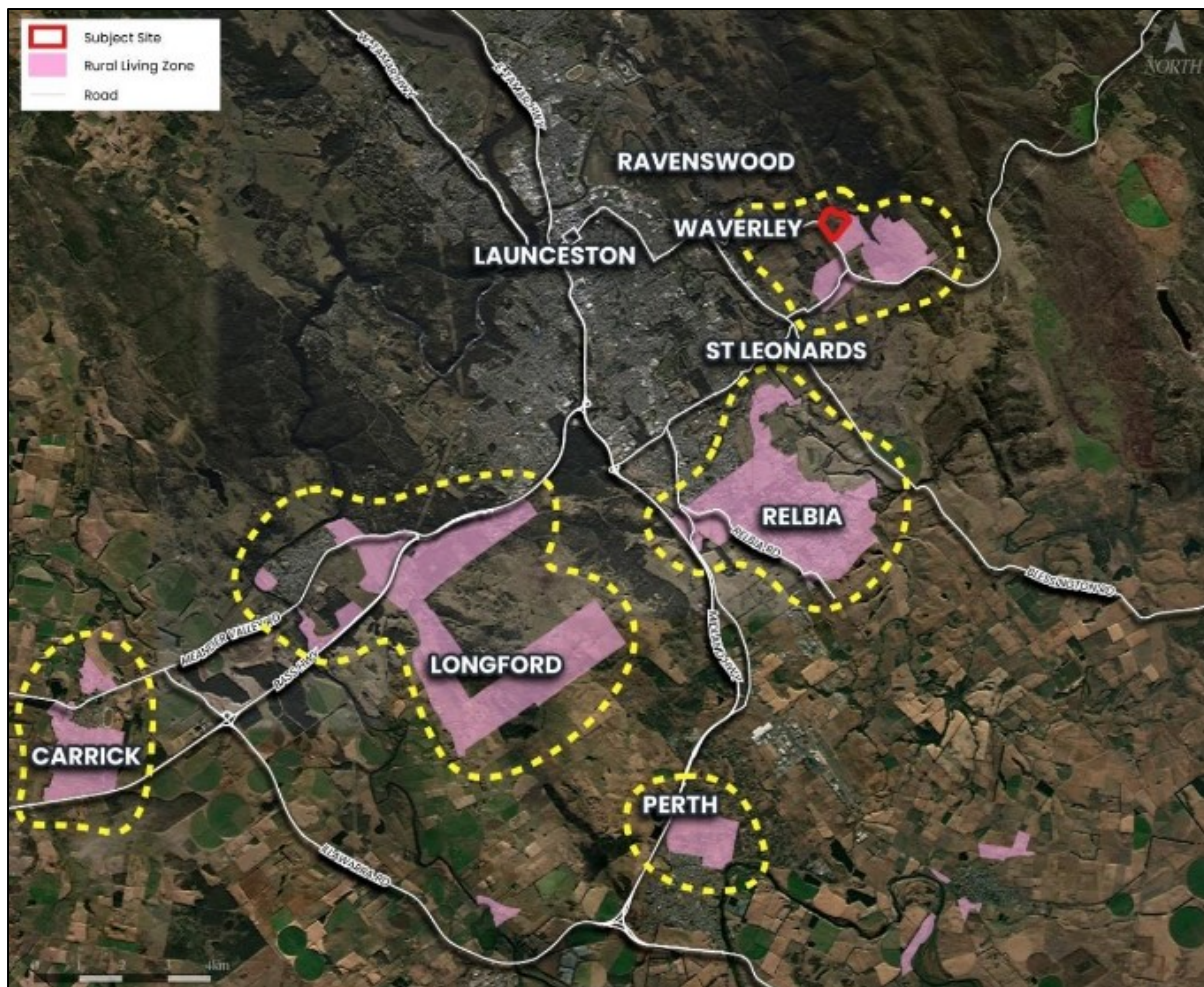
The other assessments accompanying the combined application are summarised below.

### 4.1 Rural Living Market Assessment

Urban Enterprise has prepared a Rural Living Market Assessment relevant to the proposed rezoning amendment and subdivision of the site.

The RLMA contains an assessment of the strategic context including the *Northern Tasmania Regional Land Use Strategy* and *Launceston Residential Strategy 2009-2029*. It establishes a relevant Rural Living supply catchment to the south and east of Launceston. This includes a local catchment incorporating land at Waverley – St Leonards and Relbia and a regional catchment incorporating this land together with land at Hadspen - Longford, Perth and Carrick. The regional catchment is shown in Figure 10. The Rural Living areas at Swan Bay and Dilston offer inherently different location and geographic characteristics and were therefore excluded from the catchment.

**Figure 10 – Rural Living Regional Supply Catchment<sup>12</sup>**



<sup>12</sup> Source: Figure F3 in the accompanying Rural Living Market Assessment by Urban Enterprise (2024).

### 4.1.1 Supply Assessment

The RMLA incorporates a supply assessment undertaken by 6ty° in February 2024. This quantified the lot capacity in the Rural Living-zoned areas within the catchment at the time. Land was allocated into four categories:

- Category 1 – Suitably zoned, vacant and considered ‘market ready’. This includes land approved for subdivision therefore involving lots that could be available for market consumption within 12 months or less, recently subdivided lots available to the market but not yet sold and other subdivided lots that have been purchased but do not yet contain a dwelling.
- Category 2 – Suitably zoned, vacant land that could be subdivided to create additional lots;
- Category 3 – Suitably zoned, occupied (underutilised) land that has subdivision potential; and
- Category 4 – Suitably zoned, underutilised land where potential subdivision would be reliant on coordination between adjoining landowners to consolidate unoccupied areas into a site of a suitable size.

The number of Category 1 lots was counted. The lot capacity for Category 2-4 land was estimated by dividing the area of each parcel by the applicable acceptable solution requirement for minimum lot size as specified in the Rural Living Zone in the SPPs or any applicable specific area plan provisions.

In undertaking this calculation, a 20% discount was applied to the parcel area where road infrastructure would likely be needed. A discount was not considered appropriate in most instances. It was not applied in relation to any Category 4 land because the subdivision of the relevant parcels is likely to occur incrementally, subject to coordination between adjoining landowners, and rely on road infrastructure already servicing the land.

The identified lot supply is shown in Tables 5 and 6 below. Category 1 lots that have been subdivided and sold, but do not yet contain a dwelling, are shown (as ‘Other’) in Table 6. However, these lots are considered to be consumed and unavailable to the market and are excluded from the overall summary in Table 5.

**Table 5 – Lot Supply Summary of Category 1-4 Land by Locality in the Rural Living Regional Supply Catchment**

| Locality             | 1  | 2  | 3   | 4  | Total |
|----------------------|----|----|-----|----|-------|
| Waverley–St Leonards | 11 |    | 9   | 5  | 25    |
| Relbia               |    | 7  | 12  | 4  | 23    |
| Perth                | 32 | 13 | 15  | 9  | 69    |
| Hadspen - Longford   |    | 7  | 53  | 19 | 79    |
| Carrick              | 1  | 2  | 13  |    | 16    |
| Totals               | 44 | 29 | 102 | 37 | 212   |

**Table 6 – Lot Supply Summary of Category 1 Land by Locality in the Rural Living Regional Supply Catchment**

| Land Category |                      | Vacant Lots |              |       |              |
|---------------|----------------------|-------------|--------------|-------|--------------|
|               |                      | Approved    | Market Ready | Other | Total Vacant |
| 1             | Waverley–St Leonards | 7           | 4            | 21    | 32           |
|               | Relbia               |             |              | 16    | 16           |
|               | Perth                | 25          | 7            | 5     | 37           |
|               | Hadspen - Longford   |             |              | 3     | 3            |
|               | Carrick              | 1           |              | 25    | 26           |
|               | Totals               | 33          | 11           | 70    | 114          |

The identified lot capacity represents the theoretical maximum supply that could be delivered. The actual supply is dependent upon the willingness and capacity of individual landowners to subdivide and other factors which may apply such as the existence of alternate uses and impact of any physical and servicing constraints. The primary focus in the RMLA is therefore upon the Category 1 supply shown in Table 6. This represents the supply that is currently available or will be available in the near future.

Within the local catchment, the Waverley–St Leonards localities include seven approved lots and a further four market ready lots. Additionally, the identified capacity includes 14 lots involving Category 3 and 4 land.

The Relbia locality includes no approved or market ready lots. The identified capacity includes 23 lots from Category 2-4 land.

The RMLA make reference to changes to the zoning and subdivision controls at Relbia that were proposed at the time, as outlined in draft amendment PSA-LLP0003 to the Launceston LPS. The draft amendment to implement Council's strategy for the locality, which seeks to maintain its character whilst providing limited opportunity for growth.

Council's analysis of the draft amendment identified a potential yield of 75 lots. This figure excluded a theoretical supply of six lots from land that would have continued to be subject to a 4- hectare minimum lot size. Subtracting the pre-existing lot capacity of 23 lots for Relbia identified in Table 5, the net increase in lot capacity as a result of the draft amendment was estimated by 6ty° to be 58 lots.

The draft amendment was ultimately modified by the Commission and approved in May 2024<sup>13</sup>. These modifications sought to maintain the limited change scenario as a desirable planning outcome, although had some impact on the potential lot yields.

In any event, most of theoretical maximum supply in the locality involves land that is partly occupied meaning that future subdivision will be dependent on the willingness and capacity of landowners and/or addressing any feasibility issues due to constraints on development. It is therefore expected that subdivisions would occur incrementally over time.

#### **4.1.2 Demand Assessment**

The RLMA contains an assessment of demand for housing by Urban Enterprise including, but not limited to, rural residential properties.

The number of dwellings counted in the local catchment increased by 105 between 2011 to 2021 according to Census data. This equates to 11 dwellings per annum on average. The growth rate of the population and number of dwellings was higher than for Greater Launceston and Northern Tasmania.

The number of dwelling approvals in the local catchment averaged 12 per annum between 2015 to 2020. The numbers were higher than the average between 2018 to 2022, coinciding with low interest rates, government incentives and housing development in the nearby Drivers Run and Hillside Estates.

Lot sales in Drivers Run Estate commenced in 2011 and competed in 2017, equating to 10 sales per annum on average. Approximately half of lots contained a dwelling by the end of 2015. Construction of dwellings across the balance of the estate (except for two lots) was completed by 2019.

Lot sales in Hillside Estate commenced in April 2021, with all 10 lots in Stage 1 selling in several months. At the time of preparing the RMLA, there were only four lots in the estate that had not sold. It is anticipated that these will sell in 2024-25.

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<sup>13</sup> *Tasmanian Planning Scheme - Launceston amendment PSA-LLP003 [2024] TASPCComm 33 (17 May 2024).*



The local catchment also includes urban housing. However, the RLMA identifies that approvals are weighted towards rural residential dwellings. It therefore indicates that the proposal would accommodate three years of housing demand in the local catchment.

There are only several properties that remain on the market within the local catchment. Once the remaining lots within Hillside Estate are sold, there will be no other available Rural Living lots in the local catchment. The proposal represents a logical next location to deliver market ready lots for Rural Living housing and absorb a transfer in demand.

Drivers Run and Hillside Estates provide evidence of expressed demand for Rural Living housing on lots of around 1-hectare in size at Waverley–St Leonards. Such development in this location has leveraged a suite of favourable attributes such as:

- High quality access and exposure to the Tasman Highway, providing a link to central Launceston;
- Elevation that provides a favourable outlook towards southern Launceston;
- A peri-urban setting that is within close proximity to Launceston's CBD; and
- Access to nearby amenity and services in St Leonards, Waverley and Norwood.

As identified in Table 6, most of the supply of market ready lots in the regional catchment is located at Perth. However, this township is located approximately 20km south-west of the site. It offers much different locational attributes compared with Waverley–St Leonards. Therefore, it would be serving a different part of the housing market.

## 4.2 Agricultural Report

RMCG has prepared an Agricultural Report relevant to the proposed rezoning amendment involving the site to assist in considering the strategic context.

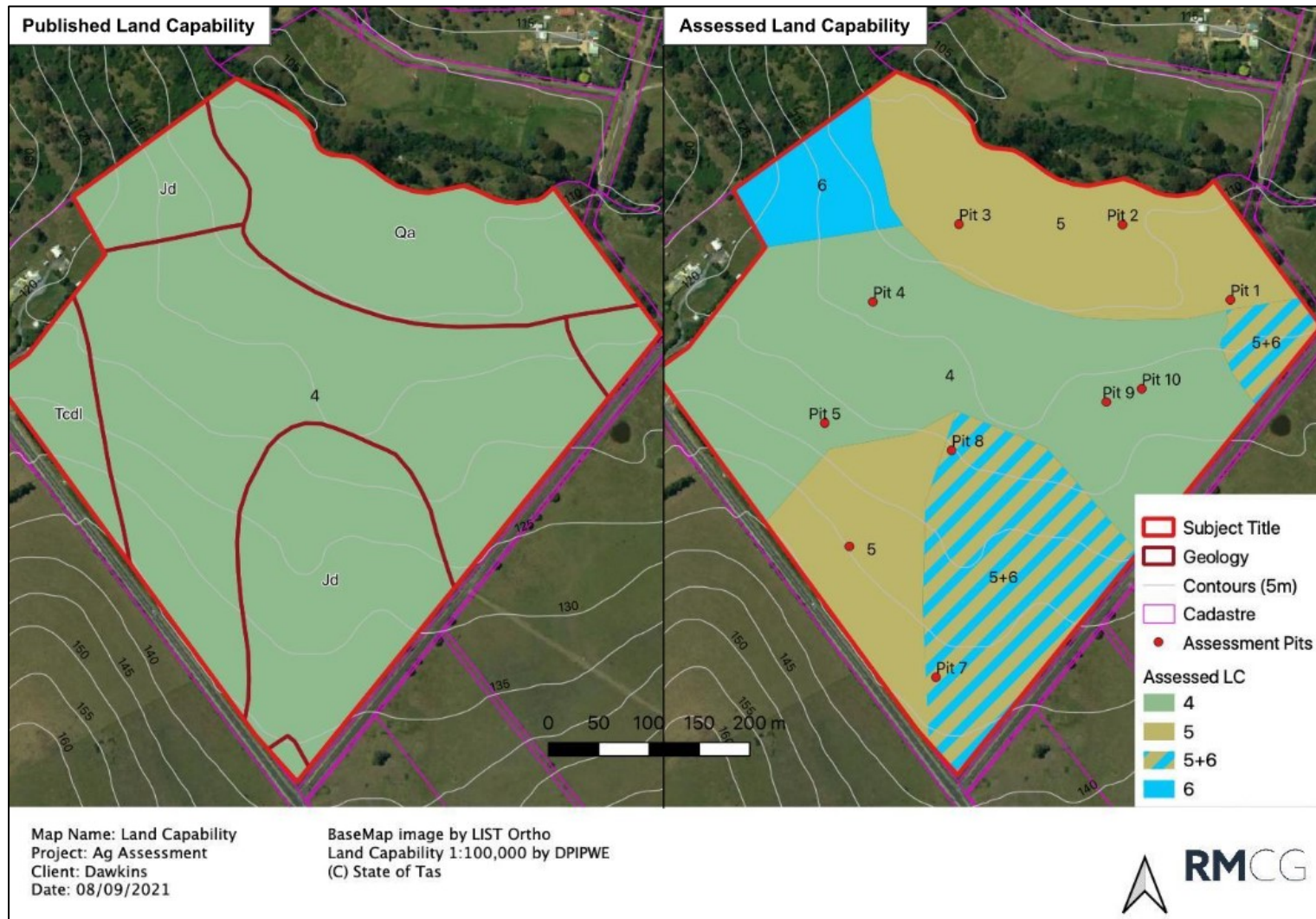
### 4.2.1 Assessed Land Capability

The Agricultural Report contains an assessment of land capability mapping undertaken at a scale of 1:10,000, which is reproduced in Figure 11. This identifies that the site includes a combination Class 4 land (10.1ha), Class 5 land (8ha), Class 5+6 land (5.1ha) and Class 6 land (1.4ha). The land therefore does not fall within the definition of prime agricultural land in the *State Policy on the Protection of Agricultural Land 2009*.

Class 4 land is well suited to grazing, but which is limited to occasional cropping or a very restricted range. Class 5 land is unsuited to cropping and with slight to moderate limitations to pastoral use. Class 6 land marginally suitable to grazing due to severe limitations.

The Agricultural Report identified that drainage was the key limitation that separated Class 5 land from Class 4 land. Surface dolerite and dolerite outcrops were abundant in the pasture in the areas assessed as Class 5+6. The presence of rocks significantly limits the agricultural potential of these areas. Occasional evidence of surface rock was also identified in the Class 4 and 5 areas.

Figure 11 – Published and Assessed Land Capability<sup>14</sup>



<sup>14</sup> Source: Figure A1-4 in the accompanying Agricultural Report by RMCG (2025).

#### **4.2.2 Productive Capacity of the Site**

The Agricultural Report describes the existing grazing use within the site as being of a hobby scale. Its characteristics are similar to adjacent and nearby Rural Living-zoned properties. It would be difficult to run a viable enterprise due to the size of the site, land capability limitations (poor drainage and presence of surface rocks) and constraints from adjacent residential use and zoning (Rural Living).

The site would be best farmed in conjunction with other land however there are limited opportunities for this due to the existing dwellings on-site and the characteristics of adjacent land. It is unlikely to be farmed in conjunction with the adjacent land to the south-west (40855 Tasman Highway) due to the barrier to connectivity created by the Tasman Highway. The adjoining land to the north-west at 40772 Tasman Highway is the only land that is well connected, to the site, and has commercial scale characteristics. This land forms part of a larger land holding, including 129 Taman Highway. However, it is not well connected to the rest of the holding due to Distillery Creek. It has limited agricultural potential as evidenced by its usage which includes semi-improved pasture interspersed with gorse and paddock trees. It is unlikely that this holding would seek to expand to include land with similar limitations.

#### **4.2.3 Significance to the Agricultural Estate**

The Agricultural Report identifies that, due to its characteristics and land capability limitations, the site has little or no significance to the local or regional agricultural estates. The loss of the land as a result of applying a Rural Living Zone would be insignificant.

#### **4.2.4 Potential to Constrain Adjacent Agricultural Use**

Future dwellings on the land as a result of the proposed rezoning, and subsequent subdivision of the land, has the potential to constrain adjacent agricultural use. The Agricultural Report recommends the setbacks outlined below in order to mitigate this risk.

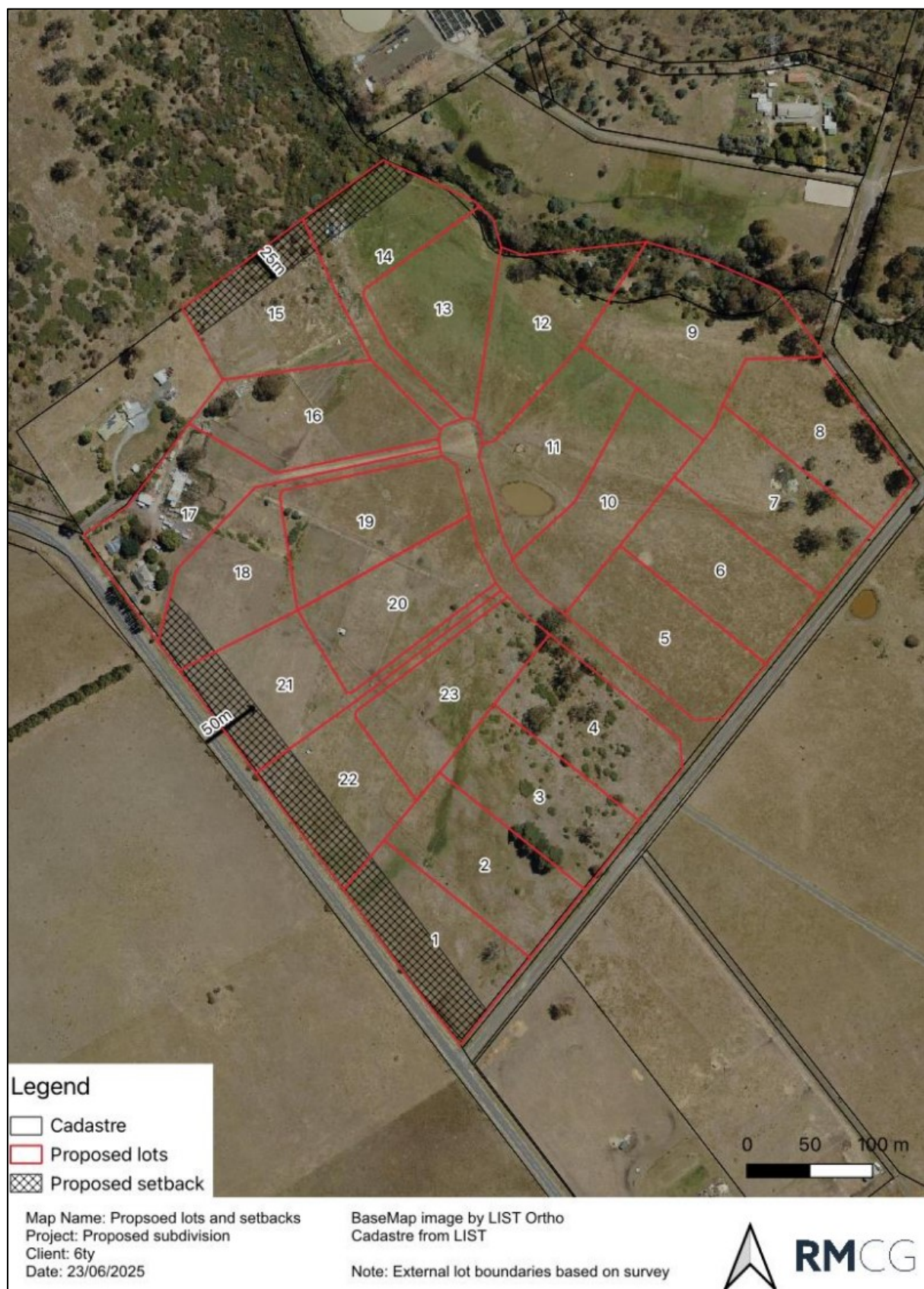
- A 25m setback from the adjoining Agriculture-zoned land to the north-west within 40772 Tasman Highway. This setback is considered sufficient on the basis that the agricultural use of the adjoining property is unlikely to intensify. It will affect proposed Lots 14 and 15.
- A 50m setback from the adjacent Agriculture-zoned land to the south-west within 40855 Tasman Highway, which contains dryland grazing. As shown in Figure 12, this will affect proposed Lots 1, Lots 18 and 21–22.

It is proposed that these setbacks, which are applicable to future habitable buildings, will be given effect by way of an agreement with the planning authority in accordance with Part 5 of the Act.

The proposal is therefore consistent with the *State Policy on the Protection of Agricultural Land 2009*.



Figure 12 – Proposed Setbacks from Adjacent Agricultural Land<sup>15</sup>



<sup>15</sup> Source: Figure A1-6 in the accompanying Agricultural Report by RMCG (2025).

## 4.3 Preliminary On-site Wastewater Disposal Evaluation

Geoton has prepared a Preliminary On-site Wastewater Disposal Evaluation for the proposed subdivision within the site based on the requirements of AS/NZS 1547:2012 On-site domestic wastewater management (**'AS/NZS1547'**).

The OSWDE identifies that the site is not suitable for a traditional trench system because the soils have very low permeability. The site is also shallow to bedrock. However, it indicates that the proposed lots are suitable for the disposal of secondary treated effluent comprising an Aerated Wastewater Treatment System (**'AWTS'**) and sub-surface irrigation or conventional raised bed. Alternatively, a Wisconsin mound treatment system may be suitable depending on the outcome of site-specific investigations for individual lots in conjunction with future dwelling development.

As an example of the minimum system requirements, the OSWDE identifies that a standard 4-bedroom dwelling on town water would require 600m<sup>2</sup> for an AWTS and sub-surface irrigation or 180m<sup>2</sup> for an AWTS and conventional raised bed. These areas include an effluent disposal area and a reserve area of equal size.

The OSWDE specifies minimum setback distances from disposal areas based on AS/NZS1547 and Director's Guidelines for On-site Wastewater Management Systems.

The OSWDE demonstrates that the lots have sufficient available area for the disposal of domestic effluent by way of secondary treated wastewater, including sufficient reserve area.

## 4.4 Traffic Impact Assessment

Traffic & Civil Services has prepared a Traffic Impact Assessment for the proposed subdivision. It considers the relevant standards in the Road and Railway Assets Code in the SPPs.

The TIA identifies that the road network, including the junction of the Tasman Highway with Boomer Road, will experience an increase in vehicular traffic of 207 vehicles per day (**'vpd'**) and 20 vehicles per hour at peak times. The existing vehicular traffic on the highway (approaching Boomer Road) is 2,000vpd, and this projected to increase to 2,600 vpd by 2033. The junction has no recorded crashes over the last five years and is considered a low crash risk.

The TIA identifies that, based on Austroads Guidelines, the highway junction technically warrants a Basic Right (**'BAR'**) turn facility to accommodate movements into Boomer Road from the south. However, due to the very low volume of right-turning traffic from the highway, the TIA concludes that a dedicated turn facility is not required.

However, a Basic Left turn facility is required to will accommodate turn movements into Boomer Road from the north. This is required once 12 lots have been developed including occupancy of dwellings. The BAL turn facility forms part of the proposed subdivision. It will be provided as part of the relevant stage involving the creation of the 13<sup>th</sup> lot.

The TIA identifies that the vehicle traffic on Boomer Road as a result of the proposal will continue to be low. Further, it identifies that a simple junction layout will be adequate for its junction with the proposed cul-de-sac road. It recommends that the construction of the road and associated vehicle crossings to a rural standard in accordance with the relevant Tasmanian Standard Drawings. The relevant standard drawing specifies a minimum road seal width of 6m.

The TIA concludes that there are no traffic capacity issues, and the proposal appropriately mitigates potential traffic safety issues arising due to the proposal.



The TIA recommends the following other works to address issues associated with existing conditions in the road network:

- Removal of some trees and shrubs in proximity of the junction of Boomer Road with Whisky Road which are limiting sight distance.

It is noted that vegetation removal within 2m of lawfully constructed infrastructure including roads is exempt in accordance with Clause 4.4.1(f) in the SPPs.

## 4.5 Flora and Fauna Report

RMCG has prepared a Flora and Fauna Report ('FFR') for the proposed subdivision. It considers the relevant standards in the Natural Assets Code in the SPPs.

The preparation of the FFR involved a desktop assessment using a number of sources and a field inspection focused on the identification of vegetation communities and a threatened species risk assessment based on habitat suitability.

The FFR confirms that the pasture land within the property is best described as agricultural land (FAG), as shown by TASVEG 4.0 mapping. It identifies that no native vegetation is considered to be at risk of being impacted as a result of the proposed subdivision, or by future works facilitated by the subdivision. However, it recommends that sediment barriers be installed downslope of works on lots adjacent to Distillery Creek if there is any risk of run-off during construction works.

Such measures are capable of being required by way of an agreement under Part 5 of the Act and would provide for consistency with the *State Policy on Water Quality Management 1997*.

According to Natural Values Atlas ('NVA'), one threatened flora species has previously been recorded within 500m of the site and 40 have been recorded within a 5km radius. The FFR identifies that, based on the availability of suitable habitat on-site and location of existing records, four of these species are considered to be at medium risk of occurring within the site. This includes sea clubsedge, starfruit, variable raspwort, and slender waterpepper, which were considered to have potential suitable habitat associated with the existing dam. Given that there is no vegetation within or around the dam, with the exception of pasture, the four species are all considered to be at low risk of being impacted.

According to the Forest Practices Authority Biodiversity Values Database and the NVA, there are 21 threatened fauna species with the potential to occur on-site. However, the FFR identifies that no threatened fauna species were identified during the site visit. None of the 21 potential species identified as part of the desktop assessment are considered to be at greater than a low risk of occurring based on potentially suitable habitat and proximity of previous records.

While it is likely that the site may be included in some species' ranging boundaries, such as the wedge-tailed eagle, quolls, Tasmanian devil, and eastern barred bandicoot, the no nests, dens, or scats were observed on-site. The closest eagle nest is located approximately 860m to the north east, however this is not within line of sight. All other recorded eagle nests in the vicinity are over 1.5km away.

Therefore, the FFR concludes that no threatened flora or fauna species are considered to be at greater than a low risk of being impacted by the proposed subdivision and any future works facilitated by the development.

There is a risk of increased weed incursion as works commence on construction of the subdivision. The FFR therefore recommends weed control within the site prior to, during, and following works to prevent further establishment of weeds throughout the area, particularly on the margins of, and within, the threatened riparian vegetation.

To minimise impacts on the native vegetation community (eastern riparian scrub) as a result of the proposed subdivision and future development, the FFR recommends ongoing non-invasive weed management, within and adjacent to the riparian community, as a minimum. This may include the cut and paint technique, biological control, hand pulling, and ground application of selective herbicide applied to target species.

The FFR also recommends strict washdown and disinfection protocols for all vehicles, machinery, and equipment accessing the site during works to prevent biosecurity incursions and further weed incursions.

## 4.6 Bushfire Hazard Management Report

Michael Tempest (BFP-153) of RMCG has prepared a Bushfire Hazard Management Report, incorporating a certified Bushfire Hazard Management Plan (**'BHMP'**) and Certificate under Section 51(2)(d) of the Act, for the proposed subdivision. It demonstrates that the proposal complies with the relevant standards in the Bushfire-Prone Areas Code in the SPPs.

The BHMR identifies that there will be sufficient area within the proposed lots to allow for the construction of dwellings and associated outbuildings buildings (within 6m) in accordance with BAL 19 or BAL 12.5 standards.

Implementation of hazard management areas (**'HMAs'**) will predominantly involve maintenance of existing grassland vegetation in a low fuel state. Existing vegetation classed as forest along the north-western boundary of the site, within proposed Lot 15, will be required to be managed as grassland prior to the creation of titles for the lots in this part of the site (also including Lots 13 and 14).

The BAL 19 or BAL 12.5 building areas shown on the associated BHMP take account of the setbacks from Agriculture-zoned land recommended in the Agricultural Report and avoid impacting the riparian vegetation and Waterway and Coastal Protection Area overlay associated with Distillery Creek. These building areas are shown in Figure 13.

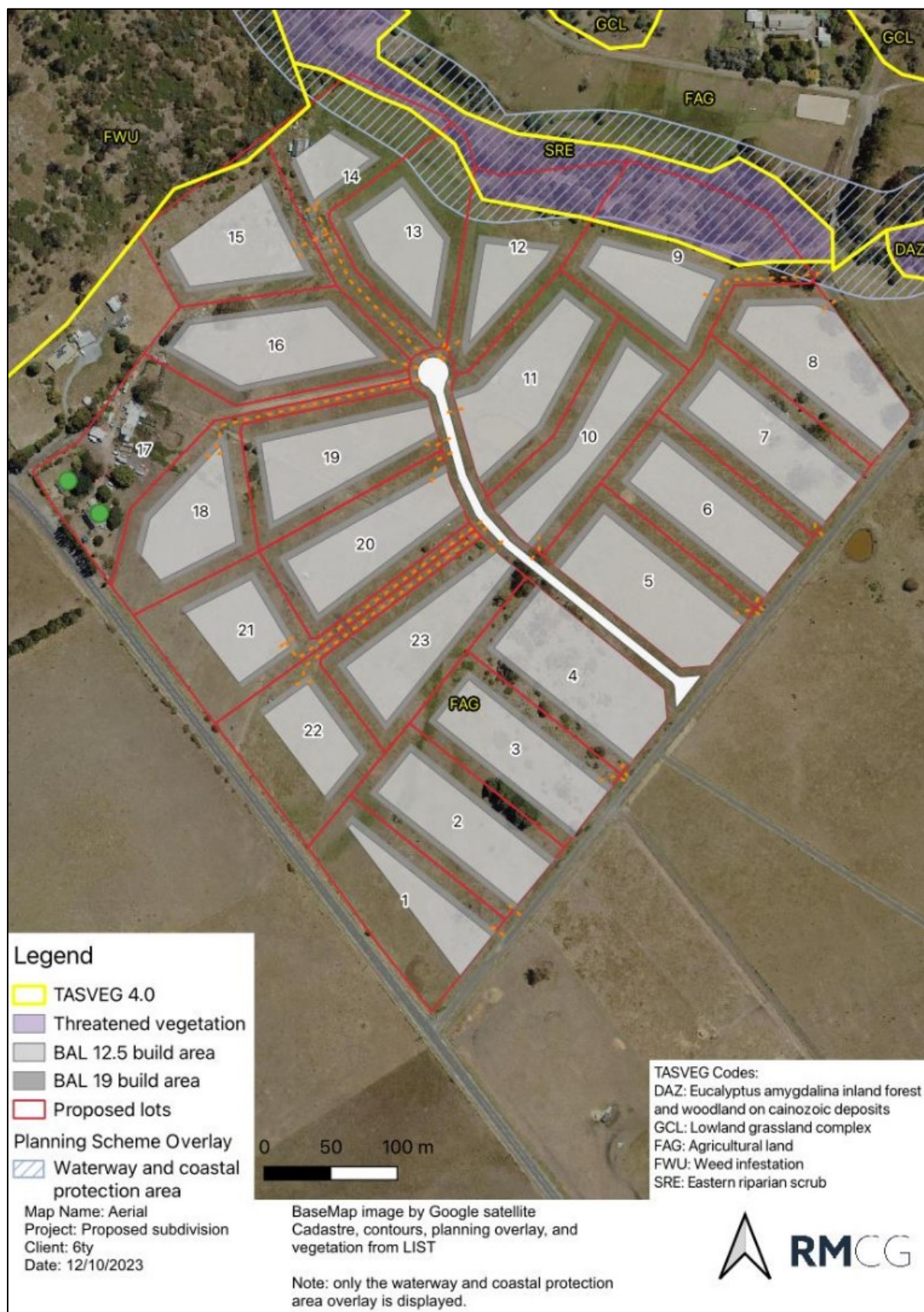
The proposal will not impact on the existing HMA around the existing dwellings on proposed Lot 17 or the distance of the dwellings to bushfire-prone vegetation. Therefore, this lot has been treated as exempt and is not subject to any additional bushfire requirements.

The proposed cul-de-sac road, and accesses for each lot, will be required to comply with the relevant code requirements. The turning circle will have a 12m outer radius. In the event that the proposed road is constructed in stages, a temporary turning circle (which can be unsealed) will be required at the relevant section of the road.

The proposed Lots 14 and 15 will have a shared driveway. This will be developed within the 18-metre-wide access strip associated Lot 14, with Lot 15 having the benefit of a right of way. The shared driveway is required to be developed prior to the creation of titles for the lots.

The extension of reticulated water supply services for the subdivision is required to include hydrants in accordance with the relevant code requirements. For any lot/s that cannot comply with the applicable requirements where such services are available, a static water supply would be required. Any such supplies would require installation on individual lots in accordance with the relevant code requirements in conjunction with future dwelling development.

Figure 13 – BAL 19 or BAL 12.5 Building Areas<sup>16</sup>



<sup>16</sup> Source: Figure A2-3 in the accompanying Bushfire Hazard Management Report by RMCG (2025).

# 5. Planning Assessment – Proposed Amendment

## 5.1 Relevant Requirements of the Act

Section 38(1) of the *Land Use Planning and Approvals Act* 1993 requires the planning authority, in deciding whether to prepare a draft amendment in accordance with a request under Section 37(1), to be satisfied that the Local Provisions Schedule criteria will be met. The LPS criteria are set out in Section 34(2) of the Act, which is reproduced below.

- (2) *The LPS criteria to be met by a relevant planning instrument are that the instrument –*
- (a) *contains all the provisions that the SPPs specify must be contained in an LPS; and*
  - (b) *is in accordance with section 32; and*
  - (c) *further the objectives set out in Schedule 1; and*
  - (d) *is consistent with each State policy; and*
  - (da) *satisfies the relevant criteria in relation to the TPPs; and*
  - (e) *as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and*
  - (f) *has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates; and*
  - (g) *as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*
  - (h) *has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.*

The following sections provide a consideration of each of these matters.

## 5.2 Section 34(2)(a) – LPS Requirements

Clause LP1.0 Local Provisions Schedule Requirements in the State Planning Provisions identifies the provisions that must be contained in an LPS. The Launceston LPS was prepared in accordance with these requirements.

Clause LP1.2 in the SPPs, which is reproduced below, relates to the preparation of zone maps.

*LP1.2.1 Each LPS must contain a map that provides for the spatial application of the zones to land in the municipal area.*

*LP1.2.2 The zone map contained within each LPS must differentiate between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C and Rural Living Zone D and any particular purpose zones.*

The proposed amendment is limited to modifying the zone maps that form part of the Launceston LPS, specifically to rezone the site from the Rural Zone to the Rural Living Zone A.

## 5.3 Section 34(2)(b) – Contents of an LPS

Section 32 of the Act specifies requirements relating to the contents of an LPS. The Launceston LPS was prepared in accordance with these requirements.

Section 32(2) includes a requirement relating to the inclusion of maps providing for the spatial application of the SPPs to land. The proposed amendment is limited to modifying the zone maps that form part of the Launceston LPS, specifically to rezone the site from the Rural Zone to the Rural Living Zone A. The provisions for these zones are contained in the SPPs.

*Guideline No. 1 – Local Provisions Schedule (LPS): Zone and Code Application*<sup>17</sup> assists with preparing and amending LPSs. The guidelines for the Rural Living Zone ('RLZ') are considered in Table 7 in relation to the proposal.

**Table 7 – Zone Application Guidelines for the Rural Living Zone**

| Zone Application Guideline                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>RLZ 1 The Rural Living Zone should be applied to:</i></p> <p>(a) <i>residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or</i></p> <p>(b) <i>land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme,</i></p> <p><i>unless RLZ 4 below applies.</i></p> | <p>The site, at 40768 Tasman Highway, Waverley, is currently zoned Rural and was previously zoned Rural Resource under the <i>Launceston Interim Planning Scheme 2015</i>. Despite this, it is primarily used for grazing horses and related equine activities at a hobby scale.</p> <p>The adjoining Rural-zoned properties to the north-east and west are relatively small, contain dwellings and have lifestyle characteristics.</p> <p>The adjoining Agriculture-zoned property to the north-west, at 40772 Tasman Highway, supports limited agricultural activity. It includes semi-improved pasture interspersed with gorse and paddock trees, indicative of constrained agricultural potential.</p> <p>The adjacent Agriculture-zoned property to the south-west, at 40855 Tasman Highway, supports dryland grazing on the area directly opposite, across the highway.</p> <p>The surrounding area is predominantly residential in character, comprising relatively large lots. This includes the adjoining properties to the north-east and west, as well as adjacent Rural Living-zoned properties to the south-east on the opposite side of Boomer Road, and to the east along Whisky Road (extending into the St Leonards locality). The Drivers Run Estate and Hillside Estate, located further to the south-east, also contribute to this residential character. A small number of Rural-zoned properties lie between these subdivisions and the Tasman Highway; however, they also display lifestyle characteristics. Additional rural residential development within a Rural Living Zone is located further west along Abels Hill Road.</p> |

<sup>17</sup> Issued by the Tasmanian Planning Commission with the approval of the Minister for Planning and Local Government under Section 8A of the Act.



| Zone Application Guideline                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>RLZ 2 The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:</i></p> <ul style="list-style-type: none"> <li><i>(a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or</i></li> <li><i>(b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater.</i></li> </ul> | <p>The Rural Residential Area at Waverley–St Leonards is a strategically preferred location. It was originally identified on Council's <i>Eastern Approaches Long Term Conceptual Development Plan</i> (2010), which formed the basis establishment of Drivers Run Estate following a rezoning approval in 2011.</p> <p>The site of that subdivision was assessed as consistent with suitability criteria in the <i>Launceston Residential Strategy 2009-2029</i>. These criteria allow for consideration of proposals outside of area that were specifically designated in the Residential Strategy.</p> <p>The site of the combined application has been assessed as being consistent with those same suitability criteria, as identified in Section 5.7.2 of this report.</p> <p>The proposal is also consistent with the <i>Northern Tasmania Regional Land Use Strategy</i>. This includes the considerations relevant to the Intensification or Expansion of Rural Residential Areas, Key Planning Principles for Rural Areas and the relevant regional planning policies and actions in Part E more broadly. The NTRLUS is considered in detail in Section 5.7.</p>                                                                               |
| <p><i>RLZ 3 The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on:</i></p> <ul style="list-style-type: none"> <li><i>(a) a reflection of the existing pattern and density of development within the rural living area; or</i></li> <li><i>(b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></li> </ul>                                                                                                                                                                   | <p>While the density of development on Rural Living-zoned properties in the surrounding area is varied, applying Subdivision Category A to the site would best reflect the established pattern of development.</p> <p>The four properties directly opposite on the south-eastern side of Boomer Road are within a Rural Living Zone B. However, the Rural Living Zone A applies to the seven properties along Whisky Road to the east, which vary between 1.01 hectares and 2.362 hectares.</p> <p>These properties, which extend along the eastern side of Whisky Road, form part of Drivers Run Estate. This subdivision included a total of 63 lots, 81% of which are within a Rural Living Zone A. The larger lots within the subdivision are mostly subject to constraints relating to the existence of native vegetation and slope characteristics.</p> <p>The Hillside Estate subdivision comprises 29 lots within a Rural Living Zone A, ranging in size from 1.01 to 1.62 hectares, with an average lot size of 1.15 hectares.</p> <p>The Rural Living Zone A was applied under the Launceston LPS to the three properties to the west of the site, along the northern side of the Tasman Highway, reflective of their established density.</p> |

| Zone Application Guideline                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>The Rural Living B was applied to the rural residential properties along Abels Hill Road to reflect their established density, noting that these properties are located on the opposite side of the highway to the south of the site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><i>RLZ 4 The Rural Living Zone should not be applied to land that:</i></p> <ul style="list-style-type: none"> <li><i>(a) is suitable and targeted for future greenfield urban development;</i></li> <li><i>(b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or</i></li> <li><i>(c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></li> </ul> | <p>The site is outside the extent of the Urban Growth Area at St Leonards and Waverley, as shown in the NTRLUS.</p> <p>The site has no notable landscape values beyond its proximity to surrounding rural residential development. It is not shown within a Scenic Protection Area or Scenic Road Corridor on the Launceston LPS overlay maps.</p> <p>Although the site is identified in the <i>Land Potentially Suitable for Agriculture Zone</i> mapping, it was included in a Rural Zone under the Launceston LPS, reflecting limitations to its agricultural potential. The proposed application of the Rural Living Zone is considered justified in accordance with the NTRLUS, as outlined in Section 5.7 of this report.</p> |

Therefore, the proposal is consistent with the Zone Application Guidelines for the Rural Living Zone.

Sections 32(3) and 32(4) in the Act relate to detailed or customised planning controls that may be included in a purpose zone, specific area plan or site-specific qualification. The proposed amendment does not involve any such provisions—either existing or proposed.

The proposed amendment is therefore in accordance with Section 32.

## 5.4 Section 34(2)(c) – Objectives in Schedule 1 of the Act

Schedule 1 of the Act outlines the objectives of the Resource Management and Planning System in Part 1, and the objectives of the planning process established under the Act in Part 2. These objectives are addressed in relation to the proposal in Tables 8 and 9, respectively.

**Table 8 – Objectives of the Resource Management and Planning System**

| Objective                                                                                                                                                  | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) <i>to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and</i> | <p>The site is located within Priority a Vegetation Area, and partly within a Waterway and Coastal Protection Area associated with Distillery Creek. However, it is mostly cleared and currently managed as pasture. A small patch (0.3ha) of remnant native vegetation—eastern riparian scrub, a threatened vegetation community—remains along the northern boundary adjacent to the creek. Impacts to this community are capable of avoided by future rural residential development facilitated by the proposed amendment, which will be subject to the relevant provisions in the Natural Assets Code of the State Planning Provisions.</p> <p>The accompanying Flora and Fauna Report identifies that the risk of impacting threatened flora and fauna species is low.</p> <p>Therefore, the proposed amendment will not result in any significant impact on natural and physical resources, ecological processes or genetic diversity.</p> |
| (b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water; and</i>                                                | <p>The proposed amendment will provide for fair, orderly, and sustainable use and development. It will facilitate the consolidation of the established Rural Residential Area at Waverley–St Leonards. This area is as a strategically preferred location, as originally identified through its inclusion on Council's <i>Eastern Approaches Long Term Conceptual Development Plan</i> (2010). In addition, the amendment supports the delivery of a diverse housing mix in alignment with planned residential growth within the Urban Growth Area in the eastern part of the Greater Launceston Area.</p>                                                                                                                                                                                                                                                                                                                                      |
| (c) <i>to encourage public involvement in resource management and planning; and</i>                                                                        | <p>The combined application will be placed on public exhibition for a 28-day period. This will provide an opportunity for public involvement and further consideration by Council. The Commission would likely conduct a hearing to provide any representors and the other stakeholders with an ability to discuss issues raised as part of the assessment process.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Objective                                                                                                                                                                      | Response                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and</i>                                                    | The proposed amendment seeks to facilitate economic development, in accordance with objectives (a), (b) and (c), by enabling an intensification of the existing land supply for rural residential use and development.               |
| (e) <i>to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i> | The approval process for the combined application represents a sharing of responsibility for resource management and planning by different spheres of Government at a local and state level, the community and development industry. |

**Table 9 – Objectives of the Process Established by the Act**

| Objective                                                                                                                                                                                                                   | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) <i>to require sound strategic planning and co-ordinated action by State and local government; and</i>                                                                                                                   | <p>The proposed amendment has been assessed against the relevant policies and strategies and has regard to other relevant local government initiatives. These are considered in Sections 5.5, 5.7 and 5.8 of this Planning Report.</p> <p>The proposed amendment is consistent with each State Policy, to the extent that they apply. It is, as far as practicable, consistent with the <i>Northern Tasmania Regional Land Use Strategy</i>. It has regard to, and is consistent with, the relevant parts of Council's Strategic Plan. It also has regard to Council's draft <i>St Leonards and Waverley Neighbourhood Plan</i>.</p> <p>Therefore, the proposed amendment represents coordinated and sound strategic planning.</p> |
| (b) <i>to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and</i>                                          | The Act provides the process for making and amending planning instruments, including the Planning Scheme, in accordance with this objective. The proposed amendment seeks to modify the zone maps to apply the Rural Living Zone A to the site. It will not affect the overlays that apply to the site. The established provisions for the proposed zone in the SPPs will become applicable to the site. The established code provisions in the SPPs of the Planning Scheme will continue to apply to use and/or development at the site.                                                                                                                                                                                          |
| (c) <i>to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and</i>            | Matters relating to the future use and development of land are required to be considered in accordance with the applicable provisions in the Planning Scheme as part of the assessment of permit applications.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| (d) <i>to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and</i> | The proposed amendment is consistent with relevant State, regional and local strategies and policy directions which broadly seek to achieve sustainable development in consideration of environmental, social, economic and resource management objectives.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| Objective                                                                                                                                                                                      | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (e) <i>to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and</i>                    | The Act provides the process for making combined applications, in accordance with Sections 37(1) and 40T(1). This provides a coordinated approach to seeking planning approvals for proposed amendments to an LPS and a related permit for use and/or development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| (f) <i>to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and</i>                                              | The proposed amendment is consistent with this objective because it will provide for further rural residential development that reflects the existing pattern and density of similar development in the surrounding area. Subdivision and future dwelling development will be required to comply with the applicable provisions in the Planning Scheme.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| (g) <i>to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and</i>            | The site is not known to contain any significant scientific, aesthetic, architectural or historical values or special cultural values.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| (h) <i>to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and</i> | Rural residential development at the site, facilitated by the proposed amendment, is capable of connecting to available infrastructure in the surrounding area. The site is in proximity of social services and community facilities within the urban area of Greater Launceston.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| (i) <i>to provide a planning framework which fully considers land capability.</i>                                                                                                              | <p>The accompanying Agricultural Assessment contains land capability mapping undertaken at a scale of 1:10,000, which identifies that the site contains a combination of Class 4–6 land. The site's land capability is constrained by poor drainage and the presence of surface rocks.</p> <p>The site was zoned Rural Resource under the <i>Launceston Interim Planning Scheme 2015</i>. However, it was not included in an Agriculture Zone in the draft LPS, which included an analysis at the local level of constraints to land identified by the <i>Land Potentially Suitable for Agriculture Zone</i> mapping<sup>18</sup>. The Rural zoning that was applied reflect the constraints to agricultural use at the site.</p> <p>The relevant provisions of the <i>State Policy on the Protection of Agricultural Land 2009</i> are considered further below.</p> |

The assessment demonstrates that the proposed amendment furthers the Objectives set out in Schedule 1 of the Act.

<sup>18</sup> As identified in Council's *Launceston Local Provisions Schedule Supporting Report* (August 2019).



## 5.5 Section 34(2)(d) – State Policies

### 5.5.1 State Policy on the Protection of Agricultural Land 2009

The purpose of the State Policy is:

*To conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.*

Its objectives are:

*To enable the sustainable development of agriculture by minimising:*

- (a) *conflict with or interference from other land uses; and*
- (b) *non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.*

The relevant principles in Section 3 of the State Policy are considered in Table 10 in relation to the proposal.

**Table 10 – Relevant Principles in the State Policy on the Protection of Agricultural Land 2009**

| Principle                                                                                                                                                                                               | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. <i>Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.</i> | <p>The accompanying Agricultural Report identifies that the site's potential for agricultural use is limited due to its small size, land capability constraints and proximity to existing rural residential development. Furthermore, the site has limited potential to be farmed in conjunction with adjoining or adjacent land.</p> <p>To the north-west, the site adjoins Agriculture-zoned land at 40772 Tasman Highway. While this property forms part of a larger commercial scale holding, its agricultural potential is also constrained. It is not well-connected to the broader holding, which is primarily located on the northern side of Distillery Creek, and currently supports only limited agricultural activity. The area within the adjoining property that adjoins the site is covered in vegetation and has surface dolerite present.</p> <p>To the south-west, 40855 Tasman Highway comprises agricultural land used for dryland grazing; however, it is physically separated from the site by the Tasman Highway.</p> <p>Given the existing land use context and the nature of adjoining and adjacent land, appropriate on-site buffers can be provided to minimise the risk of land use conflict arising from future non-agricultural use or development.</p> <p>Accordingly, the sustainable development of agriculture will not be confined or restrained due to the proposed conversion of the site from its existing Rural zoning.</p> |

| Principle                                                                                                                                                                                                                                                                                  | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>5. <i>Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.</i></p> | <p>Given the site's limited agricultural potential, and its lack of significance to the local and regional agricultural estates, its conversion to support residential use under a proposed Rural Living Zone is reasonable and acceptable.</p> <p>The accompanying Agricultural Report recommends setbacks, for future habitable buildings within the site, from the adjoining and adjacent agricultural land to mitigate the risk of land use conflict. This includes:</p> <ul style="list-style-type: none"> <li>• To the north-west (40772 Tasman Highway), a setback of 25m taking account that the agricultural use of this property is unlikely to intensify; and</li> <li>• To the south-west (40855 Tasman Highway), a setback of 50m, which will be partly accommodated within the highway corridor.</li> </ul> <p>These site has sufficient area to accommodate these setbacks.</p> <p>It is proposed that they will be given effect by way of an agreement with the planning authority in accordance with Part 5 of the Act.</p> <p>Accordingly, the proposed Rural Living zoning will not result in an unreasonable conversion of agricultural land and will not confine or restrain agricultural use that remains in the surrounding area.</p> |
| <p>7. <i>The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.</i></p>                                                                  | <p>The accompanying Agricultural Assessment identifies that that, due to its characteristics and land capability limitations, the site has little or no significance to the local and regional agricultural estates. The conversion of the land, as a result of applying a Rural Living Zone, would be insignificant.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

The proposed amendment is therefore consistent with the State Policy.

### 5.5.2 State Coastal Policy 1996

The State Policy is structured around three main principles:

*Natural and cultural values of the coast shall be protected.*

*The coast shall be used and developed in a sustainable manner.*

*Integrated management and protection of the coastal zone is a shared responsibility.*

It applies to the coastal zone, which is defined by reference to State waters and all land to 1 kilometre inland from the high-water mark. The site is not within 1 kilometre of State waters. Therefore, it is not within the coastal zone and the State Policy does not apply to the proposed amendment.

### 5.5.3 State Policy on Water Quality Management 1997

The State Policy applies to all surface waters, including coastal waters, and groundwaters, other than privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public or waters in any tank or cistern.

The purpose of the State Policy is:

*To achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System.*

In accordance with the relevant requirements of the Act, the Planning Scheme has been prepared to ensure consistency with the State Policy. This includes the identification of the relevant portion of the site—adjacent to Distillery Creek—as being within a Waterway and Coastal Protection Area overlay, as shown on the Launceston LPS maps. Development within this overlay, including subdivision, is subject to an assessment under the applicable provisions of the Natural Assets Code in the SPPs. The proposed amendment does not alter the application of this code. Therefore, it is consistent with the State Policy.

### 5.5.4 National Environmental Protection Measures

The National Environmental Protection Measures (NEPMs), which have been adopted as State Policies, relate to ambient air quality, diesel vehicle emissions, assessment of site contamination, used packing material, movement of controlled waste between States and Territories and the national pollutant inventory. They relate to matters that are not affected by the proposed amendment.

## 5.6 Section 34(2)(da) – Tasmanian Planning Policies

There are no TPPs currently in effect and the requirement in Section 34(2)(da) does not apply.

## 5.7 Section 34(2)(e) – Regional Land Use Strategy

Section 34(2)(e) of the Act requires the amendment to be, as far as practicable, consistent with the relevant regional land use strategy.

The *Northern Tasmania Regional Land Use Strategy* (“NTRLUS”) sets out the strategy and policy basis to facilitate and manage change, growth, and development in the region to 2032. It was originally declared by the Minister for Planning on 27 October 2011. The current version was declared and came into operation on 23 June 2021.

The NTRLUS outlines four key strategic goals—Economic Development, Liveability, Sustainability, and Governance—each supported by strategic directions that together form the broad policy framework for regional planning. These goals inform the regional planning policies set out in Part E, which are intended to guide local policy development and implementation.

### 5.7.1 Regional Land Use Categories

Part D in the NTRLUS defines three land use categories to create a context for the relevant zoning of land. The categories and their associated purpose statements are reproduced below.

- **Urban Growth Areas** will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth.
- **Rural Areas** will protect significant high value productive rural land and primary industries; support the sustainable development and use of natural resources; and provide appropriate opportunities for rural living and other non-agricultural activities.

- **Natural Environment Areas** will promote and protect:
  - *Environmentally significant conservation areas;*
  - *Regionally significant landscapes;*
  - *Open space areas, including outdoor recreation areas, forests and reserves; and*
  - *Regionally significant biodiversity areas including ecosystems that are endangered, threatened or vulnerable.*

The Rural Areas land use category is further divided into two sub-categories: Productive Resource Areas and Rural Residential Areas, as outlined in Section D2.2.

## 5.7.2 Rural Residential Areas

Sub-Section D.2.2.2 of Part D identifies that the rural landscape of the region includes land suitable for rural residential use and development on large lots, in preferred locations. This includes areas where services are limited or where existing natural and landscape values are intended to be retained.

The NTRLUS states that Rural Residential Areas are typically intended to be included in a Rural Living Zone to reflect established land use patterns or additional areas identified through local strategy. An established Rural Residential Area is described as land with limited potential for efficient or practical agricultural or rural resource use on a commercial basis, and where the land use pattern:

- *Is predominantly residential land use, including lifestyle blocks, hobby farms and/or low density residential subdivision; and*
- *Is characterized by fragmentation of the cadastral base and property ownership; and*
- *May include topographical constraints resulting in physical impediments to rural resource use or connectivity, including biodiversity protection and/or conservation.*

The site is located within an established Rural Residential Area. The land use pattern is predominantly residential in nature, comprising relatively large lots. As a result, the area is highly fragmented in terms of lot boundaries and property ownership.

Service availability within the area is relatively limited. Despite proximity to the Distillery Creek Water Treatment Plant, not all properties—including the subject site—are connected to the reticulated water supply system. There is no reticulated sewerage system or Council-managed stormwater infrastructure servicing the area. Electricity is supplied by overhead distribution lines. Broadband services are available through fixed wireless infrastructure associated with the National Broadband Network, although underground telecommunications infrastructure is also present within the area. A comprehensive range of social services and community facilities is accessible within the urban area of Greater Launceston.

The area contains some natural values, including priority vegetation, and lies adjacent to Distillery Creek. However, most of the site has been cleared and is currently managed as pasture. A small patch (0.3ha) of remnant native vegetation—eastern riparian scrub, a threatened vegetation community—remains along the northern boundary adjacent to the creek and warrants retention. Otherwise, the accompanying Flora and Fauna Report indicates that most threatened flora species previously recorded within a 5-kilometre radius are unlikely to occur on-site due to its highly modified condition and limited habitat features. or similar reasons, the risk of occurrence for threatened fauna species is also low.

The site has no notable landscape values beyond its proximity to surrounding rural residential development. The adjoining properties to the north-east and west are zoned Rural although have lifestyle characteristics. The site itself is primarily used for grazing horses and related equine activities, though this occurs at a hobby scale. Adjacent properties to the south-east and east predominantly consist of existing rural residential development within a Rural Living Zone. This zoning includes the Drivers Run Estate and Hillside Estate, located further to the south-east, as identified in Figure 7. A small number of Rural-zoned properties are situated between these subdivisions and the Tasman Highway, though they also have lifestyle characteristics. Further rural residential development, within a Rural Living Zone, is located further to the west along Abels Hill Road.

Given the existing land use pattern and soil characteristics, the area has limited agricultural potential. The accompanying Agricultural Assessment identifies that the site's land capability is constrained by poor drainage and the presence of surface rocks. The adjoining Agriculture-zoned property to the north-west at 40772 Tasman Highway has limited potential due to its separation from other suitable land. The adjacent property to the south-west at 40855 Tasman Highway, Waverley is utilised for dryland grazing and viticulture, though is separated from the site by the highway.

The land at 40772 Tasman Highway was identified as future rural residential on Council's *Eastern Approaches Long Term Conceptual Development Plan* (2010), which also identified the site and other properties along the highway for this purpose. The land at 40855 Tasman Highway was identified as a combination of future rural residential and future residential urban character. The western portion of this property is included in the draft *St Leonards and Waverley Neighbourhood Plan*, where it is identified as part of a future investigation area.

The *Eastern Approaches Long Term Conceptual Development Plan* was prepared following the completion of the *Launceston Residential Strategy 2009-2029*. It formed the basis for a rezoning in 2011 that enabled the establishment of Drivers Run Estate. That subdivision site was assessed as consistent with suitability criteria in the Residential Strategy. Notably, the strategy allocated land for only a portion of the anticipated rural residential demand, in order to allow market flexibility and to support individual landowner proposals for rezoning.

The Residential Strategy is the local strategy that is directly relevant to the proposed rezoning. It was endorsed by Council and remains current. It outlines the attributes of land that is considered suitable and unsuitable for rural residential development, which are considered in Table 11 in relation to the proposal. Council endorsed the *Launceston Housing Plan 2025-2040* at its meeting on 29 May 2025, which projects that rural areas will continue to capture some of the housing demand associated with the municipal area.

**Table 11 – Suitability Criteria for Rural Residential Development – Launceston Residential Strategy**

| Suitability Criteria                                                                                                     | Response                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><i>Negative Attributes for Rural Residential Development</i></b>                                                      |                                                                                                                                                                                                                                                                                                                      |
| <ul style="list-style-type: none"> <li><i>high conservation value forest</i></li> </ul>                                  | The small (0.3ha) patch of remnant native vegetation (riparian scrub) that remains along the northern boundary of the site adjacent to Distillery Creek is capable of being avoided by future rural residential development. It will be protected by the relevant provisions in the Natural Assets Code of the SPPs. |
| <ul style="list-style-type: none"> <li><i>land zoned for other uses i.e. industrial or closed residential</i></li> </ul> | The site is not zoned, or otherwise identified for, future industrial or medium density housing development.                                                                                                                                                                                                         |
| <ul style="list-style-type: none"> <li><i>potential landslip</i></li> </ul>                                              | A Landslip Hazard Area overlay affects a small portion of the site, along a part of its south-eastern boundary. It can be avoided by future rural residential development.                                                                                                                                           |
| <ul style="list-style-type: none"> <li><i>within a water catchment protection area</i></li> </ul>                        | The site is outside of the water catchment associated with the Distillery Creek Water Treatment Plant, and downstream of its intake.                                                                                                                                                                                 |
| <ul style="list-style-type: none"> <li><i>within identified buffer areas</i></li> </ul>                                  | The site is not located within any identified buffer area. Adequate buffers from the adjoining and adjacent agricultural land, to the north-west and south-west, can be provided within the site as part of rural residential development.                                                                           |



| Suitability Criteria                                                                                                                                                                                                                                                                                                                                                                               | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Negative Attributes for Rural Residential Development</b>                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <ul style="list-style-type: none"> <li><i>prime land under the PAL policy</i></li> <li><i>can be seweraged (land with sewerage should be developed at a higher density than rural residential)</i></li> <li><i>flood risk</i></li> <li><i>non-freehold land</i></li> <li><i>slope greater than 17 degrees</i></li> <li><i>no road frontage</i></li> </ul>                                          | <p>The site does not contain prime agricultural land as defined in the <i>State Policy on the Protection of Agricultural Land 2009</i>.</p> <p>The site, along with the larger established Rural Residential Area, is not serviced by a reticulated sewerage system.</p> <p>The site is not subject to a Flood-Prone Hazard Area overlay.</p> <p>The site is freehold land.</p> <p>The mostly includes relatively gentle slopes. There are no slopes greater than 17°, other than in small, localised areas.</p> <p>The site has frontage to Boomer Road and the Tasman Highway.</p>                                                                                                                                                                                                                                                   |
| <b>Positive Attributes for Rural Residential Development</b>                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <ul style="list-style-type: none"> <li><i>within 500m of reticulated water</i></li> <li><i>sealed road frontage</i></li> <li><i>gravel road frontage</i></li> <li><i>on current garbage collection route</i></li> <li><i>not in Scenic Protection Special Area</i></li> <li><i>not containing TASVEG native forest</i></li> <li><i>continuous with existing Rural Residential zones</i></li> </ul> | <p>A reticulated water supply system services some of the properties in the established Rural Residential Area. The site is within 500m of this system.</p> <p>Boomer Road and the Tasman Highway are both sealed roads.</p> <p>The site, along with the larger established Rural Residential Area, serviced by kerbside collection of waste and recycling.</p> <p>The site is not subject to a Scenic Protection Area or Scenic Road Corridor overlay.</p> <p>A small area of native vegetation, which is not a forest community, is shown along the northern site boundary on TASVEG 4.0 mapping. However, it is capable of being avoided by future rural residential development.</p> <p>The site is contiguous with existing Rural Living-zoned land to the south-east, across Boomer Road, and to the east along Whisky Road.</p> |

Designation of the site for rural residential development is therefore considered to be consistent with the suitability criteria in the Residential Strategy.

Sub-Section D.2.2.2 of Part D in the NTRLUS further recognises that Rural Residential Areas play an important role in addressing residential demand by diverting pressure away from Productive Resource Areas. These areas provide opportunities for rural and environmental lifestyle preferences, contributing to the housing market and supporting the Northern Tasmanian Regional Settlement Hierarchy. The strategic provision of Rural Residential Areas minimises future land use conflicts and maximises infrastructure efficiencies.

The NTRLUS identifies that opportunities to increase the capacity of established Rural Residential Areas—where aligned with sustainability criteria—will be given higher priority than expansion. However, expansion, or establishment of new areas, may be preferable where it can be demonstrated that this more effectively meets sustainability objectives and supports local strategies for settlement growth. In this context, the NTRLUS outlines a range of matters, which are considered in Table 12 in relation to the proposal.

**Table 12 – Intensification or Expansion of Rural Residential Areas – Matters for Consideration**

| Matters for Consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <p><i>Intensification or expansion of established Rural Residential Areas, or new Rural Residential Areas must balance a range of matters including:</i></p> <ul style="list-style-type: none"> <li><i>Impact on the agricultural and environmental values of the land and surrounding areas;</i></li> <li><i>Proximity to existing settlements containing social services;</i></li> <li><i>Land use efficiency, consolidating gaps in established rural residential land use patterns;</i></li> <li><i>Access to road infrastructure with capacity to support an intensified land use;</i></li> <li><i>On-site waste water system suitability;</i></li> <li><i>Impact on natural values or the potential land use limitations as a result of natural values;</i></li> <li><i>Impact on agricultural land and land conversion;</i></li> <li><i>Impact on water resources required for agricultural and environmental purposes;</i></li> <li><i>Consideration of natural hazard management;</i></li> </ul> | <p>The intensification of rural residential use and development at the site will have limited impact on agricultural and environmental values.</p> <p>The site is in close proximity to the urban area of Greater Launceston and is therefore accessible to a comprehensive range of social services and community facilities.</p> <p>The proposed rezoning of the site will provide for the consolidation of the established Rural Residential Area at Waverley–St Leonards.</p> <p>The road network has sufficient spare capacity to support the proposal.</p> <p>The land is capable of accommodating on-site wastewater treatment and disposal.</p> <p>Impacts to the small (0.3ha) patch of remnant native vegetation (riparian scrub) that remains along the northern boundary of the site, adjacent to Distillery Creek, are capable of being avoided by future rural residential development. This will not create any significant land use limitations.</p> <p>The land has limited agricultural potential as evidenced by its current usage for grazing at a hobby scale. The size of Rural Living-zoned lots ensures that future dwellings are capable of being sited in a manner that minimises the risk of confining or restraining Agriculture-zoned land adjoining to the north-west and adjacent to the south-west.</p> <p>The proposal will not impact any water supply required for agricultural or environmental purposes.</p> <p>Bushfire hazards associated with the grassland vegetation within the site are capable of being adequately managed.</p> |

| Matters for Consideration                                                                                                                                                                                                                                                                                                                                                  | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <ul style="list-style-type: none"> <li><i>The housing mix available in a locality and the contribution additional rural residential land use may make in support of settlements;</i></li> <li><i>Potential future requirement for the land for urban purposes; and</i></li> <li><i>The ability to achieve positive environmental outcomes through rezoning.</i></li> </ul> | <p>The small portion of the site that is affected by a Landslip Hazard Area overlay is relatively limited and capable of being avoided as part of subdivision and subsequent dwelling development.</p> <p>The site is not subject to a Flood-Prone Hazard Area overlay.</p> <p>The proposal supports the delivery of a diverse mix of housing types at Waverley–St Leonards. This includes a diverse mix in conjunction with planned future urban residential development within these localities.</p> <p>The site is not identified within an Urban Growth Area on the Regional Framework Plan and has not been identified by Council, including on the <i>Eastern Approaches Long Term Conceptual Development Plan</i> or draft <i>St Leonards and Waverley Neighbourhood Plan</i>, as being required for urban purposes.</p> <p>The proposal represents an efficient and sustainable provision of land for rural residential purposes. It will not have a significant impact on any environmental values.</p> |

The proposed intensification of the established Rural Residential Area at Waverley–St Leonards, through the inclusion of the site within a Rural Living Zone to allow further subdivision, appropriately balances these considerations.

### 5.7.3 Key Planning Principles for Rural Areas

Sub-Section D.2.2.4 outlines the Key Planning Principles for the Rural Areas land use category, which are considered in Table 13 in relation to the proposal.

**Table 13 – Key Planning Principles for Rural Areas**

| Key Planning Principles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| <p><i>Planning for Rural Areas should consider the way in which it can:</i></p> <ul style="list-style-type: none"> <li><i>Conserve and manage rural areas to enhance their contribution to the regional economy, rural industries and regional rural landscape values;</i></li> <li><i>Support rural and environmental lifestyle opportunities in appropriate locations (Rural Residential Areas) as a legitimate residential choice subject to appropriate location criteria and where it does not compromise or fragment productive rural land;</i></li> </ul> | <p>The site is located within an established Rural Residential Area at Waverley–St Leonards and, as such, has limited potential to make a meaningful contribution to the rural economy. Its landscape values are primarily derived from its relationship with the surrounding rural residential development.</p> <p>The proposal has been assessed in Table 12 as being consistent with these criteria. It will not compromise or fragment productive rural land.</p> |

| Key Planning Principles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <ul style="list-style-type: none"> <li>• <i>Encourage the participation of rural communities in determining planning outcomes and identifying the benefits of regional growth;</i></li> <li>• <i>Provide and maintain appropriate levels of infrastructure and services to support Rural Residential Area;</i></li> <li>• <i>Recognise that the Furneaux Group of Islands are more reliant on local strategies for Rural Residential Area and the protection of agricultural land to respond to the complexities of the remote area economics;</i></li> <li>• <i>Accommodate the required growth of rural villages;</i></li> <li>• <i>Consolidate future rural population growth within existing rural settlements and associated Rural Residential Area;</i></li> <li>• <i>Ensure land use and water management policies and regulations do not unreasonably constrain the development of agriculture, agribusiness, and appropriate ecotourism and recreation opportunities in Rural Areas;</i></li> <li>• <i>Protect quality agricultural land from incompatible development and provide for the expansion of agricultural production in Productive Resource Areas;</i></li> <li>• <i>Promote 'clustering' of residential development in Rural Residential Areas where a higher density of development is appropriate;</i></li> <li>• <i>Identify and protect mineral resources from inappropriate development; and</i></li> </ul> | <p>The combined application will be placed on public, which will provide an opportunity for public involvement along with further consideration by Council and ultimately the Commission.</p> <p>Rural residential development at the site is capable of being an appropriate level of infrastructure, as available in the surrounding area. The site also is in proximity of social services and community facilities within the urban area of Greater Launceston</p> <p>The site is not within the Furneaux Group of Islands. Therefore, this principle is not relevant.</p> <p>The site is not within of adjacent to a rural village. Therefore, this principle is not relevant.</p> <p>The proposal will provide for the consolidation of an established Rural Residential Area.</p> <p>Given the location of the site and the nature of the surrounding area, the proposal will not unreasonably constrain the development of agriculture, agribusiness, and appropriate ecotourism and recreation opportunities.</p> <p>The land has limited agricultural potential as evidence by its current usage for grazing at a hobby scale. Rural residential development at the site is capable of being sited in a manner that minimises the risk of the risk of confining or restraining adjoining and adjacent agricultural land.</p> <p>The proposal will consolidate an established Rural Residential Area. The proposed application of a Rural Living Zone A will provide compatibility with the existing pattern and density of surrounding use and development.</p> <p>The site is located within an area identified as having high prospectivity for metallic minerals. In this context, an exploration licence (EL20/2022) was granted in September 2023. The site lies within the southern portion of this area, which covers approximately 250 km<sup>2</sup> and includes other properties within the surrounding Rural Residential Area. This includes Rural Living-zoned land to the south-east of Boomer Road and along Whisky Road, as well as most of Drivers Run Estate and all of Hillside Estate.</p> |

| Key Planning Principles                                                                                                                                                                                                                                                                                                                                             | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|                                                                                                                                                                                                                                                                                                                                                                     | <p>The proposed amendment would result in Extractive Industry becoming a prohibited use on the site. However, this use is already prohibited across much of the surrounding Rural Residential Area.</p> <p>It is important to note that the granting of an exploration licence does not authorise the extraction of mineral resources. Any such activity would require additional mining, planning, and environmental approvals, including assessment of potential impacts on established sensitive uses.</p> <p>In this respect, the broader exploration licence area extends northwards toward Lilydale Road and eastward toward Prossers Forest Road. These areas are predominantly zoned Rural, Agriculture and Environmental Management, with some General Residential and Utilities-zoned land encompassed by the exploration licence in the vicinity of Mowbray.</p>                                                                                                                                      |
| <ul style="list-style-type: none"> <li><i>Permit secondary or non-agricultural land uses where water quality, scenic rural landscapes, agricultural activities and the natural environment are not adversely impacted and the strategic purpose of rural land use zones is not undermined, preferably in locations proximate to existing settlement.</i></li> </ul> | <p>The site is bounded by Distillery Creek to the north. Future rural residential development would be capable of being undertaken in a manner that minimises impacts on water quality, including in the context of the established provisions in the Natural Assets Code of the SPPs.</p> <p>Similarly, impacts to the small (0.3ha) patch of remnant native vegetation (riparian scrub) that remains adjacent to the creek are capable of being avoided. The relevant requirements in the Natural Assets Code will also apply.</p> <p>The site and surrounding area is not within a Scenic Protection Area.</p> <p>The land has limited agricultural potential and the risk of confining or restraining adjoining and adjacent agricultural land can be minimised.</p> <p>Given the established rural residential character of the area, the Rural zoning applying to the site and the Agriculture zoning applying to the adjoining and adjacent agricultural land will not be undermined by the proposal.</p> |

The proposal is therefore consistent with the relevant key principles.



## 5.7.4 Regional Planning Policies

The regional planning policies and associated actions in Part E of the NTRLUS are presented under the following headings:

- Regional Settlement Network Policy;
- Regional Activity Centre Network Policy;
- Regional Infrastructure Network Policy;
- Regional Economic Development Policy;
- Social Infrastructure and Community Policy; and
- Regional Environment Policy.

The policies most relevant to the proposed amendment are addressed in Table 14, taking particular account of the preceding assessment of matters outlined in Sub-sections D.2.2.2 and D.2.2.4 of the NTRLUS.

**Table 14 – Relevant Policies and Actions in the NTRLUS**

| Policy                                                                                                                                                                                                                            | Action                                                                                                                                                                                    | Response                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Regional Settlement Networks</b>                                                                                                                                                                                               |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                               |
| <b>Rural and Environmental Living Development</b>                                                                                                                                                                                 |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                               |
| <b>RSN-P21</b><br><i>Rural and environmental lifestyle opportunities will be provided outside urban areas.</i>                                                                                                                    | <b>RSN-A20</b><br><i>Rural living land use patterns will be identified based on a predominance of residential land use on large lots in rural settings with limited service capacity.</i> | <p>The site is outside the Urban Growth Areas identified on the Regional Framework Plan in the NTRLUS.</p> <p>It is located within an established Rural Residential Area Waverley–St Leonards.</p>                                                                            |
| <b>RSN-P22</b><br><i>Rural and environmental lifestyle opportunities will generally be located in established Rural Residential Areas.</i>                                                                                        | <b>RSN-A21</b><br><i>Planning schemes should prioritise the consolidation of established Rural Residential Areas over the creation of Rural Residential Areas.</i>                        | <p>The proposed amendment will provide for the consolidation of this established area.</p>                                                                                                                                                                                    |
| <b>RSN-P23</b><br><i>Growth opportunities will be provided in strategically preferred locations for rural living and environmental living based on sustainability criteria and local strategies to support settlement growth.</i> | <b>RSN-A22</b><br><i>Target growth to preferred areas based on local strategies to support settlements.</i>                                                                               | <p>The established area is a strategically preferred location as originally identified through its inclusion on Council's <i>Eastern Approaches Long Term Conceptual Development Plan</i> (2010) under the terms of the <i>Launceston Residential Strategy 2009-2029</i>.</p> |
| <b>RSN-P24</b><br><i>Growth opportunities for rural living will maximise the efficiency of existing services and infrastructure.</i>                                                                                              | <b>RSN-A23</b><br><i>Planning scheme provisions must specifically enable subdivision opportunities in preferred areas by setting minimum lot sizes based on locality.</i>                 | <p>The site of the proposal has been assessed as consistent with the suitability criteria contained in the Residential Strategy and NTRLUS.</p>                                                                                                                               |

| Policy                                                                                                                                                                                                                                                                                                 | Action                                                                                                                                                                                                                                                                                                                                                                                                                                     | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <b>Rural and Environmental Living Development</b>                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                            | The proposed application of a Rural Living Zone A will provide compatibility with the existing pattern and density of surrounding use and development. It will also support the efficient utilisation of existing infrastructure and services.                                                                                                                                                                                                                                                                                           |
| <b>RSN-P25</b><br><i>Recognise that the Furneaux Group of islands are more reliant on local strategies for Rural Residential Areas and the protection of agricultural land that respond to the complexities of remote area economics and the need to retain or increase population and visitation.</i> | <b>RSN-A24</b><br><i>Future locations of the Rural Living Zone should not require extension of Urban Growth Areas, or unreasonably compromise the productivity of agricultural lands and natural productive resources (within Rural Areas).</i><br><br><b>RSN-A25</b><br><i>Ensure future locations for rural residential opportunities do not unreasonably compromise environmental values.</i>                                           | <p>The proposal does not require an extension of the Urban Growth Area. Instead, it will facilitate the intensification of rural residential use and development at the site, with limited impact on agricultural or environmental values.</p> <p>Given the established rural residential character of the site and surrounding area, the proposal is not expected to unreasonably impact access to mineral resources. The exploration licence associated with these resources extends over a much larger area of land to the north.</p> |
|                                                                                                                                                                                                                                                                                                        | <b>RSN-A26</b><br><i>Consolidation and growth of Rural Residential Areas is to be directed to areas identified in local strategy, that align with the following criteria (where relevant):</i> <ul style="list-style-type: none"> <li><i>Proximity to existing settlements containing social services;</i></li> <li><i>Access to road infrastructure with capacity;</i></li> <li><i>On-site waste water system suitability;</i></li> </ul> | <p>The proposal aligns with the criteria outlined in <b>RSN-A26</b>, as identified below.</p> <p>The site is in close proximity to the urban area of Greater Launceston and is therefore accessible to a comprehensive range of social services and community facilities.</p> <p>The road network has sufficient spare capacity to support the proposal.</p> <p>The land is capable of accommodating on-site wastewater treatment and disposal.</p>                                                                                      |

| Policy                                            | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <b>Rural and Environmental Living Development</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                   | <ul style="list-style-type: none"> <li><i>Consideration of the impact on natural values or the potential land use limitations as a result of natural values;</i></li> <li><i>Minimisation of impacts on agricultural land and land conversion;</i></li> <li><i>Minimisation of impacts on water supply required for agricultural and environmental purposes;</i></li> <li><i>Consideration of natural hazard management;</i></li> <li><i>The housing mix available in a locality and the contribution additional rural residential land use may make in support of settlements;</i></li> </ul> | <p>Impacts to the small (0.3ha) patch of remnant native vegetation—eastern riparian scrub, a threatened vegetation community—that remains along the northern boundary of the site, adjacent to Distillery Creek, are capable of being avoided by future rural residential development. This will not create any significant land use limitations.</p> <p>The land has limited agricultural potential as evidenced by its current usage for grazing at a hobby scale. The size of Rural Living-zoned lots ensures that future dwellings are capable of being sited in a manner that minimises the risk of constraining Agriculture-zoned land adjoining to the north-west and adjacent to the south-west.</p> <p>The proposal will not impact any water supply required for agricultural or environmental purposes.</p> <p>Bushfire hazards associated with the grassland vegetation within the site are capable of being adequately managed.</p> <p>The small portion of the site that is affected by a Landslip Hazard Area overlay is relatively limited and capable of being avoided as part of subdivision and subsequent dwelling development.</p> <p>The site is not subject to a Flood-Prone Hazard Area overlay.</p> <p>The proposal supports the delivery of a diverse mix of housing types at Waverley–St Leonards. This includes a diverse mix in conjunction with planned future urban residential development within these localities.</p> |

| Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <b>Rural and Environmental Living Development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>• <i>Potential for future requirement for the land for urban purposes; and</i></li> <li>• <i>The ability to achieve positive environmental outcomes through the rezoning.</i></li> </ul>                                                                                                                                                                                                                                                                                                                              | <p>The site is not identified within an Urban Growth Area on the Regional Framework Plan and has not been identified by Council, including on the <i>Eastern Approaches Long Term Conceptual Development Plan</i> or draft <i>St Leonards and Waverley Neighbourhood Plan</i>, as being required for urban purposes.</p> <p>The proposal represents an efficient and sustainable provision of land for rural residential purposes. It will not have a significant impact on any environmental values.</p> |
| <b>Regional Infrastructure Network</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>RIN-P1</b><br/><i>Coordinate, prioritise and sequence the supply of infrastructure throughout the region to match the settlement framework.</i></p> <p><b>RIN-P2</b><br/><i>Identify infrastructure capacity, need and gaps in current provision to meet requirements for projected population and economic activity.</i></p> <p><b>RIN-P3</b><br/><i>Direct new development towards settlement areas that have been identified as having spare infrastructure capacity.</i></p> | <p><b>RIN-A1</b><br/><i>Liaise with relevant state agencies including the Department of State Growth to develop transport initiatives.</i></p> <p><b>RIN-A2</b><br/><i>Liaise with relevant state agencies, including the Department of State Growth, to develop infrastructure strategies for Northern Tasmania.</i></p> <p><b>RIN-A3</b><br/><i>Direct growth to areas where existing infrastructure capacity is underutilised and give preference to urban expansion that is near existing transport corridors and higher order Activity Centres.</i></p> | <p>The site is within an established Rural Residential Area and service availability is therefore relatively limited. It is capable of being serviced by an appropriate level of infrastructure.</p>                                                                                                                                                                                                                                                                                                      |

| Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <b>Regional Infrastructure Network</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>RIN-P4</b><br/> <i>Recognise the Department of State Growth Road Hierarchy and protect the operation of major road and rail corridors (existing and planned) from development that will preclude or have an adverse effect upon existing and future operations.</i></p> <p><b>RIN-P5</b><br/> <i>Recognise the region's port, airport and other intermodal facilities (existing and planned), including operations, and protect from development that will preclude or have an adverse impact on existing and future.</i></p> | <p><b>RIN-A4</b><br/> <i>Recognise the operation and future expansion potential of key intermodal facilities, particularly the three major seaports and the Launceston Airport and protect from surrounding incompatible uses by applying appropriate zoning and buffers in planning schemes.</i></p> <p><b>RIN-A7</b><br/> <i>Protect the region's road and rail infrastructure network and enable a transition between compatible land uses and an adequate separation between conflicting development that would compromise safe and efficient operations of existing and future planned road and rail corridors.</i></p> <p><b>RIN-A8</b><br/> <i>Protect strategic road corridors that are predominately State Roads (Category 1-3) under Tasmanian Road Hierarchy which include:</i><br/> ...<br/> <ul style="list-style-type: none"> <li>• <i>Tasman Highway</i></li> </ul> ...</p> | <p>The established Rural Living-zoned lots adjacent to the site to the south-east and east, along Boomer Road and Whisky Road, rely on Boomer Road for access to and from the Tasman Highway. Similarly, traffic associated with the future rural residential use and development at the site will rely on the highway for access.</p> <p>Tasman Highway is a Category 4 Feeder Road under the State Road Hierarchy. The accompanying Traffic Impact Assessment indicates that the highway has sufficient capacity.</p> <p>The Road and Railway Assets Code in the SPPs of the Planning Scheme are applicable to use and development at the site, including subdivision. This code seeks to protect the safety and efficiency of the road network. It also deals with potentially conflicting use and development; however, the site and surrounding area is not within a Road or Railway Attenuation Area overlay.</p> <p>The site is subject to an Airport Obstacle Limitation Area overlay, and the associated provisions in the Safeguarding of Airports Code will be relevant to development. However, the site is well below the AHD height specified for the overlay. Therefore, future development is unlikely create conflict with the operation of the Launceston Airport.</p> |

| Policy                                                                                                                                                              | Action                                                                                                                                                                                                                                                                                                                                                                                                        | Response                                                                                                                                                                                                                                                                                                                                                       |
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| <b>Regional Infrastructure Network</b>                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                |
| <b>RIN-P6</b><br><i>Facilitate and encourage active modes of transport through land use planning.</i>                                                               | <b>RIN-A10</b><br><i>Roads created in new subdivisions are to be designed and constructed to meet the needs of all users and to reinforce the function, safety and efficiency of the road.</i><br><br><b>RIN-A11</b><br><i>Future subdivision design is to allow for permeability and connectivity in the transportation network.</i>                                                                         | <p>The established Rural Living Zone provisions contain a standard in Clause 11.5.2 of the SPPs that applies to new roads in proposed subdivisions. This requires an appropriate level of access, connectivity, safety, convenience and safety to be provided for also vehicles, and also involves a consideration of access for pedestrians and cyclists.</p> |
| <b>RIN-P7</b><br><i>Facilitate an efficient and convenient public transport system through land use planning.</i>                                                   | <b>RIN-A18</b><br><i>Provide for future higher density residential areas, mixed use developments and new commercial areas to be integrated with public transport services.</i><br><br><b>RIN-A19</b><br><i>Provide for new urban subdivisions to be designed to cater for buses (road width, junction/roundabout design, entry and exit points) and are designed in accordance with Australian Standards.</i> | <p>The site is located within a rural area and is serviced by public transport. The nearest bus routes extend along Regent Street and Naroo Street in Waverley approximately 1.5km to the west. The proposal does not conflict with this regional planning policy and the associated actions.</p>                                                              |
| <b>Regional Economic Development</b>                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                |
| <b>Rural Land Natural Productive Resources</b>                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                |
| <b>ED-P6</b><br><i>Encourage sustainable and appropriate land use planning practices that seek to manage development and use of the region's natural resources.</i> | <b>ED-A6</b><br><i>Apply a regionally consistent GIS spatial methodology and mapping of productive agricultural land.</i>                                                                                                                                                                                                                                                                                     | <p>The site is located within an established Rural Residential Area at Waverley–St Leonards and, as such, has limited potential to make a meaningful contribution to the rural economy.</p>                                                                                                                                                                    |
| <b>ED-P7</b><br><i>Prevent the loss of future rural production (including agriculture, mineral extraction, forestry).</i>                                           | <b>ED-A7</b><br><i>Protect the long-term operation of rural industries and support an expanded agricultural sector.</i>                                                                                                                                                                                                                                                                                       | <p>The site has limited potential for rural production, including agriculture. It is of limited size, has land capability constraints and is in proximity to existing rural residential use and development. Its conversion would have little impact on the local and regional agricultural estates.</p>                                                       |



| Policy                                                                                                                                                  | Action                                                                                                                                                                                                                                                                                                                   | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <b>Rural Land Natural Productive Resources</b>                                                                                                          |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>ED-P8</b><br><i>Manage the region's natural economic resources to sustainably and efficiently meet the needs of existing and future communities.</i> | <b>ED-A9</b><br><i>Limit the encroachment of 'Rural Residential' styles of development onto existing and potential agricultural lands.</i><br><br><b>ED-A11</b><br><i>Identify natural economic resource areas and protect from further fragmentation and inappropriate land use.</i>                                    | <p>The site is currently zoned Rural and supports hobby-scale horse grazing. It is adjoined by two relatively small Rural-zoned properties that exhibit lifestyle characteristics, with established Rural Living-zoned properties located to the south-east and east.</p> <p>The proposal will consolidate the established rural residential land use pattern. Future dwelling on the site can be appropriately sited to minimise the risk of confining or restraining adjoining or adjacent agricultural land.</p> <p>Accordingly, the proposal represents only a limited encroachment on agricultural land.</p>                                                                               |
|                                                                                                                                                         | <b>ED-A12</b><br><i>Identify and protect extractive and mineral resources for potential future extraction (including providing appropriate transport corridors and buffers) and protect these, ensuring that planning preserves the opportunity for discovery and development of new resources in appropriate areas.</i> | <p>The site is located within an area identified as having high prospectivity for metallic minerals, and the proposed amendment would result in Extractive Industry becoming a prohibited use on the site. However, this use is already prohibited across much of the surrounding Rural Residential Area.</p> <p>The broader exploration licence area, associated with the metallic minerals, extends well beyond the site, encompassing land to the north and east—towards Lilydale Road and Prossers Forest Road—including areas zoned Rural, Agriculture, Environmental Management.</p> <p>Accordingly, the proposal is not expected to unreasonably impact access to mineral resources.</p> |

| Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <b>Regional Environment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Biodiversity and Native Vegetation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>BNV-P01</b><br/> <i>Implement a consistent regional approach to regional biodiversity management, native vegetation communities and native fauna habitats including comprehensive spatial regional biodiversity mapping.</i></p> <p><b>BNV-P02</b><br/> <i>Except where planning scheme provisions provide for exemptions, restrict land clearing and disturbance of intact natural habitat and vegetation areas, including areas of forest and non-forest communities declared under the Nature Conservation Act, coastal wetlands and remnant and appropriate cultural vegetation within settlement areas.</i></p> <p><b>BNV-P03</b><br/> <i>Land use planning is to minimise the spread and impact of environmental weeds.</i></p> <p><b>BNV-P04</b><br/> <i>Land use planning processes are to be consistent with any applicable conservation area management plans or natural resource management strategy.</i></p> | <p><b>BNV-A01</b><br/> <i>Apply appropriate zoning and/or overlays through planning schemes to protect areas of native vegetation.</i></p> <p><b>BNV-A02</b><br/> <i>Implement a planning assessment approach consistent with the 'avoid, minimise, mitigate, offset' hierarchy.</i></p> <p><b>BNV-A03</b><br/> <i>Provide for environmental assessments through planning schemes for development proposals with the potential to impact on the habitats of native species of local importance.</i></p> | <p>The site is located within Priority Vegetation Area overlay. It is mostly cleared land although includes a small patch (0.3ha) of remnant native vegetation (riparian scrub) adjacent to Distillery Creek. Most of this vegetation community is located within a Waterway and Coastal Protection Area overlay associated with the creek.</p> <p>Impacts to this community are capable of avoided by future rural residential development facilitated by the proposed amendment.</p> <p>The established relevant provisions in the Natural Assets Code of the SPPs are applicable to such development, including subdivision. This code seeks to protect minimise impacts on water quality, identified priority vegetation and other natural assets.</p> |

| Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Natural Hazards</b>                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>NH-P01</b></p> <p><i>Future land use and urban development is to minimise risk to people and property resulting from land instability by adopting a risk-managed based approach, consistent with Practice Note Guidelines for Landslide Risk Management 2007 and AGS (2007a) Guideline for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning; AGS (2007e) Australian GeoGuides for Slope Management and Maintenance.</i></p> | <p><b>NH-A01</b></p> <p><i>Manage further development in declared landslip zones. Complete regional land slide hazard mapping to allow identification of land susceptible to landscape hazards and its associated level of risk to specific scale and types of land uses and developments.</i></p> <p><b>NH-A02</b></p> <p><i>Permit appropriate land uses and urban development in areas of susceptibility only where risk is very low or where it can be managed by prescriptive controls to avoid undue risk to persons including life of loss and damage to property.</i></p> <p><b>NH-A03</b></p> <p><i>If there is doubt about the geotechnical stability of land proposed for urban development, Council may require a geotechnical assessment to identify risks and mitigation techniques.</i></p> | <p>A Landslip Hazard Area affects a small portion of the site. The established provisions associated with this overlay are contained in the Landslip Hazard Code in the SPP. This seeks to ensure that a tolerable level of risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within the overlay.</p> <p>However, all likelihood, the overlay will be avoided as part of subdivision and subsequent dwelling development. This is because extends across a part of the site's south-west boundary. It is located within a much larger area recommended, in the accompanying Agricultural Assessment, to be subject to a habitable building setback from adjacent agricultural land.</p> |
| <p><b>NH-P02</b></p> <p><i>Future land use and development is to minimise risk to people and property resulting from flooding</i></p>                                                                                                                                                                                                                                                                                                                   | <p><b>NH-A04</b></p> <p><i>Include controls in planning schemes based on current best practice to manage risk to persons and property resulting from inundation.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>The land involved is not shown as being subject to a Flood-Prone Hazard Area overlay on the Launceston LPS maps.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>NH-P03</b></p> <p><i>Future land use and development is to minimise risk to people and property resulting from bushfire hazard.</i></p>                                                                                                                                                                                                                                                                                                           | <p><b>NH-A05</b></p> <p><i>Include controls in planning schemes based on current best practice to minimise risk to persons and property resulting from bushfire hazard.</i></p> <p><b>NH-A06</b></p> <p><i>Subdivision design is to respond to bushfire hazard risks by providing for alternative access, building setbacks and buffer distances based on current best practice.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>The site is located within a Bushfire-Prone Area. The established provisions associated with this overlay, which are applicable to subdivision, are contained in the Bushfire-Prone Areas Code in the SPP. This seeks to ensure that subdivision development is appropriately designed, serviced and constructed to reduce the risk to human life and property, and the cost to the community, caused by bushfires.</p>                                                                                                                                                                                                                                                                                                                                  |

| Policy                                                                                                                                                                                                         | Action                                                                                                                                                   | Response                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Natural Hazards</b>                                                                                                                                                                                         |                                                                                                                                                          |                                                                                                                                                     |
| <b>NH-P04</b><br><i>Where avoidance of hazards is not possible or the level of risk is deemed acceptable, best practice construction and design techniques and management practices are to be implemented.</i> | <b>NH-A07</b><br><i>Adopt the relevant risk management AS/NZS standard as part of core management methods for emergency, hazard and risk management.</i> | The Bushfire-Prone Areas Code contains detailed standards that are applicable to the design, servicing and construction of subdivision development. |

The assessment demonstrates that the proposed amendment is, as far as practicable, consistent with the NTRLUS.

## 5.8 Section 34(2)(f) – Council’s Strategic Plan

The relevant goals and relevant associated focus areas of Council’s *Strategic Plan 2014-2024: 2019 Review* are considered in Table 15.

**Table 15 – Consideration of the Relevant Strategic Plan Goals and Focus Areas**

| Relevant Goals and Focus Areas                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Consideration                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Goal 4: To sustain and promote Launceston as a unique place to live, work, learn and play.</i><br><br>2. <i>To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.</i><br><br>5. <i>To support sustainable population growth in the Northern Region.</i>                                                                                                                                                                                                  | The proposed amendment will support the delivery of a diverse housing mix to cater for a growing population that is planned to be accommodated in the broader St Leonards and Waverley area.                                                                                                                                                                               |
| <i>Goal 5: To offer access to services and spaces for all community members, and to work in partnership with stakeholders to address the needs of vulnerable communities.</i><br><br>7. <i>To develop and manage infrastructure and resources to protect our community from natural and other hazards.</i>                                                                                                                                                                                                   | The relevant natural hazards associated with the site—including bushfire, and to a lesser extent, landslip—will require consideration in accordance with the established code provisions in the SPPs.<br><br>In relation to the permit application for the proposed subdivision, this is undertaken in the assessment which follows in Section 6.                          |
| <i>Goal 6: To enhance the unique natural character, values, and amenity of our city by minimising the impacts of our organisations and our community’s activities in the environment.</i><br><br>1. <i>To reduce our and the community’s impact on the natural environment.</i><br><br>2. <i>To contribute to air and river quality improvements in Launceston.</i><br><br>3. <i>To manage the risks of climate related events, particularly in the area of stormwater management and riverine flooding.</i> | Potential impacts on the natural environment, including water quality and native vegetation, will require consideration in accordance with the established code provisions in the SPPs. This includes the Natural Assets Code.<br><br>In relation to the permit application for the proposed subdivision, this is undertaken in the assessment which follows in Section 6. |

| Relevant Goals and Focus Areas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>Goal 7: To facilitate appropriate development via integrated land-use planning, infrastructure investment, and transport solutions within our municipality and region.</i></p> <ol style="list-style-type: none"> <li><i>1. To ensure that our application of the land-use planning system at a local and regional level is effective and efficient.</i></li> <li><i>2. To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment.</i></li> <li><i>3. To improve and maintain accessibility, transport options, and infrastructure within the Launceston area, including its rural areas.</i></li> <li><i>4. To ensure our suite of strategic planning initiatives are coordinated, and representative of our community's needs and aspirations.</i></li> </ol> | <p>The proposed amendment has been assessed as being consistent with the <i>Northern Tasmania Regional Land Use Strategy</i> and Council's local strategy as relevant to land use planning.</p> <p>This includes the <i>Launceston Residential Strategy 2009-2029</i>, which allowed for consideration of proposals for rural residential development outside of originally designated areas where criteria are met. This resulted in the preparation of the <i>Eastern Approaches Long Term Conceptual Development Plan (2010)</i>, which identified the site and others in the surrounding area for future rural residential use and development, some of which has occurred.</p> <p>Council's recently endorsed <i>Launceston Housing Plan 2025-2040</i> projects that rural areas will continue to accommodate a portion of the municipality's future housing demand.</p> |

Council has also recently released its draft *Strategic Plan 2025-2035*, which contains an objective, in relation to housing, that seeks to increase supply to meet demand and align with planned growth. This will involve aiming and planning for 4,300 new homes in priority development and infill areas by 2035. The identified associated housing actions include:

- *Implement Neighbourhood Plans and Infrastructure Funding Frameworks for priority growth areas such as South Prospect, Newnham and St Leonards.*
- *Implement Neighbourhood Plans in Kings Meadows, Mowbray, Lilydale and the northern suburbs.*

The proposal will support the planned growth to be guided by the *St Leonards and Waverley Neighbourhood Plan*, which is currently under preparation. This will include contributing to the housing mix that will be available in these localities.

## 5.9 Section 34(2)(g) – Adjacent Local Government Areas

Section 34(2)(g) of the Act requires the amendment, as far as practicable, to be consistent and coordinated with any LPS applying to adjacent local government areas. The proposed amendment seeks to modify the zone maps associated with a site that is located 6.2km from the nearest municipal boundary. Therefore, it will not affect any adjacent LPS.

## 5.10 Section 34(2)(h) – Gas Safety Act 2019

Section 34(2)(h) of the Act requires the amendment to have regard to the safety requirements set out in the standards prescribed under the *Gas Safety Act 2019*. The proposed amendment does not affect the attainment of these requirements because it will not have an adverse impact on any aspect of the gas supply industry.

# 6. Planning Assessment – Proposed Subdivision

The permit application for the proposed subdivision is made for consideration in conjunction within the proposed amendment to the Launceston Local Provisions Schedule. Section 40T(1) of the Act provides for the making of such an application where permit that is sought could not be issued unless the relevant LPS was amended as requested.

The maps forming part of the Launceston LPS show the site within a Rural Zone. Subdivision within this zone is subject to the development standards contained in Clause 20.5.1 (Lot design) of the State Planning Provisions of the Planning Scheme. The acceptable solution in Clause 20.5.1 A1(d) specifies a minimum lot size of 40 hectares for any proposed subdivision. The site has an area of 25.47 hectares. Therefore, any subdivision of the site that does not fall within the purposes outlined in Clause 20.5.1 A1(a) to (c)—including subdivision for public use by the Crown, a council or state authority, for the provision of Utilities or irrigation infrastructure, or for the consolidation of lots—would need to be assessed against the associated performance criteria in Clause 20.5.1 P1. The performance criteria does not provide for subdivision of land that is intended for Residential use, other than for the excision of a dwelling.

Therefore, a permit could not be issued for the subdivision based on the proposed lot sizes outlined in Table 4 of Section 3.2.1, unless the Launceston LPS is amended as requested. The proposed amendment seeks to apply the Rural Living Zone A to the site. The minimum lot size specified in Table 11.1 of the SPPs for this zone of 1-hectare. The minimum that is capable of being approved under the performance criteria in Clause 11.5.1 P1 is 8,000m<sup>2</sup>.

In accordance with Section 40Y(4) of the Act, the following considers the applicable Planning Scheme provisions as though the Launceston LPS has been amended in accordance with the proposed amendment.

## 6.1 Zoning

As identified, the proposed amendment will result in the site being shown within a Rural Living Zone A on the maps that form part of the Launceston LPS of the Planning Scheme.

## 6.2 Overlays

The site is subject to give overlays shown on the LPS overlay maps. The proposed amendment does not seek to modify these overlays.

### 6.2.1 Waterway and Coastal Protection Area

The site is shown as partially subject to this overlay, as identified in Figure 4. This overlay is associated with Distillery Creek and extends 40 metres on either side of the watercourse.

### 6.2.2 Priority Vegetation Area

The entirety of the site is shown within this overlay.

### 6.2.3 Bushfire-Prone Area

The entirety of the site is shown within this overlay.



#### **6.2.4 Landslip Hazard Area**

A small part of the site is shown within this overlay, within a low hazard band, as identified in Figure 5. It extends across its south-western boundary from land along a small section of the Tasman Highway that is also subject to the overlay.

#### **6.2.5 Airport Obstacle Limitation Area**

The entirety of the site is subject to this overlay.

### **6.3 Categorisation of Use**

In accordance with Clause 6.2.6 in the SPPs of the Planning Scheme, development which is for subdivision does not need to be categorised into one of the uses classes identified in Table 6.2.

### **6.4 General Provisions**

Clause 7.10 in the SPPs is relevant to development that is not required to be categorised into a use class.

Sub-clause 7.10.1 identifies that the general provision applies where the planning authority has a discretion in relation to a proposed development under Clause 6.8.2. This includes where the development relies on any performance criteria to demonstrate compliance with an applicable standard.

The proposed subdivision relies on several performance criteria, which are considered in Section 6.7. Therefore, the proposal is subject to Clause 7.10.

Sub-clause 7.10.2 states that:

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

The proposed subdivision is compatible with the existing pattern of development on established properties in the surrounding area. Therefore, it will not cause an unreasonable detrimental impact on adjoining uses or the amenity of the area.

Sub-clause 7.10.3 states that:

*In exercising its discretion under sub-clauses 7.10.1 and 7.10.2 of this planning scheme, the planning authority must have regard to:*

- (a) the purpose of the applicable zone;*
- (b) the purpose of any applicable code;*
- (c) any relevant local area objectives; and*
- (d) the purpose of any applicable specific area plan.*

These matters are considered in the assessment that follows, noting that there are no local area objectives or specific area plans in the Launceston LPS that are applicable to the site.

## 6.5 Rural Living Zone

### 6.5.1 Zone Purpose

The purpose statements for the zone in Clause 11.1 in the SPPs of the Planning Scheme are reproduced below.

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

The proposed subdivision seeks to facilitate further residential use and development within a rural setting. Due to the nature of this setting, the site is not capable of being fully serviced by reticulated infrastructure. However, the proposed lots will be connected to available utility infrastructure, including the road network, water supply system and electricity services. Private systems will otherwise be capable of being provided in conjunction with future dwelling development, including water tanks, on-site wastewater treatment and disposal and on-site stormwater disposal.

In relation to natural values, most of the site has predominantly been cleared of vegetation and is currently managed as pasture. However, a small patch (0.3 ha) of remnant native vegetation—eastern riparian scrub, a threatened vegetation community—remains along the northern boundary adjacent to Distillery Creek. The subdivision has been designed to avoid impacting this community. However, the accompanying Flora and Fauna Report recommends that sediment barriers be installed downslope of works on lots adjacent to Distillery Creek if there is any risk of run-off during construction works. Such measures are capable of being required by way of an agreement under Part 5 of the Act.

The FFR otherwise concludes that no threatened flora or fauna species are likely to be impacted beyond a low level of risk as a result of the proposed subdivision and any future residential development facilitated by it.

The proposed subdivision and future dwelling development will be compatible with the existing landscape character, which is predominantly defined by rural residential development in the surrounding area.

The proposed subdivision is therefore consistent with the purpose statement in Clause 11.1.1.

It is primarily intended to facilitate future residential use and development on the new lots. Therefore, the purpose statements in Clauses 11.1.2, 11.1.3 and 11.1.4 are not relevant.

### 6.5.2 Use Standards

Clause 11.3 includes standards for discretionary uses and Visitor Accommodation. The proposed subdivision does not involve a use, and the use standards therefore do not apply.

### 6.5.3 Development Standards for Buildings and Works

| Standard                                          |                                                                                                                                                                                                                                                             | Assessment                                                                                                                                                                                                                                  | Compliance                        |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <b>Clause 11.4.1 Site coverage</b>                |                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                             |                                   |
| A1                                                | <i>The site coverage must be not more than 400m<sup>2</sup>.</i>                                                                                                                                                                                            | The proposed subdivision will not affect site coverage (measured in m <sup>2</sup> ) associated with existing roofed buildings.                                                                                                             | Not Applicable                    |
| <b>11.4.2 Building height, setback and siting</b> |                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                             |                                   |
| A1                                                | <i>Building height must be not more than 8.5m.</i>                                                                                                                                                                                                          | The proposed subdivision will not affect the height of existing buildings to be retained within the site.                                                                                                                                   | Not Applicable                    |
| A2                                                | <i>Buildings must have a setback from a frontage of not less than 20m.</i>                                                                                                                                                                                  | The proposed subdivision will not affect the setback of the existing dwellings and sheds to be retained within Lot 17, from the Tasman Highway frontage. These buildings will be setback well over 20m from the proposed cul-de-sac road.   | Complies with Acceptable Solution |
| A3                                                | <i>Buildings must have a setback from side and rear boundaries of not less than 10m.</i>                                                                                                                                                                    | The existing dwellings and sheds to be retained within proposed Lot 17 will be setback at least 10m from the relevant new boundaries, which will be shared with Lots 16 and 18.                                                             | Complies with Acceptable Solution |
| A4                                                | <i>Buildings for a sensitive use must be separated from an Agriculture Zone or Rural Zone a distance of:</i><br><i>(a) not less than 200m; or</i><br><i>(b) if the setback of an existing building is within 200m, not less than the existing building.</i> | The proposed subdivision will not affect the setback of the existing buildings to be retained, including the dwellings within proposed Lot 17, from the Agriculture Zone to the north-west and south-west and Rural Zone to the north-east. | Not Applicable                    |

### 6.5.4 Development Standards for Subdivision

| Standard                 |                                                                                                                                          | Assessment                                                                                                                                                            | Compliance                        |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <b>11.5.1 Lot design</b> |                                                                                                                                          |                                                                                                                                                                       |                                   |
| A1                       | <i>Each lot, or a lot proposed in a plan of subdivision, must:</i><br><i>(a) have an area not less than specified in Table 11.1 and:</i> | The minimum lot size specified for Subdivision Category A is 1 hectare. As outlined in Table 4, the proposed lots will range in size from 1 hectare to 1.52 hectares. | Complies with Acceptable Solution |

| Standard            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Compliance                                                                |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
|                     | <p>(i) <i>be able to contain a minimum area of 15m x 20m clear of:</i></p> <p>a. <i>all setbacks required by clause 11.4.2 A2 and A3; and</i></p> <p>b. <i>easements or other title restrictions that limit or restrict development; and</i></p> <p>(ii) <i>existing buildings are consistent with the setback required by clause 11.4.2 A2 and A3;</i></p> <p>(b) <i>be required for public use by the Crown, a council or a State authority;</i></p> <p>(c) <i>be required for the provision of Utilities; or</i></p> <p>(d) <i>be for the consolidation of a lot with another lot provided each lot is within the same zone.</i></p> | <p>The size, shape and dimensions of the proposed lots ensure that each can accommodate a minimum area of 15 metres by 20 metres, clear of all relevant setbacks, easements and other title restrictions. This includes the setbacks from the Agriculture-zoned land to the north-west and south-west, as recommended in the accompanying Agricultural Assessment for future habitable buildings.</p> <p>As identified in the assessment of Clause 11.4.2 A2 and A3, the existing buildings within the site to be retained within proposed Lot 17 comply with the acceptable solution requirements for frontage, side and rear boundary setbacks.</p> <p>The subdivision is not for the purpose specified.</p> <p>The subdivision is not for the purpose specified.</p> <p>The subdivision is not for the purpose specified.</p> | <p></p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> |
| A2                  | <i>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                      | As outlined in Table 4, the proposed Lots 9, 12–18 and 21–22 will have a primary frontage width of less than 40m. However, Lots 17 and 21–22 will have a frontage of more than 40m to the Tasman Highway.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Relies on Performance Criteria</b>                                     |
| A3                  | <i>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                 | The requirements of the road authority will be assessed as part of Council's consideration of the combined application. Therefore, a consideration of the performance criteria is provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Relies on Performance Criteria</b>                                     |
| <b>11.5.2 Roads</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                           |
| A1                  | <i>The subdivision includes no new roads.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | The proposed subdivision includes a new cul-de-sac road that will extend from Boomer Road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Relies on Performance Criteria</b>                                     |

| Standard               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Assessment                                                                                                                                                                                                                                                                                                         | Compliance                        |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <b>11.5.3 Services</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                    |                                   |
| A1                     | <p><i>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</i></p> <p>(a) <i>be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or</i></p> <p>(b) <i>be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service,</i></p> <p><i>unless a regulated entity advises that the lot is unable to be conn</i></p> | It is proposed that each new lot will be connected to a reticulated water supply, achieved through a combination of connections to existing water mains and the construction of a new water main along the proposed road.                                                                                          | Complies with Acceptable Solution |
| A2                     | <p><i>Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must:</i></p> <p>(a) <i>be connected to a reticulated sewerage system; or</i></p> <p>(b) <i>be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed.</i></p>                                                                | There is no reticulated sewerage system in the area. Therefore, provision of on-site wastewater treatment and disposal systems will be required as part of future dwelling development. The suitability of the lots for this purpose requires consideration in the context of the associated performance criteria. | Relies on Performance Criteria    |

## 6.6 Codes

### 6.6.1 Code Applicability

The applicability of the codes in the Planning Scheme is considered below. The identified applicable codes are considered in Sections 6.6.2 to 6.6.5.

| Clause                 | Code Application                                                                                                                                                                                 | Assessment                                         | Applicability  |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------|
| <b>C1.0 Signs Code</b> |                                                                                                                                                                                                  |                                                    |                |
| C1.2.1                 | <p><i>Unless otherwise stated in a particular purpose zone, this code applies to all development for signs, unless the following clauses apply:</i></p> <p>(a) C1.4.2; or</p> <p>(b) C1.4.3.</p> | The proposed subdivision does not involve signage. | Not Applicable |

| Clause                                                              | Code Application                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Applicability                                                        |
|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <b>C2.0 Parking and Sustainable Transport Code</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                      |
| C2.2.1                                                              | <i>Unless stated otherwise in a particular purpose zone, or sub-clause C2.2.2, C2.2.3 or C2.2.4, this code applies to all use and development.</i>                                                                                                                                                                                                                                                                                                                         | The code requires consideration in relation to all types of use or development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Applicable</b>                                                    |
| <b>C3.0 Road and Railway Assets Code</b>                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                      |
| C3.2.1                                                              | <p><i>This code applies to a use or development that:</i></p> <p>(a) <i>will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;</i></p> <p>(b) <i>will require a new vehicle crossing, junction or level crossing; or</i></p> <p>(c) <i>involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.</i></p> | <p>The proposed subdivision will not increase the number of vehicle movements associated with any existing vehicle crossing.</p> <p>Lot 17 will retain the existing accesses and associated dwellings. In addition, the proposed road will include a new vehicle crossing for the lot, which will be shared with Lot 18.</p> <p>The proposal includes the provision of new vehicle crossings. It also a new junction in Boomer Road, associated with the proposed cul-de-sac road.</p> <p>The site is not located within a Road or Railway Attenuation Area shown on the Launceston LPS overlay maps.</p> <p>It is also not within 50m of a Category 1, 2 or 3 road under the State Road Hierarchy, or a major road as listed in the Launceston LPS. Tasman Highway, to the south-west of the site, is a Category 4 road.</p> <p>Further, the site is not within 50m of the rail network, nor is it not within 50m of a future major road or future railway as shown on the overlay maps.</p> <p>Accordingly, the site is not otherwise within a Road or Railway Attenuation Area.</p> | <p>Not Applicable</p> <p><b>Applicable</b></p> <p>Not Applicable</p> |
| <b>C4.0 Electricity Transmission Infrastructure Protection Code</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                      |
| C4.2.1                                                              | The code has applicability to specified developments within an electricity transmission corridor, communications station buffer area or substation facility buffer area.                                                                                                                                                                                                                                                                                                   | The site is not shown within an Electricity Transmission Corridor, Communications Station Buffer Area or Substation Facility Buffer Area on the Launceston LPS overlay maps.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Not Applicable                                                       |



| Clause                                   | Code Application                                                                                                                                                                                                                                                                                                 | Assessment                                                                                                                                                                                                                                                   | Applicability                                                                   |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <b>C5.0 Telecommunications Code</b>      |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                              |                                                                                 |
| C5.2.1                                   | <i>Unless otherwise stated in a particular purpose zone, this code applies to all development for telecommunication facilities.</i>                                                                                                                                                                              | The proposal does not involve a telecommunications facility.                                                                                                                                                                                                 | Not Applicable                                                                  |
| <b>C6.0 Local Historic Heritage Code</b> |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                              |                                                                                 |
| C6.2.1                                   | This code has applicability to development within a local heritage place, local heritage precinct, local historic landscape precinct, excavation within a place or precinct of archaeological potential or lopping, pruning, removal or destruction of a significant tree.                                       | The site is not included in the list of Local Heritage Places and Local Heritage Precincts in the Launceston LPS. There are no Local Historic Landscape Precincts, Places or Precincts of Archaeological Potential or Significant Trees.                     | Not Applicable                                                                  |
| C6.2.1                                   | <i>This code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this code.</i>                                                                                                         | The site is not entered on the Tasmanian Heritage Register and this provision therefore is not relevant.                                                                                                                                                     | Not Applicable                                                                  |
| <b>C7.0 Natural Assets Code</b>          |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                              |                                                                                 |
| C7.2.1                                   | <i>This code applies to development on land within the following areas:</i><br><br><i>(a) a waterway and coastal protection area;</i><br><br><i>(b) a future coastal refugia area; and</i><br><br><i>(c) a priority vegetation area only if within the following zones:</i><br><br><i>(i) Rural Living Zone;</i> | <br><br>The site is shown as partially subject to this overlay, as identified in Figure 4.<br><br>The site is not subject to this overlay.<br><br>The entirety of the site is subject to this overlay and is also within a proposed Rural Living Zone.       | <b>Applicable</b><br><br><br><br><b>Not Applicable</b><br><br><b>Applicable</b> |
| <b>C8.0 Scenic Protection Code</b>       |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                              |                                                                                 |
| C8.2.1                                   | This code has applicability to development within a scenic protection area or scenic road corridor.                                                                                                                                                                                                              | The site is not shown within a Scenic Protection Area or Scenic Road Corridor on the Launceston LPS overlay maps.                                                                                                                                            | Not Applicable                                                                  |
| <b>C9.0 Attenuation Code</b>             |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                              |                                                                                 |
| C9.2.1                                   | <i>This code applies to:</i><br><br><i>(a) activities listed in Tables C9.1 and C9.2;</i><br><br><i>(b) sensitive uses; and</i><br><br><i>(c) subdivision if it creates a new lot where a sensitive use could be established, within an attenuation area.</i>                                                    | <br><br>The proposal is for a subdivision.<br><br>The proposal is for a subdivision.<br><br>The proposal is for a subdivision that will create lots for sensitive uses (dwellings). However, it has not been identified as being within an Attenuation Area. | <br><br>Not Applicable<br><br>Not Applicable<br><br>Not Applicable              |

| Clause                                          | Code Application                                                                                                                                                                                                                                                                                                                                          | Assessment                                                                                                                                                                                                 | Applicability                               |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| <b>C10.0 Coastal Erosion Hazard Code</b>        |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                            |                                             |
| C10.2.1                                         | <p><i>This code applies to:</i></p> <p>(a) <i>use and development of land within a coastal erosion hazard area; or</i></p> <p>(b) <i>development identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as located on an actively mobile landform within the coastal zone.</i></p> | <p>The site is not shown within a Coastal Erosion Hazard Area on the Launceston LPS overlay maps.</p> <p>The site does not contain an actively mobile landform as defined in the State Coastal Policy.</p> | <p>Not Applicable</p> <p>Not Applicable</p> |
| <b>C11.0 Coastal Inundation Hazard Code</b>     |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                            |                                             |
| C11.2.1                                         | <i>This code applies to use and development of land within a coastal inundation hazard area.</i>                                                                                                                                                                                                                                                          | The site is not shown within a Coastal Inundation Hazard Area on the Launceston LPS overlay maps.                                                                                                          | Not Applicable                              |
| <b>C12.0 Flood-Prone Areas Hazard Code</b>      |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                            |                                             |
| C12.2.1                                         | <i>This code applies to development of land within a flood-prone hazard area.</i>                                                                                                                                                                                                                                                                         | The site is not shown within a Flood-Prone Hazard Area on the Launceston LPS overlay maps.                                                                                                                 | Not Applicable                              |
| <b>C13.0 Bushfire-Prone Areas Code</b>          |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                            |                                             |
| C13.2.1                                         | <p><i>This code applies to:</i></p> <p>(a) <i>subdivision of land that is located within, or partially within, a bushfire-prone area; and</i></p> <p>(b) <i>a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.</i></p>                                                         | The entirety of the site is shown within this overlay, and the proposal is for a subdivision.                                                                                                              | <b>Applicable</b>                           |
| <b>C14.0 Potentially Contaminated Land Code</b> |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                            |                                             |
| C14.2.1                                         | This code has applicability to specified uses, including a sensitive use or specified uses in the Passive Recreation and Sports and Recreation use classes, or development on potentially contaminated land.                                                                                                                                              | The site has not been identified as potentially contaminated land, as defined in the code.                                                                                                                 | Not Applicable                              |
| <b>C15.0 Landslip Hazard Code</b>               |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                            |                                             |
| C15.2.1                                         | This code has applicability to use or development within a landslip hazard area.                                                                                                                                                                                                                                                                          | A small part of the site is shown within this overlay, within a low hazard band, as identified in Figure 5. An exemption from the code applies, as identified in Section 6.6.6.                            | Not Applicable                              |

| Clause                                     | Code Application                                                                                                                                                                                                                        | Assessment                                                                                                                                                                                                                                                                         | Applicability  |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>C16.0 Safeguarding of Airports Code</b> |                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                    |                |
| C16.2.1                                    | This code has applicability to sensitive use within an airport noise exposure area or development within an airport obstacle limitation area.                                                                                           | The site is not shown to be subject to an airport noise exposure area on the Launceston LPS overlay maps.                                                                                                                                                                          | Not Applicable |
| C16.4.1                                    | <p><i>The following use or development is exempt from this code:</i></p> <p>(a) <i>development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.</i></p> | The site is subject to an Airport Obstacle Limitation Area overlay, which specifies a height of 316m AHD. The land involved reaches an elevation of approximately 140m. It is therefore well below the obstacle limitation surfaces associated with the Launceston Airport Runway. | Exempt         |

## 6.6.2 Parking and Sustainable Transport Code

### Code Purpose

The purpose statements for the code in Clause C2.1 in the SPPs of the Planning Scheme are reproduced below.

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

The proposed subdivision will not affect the requirements for, or the existing provision of, parking within the site. It will retain the existing parking provision for the dwellings to be retained within Lot 17. The parking requirements relevant to each other proposed lot will be determined in conjunction with specific proposals for future dwelling development. Therefore, the proposal is consistent with the code purpose.

### Use Standards

The permit application seeks approval for a proposed subdivision development only. It does not seek approval for a use. Therefore, in accordance with Clause 5.6.2 (c)<sup>19</sup>, the use standards under Clause C2.5 do not apply.

### Development Standards for Buildings and Works

The proposed subdivision does not involve the provision of parking areas. Therefore, in accordance with Clause 5.6.2 (c), most of the development standards under Clause C2.6 do not apply. The only exception is the standard that is considered below.

<sup>19</sup> A standard in a zone or code is an applicable standard if it deals with a matter that could affect, or could be affected by, a proposed use or development.

| Standard                                                                                                                                                                                                            | Assessment                                                                                           | Compliance                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------|
| <b>C2.6.3 Number of accesses for vehicles</b>                                                                                                                                                                       |                                                                                                      |                                   |
| A1.1 <i>The number of accesses provided for each frontage must:</i><br><br><i>(a) be no more than 1; or</i><br><br><i>(b) no more than the existing number of accesses,</i><br><br><i>whichever is the greater.</i> | Each of the proposed lots will be provided with no more than a single vehicle crossing per frontage. | Complies with Acceptable Solution |

### 6.6.3 Road and Railway Assets Code

#### Code Purpose

The purpose statements for the code in Clause C3.1 in the SPPs of the Planning Scheme are reproduced below.

*C3.1.1 To protect the safety and efficiency of the road and railway networks; and*

*C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.*

The accompanying Traffic Impact Assessment demonstrates that the proposed subdivision adequately protects the safety and efficiency of the surrounding road network. It identifies a requirement to upgrade the junction of the Tasman Highway with Boomer Road to include a Basic Left turn facility. This is proposed to occur as part of the relevant stage involving the creation of the 13<sup>th</sup> lot within the subdivision. Therefore, the proposal is consistent with the code purpose.

#### Use Standards

| Standard                                                                                                                                                                                                                                    | Assessment                                                                                                                                                                                                                                                                                        | Compliance                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <b>C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction</b>                                                                                                                                                      |                                                                                                                                                                                                                                                                                                   |                                       |
| A1.1 <i>For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</i><br><br><i>(a) a new junction;</i><br><br><i>(b) a new vehicle crossing; or</i><br><br><i>(c) a new level crossing.</i> | The proposal does not involve any access to a Category 1 Trunk Road, as defined in the State Road Hierarchy, or a limited access road declared under the <i>Roads and Jetties Act 1935</i> .<br><br>Tasman Highway is a Category 4 Road, and Boomer Road is a local road administered by Council. | Not Applicable                        |
| A1.2 <i>For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.</i>               | The proposed road junction and vehicle crossings, that will service the relevant proposed lots, have not yet been authorised by Council's road authority and will instead be considered as part of the planning approval process.                                                                 | <b>Relies on Performance Criteria</b> |
| A1.3 <i>For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.</i>                                                                                  | The proposal does not involve the rail network.                                                                                                                                                                                                                                                   | Not Applicable                        |

| Standard                                                                                                                                                                                                                                                                                                                                     | Assessment                                                                                                                                                                                                                                                                                                                                                                                                | Compliance                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| <p>A1.4 <i>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</i></p> <p>(a) <i>the amounts in Table C3.1; or</i></p> <p>(b) <i>allowed by a license issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</i></p> | <p>The proposed subdivision will not increase the number of vehicle movements associated with any existing vehicle crossing. This includes the existing accesses associated with the site, which will be retained for Lot 17.</p> <p>In any event, the traffic generation associated with the proposed subdivision, including future dwelling development, is considered in the accompanying TIA.</p>     | <p>Complies with Acceptable Solution</p> |
| <p>A1.5 <i>Vehicular traffic must be able to enter and leave a major road in a forward direction.</i></p>                                                                                                                                                                                                                                    | <p>The adjoining roads are major roads as defined in the code<sup>20</sup>. Tasman Highway is not a Category 1, 2 or 3 road. Boomer Road is not listed as a major road in the Launceston LPS.</p> <p>In any event, the proposed lots are of sufficient size to enable traffic associated with existing and future dwelling development to enter and leave the adjoining roads in a forward direction.</p> | <p>Not Applicable</p>                    |

## Development Standards for Buildings and Works

The proposed subdivision does not involve habitable buildings for sensitive uses within a Road or Railway Attenuation Area. Therefore, the development standard in Clause C3.6.1 does not apply.

## Development Standards for Subdivision

The proposed subdivision is not located on land within a Road or Railway Attenuation Area. Therefore, the development standard in Clause C3.7.1 does not apply.

### 6.6.4 Natural Assets Code

#### Code Purpose

The purpose statements for the code in Clause C7.1 in the SPPs of the Planning Scheme are reproduced below.

- C7.1.1 *To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.*
- C7.1.2 *To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.*
- C7.1.3 *To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.*

<sup>20</sup> In accordance with the definition for the term in Clause C3.3.1, a major road is a category 1, 2 or 3 road as defined in the State Road Hierarchy, and any other road listed in the relevant LPS.

C7.1.4 To minimise impacts on identified priority vegetation.

C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

The site is partially subject to a Waterway and Coastal Protection Area overlay, which is associated with Distillery Creek. The proposed subdivision will only result in a limited amount of development and works within the overlay. The accompanying Flora and Fauna Report recommends that sediment barriers be installed downslope of works on lots adjacent to Distillery Creek if there is any risk of run-off during construction works.

The site is entirely located within a Priority Vegetation Area overlay. However, the proposed subdivision does not involve the clearance of any native vegetation within the overlay. The proposed lots have been designed so that future development, including building areas and bushfire hazard management areas, accommodated outside the extent of the small patch of native vegetation—specifically the remnant eastern riparian scrub community—located within the site.

Therefore, the proposal is consistent with the relevant parts of the code purpose.

## Development Standards for Buildings and Works

The relevant development standards are considered below.

| Standard                                                                                                         | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Compliance                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>C7.6.1 Buildings and works within a Waterway and Coastal Protection Area or a Future Coastal Refugia Area</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                          |
| A1                                                                                                               | <i>Buildings and works within a waterway and coastal protection area must:</i><br><br><i>(a) be within a building area on a sealed plan approved under this planning scheme;</i><br><br><i>(b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or</i><br><br><i>(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.</i> | The only works that will be undertaken within the Waterway and Coastal Protection Area overlay as part of the subdivision development is the provision of a vehicle crossing for Lot 9. This will be located in Boomer Road, along its section to the north of Whisky Road.<br><br><b>Relies on Performance Criteria</b> |
| A3                                                                                                               | <i>Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.</i>                                                                                                                                                                                                                                                                                                                                                                             | The proposed subdivision seeks to retain an existing stormwater point of discharge into Distillery Creek, which is currently associated with the site.<br><br><b>Complies with Acceptable Solution</b>                                                                                                                   |



| Standard                                           |                                                                                                                                                       | Assessment                                                                        | Compliance     |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------|
| C7.6.2 Clearance within a priority vegetation area |                                                                                                                                                       |                                                                                   |                |
| A1                                                 | Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme. | The subdivision development does not any proposed clearance of native vegetation. | Not Applicable |

## Development Standards for Subdivision

The development standards that are applicable to subdivision of land within a Waterway and Coastal Protection Area or Priority Vegetation Area are considered below.

| Standard                                                                                          | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Compliance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                      |
|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| C7.7.1 Subdivision within a Waterway and Coastal Protection Area or a Future Coastal Refugia Area |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                      |
| A1                                                                                                | <p>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:</p> <p>(a) be for the creation of separate lots for existing buildings;</p> <p>(b) be required for public use by the Crown, a council, or a State authority;</p> <p>(c) be required for the provision of Utilities;</p> <p>(d) be for the consolidation of a lot; or</p> <p>(e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.</p> | <p>Lot 17 will retain existing buildings, however the proposed subdivision is not limited to this purpose.</p> <p>The subdivision is not for the purpose specified.</p> <p>The subdivision is not for the purpose specified.</p> <p>The subdivision is not for the purpose specified.</p> <p>As identified in the accompanying Flora and Fauna Report, the design of the proposed subdivision ensures that almost all future development can occur outside the Waterway and Coastal Protection Area overlay. The only exception is a future driveway extending from the vehicle crossing associated with Lot 9, which will be in the outer section of the overlay.</p> | <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p><b>Relies on Performance Criteria</b></p> |
| C7.7.2 Subdivision within a Priority Vegetation Area                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                      |
| A1                                                                                                | <p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:</p> <p>(a) be for the purposes of creating separate lots for existing buildings;</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>The proposed subdivision is not for the purpose specified.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Not Applicable</p>                                                                                                                |

| Standard                                                                                                                                                                       | Assessment                                                                                                                                                                          | Compliance                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| (b) <i>be required for public use by the Crown, a council, or a State authority;</i>                                                                                           | The proposed subdivision is not for the purpose specified.                                                                                                                          | Not Applicable                        |
| (c) <i>be required for the provision of Utilities;</i>                                                                                                                         | The proposed subdivision is not for the purpose specified.                                                                                                                          | Not Applicable                        |
| (d) <i>be for the consolidation of a lot; or</i>                                                                                                                               | The proposed subdivision is not for the purpose specified.                                                                                                                          | Not Applicable                        |
| (e) <i>not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.</i> | The Priority Vegetation Area overlay applies to the entirety of the site is. As a result, development facilitated by the proposed subdivision would be unable to avoid the overlay. | <b>Relies on Performance Criteria</b> |

## 6.6.5 Bushfire-Prone Areas Code

### Code Purpose

The purpose statements for the code in Clause 13.1 in the SPPs of the Planning Scheme are reproduced below.

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

The proposed subdivision will be required to be undertaken in accordance with the accompanying Bushfire Hazard Assessment Report, which ensures consistency with the code purpose.

### Use Standards

The proposal does not involve a use, and the use standards in Clause C13.5 therefore do not apply.

### Development Standards for Subdivision

| Standard                                            | Assessment                                                                                                                                                                                                                                                                                                                                                                                                          | Compliance                        |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <b>C13.6.1 Provision of hazard management areas</b> |                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |
| A1                                                  | <p>(a) <i>TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</i></p> <p>(b) <i>The proposed plan of subdivision:</i></p> <p>(i) <i>shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;</i></p> | Complies with Acceptable Solution |

| Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Assessment | Compliance |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|
| <p>(ii) <i>shows the building area for each lot;</i></p> <p>(iii) <i>shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas; and</i></p> <p>(iv) <i>is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas; and</i></p> <p>(c) <i>if hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</i></p> |            |            |

| Standard                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment                                                                                                                                                                       | Compliance                        |
|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <b>C13.6.2 Public and fire fighting access</b>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                  |                                   |
| A1                                                                  | <p>(a) <i>TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</i></p> <p>(b) <i>A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that</i></p> <p style="padding-left: 40px;">(i) <i>demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and</i></p> <p style="padding-left: 40px;">(ii) <i>is certified by the TFS or an accredited person.</i></p>                            | The accompanying BHMR certifies that the proposed subdivision complies with Clause C13.6.2 A1 (a), in relation to the existing dwellings, and (b) in relation to the other lots. | Complies with Acceptable Solution |
| <b>C13.6.3 Provision of water supply for fire fighting purposes</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                  |                                   |
| A1                                                                  | <p><i>In areas serviced with reticulated water by the water corporation:</i></p> <p>(a) <i>TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;</i></p> <p>(b) <i>A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or</i></p> <p>(c) <i>A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</i></p> | The accompanying BHMR certifies that the proposed subdivision complies with Clause C13.6.3 A1 (b).                                                                               | Complies with Acceptable Solution |

| Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Assessment                                                                                                                                                                                                                                                                                   | Compliance                               |
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| <b>C13.6.3 Provision of water supply for fire fighting purposes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                              |                                          |
| <p>A2 <i>In areas that are not serviced by reticulated water by the water corporation:</i></p> <p>(a) <i>The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</i></p> <p>(b) <i>The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5; or</i></p> <p>(c) <i>A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</i></p> | <p>The accompanying BHMR certifies that the proposed subdivision complies with Clause C13.6.3 A2 (a), in relation to the existing dwellings to the extent necessary, and (b) in relation to the other lots for any building areas unable to be serviced by the reticulated water supply.</p> | <p>Complies with Acceptable Solution</p> |

## 6.6.6 Landslip Hazard Code

### Code Purpose

The purpose statement for the code in Clause 15.1 of the SPPs of the Planning Scheme are reproduced below.

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

The Landslip Hazard Area applies to a relatively small part of the site, as shown in Figure 5. The overlay can be avoided by development facilitated by the proposed subdivision. Additionally, the exemption in Sub-Clause C15.4.1 (d) applies, as outlined below. Therefore, the proposal is consistent with the code purpose.

### Use of Development Exempt from the Code

The relevant part of Sub-Clause C15.4.1 is reproduced below.

*C15.4.1 The following use or development is exempt from this code:*

...

(d) *development (including subdivision) on land:*

(i) *within a low landslip hazard band, if for:*

a. *building work or plumbing work as defined in the Building Act 2016 including significant works related to the building work and plumbing work, or*

- b. works if it does not involve significant works; or
- (ii) within a medium landslip hazard band, if for:
  - a. building work or plumbing work as defined in the Building Act 2016 including significant works related to the building work and plumbing work;
  - b. subdivision if no additional lots are created, if it does not involve significant works;
  - c. Resource Development, if it does not involve significant works;
  - d. minor utilities or utilities associated with sewer, water, stormwater systems, electricity, gas, telecommunications and roads infrastructure, if it does not involve significant works; or
  - e. any other works, if it does not involve significant works.

The proposed subdivision does not include any works within the Landslip Hazard Area, which affects the rear of proposed Lot 22 and a part of the Tasman Highway. This includes the proposed upgrade of the junction between the Tasman Highway and Boomer Road, which is located entirely outside the overlay.

It is also noted that the proposal is consistent with the acceptable solution in Clause C15.7.1, which is relevant to subdivision, in that the proposed lots can, including Lot 22 in particular, contain a building area, and associated services and driveway, outside the overlay.

## 6.7 Applicable Performance Criteria

### 6.7.1 Clause 11.5.1 Lot Design – Performance Criteria P2 and P3

The proposed Lots 9, 12–16 and 18 will not have frontage to a road that is 40m or greater in length, as required by Clause 11.5.2 A2. Therefore, the subdivision relies on performance criteria P2 for the standard. It is noted that the primary frontage of Lots 17 and 21–22, to the proposed cul-de-sac road, will be less than 40m.

Clause 11.5.2 A3 provides a compliance pathway where the vehicle accesses to be provided for lots will be provided in accordance with the requirements of the road authority. Those requirements will be assessed as part of Council's consideration of the combined application. A consideration of the associated performance criteria P3 is therefore provided below.

| 11.5.1 Lot design                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                        |
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| <p><b>Objective:</b><br/> <b>That each lot:</b></p> <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for use and development in the zone;</li> <li>(b) is provided with appropriate access to a road; and</li> <li>(c) contains areas which are suitable for residential development.</li> </ul> |                                                                                                                                                                                                                                                        |
| Performance Criteria                                                                                                                                                                                                                                                                                                              | Assessment                                                                                                                                                                                                                                             |
| <p><b>P2</b></p> <p><i>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</i></p>                                                                                         | <p>The proposed lots will be provided with access to the cul-de-sac road or Boomer Road in a manner that will be suitable for their intended rural residential usage having regard to matters (a) to (f), as relevant, which are considered below.</p> |



| Performance Criteria                                                                                                                    | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) <i>the width of frontage proposed, if any;</i>                                                                                      | <p>As outlined in Table 4, the frontage widths associated with the relevant proposed lots are:</p> <ul style="list-style-type: none"> <li>• Lot 9 – 7.8m to Boomer Road;</li> <li>• Lot 12 – 20.2m to proposed road;</li> <li>• Lot 13 – 8.6m to proposed road;</li> <li>• Lot 14 – 18m to proposed road;</li> <li>• Lot 15 – 0m to proposed road;</li> <li>• Lot 16 – 7.6m to proposed road;</li> <li>• Lots 17 – 7m to proposed road (primary frontage)</li> <li>• Lot 18 – 7m to proposed road; and</li> <li>• Lots 21-22 - 7m to proposed road (primary frontages).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                       |
| (b) <i>the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</i> | <p>The accesses for Lots 9, 12–13, and 16 will be dedicated solely to each respective lot and will not be subject to any right of way providing access to other land.</p> <p>Lot 15 will benefit from a right of way over the 18-metre-wide access strip associated with Lot 14, providing a legal connection to the proposed road. This access arrangement will also accommodate a shared driveway serving only Lots 14 and 15.</p> <p>Lots 17–18 will have adjoining 7-metre-wide access strips that will provide frontage. Mutual rights of way will be created over each access strip, benefiting the adjoining lot and creating a 14-metre-wide shared access corridor. This corridor will be used exclusively by the two lots, with no rights of access granted to any other land.</p> <p>Lots 21-22 will have these same access arrangements, with the exception that Lot 17 will also retain the existing accesses and associated dwellings.</p> |
| (c) <i>the topography of the site;</i>                                                                                                  | <p>The topography of the site, which mostly includes relatively gentle slopes, does not constrain the provision of access from the road.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (d) <i>the functionality and useability of the frontage;</i>                                                                            | <p>The proposed frontages and associated rights of way, for the relevant lots, will provide functional and useable access arrangements, suitable for the intended rural residential usage. Vehicles will be able to enter and exit the road in safe and efficient appropriate manner. Following construction, vehicle movements associated with the lots will predominantly involve light vehicles, with relatively low traffic volumes expected due to the rural residential nature of the subdivision.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (e) <i>the ability to manoeuvre vehicles on the site; and</i>                                                                           | <p>The size of the proposed lots ensures that there will be sufficient area to enable vehicles to manoeuvre appropriately on-site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(f) <i>the pattern of development existing on established properties in the area,</i></p> <p><i>and is not less than 3.6m wide.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                        | <p>The surrounding area, including the established Rural Living-zoned lots in Boomer Road, Whisky Road, Drivers Run Estate, Hillside Estate and Abels Hill Road, include lots with a mix of sizes and shapes. It also includes internal lots with access strips. The proposed access arrangements are compatible with the pattern of development in the area.</p> <p>Additionally, the proposed frontages and rights of way, for the relevant lots, will exceed 3.6m, which is the minimum that can be approved.</p> <p>Therefore, the proposal complies with the performance criteria.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>P3</b></p> <p><i>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</i></p> <p>(a) <i>the topography of the site;</i></p> <p>(b) <i>the length of the access;</i></p> <p>(c) <i>the distance between the lot or building area and the carriageway;</i></p> <p>(d) <i>the nature of the road and the traffic;</i></p> <p>(e) <i>the anticipated nature of vehicles likely to access the site; and</i></p> | <p>The proposed lots will be provided with reasonable vehicular access having regard to matters (a) to (f), as relevant, which are considered below.</p> <p>The topography of the site, which mostly includes relatively gentle slopes, does not constrain the provision of access from the road.</p> <p>The majority of the proposed lots are capable of accommodating building areas near their respective primary road frontages. The proposed Lots 14–15, 18, and 21–22 are as internal lots, intended for future dwelling development. These lots will be served by shared access corridors ranging from approximately 130 to 160 metres in length, which is considered reasonable and appropriate for a rural residential subdivision. The proposed corridor widths of between 14 to 18 metres will provide adequate space for vehicle manoeuvring and passing, ensuring safe and functional access.</p> <p>As identified, the proposed lots will be able to contain building areas in a location that provides reasonable and appropriate separation between the road carriageway.</p> <p>Taking account of the rural residential nature of the proposed subdivision development, the road and associated vehicle crossings are proposed be constructed to a rural standard. Traffic volumes will be relatively low.</p> <p>Following construction, vehicle movements associated with the lots will predominantly involve light vehicles, with relatively low traffic volumes expected due to the rural residential nature of the subdivision. As a result, vehicles are unlikely to experience any difficulties with the proposed access arrangements, which are considered appropriate.</p> |

| Performance Criteria                                              | Assessment                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (f) <i>the ability for emergency services to access the site.</i> | <p>Given that the site is located within a bushfire-prone area, the proposed road and relevant vehicle accesses will be constructed to accommodate fire appliances as identified in the accompanying Bushfire Hazard Management Report.</p> <p>Therefore, the proposal complies with the performance criteria.</p> |

### 6.7.2 Clause 11.5.2 Roads – Performance Criteria P1

The proposed subdivision includes a new cul-de-sac road that will extend from Boomer Road, and a consideration of the performance criteria in Clause 11.5.2 P1 is therefore required.

| 11.5.2 Roads                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Objective:</b><br/> <i>That the arrangement of new roads with a subdivision provides:</i></p> <ul style="list-style-type: none"> <li>(a) <i>safe, convenient and efficient connections to assist accessibility and mobility of the community;</i></li> <li>(b) <i>adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and</i></li> <li>(c) <i>the efficient ultimate subdivision of the entirety of the land and of surrounding land.</i></li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>P1</b><br/> <i>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, having regard to:</i></p> <ul style="list-style-type: none"> <li>(a) <i>any relevant road network plan adopted by the council;</i></li> <li>(b) <i>the existing and proposed road hierarchy;</i></li> <li>(c) <i>maximising connectivity with the surrounding road network;</i></li> </ul>    | <p>The proposed cul-de-sac road will provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles having regard to matters (a) to (e), as relevant, which are considered below.</p> <p>No relevant road network plan adopted by Council for the area has been identified. The proposed road layout is considered appropriate in the context of the site location and intended rural residential use.</p> <p>The proposed cul-de-sac road will connect with Boomer Road. This is a local road constructed to a rural standard that services part of the established Rural Residential Area, providing connectivity to the broader road network.</p> <p>The road access arrangements associated with the proposed subdivision development will provide an appropriate level of connectivity, taking account of the rural residential nature of the area.</p> <p>The 18-metre-wide access strip associated with Lot 14 is intended to provide for a potential future road connection to the adjoining property to the north-west. This connection would support any future rural residential subdivision and development in the surrounding area.</p> |

| Performance Criteria                                                                                            | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(d) <i>appropriate access to public transport;</i></p> <p>(e) <i>access for pedestrians and cyclists</i></p> | <p>To safeguard this future connectivity, an appropriate easement is proposed to be registered on the title for Lot 14, formally recognising the potential for a road extension.</p> <p>The site is not within an area that is serviced by public transport. The nearest bus routes extend along Regent Street and Naroo Street in Waverley approximately 1.5km to the west.</p> <p>Taking account of the rural residential nature of the area, it is reasonable to expect parts of the surrounding local road network to accommodate shared usage.</p> <p>Matters (a) to (f) are not mandatory requirements that the proposed subdivision must satisfy. They are matters to consider in determining compliance with the overarching requirement in the performance criteria. The cul-de-sac road will assist in providing the subdivision with a safe, convenient and efficient connection with the road network. Therefore, the proposal complies with the performance criteria.</p> |

### 6.7.3 Clause 11.5.3 Services – Performance Criteria P2

The proposed lots will require the provision of on-site wastewater treatment and disposal systems as part of future dwelling development. Therefore, a consideration of the performance criteria in Clause 11.5.3 P1 is required.

| 11.5.3 Services                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Objective:</b><br/> <i>That the subdivision of land provides services for the future use and development of the land.</i></p>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Performance Criteria                                                                                                                                                                                                                                                                                                                                     | Assessment                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>P1</b></p> <p><i>Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</i></p> | <p>The accompanying Preliminary On-site Wastewater Disposal Evaluation demonstrates that each of the proposed lots intended for future dwelling development contains sufficient available area to accommodate the on-site disposal of domestic effluent via a secondary treated wastewater system, including a sufficient reserve area.</p> <p>Therefore, the proposal complies with the performance criteria.</p> |

#### 6.7.4 Clause C3.5.1 Traffic Generation – Performance Criteria P1

The proposed subdivision will include the provision of a new road junction in Boomer Road and new vehicle crossings, in Boomer Road and along the new cul-de-sac road, which will service the proposed lots. The requirements of the road authority in respect to these access arrangements will be assessed as part of Council's consideration of the combined application. Therefore, the subdivision relies on the performance criteria in Clause C3.5.1 P1 is therefore provided.

This performance criteria is assessed in the accompanying Traffic Impact Assessment. This also includes a consideration of the traffic generation associated with the proposed subdivision, including future dwelling development.

| C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Objective:<br/>To minimise any adverse effects on the safety and efficiency of the road and rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                        |
| Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Assessment                                                                                                                                                                                                                                             |
| <b>P1</b><br><i>Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</i><br><br><i>(a) any increase in traffic caused by the use;</i><br><i>(b) the nature of the traffic generated by the use;</i><br><i>(c) the nature of the road;</i><br><i>(d) the speed limit and traffic flow of the road;</i><br><i>(e) any alternative access to a road;</i><br><i>(f) the need for the use;</i><br><i>(g) any traffic impact assessment; and</i><br><i>(h) any advice received from the rail or road authority.</i> | The TIA identifies that the proposed subdivision complies with the performance criteria. It concludes that there are no traffic capacity issues, and the proposal appropriately mitigates potential traffic safety issues arising due to the proposal. |

## 6.7.6 Clause C7.6.1 Buildings and Works Within a Waterway And Coastal Protection Area – Performance Criteria P1.1

The works associated with the proposed subdivision development that will be undertaken within the Waterway and Coastal Protection Area overlay will be limited to the provision of a vehicle crossing for Lot 9. In this respect, the subdivision relies on the performance criteria in Clause C7.6.1 P1.

| C7.6.1 Buildings and works within a Waterway and Coastal Protection Area or a Future Coastal Refugia Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <p><b>Objective:</b><br/> <i>That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>P1.1</b><br/> <i>Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</i></p> <ul style="list-style-type: none"> <li><i>(a) impacts caused by erosion, siltation, sedimentation and runoff;</i></li> <li><i>(b) impacts on riparian or littoral vegetation;</i></li> <li><i>(c) maintaining natural streambank and streambed condition, where it exists;</i></li> <li><i>(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</i></li> <li><i>(e) the need to avoid significantly impeding natural flow and drainage;</i></li> <li><i>(f) the need to maintain fish passage, where known to exist;</i></li> <li><i>(g) the need to avoid land filling of wetlands;</i></li> <li><i>(h) the need to group new facilities with existing facilities, where reasonably practical;</i></li> <li><i>(i) minimising cut and fill;</i></li> <li><i>(j) building design that responds to the particular size, shape, contours or slope of the land;</i></li> <li><i>(k) minimising impacts on coastal processes, including sand movement and wave action;</i></li> <li><i>(l) minimising the need for future works for the protection of natural assets, infrastructure and property;</i></li> <li><i>(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and</i></li> <li><i>(n) the guidelines in the Tasmanian Coastal Works Manual.</i></li> </ul> | <p>Whilst the performance criteria requirement is not specifically assessed in the accompanying Flora and Fauna Report, it identifies that the access for Lot 9 will be in the outer section of the Waterway and Coastal Protection Area overlay. The potential impact on natural assets as a result of this access is negligible.</p> <p>The FFR recommends that sediment barriers be installed downslope of works on lots adjacent to Distillery Creek if there is any risk of run-off during construction works</p> <p>The proposed subdivision complies with the performance criteria.</p> |



| Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Assessment                                                                                                                                                                    |
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| <p><b>P1.2</b></p> <p><i>Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</i></p> <ul style="list-style-type: none"> <li><i>(a) the need to access a specific resource in a coastal location;</i></li> <li><i>(b) the need to operate a marine farming shore facility;</i></li> <li><i>(c) the need to access infrastructure available in a coastal location;</i></li> <li><i>(d) the need to service a marine or coastal related activity;</i></li> <li><i>(e) provision of essential utility or marine infrastructure; or</i></li> <li><i>(f) provisions of open space or for marine-related educational, research, or recreational facilities.</i></li> </ul> | <p>No part of the land involved in the combined application is within the spatial extent of tidal waters. Therefore, the performance criteria requirement does not apply.</p> |

#### **6.7.7 Clause C7.7.1 Subdivision Within a Waterway And Coastal Protection Area – Performance Criteria P1**

The design of the proposed subdivision ensures that almost all future development, including bushfire hazard management areas, can occur outside the Waterway and Coastal Protection Area overlay. The only exception is a future driveway extending vehicle crossing associated with Lot 9, which will be in the outer section of the overlay. In this respect, the subdivision relies on the performance criteria in Clause C7.7.1 P1.

| <b>C7.7.1 Subdivision within a Waterway and Coastal Protection Area or a Future Coastal Refugia Area</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Objective:</b></p> <p><b>That:</b></p> <ul style="list-style-type: none"> <li><i>(a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and</i></li> <li><i>(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.</i></li> </ul>                                                                                                     |                                                                                                                                                          |
| Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Assessment                                                                                                                                               |
| <p><b>P1</b></p> <p><i>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:</i></p> <ul style="list-style-type: none"> <li><i>(a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and</i></li> <li><i>(b) future development likely to be facilitated by the subdivision.</i></li> </ul> | <p>The accompanying Flora and Fauna Report contains an assessment of the performance criteria, demonstrating that the proposed subdivision complies.</p> |

## 6.7.8 Clause C7.7.2 Subdivision Within a Priority Vegetation Area – Performance Criteria P1.1 and P1.2

The proposed subdivision, and future dwelling development, associated bushfire hazard management areas, services and driveways, will occur within a Priority Vegetation Area overlay. Therefore, a consideration of the performance criteria in Clause C7.7.2 P1.1 and P1.2 is required.

| C7.7.2 Subdivision within a Priority Vegetation Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Objective:</b><br/> <b>That:</b></p> <ul style="list-style-type: none"> <li>(a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and</li> <li>(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                       |
| Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Assessment                                                                                                                                                                                                                            |
| <p><b>P1.1</b></p> <p><i>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:</i></p> <ul style="list-style-type: none"> <li>(a) <i>subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;</i></li> <li>(b) <i>subdivision for the construction of a single dwelling or an associated outbuilding;</i></li> <li>(c) <i>subdivision in the General Residential Zone or Low Density Residential Zone;</i></li> <li>(d) <i>use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;</i></li> <li>(e) <i>subdivision involving clearance of native vegetation where it is demonstrated that ongoing pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or</i></li> <li>(f) <i>subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.</i></li> </ul> | <p>The accompanying Flora and Fauna Report contains an assessment of the performance criteria, demonstrating that the proposed subdivision complies. In particular, it demonstrates compliance with the requirements in P1.1 (f).</p> |

| Performance Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Assessment                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>P1.2</b></p> <p><i>Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</i></p> <ul style="list-style-type: none"> <li><i>(a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;</i></li> <li><i>(b) any particular requirements for the works and future development likely to be facilitated by the subdivision;</i></li> <li><i>(c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;</i></li> <li><i>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</i></li> <li><i>(e) any on-site biodiversity offsets; and</i></li> <li><i>(f) any existing cleared areas on the site.</i></li> </ul> | <p>The accompanying FFR contains an assessment of the performance criteria, including matters (a) to (f). It demonstrates that the proposed subdivision complies.</p> <p>In particular, it identifies that the lots have been designed so that future development, including building areas and bushfire hazard management areas, can be accommodated outside the native vegetation community extent.</p> |

## 7. Conclusion

The proposed amendment seeks to rezone the property at 40768 Tasman Highway, Waverley, along with relevant sections of the adjoining Boomer Road, from the Rural Zone to the Rural Living Zone A. The rezoning will facilitate the consolidation of an established Rural Residential Area at Waverley–St Leonards, which is identified as a strategically preferred location for rural residential use and development.

The assessments which accompany the combined application, including this Planning Report, demonstrate that the proposed amendment is consistent with the following:

- State Policies;
- *Northern Tasmania Regional Land Use Strategy*;
- *Launceston Residential Strategy 2009-2029*;
- Council's *Eastern Approaches Long Term Conceptual Development Plan, 2010*; and
- Council's *Strategic Plan 2014-2024: 2019 Review*.

The proposed amendment also complies with the relevant requirements in the Act, including the Local Provisions Schedule criteria in Section 34(2).

The permit application seeks to subdivide the site into 23 lots and constructed associated works involving the provision of road access, water supply and electricity services and upgrading the junction of Boomer Road and the Tasman Highway.

This Planning Report demonstrates that the proposal complies with the applicable provisions and standards under the following headings in the Planning Scheme:

- Clause 7.10 Development Not Required to be Categorised into a Use Class;
- Clause 11.0 Rural Living Zone;
- Clause C2.0 Parking and Sustainable Transport Code;
- Clause C3.0 Road and Railway Assets Code;
- Clause C7.0 Natural Assets Code;
- Clause C13.0 Bushfire-Prone Areas; and
- Clause C15.0 Landslip Hazard Code.

This includes the performance criteria in the relevant zone and code provisions listed below.

- Rural Living Zone
  - Clause 11.5.1 Lot design – Performance Criteria P2 and P3.
  - Clause 11.5.3 Services – Performance Criteria P2.
- Road and Railway Assets Code
  - Clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction – Performance Criteria P1.
- Natural Assets Code
  - Clause C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area – Performance Criteria P1.1.
  - Clause C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area – Performance Criteria P1.
  - Clause C7.7.2 Subdivision within a priority vegetation area – Performance Criteria P1.



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# RURAL LIVING MARKET ASSESSMENT

**WAVERLEY & ST LEONARDS**

FEBRUARY 2024



## AUTHORS

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## VERSION

1

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## ACKNOWLEDGEMENT OF COUNTRY

**Urban Enterprise is located on Wurundjeri Woi-Wurrung Country. We pay our respects to elders past, present and emerging and also acknowledge all Traditional Owners of Country on which we work.**



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## ACRONYMS

|        |                                     |
|--------|-------------------------------------|
| AAG    | Average Annual Growth               |
| ABS    | Australian Bureau of Statistics     |
| CBD    | Central Business District           |
| FYTD   | Financial Year to Date              |
| NTRLUS | Northern Regional Land Use Strategy |
| RLZ    | Rural Living Zone                   |
| RZ     | Rural Zone                          |
| SAP    | Special Area Plan                   |
| YTD    | Year to Date                        |

# EXECUTIVE SUMMARY

Urban Enterprise was engaged by 6ty Degrees (on behalf of the landowners) to undertake a market assessment for rural living zoned land and housing product in Waverley and St Leonards in Greater Launceston. The purpose of the assessment is to inform a proposed rezoning from Rural Zone to Rural Living Zone to facilitate a 23-lot subdivision.

## SUBJECT SITE & PROPOSAL

- The subject site is located at 40768 Tasman Highway, Waverley, in the municipality of Launceston. The site is approximately 25.47 hectares, and generally rectangular in configuration.
- The Rural Zone currently applies to the site.
- The site is at the interface of, and adjacent to existing rural living estates, including Drivers Run and Hillside Estate; both of which have developed in recent years.
- The subject site is located along the Tasman Highway, approximately 6.5 km south east of Launceston's CBD.
- The proposed subdivision includes 23 lots, ranging between 1 ha and 1.4 ha.

## STRATEGIC CONTEXT

- The Northern Tasmania Regional Land Use Strategy (NTRLUS) notes that an established Rural Residential Area has limited potential for efficient or practical agricultural or rural resource use on a commercial basis, and where the land use pattern:
  - Is predominantly residential land use, including lifestyle blocks, hobby farms and/or low density residential subdivision; and
  - Is characterised by fragmentation of the cadastral base and property ownership; and
  - May include topographical constraints resulting in physical impediments to rural resource use or connectivity, including biodiversity protection and/or conservation.
- Although the site is currently zoned Rural Resource, the property is not currently operating as a commercial farming enterprise; most likely a result of the restricted land size, land suitability and commercial viability.
- The subject site is adjacent to Rural Living zoned land to the south and east, including the more recently delivered Hillside and Drivers Run Estate along the Tasman Highway.
- The pattern of development in the immediate surrounds shows a cluster of rural living areas and properties that have established in response to expressed demand for this product in this location.
- Over the past decade, rural living development in the immediate area has leveraged the suite of favourable attributes such as:
  - High quality access and exposure to the Tasman Highway, providing a link to central Launceston;
  - Elevation that provides a favourable outlook towards southern Launceston;
  - A peri-urban setting that is within close proximity to Launceston's CBD; and
  - Access to nearby amenity and services in St Leonards, Waverley and Norwood.

## RURAL LIVING LAND SUPPLY

- For the purpose of the land supply assessment, a local and regional RLZ catchment have been established. The local catchment includes the areas of Waverley-St Leonards and Relbia. The broader regional catchment encompasses Hadsphen-Longford, Perth and Carrick.
- Market ready lots in the RLZ in Waverley-St Leonards are relatively scarce. There are currently 11 lots that are approved or market ready. Beyond these lots, there is no other RLZ land supply in the Waverley-St Leonards area with an 'active' planning or development status.

- There are several other land areas in Waverley-St Leonards that are zoned Rural Living, however these areas have remained inactive for a long period of time. This means that although the land can theoretically accommodate additional lots through subdivision, there is a level of uncertainty in terms of the possibility and timing of development of these areas.
- Currently, the availability of market ready lots in Relbia is very limited. The City of Launceston has proposed an amendment to the zoning and subdivision controls in Relbia, which is currently being considered by the Tasmanian Planning Commission. The proposed Council amendment is likely to increase lot supply, however this is expected to occur incrementally and over time.
- Perth currently includes the majority of 'market ready' lot supply in the regional catchment. However, this areas is approximately 20km south west of the subject site; and offers much different locational attributes compared with Waverley and St Leonards, and thus would be serving a different part of the housing market.

## DEMAND FOR RURAL LIVING

- The local catchment is an appealing location for rural living, evidenced by consistent development and sales activity in the adjoining estates.
- Rural living properties in the catchment primarily serve demand from:
  - Young to middle aged families (second & third homebuyers/homebuilders) seeking generous land sizes; and
  - Older adult couples (semi-retired, retired) with established families that no longer live at home, but can be accommodated when visiting.
- Dwelling approvals in the local catchment average 12 per annum. If this rate of approvals were to endure, the proposal would therefore accommodate at least 3 years of housing demand in the local catchment.
- Within the local catchment, only several properties remain on the market. Once these properties are consumed, the capacity of the local catchment to meet demand for new rural living properties will be lost.
- Hillside and Drivers Run provide evidence of expressed demand for ~1 ha lot sizes in this location, which indicates market confidence in the lot and product mix proposed at the subject site.

## CONCLUSIONS

1. The location and geographic attributes of the subject site are well matched to market preferences for rural living lot and housing product.
2. The accessibility and configuration of the site will allow for development to occur in a relatively straightforward manner.
3. The proposal is consistent with the land use and development pattern in adjoining and adjacent areas, and would provide a logical extension of existing RLZ land.
4. The proposal will contribute to maintaining 15% of the municipal housing stock as rural residential, as stipulated in the Launceston Residential Land Strategy (2009-29).
5. With the exception of the adjacent parcel on Boomer Road, vacant RLZ land stocks in the local catchment are scarce.
6. 'Market ready' and advertised rural living properties are very limited. Once the remaining properties at Hillside Estate are sold out (likely in 2024-25), 'market ready' rural living lot and housing stock in the catchment will be close to exhausted.
7. The proposal at the subject site presents a logical location to accommodate the next rural living development in the catchment.
8. Delivering the subdivision as proposed will provide a timely release of rural living allotments to the market. This will encourage a transfer of demand from recently developed areas in the catchment, including the adjacent Hillside and Drivers Run.

# 1. INTRODUCTION

## 1.1. ENGAGEMENT

Urban Enterprise was engaged by 6ty Degrees (on behalf of the landowners) to undertake a market assessment for rural living zoned land and housing product in Waverley and St Leonards in Greater Launceston.

The purpose of the assessment is to inform a proposed rezoning from Rural Zone to Rural Living Zone to facilitate a 23-lot subdivision.

## 1.2. SCOPE

The scope of this assessment is as follows:

- **Site assessment** - Assess the property market attributes of the site and its location. Comment on the favourable and unfavourable characteristics for rural living.
- **Strategic planning context** – Review key planning strategies to understand the objectives for rural living in the municipality and the northern Tasmania region.
- **Catchment** – Establish a logical catchment surrounding the subject site to guide the land supply and housing demand assessment. The catchment will have regard to location and geographic characteristics, demographics, location and availability of rural living zoned land, and housing.
- **Demand for rural living** – Assess the demand for rural living lot and housing product to determine the strength and nature of demand within the catchment.
- **Land supply** – Review land supply prepared by 6ty Degrees to assess the availability of rural living zoned land supply in the catchment, determine the extent to which demand for rural living can be met now and in the future.
- **Findings** – Summarise findings, and discuss the suitability of the site to accommodate rural living product in respect of land supply and market demand.

## 2. PROPOSAL

### 2.1. SUBJECT SITE

The subject site is located at 40768 Tasman Highway, Waverley in the municipality of Launceston. The site is approximately 25.47 hectares, and generally rectangular in configuration.

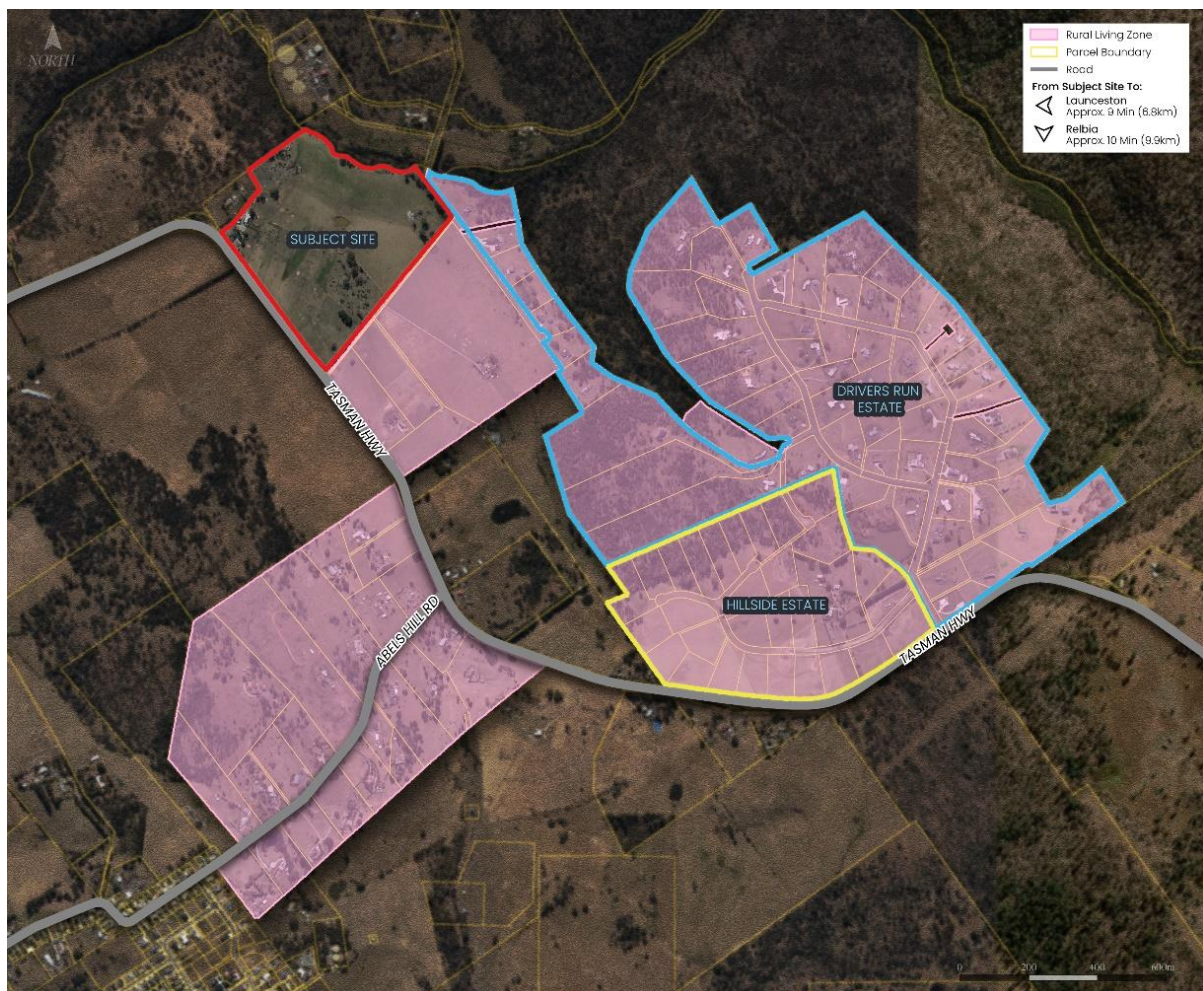
The site is currently zoned Rural Resource.

Figure 1 shows the location of the subject site in its immediate context. The site is at the interface of, and adjacent to existing rural living estate, including Drivers Run and Hillside Estate, which were both developed in recent years.

The subject site is located in Waverley, along the Tasman Highway; approximately 6.5 km south east of Launceston's CBD.

The subject site is in close proximity to amenity located in St Leonards and Norwood, including convenience retail, hospitality and retail services.

F1. SUBJECT SITE & SURROUNDING AREA



Source: Urban Enterprise, 2023

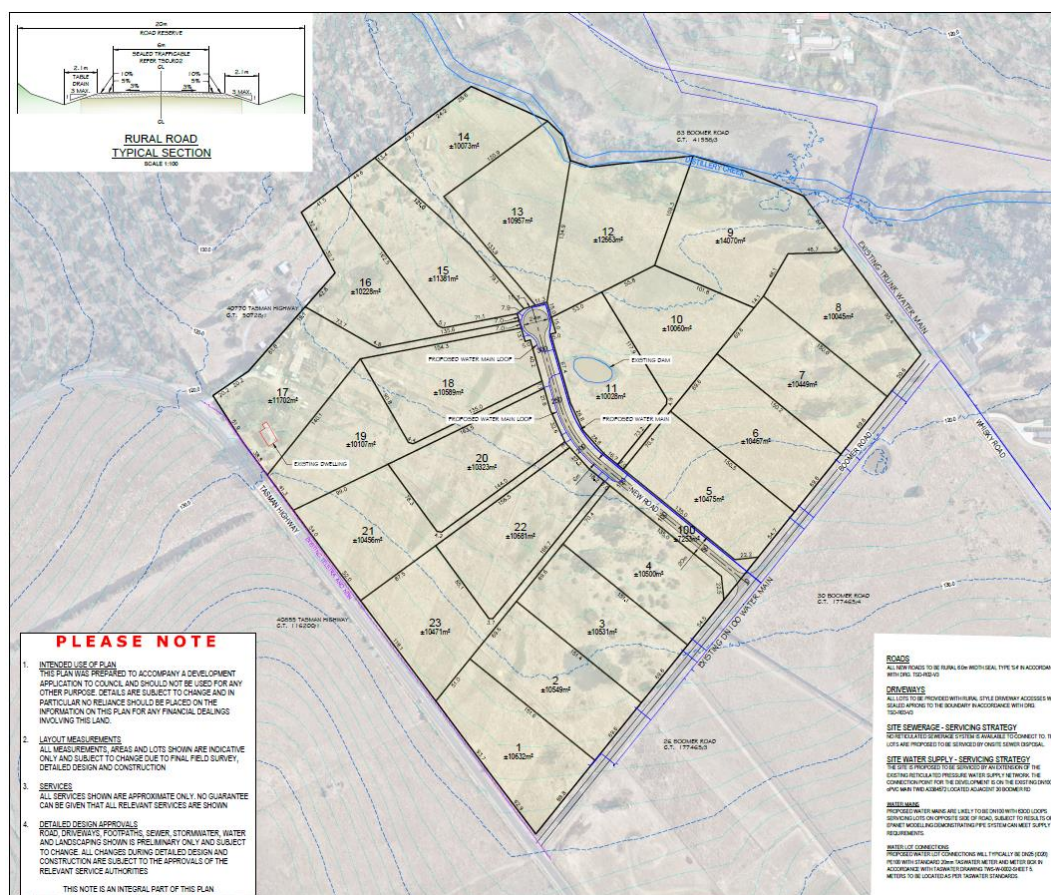


## 2.2. SUBDIVISION PLAN

The subdivision plan for the subject site is shown in Figure 2. The proposal includes 23 lots, ranging between 1 ha and 1.4 ha. Most allotments will be around 1 ha.

The subdivision is proposed to be staged in terms of construction of infrastructure and the release of lots to the market.

### F2. SUBDIVISION PLAN, SUBJECT SITE



Source: Subdivision Plan, 6ty Degrees, 2023

Infrastructure and servicing information for the subject site is preliminary at this stage, and will be subject to further analysis and requirements identified through the approval process. However, the following preliminary information relating to servicing is relevant:

- Lots are proposed to be serviced by extension of a **reticulated pressure water supply network**. This will be subject to advice relating to the capacity of the existing system to service the subdivision. In the event that there are any issues, the lots will be serviced by water tanks, as was the case with the nearby Hillside development.
- The site and surrounding area (including Drivers Run) are not serviced by reticulated sewerage infrastructure. **On-site wastewater disposal systems will be provided** within the lots as part of development of future dwellings.
- It is intended that **stormwater** associated with the lots will predominantly be **managed on-site and/or by roadside drainage**.
- Consistent with Hillside, it is anticipated at that the proposed lots will be **served by overhead electricity reticulation, underground telecommunications and NBN Fixed Wireless network**.

## 3. STRATEGIC CONTEXT

### 3.1. INTRODUCTION

This section provides an assessment of local and regional strategies that are relevant to the proposal and the subject site.

### 3.2. NORTHERN TASMANIA REGIONAL LAND USE STRATEGY

The *Northern Tasmania Regional Land Use Strategy* (NTRLUS) was declared in June 2021 by the Minister for Planning, in partnership with local governments located in the northern region of Tasmania. The Strategy applies to all land in the northern region of Tasmania, and it establishes a policy basis to facilitate and manage urban growth and change to 2032.

The NTRLUS provides a policy framework to manage rural areas having regard to consolidation and growth opportunities, in particular the sustainability objectives/criteria used to assess land suitability for rural residential areas.

#### D.2.2 RURAL AREAS

D.2.2 of the NTRLUS provides direction for rural areas:

*“Rural Areas will protect significant high value productive rural land and primary industries; support the sustainable development and use of natural resources; and **provide appropriate opportunities for rural living** and other non-agricultural activities.” (p. 19)*

#### D.2.2.2 RURAL RESIDENTIAL AREAS

IN terms of Rural Residential Areas, the NTRLUS states that:

*“The region’s rural landscape includes land suitable for opportunities for rural residential use and development on large allotments, in preferred locations, and provide residential opportunities within a rural landscape, including where services are limited, or existing natural and landscape values are to be retained.” (p. 22)*

The NTRLUS states that the Rural Living Zone is typically applied to rural residential areas. However, the appropriate zone will be applied to reflect whether there is **established rural residential land use patterns** and/or additional areas identified in local strategy. For example, where there is support for a mix of housing options and densities to meet the demographic needs and preferences of the housing market.

The NTRLUS notes that an established Rural Residential Area is land with **limited potential for efficient or practical agricultural or rural resource** use on a commercial basis, **and where the land use pattern:**

- Is predominantly residential land use, including lifestyle blocks, hobby farms and/or low density residential subdivision; and
- Is characterized by fragmentation of the cadastral base and property ownership; and
- May include topographical constraints resulting in physical impediments to rural resource use or connectivity, including biodiversity protection and/or conservation.

Importantly, the NTRLUS notes that Rural Residential Areas delivered on land with limited agricultural or resource capacity serves residential demand this segments of the housing market, and diverts demand pressure away from Productive Resource Areas in the region.

The NTRLUS prioritises opportunities to increase the capacity of established Rural Residential Areas over expansion of existing or new areas. Intensification or expansion of established Rural Residential Areas, or new Rural Residential Areas must balance a range of matters.

Those matters which are most relevant to this market assessment are highlighted:

- Impact on the agricultural and environmental values of the land and surrounding areas;
- **Proximity to existing settlements containing social services;**
- **Land use efficiency, consolidating gaps in established rural residential land use patterns;**
- **Access to road infrastructure with capacity to support an intensified land use;**
- On-site waste water system suitability;
- Impact on natural values or the potential land use limitations as a result of natural values;
- Impact on agricultural land and land conversion;
- Impact on water resources required for agricultural and environmental purposes;
- Consideration of natural hazard management;
- **The housing mix available in a locality and the contribution additional rural residential land use may make in support of settlements;**
- Potential future requirement for the land for urban purposes; and
- The ability to achieve positive environmental outcomes through rezoning.

### 3.3. LAUNCESTON RESIDENTIAL STRATEGY 2009-2029

The Launceston Residential Strategy 2009-2029 (**the Strategy**) was prepared by Launceston City Council in 2010. This Strategy outlines the future for housing in the Launceston municipality for the period 2009 to 2029.

The Strategy provides a planning framework to suitably and sustainably accommodate future population and dwelling growth in the Council area over the 20-year planning period. As a general rule, the Strategy identifies that 15 per cent of housing in the municipality should be rural residential in nature, with the balance (85 per cent) concentrated to serviced residential areas.

#### RURAL RESIDENTIAL DEVELOPMENT

The Strategy provides policy direction to promote housing growth in inner areas with smaller housing provisions and alternative forms of housing outside of these areas.

Based on the current supply of vacant rural residential land and demand projections for rural residential allotments, the Strategy identifies that “there is a considerable shortfall in supply of rural residential allotments and some justification for zoning additional Rural Residential land in the period up to 2024” (p.51).

Policy 15 of the Strategy states that:

*“Council will ensure that future Rural Residential development respects the environmental capacity of its location and creates an attractive, safe and functional areas for future residents” (p. 53).*

#### LAND SUITABILITY FOR RURAL RESIDENTIAL DEVELOPMENT

Criteria for land suitability in respect of rural residential development must have regard to the following site and locational attributes, including:

- Access to services (reticulated water);
- Sealed and/or gravel road frontage;
- Topography;
- Ease of access for garbage collection;
- The absence of conservation and/or agricultural land value;

- Proximity and interface with other rural residential areas.

Table 1 comments on subject site's ability to meet land suitability criteria. The subject site satisfies many of the above criteria.

#### T1. LAND SUITABILITY FOR RURAL LIVING

| Criteria                                                   | Comments                                                                                                                                                                                                                                                 |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Access to services (reticulated water)                     | The site and surrounding area (including Drivers Run) are not serviced by reticulated sewerage infrastructure. On-site wastewater disposal systems are proposed.                                                                                         |
| Sealed and/or gravel road frontage                         | The site has extensive frontage to Tasman Highway and Boomer Road (sealed), with a new internal road proposed to ensure all lots are accessible.                                                                                                         |
| Topography                                                 | Slight undulation, but no topographic constraints to development.                                                                                                                                                                                        |
| Ease of access for garbage collection                      | The site has extensive frontage to Tasman Highway and Boomer Road (sealed), with a new internal road proposed to ensure all lots are accessible.                                                                                                         |
| The absence of conservation and/or agricultural land value | The site is currently used for hobby farming. It is understood that the site area (~25 ha) is not of a scale that could viably support a commercial farming enterprise. Further, the site adjoins, and is adjacent to, existing Rural Living zoned land. |

Source: Urban Enterprise, derived from Launceston Residential Strategy 2009-2029

### 3.4. KEY POINTS

- The NTRLUS notes that an established Rural Residential Area is land with limited potential for efficient or practical agricultural or rural resource use on a commercial basis, and where the land use pattern:
  - Is predominantly residential land use, including lifestyle blocks, hobby farms and/or low density residential subdivision; and
  - Is characterized by fragmentation of the cadastral base and property ownership; and
  - May include topographical constraints resulting in physical impediments to rural resource use or connectivity, including biodiversity protection and/or conservation.
- Although the site is currently zoned Rural Resource, the 25 ha property is not currently operating as a commercial farming enterprise; most likely a result of a restrictive land area, land suitability and commercial viability.
- The subject site is surrounded by a collection of Rural Living zoned land to the south and east, including the more recently delivered Hillside and Drivers Run Estate along the Tasman Highway.
- The pattern of development in the immediate surrounds shows a cluster of rural living areas and properties that have established in response to expressed demand for this product in this location.
- Over the past decade, rural living development in the immediate area has leveraged the suite of favourable attributes such as:
  - High quality access and exposure to the Tasman Highway, providing a link to central Launceston;
  - Elevation that provides a favourable outlook towards southern Launceston;
  - A peri-urban setting that is within close proximity to Launceston's CBD; and
  - Access to nearby amenity and services in St Leonards, Waverley and Norwood.

## 4. RURAL LIVING SUPPLY

### 4.1. INTRODUCTION

This section provides an assessment of Rural Living Zoned (RLZ) land supply that is in reasonable proximity to the subject site. The assessment identifies, quantifies and qualifies the current availability of rural residential areas in parts of Greater Launceston that contain comparable attributes to the subject site.

The purpose is to determine the capacity of existing rural areas to meet current and future demand for this type of lot and housing product.

This supply assessment was prepared by 6ty Degrees, and supplied to Urban Enterprise.

### 4.2. APPROACH

The following approach has been adopted to assess RLZ land supply:

- **Catchment** - Establish a local and sub-regional catchment to guide the land supply assessment.
- **Supply categories** – Define four supply categories to determine the availability and developability of broadhectare RLZ land. Categories are as follows:
  - **Category 1** – Suitably zoned, vacant and considered ‘market ready’. This means a planning permit is approved or in-train, and/or subdivision works are underway or about to commence, and the land is ready for market consumption (i.e. available <12 months).
  - **Category 2** – Suitably zoned, vacant, but not yet subdivided;
  - **Category 3** – Suitably zoned, occupied and not yet subdivided; and
  - **Category 4** – Suitably zoned, occupied and requires a consolidation of adjoining land parcel(s) and then subdivided.
- **Lot capacity** – Estimate the retail lot capacity of category 2-4 areas by dividing each parcel by the minimum lot size to estimate the potential lot capacity, either:
  - Rural Living A (1ha);
  - Rural Living B (2ha);
  - Rural Living C (5ha); or
  - Rural Living D (10ha).Apply a 20% discount to the gross land area where it appears that road infrastructure would likely be needed in order for subdivision to occur.
- **Special Area Plan** – If a Special Area Plan (SAP) applies to a particular area, apply the minimum subdivision area to estimate the retail lot capacity.

It should be noted that the identified lot supply represents the theoretical maximum lot capacity that could be delivered within existing zoned areas using minimum subdivision requirements. There are many reasons why this theoretical maximum may never be achieved, including:

- Current use of the land prevail;
- Landowners have little or no intention of subdividing;
- Landowners have limited financial capacity and expertise to develop;
- Physical constraints on the land, which restrict or constrain the development potential; and
- Servicing constraints, which restrict or constrain the development potential.

For these reasons, the primary focus in respect of current supply is category 1 land supply, which is either approved or ‘market ready’, as this represents supply that is currently available or will be available in the near future.



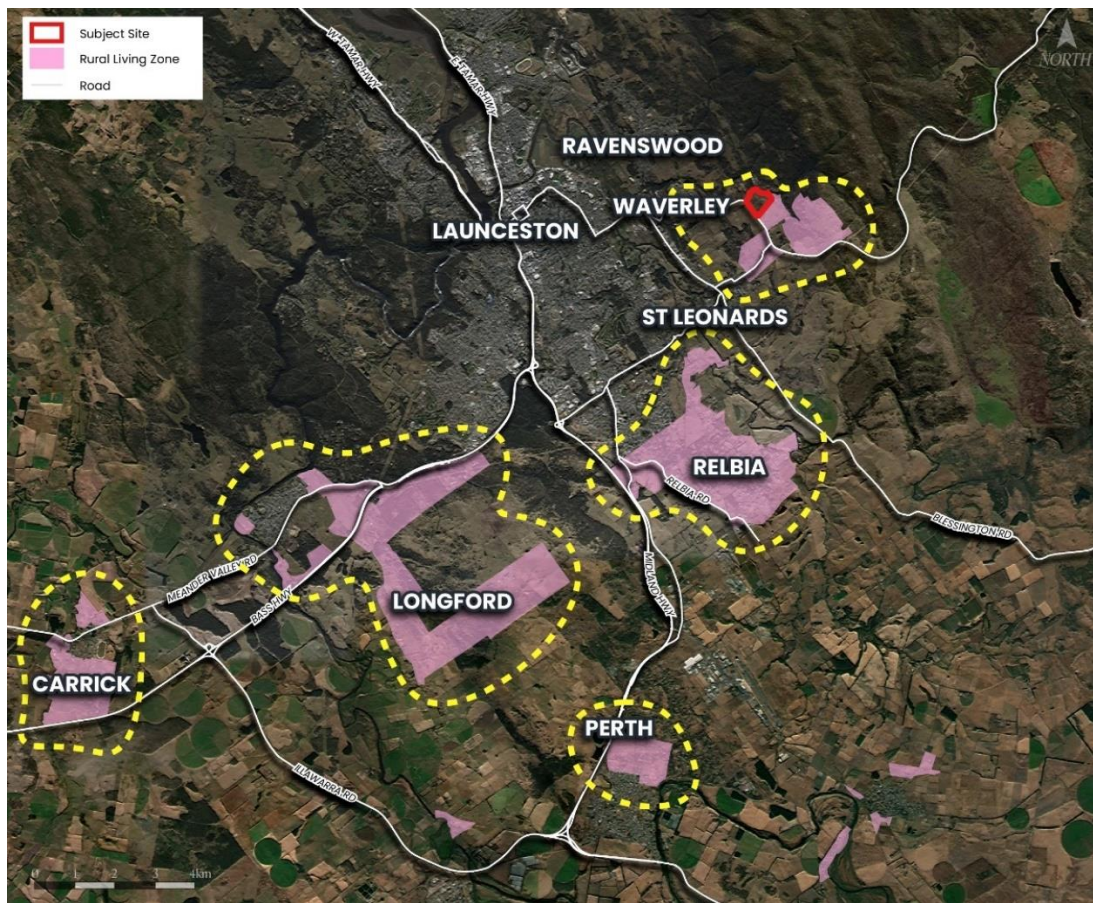
## RLZ SUPPLY CATCHMENT

For the purpose of this land supply assessment, a regional RLZ catchment has been established, and is shown in Figure 3. This catchment represents the main RLZ areas in southern and eastern Launceston, including Waverley-St Leonards, Relbia, Hadspen-Longford, Perth and Carrick.

Relbia is the closest RLZ area to the subject site and Waverley-St Leonards. Together, these areas form the local rural living catchment.

Other RLZ areas located in northern Launceston (along the Tamar River) such as Swan Bay and Dilston offer inherently different location and geographic characteristics compared with the south and the east. Therefore, these areas have been excluded from the land supply assessment.

### F3. RLZ REGIONAL SUPPLY CATCHMENT



Source: Urban Enterprise, 2024

### 4.3. LOT SUPPLY SUMMARY

This section summarises the findings from the RLZ land supply assessment for the regional catchment. Details for specific areas within the catchment are provided in **Appendix A**.

As at February 2024, the regional catchment is estimated to include the following RLZ lot capacity:

- 212 lots across all areas and categories.
- The majority of capacity is dispersed across Hadspen-Longford (37%) and Perth (33%).
- Two thirds of the regional lot capacity (139 lots) is located in category 3 and 4 land areas, meaning that these areas can theoretically accommodate additional lots through subdivision, but are inactive with no planning or development status. Therefore, there is a level of uncertainty in terms of the eventuality, possibility and timing of development for these areas.
- There are a total of 44 lots located within category 1 areas in the catchment, including 33 lots that are approved, and 11 lots that are considered 'market ready'.
- The majority of category 1 land supply is located in Perth where there are 25 lots that are approved, and a further 7 that are market ready.

#### T2. LOT SUPPLY SUMMARY BY AREA, RLZ CATCHMENT

| Area                   | 1         | 2         | 3          | 4         | Total      |
|------------------------|-----------|-----------|------------|-----------|------------|
| Waverley - St Leonards | 11        | 0         | 9          | 5         | 25         |
| Relbia                 | 0         | 7         | 12         | 4         | 23         |
| Perth                  | 32        | 13        | 15         | 9         | 69         |
| Hadspen - Longford     | 0         | 7         | 53         | 19        | 79         |
| Carrick                | 1         | 2         | 13         | 0         | 16         |
| <b>Total</b>           | <b>44</b> | <b>29</b> | <b>102</b> | <b>37</b> | <b>212</b> |

Source: 6ty Degrees, 2024.

#### T3. LOT SUPPLY SUMMARY, CATEGORY 1, RLZ CATCHMENT

| Land Category |                        | Vacant Lots |              |        |              |
|---------------|------------------------|-------------|--------------|--------|--------------|
|               |                        | Approved    | Market Ready | Other* | Total Vacant |
| 1             | Waverley - St Leonards | 7           | 4            | 21     | 32           |
|               | Relbia                 |             |              | 16     | 16           |
|               | Perth                  | 25          | 7            | 5      | 37           |
|               | Hadspen - Longford     |             |              | 3      | 3            |
|               | Carrick                | 1           |              | 25     | 26           |
|               | Totals                 | 33          | 11           | 70     | 114          |

Source: 6ty Degrees, 2024. \*Other – Lots that have been purchased but are yet to construct a dwelling. In any case, these lots are considered to be consumed and unavailable to the market (unless re-listed).

In the **Waverley-St Leonards** area (local catchment) where the subject site is located, only 7 lots are approved and a further 4 are 'market ready'. In addition to category 1 lot capacity, the lot capacity of the area is estimated at 14 lots; all of which are located in category 3 or 4 landholdings, which means they are suitably zoned and occupied, but inactive with no known planning or development status.

Relbia is the closest RLZ area to the subject site, but there are currently no approved or market ready lots in this location. It should be noted that the assessment for Relbia is based on the current planning controls detailed in the Relbia and Glenwood Road Specific Area Plan, which stipulates a 4ha minimum lot size.

The City of Launceston has proposed an amendment to the zoning and subdivision controls in Relbia, which is currently being considered by the Tasmanian Planning Commission. Given that Council's amendment is unresolved, the potential impact on lot supply in the regional catchment is not yet known. However, the proposed Council amendment consists of applying the Rural Living Zone to 18 additional properties and reducing the



minimum lot size to 2ha and 1ha in some areas. It would enable the implementation of Council's strategy for the locality, which seeks to maintain its character whilst providing limited opportunity for growth.

Council's analysis associated with the proposed amendment in Relbia identifies a potential yield of 75 lots, including 12 lots with a 1ha minimum size, 54 lots with a 2ha minimum size and 9 lots with a 4ha minimum size. This analysis excludes the theoretical supply associated with land that will continue to be subject to a 4ha minimum lot size. 6ty Degrees estimated that the net increase in the theoretical maximum supply that would result from Council's proposed amendment in Relbia is 58 lots.

#### **4.4. KEY FINDINGS**

- Market ready lots in the RLZ in Waverley-St Leonards are relatively scarce.
- Beyond the 11 lots that are identified in category 1 land areas, there are no other zoned land supply that is available in the immediate area with an 'active' planning or development status.
- It is acknowledged that there are several RLZ land in Waverley-St Leonards, however they are located in category 3 and 4 areas. This means that although the land can theoretically accommodate additional lots through subdivision, is a level of uncertainty in terms of the eventuality, possibility and timing of development for these areas due to long term inactivity.
- Currently, the availability of market ready lots in Relbia is very limited. The City of Launceston has proposed an amendment to the zoning and subdivision controls in Relbia, which is currently being considered by the Tasmanian Planning Commission. The proposed Council amendment is likely to increase lot supply, however this is expected to occur incrementally and over time.
- Whilst Perth currently includes the majority of lot supply in category 1 land areas, this areas is approximately 20km south west of the subject site; and offers much different locational attributes compared with Waverley and St Leonards.

## 5. HOUSING DEMAND

### 5.1. INTRODUCTION

Demand for housing is primarily driven by:

- Population growth, owing to a combination of natural increases and net migration (both internal and overseas); and
- Changes in demographic and socioeconomic needs and preferences.

Typically for rural living product, market segments are seeking:

- Allotments that are larger than conventional densities (e.g. 2,000+ sqm);
- A location that is relatively divorced from higher density urban areas; and
- Unique natural amenity and physical attributes such as elevation, aspect, vegetation, etc.

This section provides an assessment of demand metrics for housing, with a particular focus on rural residential.

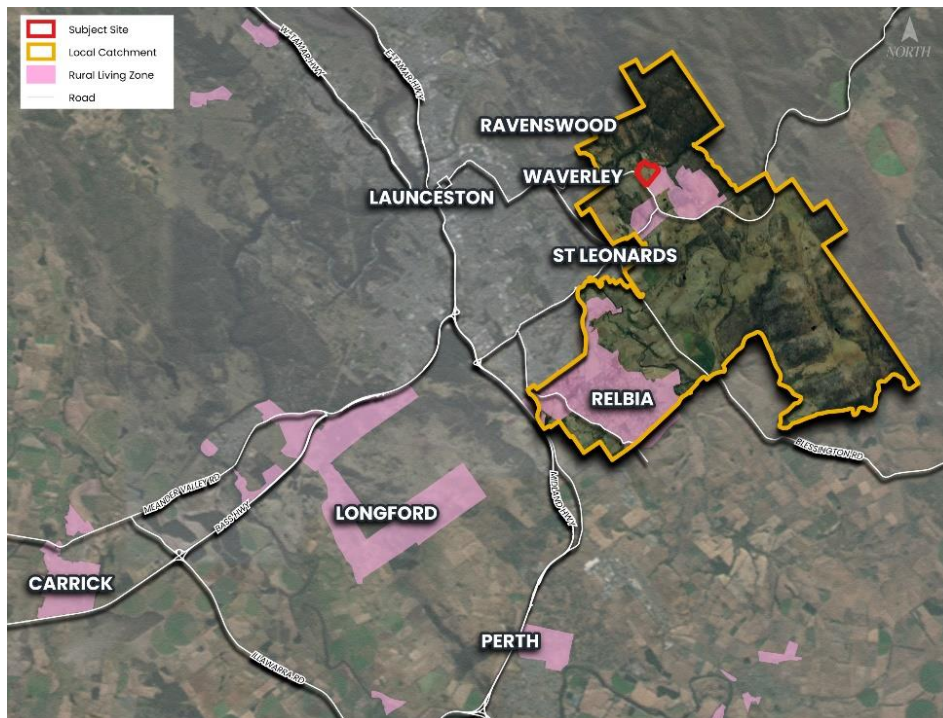
### DATA AREAS

For the purpose of this assessment, several data areas are referenced in this section, and include:

- **Local catchment**, which primarily encompasses rural living areas in Waverley, St Leonards and Relbia (see Figure 4);
- **Greater Launceston region**; and
- **Northern Tasmania**, which includes the Local Government Areas of Launceston, Meander Valley, Northern Midlands, George Town and West Tamar.

Data areas are detailed in **Appendix B**.

### F4. LOCAL CATCHMENT



Source: Urban Enterprise, 2023

## 5.2. DEMOGRAPHICS & HOUSING

An overview of demographics and housing in the local catchment compared with Greater Launceston is shown in Table 4. Key observations include:

- The local catchment includes a population of approximately 1,200 residents.
- 99% of dwellings are separate houses, which reflects the low density residential environment;
- Close to 75% of households are either families with children or adult couples.
- 85% of households are owner occupiers compared with 59% in Greater Launceston.
- The household income in the local catchment is more than double that of Greater Launceston.

Based on the demographic and housing information, the local catchment primarily accommodates young to middle aged families, and older adult couples (empty nesters) – and are predominantly owner occupiers.

T4. DEMOGRAPHICS & HOUSING, LOCAL CATCHMENT, 2021

|                                         | Local Catchment                                                                            | Greater Launceston                                                                         |
|-----------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <b>Population</b>                       | 1,196                                                                                      | 89,930                                                                                     |
| <b>Median age</b>                       | 41                                                                                         | 39                                                                                         |
| <b>Dwellings</b>                        | 419                                                                                        | 39,842                                                                                     |
| <b>Dwelling Structure</b>               | Detached House: 99%<br>Townhouse: 0%<br>Apartment: 1%                                      | Detached House: 81%<br>Townhouse: 10%<br>Apartment: 9%                                     |
| <b>Household types</b>                  | Couple families with children: 40%<br>Couple families no children: 33%<br>Lone person: 13% | Couple families with Children: 22%<br>Couple families no children: 24%<br>Lone person: 27% |
| <b>Ave household size</b>               | 2.4                                                                                        | 2.3                                                                                        |
| <b>Weekly Household Income (median)</b> | \$2,131                                                                                    | \$1,029                                                                                    |
| <b>Tenure</b>                           | Owned Outright: 45%<br>Mortgage: 40%<br>Rented: 6%                                         | Owned Outright: 30%<br>Mortgage: 29%<br>Rented: 29%                                        |

Source: Census of population and housing, ABS, 2021

## 5.3. GROWTH TRENDS

### HISTORICAL

Since 2011, the local catchment has added around 350 residents and 105 dwellings, which equates to 35 residents and 11 dwellings per annum.

The catchment recorded an average annual population growth rate of 3.6%, which is substantially higher compared with Greater Launceston and Northern Tasmania.

The higher rate of population and dwelling growth recorded in the local catchment highlights high market appeal for rural living product in this location.

#### T5. HISTORIC POPULATION AND DWELLING GROWTH

| Population         | 2011    | 2016    | 2021    | Change<br>(2011-21) | AAG   | AAGR % |
|--------------------|---------|---------|---------|---------------------|-------|--------|
| Local catchment    | 843     | 1,065   | 1,196   | 353                 | 35    | 3.6%   |
| Greater Launceston | 81,352  | 83,362  | 89,930  | 8,578               | 858   | 1.0%   |
| Northern Tasmania  | 123,764 | 126,858 | 136,687 | 12,923              | 1,292 | 1.0%   |
| Dwellings          |         |         |         |                     |       |        |
| Local catchment    | 314     | 379     | 419     | 105                 | 11    | 1.9%   |
| Greater Launceston | 36,292  | 37,859  | 39,842  | 3,550               | 355   | 0.9%   |
| Northern Tasmania  | 56,733  | 58,715  | 62,082  | 5,349               | 535   | 0.9%   |

Source: Census of Population & housing, Australian Bureau of Statistics (ABS), 2011-21

### PROJECTIONS

In 2015, Tasmania's Department of State Growth released a *Population Growth Strategy*. The Strategy provides a target to grow the state's population to 650,000 people by 2050.

Tasmania's official population projections were published by the Department of Treasury and Finance for a 25-year period for each Local Government Areas from 2017 to 2042. The projections were first published in 2014 and later updated in 2019.

In 2015, Tasmania's Department of State Growth released a *Population Growth Strategy*. The Strategy provides a target to grow the state's population to 650,000 people by 2050.

Projections for the Greater Launceston region are unavailable, but the municipal population is projected to grow by approximately 6,500 residents by 2042. This equates to an average of 325 new residents per annum.

#### T6. POPULATION PROJECTIONS, LAUNCESTON LGA, 2023-28

|                   | 2023    | 2042    | Change | AAG | AAGR % |
|-------------------|---------|---------|--------|-----|--------|
| Launceston LGA    | 72,501  | 78,995  | 6,494  | 325 | 0.4%   |
| Northern Tasmania | 140,672 | 142,947 | 2,275  | 114 | 0.1%   |

Source: Interim rebased population projections, Tasmanian Department of Treasury and Finance, 2019

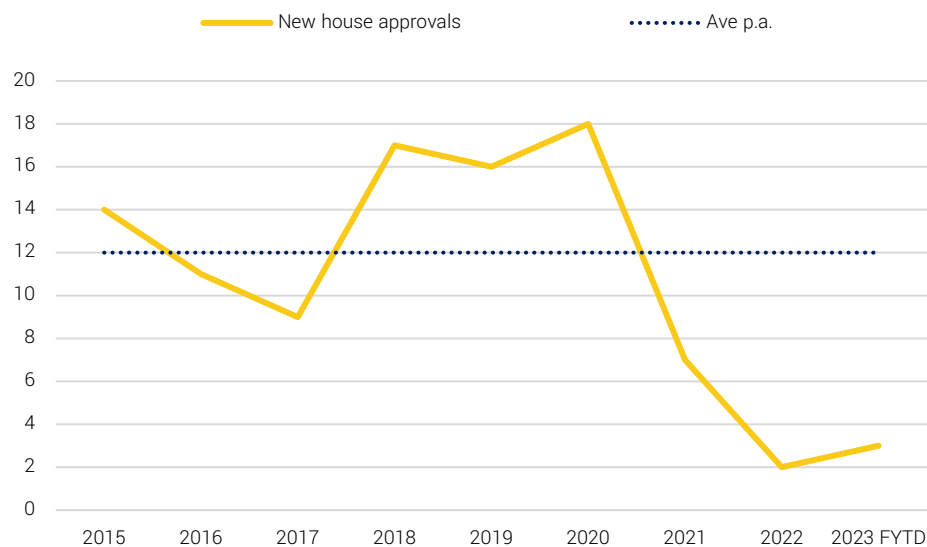
## 5.4. DWELLING APPROVALS

Another indicator for housing demand is dwelling approvals, albeit approvals can only occur where there is land supply and capacity for development to occur. Data has been analysed for the local catchment.

Between 2015 and 2022, the local catchment averaged 12 dwelling approvals per annum. This includes all separate houses across all densities (conventional, rural residential, etc). However, the majority of the local catchment consists of RLZ and RRZ. It is therefore apparent that approvals are weighted towards rural residential dwellings.

The local catchment recorded above average dwelling approvals between 2018 to 2020, which coincided with low interest rates, the Federal Government's HomeBuilder scheme, and importantly housing development in the nearby Hillside and Drivers Run Estates.

T7. DWELLING APPROVALS, LOCAL CATCHMENT, 2019-23 FYTD



Source: Small Area Dwelling Approvals, ABS, 2015-23.

Note: FY'23 figure covers only first 2 quarters.

## 5.5. RESIDENTIAL PROPERTY VALUES

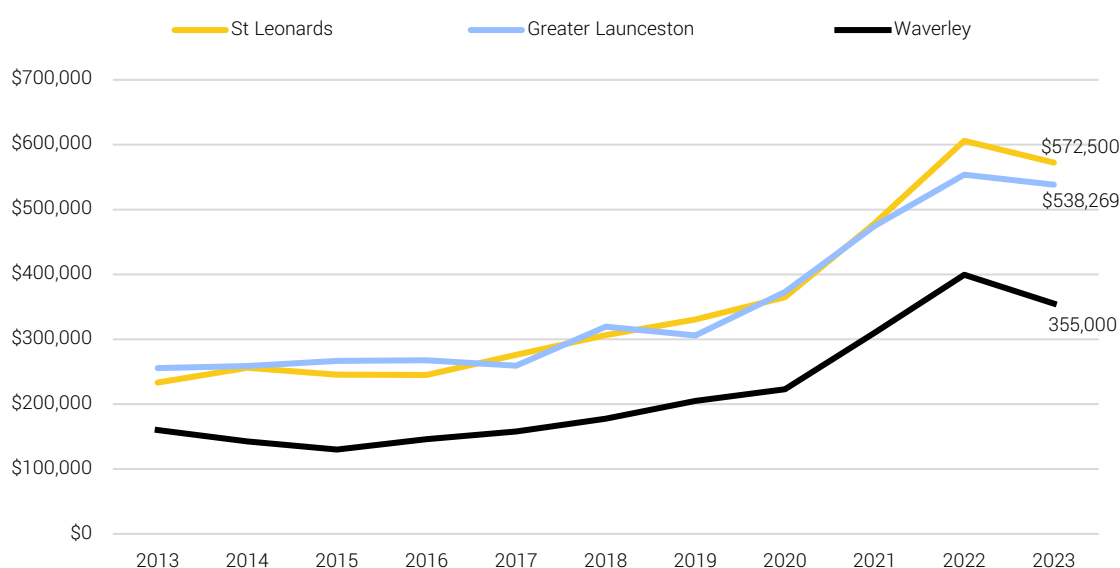
Median house price data has been collected for the suburbs of St Leonards and Waverley, which sit within the local catchment, and are compared with Greater Launceston.

Currently, the median house price in St Leonards is around \$570,000, which is higher than Greater Launceston (\$540,000). The median house price in St Leonards has increased by close to 150% since 2013.

In the most recent 5-year period since 2018, price growth has accelerated. Since 2018, Greater Launceston, St Leonards and Waverley have all recorded annual double digit price growth, with St Leonards recording more than 13% growth per annum.

The median house price in St Leonards has closely reflected Greater Launceston over the past 10 years, as shown in Figure 5. The strong growth that has been achieved is often owed to buoyant demand conditions, low stock availability or combination of both.

F5. MEDIAN HOUSE PRICES, ST LEONARDS & WAVERLEY, 2013-23 YTD



Source: Suburb Report, Real Estate Institute of Tasmania, 2013-2023 (YTD 31<sup>st</sup> July)

Note: REIT reports suburb level data only. Greater Launceston is based on a weighted average of each suburb in proportion to sales recorded.

T8. MEDIAN PRICE GROWTH, ST LEONARDS & WAVERLEY

|                    | 2013      | 2018      | 2023      | Change 2013-23 | AAGR 2013-23 | Change 2018-23 | AAGR 2018-23 |
|--------------------|-----------|-----------|-----------|----------------|--------------|----------------|--------------|
| St Leonards        | \$233,250 | \$306,500 | \$572,500 | +\$339,250     | +9.4%        | +\$266,000     | +13.3%       |
| Waverley           | \$160,000 | \$177,500 | \$355,000 | +\$195,000     | +8.3%        | +\$177,500     | +14.9%       |
| Greater Launceston | \$255,574 | \$319,454 | \$538,269 | +\$282,695     | +7.7%        | +\$218,816     | +11.0%       |

Source: Urban Enterprise 2023, derived from Suburb Report, Real Estate Institute of Tasmania, 2013-2023



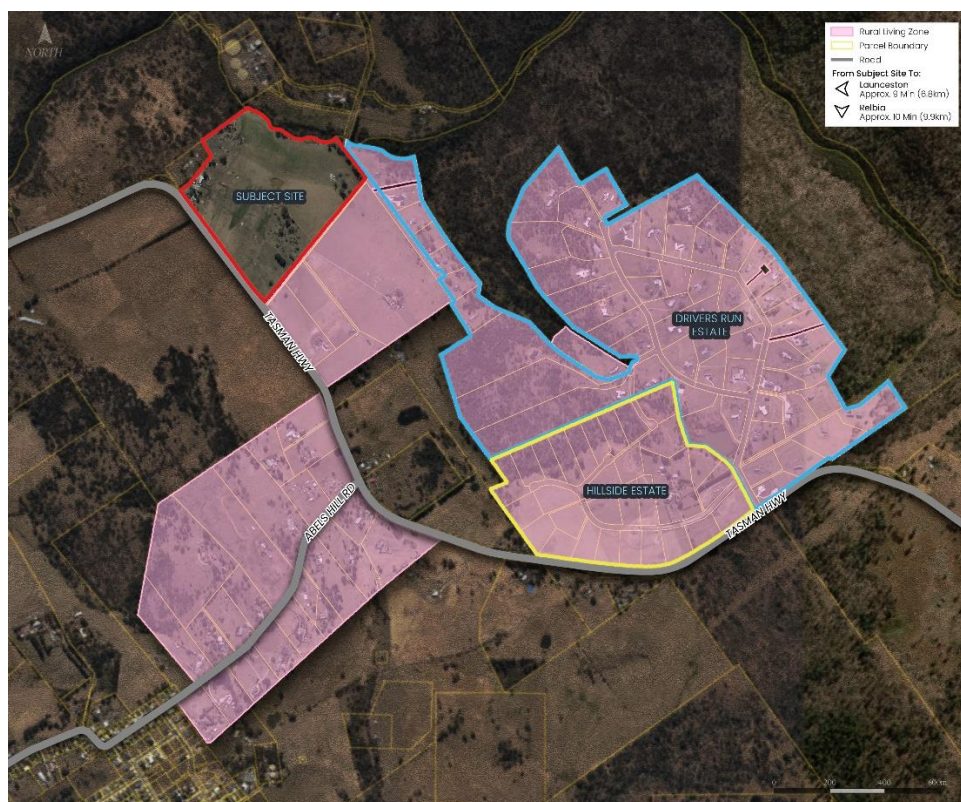
## 5.6. RURAL LIVING EXAMPLES

The subject site is located adjacent to two comparable rural living developments in St Leonards along the Tasman Highway. These include:

- **Drivers Run Estate** – 61 lots (sales commenced in 2011, and sold out in 2017); and
- **Hillside Estate** – 30 lots (sales commenced in 2021, with approximately 4 left).

Together, these two developments provide an insight into the market appeal for rural living product at this location.

### F6. SUBJECT SITE AND CASE STUDY MAP



Source: Urban Enterprise, 2023

### DRIVERS RUN, ST LEONARDS

Drivers Run is a 61 lot development located to the subject site's immediate south-east, situated off the Tasman Highway and bound by Distillery Creek.

Land sales commenced in 2011 and sold out in 2017; attracting an average of 10 sales per annum over the six year selling period. Figure 7 shows the volume of annual lot sales and the average sale price, which averaged around \$200,000 for the entire development period.

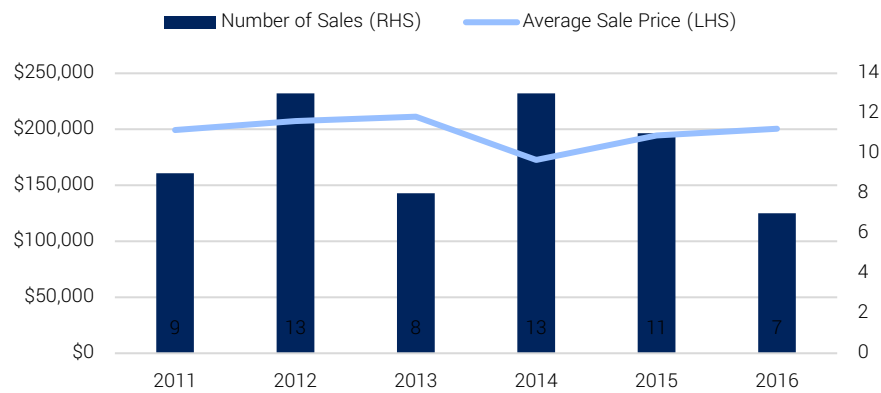
A review of satellite imagery shows that around half of all lots were occupied by a dwelling towards the end of 2015. Construction of dwelling across the balance of lots was completed by 2019.

Anecdotally, agents indicated that Drivers Run was highly sought after and attractive to the market for the following reasons:

- A minimum lot size of 1 ha;
- Close proximity to the CBD;
- Direct road access;
- Rural aspect and favourable outlook.

The key buyers of rural living stock at Drivers Run included families and homebuilders seeking to relocate to larger allotments that are close to the amenity of the CBD, with desirable lifestyle attributes.

#### F7. DRIVERS RUN SALES AND PRICING PROGRESS



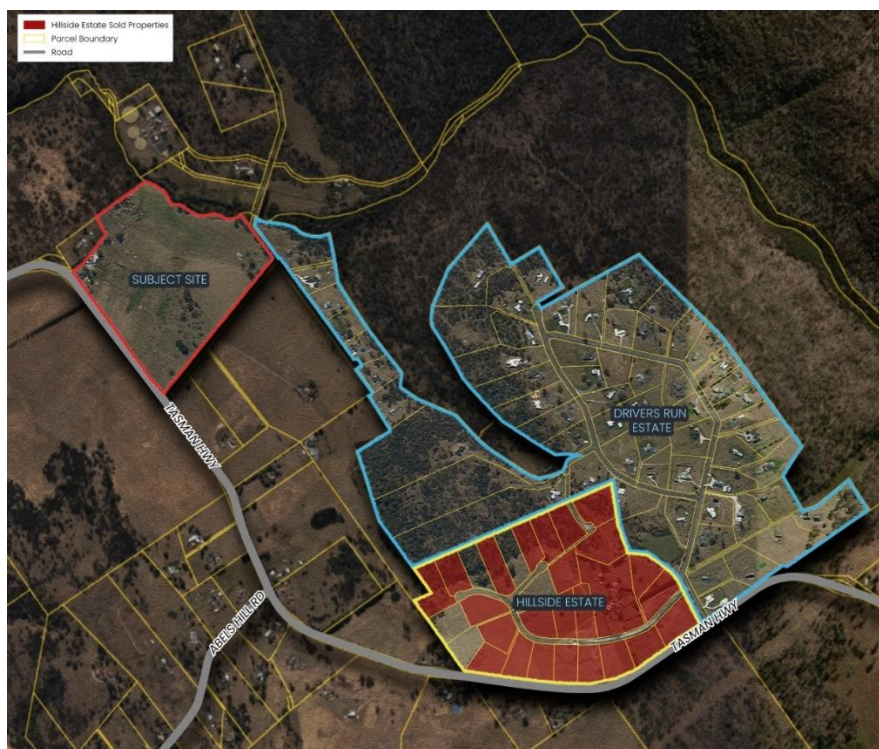
Source: Pricefinder, 2011-16

#### HILLSIDE, ST LEONARDS

Hillside Estate adjoins the southern boundary of Drivers Run, and approximately 1.5km south west of the subject site.

The 30 lot rural living development is effectively an extension of Drivers Run, and includes a comparable lot size and mix (~1 ha). Land sales for stage 1 commenced in April 2021, with the 10 lots selling out within several months. As at November 2023, only 4 lots remain unsold at Hillside, as shown in Figure 8. Based on absorption rates, it is anticipated that Hillside will sell out in 2024-25.

#### F8. HILLSIDE ESTATE, SOLD LOTS, NOVEMBER 2023



Source: Urban Enterprise 2023, derived from land sales information.

## 5.7. ADVERTISED LISTINGS: RURAL LIVING

A search was conducted (Nov, 2023) for advertised rural living property listings across the local catchment; specifically the suburbs of St Leonards, Waverley, Relbia, Perth, and Longford.

The results show that there are only 5 available properties; 3 of which are located within the Hillside development. Overall, the market availability of rural living properties is extremely limited.

The point at which the remaining Hillside properties sell, there will be no other rural living properties available in the catchment (unless existing properties are re-listed). When this occurs, the proposal at the subject site presents a logical next location to deliver 'market ready' rural living product, and absorb a transfer in demand.

### T9. ADVERTISED LISTINGS, RURAL LIVING ZONED LOTS

| Address                      | Suburb      | Price       | Size (sqm) | Comments                             |
|------------------------------|-------------|-------------|------------|--------------------------------------|
| Lot 20, 40520 Tasman Highway | St Leonards | \$430,000   | 10,920     | Hillside Estate                      |
| 60 Towers Drive              | St Leonards | \$395,000   | 10,660     | Hillside Estate                      |
| 63 Towers Drive              | St Leonards | \$395,000   | 10,770     | Hillside Estate                      |
| 99 Abels Hill Road           | St Leonards | \$1,800,000 | 8,210      | Advertised as development site.      |
| Lot 1 & 2, Gibbet Hill Rise  | Perth       | \$350,000   | 5,000      | Listing is for 2 lots at \$350k each |

Source: Urban Enterprise, derived from search of Realestate.com.au / Domain, November 2023

## 5.8. KEY FINDINGS

- The local catchment is an appealing location for rural living, evidenced by consistent development and sales activity in the adjoining estates.
- Rural living properties in the catchment primarily serves demand from:
  - Young to middle aged families (second & third homebuyers/homebuilders) seeking generous land sizes; and
  - Older adult couples (semi-retired, retired) with established families that no longer live at home, but can be accommodated when visiting.
- Dwelling approvals in the local catchment average 12 per annum. If this rate of approvals were to endure, the proposal would therefore accommodate at least 3 years of housing demand in the local catchment.
- Within the local catchment, only several properties remain on the market. Once these properties are consumed, the capacity of the local catchment to meet demand for new rural living properties will be lost.
- The proposal at the subject site presents a logical location to accommodate the next rural living development in the catchment. Hillside and Drivers Run provide evidence of expressed demand for ~1 ha lot sizes in this location, which indicates market confidence in the lot and product mix proposed at the subject site.

## 6. CONCLUSIONS

Based on the research, analysis and observations presented in this report, the following land supply and demand conclusions are drawn in relation to the proposal.

1. The location and geographic attributes of the subject site are well matched to market preferences for rural living lot and housing product.
2. The accessibility and configuration of the site will allow for development to occur in a relatively straightforward manner.
3. The proposal is consistent with the land use and development pattern in adjoining and adjacent areas, and would provide a logical extension of existing RLZ land.
4. The proposal will contribute to maintaining 15% of the municipal housing stock as rural residential, as stipulated in the Launceston Residential Land Strategy (2009-29).
5. With the exception of the adjacent parcel on Boomer Road, vacant RLZ land stocks in the local catchment are scarce.
6. 'Market ready' and advertised rural living properties are very limited. Once the remaining properties at Hillside Estate are sold out (likely to occur in 2024), new RLZ lot and housing stock in the catchment will be close to exhausted.
7. Hillside and Drivers Run provide evidence of expressed demand for ~1 ha lot sizes in this location, which indicates market confidence in the lot and product mix proposed at the subject site.
8. Delivering the subdivision as proposed will provide a timely release of rural living allotments to the market. This will encourage a transfer of demand from recently developed areas in the catchment, including the adjacent Hillside and Drivers Run.



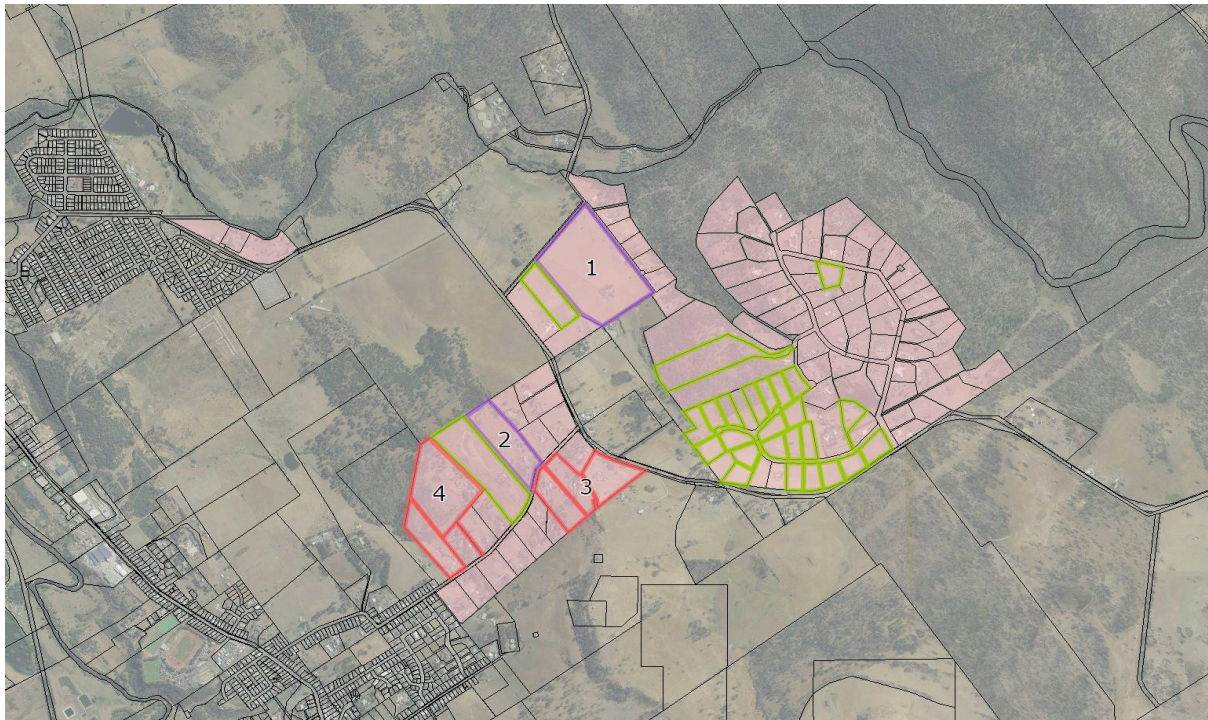
# APPENDICES

## APPENDIX A RURAL LIVING LAND SUPPLY

### WAVERLEY-ST LEONARDS

| Land Category | Vacant Lots |              |       |              |
|---------------|-------------|--------------|-------|--------------|
|               | Approved    | Market Ready | Other | Total Vacant |
| 1             | 7           | 4            | 21    | 32           |

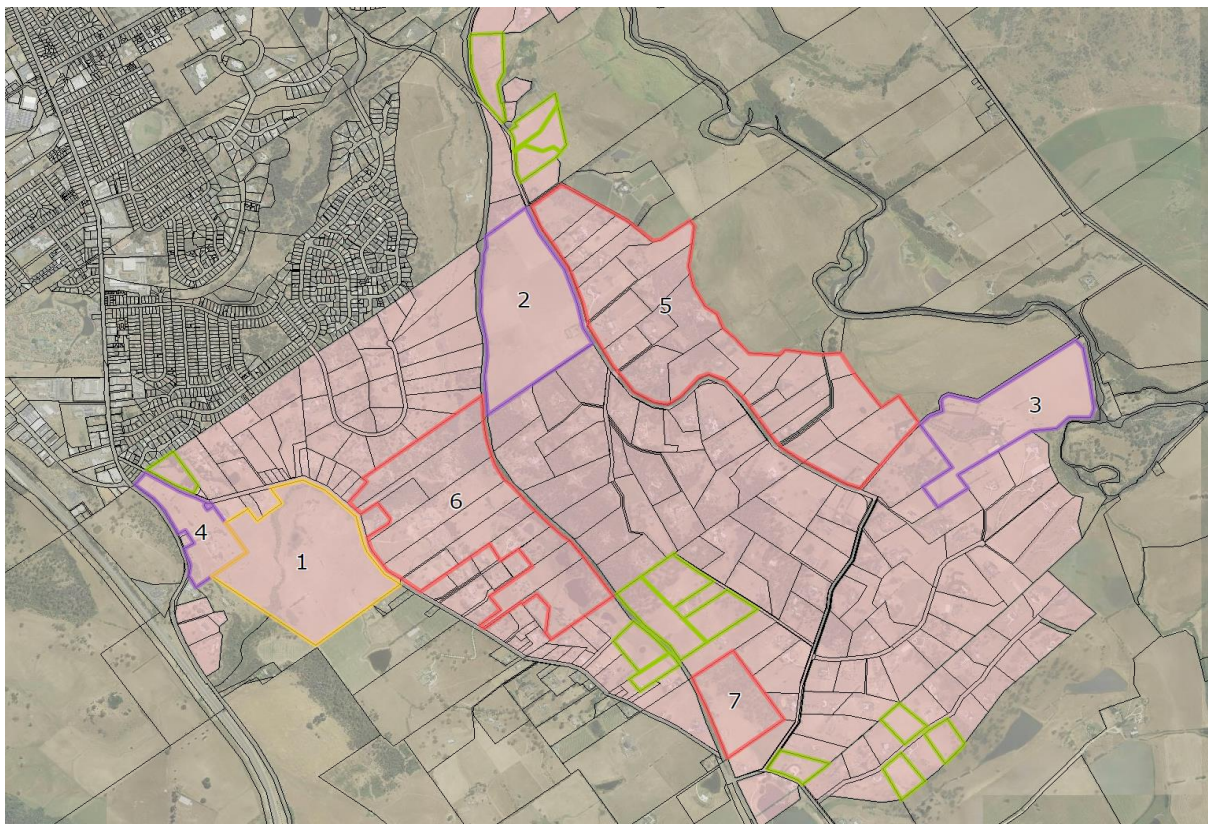
| Land Category | Total Potential Supply (Additional Lots) |             |     |             |              |            |
|---------------|------------------------------------------|-------------|-----|-------------|--------------|------------|
|               | RLZ A (1ha)                              | RLZ B (2ha) | 4ha | RLZ C (5ha) | RLZ D (10ha) | Sub-Totals |
| 2             |                                          |             |     |             |              | 0          |
| 3             |                                          | 9           |     |             |              | 9          |
| 4             |                                          | 5           |     |             |              | 5          |
| Totals        | 0                                        | 14          | 0   | 0           | 0            | 14         |



## RELBIA

| Land Category | Vacant Lots |              |       |              |
|---------------|-------------|--------------|-------|--------------|
|               | Approved    | Market Ready | Other | Total Vacant |
| 1             |             |              | 16    | 16           |

| Land Category | Total Potential Supply (Additional Lots) |             |     |             |              |            |
|---------------|------------------------------------------|-------------|-----|-------------|--------------|------------|
|               | RLZ A (1ha)                              | RLZ B (2ha) | 4ha | RLZ C (5ha) | RLZ D (10ha) | Sub-Totals |
| 2             |                                          |             | 7   |             |              | 7          |
| 3             |                                          |             | 12  |             |              | 12         |
| 4             |                                          |             | 4   |             |              | 4          |
| Totals        | 0                                        | 0           | 23  | 0           | 0            | 23         |

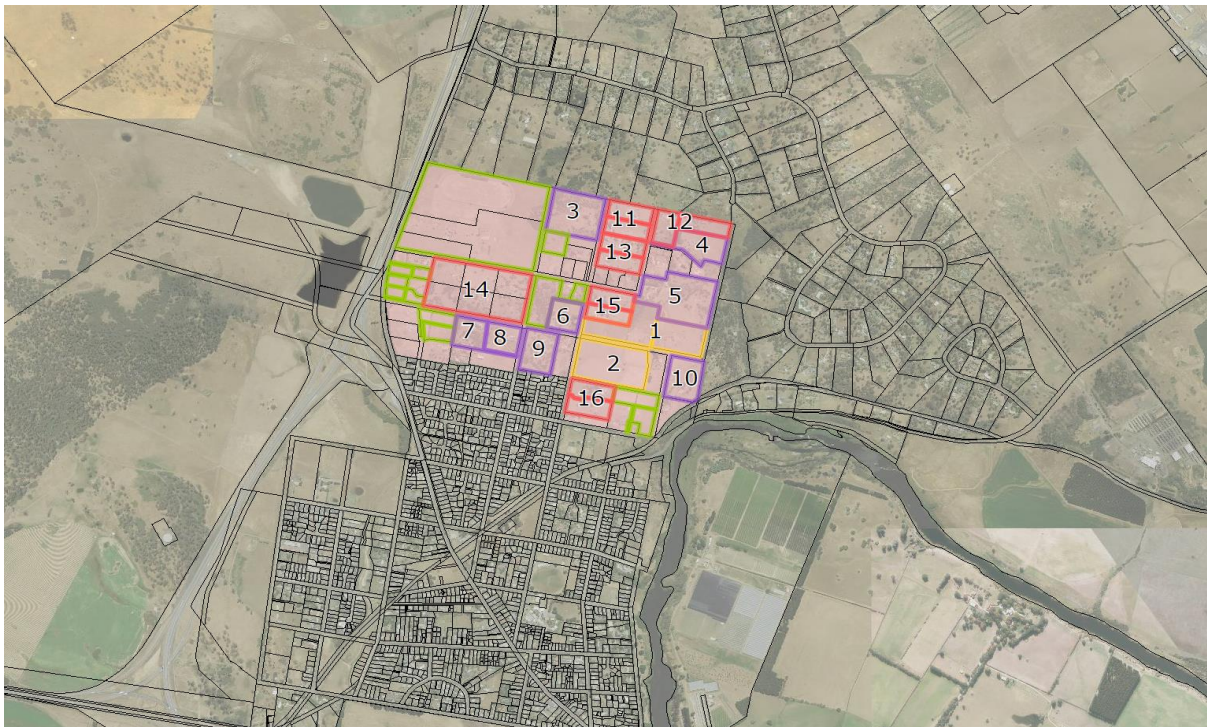




## PERTH

| Land Category | Vacant Lots |              |       |              |
|---------------|-------------|--------------|-------|--------------|
|               | Approved    | Market Ready | Other | Total Vacant |
| 1             | 25          | 7            | 5     | 37           |

| Land Category | Total Potential Supply (Additional Lots) |             |     |             |              |            |
|---------------|------------------------------------------|-------------|-----|-------------|--------------|------------|
|               | RLZ A (1ha)                              | RLZ B (2ha) | 4ha | RLZ C (5ha) | RLZ D (10ha) | Sub-Totals |
| 2             | 13                                       |             |     |             |              | 13         |
| 3             | 15                                       |             |     |             |              | 15         |
| 4             | 9                                        |             |     |             |              | 9          |
| Totals        | 37                                       | 0           | 0   | 0           | 0            | 37         |

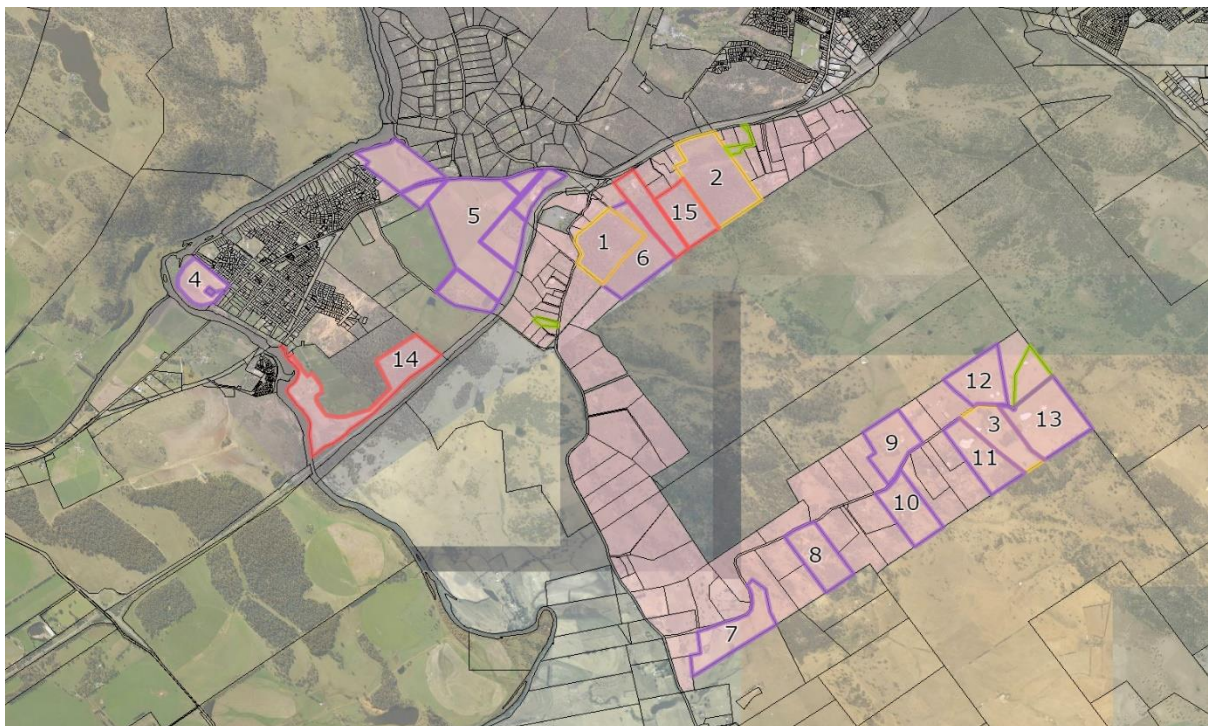




## HADSPEN-LONGFORD

| Land Category | Vacant Lots |              |       |              |
|---------------|-------------|--------------|-------|--------------|
|               | Approved    | Market Ready | Other | Total Vacant |
| 1             |             |              | 3     | 3            |

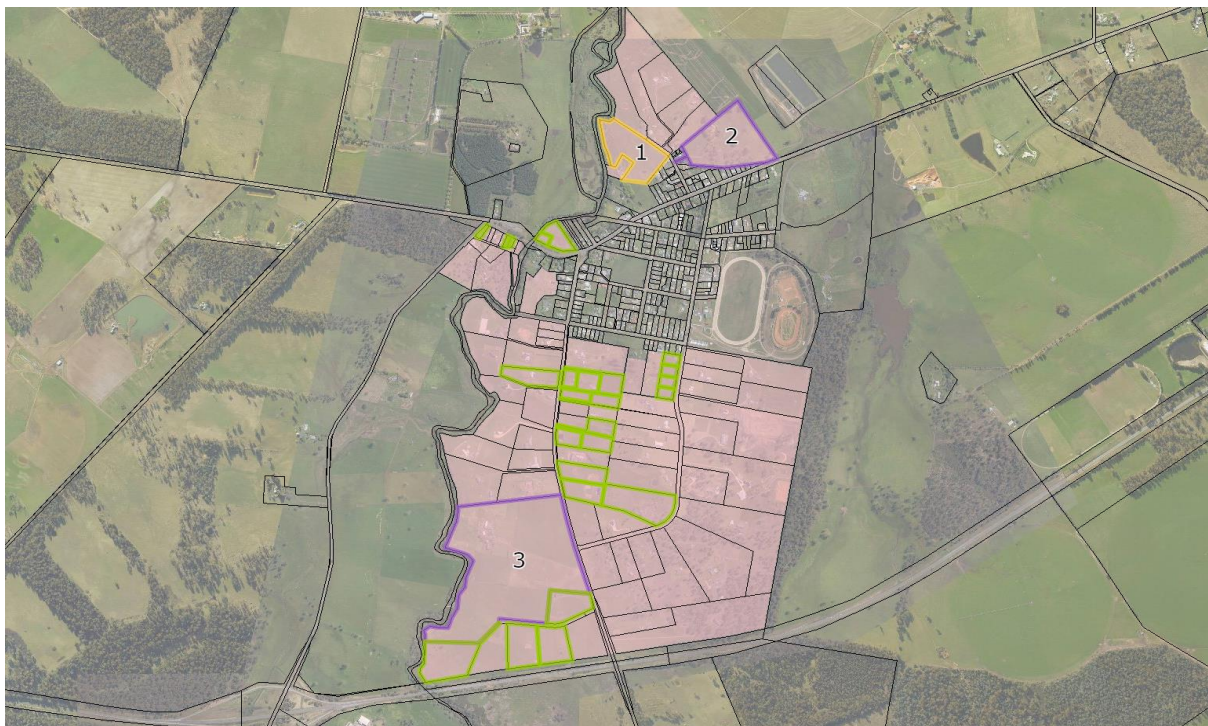
| Land Category | Total Potential Supply (Additional Lots) |             |     |             |              |            |
|---------------|------------------------------------------|-------------|-----|-------------|--------------|------------|
|               | RLZ A (1ha)                              | RLZ B (2ha) | 4ha | RLZ C (5ha) | RLZ D (10ha) | Sub-Totals |
| 2             |                                          |             |     |             | 7            | 7          |
| 3             |                                          | 44          |     |             | 9            | 53         |
| 4             |                                          | 18          |     |             | 1            | 19         |
| Totals        | 0                                        | 62          | 0   | 0           | 17           | 79         |



## CARRICK

| Land Category | Vacant Lots |              |       |              |
|---------------|-------------|--------------|-------|--------------|
|               | Approved    | Market Ready | Other | Total Vacant |
| 1             | 1           |              | 25    | 26           |

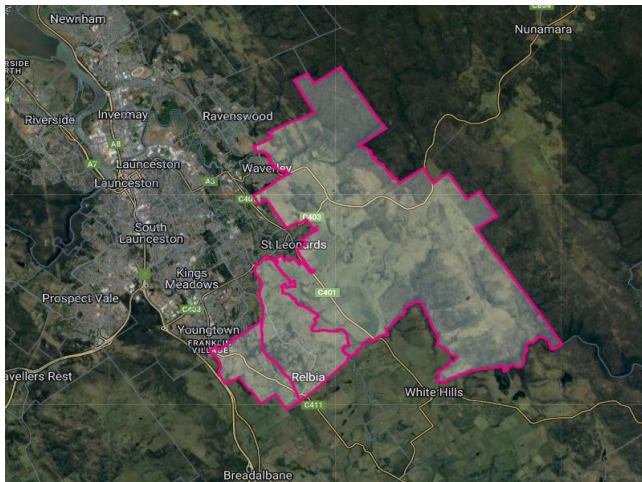
| Land Category | Total Potential Supply (Additional Lots) |             |     |             |              |            |
|---------------|------------------------------------------|-------------|-----|-------------|--------------|------------|
|               | RLZ A (1ha)                              | RLZ B (2ha) | 4ha | RLZ C (5ha) | RLZ D (10ha) | Sub-Totals |
| 2             |                                          | 2           |     |             |              | 2          |
| 3             |                                          | 3           |     | 10          |              | 13         |
| 4             |                                          |             |     |             |              | 0          |
| Totals        | 0                                        | 5           | 0   | 10          | 0            | 15         |





## APPENDIX B DATA AREAS

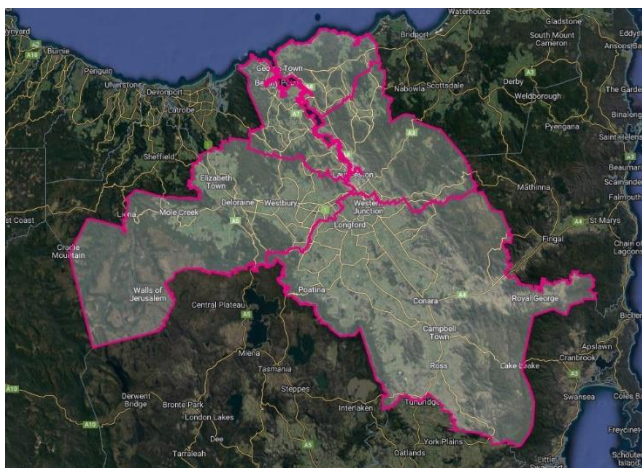
### LOCAL CATCHMENT



### GREATER LAUNCESTON



### NORTHERN TASMANIA





9 JULY 2023

# Agricultural Report: 40768 Tasman Highway

Report for: 6ty°

Property Location: 40768 Tasman Highway, Waverley

Prepared by: Michael Tempest  
RMCG  
Level 2, 102-104 Cameron Street  
Launceston, TAS 7250

Version: 1.1

| SUMMARY                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Client:</b>                  | 6ty°                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Property identification:</b> | 40768 Tasman Highway, Waverley 7250<br>Zoning: Rural<br>CT 104384/2, PID 6934699<br>24.6ha                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Proposal:</b>                | Rezoning of the subject title to enable a future subdivision.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Land capability</b>          | Published Land Capability (1:100,000) Class 4 (24.6ha)<br>Assessed Land Capability (1:10,000) Class 4 (10.1ha), Class 5 (8ha), Class 5+6 (5.1ha) & Class 6 (1.4ha)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Assessment comments:</b>     | An initial desktop feasibility assessment was undertaken followed by a field inspection on the 6th of August 2021, to confirm or otherwise the desktop study findings of the agricultural assessment. An additional field inspection was conducted on the 17 <sup>th</sup> May 2023. This report summarises the findings of the desktop and field assessments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Conclusion:</b>              | <p>Rezoning 40768 Tasman Hwy to 'Rural Living' will result in the loss of 24.6ha of Class 4 land (10.1ha), Class 5 land (8ha), Class 5+6 land (5.1ha), and Class 6 land (1.4ha) from the agricultural estate. On the title there are two existing dwellings, one small dam (unknown capacity), and approximately 23ha of pasture that is currently predominantly utilised for horse grazing. The land currently displays 'hobby' scale characteristics similar to adjacent and nearby 'Rural Living' zoned titles. Land with these sorts of characteristics is best farmed in conjunction with other land. However, in this instance, there is limited opportunities for this due to the existing surrounding constraints for the title to be farmed in conjunction with other land. The loss of this land to the wider agricultural estate is considered to be minimal. Rezoning this title to facilitate a future subdivision is unlikely to place any further constraints on adjacent land than already occurs.</p> <p>It is feasible to achieve appropriate separation distances between any future new dwellings and existing and potential primary industry use in the vicinity to minimise the risk of constraining agricultural use in the vicinity.</p> |
| <b>Assessment by:</b>           | <br><hr/> <p>Michael Tempest,<br/>Senior Consultant</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |



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# 1 Introduction

The subject land is located at 'Paisley', 40768 Tasman Hwy, Waverly (CT 104384/2). Current zoning of the title is 'Rural' under the *Tasmanian Planning Scheme – Launceston* (the Planning Scheme). The proponent seeks to alter the zoning from 'Rural' to 'Rural Living', to facilitate a future subdivision. This report considers the agricultural aspects of the proposal.

## 2 Method

All relevant information available at desktop level was considered to determine the site's ability to support agricultural use either individually or in conjunction with land in the vicinity. Publicly available data sets have been considered. These are available on LIST ([www.maps.thelist.gov.au](http://www.maps.thelist.gov.au)) and include:

- Enterprise suitability mapping
- Cadastral Parcels
- Hydrographic lines
- Contours (5m)
- Tasmanian Planning Scheme Code Overlay
- Tasmanian Planning Scheme Zones
- TASVEG 4.0
- Land Capability
- Underlying Geology
- Landslide Hazard Bands
- Threatened Flora Point
- Threatened Fauna Point
- Land Use Mapping 2021

Imagery including:

- Google Earth (2008-2023)
- State Aerial Photography (Available on LIST)
- ESRI Imagery (Available on LIST)

Other data sets and published information such as:

- Water Information Management System
- Tasmanian Irrigation Project Under Development
- Water Assessment Tool
- Grice, 1995, Soil and Land Degradation on Private Freehold Land
- Groundwater Information Access Portal

Land Capability has previously been assessed for the subject land through:

- Published Land Capability by Tas Government at a Scale of 1:100,000 (see Figure A1-5)

- Pipers Report, 1991.
- Land Capability Assessment at a scale of 1:10,000 as detailed in Agricultural Report by M. Tempest and A. Ketelaar, RMCG, September 2021 (see Appendix 3 for RMCG's Land Capability Assessment Protocol).

The preferred new zoning (Rural Living) and the potential for the proposed residential use to constrain agricultural use in the vicinity has also been considered.

A site assessment was conducted on the 6<sup>th</sup> of August 2021 and 17<sup>th</sup> May 2023, to confirm or otherwise the desktop study findings.

## 3 Description

### 3.1 LANDSCAPE CONTEXT

The subject title (CT 104384/2) is located at 40768 Tasman Hwy, Waverly. The title is 24.6ha in area and has two existing dwellings and associated sheds which are located in the western corner of the title. The land has a moderate to gentle northerly aspect. The southern corner of the land sits at approximately 135m above sea level (ASL), while near the northern corner sits at approximately 105m ASL.

The Tasman Hwy is adjacent to the title's south western boundary, Boomer Rd is adjacent to the south eastern and eastern title boundaries, and Distillery Creek forms the northern title boundary. The dwellings are accessed from Tasman Hwy in the western corner of the title.

The average annual rainfall at the site, based on the Launceston (Kings Meadows) site 91072, is 695mm (BOM 2023) and prevailing wind direction is from the north west.

### 3.2 SOILS AND GEOLOGY

There is no published soil mapping available for the site or surrounding land. Underlying geology (1:25,000) is mapped for the site. On the flats associated with Distillery Creek (5ha), in the northern section of the title, the geology is mapped as Qa, which is described as alluvial gravel, sand, and clay. The central area of the title is mapped as Jdi (11.3ha), which is described as; inferred dolerite beneath soil or Cainozoic deposits. There are three areas mapped as Jd, described as dolerite and related rocks; in the north west, the eastern corner, and the southern corner extending into the central area of the title (total Jd area of 7ha). The most western corner (1.3ha), where the dwelling is located, is mapped as Tcdi, which is described as moderately consolidated dolerite conglomerate dominantly of cobble grade with subordinate pebble or boulder grade clasts, some sandstone and rare siltstone, common zeolite and calcite cement. See (Figure A1-5) for mapped underlying geology. The mapped underlying geology loosely conforms with the physical attributes identified during the site visits. This includes extensive dolerite outcrops identified within the mapped Jd areas, and evidence of dolerite occurring in some of the Jdi area.

### **3.3 VEGETATION**

The property is predominantly managed for pasture. There are isolated trees located in the eastern corner and near the south of the title with patches of weeds also in the south as well as the north of the title. The trees are classed as paddock trees and due to their limited extent, do not form a native vegetation community. TASVEG 4.0 supports this assessment; mapping the majority of the title (24.3ha) as agricultural land (FAG) with 0.3ha of eastern riparian scrub (SRE), associated with Distillery Creek, mapped along the northern boundary. Riparian scrub is listed as a threatened native vegetation community under the State *Nature Conservation Act 2002* and the entire title is mapped as a 'priority vegetation area' under the Planning Scheme; the Natural Assets Code therefore applies to any proposed development on the land.

### **3.4 LAND CAPABILITY**

Published Land Capability (1:100,000) maps the title as Class 4 land. When onsite in 2021, a Land Capability assessment was conducted at a scale of 1:10,000. From this assessment, it was determined that there is 10.1ha of Class 4 land, 8ha of Class 5 land, 5.1ha of Class 5+6 land, and 1.4ha of Class 6 land (see Figure A1-5).

Class 4 land is defined as; land well suited to grazing but which is limited to occasional cropping or a very restricted range. Class 5 land is defined as; land unsuited to cropping and with slight to moderate limitations to pastoral use. Class 6 land is described as: land marginally suitable to grazing due to severe limitations. Class 5+6 land is considered to have at least 60% Class 5 characteristic and up to 40% Class 6 characteristics.

Drainage was the key limitation that separated the Class 5 land from the Class 4 land. In the Class 5 areas, common and distinct mottling occurred between 25-35cm and surface ponding was present. For the Class 4 areas, common and distinct mottling occurred deeper in the profile and while surface ponding was also present, it correlated with the high traffic areas between horse paddocks. The characteristics of the Class 4 area were considered to be at the poorer end of the Class 4 capability limitations.

In the area assessed as Class 5+6, surface dolerite and dolerite outcrops were abundant in the pasture. The presence of the rocks significantly limits the agricultural potential of these areas. Occasional evidence of surface rock was also identified in the Class 4 and Class 5 areas, which may indicate stone at depth.

Full Land Capability class descriptions are available in Appendix 2 and the Land Capability assessment and soil profiles are in Appendix 3.

The land is not classed as Prime Agricultural Land under the Protection of Agricultural Land Policy 2009.

### **3.5 LAND USE ON SUBJECT TITLES AND EXISTING ASSOCIATED AGRICULTURAL ENTERPRISE**

The title is utilised for grazing (predominantly horses/equine activities). When onsite there were approximately 15 horses on the title and 5 cows. No cropping occurs on the title. The existing scale of the enterprise would be described as 'hobby' scale (RMCG 2022).

### 3.6 EXISTING AND POTENTIAL IRRIGATION ON THE TITLE

The land is located in the Distillery Creek sub-Catchment of the North Esk River Catchment. Distillery Creek flows east to west along the northern boundary of the subject title. There is an existing unregistered catchment dam located in the approximate centre of the title. The size of this dam is unknown, but it is unlikely to be more than approximately 2ML and there are no water allocations for irrigation associated with the title in general. According to NRE's Water Assessment Tool, there is up to 150ML of Surety 5 winter take and 618ML of Surety 6 winter take available for irrigation from the most western point of Distillery Creek on the subject title. Surety 5 water is expected to be available eight years out of ten and Surety 6 approximately six to seven years out of ten. To utilise this water for summer, it would need to be stored. Given there is an existing small dam on the title and some potential for additional storage options, potential for an irrigation water resource of 10-20ML could be developed relatively easily on the title.

The title is located outside any existing or proposed Irrigation Scheme areas (Tasmanian Irrigation 2025).

Despite the availability of water for potential irrigation development and an existing small dam, it is considered unlikely that irrigation resources would be developed on the land for any kind of intensive agricultural use because of the Land Capability limitations (imperfect to poor drainage characteristics and the presence of surface rocks).

### 3.7 SURROUNDING LAND USE

The subject title is surrounded by eight adjacent titles which range in size from 1.4ha to 89.9ha. Five of the surrounding titles have existing dwellings; one to the east, two to the south east and one to the west. The three adjacent titles to the south east of Boomer Rd and the one to the east of Boomer Road are zoned 'Rural Living' under the Planning Scheme. Land to the north and west is zoned 'Rural' and land to the north west and south west is zoned 'Agriculture' (see Figure A1-3).

The three titles south east of Boomer Rd are zoned 'Rural Living B' which means that future subdivision down to 2ha lots is an Acceptable Solution under the Planning Scheme. The most western and central titles are approximately 3ha in area, so could not be further subdivided under the Acceptable Solutions of the TPS, however, the most eastern of the three titles is 16ha in area, which means this title could potentially be subdivided into 8 lots in the future. The western and eastern titles each have an existing dwelling.

The adjacent title to the east of Boomer Rd (CT 165377/47) is zoned 'Rural Living A' as part of a cluster of seven titles extending to the south, all of which have an existing dwelling. 'Rural Living A' allows titles under the Acceptable Solutions to be subdivided to 1ha. CT 165377/47 is 2.7ha in area, which means it could potentially be subdivided into two lots in the future. The remaining titles to the south are generally around 1ha in area with existing dwellings and so are unlikely to be subdivided further in the future.

To the north (north of Distillery Creek) is CT 41558/3. This title is 3.9ha in area and is partially covered in vegetation, associated with Distillery Creek, with the balance as pasture which, at the time of the site visit, was used for grazing by horses and equine activities. This title is under the same ownership as the adjacent title to the north (CT 41558/4) where there is an existing dwelling. Both titles associated with this holding are zoned 'Rural' and would be described as having 'lifestyle' characteristics (RMCG 2022). Adjacent to the western corner of the subject title is CT 50728/1. This title is 1.4ha in area, has an existing dwelling, and is also zoned 'Rural'. This title would also be described as displaying 'lifestyle' characteristics.

To the north west is CT 106269/1, which is 40ha in area and zoned 'Agriculture'. This title is under the same ownership as land further to the north and east and appears to be utilised for grazing at potentially a 'commercial' scale (RMCG 2022), however, the area of CT 106269/1 adjacent to the subject title is covered in vegetation and has surface dolerite present, which limits the agricultural potential of this area. CT 106269/1 is separated from the balance of the holding by Distillery Creek and the associated riparian vegetation on both banks. There appears to be a single creek crossing at the south western end of the title.

To the south west of the Tasman Hwy, is CT 116200/1. This title is 89.9ha in area and is zoned 'Agriculture'. This title is utilised for dryland grazing and has an existing dwelling in the west of the title. This title is also associated with another title to the west (CT 64472/1) that is 2ha in area and has an existing vineyard (approximately 1.3ha in area). Based on the underlying geology of the vineyard and the majority of CT 116200/1 (Tcdl), there may be scope to increase the vineyard onto CT 116200/1. However, there is no water for irrigation associated with the holding, so in order to develop a 'commercial' scale vineyard, it is likely water would need to be secured from Distillery Creek, which would require an agreement and easement developed with an adjacent landholder who has riparian access to Distillery Creek. A pipeline under the Tasman Highway would also be required to convey the water to the property.

### **3.8 OTHER POTENTIAL ENTERPRISES**

We normally consider the Enterprise Suitability Mapping (by DPIWE and available on LIST) as an indicator of potentially suitable agricultural uses for the site. However, in this case, the suitability mapping has excluded all enterprises due to the underlying mapped land use (Rural Residential without Agriculture) under the Land Use Mapping layers available on LIST.

Based on the assessed Land Capability and general site characteristics, it may be feasible to conduct some broadacre activities on the title, however, the Land Capability indicators of imperfectly to poorly drained soils and areas of surface stone make it questionable as to whether the site would be developed for agricultural activities more intensive than its current use (pasture). For instance, grapes require moderately well drained to well drained soils for optimal production (DPIWE 2014), and drainage on the subject title has been identified as a limiting factor.

It is unlikely that the site would be utilised for forestry plantations (*Pinus radiata*) due to size, proximity of dwellings, and lack of other plantations nearby. It is also questionable as to whether the site would be attractive for utilisation of a high value horticultural enterprise that does not rely on the soil as a growth medium (such as berries on tables in polytunnels) because of the proximity of adjacent dwellings, adjacent Rural Living zoning and potential for future conflict.

### **3.9 EXISTING STRATEGIC PLANNING**

Rezoning this title to 'Rural Living' is consistent with D.2.2.2 - Rural Residential Areas and D.2.2.4 - Key Planning Principles for Rural Areas in the *Northern Tasmania Regional Land Use Strategy*. The subject title was also identified in the *Eastern Approaches Long Term Conceptual Development Plan 2010* by Launceston Council as future Rural Residential Land.



# 4 Discussion

## 4.1 PRODUCTIVE CAPACITY OF THE SUBJECT LAND

Apart from approximately 1ha that is associated with the two dwellings in the western corner of the title, the land is utilised for grazing at a 'hobby' scale. On the day of the most recent site visit (17<sup>th</sup> May 2023) there were approximately 15 horses and 5 cows grazing on the property. The areas that have been assessed as Class 4, were being grazed more intensively than the area assessed as Class 5 and poorer. Supplementary feed is often required to ensure the horses are provided with adequate feed (pers. comms. G. Dawkins, 06/08/2021), as was the case during both site visits. It would be difficult to run a 'viable'<sup>1</sup> enterprise on a title of this size with the existing Land Capability limitations and constraints from adjacent residential use and zoning.

Land with these characteristics is best farmed in conjunction with other land to be able to realise the benefits of economies of scale. However, because of the existing dwellings on the subject title and characteristics of the adjacent land, there is little chance of this title being farmed in conjunction with adjacent land. It is unlikely to be farmed in conjunction with the land to the south west due to the Tasman Highway creating a barrier to connectivity. The only land that is well connected and has 'commercial' scale characteristics is CT 106269/1 to the north west. However, CT 106269/1 is not well connected to the rest of the larger holding due to Distillery Creek and the associated riparian vegetation. Although mapped as Class 4 land, it is likely to have greater limitations based on the onsite assessment of the adjacent subject title and 1:25,000 scale mapped Geology (LIST map). Google Earth historic imagery shows this title is not and has not been used intensively; it is comprised of semi improved pasture interspersed with gorse and paddock trees. The vegetation density increases in the east, north, and west, adjacent to Distillery Creek. The characteristics of this land indicate it is unlikely this holding would be seeking to expand its land area with similar land with the same limitations on a remote edge of the larger holding.

The Land Capability limitations associated with drainage and stone on the subject title indicate that it is unlikely that a high value horticultural activity, that requires the soil as a growth medium, would be developed on the site. It may be feasible to develop an intensive horticulture enterprise on the property, that does not rely on the soil as a growth medium, especially when considering the potential to acquire irrigation water. However, as the title is adjacent to the 'Rural Living' zone, as well as adjacent 'lifestyle' properties within the existing 'Rural Living' zone, there is risk of conflict between this type of intensive agricultural activity and residential amenity. Social licence to operate would be a significant risk factor when considering such a high value investment.

After considering these factors, the overall productive capacity of the subject title is considered to be low.

## 4.2 SIGNIFICANCE OF THIS LAND TO THE AGRICULTURAL ESTATE

24.6ha of Class 4, Class 5, Class 5+6, and Class 6 land with two existing dwellings, that is primarily utilised for horse grazing, and is adjacent to land titles with 'lifestyle' characteristics and within the Rural Living zone has little to no significance to the local or regional agricultural estate. If this land was rezoned to 'Rural Living' its loss would be insignificant.

---

<sup>1</sup> In our opinion a viable farm is one producing sufficient income to provide for a family and provide full time employment for one person. On this basis the long-term viability of farms producing less than \$300,000 Gross Income is questionable.

### 4.3 POTENTIAL FOR CONSTRAINING ADJACENT AGRICULTURAL LAND USE

If the title is to be rezoned to 'Rural Living' to facilitate a future subdivision, then the impacts of future development on surrounding agricultural use needs to be considered.

Potential for conflict between any proposed new dwellings and adjacent primary industry uses needs to be considered. There are a range of activities associated with grazing and cropping and Learmonth *et. al.* (2007) detail the common range of issues associated with sensitive uses such as residential use in/adjacent to the Rural and Agriculture zone which can constrain primary industry activities (see Appendix 5). Common conflict issues associated with residential use in the 'Rural' or 'Agriculture' zone include spray drift from chemicals, which would include fungicide, herbicide, and insecticide, noise from equipment (including shooting for game control), irrigation spray drift, odours, and dust.

The Western Australia Department of Health (DOH 2012) has published guidelines relating specifically to minimising conflict between agricultural activities and residential areas through management of buffer areas. This study particularly focuses on spray drift and dust generation and recommends a minimum separation of 300m to reduce the impact of spray drift, dust, smoke, and ash. Through the establishment of an adequately designed, implemented, and maintained vegetative buffer, this minimum separation distance can be reduced to 40m. The *Tasmanian Planning Scheme - Launceston* requires a 200m setback between zoned 'Agriculture' or 'Rural' land and new sensitive uses proposed within the 'Rural Living' zone. The Planning Scheme also provides Performance Criteria to reduce this setback if it can be demonstrated the proposal will not impact on adjacent agricultural activity.

For this proposal, a 50m setback to the dryland grazing land to the south west is considered appropriate to mitigate the risk of constraining agricultural activities on the title. Included in this buffer is the Tasman Hwy. This is greater than the existing separation distance of the existing dwellings on the title which are approximately 40m from the adjacent title. A 25m setback to 'Agriculture' zone to the north west is considered appropriate to mitigate any existing agricultural use of the land which would be limited to grazing. Based on the surface rock and vegetation/weed cover of the area, and poor connectivity to land under the same ownership to the north, it is unlikely that this area will be cleared for more intensive agricultural use in future. There is also sufficient room on the proposed lots to allow for vegetation buffers to be established.

Adjacent 'Rural' land to the north is utilised at a 'hobby' scale and due to the size and presence of an existing dwelling to the north, it is unlikely that agricultural use will intensify. The presence of Distillery Creek and the associated riparian vegetation is considered an appropriate buffer between the proposed new lots on the subject title and the adjacent land to the north.

Under these circumstances the setbacks are considered adequate to mitigate the risk of future dwellings on the proposed lots constraining any existing or potential agricultural/primary industry activities on the surrounding land to the north, south west and north west.

## 5 Conclusion

Rezoning 40768 Tasman Hwy to 'Rural Living' will result in the loss of 24.6ha of Class 4 land (10.1ha), Class 5 land (8ha), Class 5+6 land (5.1ha), and Class 6 land (1.4ha) from the agricultural estate. On the title there are two existing dwellings, one small dam (unknown capacity), and approximately 23ha of pasture that is currently predominantly utilised for horse grazing. The land currently displays 'hobby' scale characteristics similar to adjacent and nearby 'Rural Living' zoned titles. Land with these sorts of characteristics is best farmed in conjunction with other land. However, in this instance, there is limited opportunities for this due to the existing surrounding constraints for the title to be farmed in conjunction with other land. The loss of this land to the wider agricultural estate is considered to be minimal. Rezoning this title to facilitate a future subdivision is unlikely to place any further constraints on adjacent land than already occurs.

It is feasible to achieve appropriate separation distances between any future new dwellings and existing and potential primary industry use in the vicinity to minimise the risk of constraining agricultural use in the vicinity.

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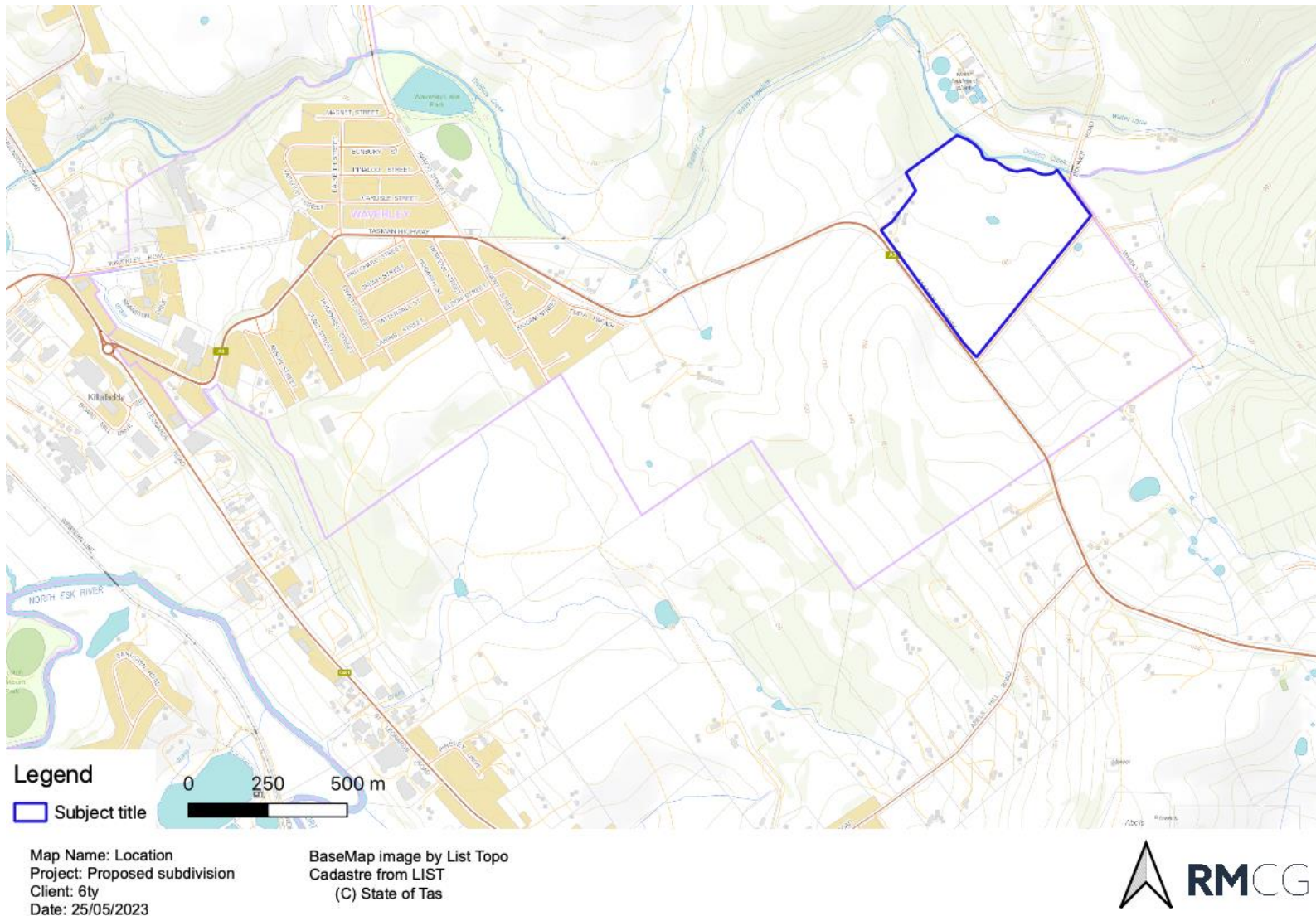
Learmonth, R., Whitehead, R., Boyd, B., & Fletcher, S. (2007). Living and Working in Rural Areas. A handbook for managing land use conflict issues on the NSW North Coast. Centre for Coastal Agricultural Landscapes in Partnership with the Northern Rivers Catchment Management Authority

RMCG (2022). Enterprise Scale – For primary production in Tasmania. Report prepared to further the concept of the Rural Enterprise Concept for Flinders Local Provisions Schedule. Report prepared for Town Planning Solutions on behalf of Flinders Council

Tasmania Irrigation (2025). Schemes under development. <https://www.tasmanianirrigation.com.au/future-irrigation> (accessed 08/07/2025)

Western Australia Government (2012). Guidelines for Separation of Agricultural Land and Residential Land Uses. Department of Health, WA

# Appendix 1: Maps



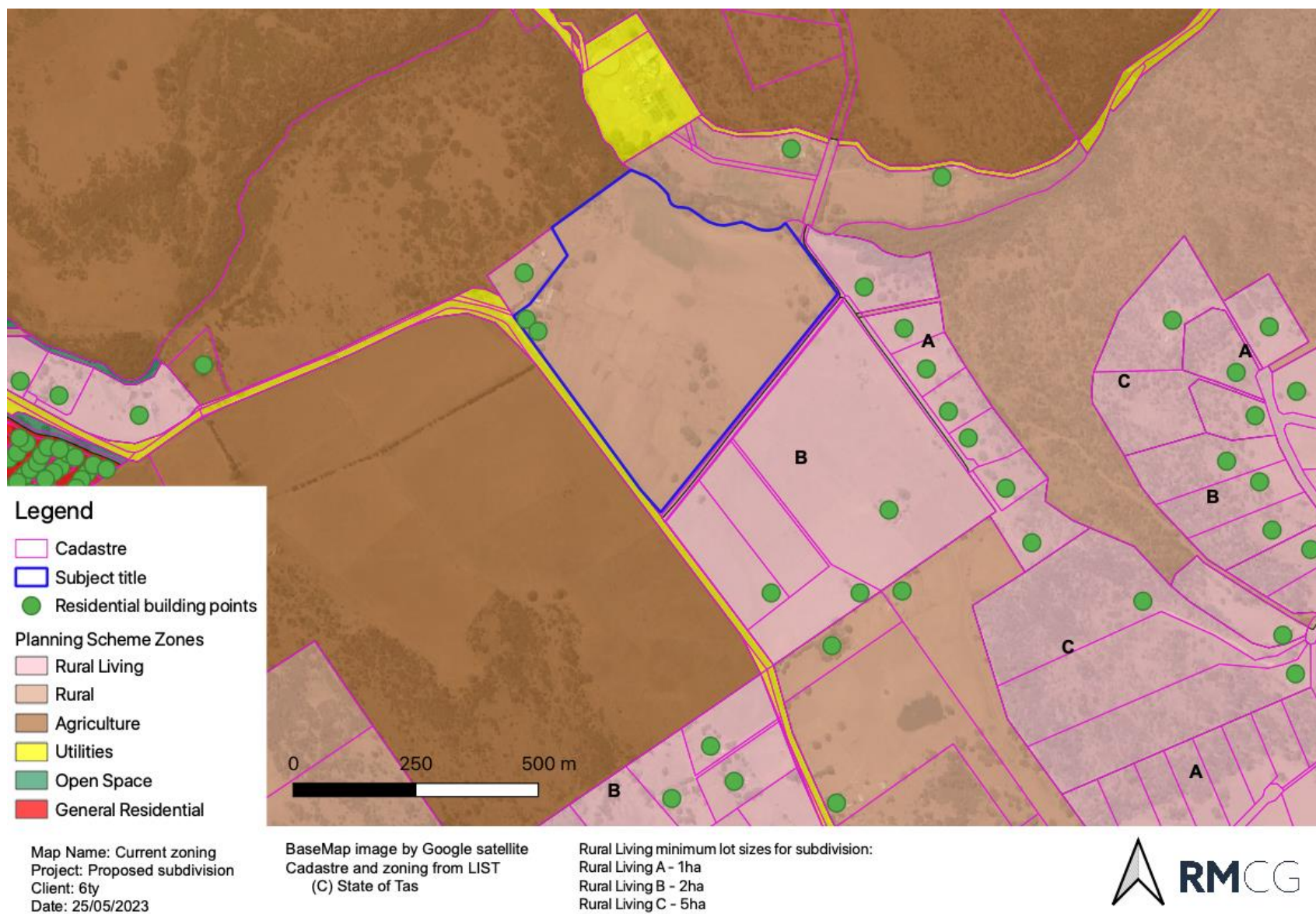
**Figure A1-1: Location**



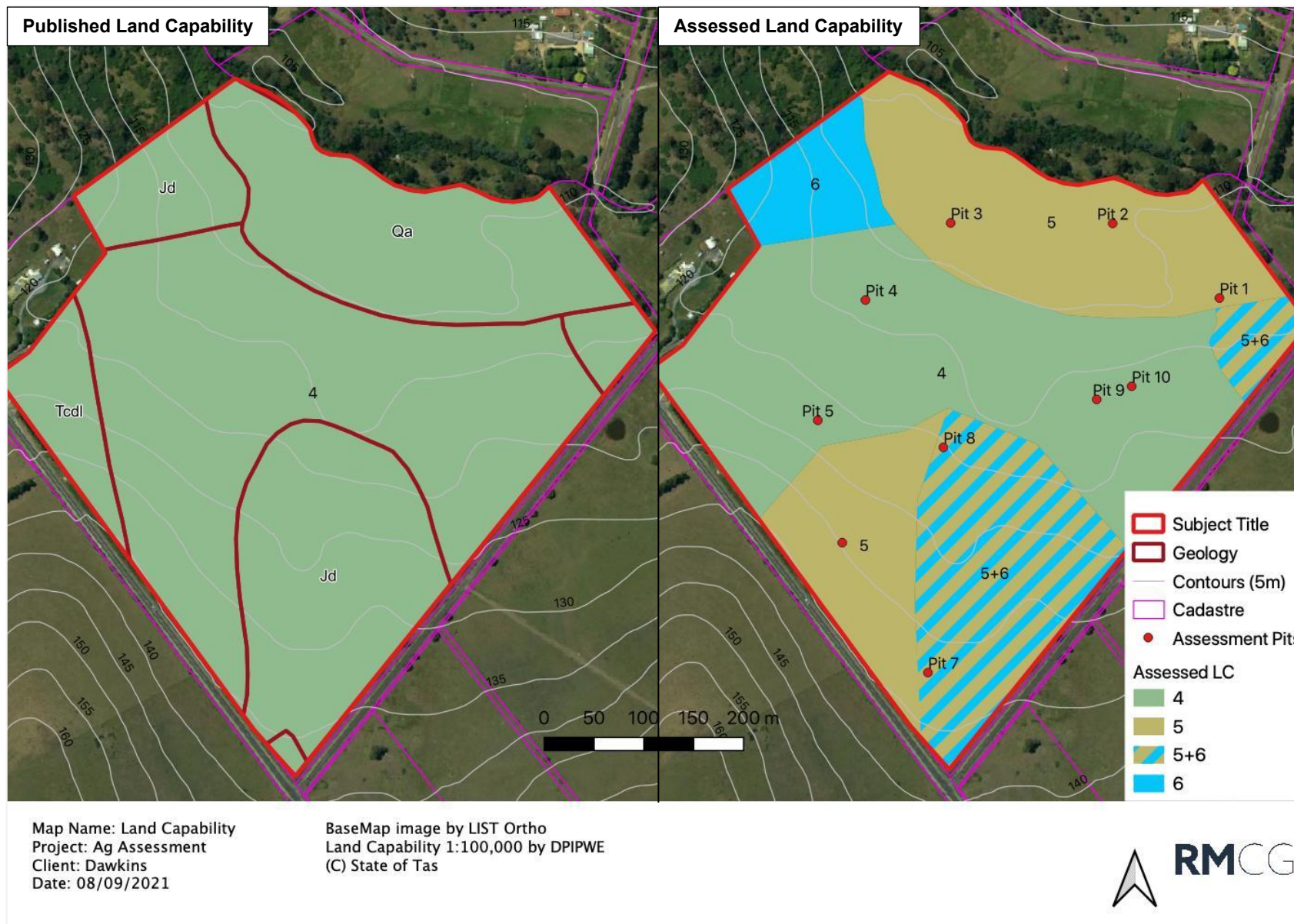


**Figure A1-2: Aerial Image**



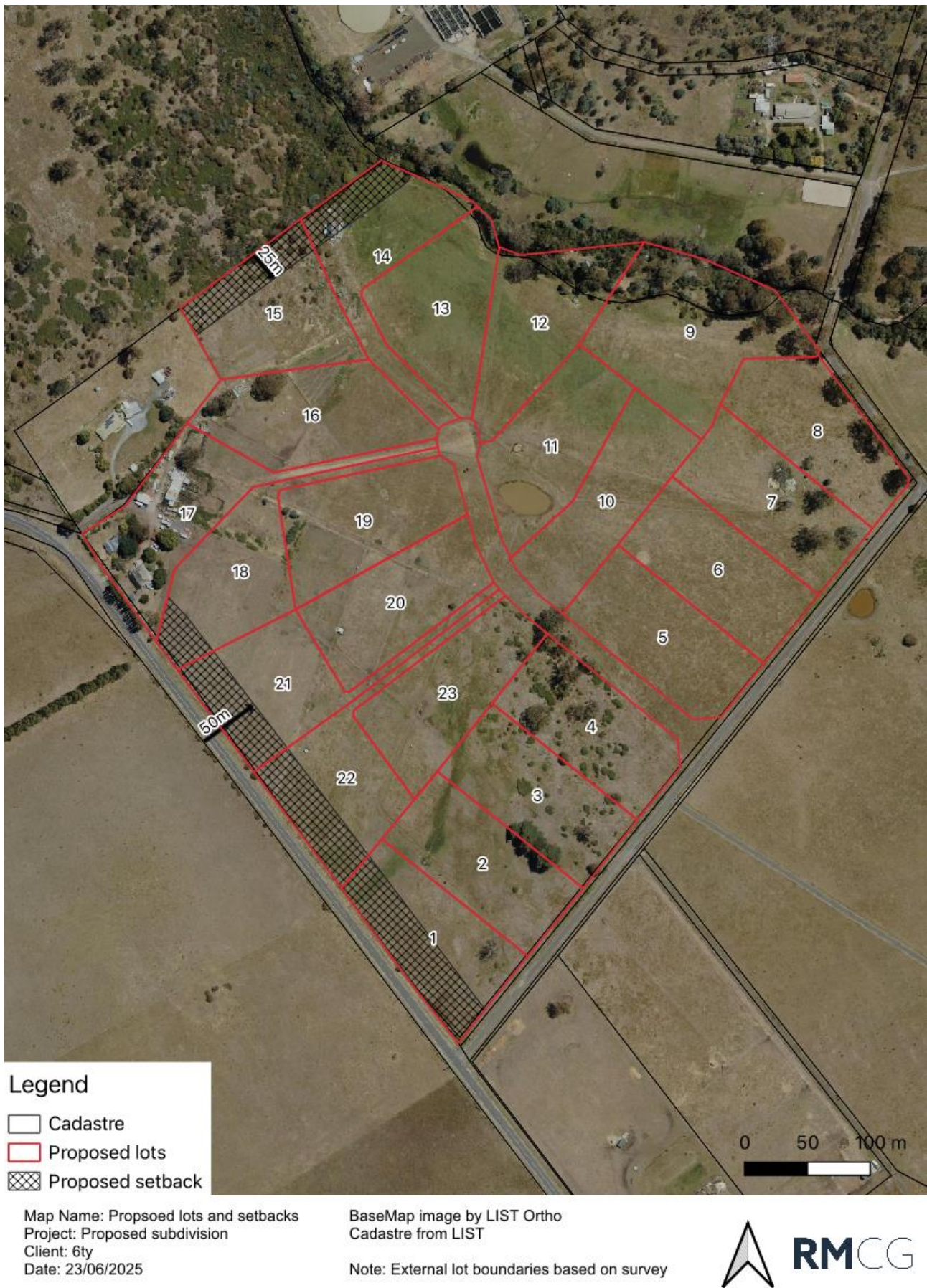


**Figure A1-3: Existing zoning and surrounding dwellings**



**Figure A1-5: Land Capability**





**Figure A1-6: Proposed lot layout and setbacks**

# Appendix 2: Land Capability definitions from Grose (1999)

## Prime agricultural land as described in the protection of agricultural land 2009:

**CLASS 1:** Land well suited to a wide range of intensive cropping and grazing activities. It occurs on flat land with deep, well drained soils, and in a climate that favours a wide variety of crops. While there are virtually no limitations to agricultural usage, reasonable management inputs need to be maintained to prevent degradation of the resource. Such inputs might include very minor soil conservation treatments, fertiliser inputs or occasional pasture phases. Class 1 land is highly productive and capable of being cropped eight to nine years out of ten in a rotation with pasture or equivalent without risk of damage to the soil resource or loss of production, during periods of average climatic conditions.

**CLASS 2:** Land suitable for a wide range of intensive cropping and grazing activities. Limitations to use are slight, and these can be readily overcome by management and minor conservation practices. However, the level of inputs is greater, and the variety and/or number of crops that can be grown is marginally more restricted, than for Class 1 land. This land is highly productive but there is an increased risk of damage to the soil resource or of yield loss. The land can be cropped five to eight years out of ten in a rotation with pasture or equivalent during 'normal' years, if reasonable management inputs are maintained.

**CLASS 3:** Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use. Land is moderately productive, requiring a higher level of inputs than Classes 1 and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five years out of ten in a rotation with pasture or equivalent during normal years.

## Non-prime agricultural land as described in the protection of agricultural land 2009:

**CLASS 4:** Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited. (NB some parts of Tasmania are currently able to crop more frequently on Class 4 land than suggested above. This is due to the climate being drier than 'normal'. However, there is a high risk of crop or soil damage if 'normal' conditions return.).

**CLASS 5:** This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

**CLASS 6:** Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.

**CLASS 7:** Land with very severe to extreme limitations which make it unsuitable for agricultural use.

# Appendix 3: Land Capability

## ASSESSMENT PROTOCOL

This protocol outlines the standards and methodology that RMCG uses to assess Land Capability.

In general, we follow the guidelines outlined in the Land Capability Handbook (Grose 1999) and use the survey standards outlined in the Australian Soil and Land Survey Handbooks to describe (McDonald, et al. 1998), survey (Gunn, et al. 1988) and classify (Isbell 2002) soils and landscapes.

Commonly we are requested to assess Land Capability in relation to local government planning schemes. As such the level of intensity of the investigation is usually high and equivalent to a scale of 1:25 000 or better. The choice of scale or intensity of investigation depends on the purpose of the assessment. As the scale increases (becomes more detailed and the scale is a smaller number), the number of observations increases.

An observation can be as much as a detailed soil pit description or as little as measuring the gradient of an area using a clinometer or the published contours in a Geographical Information System and includes soil profile descriptions, auger hole descriptions, and observations confirming soil characteristics, land attributes or vegetation. The table below shows the relationship between scale, observations, minimum distances and areas that can be depicted on a map given the scale and suggested purpose of mapping.

**Table A4-1: Assessment scale**

| SCALE     | AREA (HA) PER OBSERVATION | MINIMUM WIDTH OF MAP UNIT ON GROUND | MINIMUM AREA OF MAP UNIT ON GROUND | RECOMMENDED USE                                                           |
|-----------|---------------------------|-------------------------------------|------------------------------------|---------------------------------------------------------------------------|
| 1:100 000 | 400ha                     | 300m                                | 20ha                               | Confirmation of published land capability mapping.                        |
| 1:25 000  | 25ha                      | 75m                                 | 1.25ha                             | Assessments of farms, fettering or alienation of Prime Agricultural Land. |
| 1:10 000  | 4ha                       | 30m                                 | 2,000m <sup>2</sup>                | Area assessments of less than 15ha.                                       |
| 1:5 000   | 1ha                       | 15m                                 | 500m <sup>2</sup>                  | Site specific assessments for houses and areas less than 4ha.             |
| 1:1 000   | 0.04ha                    | 3m                                  | 20m <sup>2</sup>                   | Not used. Shown for comparison purposes.                                  |

Based on 0.25 observations per square cm of map, minimum width of mapping units 3mm on map as per (Gunn, et al. 1988).



## ASSESSMENT METHODOLOGY

With all assessments we examine a minimum of three observations per site or mapping unit and determine Land Capability on an average of these observations.

Land Capability is based on limitations to sustainable use of the land, including the risk of erosion, soil, wetness, climate and topography. The most limiting attribute determines the Land Capability class. This is not always a soil limitation and thus soil profile descriptions are not always required for each mapping unit. For example, land with slopes greater than 28%, areas that flood annually and areas greater than 600m in elevation override other soil related limitations.

The availability of irrigation water can affect the Land Capability in some areas. An assessment of the likelihood of irrigation water and quality is made where it is not currently available.

As a minimum all assessment reports include a map showing the subject land boundaries, observation locations, published contours and Land Capability.

## DEFINITIONS

### Land capability

A ranking of the ability of land to sustain a range of agricultural land uses without degradation of the land resource (Grose 1999).

## PROTOCOL REFERENCES

Grose, C J. Land capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania. Second Edition. Tasmania: Department of Primary Industries, Water and Environment, 1999.

Gunn, R H, J A Beattie, R E Reid, and R H.M van de Graaff. Australian Soil and Land Survey Handbook: Guidelines for Conducting Surveys. Melbourne: Inkata Press, 1988.

Isbell, R F. The Australian soil classification. Revised Edition. Melbourne: CSIRO Publishing, 2002.

McDonald, R C, R F Isbell, J G Speight, J Walker, and M S Hopkins. Australian Soil and Land Survey Field Handbook. Second Edition. Canberra: Australian Collaborative Land Evaluation Program, CSIRO Land and Water, 1998.

## ON SITE LAND CAPABILITY ASSESSMENT

Published Land Capability (LIST 1:100,000) maps the subject land as Class 4 (24.6ha).

A site inspection was undertaken on the 6th of August 2021 and a Land Capability assessment was undertaken at a scale of 1:10,000. Ten assessment pits were augered across the assessment area, one example pit is described below. This was accompanied by visual inspections across the title and slope calculations.

The results of the onsite Land Capability assessment determined that there is 10.1ha of Class 4 land, 8ha of Class 5 land, 5.1ha of Class 5+6 land, and 1.4ha of Class 6 land on the title.

For the augered assessment pits and adjacent land there were two key characteristics that determined the assessed Land Capability:



- Drainage (d) – All profiles showed imperfect to poor drainage characteristics through mottling (common & faint to common & distinct) from around 20cm to 60cm depth. In the areas identified as Class 5, there was also areas of surface ponding. In the Class 4 areas there was also surface ponding, however, this generally correlated with high traffic areas between the horse paddocks.
- Surface stone (r) – throughout the area assessed as Class 5+6 and Class 6 surface stone (dolerite) was prolific, both as individual stones and boulders, sheet rock and outcrops, the prevalence of stone in these areas significantly limits the agricultural potential. Occasional evidence of surface rock was also identified in the Class 4 and Class 5 areas, which may indicate stone at depth.

The characteristics of the Class 4 area are considered to be consistent with the poorer end of the Class 4 capability range.

Table A3-2: Land Capability Assessment Summary Table for Assessment Pits 2021

|        | SOIL       | COMMENTS                                                               | COLOUR                      | TEXTURE              | STRUCTURE (E) | COARSE FRAGMENT SIZE (G) |       | SOIL DRAINAGE (D)                                       | SURFACE STONE (R) | SLOPE (E) | EROSION RISK |      | FLOOD RISK | LAND CAPABILITY |
|--------|------------|------------------------------------------------------------------------|-----------------------------|----------------------|---------------|--------------------------|-------|---------------------------------------------------------|-------------------|-----------|--------------|------|------------|-----------------|
| Pit No | Depth (cm) |                                                                        | Munsell                     |                      |               | Type, mm                 | %     | Mottle Severity                                         | Presence          | %         | Water        | Wind |            |                 |
| 1      | 0-15       |                                                                        | 7.5YR 3/3 Dark brown        | Clay Loam            | Moderate      |                          |       |                                                         | Present           | 0-5       | Low          | Low  | Moderate   | 5d              |
|        | 15-20      |                                                                        | 10.5YR 3/2 Very dark brown  | Silty Clay Loam      | Moderate      | 2-20                     | 20-35 |                                                         |                   |           |              |      |            |                 |
|        | 20-60      |                                                                        | 10.5YR 3/3 Dark brown       | Medium Clay          | Strong        |                          |       | Common & Distinct                                       |                   |           |              |      |            |                 |
| 2      | 0-30       | Gravel occurred from 15cm Surface ponding nearby Auger refusal at 40cm | 7.5YR 2.5/2 Very dark brown | Clay Loam            | Moderate      | 2-60                     | 35-50 |                                                         | Present           | 0-5       | Low          | Low  | Moderate   | 5dg             |
|        | 30-40      |                                                                        | 7.5YR 3/3 Dark brown        | Light Clay           | Strong        | 2-60                     | 35-50 | Common & Distinct                                       |                   |           |              |      |            |                 |
| 3      | 0-25       | Surface ponding nearby                                                 | 7.5YR 2.5/2 Very dark brown | Clay Loam            | Moderate      | 2-60                     | 2-20  |                                                         |                   | 0-5       | Low          | Low  | Moderate   | 5d              |
|        | 25-60      |                                                                        | 7.5YR 3/3 Dark brown        | Light Clay           | Strong        |                          |       |                                                         |                   |           |              |      |            |                 |
| 4      | 0-20       |                                                                        | 7.5YR 2.5/2 Very dark brown | Clay loam            | Strong        |                          |       |                                                         |                   | 5-12      | Low          | Low  | Low        | 4d              |
|        | 20-60      |                                                                        | 7.5YR 3/3 Dark brown        | Medium to Heavy clay | Massive       |                          |       | Common & Faint, increasing to Common & Distinct at 40cm |                   |           |              |      |            |                 |
| 5      | 0-5        |                                                                        | 7.5YR 2.5/2 Very dark brown | Clay loam            | Strong        |                          |       |                                                         | Present           | 5-12      | Low          | Low  | Low        | 4d              |
|        | 5-60       |                                                                        | 7.5YR 3/3 Dark brown        | Medium to Heavy clay | Massive       |                          |       | Common & Faint from 25cm                                |                   |           |              |      |            |                 |
| 6      | 0-60       | Surface ponding nearby                                                 | 10YR 3/3 Dark brown         | Medium Clay          | Strong        |                          |       | Common & Distinct from 30cm                             |                   | 5-12      | Low          | Low  | Low        | 5d              |
| 7      | 0-20       |                                                                        | 10YR 3/3 Dark brown         | Clay Loam            | Strong        |                          |       |                                                         | Present           | 0-5       | Low          | Low  | Low        | 5+6rd           |
|        | 20-60      |                                                                        | 10YR 3/3 Dark brown         | Medium Clay          | Strong        |                          |       | Common & Distinct from 40cm                             | Present           |           |              |      |            |                 |
| 8      | 0-60       |                                                                        | 10YR 3/3 Dark brown         | Medium Clay          | Strong        |                          |       | Common & Distinct from 30cm                             | Present           | 5-12      | Low          | Low  | Low        | 5rd             |

|    | SOIL  | COMMENTS              | COLOUR                         | TEXTURE              | STRUCTURE (E) | COARSE FRAGMENT SIZE (G) |  | SOIL DRAINAGE (D) | SURFACE STONE (R) | SLOPE (E) | EROSION RISK |     | FLOOD RISK | LAND CAPABILITY |
|----|-------|-----------------------|--------------------------------|----------------------|---------------|--------------------------|--|-------------------|-------------------|-----------|--------------|-----|------------|-----------------|
| 9  | 0-5   | Auger Refusal at 5cm  | 7.5YR 2.5/2<br>Very dark brown | Clay loam            | Strong        |                          |  |                   | Present           | 0-5       | Low          | Low | Low        | 6r              |
| 10 | 0-30  | Auger Refusal at 55cm | 7.5YR 2.5/2<br>Very dark brown | Clay loam            | Strong        |                          |  |                   |                   |           |              |     |            | 4dr             |
|    | 30-55 |                       | 7.5YR 3/3<br>Dark brown        | Medium to Heavy clay | Massive       |                          |  | Common & Faint    | Present           | 0-5       | Low          | Low | Low        |                 |

## Pit 2



Site: 40768 Tasman Hwy

Date: 6 August 2021

Pit: 1

Flood Risk: Moderate

Slope: 0-5%

Morphology: gentle easterly aspect

Surface condition: Pasture.

**Table A3-3: Profile description**

| DEPTH (CM) |    | MUNSELL COLOUR |       | STRUCTURE | TEXTURE | GRAVEL | MOTTLE | COMMENTS              |
|------------|----|----------------|-------|-----------|---------|--------|--------|-----------------------|
| 0          | 30 | 7.5YR          | 2.5/3 | M         | CL      | 35-50% | -      | Gravel from 15cm      |
| 30         | 40 | 7.5YR          | 3/3   | S         | LC      | 35-50% | 5      | Auger refusal at 40cm |

Duplex profile with moderately-structured soils with a Clay Loam at the surface and a Medium Clay at depth. Gravel was present throughout profile from 15cm. Auger refusal occurred at 40cm, which is likely due to sub-surface stone. Common & distinct mottling occurred from 30cm which is an indicator of poor drainage, surface ponding was also identified nearby. Poor drainage characteristics dictate a Land Capability Class of 5.



## Appendix 4: Photos



**Figure A4-1: Example of surface stone within the area assessed as Land Capability Class 5+6 in the eastern corner of the title.**



**Figure A4- 2: Example of existing pasture.**





**Figure A4-3: Example of surface water ponding identified in Class 5 areas.**



**Figure A4- 4: Example of surface stone identified in Class 4 area.**





**Figure A4-5: View from eastern area of the title looking north west towards the two dwellings.**



**Figure A4-5: Example of surface stone present in the main Class 5+6 assessed area.**





**Figure A4-6: View from the subject title looking west at dryland grazing land on the western side of the Tasman Highway.**



**Figure A4-7: View from the subject title looking south at the dwelling located on CT 177465/2, which is zoned Rural Living.**

## Appendix 5: Potential conflict issues

Tables A5-1 and A5-2 describe the frequency and intensity of adjacent (and potential) activities (grazing and vines) to the proposed development area and the associated issues likely to constrain this use. These are a broad guide only and site specific, cultivar specific, and seasonal variations occur. Aside from these specific issues associated with grazing and vines, Learmonth et. al. (2007) also provide a comprehensive list of potential land use conflict issues (see Figure A5-1). Tables A5-1 and A5-2 provide the rationale behind the recommended minimum buffers contained in Table A8-1 (Appendix 8).

**Table A5-1: Farming activity – grazing**

| MANAGEMENT ACTIVITY                                                  | ISSUES LIKELY TO CONSTRAIN THE ACTIVITY                        | COMMENT                                                  |
|----------------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------|
| Pasture sowing<br>Herbicide spraying<br>Cultivation<br>Drilling      | Spray drift, noise, dust                                       | Ground based or aerial – often very early in the morning |
| Grazing                                                              | Livestock trespass, noise at certain time e.g., weaning calves |                                                          |
| Forage conservation, including mowing, raking, baling, carting bales | Noise, dust                                                    |                                                          |
| Fertiliser spreading                                                 | Noise, odour                                                   |                                                          |
| Insecticide spraying                                                 | Spray drift, noise                                             | Ground based or aerial – often very early in the morning |

**Table A5-2: Farming activity – Vines (after establishment)**

| MANAGEMENT ACTIVITY                                   | ISSUES LIKELY TO CONSTRAIN THE ACTIVITY | COMMENT                                              |
|-------------------------------------------------------|-----------------------------------------|------------------------------------------------------|
| Fungicide spraying<br>(Sep – Mar, max 10 passes)      | Spray drift, noise                      | Ground based, likely to be very early in the morning |
| Herbicide spraying<br>(Autumn and summer, 2-3 passes) | Spray drift, noise                      | Ground based, likely to be very early in the morning |
| Irrigation                                            | Spray drift, noise                      | Potentially turbid and not potable                   |
| Frost fans                                            | Noise                                   |                                                      |
| Pruning, training (Jun – Sep)                         | Noise (tractor and traffic)             | By hand or machinery                                 |
| Harvesting (Mar – May)                                | Noise (tractor and traffic)             | By hand or machinery                                 |

**Table A5-3: Typical Land Use Conflict issues**

Living and Working in Rural Areas. A handbook for managing land use conflict issues on the NSW North Coast. Learmonth, R., Whitehead, R., Boyd, B., and Fletcher, S. n.d.

*Table 1. Typical rural land use conflict issues in the north coast region*

| Issue                                                                                                                                              | Explanation                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Absentee landholders                                                                                                                               | Neighbours may be relied upon to manage issues such as bush fires, straying stock, trespassers etc. while the absentee landholder is at work or away.                                             |
| Access                                                                                                                                             | Traditional or informal 'agreements' for access between farms and to parts of farms may break down with the arrival of new people.                                                                |
| Catchment management                                                                                                                               | Design, funding and implementation of land, water and vegetatin management plans are complicated with larger numbers of rural land-holders with differing perspectives and values.                |
| Clearing                                                                                                                                           | Neighbours may object to the clearing of trees, especially when it is done apparently without approvals or impacts on habitat areas or local amenity.                                             |
| Cooperation                                                                                                                                        | Lack of mutual co-operation through the inability or unwillingness on behalf individuals to contribute may curtail or limit traditional work sharing practices on-farm or in the rural community. |
| Dogs                                                                                                                                               | Stray domestic dogs and wild dogs attacking livestock and wildlife and causing a nuisance.                                                                                                        |
| Drainage                                                                                                                                           | Blocking or changing drainage systems through a lack of maintenance or failure to cooperate and not respect the rights of others.                                                                 |
| Dust                                                                                                                                               | Generated by farm and extractive industry operations including cultivating, fallow (bare) ground, farm vehicles, livestock yards, feed milling, fertiliser spreading etc.                         |
| Dwellings                                                                                                                                          | Urban or residential dwellings located too close to or affecting an existing rural pursuit or routine land use practice.                                                                          |
| Electric fences                                                                                                                                    | Electric shocks to children, horses and dogs. Public safety issues.                                                                                                                               |
| Fencing                                                                                                                                            | Disagreement about maintenance, replacement, design and cost.                                                                                                                                     |
| Fire                                                                                                                                               | Risk of fire escaping and entering neighbouring property. Lack of knowledge of fire issues and the role of the Rural Fire Service.                                                                |
| Firearms                                                                                                                                           | Disturbance, maiming and killing of livestock and pest animals, illegal use and risk to personal safety.                                                                                          |
| Flies                                                                                                                                              | Spread from animal enclosures or manure and breeding areas.                                                                                                                                       |
| Heritage management                                                                                                                                | Destruction and poor management of indigenous and non indigenous cultural artefacts, structures and sites.                                                                                        |
| Lights                                                                                                                                             | Bright lights associated with night loading, security etc.                                                                                                                                        |
| Litter                                                                                                                                             | Injury and poisoning of livestock via wind blown and dumped waste. Damage to equipment and machinery. Amenity impacts.                                                                            |
| Noise                                                                                                                                              | From farm machinery, scare guns, low flying agricultural aircraft, livestock weaning and feeding, and irrigation pumps.                                                                           |
| Odours                                                                                                                                             | Odours arising from piggeries, feedlots, dairies, poultry, sprays, fertiliser, manure spreading, silage, burning carcasses/crop residues.                                                         |
| Pesticides                                                                                                                                         | Perceived and real health and environmental concerns over the use, storage and disposal of pesticides as well as spray drift.                                                                     |
| Poisoning                                                                                                                                          | Deliberate poisoning and destruction of trees/plants. Spray drift onto non-target plants. Pesticide or poison uptake by livestock and human health risks.                                         |
| Pollution                                                                                                                                          | Water resources contaminated by effluent, chemicals, pesticides, nutrients and air borne particulates.                                                                                            |
| Roads                                                                                                                                              | Cost and standards of maintenance, slow/wide farm machinery, livestock droving and manure.                                                                                                        |
| Smoke                                                                                                                                              | From the burning of crop residues, scrub, pasture and windrows.                                                                                                                                   |
| Soil erosion                                                                                                                                       | Loss of soil and pollution of water ways from unsustainable practices or exposed soils. Lack of adequate groundcover or soil protection.                                                          |
| Straying livestock                                                                                                                                 | Fence damage, spread of disease, damage to crops, gardens and bush/rainforest regeneration.                                                                                                       |
| Theft/vandalism                                                                                                                                    | Interference with crops, livestock, fodder, machinery and equipment.                                                                                                                              |
| Tree removal                                                                                                                                       | Removal of native vegetation without appropriate approvals. Removal of icon trees and vegetation.                                                                                                 |
| Trespass                                                                                                                                           | Entering properties unlawfully and without agreement.                                                                                                                                             |
| Visual/amenity                                                                                                                                     | Loss of amenity as a result of reflective structures (igloos, hail netting), windbreaks plantings (loss of                                                                                        |
| Water                                                                                                                                              | Competition for limited water supplies, compliance with water regulations, building of dams, changes to flows. Stock access to waterways. Riparian zone management.                               |
| Weeds                                                                                                                                              | Lack of weed control particularly noxious weeds, by landholders.                                                                                                                                  |
| <i>Based on: Smith, RJ (2003) Rural Land Use Conflict: Review of Management Techniques – Final Report to Lismore Living Centres (PlanningNSW).</i> |                                                                                                                                                                                                   |

# Appendix 6: Farm Business Scale Characteristics

Table A6-1 summarises a number of key characteristics associated with each scale. No single characteristics is considered definitive and there will be overlap and anomalies. Table 6-1 can be used to determine the scale of the existing farm business and/or the potential scale based on the characteristics.

**Table A6-1: Farm Business Scale Characteristics**

| INDICATIVE CHARACTERISTICS                                | COMMERCIAL SCALE                                                                                                                                                                                                                                      | SMALL SCALE PRODUCER                                                                                                                                                                                                                                                                                                                                                                    | HOBBY SCALE                                                                                                                                        | LIFESTYLE SCALE                                                                                                                                    |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Relevance for primary production</b>                   | Dominant activity associated with the farm business is primary production.<br><br>Likely to be viable.<br><br>Capacity to produce sufficient profit for a family and full-time employment of one person.                                              | Dominant activity associated with the farm business is primary production.<br><br>Likely to be viable in time, potentially through cooperative arrangements, higher value products, downstream processing, complementary food, recreation, hospitality, tourism or value adding.<br><br>If running livestock, then current carrying capacity is at least average DSE/ha for their area. | Land used for some primary production.<br><br>Occupant/family needs to be supported by non-primary production income and/or off-farm income.       | Little or no relevance for primary production.                                                                                                     |
| <b>Producer aspirations</b>                               | Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles.                                                                                                     | Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles.<br><br>Work with other small scale producers to share marketing and resources.                                                                                                                                                        | Profitability is not a high priority in primary production decisions and viability cannot be demonstrated.                                         | Profitability has very low relevance. Lifestyle is the dominant motivation for any primary production activity.                                    |
| <b>Labour (FTE) for the primary production</b>            | At least 1 FTE                                                                                                                                                                                                                                        | Likely to be at least 0.5 FTE                                                                                                                                                                                                                                                                                                                                                           | Likely to be less than 0.5 FTE                                                                                                                     |                                                                                                                                                    |
| <b>Indicative Gross Income from Primary Production</b>    | Greater than \$300 000 from the farm business with additional income derived from value adding or off-farm generally comprising less than 50% of total household income.                                                                              | Generally, between \$40 000 and \$300 000 from the farm business. Total household income is generally derived from several income streams of which primary production is one. Primary production income often comprises less than 50% of total household income.                                                                                                                        | Generally, between \$10 000 - \$40 000 from the farm business with additional household income comprising more than 50% of total household income. | <\$10 000 from the farm business.                                                                                                                  |
| <b>Land and Water resources (general characteristics)</b> | Total land area for mixed farming is likely to be 200ha-500ha or more, depending on Land Capability, water resources and farm business activity mix. Land area for vineyards, orchards or berries is likely to be at least 10ha-20ha and likely more. | For livestock producers generally 40-80ha in one or two titles.<br><br>Generally, 8-40 ha in area and a single title for other ventures.<br><br>Water for irrigation likely, but it depends on the farm business activity.                                                                                                                                                              | Generally, 8-40 ha in area and a single title.<br><br>Water for irrigation less likely, but possible, depending on location and cost of supply.    | Generally, 1-8 ha in area.<br><br>Land Capability variable.<br><br>Water for irrigation highly unlikely. No capacity to contribute to a commercial |



| INDICATIVE CHARACTERISTICS | COMMERCIAL SCALE                                                                                                                                                                                                                      | SMALL SCALE PRODUCER                                                                                                                                                                                                                    | HOBBY SCALE                                                                                                                                                                                          | LIFESTYLE SCALE                                                                                                                                                           |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            | Land area generally comprising of a number of titles farmed together. Irrigation is generally necessary for smaller land areas to be viable and/or for higher value products.                                                         | The land and/or water resources associated with the farm business may have the capacity to contribute to a 'commercial scale' farm business depending on the degree of constraint.                                                      | The land and/or water resources associated with the title may have the capacity to contribute to a 'commercial scale' farm business depending on the degree of constraint.                           | scale farm business due to constraining factors.                                                                                                                          |
| <b>Connectivity</b>        | Few constraints likely.<br><br>Likely to be well connected to other unconstrained titles,<br><br>Expansion and/or intensification feasible.                                                                                           | Some constraints likely.<br><br>Residences on majority of adjacent titles.<br><br>Low connectivity to unconstrained titles.                                                                                                             | Some constraints likely.<br><br>Residences on majority of adjacent titles.<br><br>Low connectivity to unconstrained titles.                                                                          | Moderate to significant constraints likely.<br><br>Residences on majority of adjacent titles.<br><br>Little or no connectivity to unconstrained titles.                   |
| <b>Registrations</b>       | Are recognised by ATO as Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets. | Are recognised by ATO as a Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets. | May or may not be recognised by ATO as primary producer.<br><br>Livestock producers will have a PIC and be registered for NLIS and LPA; may be registered for GST and may be part of any QA schemes. | Are not recognised by ATO as primary producer.<br><br>May not have a PIC or be registered for NLIS; are not registered for GST and unlikely to be part of any QA schemes. |
| <b>Role of a dwelling</b>  | Dwelling is subservient to the primary production.                                                                                                                                                                                    | Dwelling is convenient/preferred to facilitate improved productivity.<br><br>Dwelling assists with security.                                                                                                                            | Dwelling is convenient/preferred for lifestyle reasons.                                                                                                                                              | Dwelling is the dominant activity on the title.                                                                                                                           |

## Appendix 7: Characteristics of a ‘Commercial’ Scale Farm Business Activity

It is very difficult to provide an assessment of the commercial viability of a single farm business activity as generally more than one farm business activity contributes to a farming business. Table A7-1 is designed to describe the general characteristics of a commercial scale farm business activity in Tasmania. Table A7-1 can be used to characterise land and water resources to determine whether they have the capacity to contribute to a commercial scale farm business activity. For example, a farming business with less than 4ha of cherries is likely to need additional farming activities to be viable.

**Table A7-1: Resource Requirements for Various Land Uses**

| RESOURCE                                                                       | LIVESTOCK                                                  |                     |                                       | BROAD ACRE CROPS                                                                                                                      |                               | VEGETABLES                    |                               | BERRIES                        | ORCHARD FRUITS & VINES                                                                                                                        | NURSERIES & CUT FLOWERS         | FORESTRY PLANTATIONS       |
|--------------------------------------------------------------------------------|------------------------------------------------------------|---------------------|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------------|-------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------------|
|                                                                                | SHEEP                                                      | CATTLE              | DAIRY                                 | CEREALS                                                                                                                               | OTHERS                        | PROCESSED                     | FRESH MARKET                  |                                |                                                                                                                                               |                                 |                            |
| Land Capability                                                                | LC generally 3–6.                                          | LC generally 3–5/6. | LC generally 3–5.                     | LC 1–4.                                                                                                                               | LC 1–4.                       | LC 1–4.                       | LC 1–4.                       | LC 1–4/5.                      | LC 1–4/5.                                                                                                                                     | LC 1–4 or N/A                   | LC 4–6                     |
| Minimum paddock sizes                                                          | No minimum                                                 | No minimum          | To suit grazing system.               | 10–15ha min                                                                                                                           | 5–10ha min.                   | 10ha min.                     | 10ha min.                     | 2–4ha.                         | 2–5ha.                                                                                                                                        | 2–4ha min.                      | 10–20ha min.               |
| Size for a ‘viable’ business if conducted as single farm business activity (1) | Generally 3,000–10,000 dse -area depends on rainfall). (2) |                     | Capacity for at least 350 milkers.(3) | Broadacre cropping will be a mix of crops in rotation with pasture and livestock. The area required for viability is highly variable. |                               |                               |                               | 4–10ha.                        | 10–30ha.                                                                                                                                      | 5–10ha.                         | TBC                        |
| Irrigation water                                                               | Not essential                                              | Not essential       | Preferable 4–6ML/ha.                  | Not necessary.                                                                                                                        | Mostly necessary, 2–3 ML/ha.  | Necessary, 2–6ML/ha.          | Necessary, 2–6ML/ha.          | Necessary, 1–3ML/ha.           | Necessary, 2–3ML/ha.                                                                                                                          | Necessary, small quantity.      | Not required.              |
| Climate specifications                                                         | Lower rainfall preferred for wool.                         | No preferences.     | High rainfall (or irrigation).        | Susceptible to spring frosts. Difficult to harvest in humid coastal conditions.                                                       | Susceptible to spring frosts. | Susceptible to spring frosts. | Susceptible to spring frosts. | High rainfall (or irrigation). | Susceptible to spring frosts for vines. Susceptible to summer rains for cherries. Susceptible to disease in high humidity in March for vines. | Preferably low frost risk area. | Rainfall above 700–800 mm. |

| RESOURCE             | LIVESTOCK                                                                              |                             |                                                                                                     | BROAD ACRE CROPS                                                 |                                                                  | VEGETABLES                                                             |                                                                                                 | BERRIES                                                                  | ORCHARD FRUITS & VINES                                                    | NURSERIES & CUT FLOWERS            | FORESTRY PLANTATIONS               |
|----------------------|----------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|---------------------------------------------------------------------------|------------------------------------|------------------------------------|
|                      | SHEEP                                                                                  | CATTLE                      | DAIRY                                                                                               | CEREALS                                                          | OTHERS                                                           | PROCESSED                                                              | FRESH MARKET                                                                                    |                                                                          |                                                                           |                                    |                                    |
| Infrastructure       | Yards & shearing shed.                                                                 | Yards, crush, loading ramp. | Dairy shed, yards, crush, loading ramp.                                                             | Minimal.                                                         | Irrig facilities.                                                | Irrig facilities.                                                      | Irrig facilities. Possibly a packing shed unless using a contract packer or growing on contract | Irrig facilities. Packing shed                                           | Irrig facilities. Packing shed                                            | Plastic/glass houses.              | Firefighting dams. Access roads    |
| Plant & equipment    | Minimal.                                                                               | Minimal; hay feeding plant. | General purpose tractor, hay/silage feeding.                                                        | Tractors & implements.                                           | Tractors & implements.                                           | Tractors & implements.                                                 | Tractors & implements.                                                                          | Tractors & implements.                                                   | Tractors & implements.                                                    | Small plant.                       | Contract services.                 |
| Market contracts     | Not required.                                                                          | Not required.               | Necessary.                                                                                          | Not required.                                                    | Generally required.                                              | Necessary.                                                             | Highly preferred.                                                                               | Desired.                                                                 | Desired.                                                                  | Contracts preferable.              | Varies.                            |
| Labour               | Medium.                                                                                | Low.                        | High.                                                                                               | Low.                                                             | Low.                                                             | Low.                                                                   | Variable/medium.                                                                                | High at times.                                                           | High at times.                                                            | High at times.                     | Low.                               |
| Local services       | Shearers.                                                                              | Vet.                        | Vet, dairy shed technician.                                                                         | Agronomist, contractors.                                         | Agronomist, contractors.                                         | Agronomist, contractors.                                               | Agronomist, contractors.                                                                        | Pickers.                                                                 | Pickers.                                                                  | Pickers.                           | Contractors.                       |
| Regional suitability | Dryer areas good for wool. All areas suitable; larger farm sizes needed for viability. | All areas suitable.         | Economics dictate large area necessary. Needs high rainfall or large water resource for irrigation. | Generally large areas, so need larger paddocks and larger farms. | Generally large areas, so need larger paddocks and larger farms. | Medium sized paddocks & farms; area for crop rotations and irrigation. | Medium sized paddocks & farms; area for crop rotations and irrigation.                          | Specific site requirements; proximity to markets and transport/carriers. | Specific site requirements; potentially available in most municipalities. | Proximity to markets is important. | Low rainfall areas less preferred. |

Table notes:

1. The Agricultural Land Mapping Project (ALMP) (Dept of Justice, 2017) defined minimum threshold titles sizes that could potentially sustain a standalone agricultural farm business activity. The ALMP have 333ha for a livestock farm business activity, 40ha for dairy, 133ha for cereals and other broadacre crops, 25ha for processed and fresh market vegetable, 10ha for berries, other fruits & vines and nurseries and cut flowers and no specified minimum area for plantation forestry.
2. Kynetec (March 2021) Farm Intel Information brochure uses 100ha as the minimum farm area for livestock
3. Kynetec (March 2021) Farm Intel Information brochure uses 75ha as the minimum farm area for dairy.

# Appendix 8: Separation distances and buffers

Farm business activity scale (RMCG 2022 and included as Appendix 6) in combination with Table A8-1 can be used to provide guidance on appropriate separation distances when there are no additional mitigating factors. Appendix 5 provides guidance on constraints and potential conflict issues in relation to the relevant current and potential farming activities in proximity to a sensitive use.

**Table A8-1: Separation distances**

| RESOURCE                                             | LIVESTOCK                                             |                                                        |                                                                                                                                     | BROAD ACRE CROPS |               | VEGETABLES    |               | BERRIES       | ORCHARD FRUITS & VINES | NURSERIES & CUT FLOWERS | FORESTRY PLANTATIONS                |
|------------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------|---------------|---------------|---------------|------------------------|-------------------------|-------------------------------------|
|                                                      | SHEEP                                                 | CATTLE                                                 | DAIRY                                                                                                                               | CEREALS          | OTHERS        | PROCESSED     | FRESH MARKET  |               |                        |                         |                                     |
| Recommended min. buffer for individual dwellings (1) | 50m to dryland and 100m to irrigated grazing area (3) | 50m to dryland and 100m to irrigated grazing area.(3). | 50m to dryland and, 100m to irrigated grazing, 300m to dairy shed and 250m to effluent storage or continuous application areas (2). | 200m to crop.    | 200m to crop. | 200m to crop. | 200m to crop. | 200m to crop. | 200m to crop.          | 200m to crop.           | 100m from crop for aerial spraying. |
| Recommended min. buffer for residential areas (1)    | 50m to dryland and 100m to irrigated grazing area (3) | 50m to dryland and 100m to irrigated grazing area.(3)  | 50m to dryland and, 100m to irrigated grazing, 300m to dairy shed and 250m to effluent storage or continuous application areas (2). | 300m to crop.    | 300m to crop. | 300m to crop. | 300m to crop. | 300m to crop. | 300m to crop.          | 300m to crop.           | Site specific (1).                  |

Table notes:

- From (Learmonth, Whitehead, Boyd & Fletcher, 2007). These are industry specific recommended setbacks which do not necessarily align with Planning Scheme Setback requirements. Council should ensure they are aware of attenuation setback requirements for specific activities.
- The State Dairy Effluent Working Group, 1997 uses 50m to grazing area, 250m to dairy shed and 300m to effluent storage or continuous application areas. The State Planning Scheme uses 300m to dairy shed and 250m to effluent lagoon
- Learmonth, Whitehead, Boyd & Fletcher, 2007 uses 50m from grazing areas.

This report has been prepared by:

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**Document review and authorisation**

**Project Number: #2038**

| Doc Version | Final/Draft | Date       | Author     | Project Director review | BST QA review | Release approved by | Issued to |
|-------------|-------------|------------|------------|-------------------------|---------------|---------------------|-----------|
| 1.0         | Final       | 17/10/2023 | M. Tempest | A. Ketelaar             | B. Gravenor   | A. Ketelaar         | 6ty°      |
| 1.1         | Final       | 09/07/2025 | M. Tempest | -                       | -             | M. Tempest          | 6ty°      |



04 July 2025

Reference No. GL23301Ab Rev.01

Mr Garry & Ms Lesley Dawkins  
Paisley, 40768 Tasman Highway  
WAVERLEY TAS 7250

Dear Sir & Madam,

**RE: Preliminary On-site Wastewater Disposal Evaluation  
40768 Tasman Highway, Waverley**

We have pleasure in submitting herein our report detailing the results of a preliminary on-site wastewater disposal evaluation conducted at the above site.

Should you require clarification of any aspect of this report, please contact Rajinder Singh Sidhu or the undersigned on 03 6326 5001.

For and on behalf of

**Geoton Pty Ltd**



**Tony Barriera**

Director – Principal Geotechnical Engineer

## **1 INTRODUCTION**

At the request of Mr Garry & Ms Lesley Dawkins, Geoton Pty Ltd has carried out a limited scope investigation at the site of a proposed 23-Lot residential subdivision at 40768 Tasman Highway, Waverley.

The investigation is to determine if each of the proposed new lots to be subdivided can support an on-site wastewater disposal system (in accordance with AS/NZS 1547:2012 “On-site domestic-wastewater management”) for the purposes of subdivision approval.

It should be noted that this is a preliminary assessment for subdivision approval and that site-specific assessments for the proposed new lots will be required by the developer/owners once the actual location and size of each of the residential developments is known.

A site plan showing the subdivision layout was provided, prepared by 6ty° Pty Ltd, Project No. 22.257, Drawing No. Cp01, Rev. G Dated 21.05.2025. We understand that the proposed subdivision of the property will allocate the existing dwelling to be contained within proposed Lot 17, with the remainder of the site to be divided into 22 vacant lots ranging from 10,048m<sup>2</sup> to 15,231m<sup>2</sup> in size.

## **2 FIELD INVESTIGATION**

The field investigation was conducted on 23 May 2023 and involved the drilling of 13 boreholes by 4WD mounted auger rig to the auger refusal or investigated depths of 0.7m to 2.0m.

The logs of the boreholes are included in Appendix A and their locations are shown on Figure 1 attached.

## **3 SITE CONDITIONS**

The site is located on the corner of Tasman Highway and Boomer Road, is approximately 24.61 hectares in size, and is currently developed with a residence located within the northeast portion of the site. The proposed lots 1 to 16 and 18 to 23 are currently vacant and generally vegetated predominantly with grassland and mature trees. Exposed dolerite boulders were encountered on the surface during the site investigation. There is an existing pond within the middle of the site, which will be allocated to the proposed lot 11.

The ground surface across the site generally has a gentle fall of 1° to 5° towards the northwest.

Photographs of the site are attached as Plates 1 to 4.

The MRT Digital Geological Atlas 1:25,000 Series, indicates that the majority of the site is mapped as being underlain by Jurassic period dolerite or dolerite beneath soil or Cainozoic deposit, with the northeastern portion of the site mapped as Quaternary period sediments and area within the western portion of the site mapped as Cretaceous – Quaternary Period moderately-consolidated dolerite conglomerate.

## Preliminary On-site Wastewater Disposal Evaluation

Examination of the LIST Landslide Planning Map indicates that the majority of the site is not within a mapped landslide hazard band; however, a small portion along the southwest boundary of the site is mapped on a low landslide hazard band.

The investigation indicated that the soil profile varies across the site.

Boreholes BH1 and BH4 encountered disturbed sandy silt to depths of 0.2m to 0.3m, overlying sandy clay to depths of 1.3m, underlain by extremely weathered material (having rock fabric with soil properties) to the refusal depths of 1.5m.

Borehole BH2 encountered disturbed sandy silt to a depth of 0.2m, underlain by sandy clay to the refusal depth of 0.7m.

Borehole BH3 encountered disturbed sandy silt to a depth of 0.2m, overlying silty clay to a depth of 1.1m, underlain by clayey silt to the investigated depth of 2.0m.

Boreholes BH5 to BH7 & BH10 to BH12 encountered disturbed sandy silt or silty clay topsoil to depths of 0.2m, overlying silty clay to depths of 0.6m to 1.9m, underlain by extremely weathered material to the refusal or investigated depths of 0.8m to 2.0m.

Borehole BH8 encountered silty clay topsoil to a depth of 0.2m, overlying silty clay to a depth of 1.7m, underlain by gravelly clay to the investigated depth of 2.0m.

Borehole BH9 encountered disturbed sandy silt to a depth of 0.2m, overlying clayey silt to a depth of 0.4m, underlain by silty clay to the refusal depth of 1.3m.

Borehole BH13 encountered clayey silt topsoil to a depth of 0.2m, overlying clayey silt and silty clay to a depth of 1.0m, underlain by extremely weathered material to the refusal depth of 1.7m.

Auger refusal within boreholes BH1 to BH2, BH4 to BH6 & BH9 to BH13 was inferred to be on highly weathered rock or boulder.

The boreholes did not encounter any signs of groundwater seepage over the investigated depths.

Full details of the soil conditions encountered are presented on the borehole logs.

## 4 EFFLUENT DISPOSAL

### 4.1 Soil Classification

Based on the findings of the investigation, the soil has been classified as follows:

- Texture – Light Clay (Table E1 from AS1547-2012);
- Structure – Massive (Table E4 from AS/NZS1547-2012); and
- Category – 5 (Table E1 from AS/NZS1547:2012).

For massive Category 5 soils the indicative permeability ( $K_{sat}$ ) from AS/NZS1547 Table 5.1 is  $<0.06\text{m/day}$ .

- Adopted Permeability –  $0.06\text{m/day}$ .

## 4.2 Disposal and Treatment Method

The soil within the proposed effluent disposal area is assessed as having sufficient depth to provide an adequate attenuation period for the breakdown of pathogens within the treated effluent.

This site assessment indicates that the site is not suitable for a traditional trench system as Category 5 soils have very low permeability. A trench system in these conditions will not allow for an adequate attenuation period for the breakdown of pathogens within the treated effluent before infiltration into the groundwater.

Additionally, the site is shallow to bedrock.

Therefore, provided the setback distances are adhered to, this site assessment indicates that the proposed new lots are suitable for the disposal of secondary treated effluent.

- Aerated Wastewater Treatment System (AWTS) and sub-surface irrigation; and
- Aerated Wastewater Treatment System (AWTS) and conventional bed raised above the natural ground surface.

Alternatively, a Wisconsin mound treated wastewater disposal system may be suitable within each site, depending on the outcome of a site-specific investigation being carried out.

## 4.3 Setbacks

The minimum separation distance between the disposal area and downslope features is based on Appendix R from AS/NZS 1547:2012 “Recommended Setback Distances for Land Application Systems” and Section 3.1 from the *Building Act 2016*: Director’s Guidelines for On-site Wastewater Management Systems. As per Table R1 from AS/NZS 1547:2012. The following minimum setbacks are required:

### 4.3.1 Lots 1 to 8, 10 & 11, 15 & 16

- 21.0m from downslope sensitive features such as watercourses and ponds;
- 4.5m from downslope property boundaries;
- 1.5m from cross slope or upslope property boundaries;
- 3.8m from downslope buildings; and
- 3.0m from upslope or cross slope buildings.

### 4.3.2 Lots 18 to 23

- 23.0m from downslope sensitive features such as watercourses;
- 5.5m from downslope property boundaries;
- 1.5m from cross slope or upslope property boundaries;
- 4.0m from downslope buildings; and
- 3.0m from upslope or cross slope buildings.

## Preliminary On-site Wastewater Disposal Evaluation

### 4.3.3 Lots 9, 12 to 14

- 17.0m from downslope sensitive features such as watercourses;
- 2.5m from downslope property boundaries;
- 1.5m from cross slope or upslope property boundaries;
- 3.3m from downslope buildings; and
- 3.0m from upslope or cross slope buildings.

## 4.4 Examples of Minimum System Requirements

### 4.4.1 AWTS and mounded sub-surface irrigation

About 600m<sup>2</sup> (300m<sup>2</sup> for the effluent disposal area and 300m<sup>2</sup> as a backup area) would be required for an AWTS and sub-surface irrigation system to support a standard 4-bedroom dwelling on town water within the assessed area of the site.

### 4.4.2 AWTS and raised conventional bed

About 180m<sup>2</sup> (90m<sup>2</sup> for the effluent disposal area and 90m<sup>2</sup> as a backup area) would be required for an AWTS and a conventional bed raised above the natural ground surface to support a standard 4-bedroom dwelling on town water within the assessed area of the site.

## 5 CONCLUSIONS

The results of the investigation indicate that the new proposed lots have sufficient available area suitable for the disposal of domestic effluent by way of secondary treated wastewater, including sufficient reserve area.

### References:

AS 1726 - 2017 Geotechnical Site Investigations

AS/NZS 1547- 2012 On-site domestic-wastewater management

*Building Act 2016*: Director's Guidelines for On-site Wastewater Management Systems

### Attachments:

Limitations of report

Figure 1 – Site Plan

Site Photographs

Appendix A – Borehole Logs & Explanation Sheets



## **Geotechnical Consultants - Limitations of report**

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

### **Project specific criteria**

The report has been developed on the basis of unique project specific requirements as understood by Geoton and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by Geoton and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

### **Subsurface variations with time**

Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

### **Interpretation of factual data**

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variabilities inherent in soil and rock masses.

### **Report Recommendations**

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought.

### **Specific purposes**

This report should not be applied to any project other than that originally specified at the time the report was issued.

### **Interpretation by others**

Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

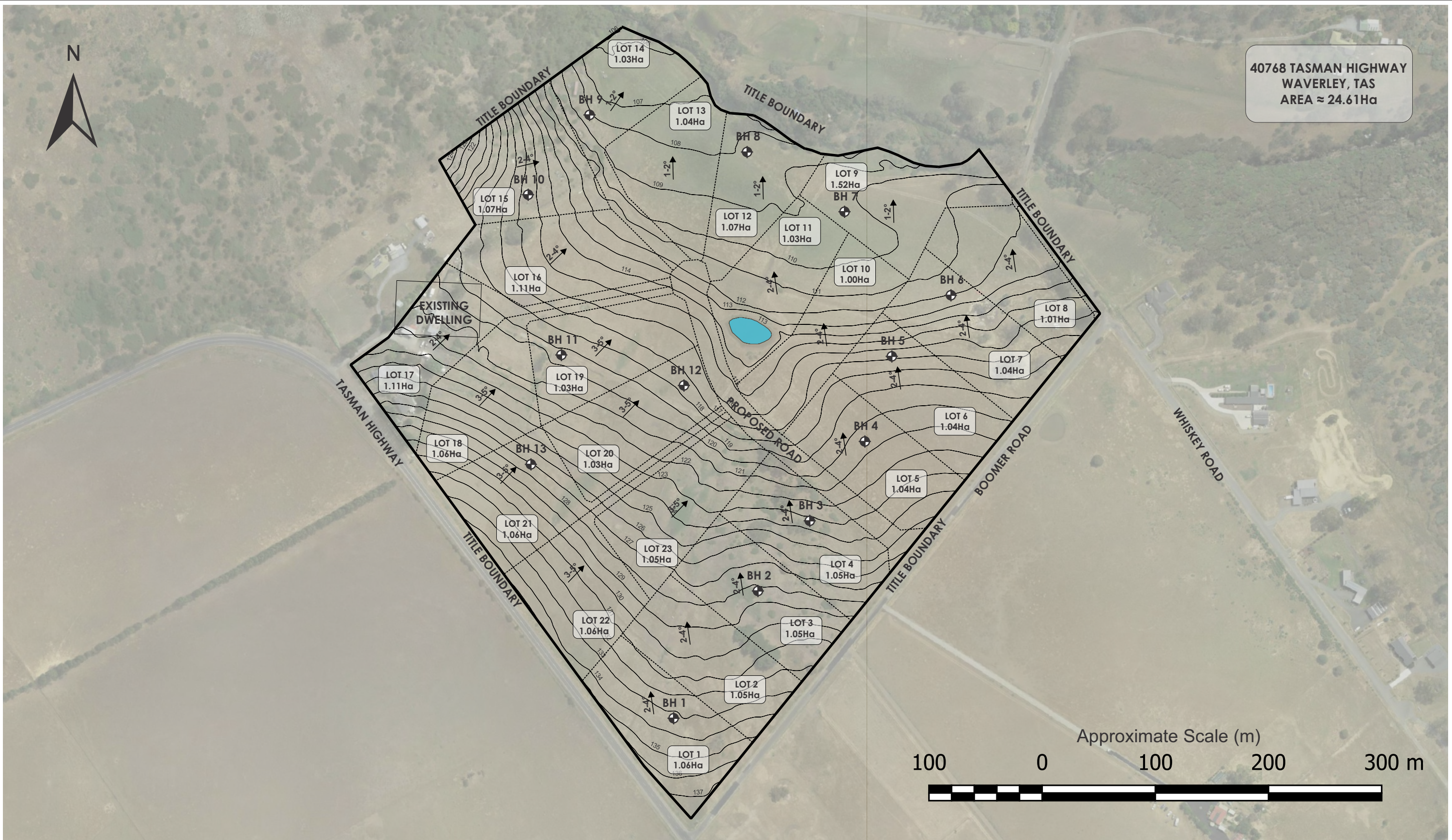
### **Report integrity**

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

### **Geoenvironmental issues**

This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.





|                                              |  |                         |  |                       |                   |                                                   |           |                                                 |                     |
|----------------------------------------------|--|-------------------------|--|-----------------------|-------------------|---------------------------------------------------|-----------|-------------------------------------------------|---------------------|
| <b>Legend</b>                                |  |                         |  | <b>GEOTON</b> Pty Ltd |                   |                                                   |           | client: <b>MR GARRY &amp; MS LESLEY DAWKINS</b> |                     |
| <b>BH 1</b><br>Approximate Borehole Location |  | Existing Pond           |  |                       |                   | project: <b>40768 TASMAN HIGHWAY<br/>WAVERLEY</b> |           |                                                 |                     |
| Approximate Slope angle in Degrees           |  | Proposed Title Boundary |  |                       |                   |                                                   |           | title: <b>SITE PLAN</b>                         |                     |
| Contour in Metres (LiDAR Derived)            |  |                         |  | date                  | <b>04/07/2025</b> | drawn                                             | <b>RS</b> |                                                 |                     |
|                                              |  |                         |  | scale                 | <b>As Shown</b>   | approved                                          | <b>TB</b> |                                                 |                     |
|                                              |  |                         |  | original size         | <b>A3</b>         | rev                                               | <b>1</b>  | project no: <b>GL23301A</b>                     | figure no. <b>1</b> |





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**PLATE 3 - View of exposed dolerite boulder within the site**



**PLATE 4 - view of site looking to the south**

|                        |            |               |    |             |                                  |                         |
|------------------------|------------|---------------|----|-------------|----------------------------------|-------------------------|
| <b>GEO TON</b> Pty Ltd |            |               |    | client:     | MR GARRY & MS LESLEY DAWKINS     |                         |
|                        |            |               |    | project:    | 40768 TASMAN HIGHWAY<br>WAVERLEY |                         |
| title: PHOTOGRAPH      |            |               |    | project no: | GL23301A                         | figure no. PLATES 3 & 4 |
| date:                  | 23/05/2023 | original size | A4 |             |                                  |                         |

# Appendix A

## Borehole Logs



### Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH1

Sheet no. 1 of 1

Job no. GL23301A

|            |                                           |                   |
|------------|-------------------------------------------|-------------------|
| Client :   | Mr Garry & Ms Lesley Dawkins              | Date : 23/05/2023 |
| Project :  | Preliminary On-site Wastewater Assessment | Logged By : RS    |
| Location : | 40768 Tasman Highway, Waverley            |                   |

|                         |           |            |              |
|-------------------------|-----------|------------|--------------|
| Drill model : Drilltech | Easting:  | Slope: 90° | RL Surface : |
| Hole diameter : 150mm   | Northing: | Bearing: - | Datum :      |

| Method | Support | Penetration | Water | Notes<br>Samples<br>Tests | Depth<br>(m) | Graphic log | Classification<br>Symbol | Material Description                                                                            | Moisture condition | Consistency<br>density, index | Structure, additional<br>observations |
|--------|---------|-------------|-------|---------------------------|--------------|-------------|--------------------------|-------------------------------------------------------------------------------------------------|--------------------|-------------------------------|---------------------------------------|
| ADV    | N       |             |       |                           | 0.25         |             |                          | DISTURBED SOIL - Sandy SILT, low plasticity, dark grey or black, trace fine grained sand        | M                  | St                            | DISTURBED SOIL                        |
|        |         |             |       |                           | 0.50         |             | CI                       | Sandy CLAY - medium plasticity, brown/grey, fine to medium grained sand trace cobbles           | M                  | VSt                           | NATURAL                               |
|        |         |             |       |                           | 0.75         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 1.00         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 1.25         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 1.50         |             | XW                       | Highly Weathered Material - Remoulded to Sandy Clay, orange/ brown, fine to medium grained sand | D                  | VSt/<br>H                     |                                       |
|        |         |             |       |                           | 1.75         |             |                          | Borehole BH1 refusal @ 1.5m on inferred rock/boulder                                            |                    |                               |                                       |
|        |         |             |       |                           | 2.00         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 2.25         |             |                          |                                                                                                 |                    |                               |                                       |

### Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH2

Sheet no. 1 of 1

Job no. GL23301A

|            |                                           |             |            |
|------------|-------------------------------------------|-------------|------------|
| Client :   | Mr Garry & Ms Lesley Dawkins              | Date :      | 23/05/2023 |
| Project :  | Preliminary On-site Wastewater Assessment | Logged By : | RS         |
| Location : | 40768 Tasman Highway, Waverley            |             |            |

|                 |           |           |            |              |
|-----------------|-----------|-----------|------------|--------------|
| Drill model :   | Drilltech | Easting:  | Slope: 90° | RL Surface : |
| Hole diameter : | 150mm     | Northing: | Bearing: - | Datum :      |

| Method | Support | Penetration | Water | Notes<br>Samples<br>Tests | Depth<br>(m) | Graphic log | Classification<br>Symbol | Material Description                                                                     | Moisture condition | Consistency<br>density, index | Structure, additional<br>observations |
|--------|---------|-------------|-------|---------------------------|--------------|-------------|--------------------------|------------------------------------------------------------------------------------------|--------------------|-------------------------------|---------------------------------------|
| ADV    | N       |             |       |                           |              |             |                          | DISTURBED SOIL - Sandy SILT, low plasticity, dark grey or black, trace fine grained sand | M                  | VSt                           | DISTURBED SOIL                        |
|        |         |             |       |                           | 0.25         |             | CI                       | Sandy CLAY - medium plasticity, brown/grey, fine to medium grained sand trace cobbles    | M                  | VSt                           | NATURAL                               |
|        |         |             |       |                           | 0.50         |             |                          |                                                                                          |                    |                               |                                       |
|        |         |             |       |                           | 0.75         |             |                          | Borehole BH2 refusal @ 0.7m on inferred rock/boulder                                     |                    |                               |                                       |
|        |         |             |       |                           | 1.00         |             |                          |                                                                                          |                    |                               |                                       |
|        |         |             |       |                           | 1.25         |             |                          |                                                                                          |                    |                               |                                       |
|        |         |             |       |                           | 1.50         |             |                          |                                                                                          |                    |                               |                                       |
|        |         |             |       |                           | 1.75         |             |                          |                                                                                          |                    |                               |                                       |
|        |         |             |       |                           | 2.00         |             |                          |                                                                                          |                    |                               |                                       |
|        |         |             |       |                           | 2.25         |             |                          |                                                                                          |                    |                               |                                       |

### Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH3

Sheet no. 1 of 1

Job no. GL23301A

|            |                                           |                   |
|------------|-------------------------------------------|-------------------|
| Client :   | Mr Garry & Ms Lesley Dawkins              | Date : 23/05/2023 |
| Project :  | Preliminary On-site Wastewater Assessment | Logged By : RS    |
| Location : | 40768 Tasman Highway, Waverley            |                   |

|                         |           |            |              |
|-------------------------|-----------|------------|--------------|
| Drill model : Drilltech | Easting:  | Slope: 90° | RL Surface : |
| Hole diameter : 150mm   | Northing: | Bearing: - | Datum :      |

| Method | Support | Penetration | Water | Notes<br>Samples<br>Tests | Depth<br>(m) | Graphic log | Classification<br>Symbol | Material Description                                                                     | Moisture condition | Consistency<br>density, index | Structure, additional<br>observations |
|--------|---------|-------------|-------|---------------------------|--------------|-------------|--------------------------|------------------------------------------------------------------------------------------|--------------------|-------------------------------|---------------------------------------|
| ADV    | N       |             |       |                           |              |             |                          | DISTURBED SOIL - Sandy SILT, low plasticity, dark grey or black, trace fine grained sand | M                  | St                            | DISTURBED SOIL                        |
|        |         |             |       |                           | 0.25         |             | CH                       | Silty CLAY - high plasticity, red/brown                                                  | M                  | St/<br>VSt                    | NATURAL<br>W < PL                     |
|        |         |             |       |                           | 0.50         |             |                          |                                                                                          |                    |                               |                                       |
|        |         |             |       |                           | 0.75         |             |                          |                                                                                          |                    |                               |                                       |
|        |         |             |       |                           | 1.00         |             |                          |                                                                                          |                    |                               |                                       |
|        |         |             |       |                           | 1.25         |             | MH                       | Clayey SILT - high plasticity, red/brown                                                 | M                  | VSt                           |                                       |
|        |         |             |       |                           | 1.50         |             |                          |                                                                                          |                    |                               |                                       |
|        |         |             |       |                           | 1.75         |             |                          |                                                                                          |                    |                               |                                       |
|        |         |             |       |                           | 2.00         |             |                          |                                                                                          |                    |                               |                                       |
|        |         |             |       |                           | 2.25         |             |                          | Borehole BH3 terminated @ 2.0m                                                           |                    |                               |                                       |

### Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH4

Sheet no. 1 of 1

Job no. GL23301A

Client : Mr Garry & Ms Lesley Dawkins Date : 23/05/2023  
Project : Preliminary On-site Wastewater Assessment Logged By : RS  
Location : 40768 Tasman Highway, Waverley

Drill model : Drilltech Easting: Slope: 90° RL Surface :  
Hole diameter : 150mm Northing: Bearing: - Datum :

| Method | Support | Penetration | Water | Notes<br>Samples<br>Tests | Depth<br>(m) | Graphic log | Classification<br>Symbol | Material Description                                                                            | Moisture condition | Consistency<br>density, index | Structure, additional<br>observations |
|--------|---------|-------------|-------|---------------------------|--------------|-------------|--------------------------|-------------------------------------------------------------------------------------------------|--------------------|-------------------------------|---------------------------------------|
| ADV    | N       |             |       |                           |              |             |                          | DISTURBED SOIL - Sandy SILT, low plasticity, dark grey or black, trace fine grained sand        | M                  | St                            | DISTURBED SOIL                        |
|        |         |             |       |                           | 0.25         |             | CI                       | Sandy CLAY - medium plasticity, brown/grey, fine to medium grained sand                         | M                  | St                            | NATURAL                               |
|        |         |             |       |                           | 0.50         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 0.75         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 1.00         |             |                          | Becoming brown/orange                                                                           |                    |                               | W < PL                                |
|        |         |             |       |                           | 1.25         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 1.50         |             | XW                       | Highly Weathered Material - Remoulded to Sandy Clay, orange/ brown, fine to medium grained sand | D                  | VSt/<br>H                     |                                       |
|        |         |             |       |                           | 1.75         |             |                          | Borehole BH4 refusal @ 1.5m on inferred rock/boulder                                            |                    |                               |                                       |
|        |         |             |       |                           | 2.00         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 2.25         |             |                          |                                                                                                 |                    |                               |                                       |

### Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH5

Sheet no. 1 of 1

Job no. GL23301A

|            |                                           |             |            |
|------------|-------------------------------------------|-------------|------------|
| Client :   | Mr Garry & Ms Lesley Dawkins              | Date :      | 23/05/2023 |
| Project :  | Preliminary On-site Wastewater Assessment | Logged By : | RS         |
| Location : | 40768 Tasman Highway, Waverley            |             |            |

|                 |           |           |            |              |
|-----------------|-----------|-----------|------------|--------------|
| Drill model :   | Drilltech | Easting:  | Slope: 90° | RL Surface : |
| Hole diameter : | 150mm     | Northing: | Bearing: - | Datum :      |

| Method | Support | Penetration | Water | Notes<br>Samples<br>Tests | Depth<br>(m) | Graphic log | Classification<br>Symbol | Material Description                                                                           | Moisture condition | Consistency<br>density, index | Structure, additional<br>observations |
|--------|---------|-------------|-------|---------------------------|--------------|-------------|--------------------------|------------------------------------------------------------------------------------------------|--------------------|-------------------------------|---------------------------------------|
| ADV    | N       |             |       |                           |              |             |                          | DISTURBED SOIL - Sandy SILT, low plasticity, dark grey or black, trace fine grained sand       | M/D                | St                            | DISTURBED SOIL                        |
|        |         |             |       |                           | 0.25         |             | CH                       | Silty CLAY - high plasticity, pale brown/yellow, trace fine grained sand                       | M                  | VSt                           | NATURAL<br>W ≈ PL                     |
|        |         |             |       |                           | 0.50         |             |                          |                                                                                                |                    |                               |                                       |
|        |         |             |       |                           | 0.75         |             | XW                       | Highly Weathered Material - Remoulded to Sandy Clay, orange/brown, fine to medium grained sand | D                  | VSt/H                         |                                       |
|        |         |             |       |                           |              |             |                          | Borehole BH5 refusal @ 0.8m on inferred rock/boulder                                           |                    |                               |                                       |
|        |         |             |       |                           | 1.00         |             |                          |                                                                                                |                    |                               |                                       |
|        |         |             |       |                           | 1.25         |             |                          |                                                                                                |                    |                               |                                       |
|        |         |             |       |                           | 1.50         |             |                          |                                                                                                |                    |                               |                                       |
|        |         |             |       |                           | 1.75         |             |                          |                                                                                                |                    |                               |                                       |
|        |         |             |       |                           | 2.00         |             |                          |                                                                                                |                    |                               |                                       |
|        |         |             |       |                           | 2.25         |             |                          |                                                                                                |                    |                               |                                       |



### Geotechnical Consultants

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Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH6

Sheet no. 1 of 1

Job no. GL23301A

|            |                                           |                   |
|------------|-------------------------------------------|-------------------|
| Client :   | Mr Garry & Ms Lesley Dawkins              | Date : 23/05/2023 |
| Project :  | Preliminary On-site Wastewater Assessment | Logged By : RS    |
| Location : | 40768 Tasman Highway, Waverley            |                   |

|                         |           |            |              |
|-------------------------|-----------|------------|--------------|
| Drill model : Drilltech | Easting:  | Slope: 90° | RL Surface : |
| Hole diameter : 150mm   | Northing: | Bearing: - | Datum :      |

| Method | Support | Penetration | Water | Notes<br>Samples<br>Tests | Depth<br>(m) | Graphic log | Classification<br>Symbol | Material Description                                                                            | Moisture condition | Consistency<br>density, index | Structure, additional<br>observations |
|--------|---------|-------------|-------|---------------------------|--------------|-------------|--------------------------|-------------------------------------------------------------------------------------------------|--------------------|-------------------------------|---------------------------------------|
| ADV    | N       |             |       |                           |              |             |                          | DISTURBED SOIL - Sandy SILT, low plasticity, dark grey or black, trace fine grained sand        | M                  | St                            | DISTURBED SOIL                        |
|        |         |             |       |                           | 0.25         |             | CH                       | Silty CLAY - high plasticity, pale brown/yellow, trace fine grained sand                        | M                  | VSt                           | NATURAL<br>W ≈ PL                     |
|        |         |             |       |                           | 0.50         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 0.75         |             |                          | Becoming brown/orange                                                                           |                    |                               |                                       |
|        |         |             |       |                           | 1.00         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 1.25         |             | XW                       | Highly Weathered Material - Remoulded to Sandy Clay, orange/ brown, fine to medium grained sand | D                  | VSt/<br>H                     |                                       |
|        |         |             |       |                           | 1.50         |             |                          | Borehole BH6 refusal @ 1.3m on inferred rock/boulder                                            |                    |                               |                                       |
|        |         |             |       |                           | 1.75         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 2.00         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 2.25         |             |                          |                                                                                                 |                    |                               |                                       |

### Geotechnical Consultants

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Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH7

Sheet no. 1 of 1

Job no. GL23301A

Client : Mr Garry & Ms Lesley Dawkins Date : 23/05/2023  
 Project : Preliminary On-site Wastewater Assessment Logged By : RS  
 Location : 40768 Tasman Highway, Waverley

Drill model : Drilltech Easting: Slope: 90° RL Surface :  
 Hole diameter : 150mm Northing: Bearing: - Datum :

| Method | Support | Penetration | Water | Notes<br>Samples<br>Tests | Depth<br>(m) | Graphic log | Classification<br>Symbol | Material Description                                                                            | Moisture condition | Consistency<br>density, index | Structure, additional<br>observations |
|--------|---------|-------------|-------|---------------------------|--------------|-------------|--------------------------|-------------------------------------------------------------------------------------------------|--------------------|-------------------------------|---------------------------------------|
| ADV    | N       |             |       |                           |              |             |                          | TOPSOIL - Silty CLAY, high plasticity, dark grey or black, trace fine to medium grained sand    | M                  | St                            | <b>ALLUVIAL SOIL</b>                  |
|        |         |             |       |                           | 0.25         |             | CH                       | Silty CLAY - high plasticity, dark grey or black                                                | M                  | St                            |                                       |
|        |         |             |       |                           | 0.50         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 0.75         |             | CH                       | Silty CLAY - high plasticity, pale brown/yellow mottled grey                                    | M                  | VSt                           | <b>RESIDUAL SOIL</b><br>W < PL        |
|        |         |             |       |                           | 1.00         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 1.25         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 1.50         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 1.75         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 2.00         |             | XW                       | Highly Weathered Material - Remoulded to Sandy Clay, orange/ brown, fine to medium grained sand | D                  | VSt/ D                        |                                       |
|        |         |             |       |                           | 2.25         |             |                          | Borehole BH7 terminated @ 2.0m                                                                  |                    |                               |                                       |

### Geotechnical Consultants

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Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH8

Sheet no. 1 of 1

Job no. GL23301A

Client : Mr Garry & Ms Lesley Dawkins Date : 23/05/2023  
 Project : Preliminary On-site Wastewater Assessment Logged By : RS  
 Location : 40768 Tasman Highway, Waverley

Drill model : Drilltech Easting: Slope: 90° RL Surface :  
 Hole diameter : 150mm Northing: Bearing: - Datum :

| Method | Support | Penetration | Water | Notes<br>Samples<br>Tests | Depth<br>(m) | Graphic log | Classification<br>Symbol | Material Description                                                                         | Moisture condition | Consistency<br>density, index | Structure, additional<br>observations |
|--------|---------|-------------|-------|---------------------------|--------------|-------------|--------------------------|----------------------------------------------------------------------------------------------|--------------------|-------------------------------|---------------------------------------|
| ADV    | N       |             |       |                           |              |             |                          | TOPSOIL - Silty CLAY, high plasticity, dark grey or black, trace fine to medium grained sand | M                  | St                            | ALLUVIAL SOIL                         |
|        |         |             |       |                           | 0.25         |             | CH                       | Silty CLAY - high plasticity, dark grey or black                                             | M                  | St                            |                                       |
|        |         |             |       |                           | 0.50         |             | CH                       | Silty CLAY - high plasticity, pale brown/yellow mottled grey                                 | M                  | VSt                           | RESIDUAL SOIL<br>W < PL               |
|        |         |             |       |                           | 0.75         |             |                          |                                                                                              |                    |                               |                                       |
|        |         |             |       |                           | 1.00         |             |                          |                                                                                              |                    |                               |                                       |
|        |         |             |       |                           | 1.25         |             |                          |                                                                                              |                    |                               |                                       |
|        |         |             |       |                           | 1.50         |             |                          | trace cobbles                                                                                |                    |                               |                                       |
|        |         |             |       |                           | 1.75         |             | CI                       | Gravelly CLAY - medium plasticity, brown/yellow, fine grained gravel                         | M                  | VSt                           |                                       |
|        |         |             |       |                           | 2.00         |             |                          |                                                                                              |                    |                               |                                       |
|        |         |             |       |                           | 2.25         |             |                          | Borehole BH8 terminated @ 2.0m                                                               |                    |                               |                                       |

### Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH9

Sheet no. 1 of 1

Job no. GL23301A

|            |                                           |             |            |
|------------|-------------------------------------------|-------------|------------|
| Client :   | Mr Garry & Ms Lesley Dawkins              | Date :      | 23/05/2023 |
| Project :  | Preliminary On-site Wastewater Assessment | Logged By : | RS         |
| Location : | 40768 Tasman Highway, Waverley            |             |            |

|                 |           |           |            |              |
|-----------------|-----------|-----------|------------|--------------|
| Drill model :   | Drilltech | Easting:  | Slope: 90° | RL Surface : |
| Hole diameter : | 150mm     | Northing: | Bearing: - | Datum :      |

| Method | Support | Penetration | Water | Notes<br>Samples<br>Tests | Depth<br>(m) | Graphic log | Classification<br>Symbol | Material Description                                                                     | Moisture condition | Consistency<br>density, index | Structure, additional<br>observations |
|--------|---------|-------------|-------|---------------------------|--------------|-------------|--------------------------|------------------------------------------------------------------------------------------|--------------------|-------------------------------|---------------------------------------|
| ADV    | N       |             |       |                           |              |             |                          | DISTURBED SOIL - Sandy SILT, low plasticity, dark grey or black, trace fine grained sand | M                  | St                            | DISTURBED SOIL                        |
|        |         |             |       |                           | 0.25         |             | MH                       | Clayey SILT - high plasticity, dark grey or black                                        | M                  | St                            | NATURAL<br>W < PL                     |
|        |         |             |       |                           | 0.50         |             | CH                       | Silty CLAY - high plasticity, orange/brown mottled grey                                  | M                  | VSt                           |                                       |
|        |         |             |       |                           | 0.75         |             |                          |                                                                                          |                    |                               |                                       |
|        |         |             |       |                           | 1.00         |             |                          | Becoming yellow/brown mottled grey                                                       |                    |                               |                                       |
|        |         |             |       |                           | 1.25         |             |                          | trace cobbles                                                                            |                    |                               |                                       |
|        |         |             |       |                           | 1.50         |             |                          |                                                                                          |                    |                               |                                       |
|        |         |             |       |                           | 1.75         |             |                          |                                                                                          |                    |                               |                                       |
|        |         |             |       |                           | 2.00         |             |                          |                                                                                          |                    |                               |                                       |
|        |         |             |       |                           | 2.25         |             |                          | Borehole BH9 refusal @ 1.3m on inferred rock/boulder                                     |                    |                               |                                       |

### Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH10

Sheet no. 1 of 1

Job no. GL23301A

Client : Mr Garry & Ms Lesley Dawkins Date : 23/05/2023  
 Project : Preliminary On-site Wastewater Assessment Logged By : RS  
 Location : 40768 Tasman Highway, Waverley

Drill model : Drilltech Easting: Slope: 90° RL Surface :  
 Hole diameter : 150mm Northing: Bearing: - Datum :

| Method | Support | Penetration | Water | Notes<br>Samples<br>Tests | Depth<br>(m) | Graphic log | Classification<br>Symbol | Material Description                                                                            | Moisture condition | Consistency<br>density, index | Structure, additional<br>observations |
|--------|---------|-------------|-------|---------------------------|--------------|-------------|--------------------------|-------------------------------------------------------------------------------------------------|--------------------|-------------------------------|---------------------------------------|
| ADV    | N       |             |       |                           |              |             |                          | TOPSOIL - Silty CLAY, high plasticity, red/brown, trace fine grained sand                       | M                  | St                            | W < PL                                |
|        |         |             |       |                           | 0.25         |             | CH                       | Silty CLAY - high plasticity, red/brown, trace fine grained sand                                | M                  | VSt                           |                                       |
|        |         |             |       |                           | 0.50         |             |                          | trace cobbles                                                                                   |                    |                               |                                       |
|        |         |             |       |                           | 0.75         |             | XW                       | Highly Weathered Material - Remoulded to Sandy Clay, orange/ brown, fine to medium grained sand | D                  | VSt/H                         |                                       |
|        |         |             |       |                           | 1.00         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 1.25         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 1.50         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 1.75         |             |                          | Borehole BH10 refusal @ 1.6m on inferred rock/boulder                                           |                    |                               |                                       |
|        |         |             |       |                           | 2.00         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 2.25         |             |                          |                                                                                                 |                    |                               |                                       |



### Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH11

Sheet no. 1 of 1

Job no. GL23301A

|            |                                           |                   |
|------------|-------------------------------------------|-------------------|
| Client :   | Mr Garry & Ms Lesley Dawkins              | Date : 23/05/2023 |
| Project :  | Preliminary On-site Wastewater Assessment | Logged By : RS    |
| Location : | 40768 Tasman Highway, Waverley            |                   |

|                         |           |            |              |
|-------------------------|-----------|------------|--------------|
| Drill model : Drilltech | Easting:  | Slope: 90° | RL Surface : |
| Hole diameter : 150mm   | Northing: | Bearing: - | Datum :      |

| Method | Support | Penetration | Water | Notes<br>Samples<br>Tests | Depth<br>(m) | Graphic log | Classification<br>Symbol | Material Description                                                                            | Moisture condition | Consistency<br>density, index | Structure, additional<br>observations |
|--------|---------|-------------|-------|---------------------------|--------------|-------------|--------------------------|-------------------------------------------------------------------------------------------------|--------------------|-------------------------------|---------------------------------------|
| ADV    | N       |             |       |                           |              |             |                          | TOPSOIL - Silty CLAY, high plasticity, red/brown, trace fine grained sand                       | M                  | St                            | W < PL                                |
|        |         |             |       |                           | 0.25         |             | CH                       | Silty CLAY - high plasticity, red/brown, trace fine grained sand                                | M                  | VSt                           |                                       |
|        |         |             |       |                           | 0.50         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 0.75         |             | XW                       | Highly Weathered Material - Remoulded to Sandy Clay, orange/ brown, fine to medium grained sand | D                  | VSt/<br>H                     |                                       |
|        |         |             |       |                           | 1.00         |             |                          |                                                                                                 | M                  |                               |                                       |
|        |         |             |       |                           | 1.25         |             |                          | Becoming red/brown                                                                              |                    |                               |                                       |
|        |         |             |       |                           | 1.50         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 1.75         |             |                          | Borehole BH11 refusal @ 1.5m on inferred rock/boulder                                           |                    |                               |                                       |
|        |         |             |       |                           | 2.00         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 2.25         |             |                          |                                                                                                 |                    |                               |                                       |

### Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH12

Sheet no. 1 of 1

Job no. GL23301A

|            |                                           |                   |
|------------|-------------------------------------------|-------------------|
| Client :   | Mr Garry & Ms Lesley Dawkins              | Date : 23/05/2023 |
| Project :  | Preliminary On-site Wastewater Assessment | Logged By : RS    |
| Location : | 40768 Tasman Highway, Waverley            |                   |

|                         |           |            |              |
|-------------------------|-----------|------------|--------------|
| Drill model : Drilltech | Easting:  | Slope: 90° | RL Surface : |
| Hole diameter : 150mm   | Northing: | Bearing: - | Datum :      |

| Method | Support | Penetration | Water | Notes<br>Samples<br>Tests | Depth<br>(m) | Graphic log | Classification<br>Symbol | Material Description                                                                            | Moisture condition | Consistency<br>density, index | Structure, additional<br>observations |
|--------|---------|-------------|-------|---------------------------|--------------|-------------|--------------------------|-------------------------------------------------------------------------------------------------|--------------------|-------------------------------|---------------------------------------|
| ADV    | N       |             |       |                           |              |             |                          | TOPSOIL - Silty CLAY, high plasticity, red/brown, trace fine grained sand                       | M                  | St                            | W < PL                                |
|        |         |             |       |                           | 0.25         |             | CH                       | Silty CLAY - high plasticity, red/brown, trace fine grained sand                                | M                  | VSt                           |                                       |
|        |         |             |       |                           | 0.50         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 0.75         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 1.00         |             | XW                       | Highly Weathered Material - Remoulded to Sandy Clay, orange/ brown, fine to medium grained sand | D                  | VSt/<br>H                     |                                       |
|        |         |             |       |                           | 1.25         |             |                          | Borehole BH12 refusal @ 1.0m on inferred rock/boulder                                           |                    |                               |                                       |
|        |         |             |       |                           | 1.50         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 1.75         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 2.00         |             |                          |                                                                                                 |                    |                               |                                       |
|        |         |             |       |                           | 2.25         |             |                          |                                                                                                 |                    |                               |                                       |

# ENGINEERING BOREHOLE LOG

## Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH13

Sheet no. 1 of 1

Job no. GL23301A

Client : Mr Garry & Ms Lesley Dawkins

Date : 23/05/2023

Project : Preliminary On-site Wastewater Assessment

Logged By : RS

Location : 40768 Tasman Highway, Waverley

Drill model : Drilltech

Easting:

Slope:  $90^\circ$

RL Surface :

Hole diameter : 150mm

Nothing:

Bearing: -

Datum :

| Method | Support | Penetration | Water | Notes<br>Samples<br>Tests | Depth<br>(m) | Graphic log | Classification<br>Symbol | Material Description                                                                            | Moisture condition | Consistency<br>density, index | Structure, additional<br>observations |        |
|--------|---------|-------------|-------|---------------------------|--------------|-------------|--------------------------|-------------------------------------------------------------------------------------------------|--------------------|-------------------------------|---------------------------------------|--------|
| ADV    | N       |             |       |                           |              |             |                          | TOPSOIL - Clayey SILT, high plasticity, dark grey or black                                      | M                  | VSt                           | W ≈ PL                                |        |
|        |         |             |       |                           | 0.25         |             | MH                       | Clayey SILT - high plasticity,dark grey or black                                                | M                  | VSt                           |                                       |        |
|        |         |             |       |                           | 0.50         |             | CH                       | Silty CLAY - high plasticity, pale brown/yellow                                                 | M                  | VSt                           |                                       |        |
|        |         |             |       |                           | 0.75         |             |                          | Becoming orange/brown                                                                           |                    |                               |                                       |        |
|        |         |             |       |                           | 1.00         |             |                          |                                                                                                 |                    |                               |                                       | W < PL |
|        |         |             |       |                           | 1.25         |             | XW                       | Highly Weathered Material - Remoulded to Sandy Clay, orange/ brown, fine to medium grained sand | D                  | VSt/<br>H                     |                                       |        |
|        |         |             |       |                           | 1.50         |             |                          |                                                                                                 |                    |                               |                                       |        |
|        |         |             |       |                           | 1.75         |             |                          | Borehole BH13 refusal @ 1.7m on inferred rock/boulder                                           |                    |                               |                                       |        |
|        |         |             |       |                           | 2.00         |             |                          |                                                                                                 |                    |                               |                                       |        |
|        |         |             |       |                           | 2.25         |             |                          |                                                                                                 |                    |                               |                                       |        |

## Soil Description Explanation Sheet (1of 2)

### DEFINITION

In engineering terms, soil includes every type of uncemented or partially cemented inorganic or organic material found in the ground. In practice, if the material can be remoulded or disintegrated by hand in its field condition or in water it is described as a soil. Other materials are described using rock description terms.

### CLASSIFICATION SYMBOL AND SOIL NAME

Soils are described in accordance with the AS 1726: 2017 as shown in the table on Sheet 2.

### PARTICLE SIZE DEFINITIONS

| NAME     | SUBDIVISION | SIZE (mm)      |
|----------|-------------|----------------|
| BOULDERS |             | >200           |
| COBBLES  |             | 63 to 200      |
| GRAVEL   | Coarse      | 19 to 63       |
|          | Medium      | 6.7 to 19      |
|          | Fine        | 2.36 to 6.7    |
| SAND     | Coarse      | 0.6 to 2.36    |
|          | Medium      | 0.21 to 0.6    |
|          | Fine        | 0.075 to 0.21  |
| SILT     |             | 0.002 to 0.075 |
| CLAY     |             | <0.002         |

### MOISTURE CONDITION

#### Coarse Grained Soils

**Dry** Non-cohesive and free running.

**Moist** Soil feels cool, darkened in colour.  
Soil tends to stick together.

**Wet** As for moist but with free water forming when handling.

#### Fine Grained Soils

**Moist, dry of Plastic Limited –  $w < PL$**

Hard and friable or powdery.

**Moist, near Plastic Limit –  $w \approx PL$**

Soils can be moulded at a moisture content approximately equal to the plastic limit.

**Moist, wet of Plastic Limit –  $w > PL$**

Soils usually weakened and free water forms on hands when handling.

**Wet, near Liquid Limit -  $w \approx LL$**

**Wet, wet of Liquid Limit -  $w > LL$**

### CONSISTENCY TERMS FOR COHESIVE SOILS

| TERM       | UNDRAINED STRENGTH $s_u$ (kPa) | FIELD GUIDE                                                |
|------------|--------------------------------|------------------------------------------------------------|
| Very Soft  | $\leq 12$                      | Exudes between the fingers when squeezed in hand           |
| Soft       | 12 to 25                       | Can be moulded by light finger pressure                    |
| Firm       | 25 to 50                       | Can be moulded by strong finger pressure                   |
| Stiff      | 50 to 100                      | Cannot be moulded by fingers                               |
| Very Stiff | 100 to 200                     | Can be indented by thumb nail                              |
| Hard       | >200                           | Can be indented with difficulty by thumb nail              |
| Friable    | –                              | Can be easily crumbled or broken into small pieces by hand |

### RELATIVE DENSITY OF NON-COHESIVE SOILS

| TERM         | DENSITY INDEX (%) |
|--------------|-------------------|
| Very Loose   | $\leq 15$         |
| Loose        | 15 to 35          |
| Medium Dense | 35 to 65          |
| Dense        | 65 to 85          |
| Very Dense   | > 85              |

### DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

| DESIGNATION OF COMPONENT | IN COARSE GRAINED SOILS |                             | IN FINE GRAINED SOILS | TERM   |
|--------------------------|-------------------------|-----------------------------|-----------------------|--------|
|                          | % Fines                 | % Accessory coarse fraction | % Sand/ gravel        |        |
| Minor                    | $\leq 5$                | $\leq 15$                   | $\leq 15$             | Trace  |
|                          | >5, $\leq 12$           | >15, $\leq 30$              | >15, $\leq 30$        | With   |
| Secondary                | >12                     | >30                         | >30                   | Prefix |

### SOIL STRUCTURE

| ZONING |                                                                   | CEMENTING           |                                                                      |
|--------|-------------------------------------------------------------------|---------------------|----------------------------------------------------------------------|
| Layer  | Continuous across the exposure or sample.                         | Weakly cemented     | Easily disaggregated by hand in air or water.                        |
| Lens   | Discontinuous layer of different material, with lenticular shape. |                     |                                                                      |
| Pocket | An irregular inclusion of different material.                     | Moderately cemented | Effort is required to disaggregate the soil by hand in air or water. |

### GEOLOGICAL ORIGIN

#### WEATHERED IN PLACE SOILS

|                              |                                                                           |
|------------------------------|---------------------------------------------------------------------------|
| Extremely weathered material | Structure and/or fabric of parent rock material retained and visible.     |
| Residual soil                | Structure and/or fabric of parent rock material not retained and visible. |

#### TRANSPORTED SOILS

|                 |                                                                                                                      |
|-----------------|----------------------------------------------------------------------------------------------------------------------|
| Aeolian soil    | Carried and deposited by wind.                                                                                       |
| Alluvial soil   | Deposited by streams and rivers.                                                                                     |
| Colluvial soil  | Soil and rock debris transported downslope by gravity.                                                               |
| Estuarine soil  | Deposited in coastal estuaries, and including sediments carried by inflowing rivers and streams, and tidal currents. |
| Fill            | Man-made deposit. Fill may be significantly more variable between tested locations than naturally occurring soils.   |
| Lacustrine soil | Deposited in freshwater lakes.                                                                                       |
| Marine soil     | Deposited in a marine environment.                                                                                   |

## Soil Description Explanation Sheet (2 of 2)

### SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

| FIELD IDENTIFICATION PROCEDURES<br>(Excluding particles larger than 63 mm and basing fractions on estimated mass) |                                                                            |                                                                                     |                                                    |                                                                                     | GROUP SYMBOL | PRIMARY NAME  |      |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------|--------------|---------------|------|
| COARSE GRAINED SOIL<br>More than 65% of soil excluding oversize fraction is larger than 0.075 mm                  | (A 0.075 mm particle is about the smallest particle visible to naked eyes) | GRAVEL<br>More than half of coarse fraction is larger than 2.36 mm                  | CLEAN GRAVEL<br>(Little or no fines)               | Wide range in grain size and substantial amounts of all intermediate particle sizes | GW           | GRAVEL        |      |
|                                                                                                                   |                                                                            |                                                                                     |                                                    | Predominantly one size or a range of sizes with some intermediate sizes missing     | GP           | GRAVEL        |      |
|                                                                                                                   |                                                                            |                                                                                     | GRAVEL WITH FINES<br>(Appreciable amount of fines) | Non-plastic fines (for identification procedures see ML and MH below)               | GM           | Silty GRAVEL  |      |
|                                                                                                                   |                                                                            |                                                                                     |                                                    | Plastic fines (for identification procedures see CL, CI and CH below)               | GC           | Clayey GRAVEL |      |
|                                                                                                                   |                                                                            | SAND<br>More than half of coarse fraction is smaller than 2.36 mm                   | CLEAN SAND<br>(Little or no fines)                 | Wide range in grain size and substantial amounts of all intermediate sizes          | SW           | SAND          |      |
|                                                                                                                   |                                                                            |                                                                                     |                                                    | Predominantly one size or a range of sizes with some intermediate sizes missing     | SP           | SAND          |      |
|                                                                                                                   |                                                                            |                                                                                     | SAND WITH FINES<br>(Appreciable amount of fines)   | Non-plastic fines (for identification procedures see ML and MH below)               | SM           | Silty SAND    |      |
|                                                                                                                   |                                                                            |                                                                                     |                                                    | Plastic fines (for identification procedures see CL, CI and CH below)               | SC           | Clayey SAND   |      |
| FINE GRAINED SOIL<br>More than 35% of soil excluding oversize fraction is smaller than 0.075 mm                   |                                                                            | IDENTIFICATION PROCEDURES ON FRACTIONS <0.075 mm                                    |                                                    |                                                                                     |              |               |      |
|                                                                                                                   |                                                                            |                                                                                     | DRY STRENGTH                                       | DILATANCY                                                                           | TOUGHNESS    |               |      |
|                                                                                                                   |                                                                            | SILT & CLAY<br>(low to medium plasticity, LL ≤ 50)                                  | None to Low                                        | Slow to Rapid                                                                       | Low          | ML            | SILT |
|                                                                                                                   |                                                                            |                                                                                     | Medium to High                                     | None to Slow                                                                        | Medium       | CL, CI        | CLAY |
|                                                                                                                   | Low to Medium                                                              |                                                                                     | Slow                                               | Low                                                                                 | OL           | ORGANIC SILT  |      |
|                                                                                                                   | SILT & CLAY<br>(high plasticity, LL > 50)                                  | Low to Medium                                                                       | None to Slow                                       | Low to Medium                                                                       | MH           | SILT          |      |
|                                                                                                                   |                                                                            | High to Very High                                                                   | None                                               | High                                                                                | CH           | CLAY          |      |
|                                                                                                                   |                                                                            | Medium to High                                                                      | None to Very Slow                                  | Low to Medium                                                                       | OH           | ORGANIC CLAY  |      |
|                                                                                                                   | Highly Organic Soil                                                        | Readily identified by colour, odour, spongy feel and frequently by fibrous texture. |                                                    |                                                                                     | Pt           | PEAT          |      |
| • LL – Liquid Limit.                                                                                              |                                                                            |                                                                                     |                                                    |                                                                                     |              |               |      |

• LL – Liquid Limit.

### COMMON DEFECTS IN SOILS

| TERM            | DEFINITION                                                                                                                                                                                                                           | DIAGRAM | TERM          | DEFINITION                                                                                                                                                                                               | DIAGRAM |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| PARTING         | A surface or crack across which the soil has little or no tensile strength. Parallel or sub parallel to layering (e.g. bedding). May be open or closed.                                                                              |         | SOFTENED ZONE | A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.                                                                                      |         |
| FISSURE         | A surface or crack across which the soil has little or no tensile strength, but which is not parallel or sub parallel to layering. May be open or closed. May include desiccation cracks.                                            |         | TUBE          | Tubular cavity. May occur singly or as one of a large number of separate or inter-connected tubes. Walls often coated with clay or strengthened by denser packing of grains. May contain organic matter. |         |
| SHEARED SEAM    | Zone in clayey soil with roughly parallel near planar, curved or undulating boundaries containing closely spaced, smooth or slickensided, curved intersecting fissures which divide the mass into lenticular or wedge-shaped blocks. |         | TUBE CAST     | An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties.                                                                                                          |         |
| SHEARED SURFACE | A near planar curved or undulating, smooth, polished or slickensided surface in clayey soil. The polished or slickensided surface indicates that movement (in many cases very little) has occurred along the defect.                 |         | INFILLED SEAM | Sheet or wall like body of soil substance or mass with roughly planar to irregular near parallel boundaries which cuts through a soil mass. Formed by infilling of open defects.                         |         |



## Investigation Log Explanation Sheet

### METHOD – BOREHOLE

| TERM | Description      |
|------|------------------|
| AS   | Auger Screwing*  |
| AD   | Auger Drilling*  |
| RR   | Roller / Tricone |
| W    | Washbore         |
| CT   | Cable Tool       |
| HA   | Hand Auger       |
| DT   | Diatube          |
| B    | Blank Bit        |
| V    | V Bit            |
| T    | TC Bit           |

\* Bit shown by suffix e.g. ADT

### METHOD – EXCAVATION

| TERM | Description         |
|------|---------------------|
| N    | Natural exposure    |
| X    | Existing excavation |
| H    | Backhoe bucket      |
| B    | Bulldozer blade     |
| R    | Ripper              |
| E    | Excavator           |

### SUPPORT

| TERM | Description |
|------|-------------|
| M    | Mud         |
| N    | Nil         |
| C    | Casing      |
| S    | Shoring     |

### PENETRATION

|   |   |   |   |                                  |
|---|---|---|---|----------------------------------|
| 1 | 2 | 3 | 4 |                                  |
|   |   |   |   | No resistance ranging to Refusal |

### WATER

| Symbol | Description                 |
|--------|-----------------------------|
|        | Water inflow                |
|        | Water outflow               |
|        | 17/3/08 water on date shown |

### NOTES, SAMPLES, TESTS

| TERM            | Description                             |
|-----------------|-----------------------------------------|
| U <sub>50</sub> | Undisturbed sample 50 mm diameter       |
| U <sub>63</sub> | Undisturbed sample 63 mm diameter       |
| D               | Disturbed sample                        |
| N               | Standard Penetration Test (SPT)         |
| N*              | SPT – sample recovered                  |
| N <sub>c</sub>  | SPT with solid cone                     |
| V               | Vane Shear                              |
| PP              | Pocket Penetrometer                     |
| P               | Pressumeter                             |
| B <sub>s</sub>  | Bulk sample                             |
| E               | Environmental Sample                    |
| R               | Refusal                                 |
| DCP             | Dynamic Cone Penetrometer (blows/100mm) |
| PL              | Plastic Limit                           |
| LL              | Liquid Limit                            |
| LS              | Linear Shrinkage                        |

### CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

### MOISTURE

| TERM | Description |
|------|-------------|
| D    | Dry         |
| M    | Moist       |
| W    | Wet         |

### CONSISTENCY/DENSITY INDEX

| TERM | Description  |
|------|--------------|
| VS   | very soft    |
| S    | soft         |
| F    | firm         |
| St   | stiff        |
| VSt  | very stiff   |
| H    | hard         |
| Fr   | friable      |
| VL   | very loose   |
| L    | loose        |
| MD   | medium dense |
| D    | dense        |
| VD   | Very dense   |



**23 LOT SUBDIVISION  
40768 TASMAN HIGHWAY, ST LEONARDS**

**TRAFFIC IMPACT ASSESSMENT  
DECEMBER 2024**





## **23 Lot Subdivision 40768 Tasman Hwy, St Leonards**

### **TRAFFIC IMPACT ASSESSMENT**

- Final 6
- December 2024

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# **1. Introduction**

## **1.1 Background**

A 23-lot residential subdivision is proposed at 40768 Tasman Hwy adjacent Boomer Road, St Leonards. This report has been prepared to assess the traffic impact of the proposal.

This TIA has been prepared based on Department of State Growth (DSG) guidelines and responds to Tasmanian Planning Scheme – Launceston Codes C2 & C3.

## **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 2033.

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

This TIA considers in detail the impact of the proposal on Tasman Highway and the proposed junction with Boomer Road.

## **1.4 References**

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



## 1.5 Statement of Qualifications and Experience

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

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

A handwritten signature in blue ink, appearing to read 'R Burk', is shown on a light blue background.

Richard Burk

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

Director Traffic and Civil Services Pty Ltd

## 1.6 Glossary of Terms

|                   |                                                                                                                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AADT              | Annual Average Daily Traffic - The total number of vehicles travelling in both directions passing a point in a year divided by the number of days in a year.                                                                                                                                                              |
| Acceleration Lane | An auxiliary lane used to allow vehicles to increase speed without interfering with the main traffic stream. It is often used on the departure side of intersections.                                                                                                                                                     |
| Access            | The driveway by which vehicles and/or pedestrians enter and/or leave the property adjacent to a road.                                                                                                                                                                                                                     |
| ADT               | Average Daily Traffic – The average 24-hour volume being the total number of vehicles travelling in both directions passing a point in a stated period divided by the stated number of days in that period.                                                                                                               |
| Austroroads       | The Association of Australian and New Zealand road transport and traffic authorities and includes the Australian Local Government Association.                                                                                                                                                                            |
| Delay             | The additional travel time experienced by a vehicle or pedestrian with reference to a base travel time (e.g. the free flow travel time).                                                                                                                                                                                  |
| DSG               | Department of State Growth – The Tasmanian Government Department which manages the State Road Network.                                                                                                                                                                                                                    |
| GFA               | Gross Floor Area                                                                                                                                                                                                                                                                                                          |
| Intersection Kerb | The place at which two or more roads meet or cross. A raised border of rigid material formed at the edge of a carriageway, pavement or bridge.                                                                                                                                                                            |
| km/h              | Kilometres per hour                                                                                                                                                                                                                                                                                                       |
| Level of Service  | An index of the operational performance of traffic on a given traffic lane, carriageway or road when accommodating various traffic volumes under different combinations of operating conditions. It is usually defined in terms of the convenience of travel and safety performance.                                      |
| m                 | Metres                                                                                                                                                                                                                                                                                                                    |
| Median            | A strip of road, not normally intended for use by traffic, which separates carriageways for traffic in opposite directions. Usually formed by painted lines, kerbed and paved areas grassed areas, etc.                                                                                                                   |
| Movement          | A stream of vehicles that enters from the same approach and departs from the same exit (i.e. with the same origin and destination).                                                                                                                                                                                       |
| Phase             | The part of a signal cycle during which one or more movements receive right-of-way subject to resolution of any vehicle or pedestrian conflicts by priority rules. A phase is identified by at least one movement gaining right-of-way at the start of it and at least one movement losing right-of-way at the end of it. |



|                                         |                                                                                                                                                                                                                                                                                 |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sight Distance</b>                   | The distance, measured along the road over which visibility occurs between a driver and an object or between two drivers at specific heights above the carriageway in their lane of travel.                                                                                     |
| <b>Signal Phasing</b>                   | Sequential arrangement of separately controlled groups of vehicle and pedestrian movements within a signal cycle to allow all vehicle and pedestrian movements to proceed.                                                                                                      |
| <b>SISD</b>                             | Safe Intersection Sight Distance – The sight distance provides sufficient distance for a driver of a vehicle on the major road to observe a vehicle on a minor road approach moving into a collision situation and to decelerate to a stop before reaching the collision point. |
| <b>Speed</b>                            | Distance travelled per unit time.                                                                                                                                                                                                                                               |
| <b>85th Percentile</b>                  | The speed at which 85% of car drivers will travel slower and 15% will travel faster.<br>A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian traffic demands.                                          |
| <b>Traffic-actuated Control</b>         | A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian traffic demands.                                                                                                                                  |
| <b>Traffic Growth Factor</b>            | A factor used to estimate the percentage annual increase in traffic volume.                                                                                                                                                                                                     |
| <b>Trip</b>                             | A one-way vehicular movement from one point to another excluding the return journey. Therefore, a vehicle entering and leaving a land use is counted as two trips. (RTA Guide to Traffic generating Developments).                                                              |
| <b>Turning Movement</b>                 | The number of vehicles observed to make a particular turning movement (left or right turn, or through movement) at an intersection over a specified period.                                                                                                                     |
| <b>Turning Movement Count</b>           | A traffic count at an intersection during which all turning movements are recorded.                                                                                                                                                                                             |
| <b>Vehicle Actuated Traffic Signals</b> | Traffic signals in which the phasing varies in accordance with the detected presence of vehicles on the signal approaches.                                                                                                                                                      |
| <b>vpd</b>                              | vehicles per day – The number of vehicles travelling in both directions passing a point during a day from midnight to midnight.                                                                                                                                                 |
| <b>vph</b>                              | vehicles per hour – The number of vehicles travelling in both directions passing a point during an hour.                                                                                                                                                                        |

## 1.7 Site Specific Glossary of Terms

|     |                        |
|-----|------------------------|
| CoL | City of Launceston     |
| SSA | Safe System Assessment |

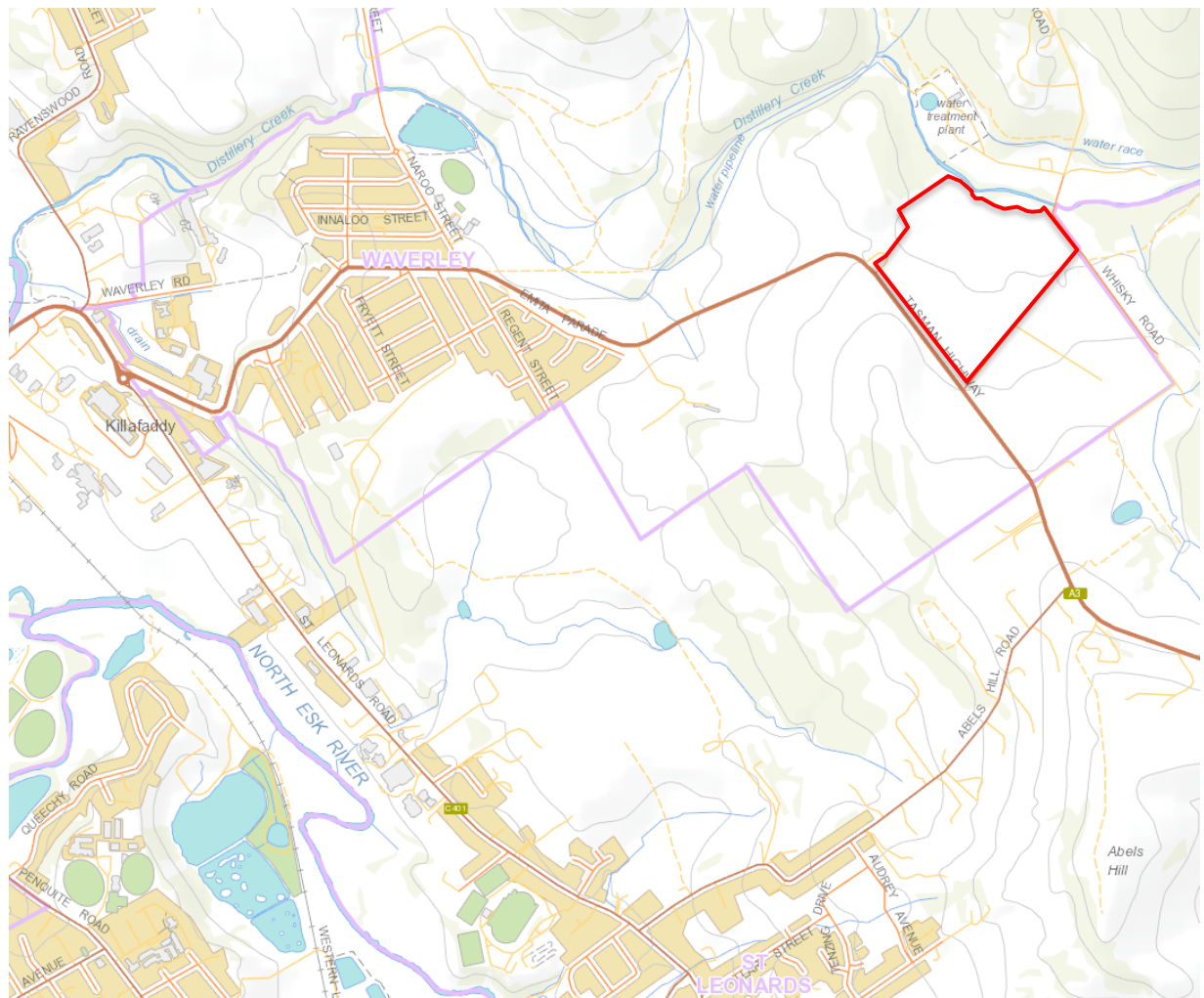


## 2. Site Description

Figures 1 & 2 show the development location of 40768 Tasman Hwy some 8 km East of the Launceston CBD. See Appendix H for property address and title reference.

The proposed subdivision site accesses Boomer Road via a proposed road. Boomer Road accesses the Tasman Highway. The subdivision site slopes gently downhill towards Distillery Creek along the Northern boundary of the site.

**Figure 1 – Development location**



Source: The List, DPIPW

**Figure 2 – Aerial view of proposed subdivision site**



*Source: The List, DPIPWE*



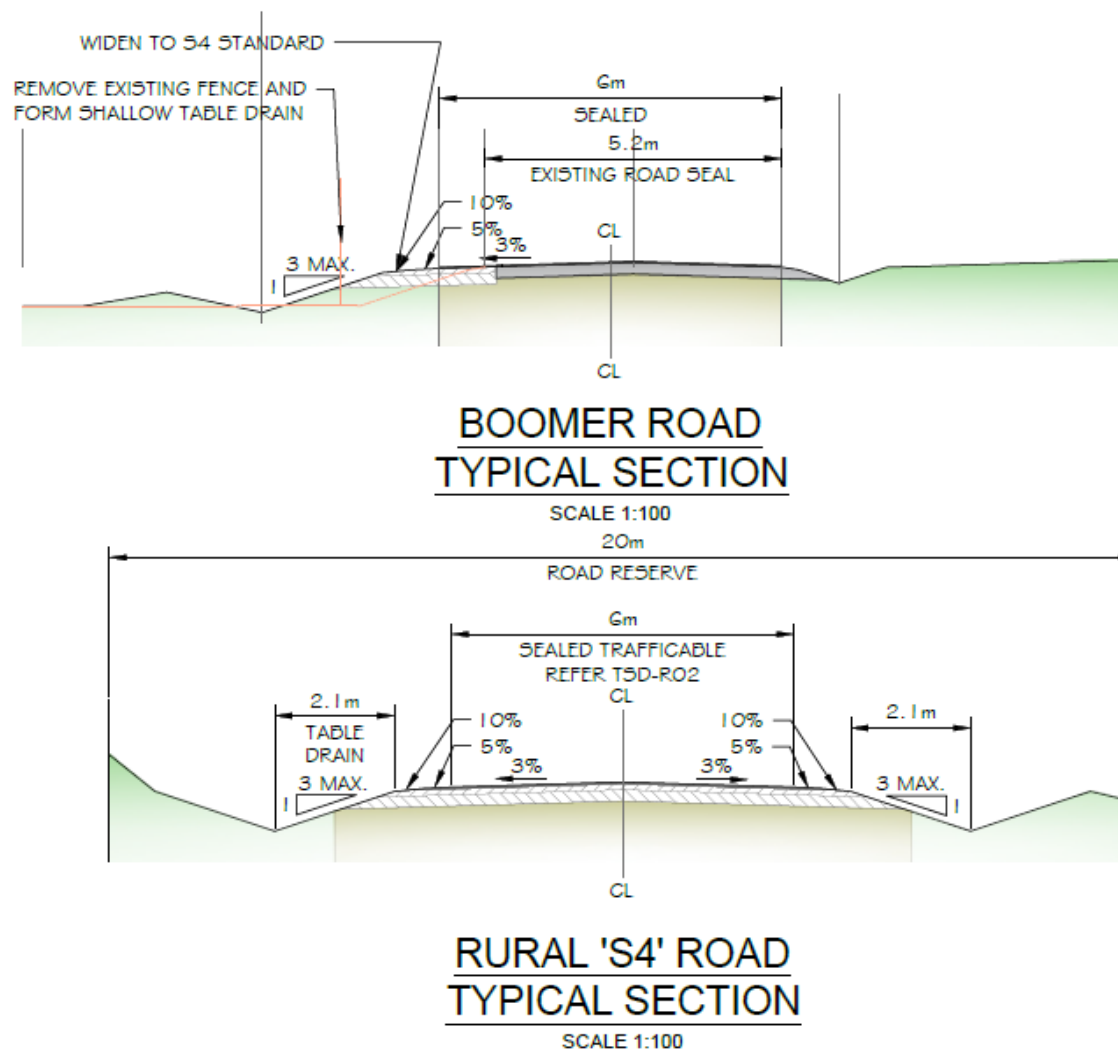
### 3.1 Description of Proposed Development

Proposed Lots 1-9 access Boomer Road

**Figure 3.1 – Proposed 23 lot subdivision layout at #40768 Tasman Hwy, St Leonards**



Figure 3.2 – Proposed road cross sections

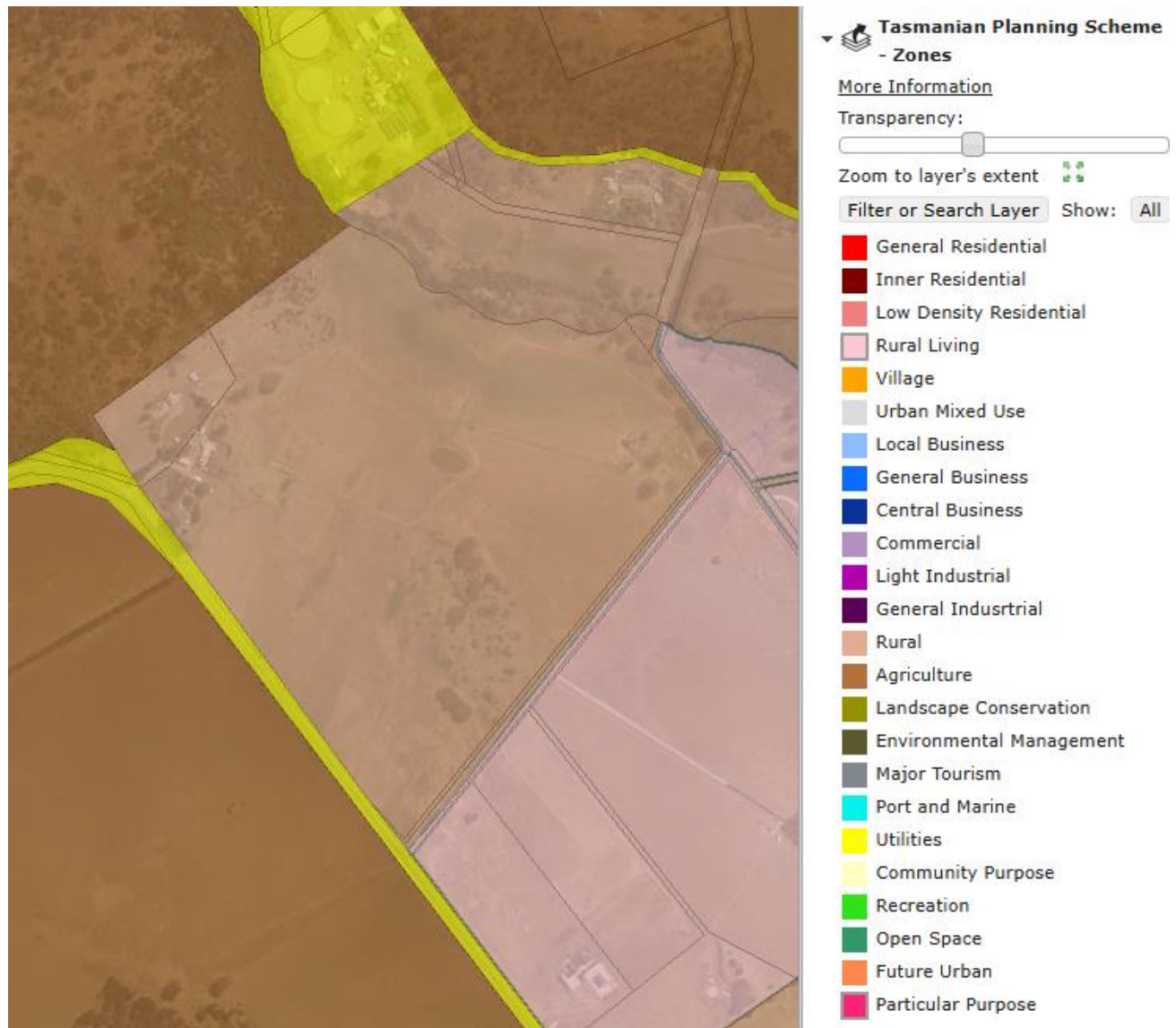




### 3.2 Council Planning Scheme

The proposed development site zoning is shown in Figure 4 as per the Tasmanian Planning Scheme - Launceston.

**Figure 4 – 40768 Tasman Highway is zoned Rural.**



Source: *The List*, DPIPWE

### 3.3 State Road Network Objectives

DSG is the authority responsible for the State Road network impacted by the proposal. DSG objectives are to maintain traffic safety and capacity.

### 3.4 Local Road Network Objectives

City of Launceston (CoL) is the authority responsible for the Council Road network impacted by the proposal. CoL objectives are to maintain traffic safety and capacity.



## 4. Existing Conditions

### 4.1 Transport Network

The transport system adjacent the proposed development site consists of Tasman Hwy, Boomer Road and Whisky Road.

#### 4.1.1 Tasman Highway, St Leonards

Tasman Hwy is a Category 4 Feeder Road in the State Road Hierarchy. The road does not have Limited Access status and is part of the Tasmanian 26m Double B Network, see Appendix C. The Boomer Road junction is at Chainage 9.47 of Link 91 of Tasman Hwy, see Appendix C.

Tasman Hwy has a speed limit of 100km/h on the approaches to Boomer Road, see Figure 5. The seal width is 7.3m between edge lines and the road is additionally delineated with a Separation line and guideposts. The road has no footpaths.

**Figure 5 – Tasman Hwy Eastbound approach to development site.**



#### 4.1.2 Tasman Highway / Boomer Road junction

The existing junction has a simple layout and is situated midway along a straight. The Tasman Hwy approaches to the junction have an estimated speed environment of 100km/h. Figures 6-12 show the nature of the junction.



**Figure 6 – Tasman Hwy / Boomer Rd junction**



Simple  
junction  
layout.

Source: *The List*, DPIPWE

**Figure 7 – Boomer Rd approach to Tasman Hwy**



This State Road junction  
is line marked but has no  
Give Way sign.

**Figure 8 – Looking right from Boomer Rd along Tasman Hwy**



Sight distance  
right is 305m.

**Figure 9 – Looking left from Boomer Rd along Tasman Hwy**



Sight distance  
left is 248m.

**Figure 10 – Tasman Hwy Northern approach to Boomers Rd junction**



**Figure 11 – Tasman Highway Southern approach to Boomers Rd junction**



**Figure 12 – Tasman Highway Southern approach to Boomers Rd junction**



#### **4.1.3 Boomer Road, Waverley**

Boomer Road has a sealed width of 5.2m with minimal shoulders and has a straight alignment along the East boundary of the development site.

The road has no delineation. Technically the General Rural default speed limit of 100km/h applies as the site is rural and there is no urban infrastructure. The speed environment is estimated at 60km/h and the road has no footpaths.

**Figure 13 – Looking West along Boomer Road**





#### 4.1.4 Boomer Road / Proposed Road junction

Figures 14 - 18 show the nature of the proposed junction and approaches.

**Figure 14 – Boomer Road / Proposed Road junction**



Source: *The List*, DPIPWE

**Figure 15 – Looking right along Boomer Road from the proposed road.**



Sight distance  
right is 290m.

**Figure 16– Looking left along Boomer Road from the proposed road.**



Sight distance  
left is 290m.



**Figure 17 – Boomer Road Western approach to the proposed road**



**Figure 18 – Boomer Road Eastern approach to the proposed road**



**Figure 19 – Boomer Road Southern approach to Distillery Creek**





#### 4.1.5 Whiskey Road

Whiskey Road is 430m in length and has a sealed width of 4.8m seal with no shoulders and a straight alignment, see Figure 20.

Technically the General Default Sealed Rural Speed limit of 100 km/h applies. The speed environment is estimated at 60km/h and the road has no delineation or footpaths.

**Figure 20 – Looking South along Whiskey Road from Boomer Road**



#### 4.1.6 Boomer Road / Whiskey Road junction

Figures 21-28 show the nature of the proposed junction and approaches.

**Figure 21 – Boomer Road / Whiskey Road junction**



Source: The List, DPIPWE



**Figure 22 – Whiskey Road approach to Boomer Road**



**Figure 23 – Looking right along Boomer Road from Whiskey Road.**



Sight distance  
right is 140m.

**Figure 24 – Looking left along Boomer Road from Whiskey Road.**



Sight distance left:

- 40m with tree
- 250m with tree removal.

**Figure 25 – Boomer Road Western approach to Whisky Road**



**Figure 26 – Boomer Road Western approach at Whisky Road Junction**



**Forward sight distance is limited:**

- 40m with shrub
- 80m with shrub removal.

**Figure 27 – Boomer Road Northern approach to Whisky Road**





**Figure 28 – Boomer Road Northern approach at Whisky Road**



## **4.2 Traffic Activity**

Traffic activity from DSG records is summarised as follows, see Appendix E for details.

### **Tasman Hwy (approaching Boomer Road)**

- AADT: 2,000 vpd (2023)
- % CV: 2.7%
- 2.7% compound annual growth
- Projected AADT: 2,600 vpd (2033) without proposal.

### **Boomer Road (approaching Tasman Hwy)**

- AADT: 280 vpd (2023)
- % CV: 3%
- Projected AADT: 380 vpd (2033) without proposal.

## **4.3 Crash History**

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

The 5-year reported crash history records 1 property damage only crash near the Coles Bay Tourist Road / Edge of the Bay junction. The crash history provides no evidence of a crash on Boomer Road as of the 1st June 2023 as advised by DSG.

## **4.4 Services**

No street lighting is provided on Boomer Road or Whisky Road.





## **4.5 Road Safety Review**

### **4.5.1 Tasman Highway**

No road safety issues were identified on the approaches to the Boomer Road junction where the speed limit is 100km/h.

### **4.5.2 Boomer Road**

Boomer Road is a sealed rural road in a rural environment where there is no urban infrastructure e.g. streetlighting. Technically therefore the General Sealed Rural Default Speed Limit of 100km/h applies. The speed environment is estimated as 60km/h due to the road standard and length between Tasman Hwy and Whisky Road junction which is 600m. Due to the road length and standard (5.2m seal width with minimal shoulders and no delineation) the default speed limit is considered unsuitable. 60km/h is considered a suitable speed limit.

### **4.5.3 Tasman Hwy / Boomer Rd junction**

The following issues were identified from site assessment:

- The existing junction has a simple layout for left and right turns off the highway. A left turn facility is needed due to the intensification in use. The junction is line marked as a T junction without a Give Way sign, see Figure 7.
- A right turn facility for turning movements off Tasman Hwy to Boomer Road is not required as the turning volumes are expected to be very low. This means that the potential roadside hazards on the West side of the junction opposite Boomer Road are unaffected by the proposal. These hazards include:
  - seldom used farm access without driveable culvert endwalls
  - undriveable Tasman Hwy culvert inlet
  - power pole

### **4.5.4 Boomer Rd / proposed road junction**

This proposed junction site has no road safety issues apart from the speed limit.

### **4.5.5 Whisky Road**

Whisky Road is a sealed rural road in a rural environment where there is no urban infrastructure e.g. streetlighting. Technically therefore the General Sealed Rural Default Speed Limit of 100km/h applies. The speed environment is estimated as 60km/h due to the road standard and length of 430m. Due to the road length and standard (4.2m seal width with minimal shoulders and no delineations) the default speed limit is considered unsuitable. 60km/h is considered a suitable speed limit.



#### 4.5.6 Boomer Rd / Whisky Road junction

This junction is on the apex of a 90-degree bend in the Boomer Road alignment.

Sight distance looking left along Boomer Road from Whisky Road is severely limited by a tree, see Figure 24.

Sight distance looking straight ahead along Boomer Road at the Whisky Road junction is also severely limited by overgrowth, see Figure 26.

### 4.6 Austroads Safe System Assessment

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

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

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

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

From safe system assessment, Tasman Highway and Boomer Road have been determined to be not well aligned with the safe system objective with crash risk scores of 68 / 448 and 60 / 448, respectively. See Figure 28 and Appendix D for the assessment details.

**Figure 28 – Austroads Safe System Assessment alignment between crash score and risk**





## 5. Traffic Generation and Assignment

This section of the report estimates how traffic generated by the proposal is distributed within the adjacent road network now and ten years future.

### 5.1 Traffic Growth

Assumed background traffic compound annual growth of:

- Tasman Hwy: 3.7 %
- Boomer Rd: 3%

### 5.2 Trip Generation

Applicable of the following RTA traffic generation rates for dwelling houses are considered appropriate:

- 9 vpd / dwelling
- and 0.85vph/ dwelling

The 9 lots accessing Boomer Road are estimated to generate 81 vpd and 8 vph.

The 14 lots access the proposed road are estimated to generate 126 vpd and 12vph.

Tasman Hwy will experience an estimated increase in traffic of 207 vpd and 20 vph.

### 5.3 Trip Assignment

Traffic assignments at impacted junctions are summarised in Figures 29 and 30.

Figure 29 – 2033 Traffic Assignment at Tasman Hwy / Boomer Rd junction

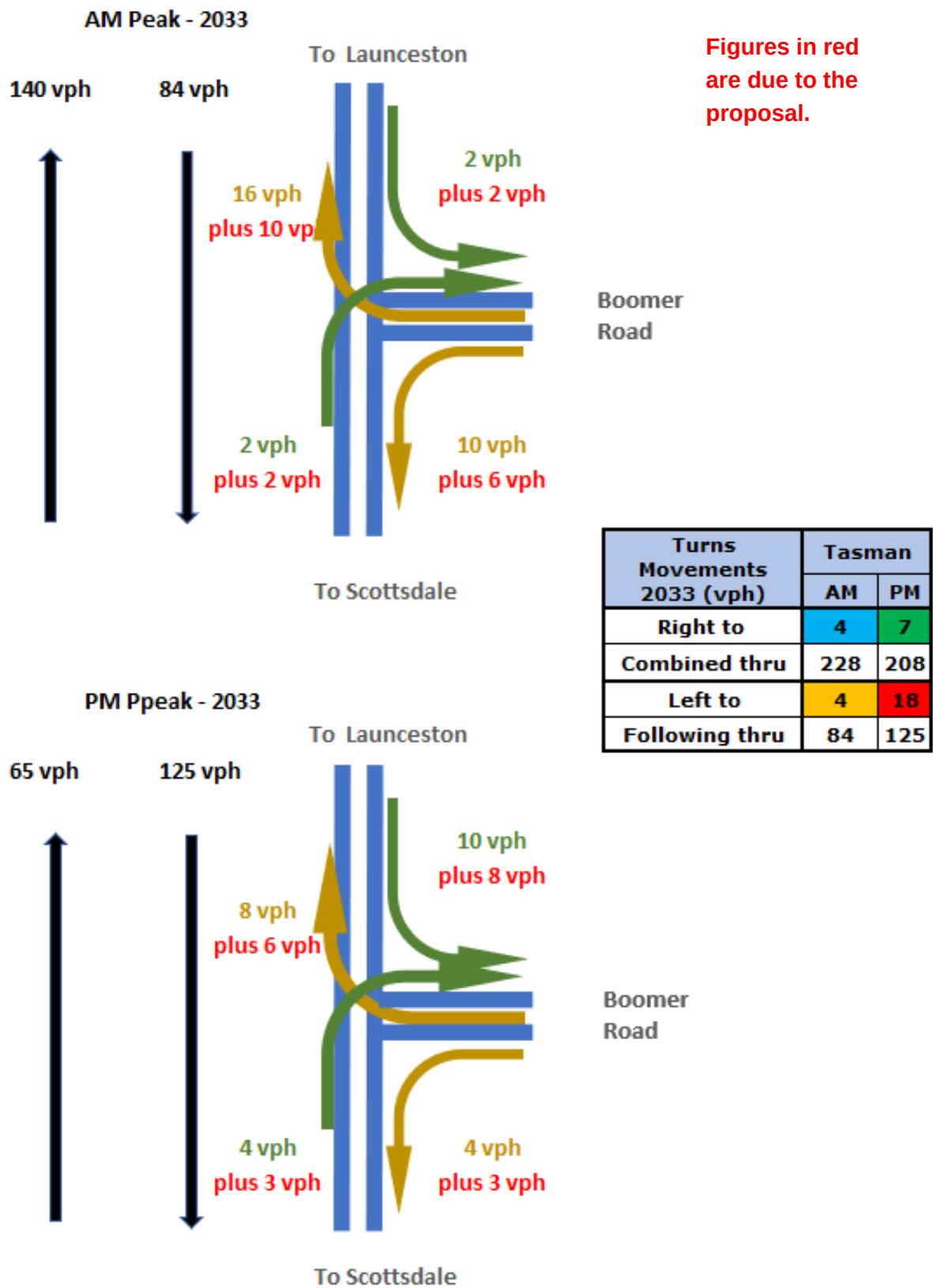
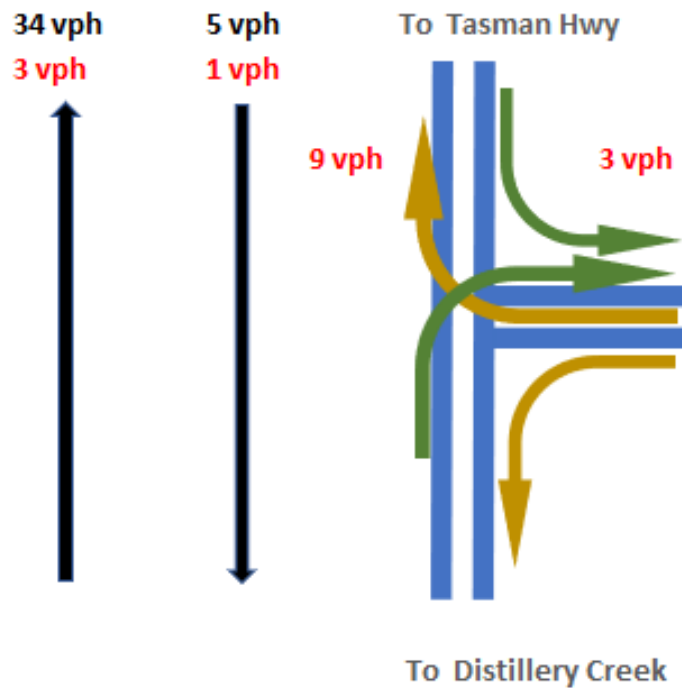


Figure 30 – 2033 Traffic Assignment at Boomer Rd / Proposed Rd junction

**AM Peak - 2033**

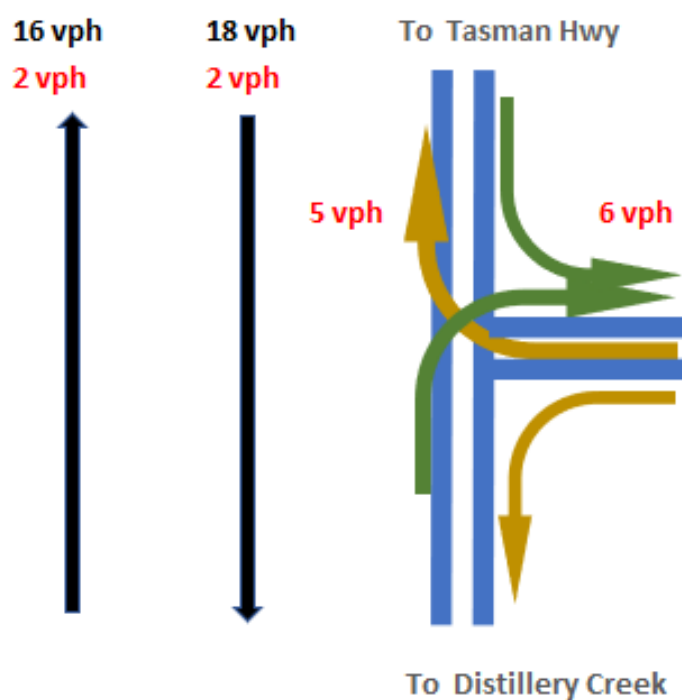


Figures in red  
are due to the  
proposal.

Proposed  
Road

| Turns<br>Movements<br>2033 (vph) | Boomer |    |
|----------------------------------|--------|----|
|                                  | AM     | PM |
| Right to                         | 0      | 0  |
| Combined thru                    | 46     | 44 |
| Left to                          | 3      | 6  |
| Following thru                   | 6      | 20 |

**PM Peak - 2033**



Proposed  
Road



## 6. Impact on Road Network

### 6.1 Sight Distance Criteria – Figure 31

Figure 31 – Sight distance summary

| Junction / Access   | Speed  |             | Road Frontage Sight Distance |           |          |               |
|---------------------|--------|-------------|------------------------------|-----------|----------|---------------|
| Major Rd - Minor Rd | Limit  | Environment | Austrroads                   | Available |          | AS/NZS 2890.1 |
|                     | (km/h) | (km/h)      | SISD (m)                     | Left(m)   | Right(m) | SSD (m)       |
| Junctions           |        |             |                              |           |          |               |
| Tasman / Boomer     | 100    | 100         | 248                          | 305       | 248      | NA            |
| Boomer / Proposed   | 100    | 60          | 123                          | 290       | 290      |               |
| Boomer / Whisky     | 100    | 40          | 73                           | 250       | 140      |               |
| Access to Lot       |        |             |                              |           |          |               |
| 1                   | 100    | 60          | 123                          | 500       | 80       | 65            |
| 2                   | 100    | 60          | 123                          | 430       | 150      | 65            |
| 3                   | 100    | 60          | 123                          | 380       | 215      | 65            |
| 4                   | 100    | 60          | 123                          | 320       | 270      | 65            |
| 5                   | 100    | 60          | 123                          | 190       | 330      | 65            |
| 6                   | 100    | 60          | 123                          | 120       | 400      | 65            |
| 7                   | 100    | 60          | 123                          | 100       | 480      | 65            |
| 8                   | 100    | 50          | 123                          | 45        | 540      | 45            |
| 9                   | 100    | 60          | 123                          | 100       | 100      | 65            |
| 10                  | 60     | 60          | 123                          | 135       | 70       | 65            |
| 11                  | 60     | 60          | 123                          | 135       | 70       | 65            |
| 12                  | 60     | 60          | 123                          | 70        | 70       | 65            |
| 13                  | 60     | 60          | 123                          | 70        | 70       | 65            |
| 14                  | 60     | 60          | 123                          | 70        | 70       | 65            |
| 15                  | 60     | 60          | 123                          | 70        | 70       | 65            |
| 16                  | 60     | 60          | 123                          | 70        | 70       | 65            |
| 17                  | 60     | 60          | 123                          | 70        | 70       | 65            |
| 18                  | 60     | 60          | 123                          | 70        | 70       | 65            |
| 19                  | 60     | 60          | 123                          | 65        | 65       | 65            |
| 20                  | 60     | 60          | 123                          | 80        | 170      | 65            |
| 21                  | 60     | 60          | 123                          | 90        | 170      | 65            |
| 22                  | 60     | 60          | 123                          | 80        | 135      | 65            |
| 23                  | 60     | 60          | 123                          | 80        | 135      | 65            |

Austroads Junction Compliant

AS/ NZS 2890.1 Property Access Compliant

Existing Sealed Rural Default Speed Limit applicable to Boomer Road

Proposed road speed limit.

## 6.2 Junction warrants

Junction layout requirements are based on Austroads Guidelines which take into account the standard of the road, speed limit, through & side road traffic i.e. Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings – 2020.

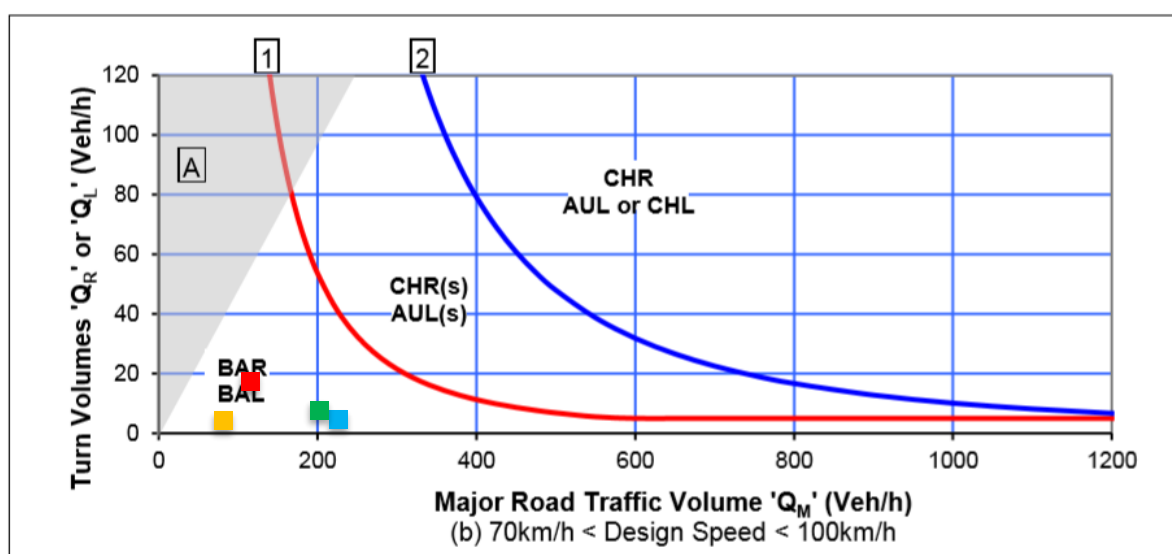
### 6.2.1 Tasman Hwy / Boomer Rd Junction

Figure 32 shows the relevant Austroads junction layout warrant for the Tasman Hwy / Boomer Rd junction. Figure 32 demonstrates that the volume of right turners from the Tasman Highway to Boomer Road is very low though technically warranting Basic Right (BAR) and Basic Left (BAL) turn facilities. See Appendix F for BAR and BAL junction layouts within a 100km/h design speed.

The existing junction has a simple layout that does not meet the BAR and BAL standard, see Figures 6-12 and non ideal alignment with the Austroads Safe System Assessment objective, see Section 4.6.

Technically upgrade to a BAR & BAL junction is required once 12 lots have been developed i.e. upon occupancy of dwellings. However, as the right turn flow to Boomer Road from the Tasman Hwy is very low a BAR right turn facility is not considered necessary.

**Figure 32 – Austroads Warrant for Tasman Hwy / Boomer Road junction 2033.**



Source: Austroads GTM Part 6-2020

| Turns<br>Movements<br>2033 (vph) | Tasman |     |
|----------------------------------|--------|-----|
|                                  | AM     | PM  |
| Right to                         | 4      | 7   |
| Combined thru                    | 228    | 208 |
| Left to                          | 4      | 18  |
| Following thru                   | 84     | 125 |



The proposed junction, see Appendix A, has been reviewed in terms of Austroads junction layout requirements, see Figure 32. From DSG guidelines a BAL facility is considered adequate as projected through and turning traffic movements by 2033 are too low to justify a BAR facility. This approach is consistent with previous DSG advice on similar situations on State Roads i.e similar in terms of through and turning traffic flows.

Figure 33 shows the footprint for a suitable BAL junction layout. Figure 34 shows the available roadside widths.

**Figure 33 – Proposed BAR &BAL for Tasman Hwy / Boomer Road junction.**

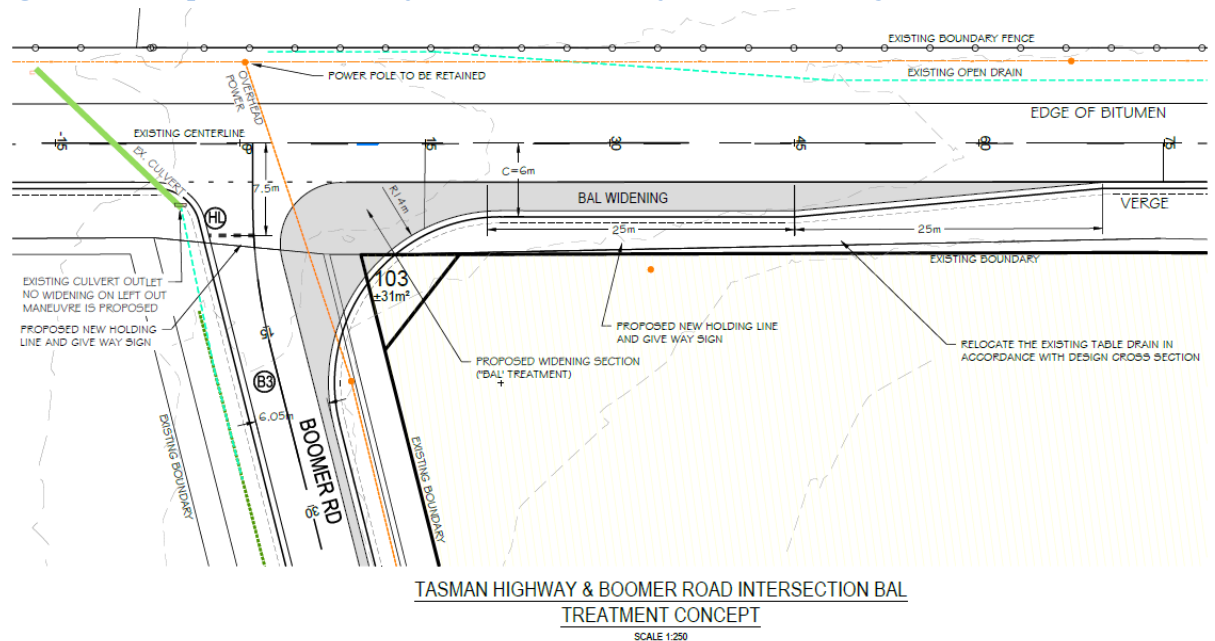


**Figure 34 – Available roadside width Tasman Hwy / Boomer Road junction**



For a BAL left turn facility 6.0 m of sealed width is required from the centreline of the road. The available width from the centreline of the road is adequate. Figure 35 shows the proposed approach alignment and clearances for the BAL. Also see Appendix A.

**Figure 35 – Proposed BAL facility at the Tasman Hwy / Boomer Road junction**





### **6.2.2 Boomer Rd / Proposed Road Junction**

Figure 30 shows that the through volume on Boomer Road is very low and the right and left turn movements from Boomer Road into the proposed road would be very low.

A simple junction layout is adequate for very low volume situations as is the case with the proposal.

### **6.3 Impact of traffic generated by the proposal.**

The proposal is estimated to have a negligible impact on Tasman Hwy / Boomer Rd junction as traffic activity levels are very low. The existing and proposed junction are estimated to operate at Level of Service A. Appendix B describes Austroads Levels of Service definitions.

### **6.4 Tasmanian Subdivision Guideline Considerations**

No issues have been identified.

### **6.5 Transport Planning Considerations**

The proposed road standard is shown in Figure 3.2

### **6.6 Proposed internal traffic management.**

The proposed sealed road width is 6m and the road terminates with a 24m diameter Cul-De-Sac, see Figure 36.

LGAT standard drawings apply specifies traffic facilities as follows:

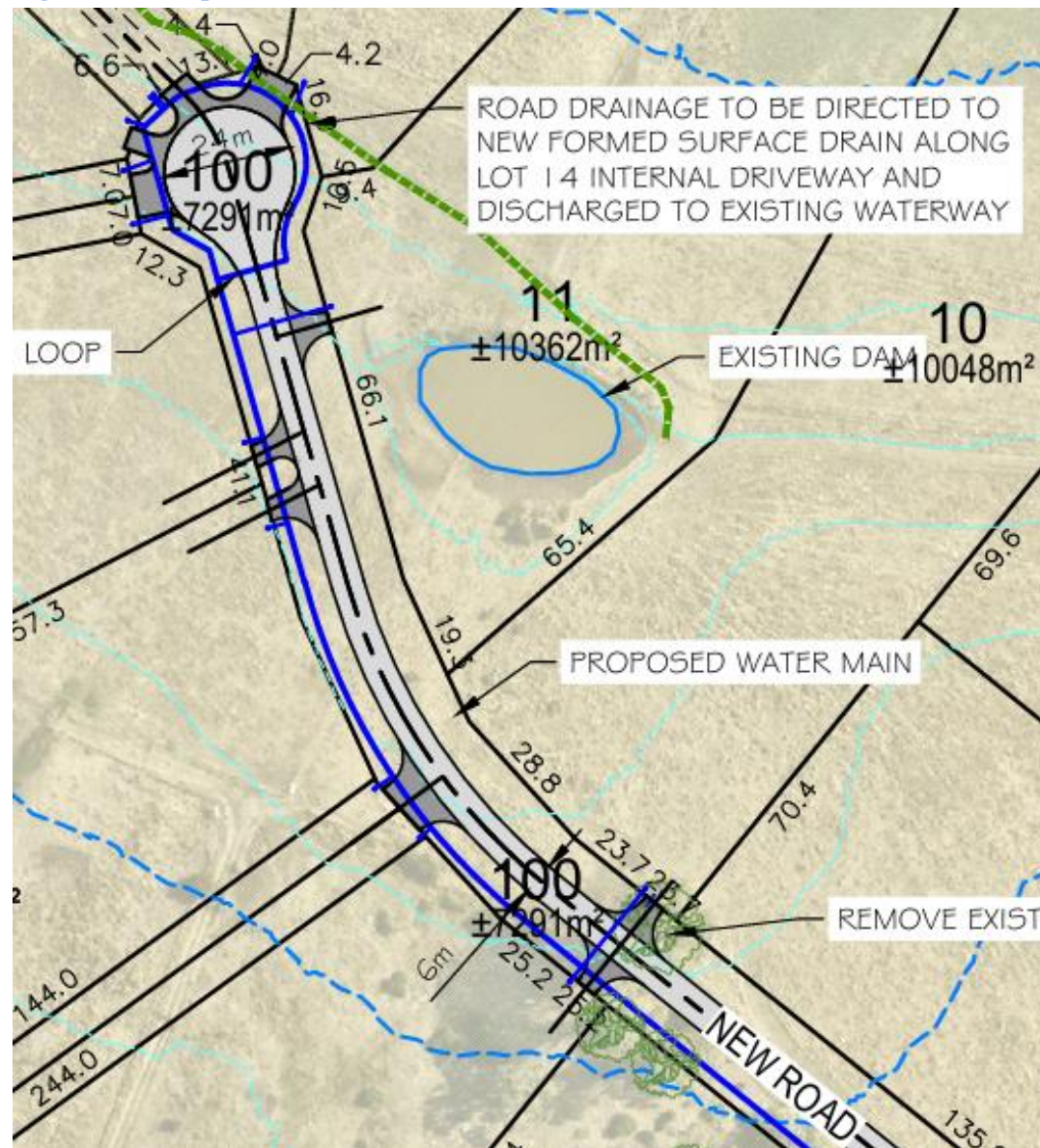
- TSD-R02 - 6m minimum seal width for rural roads with 300-2,000 vpd.
- TSD-R08 - 18m minimum sealed diameter for rural Cul -De-Sacs.
- TSD-R03 & R04 – sealed driveways with a culvert for rural property access.

LGAT standard drawings are available online at:

[https://www.lgat.tas.gov.au/\\_data/assets/pdf\\_file/0027/813735/Tasmanian-Municipal-Standards-Drawings-v3-December-20202.pdf](https://www.lgat.tas.gov.au/_data/assets/pdf_file/0027/813735/Tasmanian-Municipal-Standards-Drawings-v3-December-20202.pdf)



**Figure 36 – Proposed subdivision road Cul-De-Sac and accesses.**



## 6.7 Impacts on road users.

### 6.7.1 Public Transport

No impact.

### 6.7.2 Delivery Vehicles

No impact.

### 6.7.3 Pedestrians and Cyclists

No impact.

### 6.7.4 Motorcyclists

Minimal impact.



## **6.8 Other impacts**

### **6.8.1 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

### **6.8.2 Street Lighting and Furniture**

No street lighting is provided or required or proposed.

## **6.9 Liveability, Safety and Amenity Guidelines**

Guidelines for the safety and amenity of a residential areas include:

- Residential precincts need to be bounded by traffic routes and/or natural barriers to minimise conflict.
- Direct vehicular and pedestrian access should be avoided from single dwelling units onto road with over 2,000 vehicles per day.
- Effective street lengths should be less than 200-250m in order to achieve typical vehicle speeds of 40km/h.
- Cyclist and pedestrian demands should be catered for separately using path or cycle networks.

To maximise the liveability, safety and amenity of the local area, road and street network layout should be such that:

- A minimum of 60% of lots should abut residential streets with less than 300vpd passing traffic.
- A minimum of 80% of lots should abut residential streets with less than 600 vpd passing traffic.
- A maximum of 5% of single dwelling lots should abut residential streets with between 1,000-2,000 vpd passing traffic.
- A maximum of 1% of single dwelling lots should abut local streets or collectors with less than 3,000 vpd passing traffic, and
- No single dwelling lot should abut a route with > 3,000 vpd passing traffic.

These guidelines are from *TE&M Chapter 2.2: Design of New Urban Networks*.

The proposal satisfies the liveability, safety and amenity targets described above.



## 6.10 Tasmanian Planning Scheme – Launceston

### Road and Railway Assets Code C3

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

**Acceptable Solution A1.1 – Not applicable** as the relevant roads are not Category 1.

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

Written consent from the road owner (City of Launceston) has not been issued. This TIA has been prepared to assist Council in assessing the proposal. **A1.2 is currently not satisfied.**

**Acceptable Solution A1.3 – Not applicable** as no rail network is involved.

**Acceptable solution A1.4:** *Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing will not increase by more than:*

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

The proposal involves traffic from:

- 14 lots i.e 126 vpd accessing Boomer Road from a proposed subdivision road.
- 23 lots i.e 207 vpd accessing Tasman Hwy from Boomer Road.

Table C3.1 allows up to 10 vpd increase for vehicles up to 5.5m in length on major roads. Tasman Hwy is a major road. **A1.4 is not Satisfied.**

**Performance Criteria P1:** *Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:*

- (a) *any increase in traffic caused by the use.*
- (b) *the nature of the traffic generated by the use.*
- (c) *the nature of the road.*
- (d) *the speed limit and traffic flow of the road.*
- (e) *any alternative access to a road.*
- (f) *the need for the use.*
- (g) *any traffic impact assessment; and*
- (h) *any advice received from the rail or road authority.*

(a) The increase in traffic due to the proposal is estimated at:

- 207 vpd from 23 lots accessing Tasman Hwy from Boomer Road.
- 126 vpd from 14 lots accessing Boomer Road from a proposed subdivision road.



A BAL junction layout is proposed at the Tasman Hwy / Boomer Rd junction.

A simple junction layout is proposed at the Boomer Road / Proposed Road junction.

These junction standards are consistent with Austroads, DSG and CoL guidelines for projected traffic in 2033.

- (b) The nature of the traffic generated by the use will be 98% light vehicles post residential construction phase.
- (c) Boomer is of a suitable standard to cope with projected traffic activity in 2033, see Section 6. The proposed roads are to a standard consistent with LGAT standards for rural roads.
- (d) The Tasman Highway has a speed limit of 100km/h, accordingly the Boomer Road junction will be upgraded to a BAL standard to suit.

The existing Boomer Road speed limit is technically 100km/h however a 60km/h speed limit is considered appropriate for the standard and function of the road. 60km/h has been used at the nearby White Gum Rise rural subdivision, see Towers Road speed limit in Appendix I. The proposed junction will be provided with a simple junction layout to suit a 60km/h speed environment.

- (e) No alternative accesses are available.
- (f) The use is consistent with the Land Use zoning for the area.
- (g) This TIA finds no reason to disallow the proposal due to traffic impacts.
- (h) No specific advice on traffic management has been received from Council.

In summary there are no traffic capacity issues, and the proposal adequately mitigates potential traffic safety issues arising due to the proposal. **P1 is satisfied.**

***Acceptable solution A1.5: Vehicular traffic must be able to enter and leave a major road in a forward direction. A1.5 is satisfied.***



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

#### ***Acceptable Solution A1***

Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use within a road or railway attenuation area, must be:

- (a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building;
- (b) an extension which extends no closer to the existing or future major road or rail network than:
  - (i) the existing habitable building; or
  - (ii) an adjoining habitable building for a sensitive use; or
- (c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the *Noise Measurement Procedures Manual, 2nd edition, July 2008*.

**A1 is not applicable** as the site is not within a road or railway attenuation area because Tasman Highway is not a Category 1, 2 or 3 road in the State Road Hierarchy.

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

Not applicable as the proposed subdivision is not within a road or railway attenuation area.

#### ***Acceptable Solution A1***

A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.

**A1 is not applicable** as the site is not within a road or railway attenuation area because Tasman Highway is not a Category 1, 2 or 3 road in the State Road Hierarchy.





## **6.11 Department of State Growth requirements**

### ***DSG review of TIA***

These reviews are required to:

- consider proposals and whether the TIA prepared satisfies DSG requirements.
- resolve any issues so the TIA can be finalised.
- enable the TIA endorsement provided by DSG to be communicated to Council as part of the Development application process.

These reviews are usually arranged by the TIA author. The email address for submissions is:

[Development@stategrowth.tas.gov.au](mailto:Development@stategrowth.tas.gov.au)

### ***Crown landowner consent***

This is to provide DSG to opportunity to check alignment of proposals with DSG objectives for the road. If the proposal aligns with DSG objectives Crown Land Consent is issued by DSG. Crown Landowner Consent is required where there is a proposed change in use of property adjacent to a state road. The website for Crown Landowner Consent is:

[https://www.transport.tas.gov.au/road/permits/crown\\_landownerconsent/](https://www.transport.tas.gov.au/road/permits/crown_landownerconsent/)

### ***Access works permits***

Developers must obtain an access works permit from DSG for proposed work within a state road reservation. Applications need to include:

- suitably design plans detailing the proposal and services affected.
- relevant design calculations for stormwater management and pavement design
- a traffic impact assessment

The website for access works permit applications is:

<https://www.transport.tas.gov.au/road/permits/road-access>

### ***Summary of DGS requirements***

DSG advice of acceptance this TIA is attached to Appendix G.

The developer may need to apply for Crown Landowner consent.

The developer will need to apply for an Access works permit to undertake the required works in the State Road reservation i.e junction upgrading to BAL layout.

CoL should apply to the DSG Transport Commissioner for 60km/h speed limit approval for Boomer Road, Whisky Road and the proposed subdivision road.



## 7. Recommendations and Conclusions

This traffic impact assessment has been prepared to assess the proposed 23 lot residential subdivision of 40768 Tasman Hwy. It is estimated the proposal will generate up to 207 vpd once fully developed.

The assessment has reviewed traffic activity at the site, existing road conditions, road safety, crash history, Austroads junction warrants and Tasmanian Planning Scheme – Launceston - Road & Railway Assets Code C3 requirements.

Tasman Hwy is projected to have traffic activity of 2,600 vpd by 2033 within a 100km/h speed limit. The junction with Boomer Road has no recorded crashes over the last 5 years and from traffic safety review and Safe System Assessment, is considered a low crash risk.

Boomer Road has estimated traffic activity of 240 vpd in a low-speed environment estimated at 50km/h. Boomer Road has no recorded crashes over the last 5 years and from traffic safety review and Safe System Assessment, is considered a very low crash risk.

The proposal will approximately double traffic activity on Boomer Road to some 470vpd by 2033, which is a low traffic activity level.

The Tasman Hwy / Boomer Road junction will require upgrading to a BAL layout to support the safe and efficient operation due to the proposal.

Evidence is provided to demonstrate the proposal can satisfy the Tasmanian Planning Scheme - Launceston - Code C3.

### **Recommendations:**

#### **Obtain DSG approvals.**

- *Crown Landowner Consent from DSG if required.*
- *Access Works Permit from DSG for BAL junction upgrade work.*

#### **Boomer Road / Proposed Road junction**

- *Manage as a simple junction in accordance with the Priority Rule i.e no junction line marking or signage apart from street name sign.*

#### **Boomer Road / Whisky Road junction**

- *Remove trees and shrubs limiting sight distance, see Figures 24 & 26.*



**Proposed Road**

- *Construct property accesses compliant with Rural Property Access LGAT Standard Drawings TSD-R03 and TSD-R04 including:*
  - *Setback access gates to suit the design vehicle (10m for cars with trailers).*
  - *Seal accesses to the access gate.*
  - *Driveway culverts with driveable culvert headwalls type 1*

**Suggestions:**

- *CoL make application to the DSG Transport Commissioner for a 60km/h speed limit on Boomer Road, Whisky Road and the proposed subdivision road.*

DSG confirmation of acceptability of this TIA is attached in Appendix G.

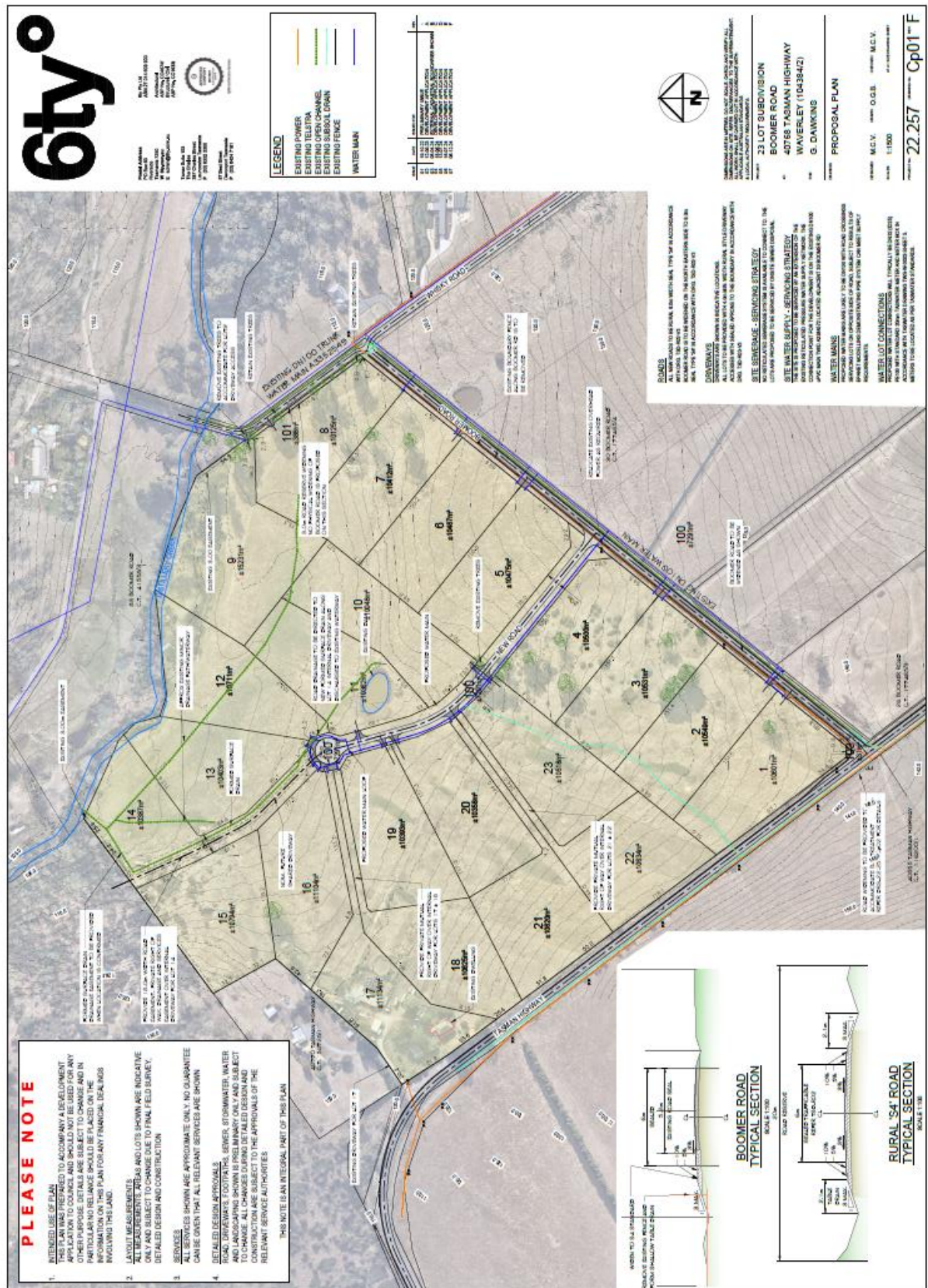
Overall, it has been concluded that the existing roads and proposed development should operate safely and efficiently provided the above recommendations are implemented.

Based on the findings of this report the proposal is supported on traffic grounds.

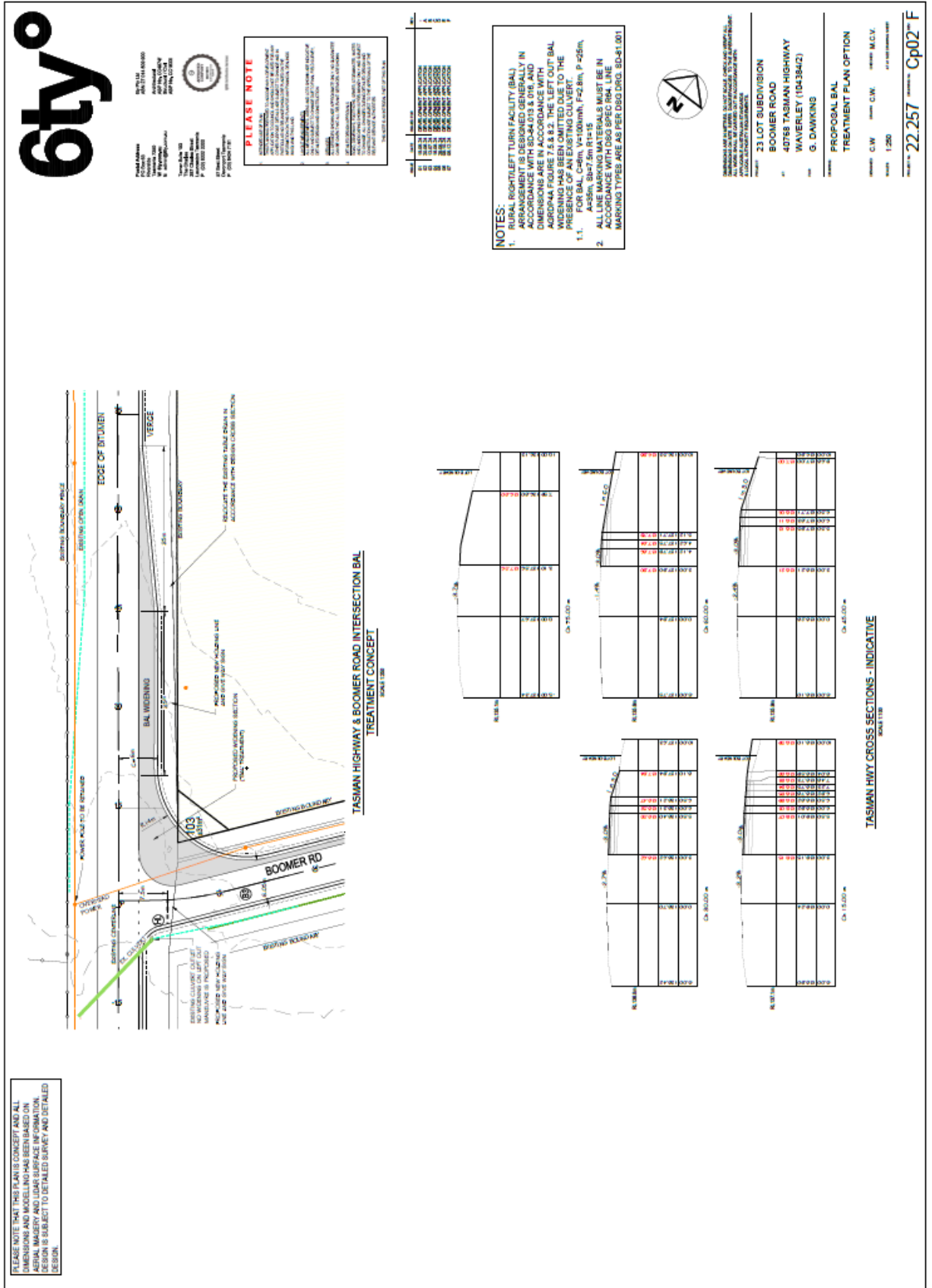


# Appendices

# Appendix A – Proposed Plan of Subdivision







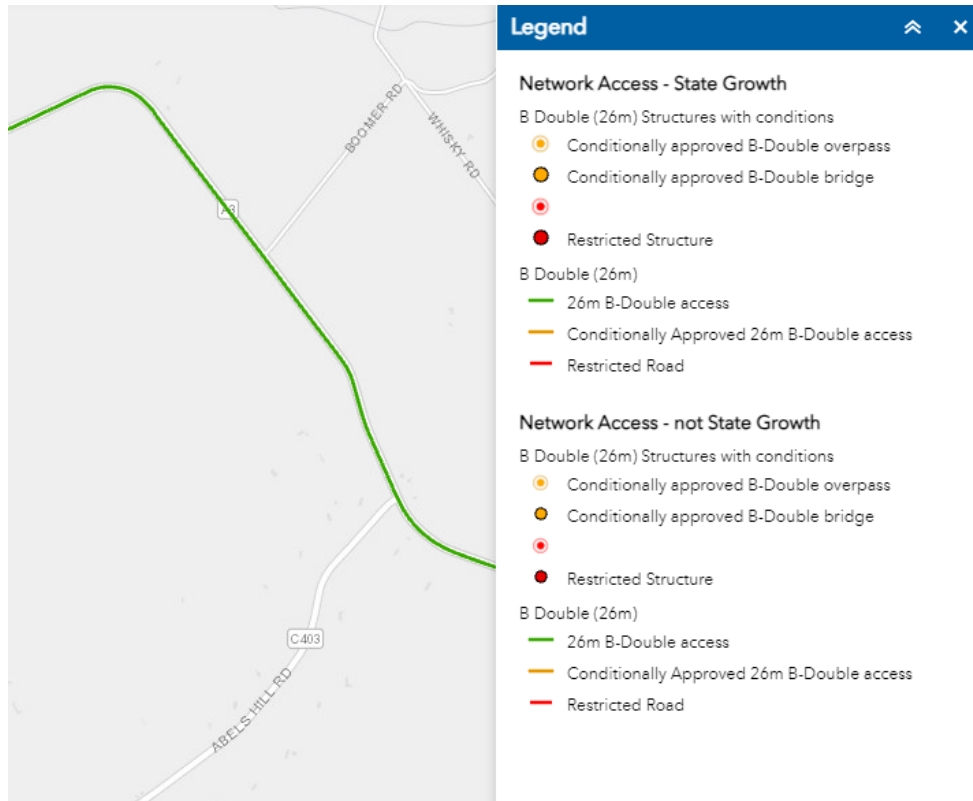


## Appendix B – Austroads Level of Service descriptions

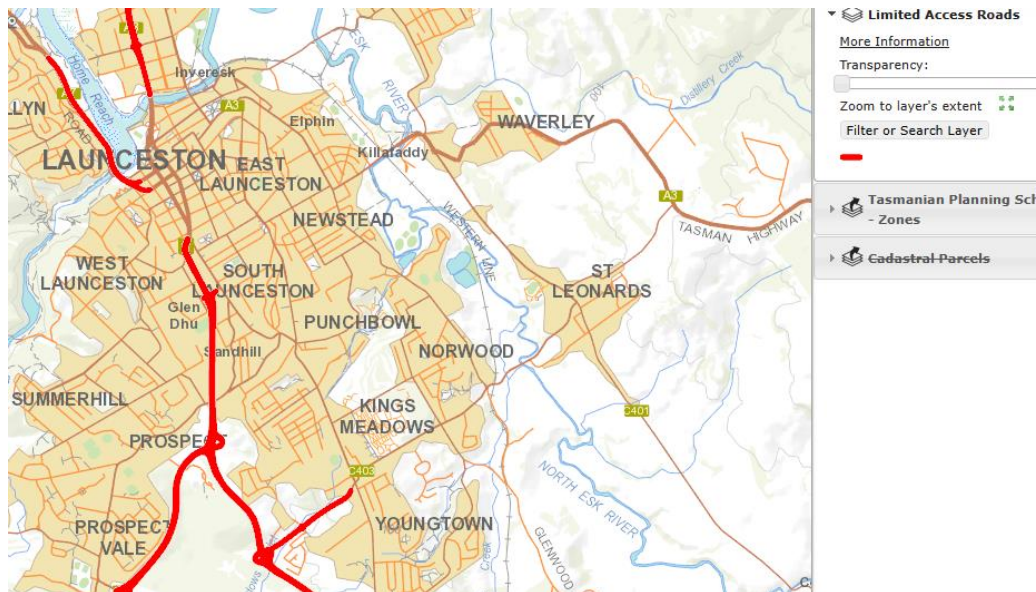
|                    |                                                                                                                                                                                                                                                                                                                                      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Level of service A | A condition of free-flow in which individual drivers are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to manoeuvre within the traffic stream is extremely high, and the general level of comfort and convenience provided is excellent.                                |
| Level of service B | In the zone of stable flow where drivers still have reasonable freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience is a little less than with level of service A.                                                                                         |
| Level of service C | Also in the zone of stable flow, but most drivers are restricted to some extent in their freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience declines noticeably at this level.                                                                           |
| Level of service D | Close to the limit of stable flow and approaching unstable flow. All drivers are severely restricted in their freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience is poor, and small increases in traffic flow will generally cause operational problems. |
| Level of service E | Traffic volumes are at or close to capacity, and there is virtually no freedom to select desired speeds or to manoeuvre within the traffic stream. Flow is unstable and minor disturbances within the traffic stream will cause breakdown.                                                                                           |
| Level of service F | In the zone of forced flow, where the amount of traffic approaching the point under consideration exceeds that which can pass it. Flow breakdown occurs, and queuing and delays result.                                                                                                                                              |

## Appendix C – State Road Information

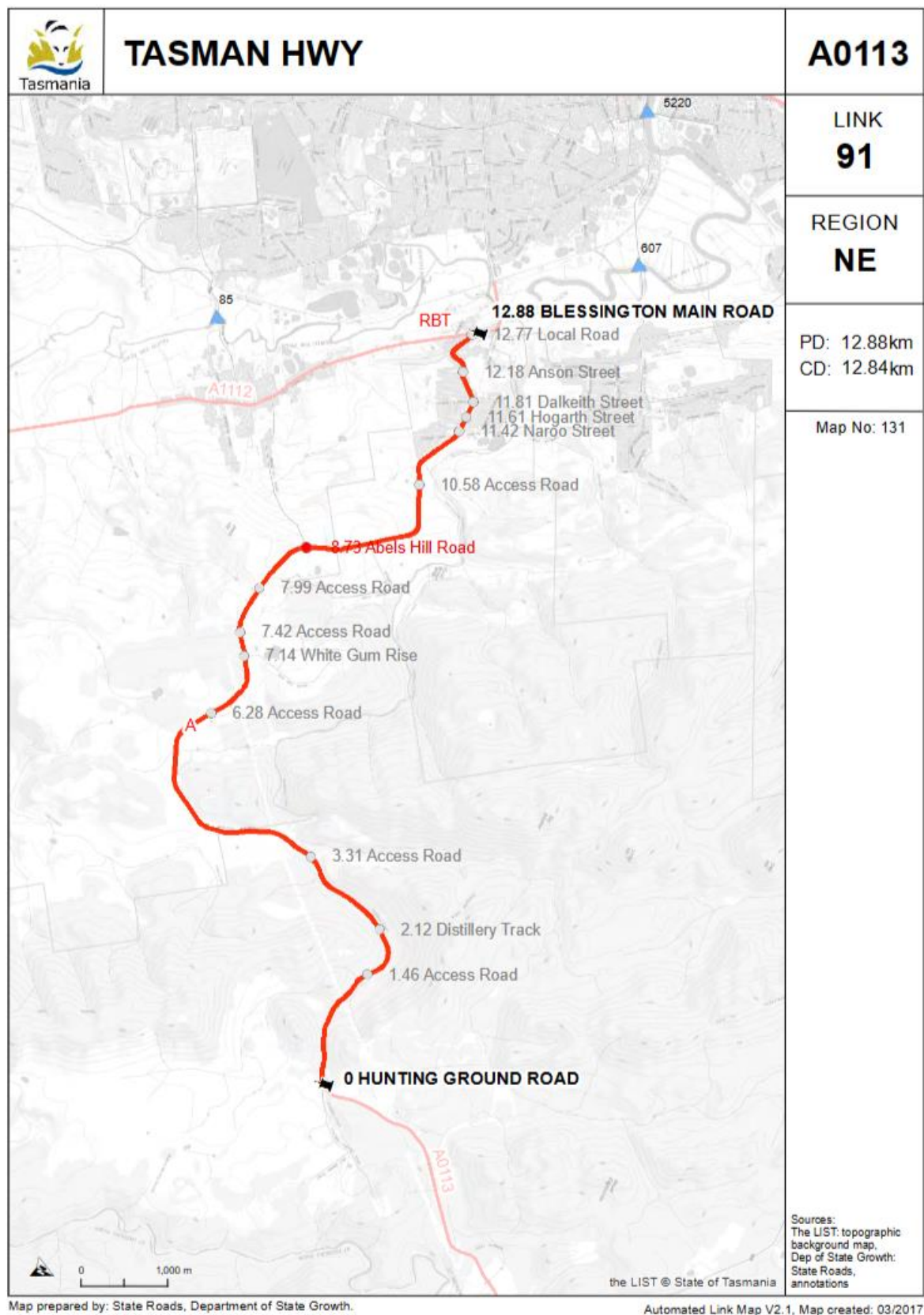
### Tasmanian 26m B Double Network



### Limited Access State Road Network



## Department of State Growth Link Maps





## Appendix D – Safe Systems Assessment

| Safe System Assessment |                                         |                                                                                                                                        | Existing Tasman Hwy approaches to Boomer Road                                                                                          |                                                                                                                          |                                             |                                                                |                               |                                                                                                                                        |
|------------------------|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|----------------------------------------------------------------|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exposure               | Justification<br>(AADT 2,000<br>vpd)    | Run-off-road                                                                                                                           | Head-on                                                                                                                                | Intersection                                                                                                             | Other                                       | Pedestrian                                                     | Cyclist                       | Motorcyclist                                                                                                                           |
|                        | Score / 4                               | 1                                                                                                                                      | 1                                                                                                                                      | 1                                                                                                                        | 1                                           | 1                                                              | 1                             | 1                                                                                                                                      |
| Likelihood             | Justification                           | Category 4 State Road with straight alignment, 7.3m seal width, standard delineation, adequate sight distance and no roadside hazards. | Category 4 State Road with straight alignment, 7.3m seal width, standard delineation, adequate sight distance and no roadside hazards. | Simple junction layout in high speed environment, minimal right turn movements off the Tasman Hwy with roadside hazards. | No facilities for bus to stop off the road. | No facilities for pedestrians, pedestrian unfriendly roadsides | No facilities for pedestrians | Category 4 State Road with straight alignment, 7.3m seal width, standard delineation, adequate sight distance and no roadside hazards. |
| Severity               | Score / 4                               | 1                                                                                                                                      | 1                                                                                                                                      | 4                                                                                                                        | 3                                           | 4                                                              | 3                             | 1                                                                                                                                      |
|                        | Justification<br>(100 km/h speed limit) | High speed environment                                                                                                                 | High speed environment                                                                                                                 | High speed environment                                                                                                   | High speed environment                      | High Severity for pedestrians                                  | High Severity for cyclists    | High Severity for motorcyclists                                                                                                        |
| Product                | Score / 4                               | 4                                                                                                                                      | 4                                                                                                                                      | 4                                                                                                                        | 4                                           | 4                                                              | 4                             | 4                                                                                                                                      |
|                        | Total Score / 64                        | 4                                                                                                                                      | 4                                                                                                                                      | 16                                                                                                                       | 12                                          | 16                                                             | 12                            | 4                                                                                                                                      |
|                        | Total / 448                             |                                                                                                                                        |                                                                                                                                        |                                                                                                                          |                                             |                                                                |                               | 68                                                                                                                                     |

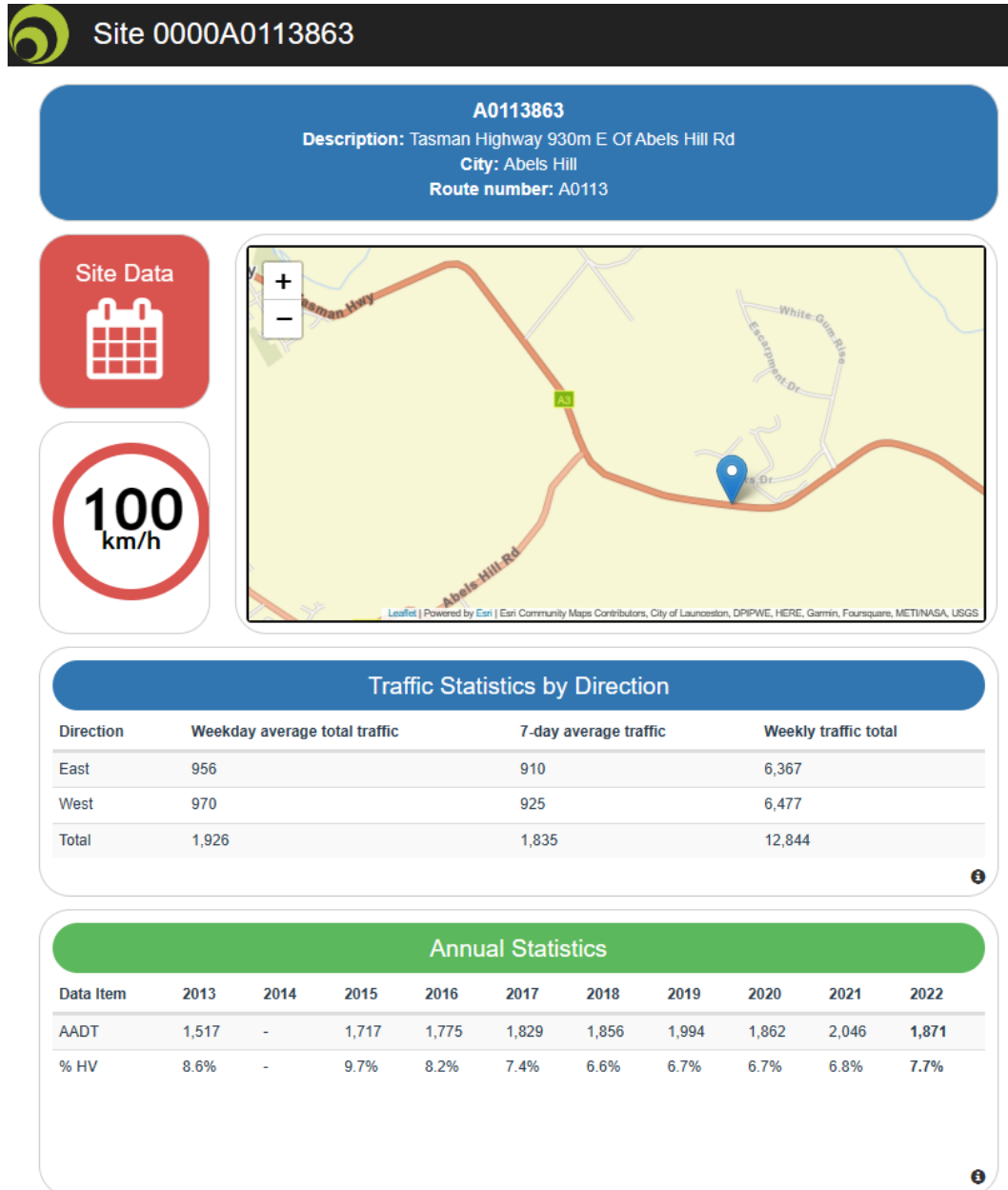


### Safe System Assessment **Boomer Road ( Approaches to proposed junction)**

|            |                                               | Run-off-road                                                                                                  | Head-on                                                                                                       | Intersection                                                                                   | Other                                       | Pedestrian                                    | Cyclist                                | Motorcyclist                                                                                                  |
|------------|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------|-----------------------------------------------|----------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Exposure   | Justification<br>(AADT 240 vpd)               | Low traffic volume, no reported crash history                                                                 | Low traffic volume, no reported crash history                                                                 | Low traffic volume on proposed junction approaches and side road and no reported crashes       | Bus route                                   | Some pedestrian activity in rural environment | Low cyclist activity                   | Low motorcyclist activity                                                                                     |
|            | Score / 4                                     | 1                                                                                                             | 1                                                                                                             | 1                                                                                              | 1                                           | 1                                             | 1                                      | 1                                                                                                             |
| Likelihood | Justification                                 | Straight rural access road, 5.2m seal width, no delineation, adequate sight distance and no roadside hazards. | Straight rural access road, 5.2m seal width, no delineation, adequate sight distance and no roadside hazards. | Simple junction layout in low speed environment, minimal right turn movements off Boomer Road. | No facilities for bus to stop off the road. | No facilities for pedestrians                 | No facilities for pedestrians          | Straight rural access road, 5.2m seal width, no delineation, adequate sight distance and no roadside hazards. |
|            | Score / 4                                     | 2                                                                                                             | 3                                                                                                             | 1                                                                                              | 2                                           | 4                                             | 2                                      | 1                                                                                                             |
| Severity   | Justification<br>(60 km/h speed environment ) | Low speed environment                                                                                         | Low speed environment                                                                                         | Low speed environment                                                                          | Low speed environment                       | High speed environment for pedestrians        | High speed environment for pedestrians | High Severity for motorcyclists                                                                               |
|            | Score / 4                                     | 4                                                                                                             | 4                                                                                                             | 4                                                                                              | 4                                           | 4                                             | 4                                      | 4                                                                                                             |
| Product    | Total Score /64                               | 8                                                                                                             | 12                                                                                                            | 4                                                                                              | 8                                           | 16                                            | 8                                      | 4                                                                                                             |
|            | Total /448                                    |                                                                                                               |                                                                                                               |                                                                                                |                                             |                                               |                                        | 60                                                                                                            |

## Appendix E – Traffic Count Data

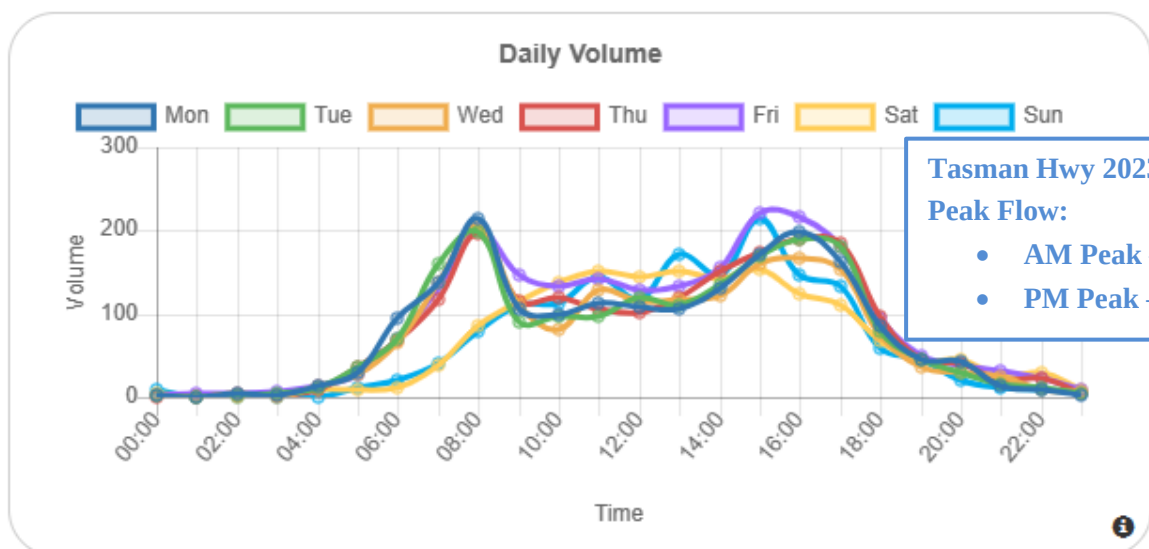
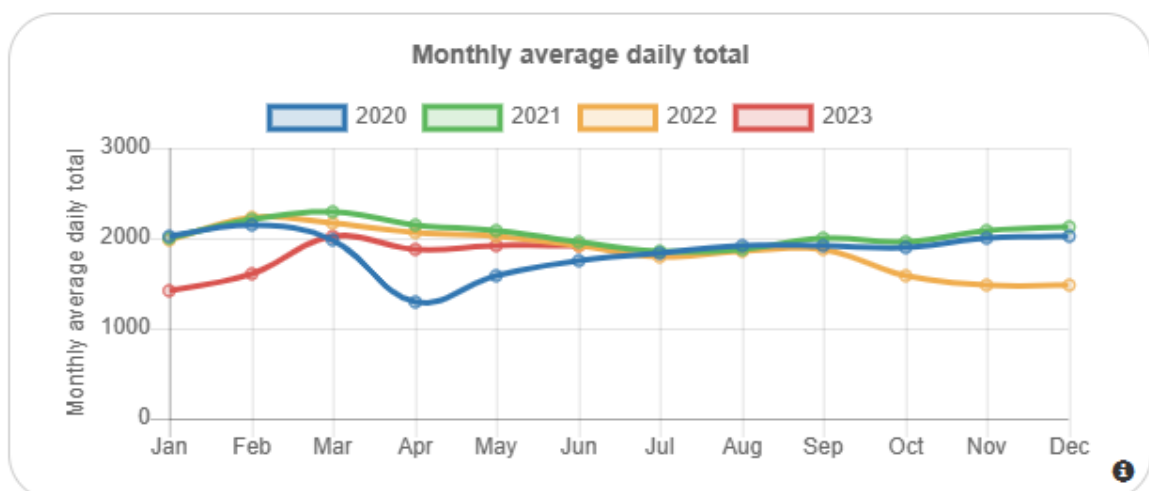
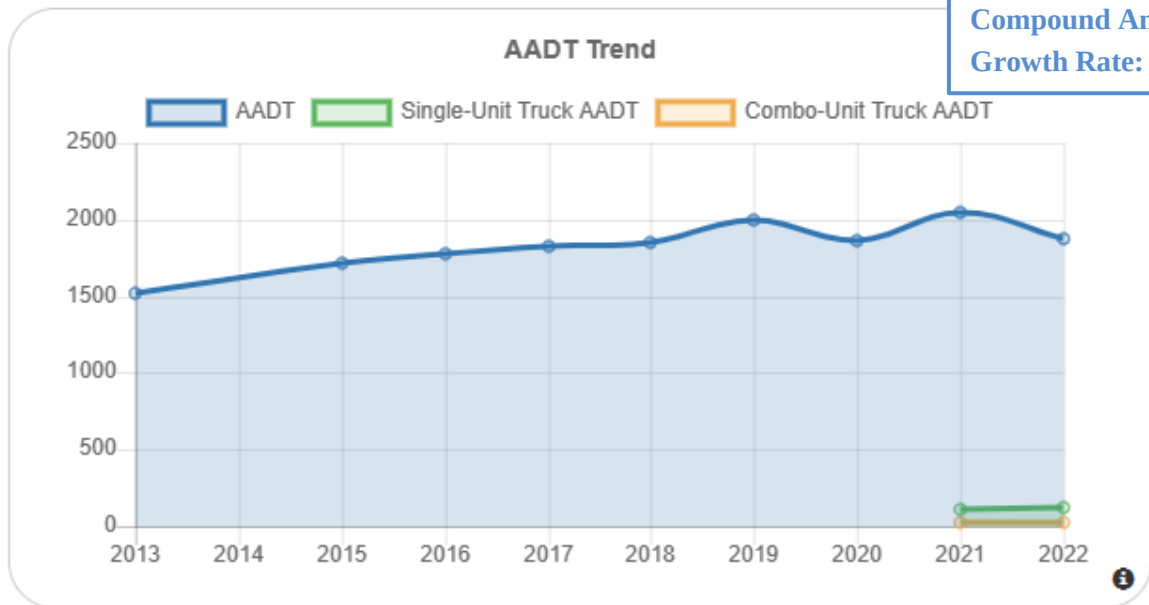
### Tasman Hwy - DSG Data



**Tasman Hwy AADT:**

- 2000 vpd (2023)
- 2,600 vpd (2033)
- 8 % Trucks

**Compound Annual  
Growth Rate: 2.7%**



**Tasman Hwy 2023**

**Peak Flow:**

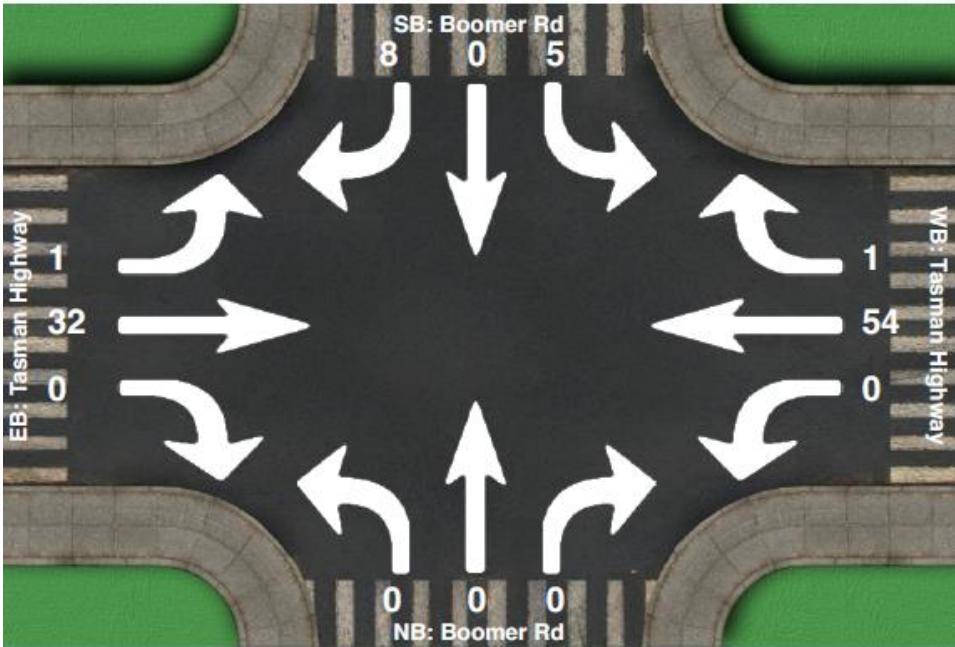
- AM Peak – 200 vph.
- PM Peak – 200 vph.



# Tasman Hwy - TCS Traffic Survey Data

## Intersection Count Summary

Location: Boomer Rd at Tasman Highway, Waverley  
GPS Coordinates:  
Date: 2023-05-22  
Day of week: Monday  
Weather: Fine  
Analyst: Sid Saxby



## Intersection Count Summary

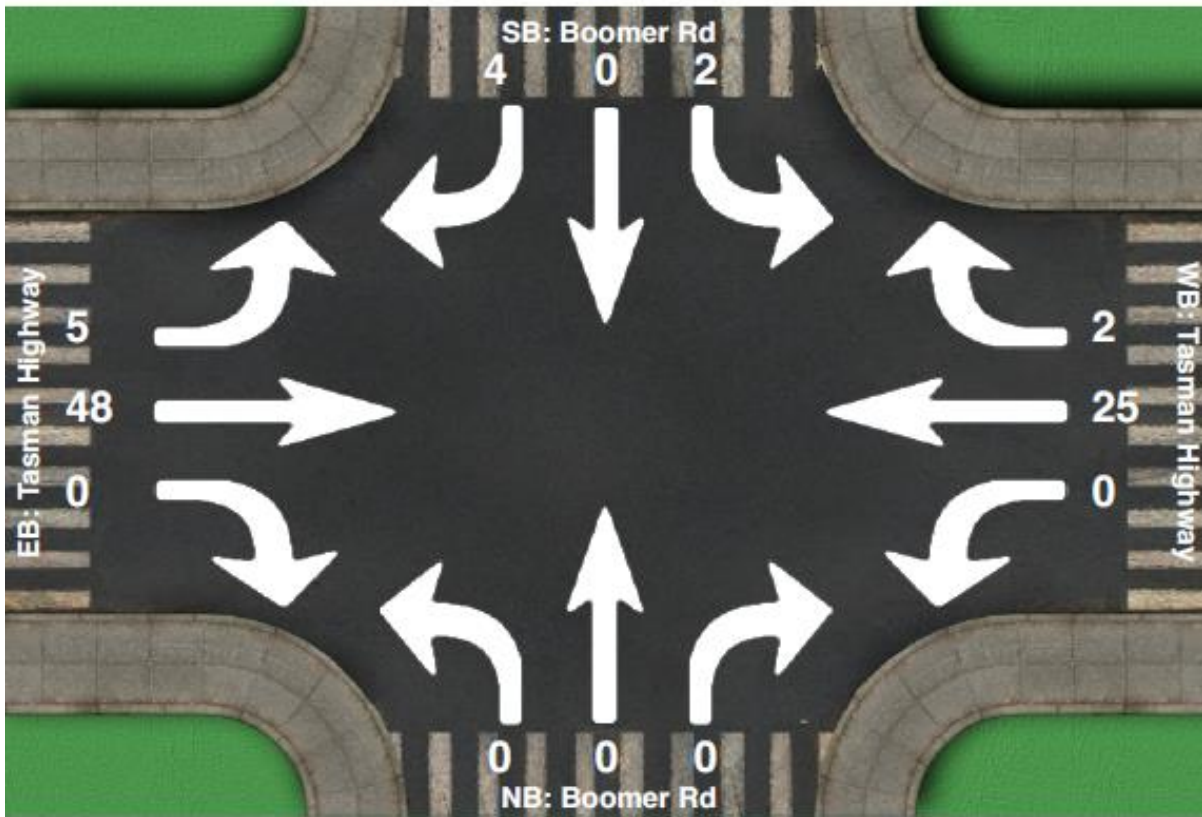
08:00 - 08:30

|               | SouthBound |      |       | Westbound |      |       | Northbound |      |       | Eastbound |      |       | Total |
|---------------|------------|------|-------|-----------|------|-------|------------|------|-------|-----------|------|-------|-------|
|               | Left       | Thru | Right | Left      | Thru | Right | Left       | Thru | Right | Left      | Thru | Right |       |
| Vehicle Total | 5          | 0    | 8     | 0         | 54   | 1     | 0          | 0    | 0     | 1         | 32   | 0     | 101   |



Intersection Count Summary

Location: Boomer Rd at Tasman Highway, Waverley  
GPS Coordinates:  
Date: 2023-05-22  
Day of week: Monday  
Weather: Fine  
Analyst: Sid Saxby



Intersection Count Summary

17:00 - 17:29

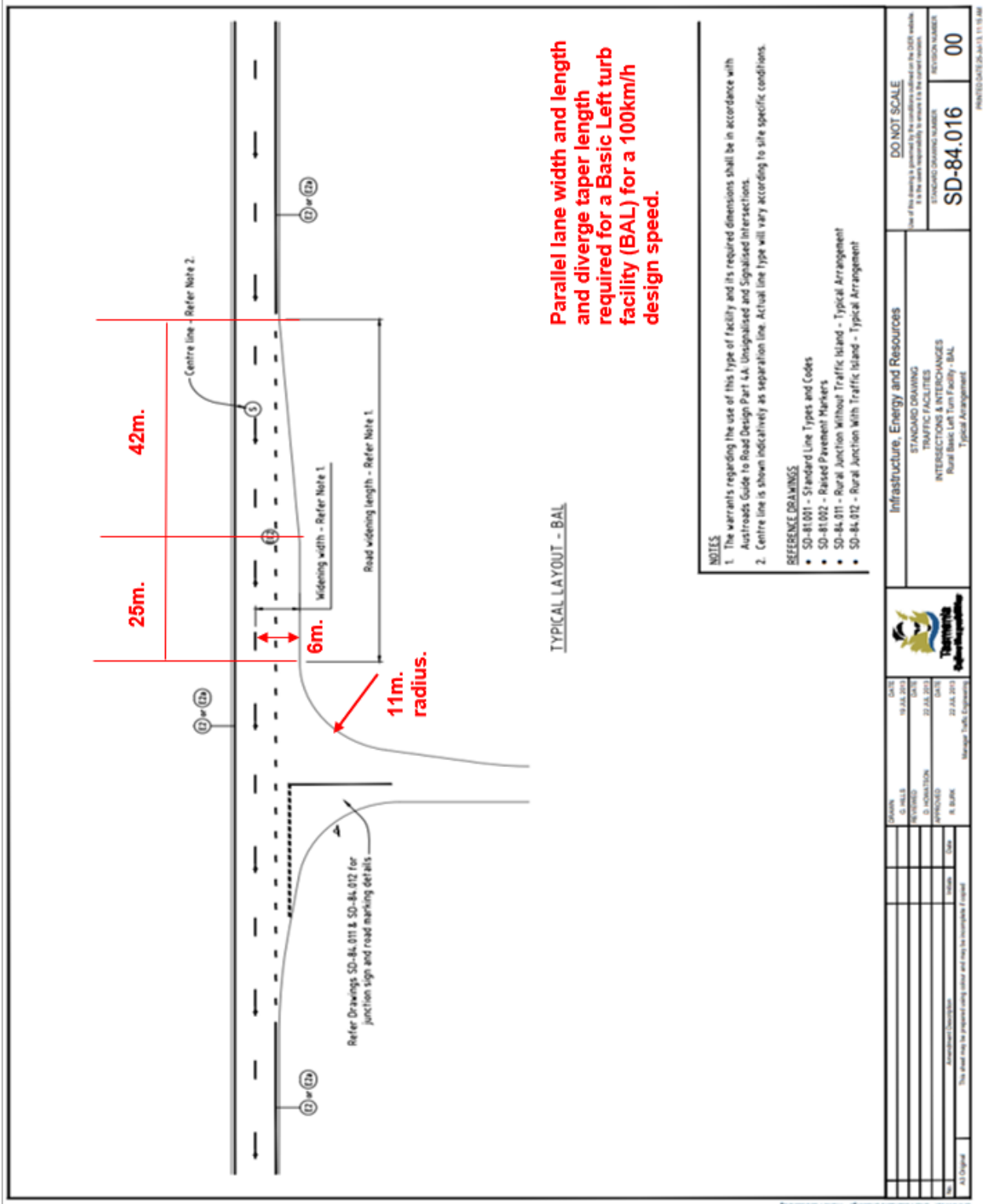
|               | SouthBound |      |       | Westbound |      |       | Northbound |      |       | Eastbound |      |       | Total |
|---------------|------------|------|-------|-----------|------|-------|------------|------|-------|-----------|------|-------|-------|
|               | Left       | Thru | Right | Left      | Thru | Right | Left       | Thru | Right | Left      | Thru | Right |       |
| Vehicle Total | 2          | 0    | 4     | 0         | 25   | 2     | 0          | 0    | 0     | 5         | 48   | 0     | 86    |





# Appendix F – DSG Junction Layouts

## BAL junction layout





## Appendix G – DSG advice on TIA acceptability

Fri 20/12/2024 1:24 PM

RE: Tasman Hwy - Boomer Road junction, Waverley - Updated TIA



Siale, Vili <Vili.Siale@stategrowth.tas.gov.au>  
To: Richard Burk



1:24 PM

**Our Reference: D24/291309/2**

Hi Richard,  
Thank you for your email and latest TIA.

Following a review of the attached TIA, your assessment of the generated right turn traffic would be very low which would not have triggered a BAR. However, the BAL is still warranted, according to the traffic number.

Given the above, your latest TIA is accepted.

If you have any further queries regarding this matter, please let me know.

Regards,  
Vili,

**Vili Siale** | Traffic Engineering Liaison Officer

Traffic Engineering | Network Management

State Roads | Department of State Growth

11A Goodman Court, INVERMAY TAS 7248 | GPO Box 536, Hobart TAS 7001

Ph. (03) 6777 1951 | Mb. 0439 101 614

[www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)

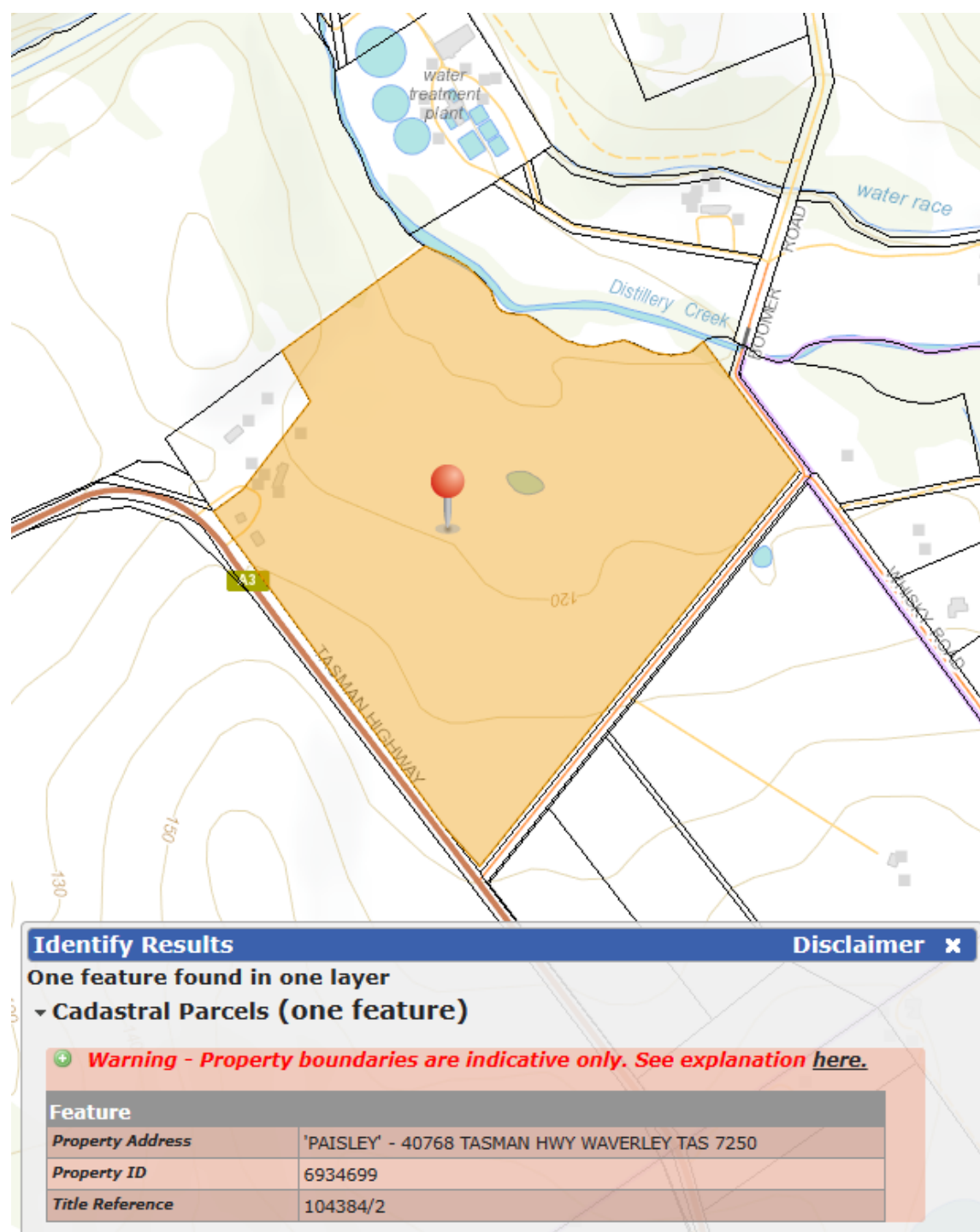
Courage to make a difference through

**TEAMWORK | INTEGRITY | RESPECT | EXCELLENCE**

My current work pattern:

| Monday | Tuesday | Wednesday | Thursday | Friday |
|--------|---------|-----------|----------|--------|
| Office | Office  | Office    | WFH      | WFH    |

## Appendix H – Property & Title Reference



## Appendix I – Towers Drive Speed Limit,



**NOTES:**

- 1 REINFORCEMENT F81 UNLESS OTHERWISE SPECIFIED SHALL BE CONTINUOUS AROUND CORNERS AND LOCATED AS SHOWN. CLEAR COVER 50 MINIMUM UNLESS NOTED OTHERWISE LAPS 300 MINIMUM.
- 2 CONCRETE CLASS N25.
- 3 EXPOSED CONCRETE EDGES SHALL HAVE 20 x 20 CHAMFERS.
- 4 RAILS WITHIN SECTION 'A' SHALL BE EVENLY SPACED THE MAXIMUM SPACING SHALL NOT EXCEED 300 mm.
- 5 RAILS SHALL BE 50 NB x 5.4 WALL THICKNESS GALV TUBES WELDED TO 75x75x8 L RAILS 'A' LONG - ALL GALV.
- 6 L RAILS FIXED TO WALLS USING 4x16 DIA. GALV. BOLTS EITHER CAST IN OR SECURED BY CHEMICAL ANCHORS
- 6 NORMALLY INSTALLED WHEN CULVERT IS PARALLEL TO TRAFFIC

**PIPE CULVERT**

**PLAN**

**RAILS**

**REFER NOTE 4 & 5**

**PIPE INSIDE DIA + 150**

**300**

**450**

**200**

**2 No 12 DIA BARS**

**RAILS**

**REFER NOTE 5**

**3:1 ENDWALL SLOPE**

**600**

**1 No 12 DIA BAR**

**TOP EACH SIDE WALL**

**END ELEVATION**

**RAILS NOT SHOWN FOR CLARITY**

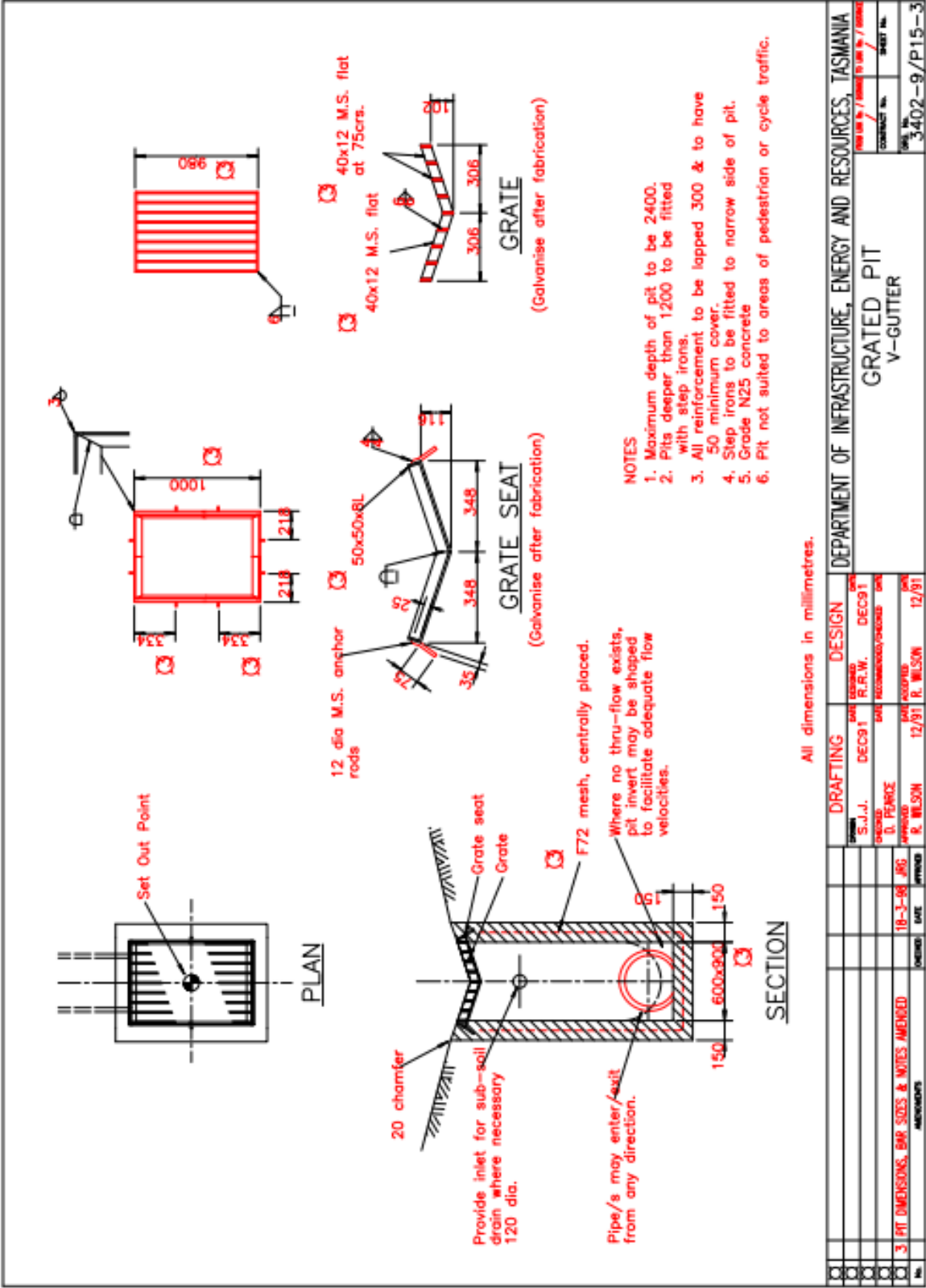
**NOT TO SCALE**

**SECTION A**

**S-1**



Appendix K – Grated Pit V Gutter





9 JULY 2025

# Flora and Fauna Report: 40768 Tasman Hwy

Report for: 6ty°

Property Location: 40768 Tasman Hwy, Waverley

Prepared by: Sally Scrivens  
RMCG  
Level 2, 102-104 Cameron Street  
Launceston TAS 7250

Version: 1.1

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# Executive Summary

A flora and fauna assessment has been undertaken of CT 104384/2, 40768 Tasman Hwy, Waverley, where a 23-lot subdivision is proposed. The entire title is within a 'priority vegetation area' and land along the northern boundary is within a 'waterway and coastal protection area' under the *Tasmanian Planning Scheme – Launceston* (the Planning Scheme). The following sections of the Planning Scheme are considered relevant to the proposal C7.7.1 P1 and C7.7.2 P1.1 and P1.2.

A field inspection was undertaken on the 17/05/2023 found that the subject title is dominated by cleared agricultural land with some remnant native vegetation, riparian scrub, a threatened vegetation community, associated with Distillery Creek along the northern boundary. The subdivision has been designed to avoid any impacts on this native vegetation, including building areas and bushfire hazard management areas, and no native vegetation is considered to be at risk of being impacted as a result of the proposed subdivision, or by future works facilitated by the subdivision. In addition, no threatened flora or fauna species are considered to be at greater than low risk of being impacted by the proposed subdivision or any future works facilitated by the development. The proposed future development areas may overlap some species' ranging boundaries; however, the proposed subdivision and subsequent development is considered to have minimal impact on these species.

As none of the native vegetation community on the title is expected to be cleared as a result of the proposed subdivision or future development facilitated by the subdivision, any clearance of native vegetation species as a result of the proposal, for example, an isolated tree, is of limited scale relative to the extent of priority vegetation on the site and the subdivision within a priority vegetation area is consistent with C7.7.2 P1.1(f).

Providing the recommendations, as outlined in this report, are followed, the proposed subdivision and future development facilitated by the subdivision are considered to have minimised any adverse impacts on priority vegetation and natural assets and therefore avoid having any unnecessary or unacceptable impact on priority vegetation or natural assets.

The proposed subdivision is therefore considered to adequately address the performance criteria of C7.7.2 P1.2 under the Natural Assets Code of the *Tasmanian Planning Scheme – Launceston*. Consideration has been given to:

- a) The design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards. *Lots are designed so that building areas and hazard management areas are outside of the native vegetation community extent.*
- b) Any particular requirements for the works and future development likely to be facilitated by the subdivision. *Consideration has been given to future dwellings, access, hazard management areas, and water mains.*
- c) The need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings. *Building areas and hazard management areas are outside of the native vegetation community extent.*
- d) Any mitigation measures implemented to minimise the residual impacts on priority vegetation. *Recommendations are provided below.*
- e) Any on-site biodiversity offsets. *Offsets are not considered necessary.*
- f) Any existing cleared areas on the site. *The majority of the title is cleared. The new road, building envelopes, and bushfire hazard management areas are situated within the cleared area.*

The proposed subdivision is also considered to adequately address the performance criteria of C7.7.1 P1 under the Natural Assets Code of the *Tasmanian Planning Scheme – Launceston*. Consideration has been given to:

- a) The need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area. *All building areas and bushfire hazard management areas are outside of the waterway and coastal protection area.*
- b) Future development likely to be facilitated by the subdivision. *The proposed subdivision has been designed so that almost all future development facilitated by the subdivision will occur outside of the waterway and coastal protection area. The exception to this is the proposed access for Lot 9 which passes through the outermost section of the waterway and coastal protection area for approx. 20m. The potential impact on natural assets as a result of this access is considered negligible.*

## **Recommendations**

- Sediment barriers must be installed downslope of works on lots adjacent to Distillery Creek if there is any risk of run-off during construction works.
- Weed control of the title prior to, during, and following works is recommended to prevent further establishment of weeds throughout the area, particularly on the margins of, and within, the threatened riparian vegetation.
- Ongoing non-invasive weed management is to occur within and adjacent to the threatened riparian vegetation community as a minimum.
- Prevent biosecurity incursions and further weed incursions by implementing strict washdown guidelines for all vehicles, machinery, and equipment used during works.



# 1 Introduction

RMCG have been engaged to undertake a flora and fauna assessment of CT 104384/2, 40768 Tasman Hwy, Waverley, where a 23-lot subdivision is proposed. The title is currently zoned 'Rural' under the *Tasmanian Planning Scheme – Launceston* (the Planning Scheme) and as part of the proposed subdivision, rezoning to 'Rural Living' is being proposed. Distillery Creek forms the northern boundary of the title and it is understood that the riparian vegetation on the title associated with this will not be impacted as a result of the proposed subdivision or any future development facilitated by the subdivision, including any required bushfire hazard management areas (Bushfire Hazard Management Report: 40768 Tasman Hwy, M. Tempest, RMCG, 17/10/2023, see Figure A2-3).

A 40m buffer around Distillery Creek is within a 'waterway and coastal protection area' and the entire title is mapped as a 'priority vegetation area' under the Planning Scheme, the proposal must therefore be assessed against the Natural Assets Code (C7). The relevant sections of this code are:

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

Objective: That

- a. Works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and
- b. Future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.

P1 Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:

- a. The need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and
- b. Future development likely to be facilitated by the subdivision.

## C7.7.2 Subdivision within a priority vegetation area

Objective: That:

- a. Works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and
- b. Future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.

P1.1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:

- f. Subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

P1.2 Works associated with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

- a. The design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;
- b. Any particular requirements for the works and future development likely to be facilitated by the subdivision;

- c. The need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;
- d. Any mitigation measures implemented to minimise the residual impacts on priority vegetation;
- e. Any on-site biodiversity offsets; and
- f. Any existing cleared areas on the site.

Under the Planning Scheme, 'priority vegetation' means native vegetation where any of the following apply:

- a. It forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*;
- b. Is a threatened flora species;
- c. It forms a significant habitat for a threatened fauna species; or
- d. It has been identified as native vegetation of local importance.

'Priority vegetation area' means land shown on an overlay map in the relevant Local Provisions Schedule, as within a priority vegetation area.

'Natural assets' means biodiversity, environmental flows, natural streambank and streambed condition, riparian vegetation, littoral vegetation, water quality, wetlands, river condition and waterway and/or coastal values.

A field inspection was undertaken on 17<sup>th</sup> May 2023 to confirm or otherwise the findings of an initial desktop study and to determine natural values of the site. This report summarises the findings of the desktop and field assessment and provides recommendations regarding the proposal.

## 2 Methods

The desktop assessment was undertaken using a number of sources, including;

- Natural Values Atlas (NVA)
- Forest Practices Authority Biodiversity Values Database (BVD)
- Forest Practices Authority Habitat Context Assessment Tool
- Forest Practices Authority wedge-tailed eagle nesting habitat model
- LIST map (layers include TASVEG 4.0, geological polygons, contours, hydrology)
- Google imagery.

The NVA and BVD cover recorded threatened flora and fauna sightings within 5km of the site and threatened fauna species whose predicted range boundaries overlay the site. The Forest Practices Authority (FPA) Habitat Context Assessment Tool maps areas as high, medium, low, or negligible mature habitat availability. This mapping is based on aerial photographs of mature crown density and senescence. Generally, the higher mapped categories have a greater likelihood of trees containing hollows. The FPA wedge-tailed eagle nesting habitat model is designed to determine the likelihood that an eagle nest will be found in a particular area to focus search efforts.

The desktop assessment was followed by a site visit on the 17<sup>th</sup> May 2023, conducted by Sally Scrivens of RMCG. The entire title was inspected with a narrowly spaced wandering meander technique.

The field assessment focused on identification of vegetation communities and a threatened species risk assessment based on habitat suitability within the proposed impact area. Dominant flora species were recorded on site to assist in ground-truthing the TASVEG mapping and determining habitat suitability for threatened species.

All the impacted area has been assessed; however, 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. However, given the threatened flora recorded in the greater area and the limited habitat availability at the site, additional surveys are not considered necessary.

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 *Little Book of Common Names for Tasmanian Plants*, Wapstra et al. 2007 and vegetation community descriptions are consistent with *From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation* (Edition 2) Harris & Kitchener, 2005.

### 3 Vegetation Communities and General Habitat Description

The subject title is approximately 24.6ha in area with a northerly aspect, two existing dwellings in the west of the title, and an existing small, unregistered dam toward the centre of the title. The majority of the title is divided into paddocks and managed as modified pasture for horse grazing and equine activities. Distillery Creek forms the northern title boundary and associated with this is riparian vegetation along the northern boundary. Elevations of the title range between approximately 105m above sea level (ASL) in the northern corner to approximately 135m ASL in the southern corner. The average annual rainfall at the site, based on the Launceston (Kings Meadows) site 91072, is 695mm (BOM 2023).

There is no published soil mapping available for the site. Underlying geology is primarily mapped as dolerite with Cenozoic cover sequences in the north and western portions of the title (Mineral Resources Tasmania 2010). There is no recorded fire history on the title (DNRET 2023).

TASVEG 4.0 maps the majority of the title (24.3ha) as agricultural land (FAG) with 0.3ha of eastern riparian scrub (SRE), associated with Distillery Creek, mapped along the northern boundary. Riparian scrub is listed as a threatened native vegetation community under the State *Nature Conservation Act 2002* and the entire title is mapped as a 'priority vegetation area' under the Planning Scheme. The Forest Practices Authority Habitat Context Assessment Tool indicates the title is within an area of negligible mature habitat availability (2019a).

The site visit found that the title is dominated by pasture for horses and cattle. There are isolated paddock trees present in the north east and south east of the subject title, with those in the south east also surrounded by clumps of hawthorn and blackberry. Due to the small number and limited extent of these trees, the entirety of the pasture land is best described as agricultural land (FAG).

As no works are expected to occur or be facilitated within the extent of the mapped native vegetation community, the riparian vegetation was not closely assessed. However, *Eucalyptus viminalis* was common along the watercourse as well as *Acacia dealbata* silver wattle and *Acacia melanoxylon* blackwood. Given the presence of eucalypts, this community is therefore more likely to be described as *Eucalyptus viminalis* grassy forest and woodland (DVG) or *Eucalyptus viminalis* wet forest (WVI). WVI is also a threatened native vegetation community under the State *Nature Conservation Act 2002*. Further assessment of this community is not considered necessary as no native vegetation is considered to be at risk of being impacted as a result of the proposed subdivision, or by future works facilitated by the subdivision (see Figure A2-3). However, if, during development on lots adjacent to Distillery Creek, there is any risk of run off, a sediment barrier must be installed between works and the riparian vegetation.

## 4 Threatened Flora Risk Assessment

According to the Natural Values Atlas, one threatened flora species (*Pimelea curviflora* curved riceflower) has previously been recorded within 500m of the subject title. An additional 40 threatened flora species have been recorded within a 5km radius of the subject title. Based on the availability of suitable habitat within the proposed development area and location of existing records, four of these species are considered to be at medium risk of occurring within the proposed development area, as discussed below. The remaining 37 species are considered to be at low risk of occurring within the proposed development area and of being impacted as a result of the proposed development. This is primarily due to the highly modified nature of the subject title which provides very limited habitat features. See Table 4-1 for risk assessment and Appendix 1 for habitat preferences.

Sea clubsedge, starfruit, variable raspwort, and slender waterpepper were all considered to have potential suitable habitat on the title, associated with the existing dam. As the dam contained no vegetation within or around the dam, with the exception of pasture grasses surrounding the dam (see Figure A3-2, Appendix 3), these species are all considered to be at low risk of being impacted by the proposed subdivision and future works facilitated by the subdivision.

**Table 4-1: Risk assessment for threatened flora listed in NVA as being recorded within 5km of the subject title. Risk assessment based on occurrence of species within the proposed development area.**

| THREATENED FLORA SPECIES         |                 |               |                 | PRELIMINARY<br>RISK<br>ASSESSMENT<br>OF LIKELY<br>PRESENCE                                                                                               | FINAL RISK<br>ASSESSMENT<br>OF POTENTIAL<br>IMPACT <sup>1</sup> |
|----------------------------------|-----------------|---------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| SPECIES NAME                     |                 | NVA<br>RECORD | STATUS<br>S*/N* |                                                                                                                                                          |                                                                 |
| LATIN                            | COMMON          |               |                 |                                                                                                                                                          |                                                                 |
| <i>Alternanthera denticulata</i> | Lesser joyweed  | Within 5km    | e/NA            | Associated with rocky river margins and damp riparian grasslands. No suitable habitat. Low risk.                                                         | Low risk                                                        |
| <i>Aphelia gracilis</i>          | Slender fanwort | Within 5km    | r/NA            | Inhabits damp sandy ground and wet places. No suitable habitat. Low risk.                                                                                | Low risk                                                        |
| <i>Aphelia pumilio</i>           | Dwarf fanwort   | Within 5km    | r/NA            | Grows on damp flats, often with impeded drainage within native lowland grassland and dry sclerophyll forest and woodland. No suitable habitat. Low risk. | Low risk                                                        |
| <i>Asperula subsimplex</i>       | Water woodruff  | Within 5km    | r/NA            | Prefers damp grasslands and floodplains. No suitable habitat. Low risk.                                                                                  | Low risk                                                        |
| <i>Bolboschoenus caldwellii</i>  | Sea clubsedge   | Within 5km    | r/NA            | Aquatic species. Potential suitable habitat. Medium risk.                                                                                                | Low risk                                                        |

<sup>1</sup> See text for explanatory information



| THREATENED FLORA SPECIES               |                         |               |                             | PRELIMINARY<br>RISK<br>ASSESSMENT<br>OF LIKELY<br>PRESENCE                                                                                             | FINAL RISK<br>ASSESSMENT<br>OF POTENTIAL<br>IMPACT <sup>1</sup> |
|----------------------------------------|-------------------------|---------------|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| SPECIES NAME                           |                         | NVA<br>RECORD | STATUS<br>S*/N <sup>+</sup> |                                                                                                                                                        |                                                                 |
| LATIN                                  | COMMON                  |               |                             |                                                                                                                                                        |                                                                 |
| <i>Boronia gunnii</i>                  | River boronia           | Within 5km    | v/VU                        | Occurs in rock crevices within the flood zone of specific rivers. No suitable habitat. Low risk.                                                       | Low risk                                                        |
| <i>Brunonia australis</i>              | Blue pincushion         | Within 5km    | r/NA                        | Typically occurs in grassy woodlands and dry sclerophyll forests dominated by <i>E. amygdalina</i> . No suitable habitat. Low risk.                    | Low risk                                                        |
| <i>Caesia calliantha</i>               | Blue grasslily          | Within 5km    | r/NA                        | Occurs in grassland or grassy woodlands. No suitable habitat. Low risk.                                                                                | Low risk                                                        |
| <i>Caladenia filamentosa</i>           | Daddy longlegs          | Within 5km    | r/NA                        | Occurs in heathy and sedgy eucalypt forest and woodland. No suitable habitat. Low risk.                                                                | Low risk                                                        |
| <i>Caladenia patersonii</i>            | Patersons spider-orchid | Within 5km    | v/NA                        | Associated with coastal heathy areas. No suitable habitat. Low risk.                                                                                   | Low risk                                                        |
| <i>Calystegia sepium subsp. sepium</i> | Swamp bindweed          | Within 5km    | r/NA                        | Mainly occurs in <i>Melaleuca ericifolia</i> swamp forest and amongst <i>Phragmites australis</i> swampland. No suitable habitat. Low risk.            | Low risk                                                        |
| <i>Carex longebrachiata</i>            | Drooping sedge          | Within 5km    | r/NA                        | Grows along riverbanks, in rough grassland and pastures. Marginal suitable habitat. Low risk.                                                          | Low risk                                                        |
| <i>Chiloglottis trapeziformis</i>      | broadlip bird-orchid    | Within 5km    | e/NA                        | Recorded from forest and scrub communities. No suitable habitat. Low risk.                                                                             | Low risk                                                        |
| <i>Cryptandra amara</i>                | Pretty pearlflower      | Within 5km    | e/NA                        | Associated with fertile rocky substrates (e.g. basalt) from near-riparian rockplates to grasslands or grassy woodlands. No suitable habitat. Low risk. | Low risk                                                        |
| <i>Damasonium minus</i>                | Starfruit               | Within 5km    | r/NA                        | Occupies swampy habitat and farm dams. Potential suitable habitat. Medium risk.                                                                        | Low risk                                                        |

| THREATENED FLORA SPECIES                     |                      |               |                             | PRELIMINARY<br>RISK<br>ASSESSMENT<br>OF LIKELY<br>PRESENCE                                                                                                              | FINAL RISK<br>ASSESSMENT<br>OF POTENTIAL<br>IMPACT <sup>1</sup> |
|----------------------------------------------|----------------------|---------------|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| SPECIES NAME                                 |                      | NVA<br>RECORD | STATUS<br>S*/N <sup>+</sup> |                                                                                                                                                                         |                                                                 |
| LATIN                                        | COMMON               |               |                             |                                                                                                                                                                         |                                                                 |
| <i>Diuris lanceolata</i>                     | Large golden moths   | Within 5km    | e/EN                        | Associated with coastal areas. No suitable habitat. Low risk.                                                                                                           | Low risk                                                        |
| <i>Diuris palustris</i>                      | Swamp doubletail     | Within 5km    | e/NA                        | Associated with coastal areas. No suitable habitat. Low risk.                                                                                                           | Low risk                                                        |
| <i>Euphrasia collina subsp. deflexifolia</i> | Eastern eyebright    | Within 5km    | r/NA                        | Occurs in open woodland or heath and associated with the availability of open patches of ground maintained by fire or other disturbance. No suitable habitat. Low risk. | Low risk                                                        |
| <i>Euphrasia scabra</i>                      | Yellow eyebright     | Within 5km    | e/NA                        | Habitat associated with gaps created by grazing, flooding, or other disturbance. Marginal suitable habitat. Low risk.                                                   | Low risk                                                        |
| <i>Gynatrix pulchella</i>                    | Fragrant hempbush    | Within 5km    | r/NA                        | Riparian shrub which can extend onto adjacent floodplains. No suitable habitat. Low risk.                                                                               | Low risk                                                        |
| <i>Haloragis heterophylla</i>                | Variable raspwort    | Within 5km    | r/NA                        | Occurs in a range of habitats including wet pasture and margins of farm dams. Potential suitable habitat. Medium risk.                                                  | Low risk                                                        |
| <i>Hovea tasmanica</i>                       | Rockfield purplepea  | Within 5km    | r/NA                        | Found on dry, rocky ridges or slopes in forest and riverine scrub. No suitable habitat. Low risk.                                                                       | Low risk                                                        |
| <i>Leucopogon virgatus var. brevifolius</i>  | Shortleaf beardheath | Within 5km    | r/NA                        | Occurs in heathy forest and woodland extending to open grassland and grassy woodland. No suitable habitat. Low risk.                                                    | Low risk                                                        |
| <i>Lythrum salicaria</i>                     | Purple loosestrife   | Within 5km    | v/NA                        | Inhabits swamps, stream banks and rivers. Marginal suitable habitat. Low risk.                                                                                          | Low risk                                                        |
| <i>Parietaria debilis</i>                    | Shade pellitory      | Within 5km    | r/NA                        | Habitat includes rock overhangs in forested gullies. No suitable habitat. Low risk.                                                                                     | Low risk                                                        |
| <i>Persicaria decipiens</i>                  | Slender waterpepper  | Within 5km    | v/NA                        | Occurs on the banks of rivers and streams and in farm dams.                                                                                                             | Low risk                                                        |

| THREATENED FLORA SPECIES                       |                           |               |                             | PRELIMINARY<br>RISK<br>ASSESSMENT<br>OF LIKELY<br>PRESENCE                                                                       | FINAL RISK<br>ASSESSMENT<br>OF POTENTIAL<br>IMPACT <sup>1</sup> |
|------------------------------------------------|---------------------------|---------------|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| SPECIES NAME                                   |                           | NVA<br>RECORD | STATUS<br>S*/N <sup>+</sup> |                                                                                                                                  |                                                                 |
| LATIN                                          | COMMON                    |               |                             |                                                                                                                                  |                                                                 |
|                                                |                           |               |                             | Potential suitable habitat. Medium risk.                                                                                         |                                                                 |
| <i>Pilularia novae-hollandiae</i>              | Australian pillwort       | Within 5km    | r/NA                        | Occurs in mud or silt of shallow rivers and on seasonally inundated margins of creeks and rivers. No suitable habitat. Low risk. | Low risk                                                        |
| <i>Pimelea curviflora</i>                      | Curved riceflower         | Within 500m   | p/NA                        | Occurs in wet and dry forest and woodland. No suitable habitat. Low risk.                                                        | Low risk                                                        |
| <i>Pimelea curviflora</i> var. <i>gracilis</i> | Slender curved riceflower | Within 5km    | r/NA                        | Occurs in wet and dry forest and woodland. No suitable habitat. Low risk.                                                        | Low risk                                                        |
| <i>Pimelea flava</i> subsp. <i>flava</i>       | Yellow riceflower         | Within 5km    | r/NA                        | Occurs in wet and dry forest and woodland. No suitable habitat. Low risk.                                                        | Low risk                                                        |
| <i>Poa mollis</i>                              | Soft tussockgrass         | Within 5km    | r/NA                        | Occurs in dry sclerophyll forest and woodland on steep rocky sites. No suitable habitat. Low risk.                               | Low risk                                                        |
| <i>Prostanthera rotundifolia</i>               | Roundleaf mintbush        | Within 5km    | v/VU                        | Occurs along flood-prone rocky riverbeds and adjacent rocky slopes. No suitable habitat. Low risk.                               | Low risk                                                        |
| <i>Pterostylis grandiflora</i>                 | Superb greenhood          | Within 5km    | r/NA                        | Prefers to grow amongst undergrowth on lightly shaded sites. No suitable habitat. Low risk.                                      | Low risk                                                        |
| <i>Pterostylis ziegeleri</i>                   | Grassland greenhood       | Within 5km    | v/VU                        | Grows in native grassland or grassy woodland. No suitable habitat. Low risk.                                                     | Low risk                                                        |
| <i>Schoenoplectus tabernaemontani</i>          | River clubsedge           | Within 5km    | r/NA                        | Inhabits some riverbanks. No suitable habitat. Low risk.                                                                         | Low risk                                                        |
| <i>Senecio campylocarpus</i>                   | Bulging fireweed          | Within 5km    | v/NA                        | Occurs on grassy margins of permanent rivers and on broad floodplains. No suitable habitat. Low risk.                            | Low risk                                                        |
| <i>Senecio squarrosus</i>                      | Leafy fireweed            | Within 5km    | r/NA                        | Associated with lowland damp tussock grasslands and forests. No suitable habitat. Low risk.                                      | Low risk                                                        |

| THREATENED FLORA SPECIES     |                          |               |                             | PRELIMINARY<br>RISK<br>ASSESSMENT<br>OF LIKELY<br>PRESENCE                                                 | FINAL RISK<br>ASSESSMENT<br>OF POTENTIAL<br>IMPACT <sup>1</sup> |
|------------------------------|--------------------------|---------------|-----------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| SPECIES NAME                 |                          | NVA<br>RECORD | STATUS<br>S*/N <sup>+</sup> |                                                                                                            |                                                                 |
| LATIN                        | COMMON                   |               |                             |                                                                                                            |                                                                 |
| <i>Siloxerus multiflorus</i> | Small wrinklewort        | Within 5km    | r/NA                        | Occurs in exposed lowland habitats including rock outcrops and bare ground. No suitable habitat. Low risk. | Low risk                                                        |
| <i>Teucrium corymbosum</i>   | Forest germander         | Within 5km    | r/NA                        | Occurs in a range of habitats including riparian flats. No suitable habitat. Low risk.                     | Low risk                                                        |
| <i>Velleia paradoxa</i>      | Spur velleia             | Within 5km    | v/NA                        | Occurs in dry grassy woodlands or grasslands. No suitable habitat. Low risk.                               | Low risk                                                        |
| <i>Vittadinia gracilis</i>   | Woolly new-holland-daisy | Within 5km    | r/NA                        | Occurs in native grassland and grassy woodland. No suitable habitat. Low risk.                             | Low risk                                                        |

\* refers to listing status under the Tasmanian Threatened Species Act 1995: r = rare, v = vulnerable e = endangered, p = pending, na = not applicable

\* refers to listing status at the federal level under the Environment Protection and Biodiversity Conservation Act 1999: VU = Vulnerable, EN = Endangered, CR = Critically Endangered, P = Pending, NA = Not Applicable

## 5 Threatened Fauna Risk Assessment

The Forest Practices Authority (FPA) Biodiversity Values Database (BVD) and the Tasmanian Natural Values Atlas (NVA) identified 21 threatened fauna species with potential to occur onsite. The closest eagle nest in the vicinity is approximately 860m away from the subject title to the north east, however, this is not within line of sight from the subject title. All other recorded eagle nests in the vicinity are over 1.5km away from the subject title and the entire subject title and surrounds are considered unlikely to contain eagle nests (FPA 2019b).

No threatened fauna species were identified during the site visit and, of the 21 species identified in the Natural Values Atlas and Biodiversity Values Database, no threatened fauna species are considered to be at a greater than low risk of occurring within the proposed development area based on potentially suitable habitat and proximity of previous records. While it is likely that the proposed development area may be included in some species' ranging boundaries, such as the wedge-tailed eagle, quolls, Tasmanian devil, and eastern barred bandicoot, no nests, dens, or scats were observed onsite, and the proposed works are considered to present a low risk to these species. See Table 5-1 for risk assessment and Appendix 1 for habitat preferences.

**Table 5-1: Risk assessment for threatened fauna species listed in NVA as being recorded within 5km and/or with range boundaries (RB) (Forest Practices Authority Biodiversity Values Database) that overlay the subject title. Risk assessment based on likely occurrence of species within the proposed development area.**

| THREATENED FAUNA SPECIES                |                              |                                             |                             |                                    | PRELIMINARY<br>RISK<br>ASSESSMENT<br>OF LIKELY<br>PRESENCE                                                                                                                                                            | FINAL RISK<br>ASSESSME<br>NT OF<br>POTENTIAL<br>IMPACT <sup>2</sup> |
|-----------------------------------------|------------------------------|---------------------------------------------|-----------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| SPECIES NAME                            |                              | NVA<br>RECORD                               | STATUS<br>S*/N <sup>+</sup> | FPA <sup>x</sup><br>RANGE<br>CLASS |                                                                                                                                                                                                                       |                                                                     |
| LATIN                                   | COMMON                       |                                             |                             |                                    |                                                                                                                                                                                                                       |                                                                     |
| <i>Accipiter novaehollandiae</i>        | Grey goshawk                 | Record within 5km. Within 500m based on RB. | e/NA                        | PR                                 | Prefer wet forest adjacent to a fresh waterbody. No suitable habitat. Low risk.                                                                                                                                       | Low risk                                                            |
| <i>Alcedo azurea subsp. diemenensis</i> | Azure kingfisher             | Record within 5km.                          | e/EN                        |                                    | Require large rivers/streams for foraging and steep banks for breeding. No suitable habitat and outside range boundaries. Low risk.                                                                                   | Low risk                                                            |
| <i>Aquila audax subsp. fleayi</i>       | Tasmanian wedge-tailed eagle | Record within 5km. Within 500m based on RB. | e/EN                        | PR                                 | Potential foraging habitat is a wide variety of forest and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10ha) of forest. Foraging habitat only. Low risk. | Low risk                                                            |

<sup>2</sup> See text for explanatory information



| THREATENED FAUNA SPECIES      |                           |                                             |                             |                                    | PRELIMINARY<br>RISK<br>ASSESSMENT<br>OF LIKELY<br>PRESENCE                                                                                                              | FINAL RISK<br>ASSESSME<br>NT OF<br>POTENTIAL<br>IMPACT <sup>2</sup> |
|-------------------------------|---------------------------|---------------------------------------------|-----------------------------|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| SPECIES NAME                  |                           | NVA<br>RECORD                               | STATUS<br>S*/N <sup>+</sup> | FPA <sup>x</sup><br>RANGE<br>CLASS |                                                                                                                                                                         |                                                                     |
| LATIN                         | COMMON                    |                                             |                             |                                    |                                                                                                                                                                         |                                                                     |
| <i>Botaurus poiciloptilus</i> | Australasian bittern      | Record within 5km.                          | na/EN                       |                                    | Occurs in wetlands with reeds and rushes. No suitable habitat and outside range boundaries. Low risk.                                                                   | Low risk                                                            |
| <i>Catadromus lacordairei</i> | Green-lined ground beetle | Within 5km based on RB.                     | v/NA                        |                                    | Associated with wetlands and ephemeral drainages with sheltering sites. No suitable habitat and outside range boundaries. Low risk.                                     | Low risk                                                            |
| <i>Dasyurus maculatus</i>     | Spotted-tail quoll        | Record within 500m.                         | r/VU                        | PR                                 | Potential foraging habitat is a wide variety of habitats. Require structurally complex areas for denning. Potential foraging habitat only. Low risk.                    | Low risk                                                            |
| <i>Dasyurus viverrinus</i>    | Eastern quoll             | Record within 5km. Within 500m based on RB. | na/EN                       | CR                                 | Occur in a range of habitats but prefer dry forest and native grassland mosaics bound by agricultural land. Marginally suitable habitat. Low risk.                      | Low risk                                                            |
| <i>Haliaeetus leucogaster</i> | White-bellied sea-eagle   | Record within 5km. Within 500m based on RB. | v/NA                        | PR                                 | Potential foraging habitat is any large waterbody. Prefers tall eucalypts in tracts of over 10ha for nesting. No suitable habitat. Low risk.                            | Low risk                                                            |
| <i>Hirundapus caudacutus</i>  | White-throated needletail | Record within 5km.                          | na/VU                       |                                    | Aerial species. No suitable habitat and outside of range boundaries. Low risk.                                                                                          | Low risk                                                            |
| <i>Lathamus discolor</i>      | Swift parrot              | Record within 5km.                          | e/CR                        |                                    | Potential foraging habitat is flowering <i>Eucalyptus globulus</i> or <i>E. ovata</i> . Nest in hollows. No suitable habitat and outside of range boundaries. Low risk. | Low risk                                                            |
| <i>Limnodynastes peroni</i>   | Striped marsh frog        | Within 500m based on RB.                    | e/NA                        |                                    | Requires permanent non-flowing water bodies with abundant aquatic vegetation. No suitable habitat and outside of range boundaries. Low risk.                            | Low risk                                                            |

| THREATENED FAUNA SPECIES        |                              |                                             |                             |                                    | PRELIMINARY<br>RISK<br>ASSESSMENT<br>OF LIKELY<br>PRESENCE                                                                               | FINAL RISK<br>ASSESSME<br>NT OF<br>POTENTIAL<br>IMPACT <sup>2</sup> |
|---------------------------------|------------------------------|---------------------------------------------|-----------------------------|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| SPECIES NAME                    |                              | NVA<br>RECORD                               | STATUS<br>S*/N <sup>+</sup> | FPA <sup>x</sup><br>RANGE<br>CLASS |                                                                                                                                          |                                                                     |
| LATIN                           | COMMON                       |                                             |                             |                                    |                                                                                                                                          |                                                                     |
| <i>Litoria raniformis</i>       | Green and gold frog          | Record within 5km. Within 500m based on RB. | v/VU                        | PR                                 | Associated with waterbodies with vegetation in or around them. No suitable habitat. Low risk.                                            | Low risk                                                            |
| <i>Oxyethira mienica</i>        | Caddis fly (Ouse River)      | Within 5km based on RB.                     | r/NA                        |                                    | Associated with freshwater habitats including streams, lakes and springs. No suitable habitat and outside of range boundaries. Low risk. | Low risk                                                            |
| <i>Pasmaditta jungermanniae</i> | Cataract Gorge pinhead snail | Record within 5km. Within 500m based on RB. | v/NA                        | PR                                 | Associated with exposed rock faces >2m in height. No suitable habitat. Low risk.                                                         | Low risk                                                            |
| <i>Perameles gunnii</i>         | Eastern barred bandicoot     | Record within 5km. Within 500m based on RB. | na/VU                       | CR                                 | Occurs within open forest with a grassy understory or in areas with dense, low vegetation. Marginal suitable habitat. Low risk.          | Low risk                                                            |
| <i>Prototroctes maraena</i>     | Australian grayling          | Record within 5km. Within 500m based on RB. | v/VU                        | PR                                 | Occurs in streams. No suitable habitat. Low risk.                                                                                        | Low risk                                                            |
| <i>Pseudemoia pagenstecheri</i> | Tussock skink                | Record within 5km. Within 500m based on RB. | v/NA                        |                                    | Prefers grasslands and grassy woodlands with >20% native grass cover. No suitable habitat and outside of range boundaries. Low risk.     | Low risk                                                            |
| <i>Pseudemoia rawlinsoni</i>    | Glossy grass skink           | Record within 5km.                          | r/NA                        | CR                                 | Potential habitat is wetlands and swampy sites with low, dense vegetation. No suitable habitat. Low risk.                                | Low risk                                                            |
| <i>Pteropus poliocephalus</i>   | Grey-headed flying-fox       | Record within 5km.                          | na/VU                       |                                    | Feed on eucalypt blossoms and roost on exposed branches. No suitable habitat and outside of range boundaries. Low risk.                  | Low risk                                                            |

| THREATENED FAUNA SPECIES    |                 |                                             |                             |                                    | PRELIMINARY<br>RISK<br>ASSESSMENT<br>OF LIKELY<br>PRESENCE                                                          | FINAL RISK<br>ASSESSME<br>NT OF<br>POTENTIAL<br>IMPACT <sup>2</sup> |
|-----------------------------|-----------------|---------------------------------------------|-----------------------------|------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| SPECIES NAME                |                 | NVA<br>RECORD                               | STATUS<br>S*/N <sup>+</sup> | FPA <sup>x</sup><br>RANGE<br>CLASS |                                                                                                                     |                                                                     |
| LATIN                       | COMMON          |                                             |                             |                                    |                                                                                                                     |                                                                     |
| <i>Sarcophilus harrisii</i> | Tasmanian devil | Record within 500m.                         | e/EN                        | PR                                 | Broad range of potential habitat, though shelter is required for denning. Suitable foraging habitat only. Low risk. | Low risk                                                            |
| <i>Tyto novaehollandiae</i> | Masked owl      | Record within 5km. Within 500m based on RB. | e/VU                        | CR                                 | Require trees with large (>15cm) hollows. No suitable habitat. Low risk.                                            | Low risk                                                            |

\* refers to listing status under the Tasmanian Threatened Species Act 1995: r = rare, v = vulnerable, e = endangered, p = pending, na = not applicable

+ refers to listing status at the federal level under the Environment Protection and Biodiversity Conservation Act 1999: VU = Vulnerable, EN = Endangered, CR = Critically Endangered, P = Pending, NA = Not Applicable

<sup>x</sup> refers to range boundaries as specified in the Forest Practices Biodiversity database: PR = Potential Range, CR = Core Range, KR = Known Range

## 6 Disturbance

The Natural Values Atlas records a number of weeds of significance and priority weeds as being present within 5km (The declared weeds (white hoarhound and blackberry) are subject to Statutory Weed Management Plans under the *Tasmanian Weed Management Act 1999*. White hoarhound and blackberry are considered to have localised infestations and widespread infestations respectively in the municipality (both Zone B) and are therefore subject to containment management measures (DNRET 2011a and 2011b). This includes preventing the spread of the weeds outside of the municipal boundaries and to specified areas within the municipality. It is an obligation of all landholders to actively control or eradicate any declared weeds on their property.

**Table 6-1** and Table 6-2).

Blackberry was identified on the title along internal fence lines and forming isolated thickets in the south east of the title. White hoarhound and hawthorn were also observed in the south east of the title with hawthorn also present in the north of the title and within the riparian vegetation. Wild teasel was present in the north of the title at the interface between the riparian vegetation and pasture and scotch thistle was evident throughout much of the title.

There is a risk of increased weed incursion in the area as works commence on construction of the roadway and on new lots. Weed control on the title prior to, during, and following works is recommended to prevent further establishment of weeds throughout the area, particularly on the margins of, and within, the threatened riparian vegetation. To minimise impacts on the native vegetation community as a result of the proposed subdivision and future development, ongoing non-invasive weed management is to occur within and adjacent to the threatened community as a minimum. Non-invasive weed management may include the cut and paint technique, biological control, hand pulling, and ground application of selective herbicide applied to target species. The local NRM group can be contacted for further guidance on weed control methods. Strict washdown and disinfection protocols (as per DPIWE 2004) must be adhered to for any vehicles and machinery accessing the site during works to prevent the further establishment of weeds in the area.

The declared weeds (white hoarhound and blackberry) are subject to Statutory Weed Management Plans under the *Tasmanian Weed Management Act 1999*. White hoarhound and blackberry are considered to have localised infestations and widespread infestations respectively in the municipality (both Zone B) and are therefore subject to containment management measures (DNRET 2011a and 2011b). This includes preventing the spread of the weeds outside of the municipal boundaries and to specified areas within the municipality. It is an obligation of all landholders to actively control or eradicate any declared weeds on their property.

**Table 6-1: Tasmanian Management Act Weeds within 5000m**

| SPECIES                       | COMMON NAME        |
|-------------------------------|--------------------|
| <i>Anthemis cotula</i>        | Stinking chamomile |
| <i>Asparagus asparagoides</i> | Bridal creeper     |
| <i>Asphodelus fistulosus</i>  | Onion weed         |
| <i>Calluna vulgaris</i>       | Heather            |
| <i>Carduus pycnocephalus</i>  | Slender thistle    |

| SPECIES                                              | COMMON NAME       |
|------------------------------------------------------|-------------------|
| <i>Carduus tenuiflorus</i>                           | Winged thistle    |
| <i>Cenchrus longisetus</i>                           | Feathertop        |
| <i>Centaurea calcitrapa</i>                          | Star thistle      |
| <i>Chrysanthemoides monilifera subsp. monilifera</i> | Boneseed          |
| <i>Cirsium arvense var. arvense</i>                  | Creeping thistle  |
| <i>Cortaderia sp.</i>                                | Pampas grass      |
| <i>Cytisus scoparius</i>                             | English broom     |
| <i>Datura stramonium</i>                             | Common thornapple |
| <i>Echium plantagineum</i>                           | Paterson's curse  |
| <i>Echium vulgare</i>                                | Vipers bugloss    |
| <i>Elodea canadensis</i>                             | Canadian pondweed |
| <i>Erica lusitanica</i>                              | Spanish heath     |
| <i>Foeniculum vulgare</i>                            | Fennel            |
| <i>Genista monspessulana</i>                         | Montpellier broom |
| <i>Ilex aquifolium</i>                               | Holly             |
| <i>Lepidium draba</i>                                | Hoary cress       |
| <i>Marrubium vulgare</i>                             | White horehound   |
| <i>Rubus spp.</i>                                    | Blackberry        |
| <i>Salix spp.</i>                                    | Willow            |
| <i>Senecio jacobaea</i>                              | Ragwort           |
| <i>Ulex europaeus</i>                                | Gorse             |
| <i>Xanthium spinosum</i>                             | Bathurst burr     |

**Table 6-2: Priority Weeds within 5000m**

| SPECIES                     | COMMON NAME        |
|-----------------------------|--------------------|
| <i>Acacia balleyana</i>     | Cootamundra wattle |
| <i>Achillea millefolium</i> | Yarrow             |
| <i>Anredera cordifolia</i>  | Madeira vine       |



| SPECIES                                        | COMMON NAME        |
|------------------------------------------------|--------------------|
| <i>Billardiera heterophylla</i>                | Bluebell creeper   |
| <i>Dipsacus fullonum</i>                       | Wild teasel        |
| <i>Grevillea rosmarinifolia</i>                | Rosemary grevillea |
| <i>Reseda luteola</i>                          | Weld               |
| <i>Rumex obtusifolius</i>                      | Broadleaf dock     |
| <i>Salix x pendulina</i> var. <i>pendulina</i> | Weeping willow     |
| <i>Tradescantia fluminensis</i>                | Wandering creeper  |
| <i>Verbascum thapsus</i>                       | Great mullein      |

## 7 Biosecurity Risks

According to the Natural Values Atlas, no biosecurity risks, including *Phytophthora cinnamomi*, have been previously recorded within 1km of the subject title. Washdown and disinfection protocols (as per DPIWE, 2004) must be adhered to for any vehicles and machinery accessing the site during works to prevent the spread of *Phytophthora* to the area.

## 8 Geo-conservation Sites

According to the Natural Values Atlas, there are no geo-conservation sites within 1000m of the subject title. Therefore, no geo-conservation sites are considered at risk of being impacted by the proposed works.

## 9 Acid Sulfate Soils

According to the Natural Values Atlas, there are no acid sulfate soils found within 1000m of the subject title. Therefore, no disturbance of potential acid sulfate soils as a result of the proposed works is expected.

## 10 Waterway and Coastal Protection Area

While the subdivision, and future development facilitated by the subdivision, including proposed building areas and bushfire hazard management areas, have been designed to avoid the waterway and coastal protection area where possible, there is one access strip, on Lot 9, that is required to pass through the waterway and coastal protection area for a length of approximately 18m (see Figure A2-3). This is contained to the outermost 10m of the 40m wide waterway and coastal protection area from Distillery Creek and is considered to have a negligible impact on natural assets. This proposed access is beyond the extent of riparian vegetation.

# 11 Conclusion and Recommendations

The subject title is approximately 24.6ha in area and is the site of a proposed 23 lot subdivision. The subject title is dominated by cleared agricultural land with some remnant native vegetation, riparian scrub, a threatened vegetation community, associated with Distillery Creek along the northern boundary. The subdivision has been designed to avoid any impacts on this native vegetation, including building areas and bushfire hazard management areas, and no native vegetation is considered to be at risk of being impacted as a result of the proposed subdivision, or by future works facilitated by the subdivision. In addition, no threatened flora or fauna species are considered to be at greater than low risk of being impacted by the proposed subdivision or any future works facilitated by the development. The proposed future development areas may overlap some species' ranging boundaries; however, the proposed subdivision and subsequent development is considered to have minimal impact on these species.

As none of the native vegetation community on the title is expected to be cleared as a result of the proposed subdivision or future development facilitated by the subdivision, any clearance of native vegetation species as a result of the proposal, for example, an isolated tree, is of limited scale relative to the extent of priority vegetation on the site and the subdivision within a priority vegetation area is consistent with C7.7.2 P1.1(f).

Providing the recommendations, as outlined in this report, are followed, the proposed subdivision and future development facilitated by the subdivision are considered to have minimised any adverse impacts on priority vegetation and natural assets and therefore avoid having any unnecessary or unacceptable impact on priority vegetation or natural assets.

The proposed subdivision is therefore considered to adequately address the performance criteria of C7.7.2 P1.2 under the Natural Assets Code of the *Tasmanian Planning Scheme – Launceston*. Consideration has been given to:

- a. The design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards.  
*Lots are designed so that building areas and hazard management areas are outside of the native vegetation community extent.*
- b. Any particular requirements for the works and future development likely to be facilitated by the subdivision.  
*Consideration has been given to future dwellings, access, hazard management areas, and water mains.*
- c. The need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings.  
*Building areas and hazard management areas are outside of the native vegetation community extent.*
- d. Any mitigation measures implemented to minimise the residual impacts on priority vegetation.  
*Recommendations are provided below.*
- e. Any on-site biodiversity offsets.  
*There are no known on-site biodiversity offsets.*
- f. Any existing cleared areas on the site.  
*The majority of the title is cleared. The new road, building envelopes, and bushfire hazard management areas are situated within the cleared area.*

The proposed subdivision is also considered to adequately address the performance criteria of C7.7.1 P1 under the Natural Assets Code of the *Tasmanian Planning Scheme – Launceston*. Consideration has been given to:

- a. The need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area.  
*All building areas and bushfire hazard management areas are outside of the waterway and coastal protection area.*
- b. Future development likely to be facilitated by the subdivision.  
*The proposed subdivision has been designed so that almost all future development facilitated by the subdivision will occur outside of the waterway and coastal protection area. The exception to this is the proposed access for Lot 9 which passes through the outermost section of the waterway and coastal protection area for approx. 18m. The potential impact on natural assets as a result of this access is considered negligible.*

## **Recommendations**

- Sediment barriers must be installed downslope of works on lots adjacent to Distillery Creek if there is any risk of run-off during construction works.
- Weed control of the title prior to, during, and following works is recommended to prevent further establishment of weeds throughout the area, particularly on the margins of, and within, the threatened riparian vegetation.
- Ongoing non-invasive weed management is to occur within and adjacent to the threatened riparian vegetation community as a minimum.
- Prevent biosecurity incursions and further weed incursions by implementing strict washdown guidelines for all vehicles, machinery, and equipment used during works.

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# Appendix 1: Threatened Species Habitat

**Table A1-1: Preferred habitat for threatened flora previously recorded within 5km of the subject title from NVA accessed 08/05/2023**

| SPECIES NAME                                  | COMMON NAME             | PREFERRED HABITAT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Alternanthera denticulata</i>              | Lesser joyweed          | Displays a preference for rocky (dolerite) river margins, but has also been recorded from disturbed <i>Melaleuca ericifolia</i> swamp forest and damp riparian grasslands.                                                                                                                                                                                                                                                                                                                                          |
| <i>Aphelia gracilis</i>                       | Slender fanwort         | Inhabits damp sandy ground and wet places in the Midlands and north-east of the State. It may readily colonise sites after fire or other disturbance.                                                                                                                                                                                                                                                                                                                                                               |
| <i>Aphelia pumilio</i>                        | Dwarf fanwort           | Found growing on damp flats, often with impeded drainage. The main vegetation types are lowland grassland ( <i>Themeda triandra</i> ) and dry sclerophyll forest and woodland dominated by <i>Eucalyptus viminalis</i> , <i>E. amygdalina</i> or <i>E. ovata</i> .                                                                                                                                                                                                                                                  |
| <i>Asperula subsimplex</i>                    | Water woodruff          | Occurs in sites with impeded drainage, including damp grasslands, floodplains and sometimes in grassy forest and woodland along drainage depressions (even at the outfall of artificial dams).                                                                                                                                                                                                                                                                                                                      |
| <i>Bolboschoenus caldwellii</i>               | Sea clubsedge           | Widespread in shallow, standing, sometimes brackish water, rooted in heavy black mud.                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <i>Boronia gunnii</i>                         | River boronia           | Strictly riparian in habitat, occurring in the flood zone of the Apsley, St Pauls, and Dukes rivers (where extant) and the Denison Rivulet and South Esk River (where presumed extinct) in rock crevices or in the shelter of boulders. The base substrate is always dolerite.                                                                                                                                                                                                                                      |
| <i>Brunonia australis</i>                     | Blue pincushion         | Typically occurs in grassy woodlands and dry sclerophyll forests dominated by <i>Eucalyptus amygdalina</i> or less commonly <i>E. viminalis</i> or <i>E. obliqua</i> . Some smaller populations are found in heathy and shrubby dry forests. The species occurs on well-drained flats and gentle slopes between 10-350 metres above sea level. It is most commonly found on sandy and gravelly alluvial soils, with a particular preference for ironstone gravels. Populations found on dolerite are usually small. |
| <i>Caesia calliantha</i>                      | Blue grasslily          | Found predominantly in the Midlands in grassland or grassy woodland including wattle and prickly box "scrub" (occasionally extending into forest, then usually dominated by <i>Eucalyptus viminalis</i> or <i>E. amygdalina</i> ). It has also been recorded from grassy roadsides.                                                                                                                                                                                                                                 |
| <i>Caladenia filamentosa</i>                  | Daddy longlegs          | Occurs in lowland heathy and sedgy eucalypt forest and woodland on sandy soils.                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <i>Caladenia patersonii</i>                   | Patersons spider-orchid | Favours coastal and near-coastal areas in northern Tasmania, growing in low shrubby heathland and heathy forest/woodland in moist to well-drained sandy and clay loam.                                                                                                                                                                                                                                                                                                                                              |
| <i>Calystegia sepium</i> subsp. <i>sepium</i> | Swamp bindweed          | Recorded from riverbanks and the margins of forests in the north of the State around the Tamar region, where it mainly occurs in <i>Melaleuca ericifolia</i> swamp forest and amongst <i>Phragmites australis</i> swampland.                                                                                                                                                                                                                                                                                        |



| SPECIES NAME                                        | COMMON NAME          | PREFERRED HABITAT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Carex longebrachiata</i>                         | Drooping sedge       | Grows along riverbanks, in rough grassland and pastures, in damp drainage depressions and on moist slopes amongst forest, often dominated by <i>Eucalyptus viminalis</i> , <i>E. ovata</i> or <i>E. rodwayi</i> .                                                                                                                                                                                                                                                                                                                                                                                         |
| <i>Chiloglottis trapeziformis</i>                   | broadlip bird-orchid | Known from near Wynyard on sandy soil in damp sclerophyll forest. There is a historical record from dry open forest near Legana. It has also been recorded from <i>Leptospermum</i> (teatree) and <i>Allocasuarina</i> (sheoak) scrub on sandy humus overlying granite on Great Dog Island (Furieux group).                                                                                                                                                                                                                                                                                               |
| <i>Cryptandra amara</i>                             | Pretty pearlflower   | Grows in some of the driest areas of the State and is typically associated with fertile rocky substrates (e.g. basalt). Its habitat ranges from near-riparian rockplates to grasslands or grassy woodlands.                                                                                                                                                                                                                                                                                                                                                                                               |
| <i>Damasonium minus</i>                             | Starfruit            | Occupies swampy habitat and farm dams and prefers slow-flowing or stationary water.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>Diuris lanceolata</i>                            | Large golden moths   | Occurs in the north-west of Tasmania in coastal scrub and windswept coastal grassland and heathland among dwarfed shrubs and sedges on moist to well-drained sandy and clay loam, sometimes on rocky outcrops.                                                                                                                                                                                                                                                                                                                                                                                            |
| <i>Diuris palustris</i>                             | Swamp doubletail     | Occurs in coastal areas in grassy open eucalypt forest, sedgy grassland and heathland with <i>Leptospermum</i> (teatree) and <i>Melaleuca</i> (paperbark) on poorly- to moderately-drained sandy peat and loams, usually in sites that are wet in winter.                                                                                                                                                                                                                                                                                                                                                 |
| <i>Euphrasia collina</i> subsp. <i>deflexifolia</i> | Eastern eyebright    | Occurs in open woodland or heath (sometimes extending to forest), often associated with road edges, tracks and depressions near the headwaters of creeks. Its habitat is associated with the availability of open patches of ground maintained by fire or other disturbance, the proximity of low vegetation and relatively high soil moisture in spring.                                                                                                                                                                                                                                                 |
| <i>Euphrasia scabra</i>                             | Yellow eyebright     | 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. |
| <i>Gynatrix pulchella</i>                           | Fragrant hempbush    | Occurs as a riparian shrub, found along rivers and drainage channels, sometimes extending onto adjacent floodplains (including old paddocks), predominantly in the north of the State.                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <i>Haloragis heterophylla</i>                       | Variable raspwort    | Occurs in poorly-drained sites (sometimes only marginally so), which are often associated with grasslands and grassy woodlands with a high component of <i>Themeda triandra</i> (kangaroo grass). It also occurs in grassy/sedgy <i>Eucalyptus ovata</i> forest and woodland, shrubby creek lines, and broad sedgy/grassy flats, wet pasture and margins of farm dams.                                                                                                                                                                                                                                    |
| <i>Hovea tasmanica</i>                              | Rockfield purplepea  | Occurs in central and north-eastern regions. It is usually found on dry, rocky ridges or slopes (mostly dolerite) in forest and riverine scrub.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>Leucopogon virgatus</i> var. <i>brevifolius</i>  | Shortleaf beardheath | Occurs mainly on low undulating terrain in the drier parts of the State (e.g. Northern Midlands) in heathy forest and woodland extending to open grassland and grassy woodland in disturbed habitats, often associated with rock outcrops (e.g. sandstone patches).                                                                                                                                                                                                                                                                                                                                       |

| SPECIES NAME                                   | COMMON NAME               | PREFERRED HABITAT                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Lythrum salicaria</i>                       | Purple loosestrife        | Inhabits swamps, stream banks and rivers mainly in the north and north-east of the State. It can also occur between gaps in <i>Melaleuca ericifolia</i> forest. This species can act as a weed, proliferating along roadsides and other disturbed areas, and, as horticultural strains are in cultivation and birds can disperse seed, some occurrences may not be native. |
| <i>Parietaria debilis</i>                      | Shade pellitory           | Occurs around muttonbird rookeries, on cliffs/rocks in the salt spray zone, in moist shaded areas in dune scrubs, and under rock overhangs in forested gullies.                                                                                                                                                                                                            |
| <i>Persicaria decipiens</i>                    | Slender waterpepper       | Occurs on the banks of rivers and streams, mostly in the north of the State, including King Island. The species may colonise farm dams.                                                                                                                                                                                                                                    |
| <i>Pilularia novae-hollandiae</i>              | Australian pillwort       | Occurs mainly in the central to northern parts of the State, in mud or silt of shallow rivers and on seasonally inundated margins of creeks and rivers. It is often hidden among grasses and sedges in damp mud, bogs and swamps.                                                                                                                                          |
| <i>Pimelea curviflora</i>                      | Curved riceflower         | Assumed as per <i>Pimelea curviflora</i> var. <i>gracilis</i> below.                                                                                                                                                                                                                                                                                                       |
| <i>Pimelea curviflora</i> var. <i>gracilis</i> | Slender curved riceflower | 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.                                                                                                                         |
| <i>Pimelea flava</i> subsp. <i>flava</i>       | Yellow riceflower         | Occurs in wet and dry sclerophyll forest and woodland, and extends into hardwood and softwood plantations. It often occurs abundantly on disturbed sites such as in logged forest, firebreaks, powerline easements and road batters.                                                                                                                                       |
| <i>Poa mollis</i>                              | Soft tussockgrass         | Relatively widespread in the eastern half of the State, in dry sclerophyll forest and woodland (often dominated by <i>Eucalyptus amygdalina</i> , <i>E. viminalis</i> or <i>Allocasuarina verticillata</i> ). Sites are often steep and rocky (e.g. Cataract Gorge).                                                                                                       |
| <i>Prostanthera rotundifolia</i>               | Roundleaf mintbush        | Mainly occurs along flood-prone rocky riverbeds as a component of the dense riparian shrubbery but also extends to adjacent rocky slopes.                                                                                                                                                                                                                                  |
| <i>Pterostylis grandiflora</i>                 | Superb greenhood          | Occurs mostly in heathy and shrubby open eucalypt forests and in grassy coastal <i>Allocasuarina</i> (sheoak) woodland on moderately to well-drained sandy and loamy soils. It prefers to grow amongst undergrowth on lightly shaded sites. A recent population has been detected in wet sclerophyll forests.                                                              |
| <i>Pterostylis ziegeleri</i>                   | Grassland greenhood       | In coastal areas, the species occurs on the slopes of low stabilised sand dunes and in grassy dune swales, while in the Midlands it grows in native grassland or grassy woodland on well-drained clay loams derived from basalt.                                                                                                                                           |
| <i>Schoenoplectus tabernaemontani</i>          | River clubsedge           | Inhabits the margins of lagoons on King Island, Flinders Island and on some riverbanks in the Midlands.                                                                                                                                                                                                                                                                    |
| <i>Senecio campylocarpus</i>                   | Bulging fireweed          | Occurs on grassy margins of permanent rivers in the Midlands and on broad floodplains.                                                                                                                                                                                                                                                                                     |
| <i>Senecio squarrosus</i>                      | Leafy fireweed            | 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.                                                                                                                             |

| SPECIES NAME                 | COMMON NAME              | PREFERRED HABITAT                                                                                                                                                                                                                                         |
|------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Siloxerus multiflorus</i> | Small wrinklewort        | Occurs in a range of somewhat exposed lowland habitats, including bare soil and rocks amongst dense windswept coastal shrubbery to rock outcrops and bare ground associated with native grassland, grassy woodland and forest.                            |
| <i>Teucrium corymbosum</i>   | Forest germander         | Occurs in a wide range of habitats from rocky steep slopes in dry sclerophyll forest and <i>Allocasuarina</i> (sheoak) woodland, riparian flats and forest.                                                                                               |
| <i>Velleia paradoxa</i>      | Spur velleia             | Known from the Hobart and Launceston areas, and the Midlands and the Derwent Valley, where it occurs in grassy woodlands or grasslands on dry sites. It has been recorded up to 550m above sea level at sites with an annual rainfall range of 450-750mm. |
| <i>Vittadinia gracilis</i>   | Woolly new-holland-daisy | Occurs in native grassland and grassy woodland.                                                                                                                                                                                                           |

**Table A1-2: Preferred habitat for threatened fauna previously recorded within 5km or with range boundaries within 5km of the subject title from NVA and BVD accessed 08/05/2023**

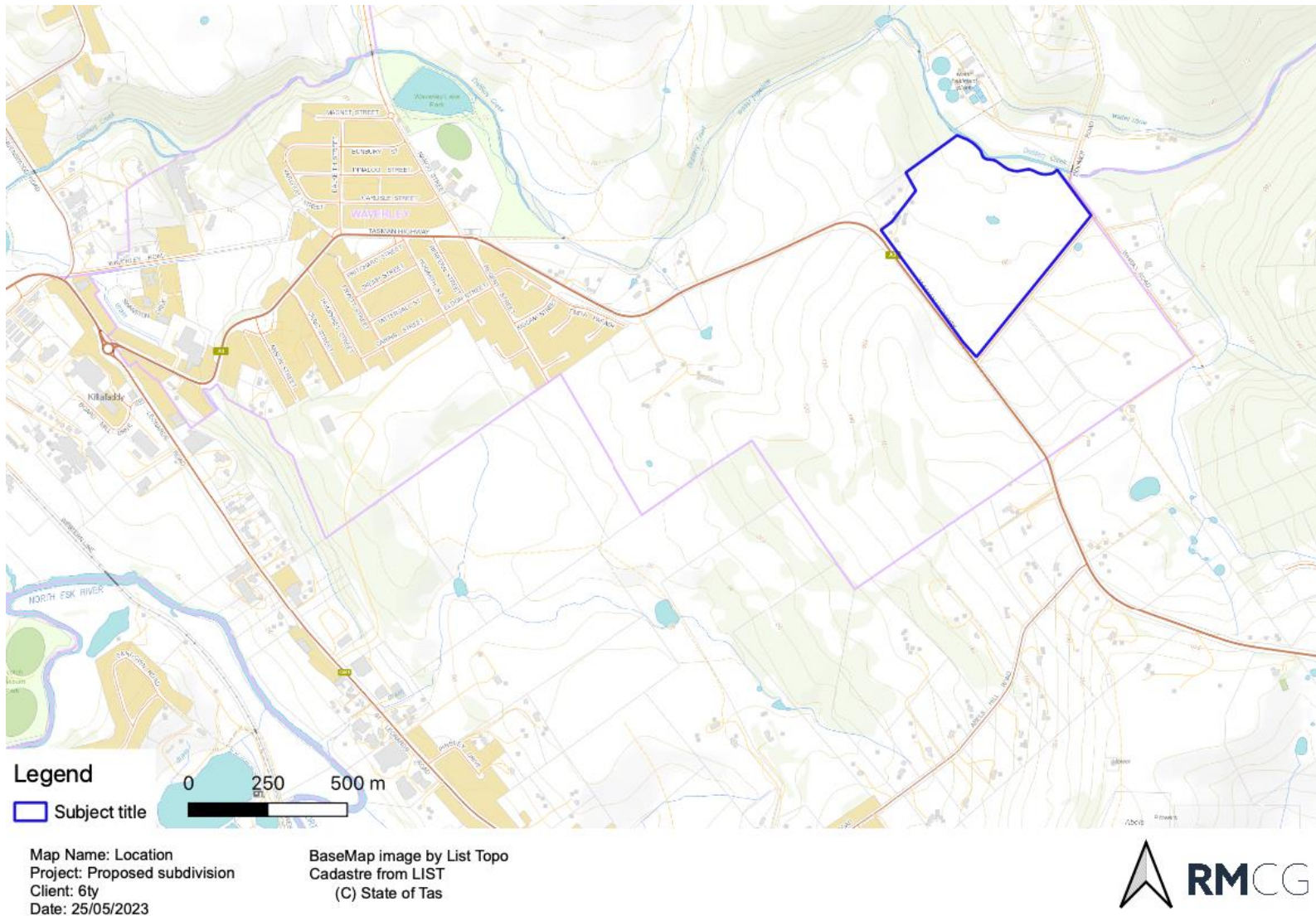
| SPECIES NAME                            | COMMON NAME                  | PREFERRED HABITAT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Accipiter novaehollandiae</i>        | Grey goshawk                 | Potential habitat is native forest with mature elements below 600m altitude, particularly along watercourses. Significant habitat 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.). Forest types used; blackwood swamp forest, <i>Leptospermum</i> or <i>Melaleuca</i> swamp forest, riparian blackwood and tea-tree scrub communities, wet eucalypt forest with blackwood/myrtle understorey and rainforest.                                                                                                                                                                                                                                                                     |
| <i>Alcedo azurea subsp. diemenensis</i> | Azure kingfisher             | Potential habitat comprises potential foraging habitat and potential breeding habitat. Potential foraging habitat is primarily freshwater (occasionally estuarine) waterbodies such as large rivers and streams with well-developed overhanging vegetation suitable for perching and water deep enough for dive-feeding. Potential breeding habitat is usually steep banks of large rivers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <i>Aquila audax subsp. fleayi</i>       | Tasmanian wedge-tailed eagle | Potential habitat 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. Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive. Significant habitat is all native forest and native non-forest vegetation within 500m or 1km line of sight of known nest sites (where the nest tree is still present). |
| <i>Botaurus poiciloptilus</i>           | Australasian bittern         | Lives in wetlands with reeds and rushes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <i>Catadromus lacordairei</i>           | Green-lined ground beetle    | Potential habitat is open, grassy/sedgy, low altitude grasslands and woodlands associated with temporary and permanent wetlands and low-lying plains, flats and ephemeral drainages adjacent to rivers and streams. Key habitat elements that need to be present include sheltering sites such as patches of stones, coarse woody debris and/or cracking soils.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| SPECIES NAME                    | COMMON NAME                  | PREFERRED HABITAT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Dasyurus maculatus</i>       | Spotted-tailed quoll         | Potential habitat 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. 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.                             |
| <i>Dasyurus viverrinus</i>      | Eastern quoll                | 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 Tas and Bruny Is.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Heliaeetus leucogaster</i>   | White-bellied sea eagle      | Potential habitat comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (inc. 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 10ha) of eucalypt or mixed forest within 5km of the coast (including shores, bays, inlets), 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 is all native forest and non-forest vegetation within 500m or 1km line of sight of known nest sites (where nest tree still present). |
| <i>Hirundapus caudacutus</i>    | White-throated needletail    | Almost exclusively aerial, occurring over most types of habitat. No specific habitat requirements documented for perching.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <i>Lathamus discolor</i>        | Swift parrot                 | 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 (see Table A in swift parrot habitat assessment Technical Note). Potential foraging habitat comprises <i>E. globulus</i> or <i>E. ovata</i> trees that are old enough to flower.                                                                                                                                                                                                                                                                                                                                                                             |
| <i>Limnodynastes peroni</i>     | Striped marsh frog           | Potential habitat for the striped marsh frog is natural and artificial coastal and near-coastal wetlands, lagoons, marshes, swamps and ponds (including dams), with permanent freshwater and abundant marginal, emergent and submerged aquatic vegetation. Significant habitat for the striped marsh frog is high quality potential habitat.                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>Litoria raniformis</i>       | Green and gold frog          | 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.                                                                                                                                                                                                                                                                                                                           |
| <i>Oxyethira mienica</i>        | Caddis fly (Ouse River)      | Associated with most freshwater habitats such as streams, swamps, lakes and springs. Although they are distributed across the State, species tend to have a limited geographical range and many are known only from a single locality.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <i>Pasmaditta jungermanniae</i> | Cataract Gorge pinhead snail | Potential habitat is intact or disturbed native vegetation with extensive exposed rock faces (usually dolerite), usually greater than 2m high, with well-developed moss and/or lichen cover on rock faces and ledges (deeply incised drainage features or steeper slopes).                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <i>Perameles gunnii</i>         | Eastern barred bandicoot     | 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 providing shelter) within the core range of the species.                                                                                                                                                                                       |
| <i>Prototroctes maraena</i>     | Australian grayling          | All streams and rivers in their lower to middle reaches. Areas above permanent barriers that prevent fish migration are not potential habitat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| SPECIES NAME                    | COMMON NAME            | PREFERRED HABITAT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Pseudemoia pagenstecheri</i> | Tussock skink          | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>Pseudemoia rawlinsoni</i>    | Glossy grass skink     | Potential habitat is wetlands and swampy sites (including grassy sedgeland), and margins of such habitats.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Pteropus poliocephalus</i>   | Grey-headed flying-fox | The Grey-headed Flying-fox requires foraging resources and roosting sites. It is a canopy-feeding frugivore and nectarivore, which utilises vegetation communities including rainforests, open forests, closed and open woodlands, <i>Melaleuca</i> swamps and <i>Banksia</i> woodlands. It also feeds on commercial fruit crops and on introduced tree species in urban areas. The primary food source is blossom from <i>Eucalyptus</i> and related genera but in some areas it also utilises a wide range of rainforest fruits. The species roosts in aggregations of various sizes on exposed branches. Roost sites are typically located near water, such as lakes, rivers or the coast. Roost vegetation includes rainforest patches, stands of <i>Melaleuca</i> , mangroves and riparian vegetation, but colonies also use highly modified vegetation in urban and suburban areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>Sacophilus harrisii</i>      | Tasmanian Devil        | Potential habitat 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 (427km <sup>2</sup> ). Significant habitat is a patch of potential denning habitat where three or more entrances 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. Potential denning habitat 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Tyto novaehollandiae</i>     | Masked owl             | Potential habitat for the masked owl is all areas with trees with large hollows (>15cm 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 (>15cm 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 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. |

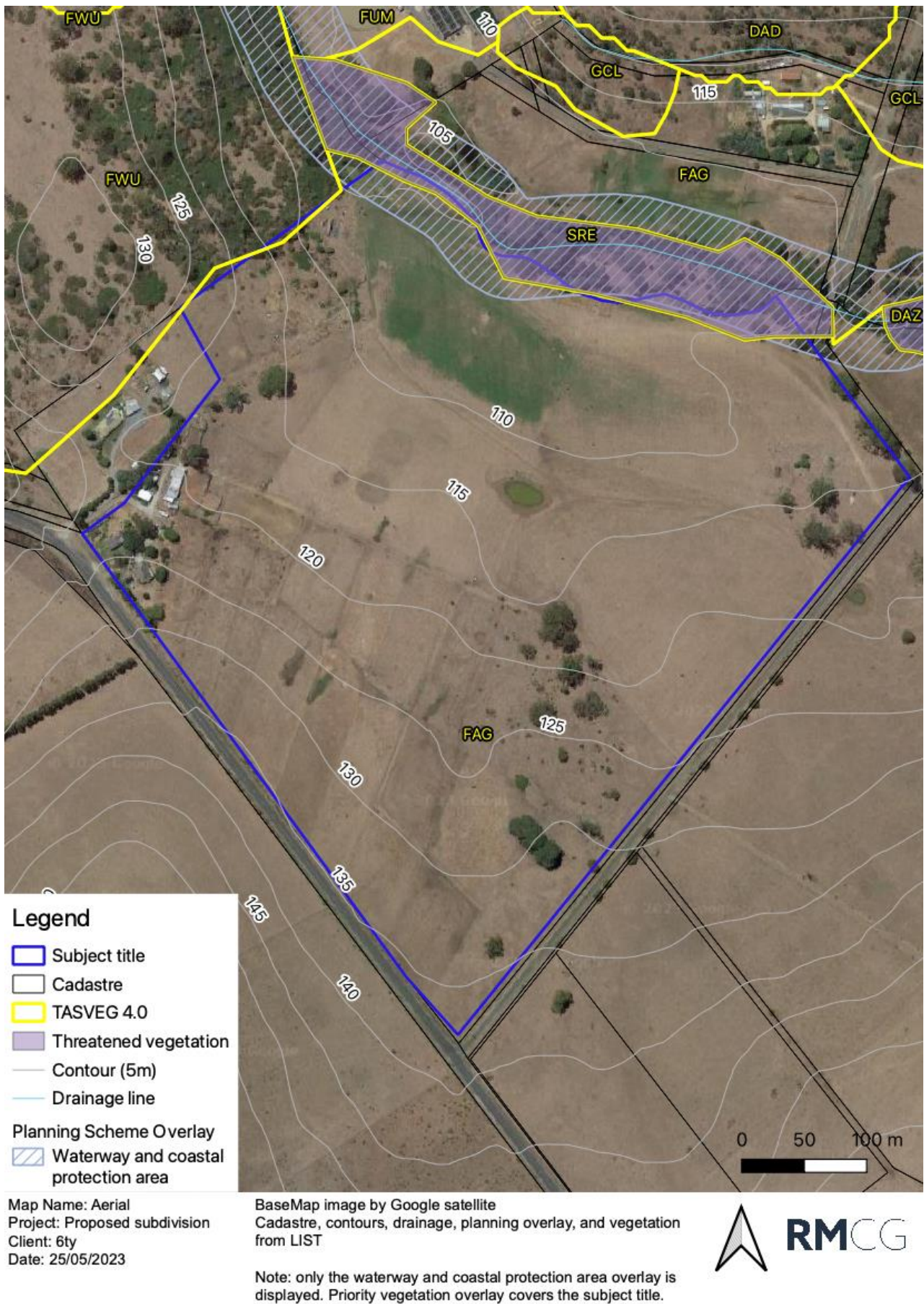


## Appendix 2: Maps



**Figure A2-1: Location**





**Figure A2-2: Aerial image**





**Figure A2-3: Proposal. Note access of Lot 9 passes through the waterway and coastal protection area (WCPA). Build areas and designed to avoid any impact on the WCPA and threatened vegetation, including when taking into account the required bushfire hazard management areas.**



# Appendix 3: Photos

All photos taken by Sally Scrivens 17 May 2023



**Figure A3-1: Example of pasture on the title. View south west toward the existing dwellings**



**Figure A3-2: Existing dam toward the centre of the title.**





**Figure A3-3: Example of isolated paddock trees in the northeast of the title.**



**Figure A3-4: Pasture with paddock trees and patches of blackberry and hawthorn in the southeast of the title.**





**Figure A3-5: Example of riparian vegetation outside of the proposed development area.**

This report has been prepared by:

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**Document review and authorisation**

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9 JULY 2025

# **Bushfire Hazard Management Report: 40768 Tasman Hwy**

Report for: 6ty°

Property location: 40768 Tasman Hwy, Waverley

Prepared by: Michael Tempest  
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Level 2, 102-104 Cameron Street  
Launceston, TAS 7250

Version: 2.0

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# Executive summary

| SUMMARY                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Client:</b>                  | 6ty°                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Property identification:</b> | 40768 Tasman Hwy, Waverley 7250<br>Current zoning: Rural. Proposed rezoning to Rural Living.<br>CT 104384/2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Proposal:</b>                | A 23-lot subdivision is proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Assessment comments:</b>     | A field inspection of the site was conducted to determine the Bushfire Risk and Attack Level.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Conclusion:</b>              | <p>The area is mapped as bushfire-prone under the <i>Tasmanian Planning Scheme – Launceston</i>. There is sufficient area on the subject land to provide the proposed lots with sufficient area to allow for future construction of dwellings and associated buildings (within 6m) to BAL 19 or BAL 12.5 standards. All land within the subdivision area must be managed as grassland. Before Lots 13-15 are sealed, the vegetation on Lot 15 must be managed as grassland. The vegetation must be managed and maintained by the developer in the first instance and then by lot owners as each lot is sold. The proposed development will not impact on the existing Hazard Management Area (HMA) around the existing dwellings on proposed Lot 17 or the distance of the dwellings to bushfire-prone vegetation. Lot 17 has therefore been considered exempt and there are no specific bushfire measures for this Lot beyond maintaining the existing HMA around the dwellings.</p> <p>Where access to a lot is greater than 30m, it must be constructed to the standards set out in Element B of Table C13.2 of the <i>Bushfire-Prone Area Code</i> of the Planning Scheme. Where access is greater than 200m, it must also be compliant with Element C of Table C13.2. If a shared access is proposed for Lots 14 and 15, this must be constructed as part of the subdivision development before lots are sealed. All roads within the subdivision must be constructed to the standards set out in Table C13.1. Any temporary dead-end roads within the proposed subdivision must terminate in a temporary turning circle that can be unsealed. The existing access to the existing dwellings on Lot 17 is sufficient and this lot has therefore been considered exempt from any specific access requirements.</p> <p>A reticulated water supply may be installed along the subdivision road as part of the subdivision and there are existing hydrants along Boomer Road. Any lot that will rely on a reticulated water supply must ensure it is compliant with all Elements of Table C13.4 of the <i>Bushfire-Prone Area Code</i> of the Planning Scheme. If this cannot be achieved, a static water supply must be installed. A static water supply that is compliant with all elements of Table C13.5 of the <i>Bushfire-Prone Areas Code</i> must be installed on each lot within the subdivision when dwellings or associated buildings (within 6m) are constructed that are partially or entirely &gt;120m as the hose lays from a hydrant. Lot 17 is exempt as the existing water supply is sufficient.</p> |
| <b>Assessment by:</b>           | <br><br><hr/> <p>Michael Tempest<br/>Senior Consultant<br/>Accredited Person under Part 4A of the Fire Service Act 1979,<br/>Accreditation # BFP-153</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |



# 1 Introduction

It is a requirement under the *Land Use Planning and Approval Act* that a proposed subdivision that occurs either wholly or partially within a bushfire-prone area is assessed by an accredited person who will provide a Bushfire Hazard Management Report and a Bushfire Hazard Management Plan.

## 1.1 SCOPE

This report has been commissioned to provide a Bushfire Attack Level (BAL) for all proposed lots within the subdivision. All advice is compliant with the *Bushfire-Prone Areas Code* of the *Tasmanian Planning Scheme - Launceston* (the Planning Scheme) and the Australian Standard, AS3959-2018, *Construction of Buildings in Bushfire-prone Areas*.

## 1.2 PROPOSAL

The proposal is to complete a 23-lot subdivision from an existing title (CT 104384/2) at 40768 Tasman Hwy, Waverley. The land is currently zoned as Rural, however, it is proposed to be rezoned to Rural Living to facilitate this subdivision. The entire title and surrounds are mapped as bushfire-prone under the Planning Scheme.

## 1.3 LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory, building, or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development outside of the assessed area.

## 2 Site description

The existing title is 24.6ha in area with two existing dwellings and associated sheds in the western corner. The title is primarily comprised of pasture and there is a small stock dam toward the centre of the title. Distillery Creek forms the northern boundary of the title and there is riparian vegetation associated with the creek. This riparian vegetation would be classed as forest for bushfire purposes and is mapped as a threatened native vegetation community by the LIST. There is a small patch of land in the north west of the title that contains vegetation connected to adjacent vegetation to the north west. For bushfire purposes, this vegetation on the subject title is classed as forest. The land associated with the existing dwellings is classed as low threat vegetation and the balance of the land is classed as grassland. There are two small patches (<0.4ha) of isolated paddock trees (eucalypts) in the east of the title. As these are isolated trees surrounded by grassland and not within 100m of any other vegetation other than grassland, these patches have also been classed as grassland from a bushfire perspective. The land has a northerly aspect and is accessible via Tasman Hwy to the south west and Boomer Road to the south east and east.

See Appendix 2 for site maps and Appendix 3 for the subdivision site plan.

### 2.1 SURROUNDING AREA

All adjacent land is mapped as bushfire-prone under the Planning Scheme.

Adjacent to the north is Distillery Creek. Beyond this is a 3.8ha title in the Rural zone. This title is primarily covered in grassland vegetation with forest vegetation in the south of the title, associated with Distillery Creek. East of this, and to the north east of the subject title, is a 5.1ha title with similar characteristics, however, it also has an existing dwelling and associated yard classed as low threat vegetation in the central north of the title.

Boomer Road is to the east of the subject title and beyond this is a 2.7ha title in the Rural Living zone with an existing dwelling in the south of the title. The south west of the title is managed as grassland and the north east of the title, as well as land beyond to Distillery Creek is covered in remnant vegetation classed as forest.

Boomer Road continues along the south eastern boundary of the title, beyond which are three titles in the Rural Living zone. Two of these titles have an existing dwelling in the south east and land on all three titles within 100m of the subject title is classed as grassland.

Adjacent to the south west is Tasman Hwy and beyond this, further south west, is an 89.9ha title in the Agriculture zone that is primarily covered in pasture with remnant vegetation in the south. All land on this title within 100m of the subject title is classed as grassland.

To the west is a 1.4ha title in the Rural zone that contains an existing dwelling in the centre of the title. Associated with the dwelling is a yard and garden which is classed as low threat vegetation. The balance of the title is classed as grassland. North of this title and to the north west of the subject title is a 36.9ha title in the Agriculture zone which is covered in a weed infestation. This primarily consists of blackberry and hawthorn with eucalypts. Due to the presence of eucalypts, this land has been classed as forest vegetation.

Bushfire threat occurs from all directions. The prevailing wind is from the north west.

### 3 Bushfire site assessment

The land is within a bushfire-prone area under the Planning Scheme. A Bushfire Attack Level assessment has been conducted using Method 1 of AS 3959-2018.

The Fire Danger Index (FDI) is a measure of the probability of a bushfire starting, its rate of speed, intensity, and the difficulty of suppression; this is according to combinations of air temperature, relative humidity, wind speed, and both the long and short-term effects of drought. The FDI for Tasmania is **50** (Clause 2.2.2).

Because of the size and zoning of the proposed lots, it is unlikely that each lot will be managed as low threat vegetation. Because of this, the adjacent vegetation and slope was also assessed for each individual lot (see Table 3-1). Existing vegetation within the subdivision has been assessed as grassland.

**Table 3-1: Vegetation and slope assessments from lot boundaries**

| LOT    |              | NORTHEAST            | SOUTHEAST    | SOUTHWEST    | NORTHWEST            |
|--------|--------------|----------------------|--------------|--------------|----------------------|
| 1-4    | <b>Slope</b> | Downslope >0-5°      | Upslope      | Upslope      | Flat                 |
|        | <b>Veg</b>   | Grassland            | Grassland    | Grassland    | Grassland            |
| LOT    |              | NORTHEAST            | SOUTHEAST    | SOUTHWEST    | NORTHWEST            |
| 5-7    | <b>Slope</b> | Downslope >0-5°      | Upslope      | Upslope      | Downslope >0-5°      |
|        | <b>Veg</b>   | Grassland            | Grassland    | Grassland    | Grassland            |
| LOT    |              | NORTHEAST            | SOUTHEAST    | SOUTHWEST    | NORTHWEST            |
| 8, 9   | <b>Slope</b> | Flat/Upslope         | Flat/Upslope | Upslope      | Downslope >0-5°      |
|        | <b>Veg</b>   | Grassland and Forest | Grassland    | Grassland    | Grassland and Forest |
| LOT    |              | NORTHEAST            | SOUTHEAST    | SOUTHWEST    | NORTHWEST            |
| 10, 11 | <b>Slope</b> | Upslope              | Upslope      | Flat/Upslope | Downslope >0-5°      |
|        | <b>Veg</b>   | Grassland            | Grassland    | Grassland    | Grassland            |
| LOT    |              | NORTHEAST            | SOUTHEAST    | SOUTHWEST    | NORTHWEST            |
| 12, 13 | <b>Slope</b> | Flat/Upslope         | Flat/Upslope | Upslope      | Downslope >0-5°      |
|        | <b>Veg</b>   | Forest and Grassland | Grassland    | Grassland    | Grassland            |
| LOT    |              | NORTHEAST            | SOUTHEAST    | SOUTHWEST    | NORTHWEST            |
| 14     | <b>Slope</b> | Upslope              | Flat         | Upslope      | Flat/Upslope         |
|        | <b>Veg</b>   | Grassland            | Grassland    | Grassland    | Forest               |

| LOT                                 |              | NORTHEAST       | SOUTHEAST      | SOUTHWEST    | NORTHWEST       |
|-------------------------------------|--------------|-----------------|----------------|--------------|-----------------|
| 15-16                               | <b>Slope</b> | Downslope >0-5° | Flat/Upslope   | Upslope      | Flat/Upslope    |
|                                     | <b>Veg</b>   | Grassland       | Grassland      | Grassland    | Forest          |
| LOT                                 |              | NORTHEAST       | SOUTHEAST      | SOUTHWEST    | NORTHWEST       |
| 17<br>(existing houses on this lot) | <b>Slope</b> | Downslope >0-5° | Upslope        | Flat/Upslope | Upslope         |
|                                     | <b>Veg</b>   | Grassland       | Grassland      | Grassland    | Grassland       |
| LOT                                 |              | NORTHEAST       | SOUTHEAST      | SOUTHWEST    | NORTHWEST       |
| 18-23                               | <b>Slope</b> | Downslope >0-5° | Flat / Upslope | Upslope      | Downslope >0-5° |
|                                     | <b>Veg</b>   | Grassland       | Grassland      | Grassland    | Grassland       |

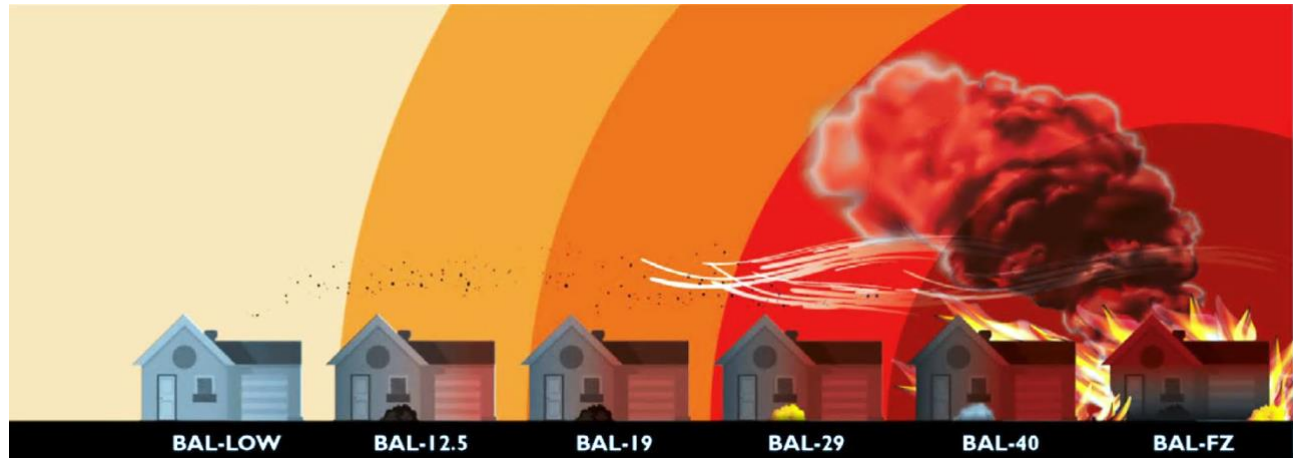
## 4 Bushfire protection measures

### 4.1 BAL REQUIREMENTS FOR CONSTRUCTION

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire-prone Areas*. The applicable BAL ratings for the proposed subdivision are **BAL 19** and **BAL 12.5**.

**Table 4-1: BAL levels**

| BUSHFIRE ATTACK LEVEL (BAL) | PREDICTED BUSHFIRE ATTACK & EXPOSURE LEVEL                                                                                                   |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| BAL-Low                     | Insufficient risk to warrant specific construction requirements.                                                                             |
| BAL-12.5                    | Ember attack, radiant heat below 12.5kW/m <sup>2</sup> .                                                                                     |
| BAL-19                      | Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m <sup>2</sup> . |
| BAL-29                      | Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m <sup>2</sup> .   |
| BAL-40                      | Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m <sup>2</sup> .   |
| BAL-FZ                      | Direct exposure to flames radiant heat and embers from the fire front.                                                                       |



**Figure 4-1: BAL diagram**

The minimum construction requirement for future dwellings within the proposed subdivision is **BAL 19** and **BAL 12.5**. 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.

A Class 10a structure (such as a shed or carport) can be constructed outside of the defined BAL building areas if it is greater than 6m from any habitable buildings and associated buildings (within 6m) on a lot.



## 4.2 HAZARD MANAGEMENT AREA

Hazard management areas (HMA) are the areas between a habitable building, associated buildings (within 6m), and bushfire-prone vegetation which provide access to a fire front for firefighting. The HMA must be maintained in a low fuel state at all times.

At the time of the site visit, the subject title was classed as grassland and forest, with the forest vegetation along the northern boundary and on proposed Lot 15, in the northwest of the title. Before Lots 13-15 are sealed, all vegetation on Lot 15 must be managed as grassland. All lots must continue to be managed as grassland or managed land in perpetuity. This is the responsibility of the proponent until each lot is sold. Responsibility then passes onto each Lot owner.

Setback distances to bushfire-prone vegetation for the specified BAL Ratings (BAL 19 and BAL 12.5) have been calculated based on the vegetation that will exist after development and management of land within the subdivision and have also considered slope gradients. Distances are in accordance with AS 3959-2018 Table 2.6.

A dwelling can be located anywhere within the BAL 19 & BAL 12.5 areas identified on Figure 4-2. These building areas take into account the recommended agricultural setbacks as per RMCG's 'Agricultural Report: 40768 Tasman Highway', V1.1, 09/07/2025, and avoid impacting on the riparian vegetation and waterway and coastal protection area in the north of the title. This assessment relies on the roadways, including verges, being managed as 'low threat vegetation' as defined in AS3959-2018 Clause 2.2.3.2. As all lots have both a BAL 12.5 and BAL 19 build area, if part of a future dwelling or building within 6m of the dwelling is located within the BAL 19 area, then the entire dwelling and buildings within 6m must be constructed to BAL 19 standards. The dimensions identified in Table 4-3 provide the setbacks required to be managed as low threat vegetation from future dwelling facades and associated buildings for the Hazard Management Area. Land on each lot outside of these dimensions can continue to be managed as grassland. A Class 10a structure (such as a shed or carport) can be constructed outside of the defined BAL building areas if it is greater than 6m from any habitable buildings and associated buildings (within 6m) on a lot.

For the house lot (Lot 17), the proposal will not result in a change to the existing low threat vegetation (managed yard) around the dwellings and there will be no change in the setbacks from nearby bushfire-prone vegetation. The dwelling will maintain the ability to manage the HMA and adjacent vegetation. There are no specific hazard management area requirements (beyond maintaining the existing low threat vegetation in its current state) to be addressed from a bushfire perspective as there is insufficient increase in risk to warrant any specific bushfire protection measures. Lot 17 is therefore exempt. If any future developments are proposed on this lot that require specific bushfire measures, a new bushfire assessment would be required.

Where no setback is required for bushfire protection, other Planning Scheme setbacks may need to be applied.

BAL Rating: **BAL 19** and **BAL 12.5**

**Table 4-2: BAL setbacks**

| BAL      | SETBACK          | GRASSLAND | FOREST |
|----------|------------------|-----------|--------|
| BAL 19   | Upslope and flat | 10m       | 23m    |
|          | Downslope >0-5°  | 11m       | 27m    |
|          | Downslope >5-10° | 13m       | 41m    |
| BAL 12.5 | Upslope and flat | 14m       | 32m    |
|          | Downslope >0-5°  | 16m       | 38m    |
|          | Downslope >5-10° | 19m       | 46m    |

**Table 4-3: Hazard management setbacks from future dwellings**

| LOT    | BAL                     | SETBACKS                                                                                                 |
|--------|-------------------------|----------------------------------------------------------------------------------------------------------|
| 1-4    | 12.5                    | 16m from the northeastern façade<br>14m from the southeastern, southwestern, and northwestern façades    |
|        | 19                      | 11m from the northeastern façade<br>10m from the southeastern, southwestern and northwestern façades     |
| 5-7    | 12.5                    | 16m from the northeastern and northwestern façades<br>14m from the southeastern and southwestern façades |
|        | 19                      | 11m from the northeastern and northwestern façades<br>10m from the southeastern and southwestern façades |
| 8, 9   | 12.5                    | 14m from the northeastern, southeastern, and southwestern façades<br>16m from the northwestern façade    |
|        | 19                      | 10m from the northeastern, southeastern, and southwestern façades<br>11m from the northwestern façade    |
| 10, 11 | 12.5                    | 16m from the northwestern façade<br>14m from the northeastern, southeastern and southwestern façades     |
|        | 19                      | 11m from the northwestern façade<br>10m from the northeastern, southeastern and southwestern façades     |
| 12, 13 | 12.5                    | 14m from the northeastern, southeastern and southwestern façades<br>16m from the northwestern façade     |
|        | 19                      | 10m from the northeastern, southeastern and southwestern façades<br>11m from the northwestern façade     |
| 14     | 12.5                    | 14m from the northeastern, southeastern, southwestern, and northwestern façades                          |
|        | 19                      | 10m from the northeastern, southeastern, southwestern, and northwestern façades                          |
| 15, 16 | 12.5                    | 16m from the northeastern façade<br>14m from the southeastern, southwestern, and northwestern façades    |
|        | 19                      | 11m from the northeastern façade<br>10m from the southeastern, southwestern, and northwestern façades    |
| 17     | NA, house lot is exempt |                                                                                                          |
| 18- 23 | 12.5                    | 16m from the northeastern and northwestern façades<br>14m from the southeastern and southwestern façades |
|        | 19                      | 11m from the northeastern and northwestern façades<br>10m from the southeastern and southwestern façades |



**Figure 4-2: BAL 19 and BAL 12.5 construction areas**

**The Hazard Management Area must be kept in a low fuel condition:**

- Lawns maintained to a height of <100mm
- Occasional trees with no canopy connection
- Trees must not overhang the dwelling
- Remove tree branches <2m above the ground
- Minimise fuel on the ground.

**Landscaping advice for bushfire prone lots:**

- Maintain a clear area of low-cut lawn or pavement adjacent to the house
- Keep areas under fences, fence posts, gates, and trees raked and cleared of fuel
- Utilise non-combustible fencing and retaining walls
- Break up the canopy of trees and shrubs with defined garden beds
- Organic mulch should not be used in bushfire-prone areas and non-flammable material should be used as ground cover e.g., scoria, pebbles, recycled crushed bricks
- Plant trees and shrubs where there is a wind break in the direction from which fires are likely to approach.

### Maintenance Schedule for Hazard Management Area:

- Cut lawns to less than 100mm and maintain
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of flammable liquids
- Maintain road access to the dwelling and water connection point
- Remove fallen limbs, leaf, & bark, including from roofs, gutters, and around buildings.

## 4.3 ACCESS

Unless the development standards in the zone require a higher standard, the following applies to all roads within the proposed subdivision:

- a) Two-wheel drive, all-weather construction
- b) Load capacity of at least 20t, including bridges and culverts
- c) Minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac
- d) Minimum vertical clearance of 4m
- e) Minimum horizontal clearance of 2m from edge of the carriage way
- f) Cross falls of less than 3 degrees (1:20 or 5%)
- g) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads
- h) Curves have a minimum inner radius of 10m
- i) Dead-end or cul-de-sac roads are not more than 200m in length unless carriageway length is 7m in width
- j) Dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and
- k) Carriageways less than 7m wide have 'No parking' zones on one side, indicated by a road sign that complies with *Australian Standard AS1743–2001 Road Signs Specifications*.

There is sufficient space within the proposed roadway area to provide roads to the above standards; the proposed cul-de-sac that services Lots 12-18 has a 12m outer radius. If at any point of the proposed subdivision, the roadway is only partially constructed (e.g. during staging), a temporary turning circle will need to be constructed at the end of the roadway. This temporary turning circle will need to have a 12m radius as well as an additional 1m horizontal clearance and can be gravel.

If access to a future dwelling on any lot is proposed to be greater than 30m, then it must be constructed to the following standards:

- a) All-weather construction
- b) Load capacity of at least 20 tonnes, including for bridges and culverts
- c) Minimum carriageway width of 4m
- d) Minimum vertical clearance of 4m
- e) Minimum horizontal clearance of 0.5m
- f) Cross falls of <3°
- g) Dips <7°
- h) Curves with a minimum inner radius of 10m
- i) Maximum gradient of 15° for sealed roads and 10° for unsealed road; and
- j) Terminate with a turning area for fire appliances provided by one of the following
  - i. A turning circle with a minimum outer radius of 10m
  - ii. A property access encircling the building; or

- iii. A hammerhead “T” or “Y” turning 4m wide and 8m long.

The final location of dwellings on the lots will determine if the above access requirements are needed, however, given the size of the lots and the panhandle access strips on several of the lots, it is considered likely that many lots will have an access length of greater than 30m. The narrowest panhandle provided is 7.0m in width which will allow for the above requirements to be met. It is noted that Lot 15 will be accessed via a right of way over the access panhandle for Lot 14. If a shared access is proposed for these two lots, this must be constructed as part of the subdivision development before lots are sealed.

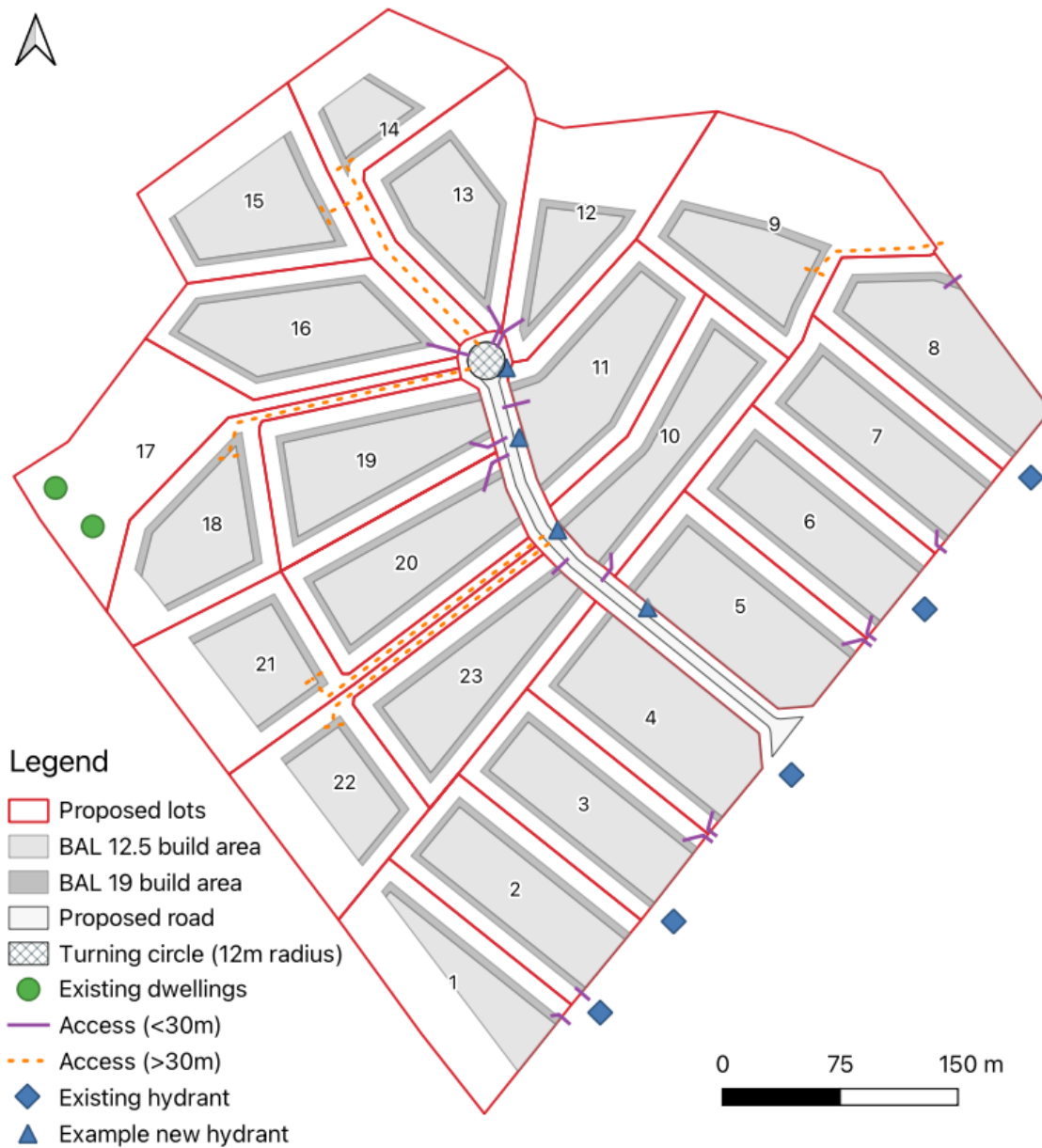
Where lot access is greater than 200m, it must:

- a) Meet the above requirements, and
- b) Include a passing bay of 2m additional carriageway width and 20m length every 200m.

The location of future dwellings on lots will determine if lots are required to adhere to these requirements. All proposed panhandle access strips are less than 200m, however, the final location of a dwelling may mean the total access length is greater than 200m, which would mean a passing bay would need to be constructed.

Existing access to the existing dwelling is approximately 60m in length from Tasman Hwy, is 5m in width and terminates in a hammerhead “T” turning area at least 4m wide and 8m long. This access will not be impacted by the proposed development. The existing access to the existing dwellings is considered to be compliant to the extent required and there is insufficient increase in risk to warrant any further specific bushfire protection measures. This lot (Lot 17) is therefore exempt. The proposed subdivision also provides an access strip for this house lot (Lot 17) from the proposed subdivision road.





**Figure 4-3: Access requirements and hydrant locations. Note, lot access and new hydrant locations area example only.**

## 4.4 WATER SUPPLY

An existing water main along Boomer Road will be extended along the subdivision road and as part of this installation, fire hydrants are to be installed. Figure 4-3 provides examples of where four fire hydrants could be located. These can be moved at the developer's discretion. There are also five existing fire hydrants along Boomer Road to the south east of the title. However, given the size of the proposed lots, the entirety of future dwellings, and buildings within 6m, may not be within 120m as the hose lays from an existing or any proposed hydrant. Any dwelling, and building within 6m, that is partially or entirely greater than 120m as the hose lays from a hydrant must have a static water supply installed prior to habitation of the dwelling.

The static water supply must have a firefighting access point within 90m as the hose lays from the furthest part of the habitable building, and any building within 6m, as measured by hose lay for each lot. A hardstand area for fire appliances must be located no more than 3m from the water supply, have a minimum width of 3m, be connected to the property access and of equivalent standard. The hardstand must not be any closer than 6m from 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 (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;
- c) Must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems;
- d) Must be metal, concrete or lagged by non-combustible materials if above ground; and
- e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of *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 with a minimum 6mm thickness.

Fittings and pipework associated with a firefighting 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 300mm;
- e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to firefighting 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 item 'e' of this list; 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 firefighting equipment;
  - iii. At a working height of 450 – 600mm above ground level; and
  - iv. Protected from possible damage, including damage by vehicles.

The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:

- 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 Signage Guideline published by TFS.

The existing dwellings (on proposed Lot 17) have an existing water supply that includes a 20,000L poly tank located nearby up the hill. This tank is connected to Distillery Creek and is kept full by a float valve and pump mechanism. This existing water supply will not be impacted by the proposed subdivision. There are no additional water supply requirements as there is insufficient increase in risk to warrant any specific bushfire protection measures. Lot 17 is therefore exempt.

## 5 Statutory compliance

The applicable bushfire requirements are specified in the *Bushfire-Prone Areas Code* of the *Tasmanian Planning Scheme – Launceston* and summarised in Table 5-1.

**Table 5-1: Compliance schedule**

| C13.6 DEVELOPMENT STANDARDS                          | ACCEPTABLE SOLUTION | COMPLIANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C13.6.1 Provision of Hazard Management Area          | A1.a                | <ul style="list-style-type: none"> <li>The House Lot (Lot 17) has no specific HMA requirements beyond continuing to manage the existing HMA. As there is insufficient increase in risk, Lot 17 is exempt.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                      | A1.b                | <ul style="list-style-type: none"> <li>BAL 19 &amp; BAL 12.5 Setback Standards (AS 3959-2018) from future dwellings and associated buildings for Lots 1-16 and 18-23.</li> <li>The Bushfire Hazard Management Plan (BHMP) and this compliance schedule must be attached to future subdivision titles to show the available building areas and HMA requirements.</li> </ul>                                                                                                                                                                                                                              |
| C13.6.2 Public and firefighting access               | A1.a                | <ul style="list-style-type: none"> <li>Existing access to the existing dwellings is compliant to the extent necessary. As there is insufficient increase in risk, Lot 17 is exempt.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                      | A1.b                | <ul style="list-style-type: none"> <li>Compliant with Element B of Table C13.2 where lot access is greater than 30m.</li> <li>Compliant with Elements B and C of Table C13.2 where lot access is greater than 200m.</li> <li>The roads must be compliant with Table C13.1</li> <li>Any temporary dead-end roads (e.g. during staging) within the subdivision must have a temporary turning circle constructed at the end of the roadway.</li> <li>If a shared access is proposed for Lots 14 and 15, this must be constructed as part of the subdivision development before lots are sealed.</li> </ul> |
| C13.6.3 Provisions for water supply for firefighting | A1.b                | <ul style="list-style-type: none"> <li>A reticulated water supply is present along Boomer Road and will be installed along the subdivision road as part of the subdivision. Any dwelling relying on a reticulated water supply for firefighting must comply with all elements of Table C13.4. A dwelling and associated buildings must be wholly &lt;120m from a static water supply.</li> </ul>                                                                                                                                                                                                        |
|                                                      | A2.a                | <ul style="list-style-type: none"> <li>Existing water supply for the existing dwellings is compliant to the extent necessary. As there is insufficient increase in risk, Lot 17 is exempt.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                      | A2.b                | <ul style="list-style-type: none"> <li>A static water supply must be installed that is compliant with all Elements of Table C13.5 on each lot when a dwelling or associated building is constructed that is wholly or partially &gt;120m from a static water supply.</li> </ul>                                                                                                                                                                                                                                                                                                                         |

## 6 Conclusions

The area is mapped as bushfire-prone under the *Tasmanian Planning Scheme – Launceston*. There is sufficient area on the subject land to provide the proposed lots with sufficient area to allow for future construction of dwellings and associated buildings (within 6m) to BAL 19 or BAL 12.5 standards. All land within the subdivision area must be managed as grassland. Before Lots 13-15 are sealed, the vegetation on Lot 15 must be managed as grassland. The vegetation must be managed and maintained by the developer in the first instance and then by lot owners as each lot is sold. The proposed development will not impact on the existing Hazard Management Area (HMA) around the existing dwellings on proposed Lot 17 or the distance of the dwellings to bushfire-prone vegetation. Lot 17 has therefore been considered exempt and there are no specific bushfire measures for this Lot beyond maintaining the existing HMA around the dwellings.

Where access to a lot is greater than 30m, it must be constructed to the standards set out in Element B of Table C13.2 of the *Bushfire-Prone Area Code* of the Planning Scheme. Where access is greater than 200m, it must also be compliant with Element C of Table C13.2. If a shared access is proposed for Lots 14 and 15, this must be constructed as part of the subdivision development before lots are sealed. All roads within the subdivision must be constructed to the standards set out in Table C13.1. Any temporary dead-end roads within the proposed subdivision must terminate in a temporary turning circle that can be unsealed. The existing access to the existing dwellings on Lot 17 is sufficient and this lot has therefore been considered exempt from any specific access requirements.

A reticulated water supply may be installed along the subdivision road as part of the subdivision and there are existing hydrants along Boomer Road. Any lot that will rely on a reticulated water supply must ensure it is compliant with all Elements of Table C13.4 of the *Bushfire-Prone Area Code* of the Planning Scheme. If this cannot be achieved, a static water supply must be installed. A static water supply that is compliant with all elements of Table C13.5 of the *Bushfire-Prone Areas Code* must be installed on each lot within the subdivision when dwellings or associated buildings (within 6m) are constructed that are partially or entirely >120m as the hose lays from a hydrant. Lot 17 is exempt as the existing water supply is sufficient.



## 7 References

Launceston City Council (2022). *Tasmanian Planning Scheme - Launceston*.

Standards Australia (2009). *AS 3959-2018 Construction of Buildings in Bushfire-Prone Areas*.

Minister for Planning & Local Government (2017). *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

# Appendix 1: Photos

All photos taken by Sally Scrivens 17/05/2023.



**Figure A1-1: View to the south of the existing dwellings in the west of the title including part of the existing turning area and HMA.**



**Figure A1-2: Example of existing HMA around the southern dwelling.**





**Figures A1-3: Example of HMA between the two dwellings.**



**Figure A1-4: Example of existing HMA around the northern dwelling.**





**Figure A1-5: Existing water supply for the existing dwellings and further example of HMA around the southern dwelling.**



**Figure A1-6: View of existing access to the existing dwellings from Tasman Hwy.**





**Figure A1-7: Forest vegetation on Lot 14 connected to forest vegetation on the adjacent land to the northwest. Lot 14 must be managed as grassland before Lots 13-15 are sealed.**



**Figure A1-8: Example of isolated paddock trees (classed as grassland) in the northeast of the subject title with riparian vegetation (forest) in the distance.**





**Figure A1-9: Example of grassland vegetation on the title. View north with existing dam in the distance and riparian vegetation (forest) beyond.**



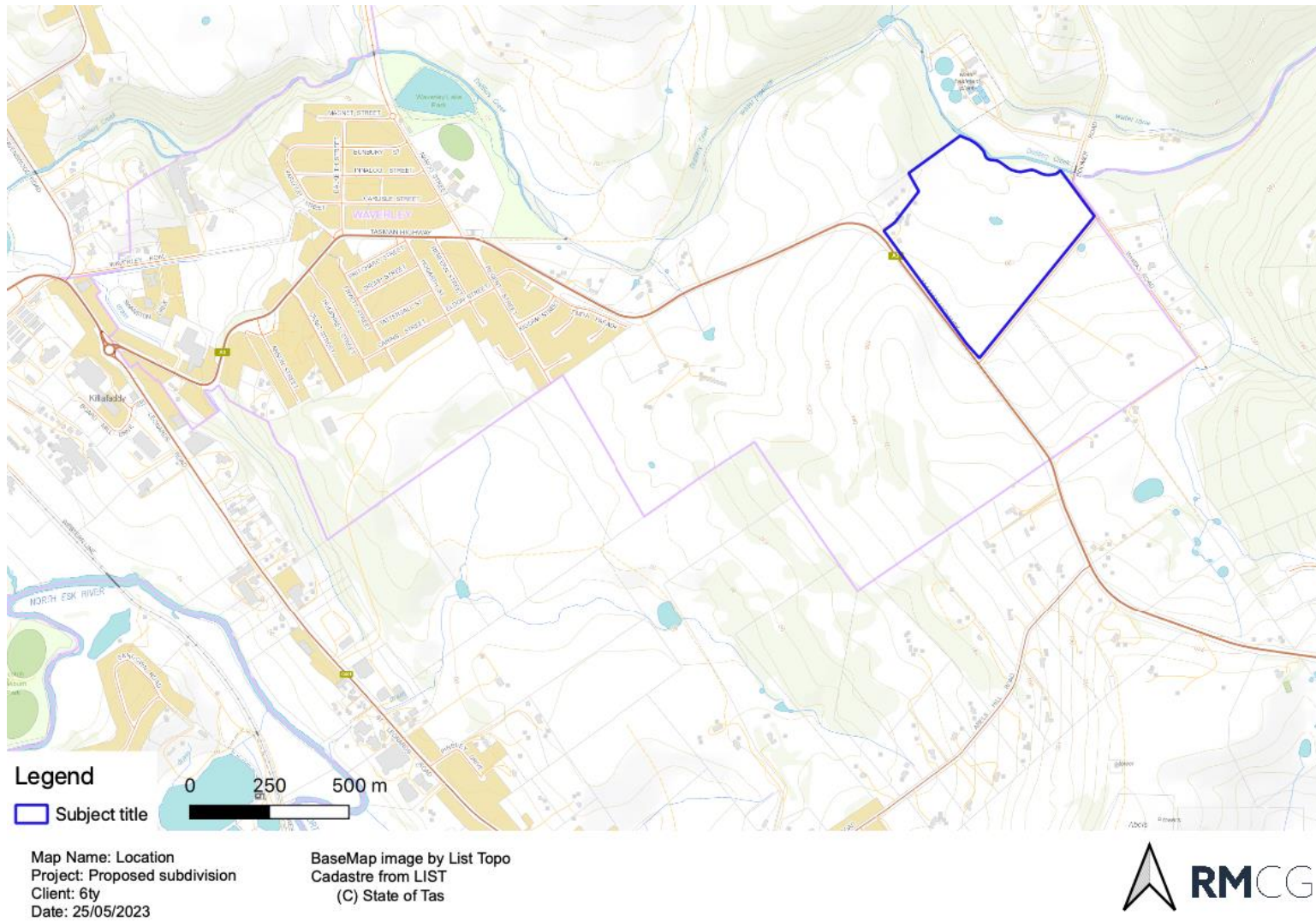
**Figure A1-10: View of existing managed verge and fire hydrant (yellow marker post) along Boomer Road and grassland vegetation beyond Boomer Road.**





**Figure A1-11: View of grassland vegetation to the southwest of Tasman Hwy**

## Appendix 2: Maps



**Figure A2-1: Location**





**Figure A2-2: Aerial image**



Appendix 3: Site plan



Figure A3-1: Site plan



# Appendix 4: Bushfire Hazard Management Plan

# Bushfire Hazard Management Plan: 40768 Tasman Hwy, Waverley (CT 104384/2 PID 6934699)

## 1.0 HAZARD MANAGEMENT AREA

Hazard management areas (HMA) include the areas to protect the buildings as well as the access and water supplies. Vegetation in the hazard management area is to be managed and maintained in a minimum fuel condition. See the table below for minimum setback requirements for the for a dwelling from bushfire-prone vegetation for each lot. Refer to the Bushfire Hazard Management Area section of the Bushfire Hazard Management Report for Hazard Management Area minimum fuel requirements. Refer to Table 5-1 of the Bushfire Hazard Management Report for HMA requirements.

HMA Maintenance Schedule:

- Remove fallen limbs and leaf and bark litter, including from roofs, gutters, and around buildings
- Cut grass to less than 100mm and maintain
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Maintain road access to the building and water connection point.

## 2.0 ACCESS

Refer to Table 5-1 of the Bushfire Hazard Management Report or C13.6.2 of the Planning Scheme where site access is described. The proposed access will support firefighter access to buildings and water points.

## 3.0 WATER SUPPLY

Refer to Table 5-1 of the Bushfire Hazard Management Report or C13.6.3 of the Planning Scheme for water supply requirements.

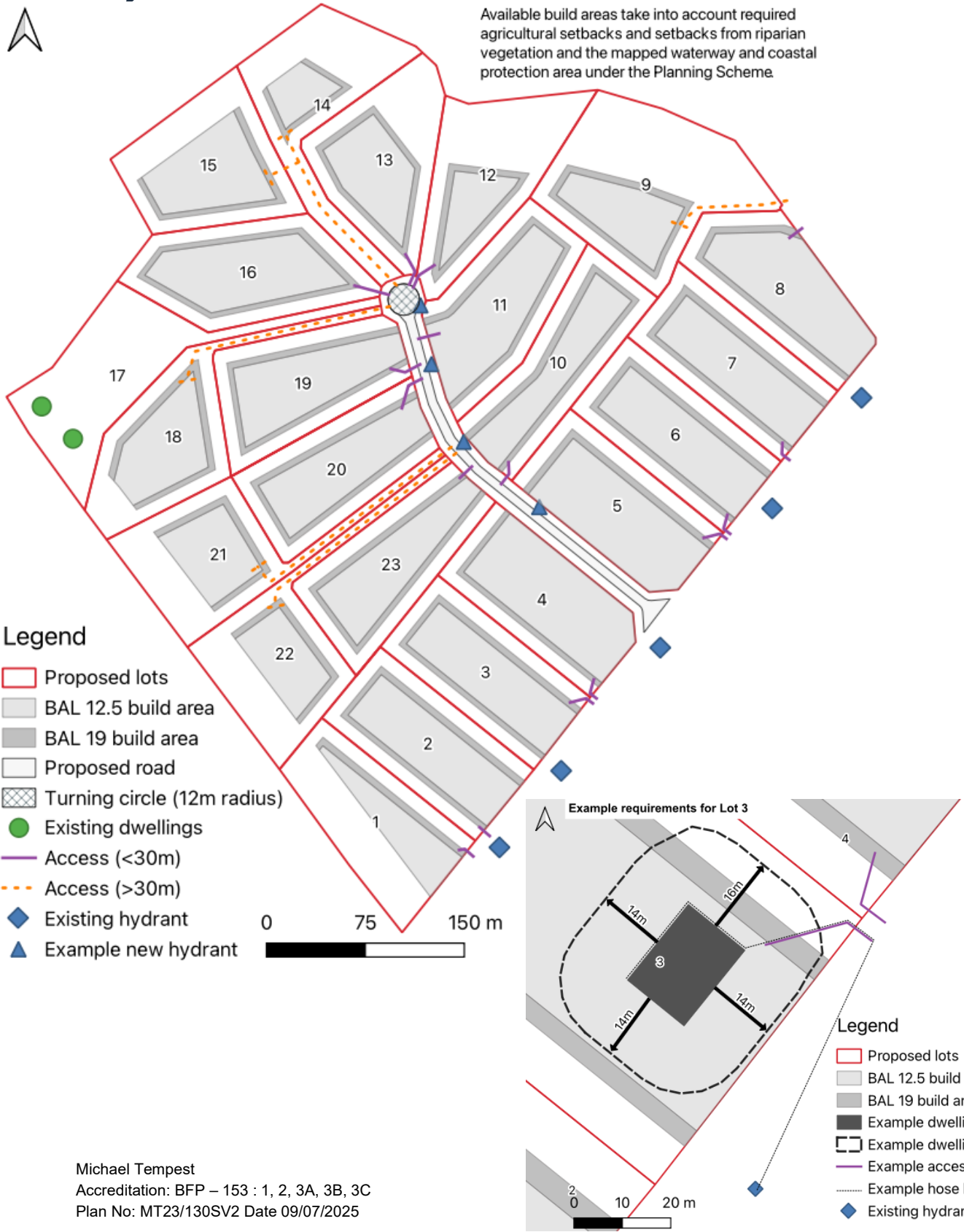
## 4.0 CONSTRUCTION: BAL 12.5 AND BAL 19

Buildings in Bushfire-Prone Areas are to be built in accordance with the Building Code of Australia and Australian Standard AS5939.

| LOT    | BAL  | SETBACKS                                                                                                 | LOT    | BAL                     | SETBACKS                                                                                                 |
|--------|------|----------------------------------------------------------------------------------------------------------|--------|-------------------------|----------------------------------------------------------------------------------------------------------|
| 1-4    | 12.5 | 16m from the northeastern façade<br>14m from the southeastern, southwestern, and northwestern façades    | 12, 13 | 12.5                    | 14m from the northeastern, southeastern and southwestern façades<br>16m from the northwestern façade     |
|        | 19   | 11m from the northeastern façade<br>10m from the southeastern, southwestern and northwestern façades     |        | 19                      | 10m from the northeastern, southeastern and southwestern façades<br>11m from the northwestern façade     |
| 5-7    | 12.5 | 16m from the northeastern and northwestern façades<br>14m from the southeastern and southwestern façades | 14     | 12.5                    | 14m from the northeastern, southeastern, southwestern, and northwestern façades                          |
|        | 19   | 11m from the northeastern and northwestern façades<br>10m from the southeastern and southwestern façades |        | 19                      | 10m from the northeastern, southeastern, southwestern, and northwestern façades                          |
| 8, 9   | 12.5 | 14m from the northeastern, southeastern, and southwestern façades<br>16m from the northwestern façade    | 15, 16 | 12.5                    | 16m from the northeastern façade<br>14m from the southeastern, southwestern, and northwestern façades    |
|        | 19   | 10m from the northeastern, southeastern, and southwestern façades<br>11m from the northwestern façade    |        | 19                      | 11m from the northeastern façade<br>10m from the southeastern, southwestern, and northwestern façades    |
| 10, 11 | 12.5 | 16m from the northwestern façade<br>14m from the northeastern, southeastern and southwestern façades     | 17     | NA, house lot is exempt |                                                                                                          |
|        | 19   | 11m from the northwestern façade<br>10m from the northeastern, southeastern and southwestern façades     | 18- 23 | 12.5                    | 16m from the northeastern and northwestern façades<br>14m from the southeastern and southwestern façades |
|        |      |                                                                                                          |        | 19                      | 11m from the northeastern and northwestern façades<br>10m from the southeastern and southwestern façades |

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

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](http://www.fire.tas.gov.au)



- The Subdivision is a 23-Lot Subdivision from 1 existing title as described on the site plan, 6ty, 22.257, Cp01A, 21/05/2025. See Appendix 3 of Bushfire Report for Site Plan.
- This BHMP must be read in conjunction with the Bushfire Hazard Management Report: 40768 Tasman Hwy, Michael Tempest, 9 July 2025.
- This BHMP has been prepared to satisfy the requirements of the *Tasmanian Planning Scheme – Launceston*.

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## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

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#### 1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

**Street address:**

40768 Tasman Hwy, Waverley

**Certificate of Title / PID:**

CT 104384/2, PID 6934699

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

23-lot subdivision from one existing title

**Applicable Planning Scheme:**

Tasmanian Planning Scheme - Launceston

#### 3. Documents relied upon

This certificate relates to the following documents:

| Title                                               | Author     | Date       | Version |
|-----------------------------------------------------|------------|------------|---------|
| Bushfire Hazard Management Report: 40768 Tasman Hwy | M. Tempest | 09/07/2025 | 2.0     |
| Bushfire Hazard Management Plan: 40768 Tasman Hwy   | M. Tempest | 09/07/2025 | 2.0     |
|                                                     |            |            |         |
|                                                     |            |            |         |

---

<sup>1</sup> This document is the approved form of certification for this purpose and must not be altered from its original form.

#### 4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

|                          |                                                                |                               |
|--------------------------|----------------------------------------------------------------|-------------------------------|
| <input type="checkbox"/> | <b>E1.4 / C13.4 – Use or development exempt from this Code</b> |                               |
|                          | <b>Compliance test</b>                                         | <b>Compliance Requirement</b> |
| <input type="checkbox"/> | E1.4(a) / C13.4.1(a)                                           | Insufficient increase in risk |

|                          |                                           |                                                                                                     |
|--------------------------|-------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>E1.5.1 / C13.5.1 – Vulnerable Uses</b> |                                                                                                     |
|                          | <b>Acceptable Solution</b>                | <b>Compliance Requirement</b>                                                                       |
| <input type="checkbox"/> | E1.5.1 P1 / C13.5.1 P1                    | <i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i> |
| <input type="checkbox"/> | E1.5.1 A2 / C13.5.1 A2                    | Emergency management strategy                                                                       |
| <input type="checkbox"/> | E1.5.1 A3 / C13.5.1 A2                    | Bushfire hazard management plan                                                                     |

|                          |                                          |                                                                                                     |
|--------------------------|------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>E1.5.2 / C13.5.2 – Hazardous Uses</b> |                                                                                                     |
|                          | <b>Acceptable Solution</b>               | <b>Compliance Requirement</b>                                                                       |
| <input type="checkbox"/> | E1.5.2 P1 / C13.5.2 P1                   | <i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i> |
| <input type="checkbox"/> | E1.5.2 A2 / C13.5.2 A2                   | Emergency management strategy                                                                       |
| <input type="checkbox"/> | E1.5.2 A3 / C13.5.2 A3                   | Bushfire hazard management plan                                                                     |

|                                     |                                                                           |                                                                                                     |
|-------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b> |                                                                                                     |
|                                     | <b>Acceptable Solution</b>                                                | <b>Compliance Requirement</b>                                                                       |
| <input type="checkbox"/>            | E1.6.1 P1 / C13.6.1 P1                                                    | <i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i> |
| <input checked="" type="checkbox"/> | E1.6.1 A1 (a) / C13.6.1 A1(a)                                             | Insufficient increase in risk                                                                       |
| <input checked="" type="checkbox"/> | E1.6.1 A1 (b) / C13.6.1 A1(b)                                             | Provides BAL-19 for all lots (including any lot designated as 'balance')                            |
| <input type="checkbox"/>            | E1.6.1 A1(c) / C13.6.1 A1(c)                                              | Consent for Part 5 Agreement                                                                        |

|                                     |                                                                      |                                                                                                            |
|-------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b> |                                                                                                            |
|                                     | <b>Acceptable Solution</b>                                           | <b>Compliance Requirement</b>                                                                              |
| <input type="checkbox"/>            | E1.6.2 P1 / C13.6.2 P1                                               | <b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b> |
| <input checked="" type="checkbox"/> | E1.6.2 A1 (a) / C13.6.2 A1 (a)                                       | Insufficient increase in risk                                                                              |
| <input checked="" type="checkbox"/> | E1.6.2 A1 (b) / C13.6.2 A1 (b)                                       | Access complies with relevant Tables                                                                       |

|                                     |                                                                                             |                                                       |
|-------------------------------------|---------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b> |                                                       |
|                                     | <b>Acceptable Solution</b>                                                                  | <b>Compliance Requirement</b>                         |
| <input type="checkbox"/>            | E1.6.3 A1 (a) / C13.6.3 A1 (a)                                                              | Insufficient increase in risk                         |
| <input checked="" type="checkbox"/> | E1.6.3 A1 (b) / C13.6.3 A1 (b)                                                              | Reticulated water supply complies with relevant Table |
| <input type="checkbox"/>            | E1.6.3 A1 (c) / C13.6.3 A1 (c)                                                              | Water supply consistent with the objective            |
| <input checked="" type="checkbox"/> | E1.6.3 A2 (a) / C13.6.3 A2 (a)                                                              | Insufficient increase in risk                         |
| <input checked="" type="checkbox"/> | E1.6.3 A2 (b) / C13.6.3 A2 (b)                                                              | Static water supply complies with relevant Table      |
| <input type="checkbox"/>            | E1.6.3 A2 (c) / C13.6.3 A2 (c)                                                              | Static water supply consistent with the objective     |



## 5. Bushfire Hazard Practitioner

Name: Michael Tempest

Phone No: 0467 452 155

Postal Address:

Level 2, 102-104 Cameron Street  
Launceston  
TAS 7250

Email Address:

michaelt@rmcg.com.au

Accreditation No: BFP – 153

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* that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, 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 compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:  
certifier



Name: Michael Tempest

Date: 09/07/2025

Certificate  
Number: MT23/130SV2

(for Practitioner Use only)

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  Owner /Agent  
 Address  
  Suburb/postcode

## Qualified person details:

Qualified person:   
Address:  Phone No:   
  Fax No:   
Licence No:  Email address:

Qualifications and Insurance details:  (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise:  (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

## Details of work:

Address:  Lots:   
  Subdivided from Certificate of title No:   
The assessable item related to this certificate:  (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:  (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 items, at any stage, as part of – (tick one)

☒ building work, plumbing work or plumbing installation or demolition work

OR

☐ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Hazard Management Report: 40768 Tasman Hwy, M. Tempest,  
V2.0, 09/07/2025  
Bushfire Hazard Management Plan: 40768 Tasman Hwy, M. Tempest,  
V2.0, 09/07/2025

Relevant  
calculations:

AS 3959:2018 - Method 1 BAL assessment

References:

-

*Substance of Certificate: (what it is that is being certified)*

- The proposed building work – if designed and constructed in accordance with the bushfire hazard management plan referred to in this certificate – will comply with the applicable Deemed-to-Satisfy requirements of the Director's Determination – Bushfire Hazard Areas v1.2.
- The applicable Bushfire Attack Level (BAL) determined using AS 3959:2018 for design and construction is BAL 12.5 or BAL 19.

*Scope and/or Limitations*

**Scope:**

The scope of this certification is limited to compliance with the requirements of the Director's Determination – Bushfire Hazard Areas v1.2.

**Limitations:**

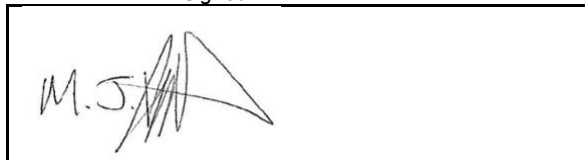
The inspection has been undertaken and report provided on the understanding that;-

1. The report only deals with the potential bushfire risk. All other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume, and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. The effectiveness of the measures prescribed in the bushfire hazard management plan and supporting report are dependent on their correct implementation and maintenance for the life of the development.
5. No guarantee can be provided that the building work will survive every bushfire event.

**I certify the matters described in this certificate.**

Qualified person:

*Signed:*



*Certificate No:*

MT23/130SV2

*Date:*

09/07/2025

This report has been prepared by:

**RM Consulting Group Pty Ltd trading as RMCG**

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250

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Offices in Victoria, Tasmania and NSW

**Key RMCG contact**

Michael Tempest

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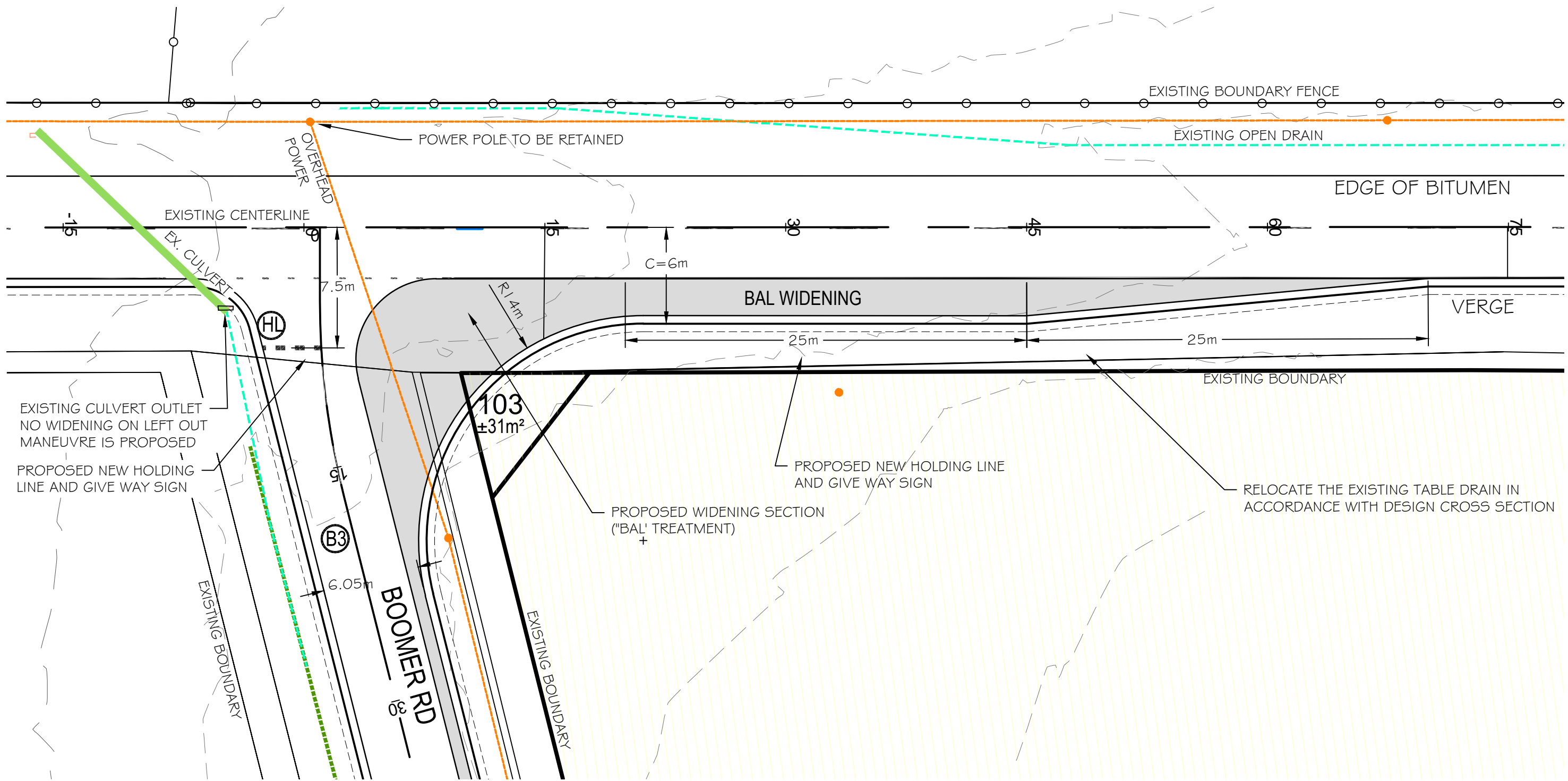
**Document review and authorisation**

**Project Number: #1308**

| Doc Version | Final/Draft | Date       | Author     | Project Director review | BST QA review | Release approved by | Issued to |
|-------------|-------------|------------|------------|-------------------------|---------------|---------------------|-----------|
| 1.0         | Final       | 17/10/2023 | M. Tempest | A. Ketelaar             | B. Gravenor   | A. Ketelaar         | 6ty°      |
| 2.0         | Final       | 09/07/2025 | M. Tempest | -                       | L. McKenzie   | M. Tempest          | 6ty°      |

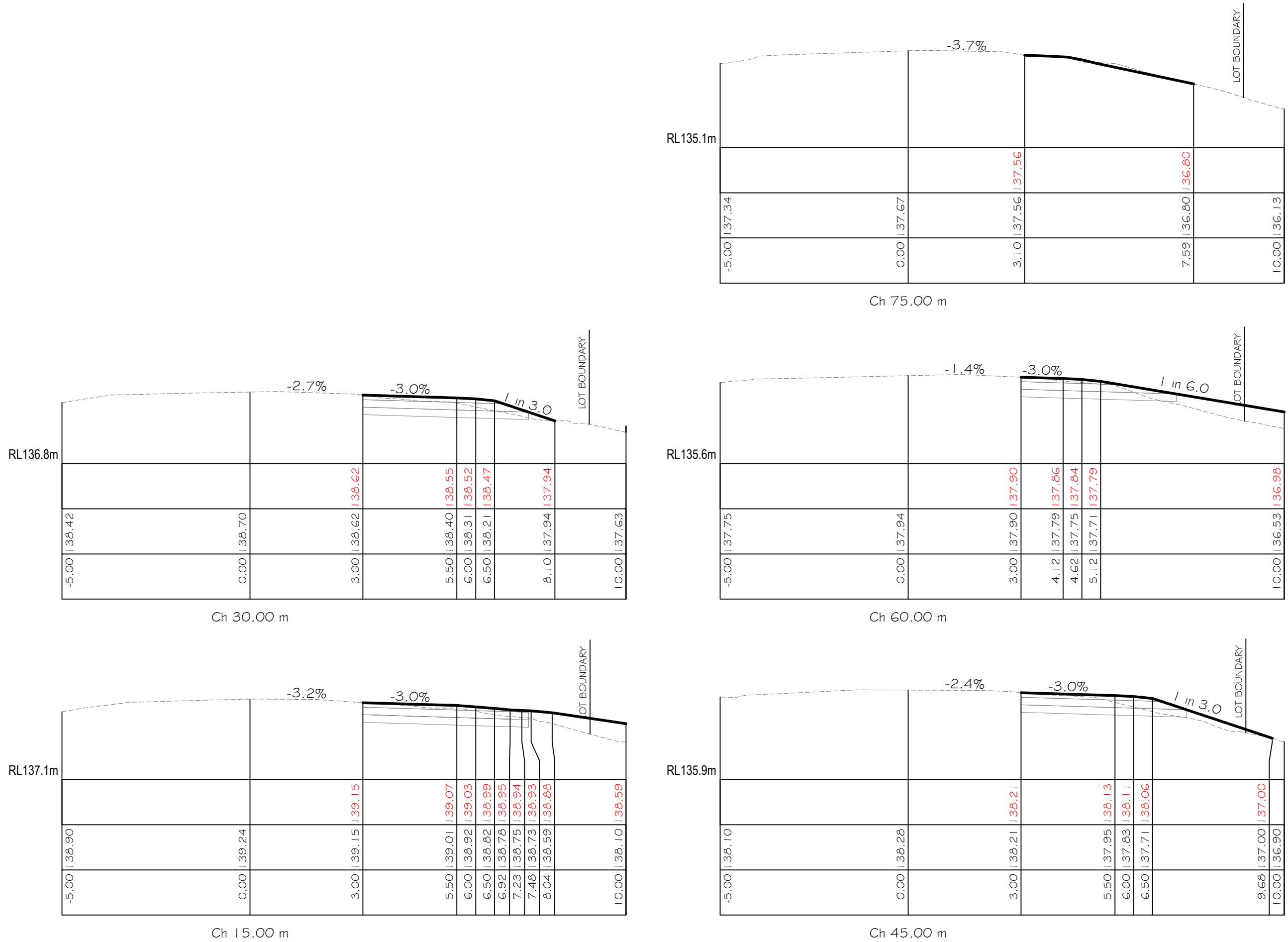


PLEASE NOTE THAT THIS PLAN IS CONCEPT AND ALL DIMENSIONS AND MODELLING HAS BEEN BASED ON AERIAL IMAGERY AND LIDAR SURFACE INFORMATION. DESIGN IS SUBJECT TO DETAILED SURVEY AND DETAILED DESIGN.



TASMAN HIGHWAY & BOOMER ROAD INTERSECTION BAL  
TREATMENT CONCEPT

SCALE 1:250



TASMAN HWY CROSS SECTIONS - INDICATIVE

SCALE 1:100

6ty°

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QMS Certification Services

PLEASE NOTE

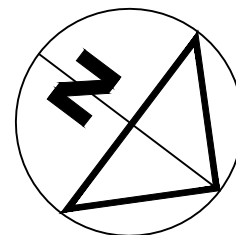
- INTENDED USE OF PLAN  
THIS PLAN WAS PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. DETAILS ARE SUBJECT TO CHANGE AND IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND.
- LAYOUT MEASUREMENTS  
ALL MEASUREMENTS, AREAS AND LOTS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO CHANGE DUE TO FINAL FIELD SURVEY, DETAILED DESIGN AND CONSTRUCTION.
- SERVICES  
ALL SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN.
- DETAILED DESIGN APPROVALS  
ROAD, DRIVEWAYS, FOOTPATHS, SEWER, STORMWATER, WATER AND LANDSCAPING SHOWN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE. ALL CHANGES DURING DETAILED DESIGN AND CONSTRUCTION ARE SUBJECT TO THE APPROVALS OF THE RELEVANT SERVICE AUTHORITIES.

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

| ISSUE | DATE     | ISSUED FOR              | REV. |
|-------|----------|-------------------------|------|
| 01    | 15.05.24 | DEVELOPMENT APPLICATION | -    |
| 02    | 20.06.24 | DEVELOPMENT APPLICATION | A    |
| 03    | 13.07.24 | DEVELOPMENT APPLICATION | B    |
| 04    | 16.08.24 | DEVELOPMENT APPLICATION | C    |
| 05    | 29.08.24 | DEVELOPMENT APPLICATION | D    |
| 06    | 09.10.24 | DEVELOPMENT APPLICATION | E    |
| 07    | 05.12.24 | DEVELOPMENT APPLICATION | F    |

NOTES:

- RURAL RIGHT/LEFT TURN FACILITY (BAL)  
ARRANGEMENT IS DESIGNED GENERALLY IN ACCORDANCE WITH SD-84.013 & 016, AND DIMENSIONS ARE IN ACCORDANCE WITH AGRDP4A FIGURE 7.5 & 8.2. THE 'LEFT OUT' BAL WIDENING HAS BEEN OMITTED DUE TO THE PRESENCE OF AN EXISTING CULVERT.
  - FOR BAL, C=6m, V=100km/h, F=2.8m, P=25m, A=35m, Sb=7.5m R1=15
- ALL LINE MARKING MATERIALS MUST BE IN ACCORDANCE WITH DSG SPEC R64. LINE MARKING TYPES ARE AS PER DSG DRG. SD-81.001



DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: 23 LOT SUBDIVISION  
BOOMER ROAD  
AT: 40768 TASMAN HIGHWAY  
WAVERLEY (104384/2)  
FOR: G. DAWKINS

DRAWING: PROPOSAL BAL  
TREATMENT PLAN OPTION

DESIGNED: C.W. DRAWN: C.W. CHECKED: M.C.V.

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 22.257 DRAWING No. Cp02 REV F