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From: "Robin Mark Smith" [REDACTED]
Sent: Tue, 22 Jul 2025 13:19:38 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: QON - City Heart Bus Stops - St. John Street, Launceston

Dear Sir/Madam,

Reference: General Meeting Questions - Review of network and infrastructure improvements to St. John Street bus stops.

Following the expiry of the CBD Bus Interchange proposal in Birchalls/Myer Car Park (Dechaineux Way), will council start a fresh approach under the City Heart Place Plan? How highly would council value a plan that could gain the support of both the sole bus operator, Metro Tasmania and that of the Launceston CBD business community?

Thank you,

Yours faithfully,
Robin Smith

From: "Robin Mark Smith" <[REDACTED]>
Sent: Tue, 22 Jul 2025 12:32:55 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: QON

Dear Sir/Madam,
Please find QON for the next Council General Meeting.

Question 1.

How many traffic infringements did council issue under Road Rule 179 for the single Loading Zone on Paterson Street, Launceston (south-side between St. John St. and Criterion Place) in the two and a half hours between 7.30am and 10am Monday to Friday in 2024 please?

(For statistical continuity, please refer to meeting agenda item 8.1.2.2 QON 13th June 2024)

Question 2.

With reference to Council Meeting Thursday 27 March 2025 Agenda Item 20.3. Parking Feasibility Report - Provision of Multi-storey Parking on Boxing Day and Other Public Holidays: From what proceeding year(s) were the comparison figures taken for use in the feasibility study to identify the lowest revenue parking days for further consideration?

Question 3.

In calculating the Average Daily Revenue from parking as used for comparison in the feasibility study, especially Good Friday at \$309.50 and ANZAC Day at \$153.20, (a) were any of the 3 multi-deck carparks closed on those days, or (b) operated on reduced hours to those listed, and (c) was any free parking offered?

Question 4.

While the feasibility report identified the need for a '*strategic approach ... and ... cost effective solutions*', and stated: '*... utilities and running costs remain largely consistent regardless of whether the car parks operate on a standard or public holiday...*' was there any identifiable additional cost in actually opening the 13 public holidays, more than say, keeping them closed?

Thank you,
Yours faithfully,
Robin Smith

TITLE: DA0168/2025 - 14 St Andrews Street West Launceston - Visitor Accommodation - Construction of Alterations and Additions to the Existing Building and Construction of 11 Additional Holiday Units

FILE NO: DA0168/2025

AUTHOR: Catherine Mainsbridge (Senior Town Planner - Development)

APPROVER: Chelsea van Riet (Executive Leader Community Assets and Design)

ATTACHMENT ONE

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

8.0 General Residential Zone

The purpose of the General Residential Zone is:

8.0.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.

8.0.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.

8.0.3 To provide for non-residential use that:

- (a) primarily serves the local community; and
- (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

8.0.4 To provide for Visitor Accommodation that is compatible with residential character.

Consistent

The purpose of the zone is for residential use and development within a range of dwelling types within a serviced area. The purpose includes the use of visitor accommodation. As the proposed accommodation is provided within buildings which could also be used for residential purposes, within a landscaped setting and the number of dwellings complies with the density requirements of the zone, 8.1.4. is met.

8.3.2 Visitor Accommodation

That Visitor Accommodation:

- (a) is compatible with the character and use of the area;
- (b) does not cause an unreasonable loss of residential amenity; and
- (c) does not impact the safety and efficiency of local roads or rights of way.

Consistent

The proposed use will be contained within buildings of a residential scale and density. The increase in density of the development on the site is within that allowed by the zone and is compatible with the residential character of the area. There should be limited impacts on the amenity of the area and assessment of a traffic engineer and Council officers do not have concern of road safety and efficiency.

A1 Visitor Accommodation must:

- (a) accommodate guests in existing habitable buildings; and
- (b) have a gross floor area of not more than 200m² per lot.

Relies on Performance Criteria

The proposal includes development of two new buildings and redevelopment of a third. The overall floor area consists of the following:

- Existing two storey building - 750m²
 - Redeveloped building -219m²
 - Building 2 - 97m²
 - Building 3 - 169m²
- Total = 1265m².

The performance criteria must be addressed.

P1 Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:

- (a) the privacy of adjoining properties;
- (b) any likely increase in noise to adjoining properties;
- (c) the scale of the use and its compatibility with the surrounding character and uses within the area;
- (d) retaining the primary residential function of an area;
- (e) the impact on the safety and efficiency of the local road network; and
- (f) any impact on the owners and users rights of way.

Complies

The assessment test for the clause to ensure that the visitor accommodation use must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity. To assist in determining compliance with this test, regard against the criteria is listed below.

The area is an older residential area of the city evident by the irregular street layout, in part a result of the terrain. Properties in Hillside Crescent were constructed from around the 1900s and others in the area predominantly up to the 1960s. This includes some more recent housing developments. Subsequently, the density and character of development is varied in the area. The subject site is the largest site in the area and was established as visitor accommodation in 1994. The current proposal continues the use amongst the surrounding residential properties.

- (a) the privacy of adjoining properties;

As the entrances to the accommodation units are located internal to the site and toward the existing two storey building they retain focus on the site itself rather than the neighbouring buildings. The bedrooms do have sliding windows at their rear but the area is minimal in that the building is not parallel to the boundary and has a setback 1.58m to 4.87m and has a floor level below ground level next door.

Building 2 will have a minimum setback of 1.5m from the rear and 1.69m from the southern side and Building 3 will be setback 1.5m from the rear and angled with a minimum setback of 4.27m from the northern side. Similarly to the existing buildings, the extension will have sliding glass doors to a small area at the rear.

Adjoining properties have landscaped along their adjoining boundaries which will minimise privacy impacts.

- (b) any likely increase in noise to adjoining properties;

The intensification will cause some increase in noise due to the increase in the number of accommodation units and likely increase in vehicle movements. This increase is not considered to be unreasonable. Vehicles will enter off St Andrews Street and leave via Connaught Place. Each unit has a single bedroom and the owners intend to screen their

guests to minimise noise impacts on adjoining properties and to protect the integrity of their business.

- (a) the scale of the use and its compatibility with the surrounding character and uses within the area;
- (d) retaining the primary residential function of an area;

The proposed buildings are single storey and will have a weatherboard appearance, the cladding being compatible with a number of other weatherboard buildings in the area. The scale of the new buildings is therefore residential in scale and each could be used for long term accommodation subject to a further change of use. The area of the lot has the capacity to sustain 13 dwellings.

Visitor accommodation is considered to be compatible with the predominant residential character of the area and is the existing use of the site.

- (e) the impact on the safety and efficiency of the local road network; and
- (f) any impact on the owners and users rights of way.

A traffic impact assessment has been undertaken and considers the proposal will not cause safety or efficiency concerns. The report has been corrected with the corrected assessment forming the basis of the approval. The content is supported by Council officers. Traffic will flow one way through the street network and the site.

The proposal is not considered to have a significant impact on the residential amenity of the area and is considered to be compatible with surrounding character.

A2 Visitor Accommodation is not for a strata lot that is part of a strata scheme where another strata lot within that strata scheme is used for a residential use.

Complies

The property is not part of a strata lot.

8.5.1 Non-dwelling development

That all non-dwelling development:

- (a) is compatible with the character, siting, apparent scale, bulk, massing and proportion of residential development; and
- (b) does not cause an unreasonable loss of amenity on adjoining residential properties.

Consistent

The proposed development is residential in scale and massing and will not cause an unreasonable loss of amenity of the adjoining properties.

A1 A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:

- (a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;
- (b) if the frontage is not a primary frontage, not less than 3.0m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or
- (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.

Complies

<p>The site is internal to its two street frontages and meets the frontage setbacks.</p>			
<p>A2 A building that is not a dwelling, excluding outbuildings with a of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the must:</p>			
<p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p>			
<p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p>			
<p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 8.5m above existing ground level; and</p>			
<p>(b) only have a setback less than 1.5m from a side or rear boundary if the building:</p>			
<p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p>			
<p>(ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).</p>			
<p>Relies on Performance Criteria</p>			
<p>The following setbacks are proposed for the proposed building works:</p>			
Building	Northern boundary	Western side boundary	Southern boundary (to Connaught Place)
Existing		1.58m to 4.87m	
Building 2 south western corner		1.57m to 3.14m	1.69m to 2.18m
Building 3 north western corner	4.29m to 7.32m	1.5m	
<p>In addition, a 28m long retaining wall, up to 490mm high, is proposed along the western boundary adjoining building 3 and the addition to the existing building.</p>			
<p>All setbacks comply with the requirements other than the southern boundary adjoining building 2 and the retaining wall along the western boundary. As 14 St Andrews Street is an internal block rear to 11 Connaught Place, that is it adjoins the "rear boundary of a property with an adjoining frontage;" the setback of building 2 should have a setback of 4.5m. The setback is 1.69m to 2.18m. Both require assessment against the performance criteria.</p>			
<p>The buildings are all single storey with maximum wall heights of 3m which meet (ii).</p>			
<p>P2 The siting and scale of a building that is not a dwelling must:</p>			
<p>(a) not cause an unreasonable loss of amenity, having regard to:</p>			
<p>(i) reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property;</p>			
<p>(ii) overshadowing the private open space of a dwelling on an adjoining property;</p>			
<p>(iii) overshadowing of an adjoining vacant property; and</p>			
<p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and</p>			
<p>(b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.</p>			
<p>Complies</p>			
<p>The proposed encroachment is not considered to impact on the amenity of the adjoining western and southern neighbours. Regard is given to the following:</p>			

(i) reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property;

The dwelling at 11 Connaught Crescent is located on an irregular shaped lot and not parallel to the rear boundary. Its northeastern corner is setback 7.39m from the common boundary, and the northwestern corner is setback 14.33m. Therefore, the single storey proposed building, sited to the northwest of the dwelling, should not cause any overshadowing of habitable rooms of the adjoining neighbour.

The proposed retaining wall along the western boundary will not cause any overshadowing of an adjoining dwelling to the west.

(ii) overshadowing the private open space of a dwelling on an adjoining property;

The private open space of the adjoining dwelling is directly behind the dwelling and should also not be impacted by the proposed building. In both cases, any overshadowing would not occur until 2pm with suitable time prior to that for solar gain.

The proposed retaining wall along the western boundary will not cause any overshadowing of an adjoining property.

(iii) overshadowing of an adjoining vacant property; and

There is no vacant land adjoining.

(iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and

Proposed building 2 is single storey with a wall height of 3m. It will have setback between 1.69m and 2.18m and be separated by a 1.8m high timber paling boundary fence from 11 Connaught Place. There is vegetation along the common boundary and a difference of approximately 2m in ground level to minimise the angle of view between properties.

The proposed retaining wall along the western boundary will not be visible from an adjoining property.

(b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.

There is a variety of development and building separation in the vicinity in part given the irregular alignment of streets. The subject site is the largest in the area and internal to a number of sites. The orientation of the adjoining dwelling at 11 Connaught Place, a minimum of 7.39m from the common boundary, and the 1.69m to 2.18m setback of the proposal are considered to be appropriately separated.

The proposed building meets the performance criteria.

A3 A building that is not a dwelling, must have:

(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and

(b) a site area of which not less than 35% is free from impervious surfaces.

Complies

The buildings have roof cover of approximately the following:

- Existing two storey building - 387m²
- Redeveloped building -219m²
- Building 2 - 97.7m²
- Building 3 - 169m².

This totals 870m² and is 19.26% of the 4516m² site to meet (a).

<p>Land to the north, east and south of the site remains as landscaping to provide open space and protect the heritage character of the main building of approximately 34%, along with smaller areas elsewhere around the site is approximately 36% if the site to meet (b).</p>
<p>A5 Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not:</p> <ul style="list-style-type: none"> (a) be visible from any road or public open space adjoining the site; and (b) encroach upon parking areas, driveways or landscaped areas.
<p>Complies</p> <p>Waste storage is existing and to be retained off the south western corner of the main building which is collected by a contractor.</p>
<p>A6 Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use not less than 10m.</p>
<p>Relies on Performance Criteria</p> <p>The site is to be serviced by heat pumps which will be located at the rear of each unit which will be setback a variety of distances up to 1.5m from a boundary. They will clearly be within 10m of a boundary and must be considered against the performance criteria.</p>
<p>P6 Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of the boundary of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any mitigation measures proposed.
<p>Complies</p> <p>The units will be serviced by domestic-scale heat pumps, which are similar to the scale used by adjoining sensitive uses. While 11 visitor accommodation units are proposed, the overall site of 4516m² could allow a density of 13 dwellings to be located on the site. The scale of the development is therefore not considered to exceed that of a multiple dwelling development. It is also unlikely that all units would be occupied every night, which would reduce the cumulative use of the heat pumps.</p> <p>Dwellings on the adjoining site are considered to be suitably separated from the common boundary. A standard note is applied to the permit regarding use of fixed equipment advising that their use is subject to the Environmental Management and Pollution Control (Noise) Regulations 2016 or any subsequent versions of this regulation.</p> <p>The performance criteria are met.</p>

C2.0 Parking and Sustainable Transport Code

<p>The purpose of the Parking and Sustainable Transport Code is:</p> <ul style="list-style-type: none"> 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.
--

Consistent

Car parking is proposed to serve the use and development. The site is within walking distance of the city centre and other services.

C2.5.1 Car parking numbers

That an appropriate level of car parking spaces are provided to meet the needs of the use

Consistent

An appropriate level of car parking will be provided.

A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:

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

$$N = A + (C - B)$$

N = Number of on-site car parking spaces required
 A = Number of existing on site car parking spaces
 B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1
 C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

Complies

Table C2.1 requires *1 space per self-contained accommodation unit, allocated tent or caravan space, or 1 space per 4 beds, whichever is the greater.*

The main building has 10 rooms to require three (3) spaces. Eight (8) car spaces are existing to the south east of the main building along with two (2) spaces adjoining the exit to Connaught Place for the main building and a further 11 spaces are located to surround the proposed units to be developed. While 14 spaces are the minimal number required 19 are proposed, to comply with the table.

C2.5.2 Bicycle parking numbers

That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.

Consistent

Bicycle parking can be provided.

A1 Bicycle parking spaces must:

- (a) be provided on the site or within 50m of the site; and
- (b) be no less than the number specified in Table C2.1.

Complies

Table C2.1 does not require visitor accommodation to provide bicycle parking.

C2.6.1 Construction of parking areas

That parking areas are constructed to an appropriate standard.

Consistent

Parking areas will be appropriately constructed.

A1 All parking, access ways, manoeuvring and circulation spaces must:

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

Complies

Parking spaces and the access will be sealed in concrete and will drain to the reticulated stormwater system.

C2.6.2 Design and layout of parking areas

That parking areas are designed and laid out to provide convenient, safe and efficient parking.

Consistent

Parking areas will be safe and convenient.

A1.1 Parking, access ways, manoeuvring and circulation spaces must either:

- (a) comply with the following:
 - (i) have a gradient in accordance with *Australian Standard AS 2890 - Parking facilities, Parts 1-6*;
 - (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;
 - (iii) have an access width not less than the requirements in Table C2.2;
 - (iv) have car parking space dimensions which satisfy the requirements in Table C2.3;
 - (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;
 - (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and
 - (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or
- (b) comply with *Australian Standard AS 2890-Parking facilities, Parts 1-6*.

Relies on Performance Criteria

The driveway from the main section of the site to Connaught Place has a grade of 1:7 and a section of the drive between the existing carpark to the rear of the site is 1:8 and do not meet the necessary standards of A1.1 (a) (ii).

Vehicles will enter and exit the site in a forward direction, entering via St Andrews Street and exiting via Connaught Place, the car spaces have dimensions of 5.4m x 2.6m to meet the 90 degree parking requirements with sufficient manoeuvring spaces to meet (ii), (iv), (v), (vi) and will be line marked to meet (vii).

The access width for 21 or more car spaces is 5.5m. The existing accesses consist of a 4.5m width narrowing to 5.5m off St Andrews Street and 4m off Connaught Place. Both do not comply with A1.1 (a) (iii).

<p>Points (i) and (iii) are not meet and must be addressed against the performance criteria.</p>
<p>A1.2 Parking spaces provided for use by persons with a disability must satisfy the following:</p> <ul style="list-style-type: none"> (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.</i>
<p>Complies</p> <p>Three car parking spaces for persons with a disability are provided adjacent to the entrances of the accommodation units designed for their use.</p>
<p>P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area; (i) the proposed means of parking delineation; and (j) the provisions of <i>Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking</i> and <i>AS 2890.2-2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</i>
<p>Complies</p> <p>The proposed parking is considered to provide safe and efficient parking with regard to the following:</p> <p><i>(a) the characteristics of the site;</i> The site is an internal lot providing a setting for the established heritage listed residence, medium term units and outbuildings and two access points. The frontage to St Andrews Street is used for the visitors to the site, the second access to Connaught Place is used for service vehicles and staff. The developed site has sufficient area to contain additional development for the existing use and provide safe access and manoeuvrability of additional vehicles for the visitor accommodation use.</p> <p><i>(b) the proposed slope, dimensions and layout;</i> The site falls away to the northeast and east and to the St Andrews Street frontage and to the south over the existing access to Connaught Place. The section of the drive south the main building provides only internal access. For the future use vehicles will be guided in direction through the undulating site, driving at a low speed and travelling in only one direction. The access to Connaught Place will be via a guided route, which will also be signed to advise vehicles travel one way to exit the site.</p> <p><i>(c) useability in all weather conditions;</i> The surfaces will be sealed in concrete and will allow passage in all weather.</p> <p><i>(d) vehicle and pedestrian traffic safety;</i> To ensure safety is maintained visitors to the site are and will continue to be required to drive at 10km per hour and will travel one way through the site. All have a similar reason to be on the site and will be suitably aware of the site characteristics.</p> <p><i>(e) the nature and use of the development;</i></p>

The use of the site is for overnight accommodation with visitors most likely on holidays, driving relatively slowly due to the nature of the hillside and no through street nature of the area. Most visitors will be travelling in a light vehicle.

(f) the expected number and type of vehicles;

Currently the number of vehicles accessing the site is 10 rooms in the main building for overnight stay and four (4) bedrooms as medium term accommodation. The NSW Road Traffic Assessment (RTA) Guidelines estimate overnight stay generally three (3) per unit vehicle movements per day (vpd) state medium term accommodation will generate 4-5 vpd vehicle movements per day to total 34-35. The estimated increase in traffic is 33 (- 4-5 when replacing the medium-term accommodation) and therefore 29 vehicle movements per day. The TIA and Council's Traffic Engineer consider up to 40 as being satisfactory.

(g) the likely use of the parking areas by persons with a disability;

Three spaces are proposed for persons with a disability.

(h) the nature of traffic in the surrounding area;

The area is residential and given the access and exit are both to no through streets with low traffic volumes of vehicles of residents in the relevant streets and service vehicles.

(i) the proposed means of parking delineation;

The parking spaces will be line marked.

and (j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.

The parking spaces meet the necessary dimensional requirements.

The performance criteria are met.

C2.6.3 Number of accesses for vehicles

That:

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- (c) the number of accesses minimise impacts on the streetscape.

Consistent

Access to and from the site is safe and efficient.

A1 The number of accesses provided for each frontage must:

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

Complies

The site has direct access off St Andrews Street. This is to be widened by sealing of a 5.1m² title adjoining the frontage. Egress is via Connaught Place. The two points are being maintained for this proposal.

C2.6.5 Pedestrian access

That pedestrian access within parking areas is provided in a safe and convenient manner.

Consistent

Pedestrian access will be safe and convenient.

A1.1 Uses that require 10 or more car parking spaces must:

<p>(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:</p> <ul style="list-style-type: none"> (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or (ii) protective devices such as bollards, guardrails or planters between the footpath and the access way or parking aisle; and <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.</p>
<p>Relies on performance criteria A separated pedestrian access is not proposed therefore the performance criteria must be addressed.</p>
<p>A1.2 In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.</p>
<p>Complies The accessible space for the existing rooms with the established dwelling is existing. Accessible parking for the units proposed for such a person are directly in front and accessible by a 1.5m wide concrete path.</p>
<p>P1 Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the nature of the use; (c) the number of parking spaces; (d) the frequency of vehicle movements; (e) the needs of persons with a disability; (f) the location and number of footpath crossings; (g) vehicle and pedestrian traffic safety; (h) the location of any access ways or parking aisles; and (i) any protective devices proposed for pedestrian safety.
<p>Complies Pedestrian access will be safe and convenient, regard given to the following:</p> <p><i>(a) the characteristics of the site;</i> The site is an undulating internal site to be accessed via a no through street over. Traffic movements will be slow particularly as it will be signed by a 10km per hour limit and to advise of shared pathways through the site.</p> <p><i>(b) the nature of the use;</i> The use is for visitor accommodation where users will be coming and going at various times during the day.</p> <p><i>(c) the number of parking spaces;</i> A total of 21 spaces are being provided.</p> <p><i>(d) the frequency of vehicle movements;</i> 40 vehicle movements per day are predicted over the course of any one day.</p> <p><i>(e) the needs of persons with a disability;</i> Appropriate accessible parking will be provided adjoining the units designed for their use.</p> <p><i>(f) the location and number of footpath crossings;</i> The parking spaces are scattered through the site as close as possible to individual units.</p>

(g) vehicle and pedestrian traffic safety;

The Traffic Impact Assessment includes signage to be applied to the site to advise that the site is a shared zone for both pedestrians and vehicles and that the speed limit is 10km per hour.

(h) the location of any access ways or parking aisles; and

The access and egress are at each extent of the site with parking for both the existing building and the new units separated and as close to each accommodation facility as possible.

(i) any protective devices proposed for pedestrian safety.

The proposed signage to advise of shared access and speed limit through the site will provide pedestrian safety.

The performance criteria are met.

C3.0 Road and Railway Assets Code

The purpose of the Road and Railway Assets Code is:

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

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

Consistent

The safety and efficiency of the road network should not be compromised by the proposal.

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

To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

Consistent

The amenity of the area should not be adversely affected by the proposal.

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; or

(b) allowed by a licence issued under Part IVA of the *Roads and Jetties Act 1935* in respect to a limited access road.

Complies

The Traffic Impact Assessment estimates that the combined removal of four medium term units and the provision of the 11 visitor accommodation units will result in an increase of approximately 28 (33 vehicles for the additional units - 4-5 replacing the medium term accommodation. This meets Table C3.1 where the increase is limited to an increase of 40 vehicles movements per day.

C6.0 Local Historic Heritage Code

The purpose of the Local Historic Heritage Code is:

C6.1.1 To recognise and protect:

(a) the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential; and

(b) significant trees.

C6.1.2 This code does not apply to Aboriginal heritage values.

Consistent

The property is listed under this clause and by the Tasmanian Heritage Council (THC). The THC have considered the redevelopment of the whole site and have issued a conditioned Notice of Decision. Further assessment of this code is not required.

ACCOMMODATION REDEVELOPMENT 14 ST. ANDREWS STREET, WEST LAUNCESTON EDENHOLME PTY LTD

PD24374

BUILDING DRAWINGS

- No DRAWING
- 01 DEMOLITION SITE PLAN
- 02 SITE PLAN
- 03 PART SITE PLAN
- 04 PART SITE PLAN
- 05 PART SITE DRAINAGE PLAN
- 06 PART SITE DRAINAGE PLAN
- 07 PART SITE LANDSCAPING PLAN
- 08 PART SITE LANDSCAPING PLAN
- 09 LOCALITY PLAN
- 10 TURNING MOVEMENTS
- 11 PERSPECTIVES

ACCOM DRAWINGS

- No DRAWING
- VISITOR ACCOMMODATION
- V01 DEMOLITION PLAN
- V02 EX. ELEVATION
- V03 EX. ELEVATION
- V04 FLOOR PLAN
- V05 ELEVATIONS
- V06 ELEVATIONS
- V07 ROOF PLAN
- VISITOR ACCOMMODATION 2
- VA2-01 FLOOR PLAN
- VA2-02 DOOR AND WINDOW SCHEDULES
- VA2-03 ELEVATIONS
- VA2-04 ELEVATIONS
- VA2-05 ROOF PLAN
- VISITOR ACCOMMODATION 3
- VA1-01 FLOOR PLAN
- VA1-02 DOOR AND WINDOW SCHEDULES
- VA1-03 ELEVATIONS
- VA1-04 ELEVATIONS
- VA1-05 ROOF PLAN



PLANNING

	211.11	m2 (22.72	SQUARES)
VISITOR ACCOMMODATION ACCOMMODATION AREA			
VISITOR ACCOMMODATION 2			
UNIT 1 FLOOR AREA	51.01	m2 (5.50	SQUARES)
UNIT 2 FLOOR AREA	45.90	m2 (4.94	SQUARES)
VISITOR ACCOMMODATION 3			
UNIT 2 FLOOR AREA	41.50	m2 (4.47	SQUARES)
UNIT 4 FLOOR AREA	41.70	m2 (4.50	SQUARES)
UNIT 3 FLOOR AREA	41.50	m2 (4.47	SQUARES)
UNIT 1 FLOOR AREA	41.70	m2 (4.50	SQUARES)
TOTAL AREA	475.90		51.17

GENERAL PROJECT INFORMATION

TITLE: WEST LAUNCESTON 24374
 SITE AREA: 4,390.00
 DESIGN KIND/SPEED: TBC
 SOIL CLASSIFICATION: TBC
 CLIMATE ZONE: T
 ALPINE AREA: NO
 CORPUS: DA 01862025
 BALANCE: DA 01862025
 OTHER KNOWN HAZARDS: NONE KNOWN
 BUILDING CLASS: B

PLANNING EXHIBITED DOCUMENTS
 Ref No: DA 01862025
 Date: 21/06/2025
 Approved: 21/06/2025
 This document is a copy of the original documents submitted to the Council for consideration. It is not to be used for any other purpose without the written consent of the Council. The Council is not responsible for the accuracy or completeness of the information contained herein. For more information, please contact the Council's Planning Department on 03 6332 3700.



10 Goodman Court, Liverpool Launceston T248
 PO Box 6332 3790 Launceston Road, Moorah Hobart 7609
 Tel: 03 6332 3700 Fax: 03 6332 3701
 Email: info@primedesign.com.au primedesign.com.au
 Accredited Building Practitioner: Frank Gehas (No. CC246)

JUNE 2025

SURVEYOR: JAG DATE: 12/12/24

1. THIS PLAN HAS BEEN PREPARED BY MOOLCOTT LAND SERVICES FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

2. TITLE BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF THIS SURVEY.

3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES AND THEREFORE SHOULD NOT BE RELIED UPON FOR THE COMMENCEMENT OF ANY WORK ON SITE. IN PARTICULAR, THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.

4. MOOLCOTT LAND SERVICES CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.

5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN AND A REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF MOOLCOTT LAND SERVICES.

6. HORIZONTAL BEARING DATUM IS NGA BASED ON RTK GPS.

7. VERTICAL DATUM IS ADHOS BASED ON SPM1110-02.

8. CONTOUR INTERVAL IS 0.20m INDEX IS 1.00m.

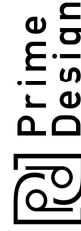
9. BOUNDARIES SHOWN ARE BASED ON FENCINGS ARE APPROXIMATE AND SUBJECT TO SURVEY

10. CO-ORDINATES ARE PLANE AND BASED ON MGA2020 AT SPM1110-02.

DEMOLITION NOTE

- IT IS THE BUILDERS RESPONSIBILITY THAT ALL WORKS TO BE DONE IN A SAFE MANNER.
- BUILDER TO PROP WHERE REQUIRED IF UNSURE CONTACT ENGINEER OR DESIGNER.
- ALL ELECTRICAL TO BE DISCONNECTED AT MAINS BOARD/STREET 1 OF FEED INTO SITE.
- BUILDERS RESPONSIBILITY TO KEEP SITE CLEAN AND MAINTAIN ALL SERVICES GOING INTO STORED WATER/SEWER WATER LINES.
- BUILDER TO HAVE SITE INSPECTED/TESTED FOR ASBESTOS PRIOR TO ANY WORKS.
- CONSTRUCTION**

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



10 Gresham Court, Invermay, Tasmania 7261,
p01+61 03 6332 3790
Shop 9, 105-111 Main Road, Moorabool Hobart 7009
p01+61 03 6238 4575
info@primedesign.com.au primedesign.com.au

PROJECT: ACCOMMODATION REDEVELOPMENT
client name: WEST LAUNCESTON
EDENHOLME PTY LTD

Drawing: DEMOLITION SITE PLAN

Drawn by: M.R.
Approved by: M.R.
Date: 05.06.2025
Scale: 1 : 250 @ A2
Project/Drawing no: PD24374-01
Revision: 06
Accredited by: Building Designers Association of Australia
Accredited by: Building Designers Association of Australia
Accredited by: Building Designers Association of Australia
Accredited by: Building Designers Association of Australia

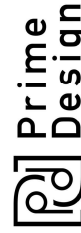


DEMOLITION SITE PLAN
1 : 250

Document Set ID: 6265765
Version: 1, Version Date: 11/07/2025

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

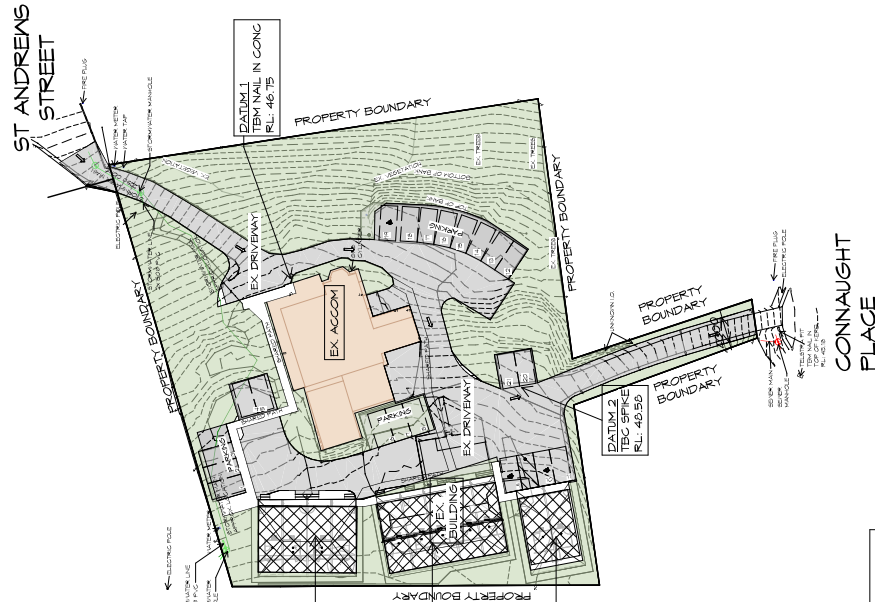


10 Grosvenor Court, Invermay, Tasmania 7246,
p(0) + 65 6332 3790
Shop 9, 105-111 Mann Road, Merambah Hobart 7009
p(0) + 65 6238 4575
info@primedesign.com.au primedesign.com.au

PROJECT:
ACCOMMODATION
REDEVELOPMENT
14 ST. ANDREWS STREET,
WEST LAUNCESTON
client name:
EDENHOLME PTY LTD

Drawing:
SITE PLAN

Drawn by: M.R.
Approved by: M.R.
Date: 05.06.2025
Scale: 1 : 500 @ A2
Project/Drawing no: PD24374-02
Revision: 06
Accredited by: Building Designers Association of Australia



SITE PLAN
1 : 500

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.O.

- GENERAL NOTES**
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE.
 - ALL WORKS TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS.
 - ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT CONSIDER ALL FLOOR AREAS.
 - ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH AS 3500. NCC 2022 & APPROVED BY COUNCIL INSPECTOR.
 - ALL ELECTRICAL WORKS TO BE STRICTLY IN ACCORDANCE WITH AS 3000 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S ALL WINDOWS AND GLAZING TO COMPLY WITH AS 1200 & AS 2047.
 - ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION.
 - IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER IMMEDIATELY TO COMPLY WITH ALL PLANNING CONDITIONS.
 - BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - ALL CONSTRUCTION WORKS TO BE CARRIED OUT IN CONJUNCTION WITH BURFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
 - DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

- SURVEYOR: JAG DATE: 12/12/24**
1. THIS PLAN IS DERIVED FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
 2. SURVEY BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF THIS SURVEY.
 3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY, THEY ARE NOT A COMPLETE PICTURE OF SERVICES LOCATED ON THE SITE. THE DESIGNER ACCEPTS NO LIABILITY FOR THE COMBINGMENT OF ANY WORK ON SITE. IN PARTICULAR, THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
 4. MOOLCOTT LAND SERVICES CAN NOT ACCEPT LIABILITY FOR THE LOCATION OF SERVICES SHOWN ON THIS PLAN.
 5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE IS UNLAWFUL. THIS NOTE IS NOT TO BE USED FOR ANY OTHER PURPOSE. SUCH A REPRODUCTION IS INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF MOOLCOTT LAND SERVICES.
 6. HORIZONTAL BEARING DATUM IS MGA BASED ON RTK GPS.
 7. VERTICAL BEARING DATUM IS MGA BASED ON RTK GPS.
 8. CONTOUR INTERVAL IS 0.20M INDEX IS 1.00M.
 9. BOUNDARIES SHOWN ARE BASED ON FENCING ARE APPROXIMATE AND SUBJECT TO SURVEY.
 10. ELEVATION DATUMS ARE PLANE AND BASED ON MGA3020 AT SP41110-023.

DEVEYANT GRADIENT
MAXIMUM GRADIENT 1:4 (25%)
TO AS 2590

CAR PARKING GRADIENT
PARALLEL TO PARKING ANGLE 1:20 (5%)
CROSSFALL 1:16 (6.25%)

PLANNING

- GENERAL NOTES**
- 1. CHECK ALL DIMENSIONS & LEVELS ON SITE
 - 2. ALL WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
 - 3. ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
 - 4. ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT INCLUDE WALL THICKNESSES
 - 5. ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
 - 6. BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR WATER SERVICES
 - 7. THIS DRAWING IS TO BE USED BEFORE CONSTRUCTION COMMENCES
 - 8. ENGINEER'S STRUCTURAL DRAWINGS CONJUNCTION WITH THE
 - 9. ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
 - 10. ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
 - 11. IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
 - 12. DESIGNER ACCEPTS RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
 - 13. BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
 - 14. CONSTRUCTION TO COMPLY WITH AS 3854, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
 - 15. DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

1. THIS PLAN HAS BEEN PREPARED BY MOOLCOTT LAND SERVICES FROM A COMBINATION OF EXISTING RECORDS AND SURVEY DATA. THE PLAN SHOWS THE EXISTING AND PROPOSED PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. TITLE BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE RECORDED BY FIELD SURVEY. THESE ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE. IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. MOOLCOTT LAND SERVICES ACCEPTS NO LIABILITY FOR ANY DAMAGES OR LOSSES CAUSED BY ANY UNDERGROUND SERVICES WHETHER SHOWN BY OUR SURVEY OR NOT.
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6. HORIZONTAL BEARING DATUM IS MGA BASED ON RTK GPS.
7. VERTICAL DATUM IS AHD 85 BASED ON SPM1110-02.
8. ALL DIMENSIONS AND LEVELS SHOWN ON THIS PLAN/DATA ARE APPROXIMATE AND SUBJECT TO SURVEY.
9. CO-ORDINATES ARE PLANE AND BASED ON MGA3020 AT SPM1110-02.

DRIVEWAY GRADIENT
MAXIMUM GRADIENT 1:4 (25%)
TO AS 2040

GAS PARKING GRADIENT
(5%)
ALLEY TO PARKING ANGLE 1:20
GROSSFALL 1:16 (6.25%)



10 Gresham Court, Invermay, Tasmania 7246,
p01+05 6332 3790
Shop 9, 105-111 Main Road, Moorah Hobart 7009
p01+05 6258 4975
info@primedesign.com.au
www.primedesign.com.au

PROJECT: ACCOMMODATION REDEVELOPMENT
CLIENT: WEST LAUNCESTON EDENHOLME PTY LTD

DRAWING: PART SITE PLAN

Drawn by: M.R.
Approved by: M.R.
Date: 05.06.2025
Scale: 1:200@A2

Project/Drawing no: PD24374-03
Revision: 06
Approved by: M.R. (M.R. 06)



bdag
BUILDING DESIGNERS ASSOCIATION OF TASMANIA
Accredited by M.R. Practitioner: Frank Gaskin-40-CC2648



NOTE: DIMENSIONED BOUNDARY OFFSETS TO EXTERNAL GLAZINGS U.N.C.

PART SITE PLAN
Document No: 11-2025
Version: 1, Version Date: 11/07/2025

PLANNING

- GENERAL NOTES**
- CHECK ALL DIMENSIONS & LEVELS ON SITE
 - ALL WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
 - ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
 - ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR MILL FINISHES
 - ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
 - BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
 - ALL WINDOWS AND GLAZINGS TO COMPLY WITH A.S. 1288 & A.S. 2047
 - ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO COMMENCEMENT OF CONSTRUCTION
 - IF CONSTRUCTION OF THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
 - BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
 - CONSTRUCTION TO COMPLY WITH AS 3954, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
 - DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

- SURVEYOR: JAG DATE: 12/12/24**
1. THIS PLAN HAS BEEN PREPARED BY MOOLGOTT LAND SERVICES FROM A COMBINATION OF EXISTING RECORDS AND SURVEY DATA. THE DESIGNER HAS NOT CONDUCTED ANY PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
 2. TITLE BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF THIS SURVEY.
 3. SERVICES BY FIELD SURVEY: THESE ARE NOT COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE. IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
 4. THE DESIGNER DOES NOT ACCEPT LIABILITY FOR ANY DAMAGE CAUSED TO ANY UNDERGROUND SERVICES WHETHER SHOWN BY OUR SURVEY OR NOT.
 5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THE WRITTEN PERMISSION OF PRIME DESIGN IS UNLAWFUL AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF MOOLGOTT LAND SERVICES.
 6. HORIZONTAL BEARING DATUM IS MGA BASED ON RTK GPS.
 7. VERTICAL DATUM IS ADH03 BASED ON SPM110-02.
 8. APPROXIMATE CO-ORDINATES SHOWN ON DRAWINGS ARE APPROXIMATE AND SUBJECT TO SURVEY
 9. APPROXIMATE AND SUBJECT TO SURVEY
 10. CO-ORDINATES ARE PLANE AND BASED ON MGA2020 AT SPM110-02.

CRENSHAW GRADIENT
MAXIMUM GRADIENT 4 (25%)
TO AS 2040

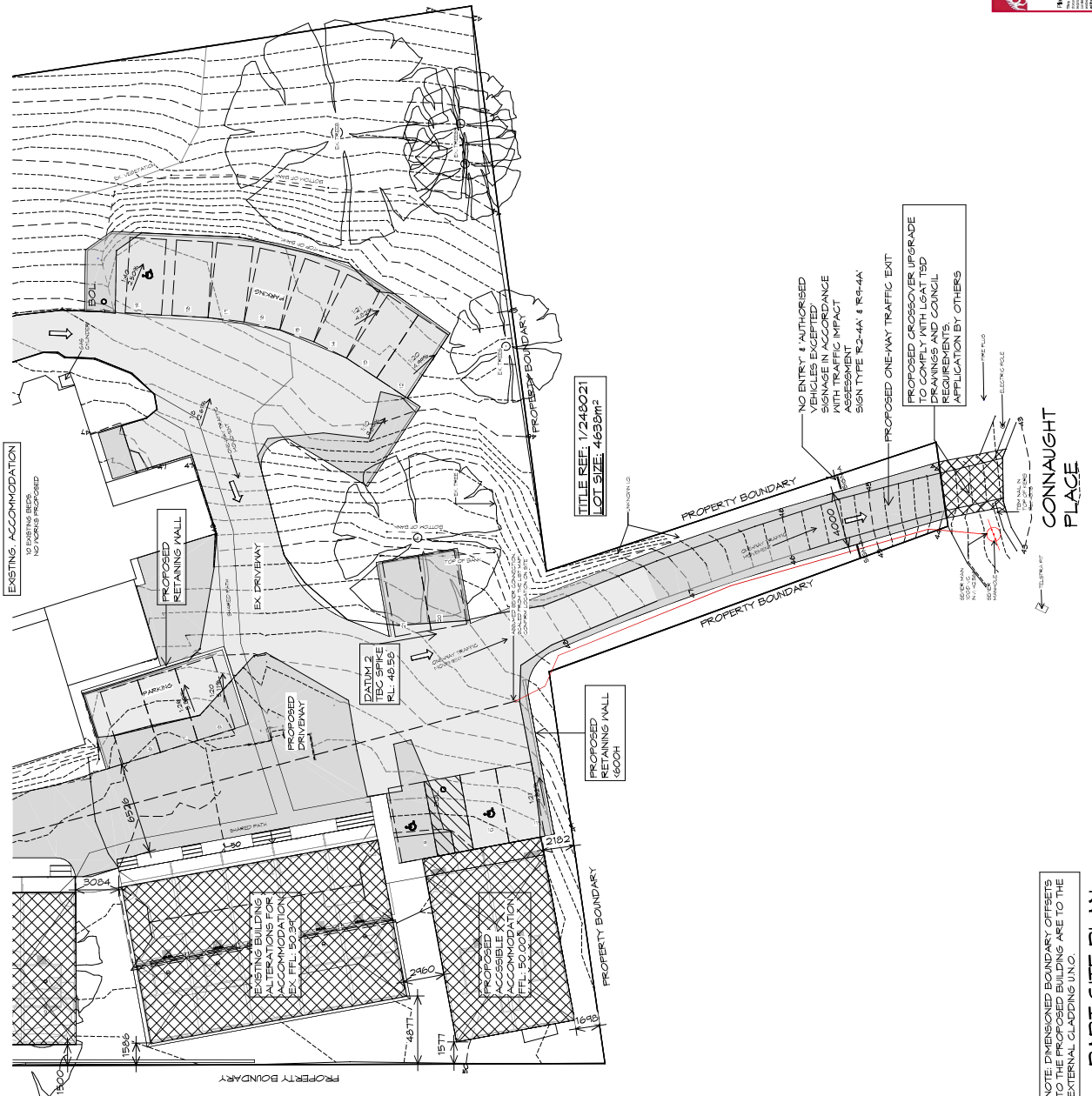
CAR PARKING GRADIENT
MAXIMUM GRADIENT 1.20 (6%)
CROSSFALL 1:16 (25%)



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p01+61 03 6238 4975
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PROJECT: ACCOMMODATION REDEVELOPMENT
14 ST. ANDREWS STREET,
WEST LAUNCESTON
client name: EDENHOLME PTY LTD
Drawing: PART SITE PLAN

Drawn by: M.R.
Approved by: M.R.
Date: 05.06.2025
Scale: 1 : 200@A2
Project/Drawing no: PD24374-04
Revision: 06
Accredited by: Myra practitioner: Frank Gaskin-ANZ-CC668



NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL GLAZING U.N.O.

PART SITE PLAN
1 : 200

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

LEGEND

- 450X 450 SURFACE DRAINAGE PIT
- NET AREAS
- SEWER LINE
- STORMWATER LINE
- 100% AG DRAIN

PLUMBING NOTES:
 ALL WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
 ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. WORKS TO BE CARRIED OUT BY A LICENSED TRADESMAN ONLY.

NOTE:
 ALL TASKWATER WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA (NSW) AND SEWAGE CODE OF AUSTRALIA (NSW) RETAIL WATER AGENCIES CODE (NSA 02-2014) 3.1 MRWA VERSION 2 AND TASKWATER'S SUPPLEMENTS TO THESE CODES
 SEWER AND WATER SERVICES
 • ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASKWATER SUPPLEMENTS
 • WORKS TO BE DONE BY TASKWATER AT DEVELOPERS COST

ETS:
 ALL GRATED FITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3
GR66:
 ALL GRATED FITS TO BE BRANCHED SEPARATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2
S/NL:
 STORMWATER PIPES TO BE SIZED PER AS/NZS 3500.2021 PART 3
VENTS:
 DRAINAGE VENTS TO BE LOCATED BEFORE THE POINT OF THE LINE PER AS/NZS 3500.2021 PART 2
 WATER METERS TO BE HOUSED IN TRAFFICABLE AREAS IN ACCORDANCE WITH TN-SDH-N0002 PAGE 03

NOTE: WATER METER AND LATERAL LINE SIZED USING TN 16A-05 2011-5.1 MRWA V2.0 SUPPLEMENT TABLE A FOR EQUIVALENT TENEMENT RATES.
 WHERE:
 • A BED & BREAKFAST/GUEST HOUSE IS CALCULATED AT 0.4 PER ROOM.
 • 21 ROOMS = 21 x 0.4 = 8.4 EQUIVALENT TENEMENTS.
 USING TASKWATER METERING GUIDELINES A DN40 WATER METER IS SUITABLE FOR 4-15 DOMESTIC DWELLINGS.



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PROJECT:
ACCOMMODATION REDEVELOPMENT
 14 ST ANDREWS STREET,
 WEST LAUNCESTON
 client name:
 EDENHOLME PTY LTD

Drawing:
PART SITE DRAINAGE PLAN

Drawn by:
 M.R.

Approved by:
 M.R.

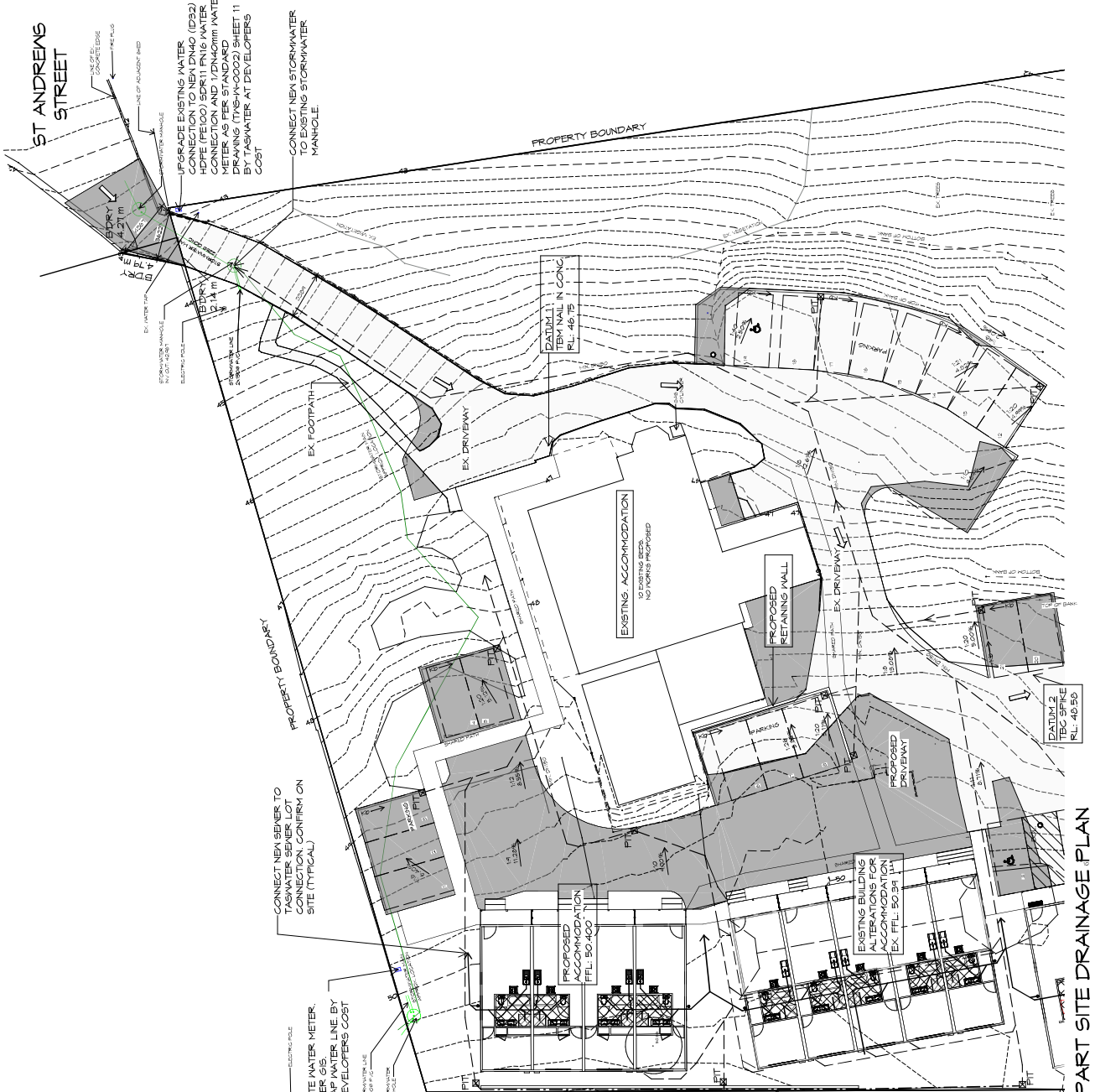
Date:
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Scale:
 As indicated @ A2

Project/Drawing no:
 PD24374-05

Revision:
 06

Accredited by: **bdoo** BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
 Accredited by: **Mary practitioner: Frank Cosula-40-CC2648**



PART SITE DRAINAGE PLAN

1 : 200

Document No: 11072025
 Version: 1, Version Date: 11/07/2025

LEGEND

- 450x 450 SURFACE DRAINAGE PIT
- NET AREAS
- SEWER LINE
- STORMWATER LINE
- 1000 AG DRAIN

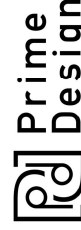
PLUMBING NOTES:
ALL WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. WORK IS TO BE TRIED OUT BY A LICENSED TRADESMAN ONLY.

NOTE:
ALL TASKWATER WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA (AS/NZS 3500.2021) AND TASMATWATER SUPPLIERS RETAIL WATER AGENCIES CODE (NSA 02-2014-3) (MIRVA VERSION 2) AND TASMATWATER SUPPLEMENTS TO THESE CODES
SEWER AND WATER SERVICES
• ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASMATWATER SUPPLEMENTS
• WORKS TO BE DONE BY TASKWATER AT DEVELOPERS COST

FITS:
ALL GRATED FITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3
CR666: ALL GRATED FITS TO BE BRANCHED SEPARATE AND NOT PASSES THROUGH. REFER AS/NZS 3500.2021 PART 2
S/W/L: STORMWATER PIPES TO BE SIZED PER AS/NZS 3500.2021 PART 5
VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE BRANCHED TO THE POINT OF THE LINE PER AS/NZS 3500.2021 PART 2

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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p01+ 05 6238 4575
info@primedesign.com.au primedesign.com.au

PROJECT:
ACCOMMODATION REDEVELOPMENT
14 ST ANDREWS STREET,
WEST LAUNCESTON
client name:
EDENHOLME PTY LTD

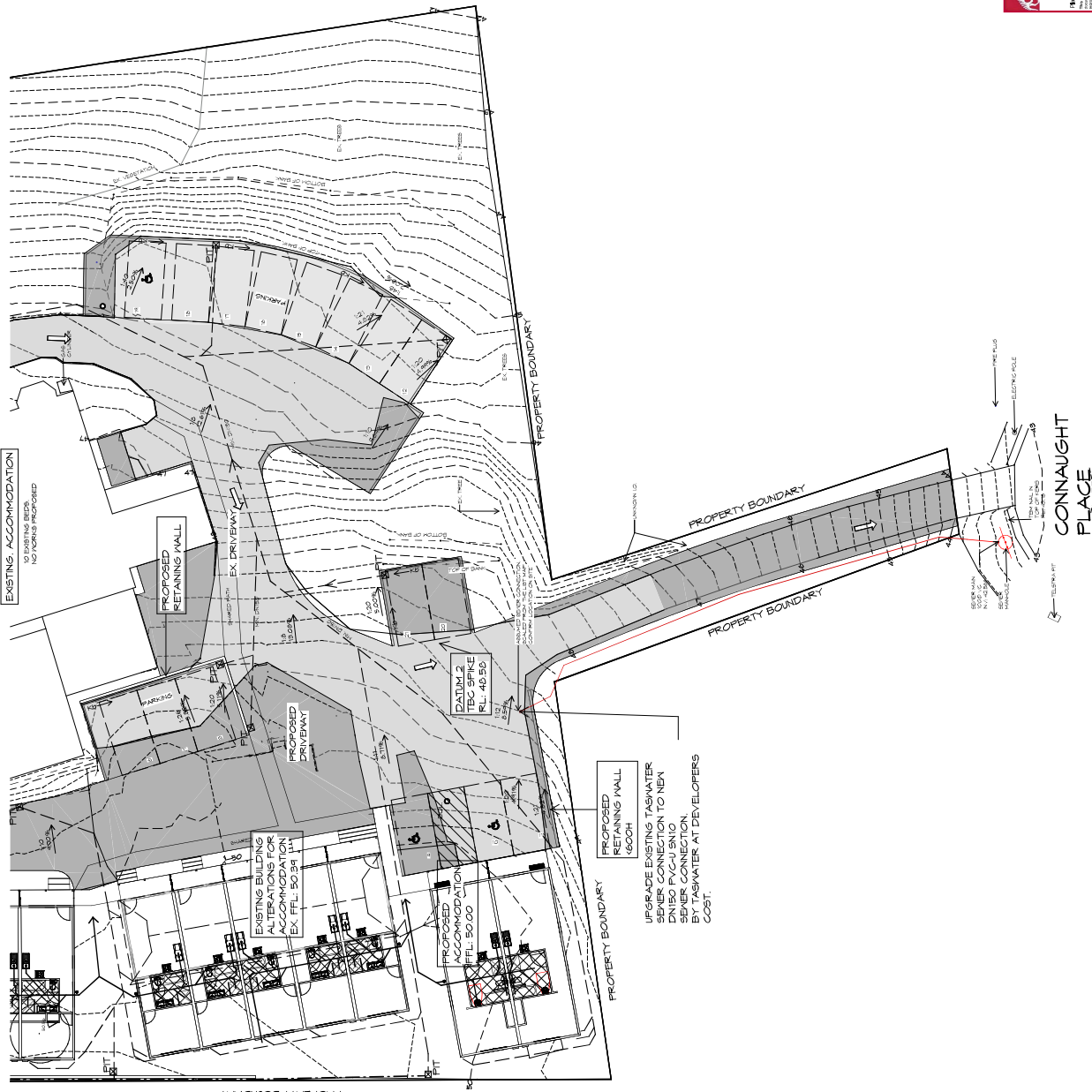
Drawing:
PART SITE DRAINAGE PLAN

Drawn by:
M.R.
Approved by:
M.R.

Date:
05.06.2025
Scale:
As indicated@A2

Project/Drawing no:
PD24374-06
Revision:
06

Accredited by: **bdoo** Building Designers Organisation (BDO) **MEMBER**
Accredited by: **bdoo** Building Designers Organisation (BDO) **MEMBER**



PART SITE DRAINAGE PLAN

1 : 200
Document Set ID: 1665765
Version: 1, Version Date: 11/07/2025

PLANNING

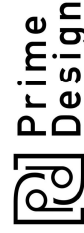
NOTE: DO NOT SCALE OFF DRAWINGS

LEGEND

- PROPOSED TREE - 1m
- PROPOSED SHRUB - 1.0m - 1.5m
- PROPOSED GROUND COVER/GRASS - 20-100mm
- GRAVEL / MULCH PATH
- LAWN
- MULCH OR SIMILAR
- CONCRETE PATH/PAVING
- CONCRETE DRIVEWAY
- GATE
- FENCE 1.8m HIGH
- SECURITY LIGHTS
- 150 KERB
- WASTE STORAGE
- TRAFFIC SIGNAGE TO COMPLY WITH TIA REQUIREMENTS
- TRAFFIC SIGNAGE TO COMPLY WITH TIA REQUIREMENTS
- TRAFFIC SIGNAGE TO COMPLY WITH TIA REQUIREMENTS
- TRAFFIC SIGNAGE TO COMPLY WITH TIA REQUIREMENTS
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- TRAFFIC SIGNAGE TO COMPLY WITH TIA REQUIREMENTS
- TRAFFIC SIGNAGE TO COMPLY WITH TIA REQUIREMENTS
- THERMOPLASTIC DIRECTIONAL LINE MARKING TO COMPLY WITH TRAFFIC IMPACT ASSESSMENT FOR ONE-WAY MOVEMENT

SITE COVERAGE
BUILDING FOOTPRINT 160 / SITE AREA 4688 = 0.160
TOTAL SITE COVERAGE 16.5%

IMPERVIOUS SURFACES
NON-IMPERVIOUS SURFACES 3175 / SITE AREA 4688 = 0.674
TOTAL SITE FREE FROM IMPERVIOUS SURFACES 65.4%



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PROJECT
**ACCOMMODATION
REDEVELOPMENT**
14 ST ANDREWS STREET,
WEST LAUNCESTON
client name:
EDENHOLME PTY LTD

Drawing:
PART SITE LANDSCAPING PLAN

Drawn by:
M.R.

Approved by:
M.R.

Date:
05.06.2025

Scale:
1 : 200 @ A2

Project/Drawing no:
PD24374-07

Revision:
06

Accredited by: **bdoo** Building Designers Organisation
Accredited by: **bdoo** Building Designers Organisation

PLANNING EXHIBITED DOCUMENTS

DA No: DA 0168/2025

Expiry Date: 21/06/2025

Planning Authority: **City of Launceston**

Project Name: **ACCOMMODATION REDEVELOPMENT**

Site Address: **14 ST ANDREWS STREET, WEST LAUNCESTON**

Scale: **1:200 @ A2**

Drawn by: **M.R.**

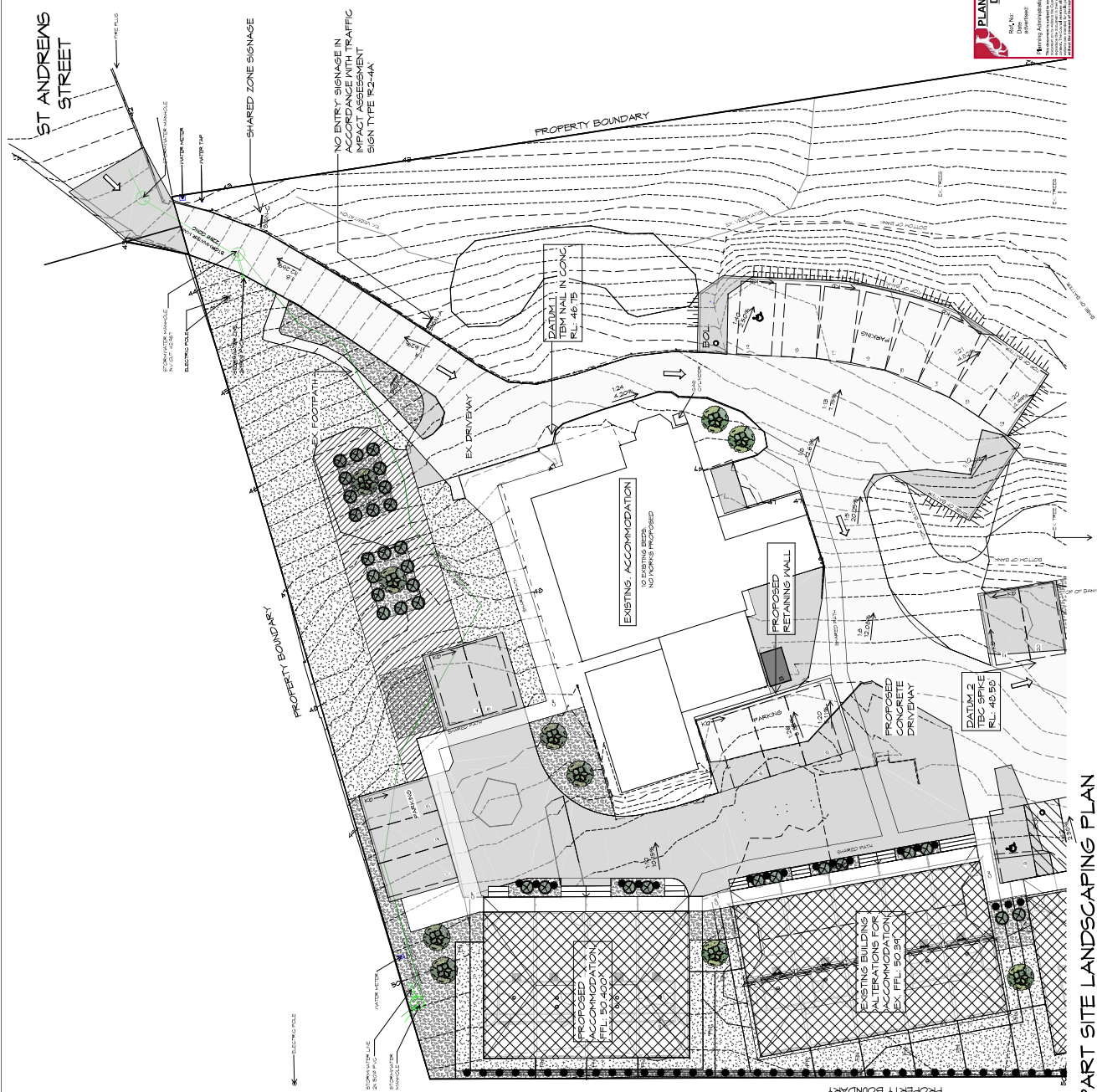
Approved by: **M.R.**

Date: **05/06/2025**

Project/Drawing no: **PD24374-07**

Revision: **06**

Accredited by: **bdoo** Building Designers Organisation

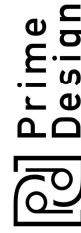


PART SITE LANDSCAPING PLAN

Document No: **10554/2020m**
Version: **1**, Version Date: **11/07/2025**

PLANNING

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p(0) + 05 6258 4575
info@primedesign.com.au primedesign.com.au

PROPOSED VISITOR
ACCOMMODATION
REDEVELOPMENT,
14 ST ANDREWS STREET, WEST
LAUNCESTON

PROJECT/DRAWING NO:
PD24374-09

DATE: 05.06.2025

SCALE: 1 : 2000@A2

REVISION: 06

APPROVED BY: [Signature]

AUTHOR: [Signature]

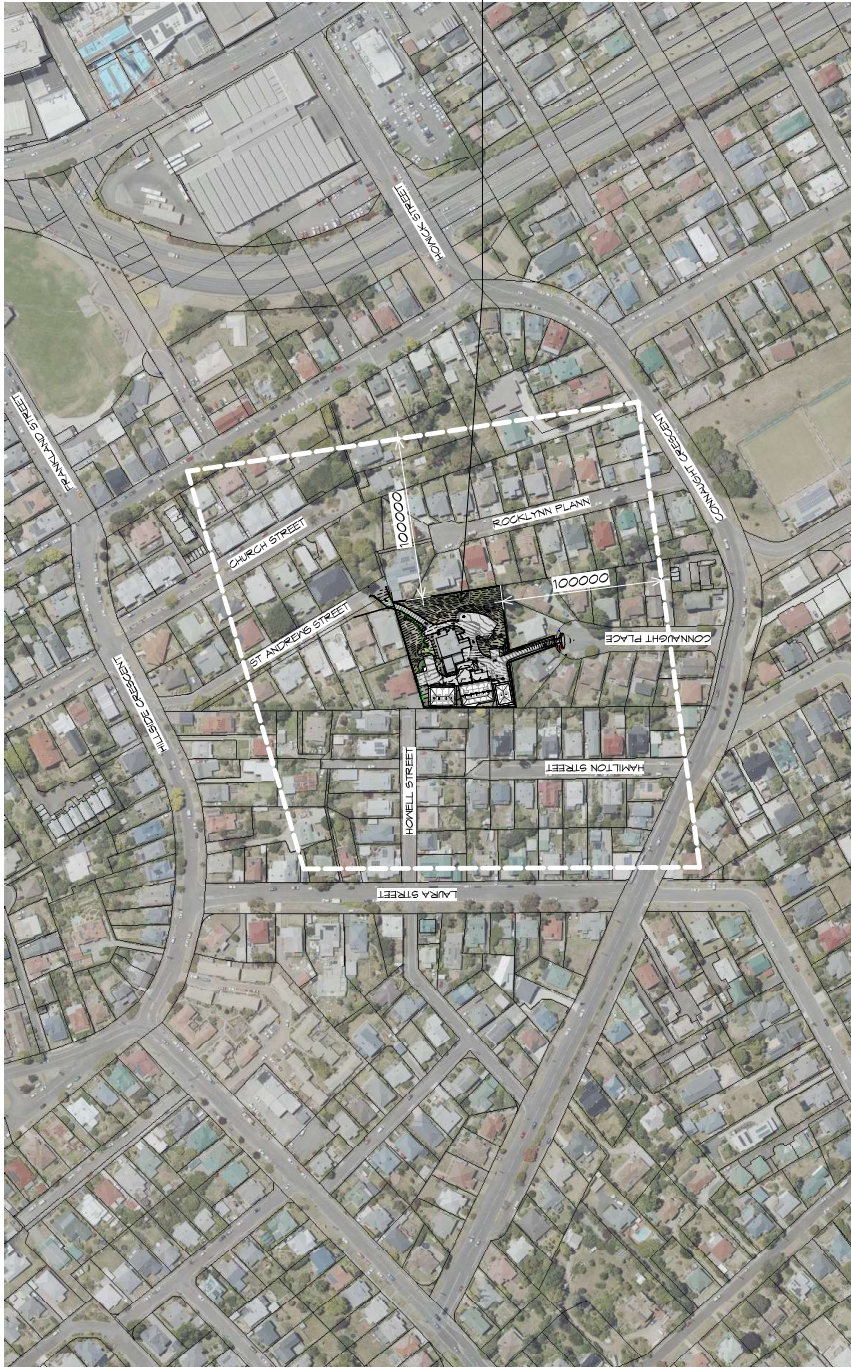
DATE: 05.06.2025

SCALE: 1 : 2000@A2

REVISION: 06

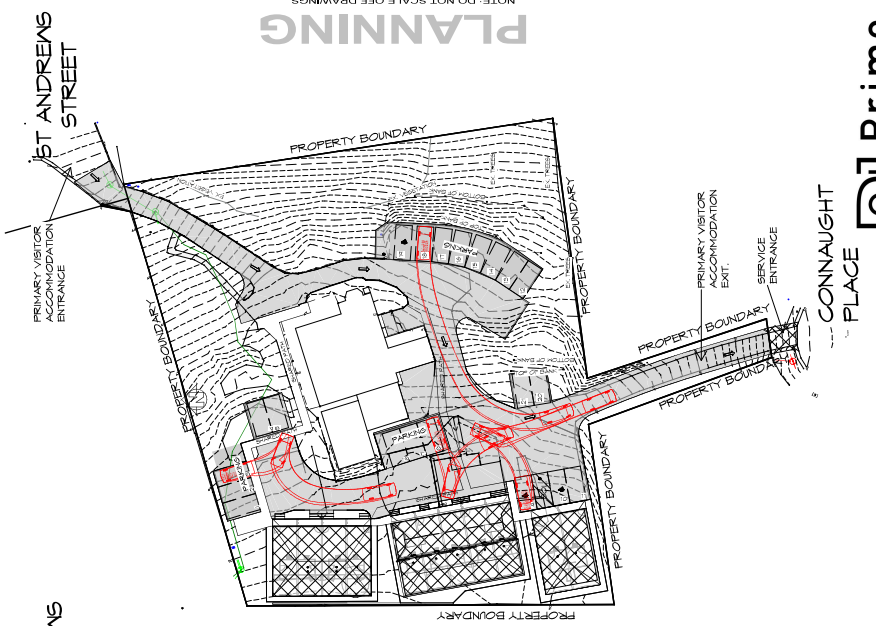
ACCREDITED BY: [Signature]

bdoo BUILDING DESIGNERS
MEMBER OF THE BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

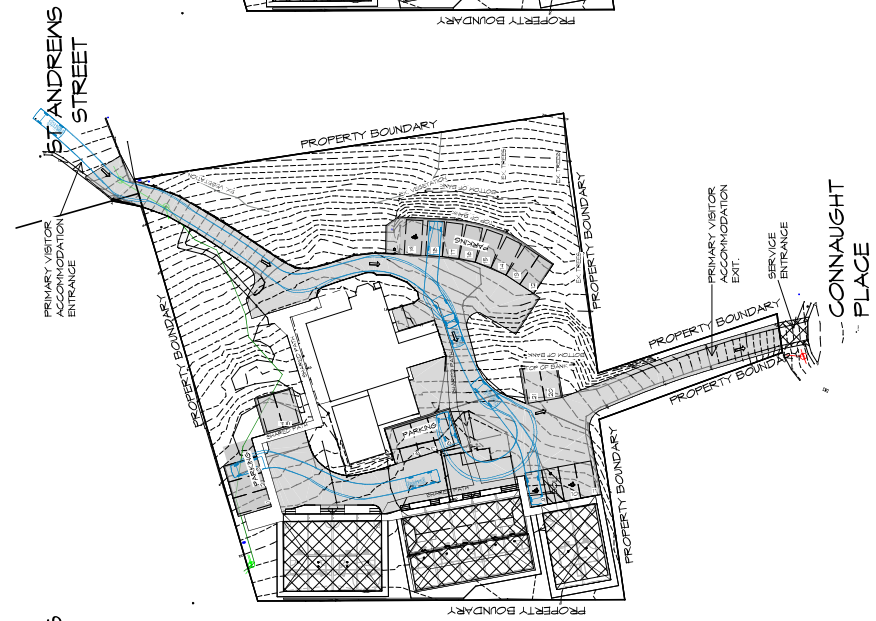


LOCALITY PLAN
1 : 2000

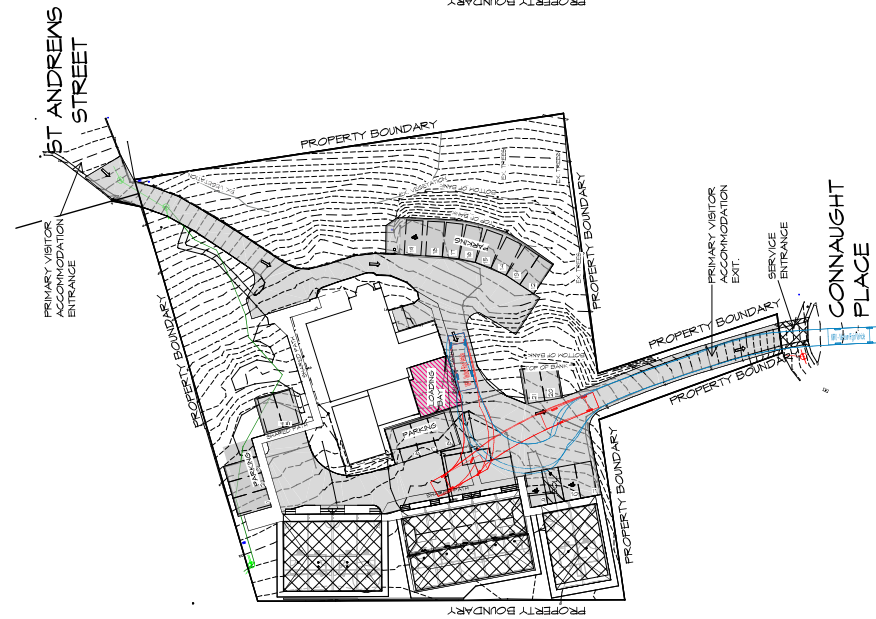




SITE TURNING - B99 OUT
1 : 500



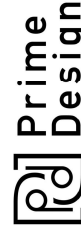
SITE TURNING - B99 IN
1 : 500



SITE TURNING - MRV
1 : 500

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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info@primedesign.com.au primedesign.com.au

Project:
ACCOMMODATION
REDEVELOPMENT
14 ST ANDREWS STREET,
WEST LAUNCESTON
client name:
EDENHOLME PTY LTD

Drawing:
TURNING MOVEMENTS

Drawn by:
M.R.

Approved by:
M.R.

Date:
05.06.2025

Scale:
As indicated@A2

Project/Drawing no:
PD24374-10

Revision:
06

Accredited by: **bdoo**
Building Services
Licence No. 11022

NOTE:
TURNING CIRCLES AS PER AUSTRROADS 2013# A52940.1
FORWARD DESIGN SPEED: 8KM/HR
REVERSE DESIGN SPEED: 2 BKM/HR

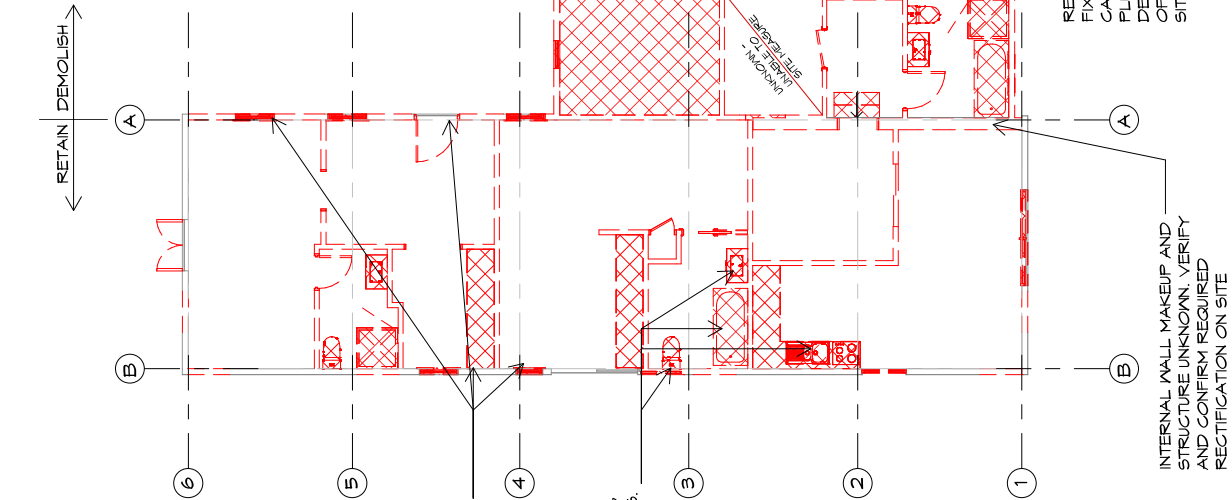
LEGEND

INWARDS DIRECTION
OUTWARDS DIRECTION





FIGURE: EXISTING REAR SECTION OF OUTBUILDING



REMOVE EXISTING BUILDING INFILL WALLS AND FIXTURES. MAKE GOOD FLOOR AND PREP FOR NEW WORKS

REMOVE EXISTING ANNEX BUILDING IN FULL. NO HISTORICAL SIGNIFICANCE

REMOVE ALL SANITARY FIXTURES AND CAP/REMOVE ALL PLUMBING TO MAIN LINE. DETERMINE FULL EXTENT OF PLUMBING WORK ON SITE. (TYP)

INTERNAL WALL MAKEUP AND STRUCTURE UNKNOWN. VERIFY AND CONFIRM REQUIRED RECTIFICATION ON SITE

DEMOLITION PLAN

1 : 100

EXISTING CONSTRUCTION:

- FLOOR: MIX OF TIMBER FLOOR AND CONCRETE
- WALLS: MIX OF TIMBER FRAMED AND BRICK
- ROOF: PITCHED AND ROOF TRUSS C/W PURLINS
- BRACING: UNKNOWN

DEMOLITION NOTE:

- IT IS THE BUILDERS RESPONSIBILITY THAT ALL WORKS TO BE DONE IN A SAFE MANNER.
- BUILDER TO PROP WHERE REQUIRED. IF UNSURE CONTACT ENGINEER OR DESIGNER.
- CAP ALL PLUMBING.
- ALL ELECTRICAL TO BE DISCONNECTED AT MAINS BOARD/STREET 1 OF FEED INTO SITE.
- BUILDERS RESPONSIBILITY TO KEEP SITE CLEAN TO ENSURE NO CONTAMINATES GO INTO STORY WATER/SEWER WATER LINES.
- BUILDER TO HAVE SITE INSPECTED/TESTED FOR ASBESTOS PRIOR TO ANY WORKS



FIGURE: EXISTING ANNEXE ELEVATION

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0168/2025
Date submitted: 21/06/2025

Planning Administration
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p(h)+ 03 6228 4575
info@primedesign.com.au primedesign.com.au

Project:
ACCOMMODATION REDEVELOPMENT WEST LAUNCESTON
Client Name:
EDENHOLME PTY LTD

Drawing:
DEMOLITION PLAN

Drafted by: M.R.
Approved by: Approver
Date: 03.04.2025
Scale: 1 : 100

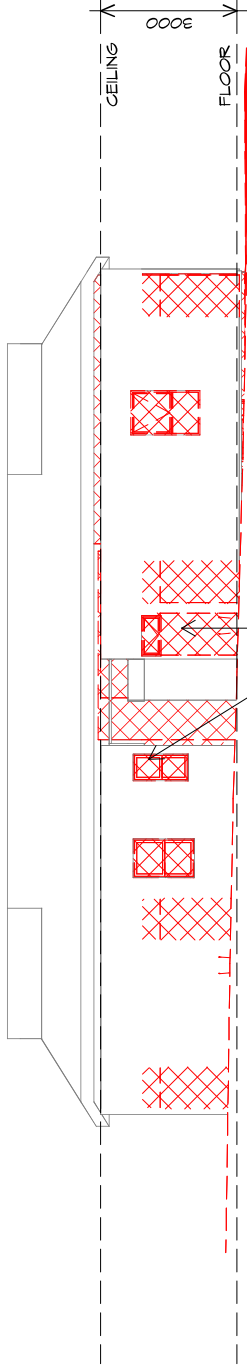
Project/Drawing no: PD24374 -V01
Revision: 04
Accredited building practitioner: Frank Geekus -No CC246A



PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



EX. WESTERN ELEVATION

1 : 100

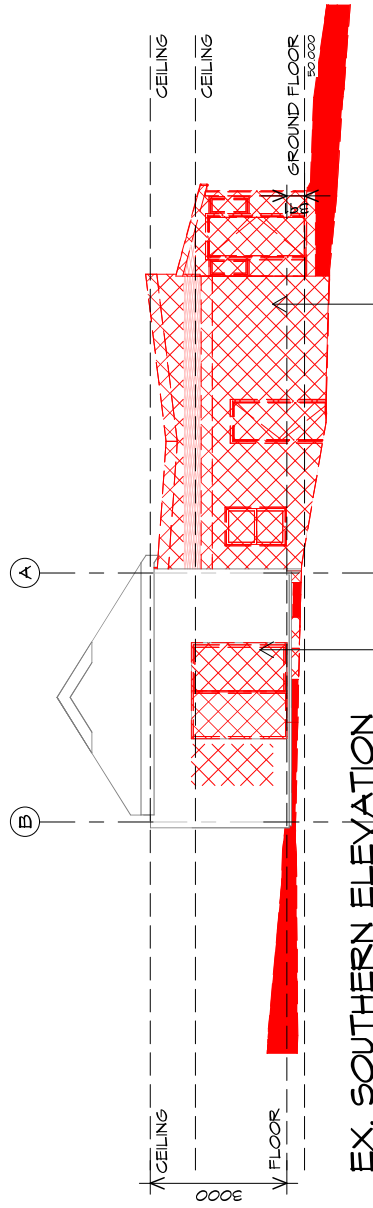
REMOVE EXISTING
EXTERNAL WINDOWS AND
DOORS. PREP FOR NEW
WORKS

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 01688/2025
Date advertised: 21/06/2025

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EX. SOUTHERN ELEVATION

1 : 100

REMOVE EXISTING
EXTERNAL WINDOWS AND
DOORS. PREP FOR NEW
WORKS

REMOVE EXISTING ANNEX
BUILDING IN FULL. NO
HISTORICAL SIGNIFICANCE



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p(h) + 03 6238 4575
info@primedesign.com.au primedesign.com.au

Project: 0
ACCOMMODATION
REDEVELOPMENT
14 ST ANDREWS STREET,
WEST LAUNCESTON
Client Name:
EDENHOLME PTY LTD

Drawing:
EX. ELEVATION

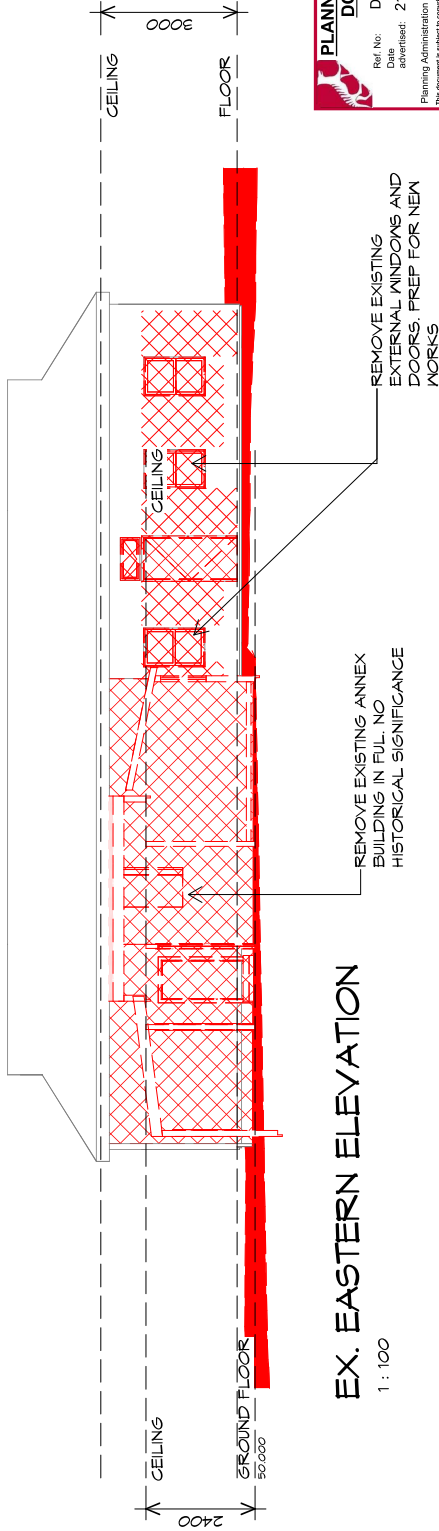
Drafted by: M.R.
Approved by: Approver
Date: 03.04.2025
Scale: 1 : 100

Project/Drawing no: PD24374 -V02
Revision: 04
Accredited building practitioner: Frank Geeske -No CC246A



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Date advised: 21/06/2025
Planning Administration: *[Signature]*

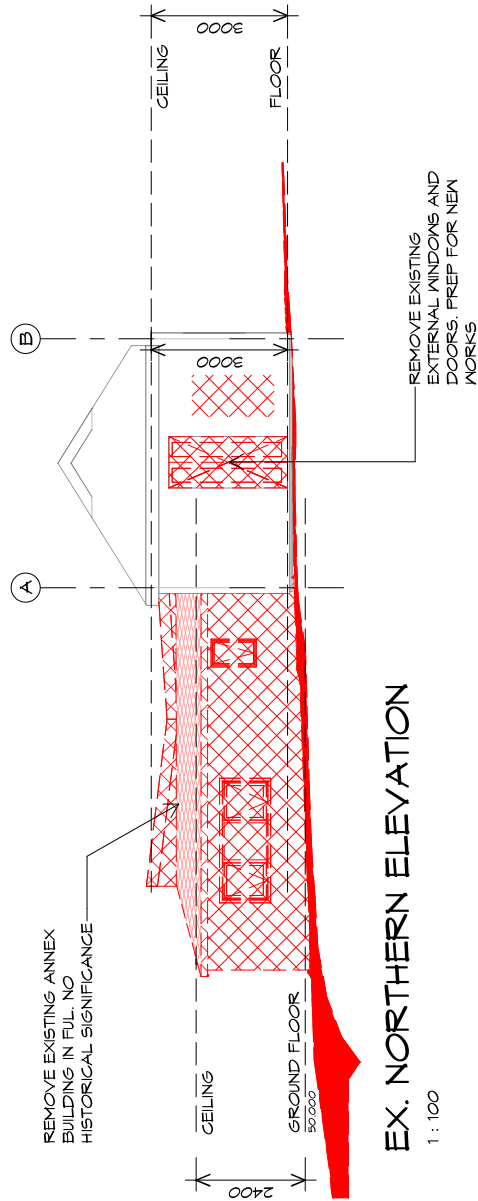
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info@primedesign.com.au primedesign.com.au

Project:
ACCOMMODATION REDEVELOPMENT
14 ST. ANDREWS STREET,
WEST LAUNCESTON
Client name:
EDENHOLME PTY LTD
Drawing:
EX. ELEVATION

Drafted by: M.R.
Approved by: Approver
Date: 03.04.2025
Scale: 1 : 100
Project/Drawing no: PD24374 -V03
Revision: 04
Accredited building practitioner: Frank Geekus -No CC246A



LEGEND

- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- NEW WALLS
- S.Q. SQUARE STOP
- FNT PROPRIETARY FIRE WALL SYSTEM

NOTE: DO NOT SCALE OFF DRAWINGS

PLANNING



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p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
ACCOMMODATION
REDEVELOPMENT
14 ST. ANDREWS STREET,
WEST LAUNCESTON
Client Name:
EDENHOLME PTY LTD

Drawing:
FLOOR PLAN

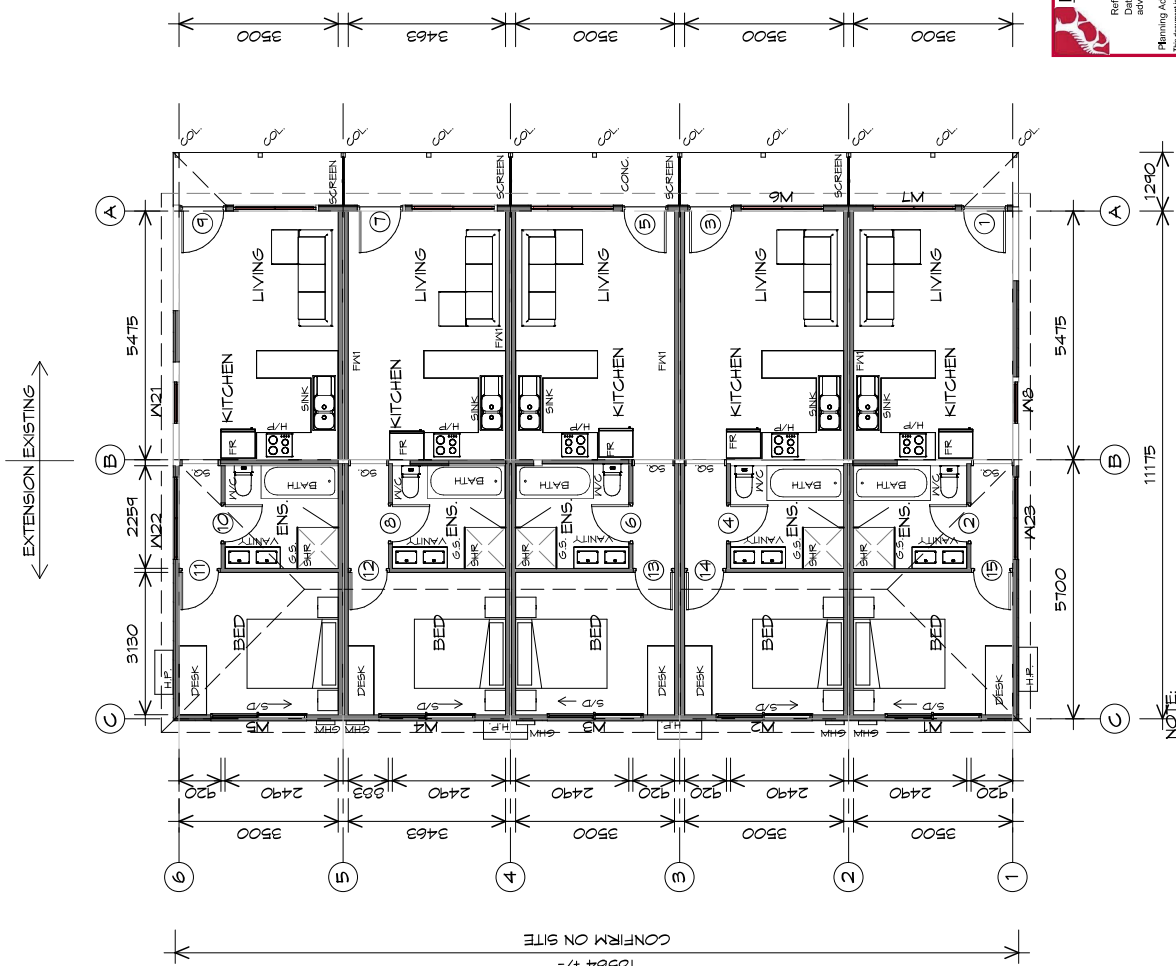
Drafted by: M.R.
Approved by: Approver

Date: 03.04.2025
Scale: 1 : 100

Project/Drawing no: PD24374 -V04
Revision: 04

Accredited building practitioner: Frank Geekus -No CC246A

PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0168/2025
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FLOOR PLAN

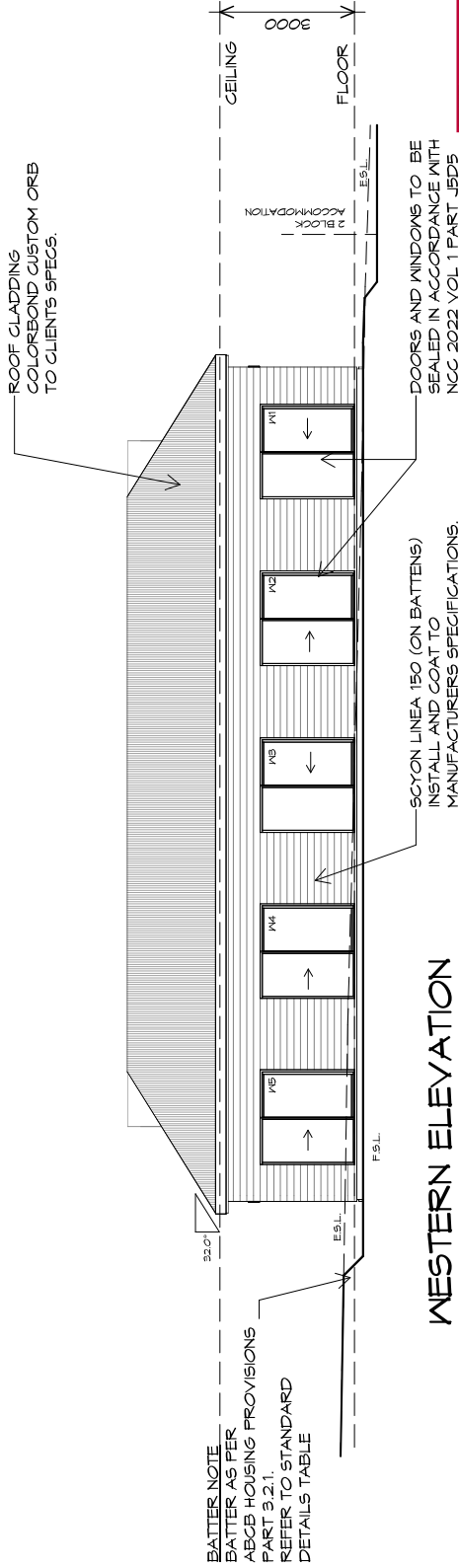
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ACCOMMODATION AREA 211.11 m² (22.72 SQUARES)
TOTAL AREA 211.11 22.72

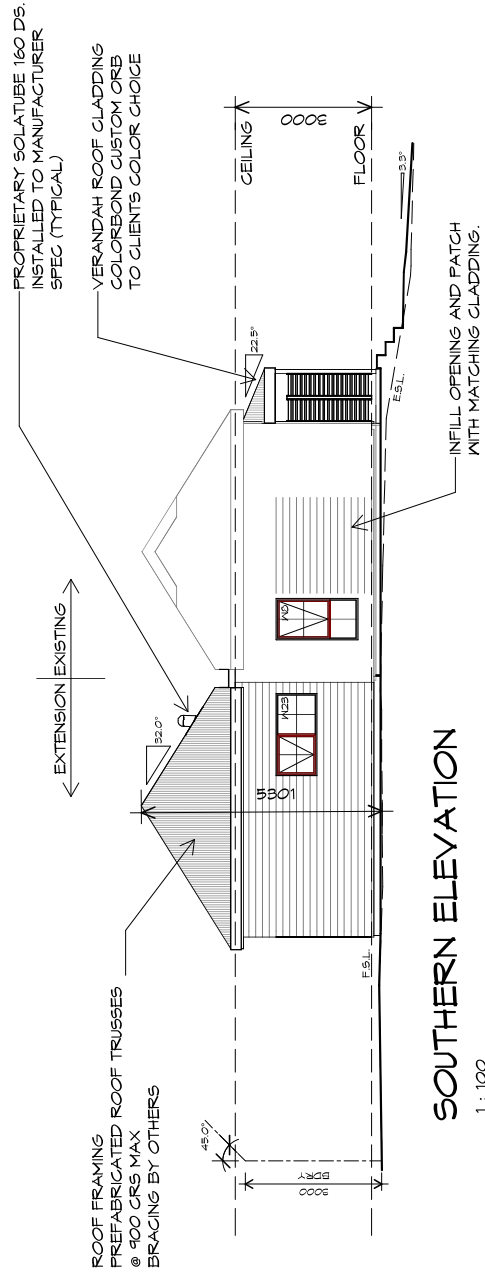
NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



WESTERN ELEVATION
1 : 100



SOUTHERN ELEVATION
1 : 100

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0168/2025
Date submitted: 21/06/2025

Planning Administration
10 Goodman Court, Invermay Tasmania 7248,
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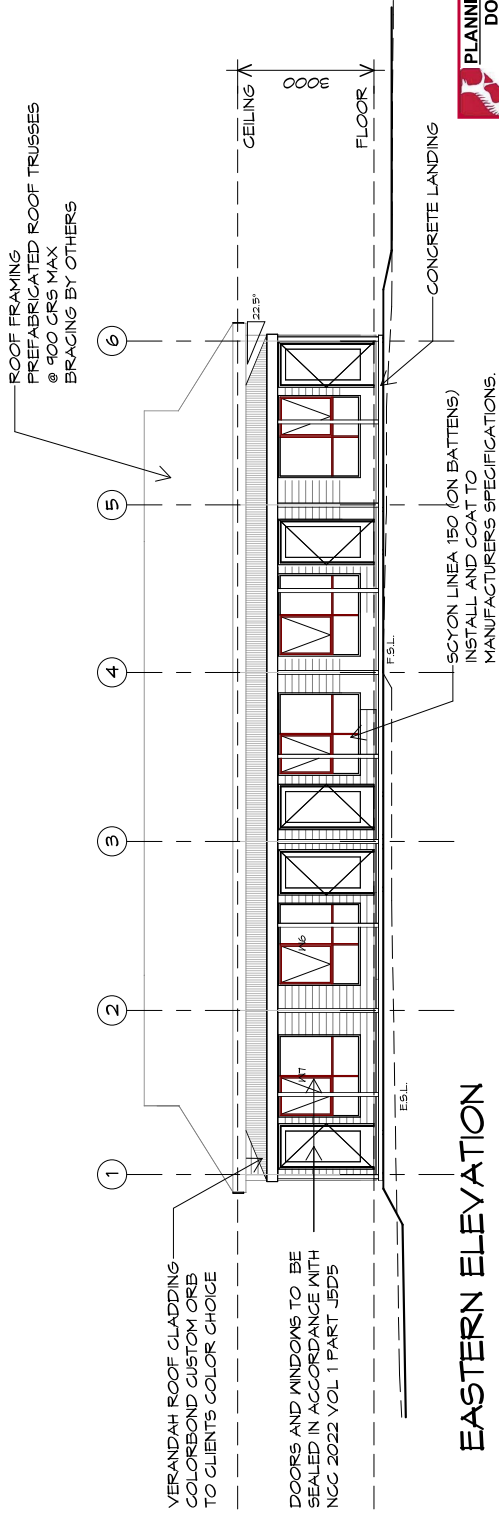
Project:
ACCOMMODATION REDEVELOPMENT
14 ST. ANDREWS STREET,
WEST LAUNCESTON
Client name:
EDENHOLME PTY LTD
Drawing:
ELEVATIONS

Drafted by: M.R.
Approved by: Approver
Date: 03.04.2025
Scale: 1 : 100
Project/Drawing no: PD24374 -V05
Revision: 04
Accredited building practitioner: Frank Geekus -No CC246A



PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



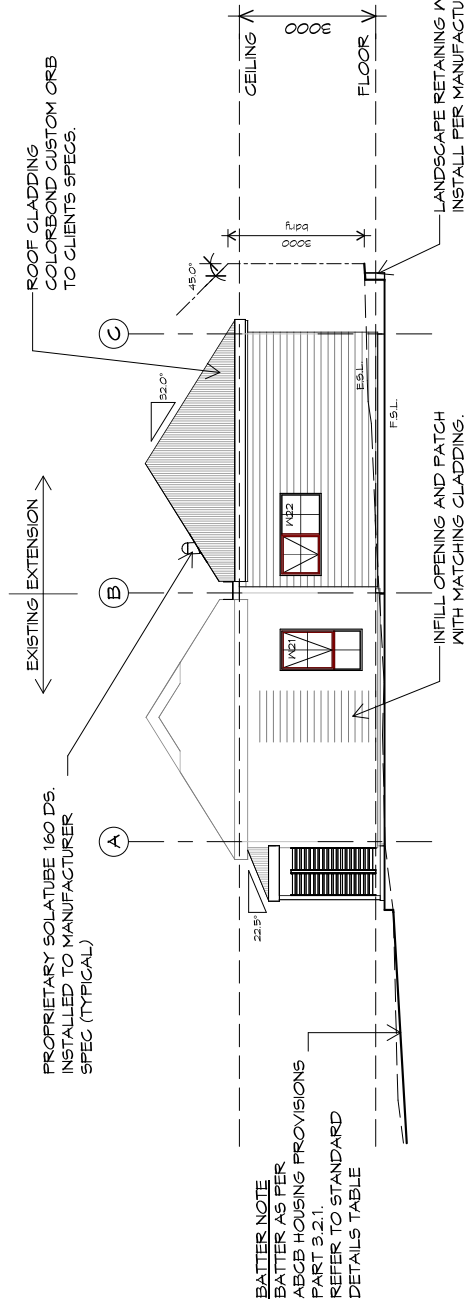
EASTERN ELEVATION

1 : 100

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0168/2025
Date: 21/06/2025
Submitted: 21/06/2025

Planning Administration
This document is submitted to Council for consideration by the Planning Committee. It is subject to the provisions of the Planning and Development Act 2021 and the Planning and Development Regulations 2021. The Council may, at its discretion, refer the matter to the Planning Committee for consideration. The Council may also, at its discretion, refer the matter to the Planning Committee for consideration. The Council may also, at its discretion, refer the matter to the Planning Committee for consideration.



NORTHERN ELEVATION

1 : 100



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p(0)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(0)+ 03 6228 4575
info@primedesign.com.au primedesign.com.au

Project:
ACCOMMODATION REDEVELOPMENT
14 ST. ANDREWS STREET,
WEST LAUNCESTON
Client Name:
EDENHOLME PTY LTD
Drawing:
ELEVATIONS

Drafted by: M.R.
Approved by: Approver
Date: 03.04.2025
Scale: 1 : 100
Project/Drawing no: PD24374 -V06
Revision: 04



Accredited building practitioner: Frank Geekus -No CC246A

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

ROOF PLUMBING NOTES:

GUTTER INSTALLATION TO BE IN ACCORDANCE WITH AS9500.3 WITH FALL NO LESS THAN 1:100 FOR BOX GUTTERS 1:500 FOR EAVES GUTTER

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

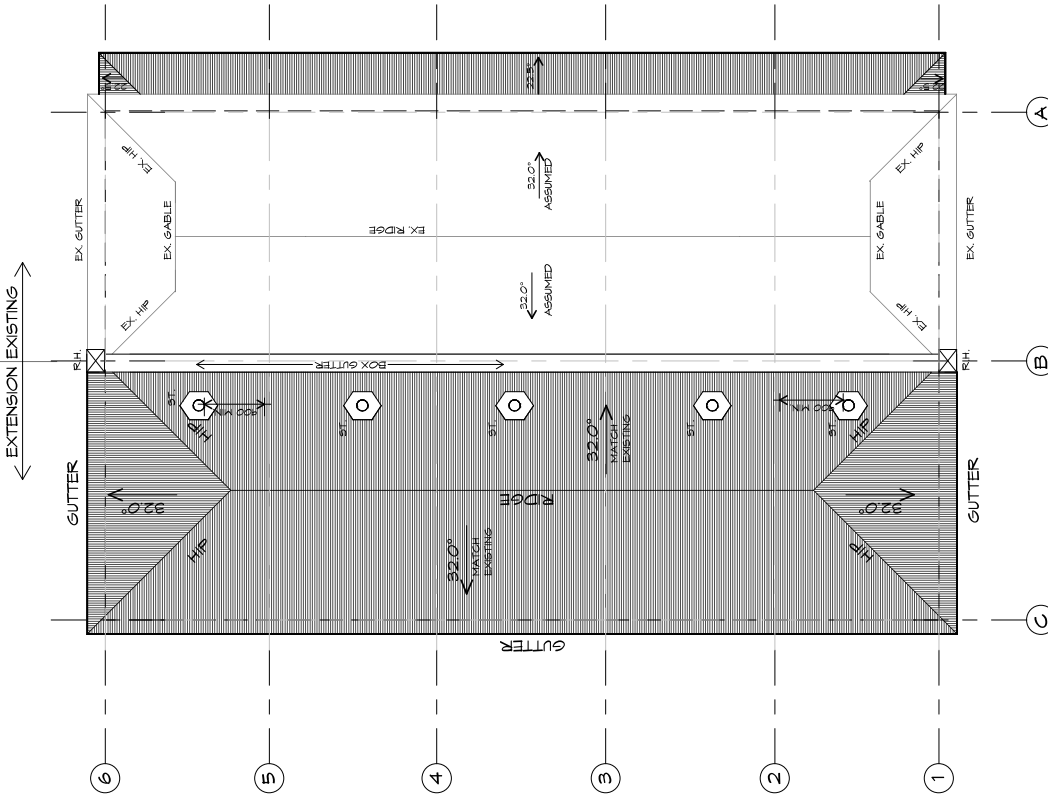
LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

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SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

OVERFLOW MEASURES
INSTALL 10mm CONTROLLED BACK GAP, STAND OFF BRACKET WITH SPACER, BACK OF GUTTER INSTALLED A MINIMUM OF 10mm BELOW THE TOP OF FASCIA
INSTALL IN ACCORDANCE WITH AS9500.3-2021

METAL ROOF
METAL SHEETING ROOF TO COMPLY WITH NCC 2022 VOL 1 F3 D2 & A.S. 1562.1



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Client name:	EDENHOLME PTY LTD
Drafted by:	M.R.
Approved by:	Approver
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Prime Design
 10 Goodman Court, Invermay Tasmania 7248,
 P(0) + 03 6332 3790
 Shop 9, 105-111 Main Road, Moonah Hobart 7009
 P(0) + 03 6228 4575
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bdac
 BUILDING DESIGNERS
 ASSOCIATION OF AUSTRALIA

ROOF PLAN
1 : 100

LEGEND

- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- GHK GAS HOT WATER
- TROL TOILET ROLL HOLDER
- FPN PROPRIETARY FIRE WALL SYSTEM

NOTE: DO NOT SCALE OFF DRAWINGS

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NOTE: BUILDING CLASS 3 - CONSTRUCTION TO COMPLY WITH NCC 2022 VOLUME 1



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info@primedesign.com.au primedesign.com.au

Project:
ACCOMMODATION REDEVELOPMENT
14 ST. ANDREWS STREET, WEST LAUNCESTON
Client Name:
EDENHOLME PTY LTD

Drawing:
FLOOR PLAN



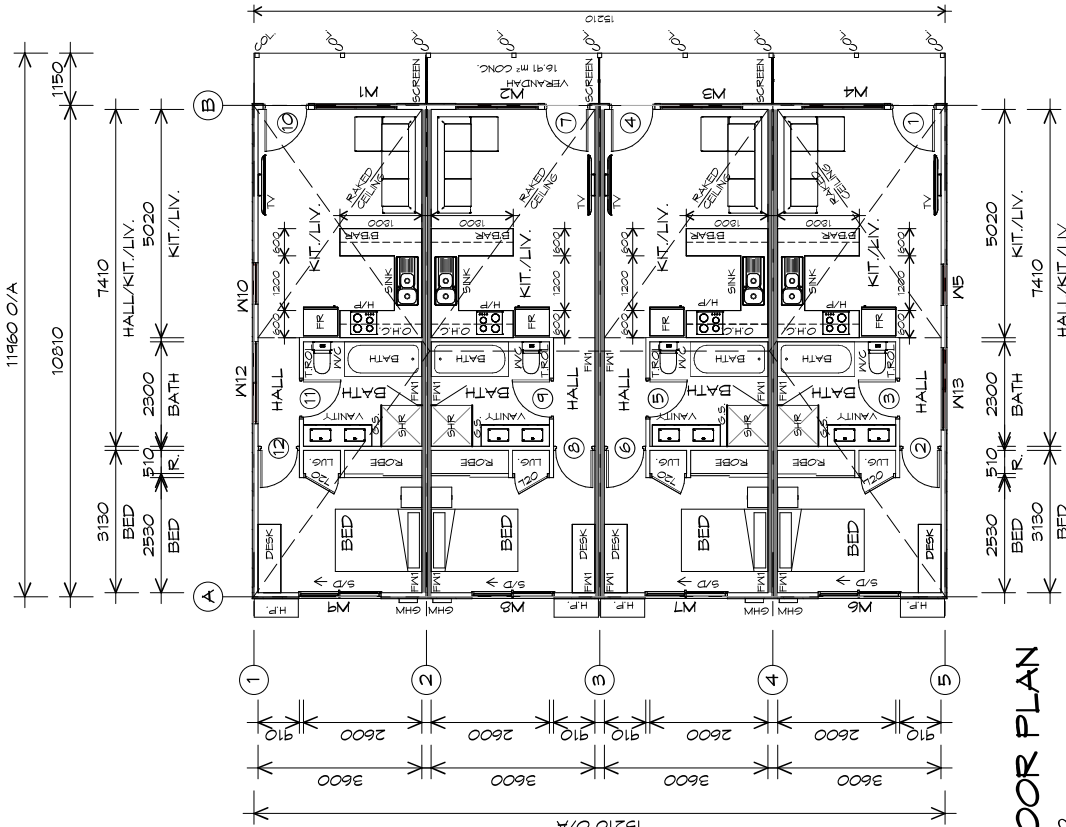
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M.R./J.J.
Approved by:
M.R.
Date:
03.04.2025
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1 : 100

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Revision:
04
Accredited building practitioner: Frank Geeske -No CC246A

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Date advertised: 21/06/2025

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FLOOR PLAN

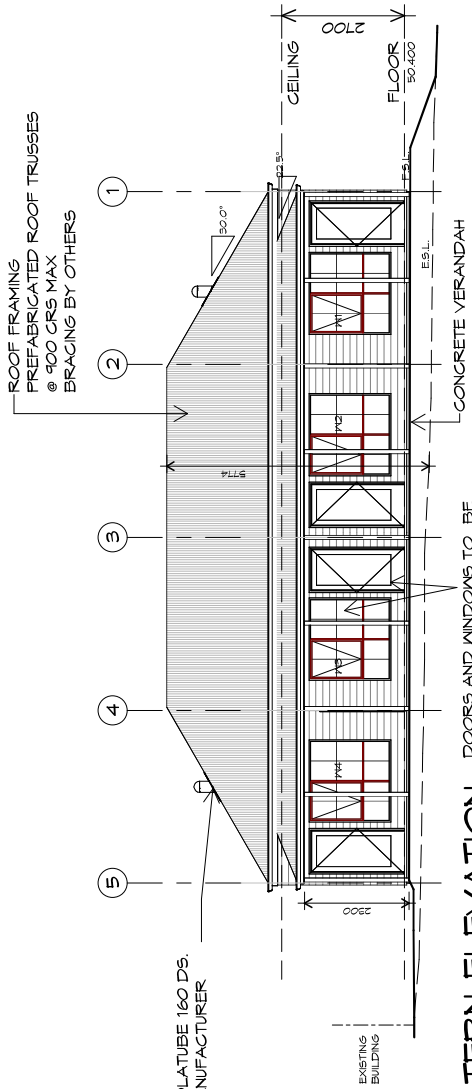
1 : 100

UNIT 1 FLOOR AREA	41.78	M2	(4.50 SQUARES)
UNIT 2 FLOOR AREA	41.50	M2	(4.47 SQUARES)
UNIT 3 FLOOR AREA	41.50	M2	(4.47 SQUARES)
UNIT 4 FLOOR AREA	41.78	M2	(4.50 SQUARES)
TOTAL AREA	166.56		17.98

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

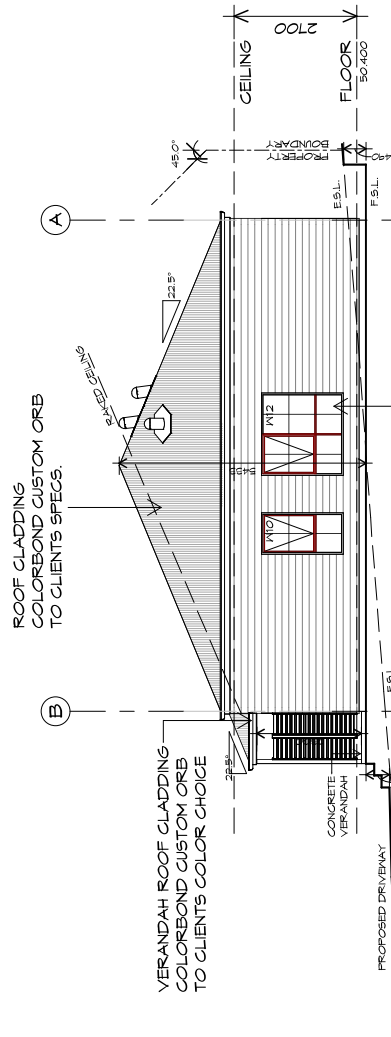
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EASTERN ELEVATION

1 : 100



NORTHERN ELEVATION

1 : 100



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Drafted by: M.R./I.J.
Approved by: M.R.
Date: 03.04.2025
Scale: 1 : 100

Project/Drawing no:
PD24374 -VA1-03
Revision: 04

Accredited building practitioner: Frank Geeske -No CC246A



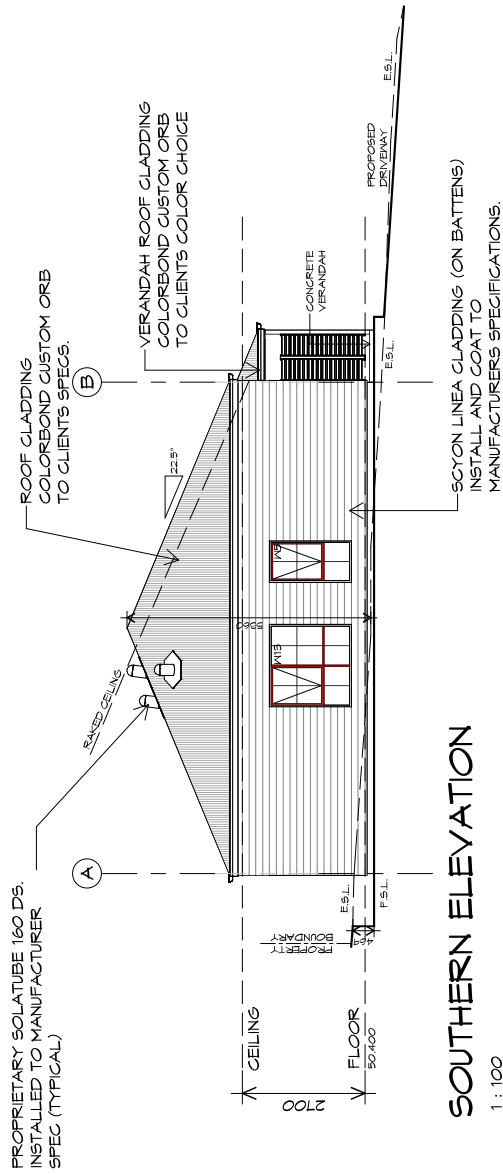
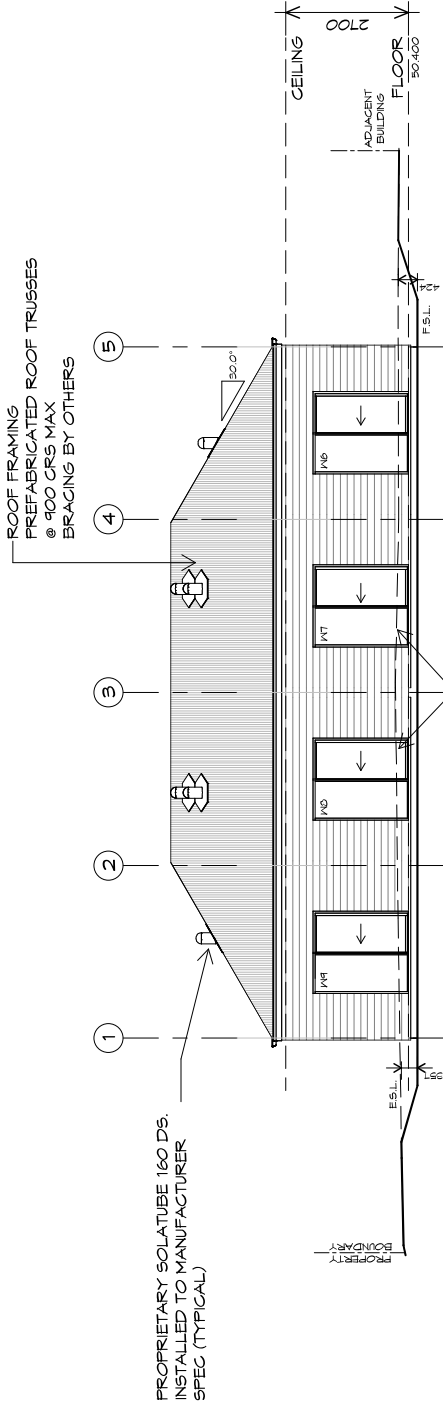
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Project/Drawing no: PD24374 -VA1-04
Revision: 04
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ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH AS9500.3
WITH FALL NO LESS THAN 1:100 FOR BOX GUTTERS
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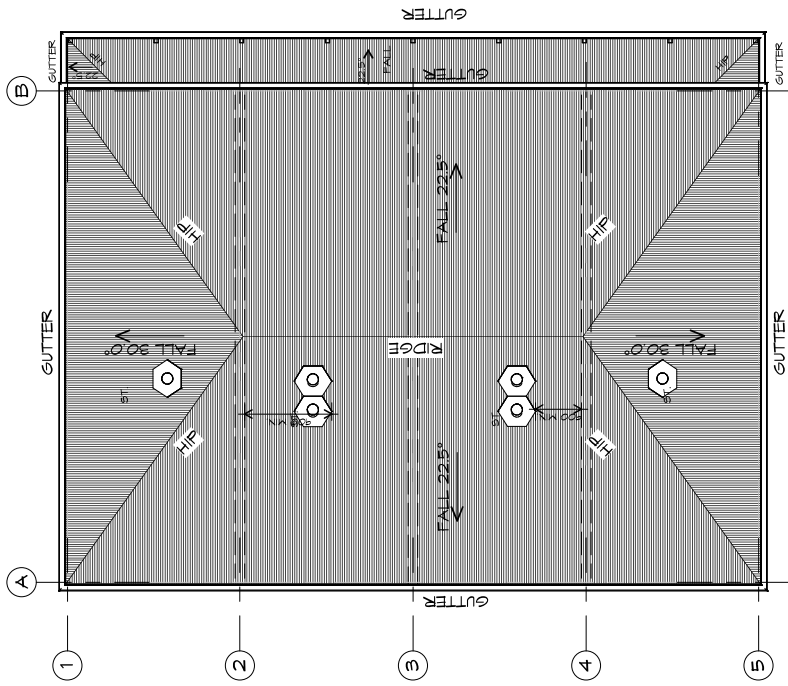
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ROOF PLAN
1 : 100

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR.
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.



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Project:
**ACCOMMODATION REDEVELOPMENT
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Client name:
EDENHOLME PTY LTD
Approved by:
M.R./I.J.

Drawing:
ROOF PLAN

Date: **03.04.2025**
Scale: **1 : 100**

Project/Drawing no:
PD24374 -VA1-05
Revision: **04**



Accredited building practitioner: Frank Geekus -No CC246A

LEGEND

- S/D SLIDING DOOR
- COL COLUMN
- GS GLASS SCREEN
- GHM GAS HOT WATER
- PKI PROPRIETARY FIRE WALL SYSTEM
- 1669s TACTILE GROUND SURFACE INDICATORS TO AS 1428.1

NOTE: DO NOT SCALE OFF DRAWINGS

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NOTE: BUILDING CLASS 3 - CONSTRUCTION TO COMPLY WITH NCC 2022 VOLUME 1



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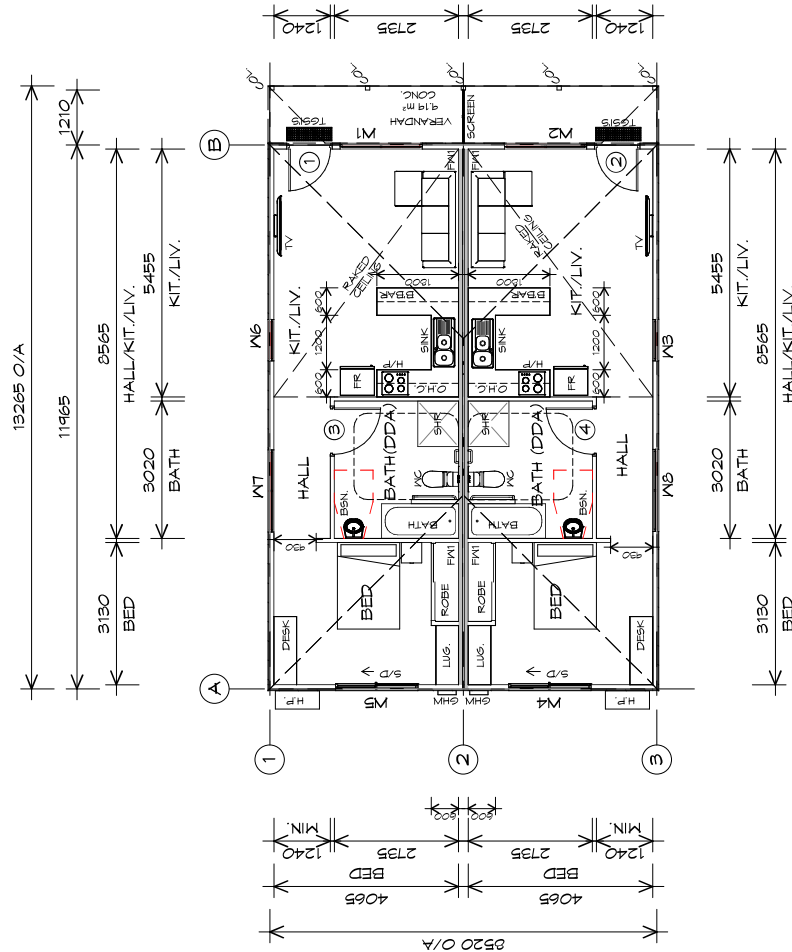
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Drafted by: M.R./I.J.
Approved by: M.R.
Date: 03.04.2025
Scale: 1 : 100

Project/Drawing no:
PD24374 -VA2-01
Revision: 04



NOTE: DIMENSIONS DO NOT INCLUDE CLADDING

FLOOR PLAN

1 : 100	
UNIT 1 FLOOR AREA	51.81 m ² (5.58 SQUARES)
UNIT 2 FLOOR AREA	45.90 m ² (4.94 SQUARES)
TOTAL AREA	97.71 10.52

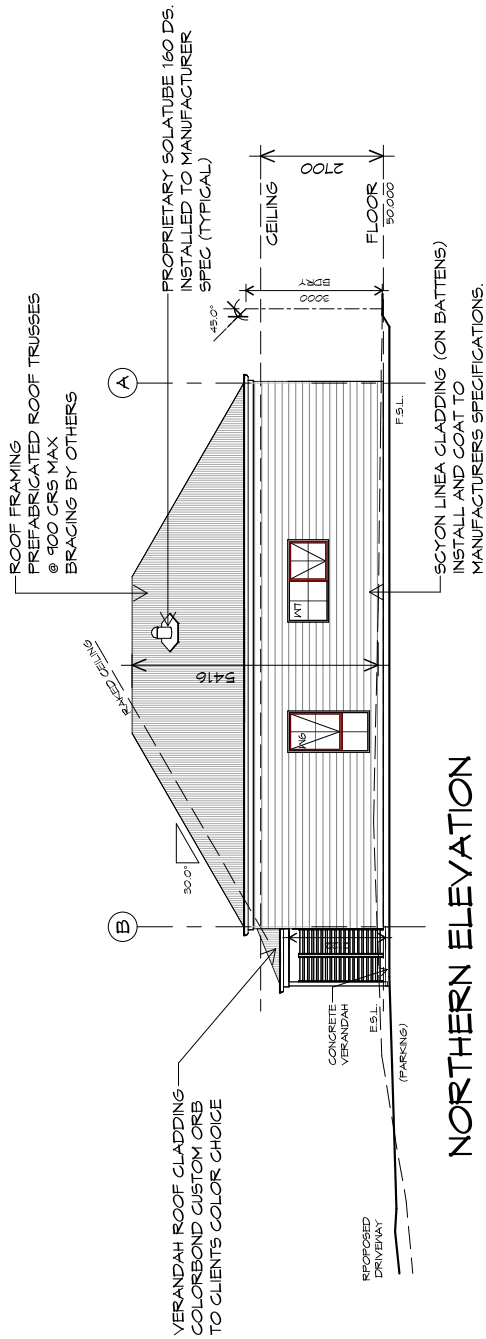
NOTE: FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

WINDOW WITHIN NET AREA
C/M SAFETY GLASS AS PER AS1288.2021
BEVEL WINDOW SEAL
RETURN TILES OR LAMPANEL TO WINDOW (TYPICAL)



PLANNING

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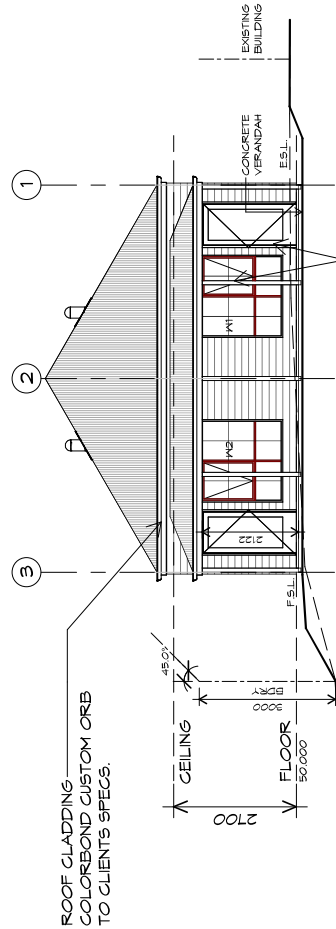


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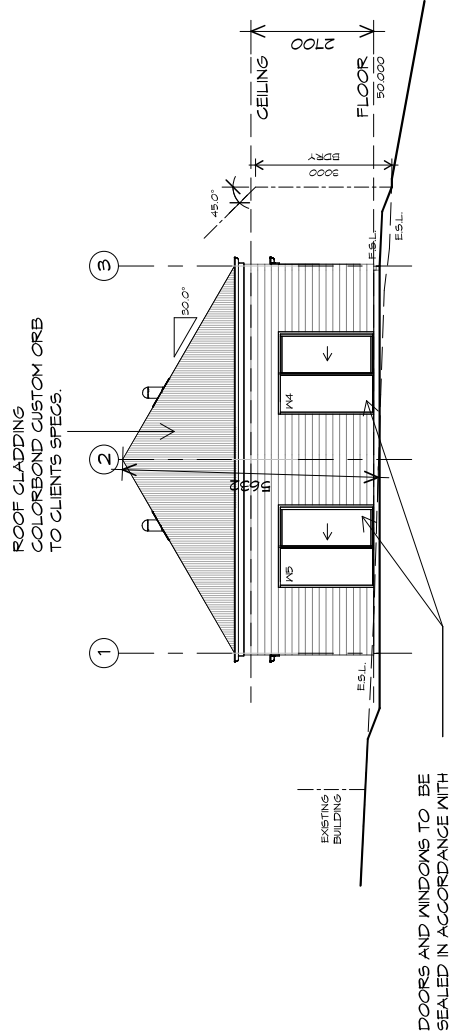
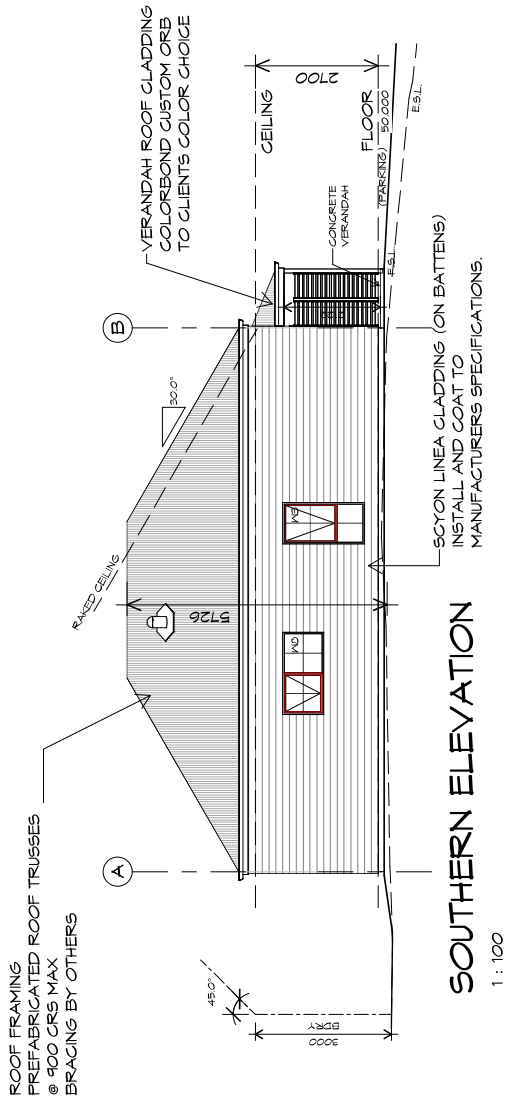
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DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2022 VOL 1 PART J5D5

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 01669/2025
Date: 21/06/2025
address: 14 ST. ANDREWS STREET, WEST LAUNCESTON

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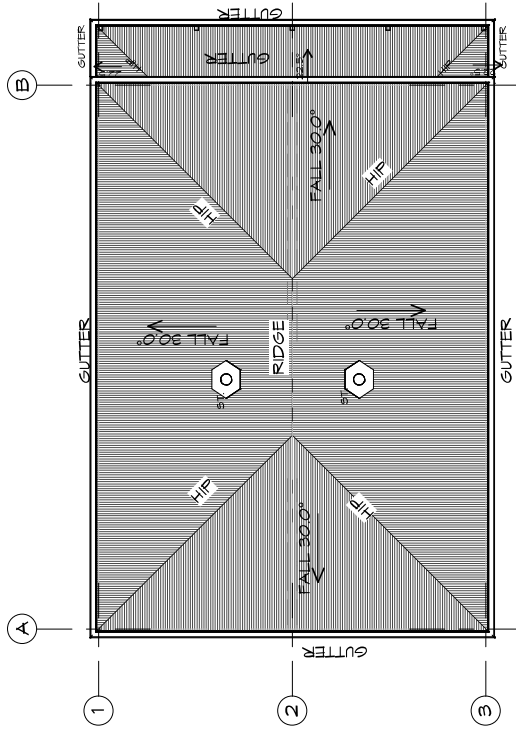
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ROOF PLAN

1 : 100

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Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(0) + 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Traffic Impact Assessment



14 St Andrews St, West Launceston Visitor Accommodation Development

TRAFFIC IMPACT ASSESSMENT

- Final #2
- May 2025

Traffic & Civil Services
ABN 72617648601
1 Cooper Crescent
RIVERSIDE
Launceston TAS 7250 Australia
P: +61 3 634 8168
M: 0456 535 746
E: Richard.burk@trafficandcivil.com.au
W: www.trafficandcivil.com.au



Traffic Impact Assessment



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Traffic Impact Assessment



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Traffic Impact Assessment



Document history and status

Revision	Date issued	Reviewed by	Approved by	Date approved	Revision type
1	13 th Mar 2025	R Burk	R Burk	13 th Mar 2025	Draft
2	9 th April 2025	R Burk	R Burk	9 th April 2025	Draft #2
3	14 th April 2025	R Burk	R Burk	14 th April 2025	Final
4	31 st May 2025	R Burk	R Burk	31 st May 2025	Final #2

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Draft #2	1	1	Mitch Roberts (Prime Design)
Final	1	1	Mitch Roberts (Prime Design)
Final #2	1	1	Mitch Roberts (Prime Design)

Printed:	31 May 2025
Last saved:	31 May 2025 02:28 PM
File name:	14 St Andrews St TIA
Author:	Richard Burk
Project manager:	Richard Burk
Name of organisation:	TBA
Name of project:	14 St Andrews St TIA
Name of document:	14 St Andrews St TIA
Document version:	Final #2
Project number:	



Traffic Impact Assessment



1. Introduction

1.1 Background

This TIA reviews the proposed multiple dwelling development at 14 St Andrews Street, West Launceston. The review considers the adjacent road network, road safety, parking requirements and impact of traffic due to the proposal.

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

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

1.2 Objectives

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

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

1.3 Scope of Traffic Impact Assessment (TIA)

This TIA considers in detail the impact of the proposal on the St Andrew Street and Connaught Court accesses to 14 St Andrews Street property, West Launceston.

1.4 References

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



Traffic Impact Assessment



1.5 Statement of Qualifications and Experience

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

Richard Burk is an experienced and qualified traffic engineer with:

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

Richard Burk

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

Director Traffic and Civil Services Pty Ltd



Traffic Impact Assessment



1.6 Glossary of Terms

AADT	Annual Average Daily Traffic - The total number of vehicles travelling in both directions passing a point in a year divided by the number of days in a year.
Acceleration Lane	An auxiliary lane used to allow vehicles to increase speed without interfering with the main traffic stream. It is often used on the departure side of intersections.
Access	The driveway by which vehicles and/or pedestrians enter and/or leave the property adjacent to a road.
ADT	Average Daily Traffic – The average 24-hour volume being the total number of vehicles travelling in both directions passing a point in a stated period divided by the stated number of days in that period.
Austroads	The Association of Australian and New Zealand road transport and traffic authorities and includes the Australian Local Government Association.
Delay	The additional travel time 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.

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Sight Distance	The distance, measured along the road over which visibility occurs between a driver and an object or between two drivers at specific heights above the carriageway in their lane of travel.
Signal Phasing	Sequential arrangement of separately controlled groups of vehicle and pedestrian movements within a signal cycle to allow all vehicle and pedestrian movements to proceed.
SISD	Safe Intersection Sight Distance – The sight distance provides sufficient distance for a driver of a vehicle on the major road to observe a vehicle on a minor road approach moving into a collision situation and to decelerate to a stop before reaching the collision point.
Speed	Distance travelled per unit time.
85th Percentile	The speed at which 85% of car drivers will travel slower and 15% will travel faster. A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian traffic demands.
Traffic-actuated Control	A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian traffic demands.
Traffic Growth Factor	A factor used to estimate the percentage annual increase in traffic volume.
Trip	A one-way vehicular movement from one point to another excluding the return journey. Therefore, a vehicle entering and leaving a land use is counted as two trips. (RTA Guide to Traffic generating Developments).
Turning Movement	The number of vehicles observed to make a particular turning movement (left or right turn, or through movement) at an intersection over a specified period.
Turning Movement Count	A traffic count at an intersection during which all turning movements are recorded.
Vehicle Actuated Traffic Signals	Traffic signals in which the phasing varies in accordance with the detected presence of vehicles on the signal approaches.
vpd	vehicles per day – The number of vehicles travelling in both directions passing a point during a day from midnight to midnight.
vph	vehicles per hour – The number of vehicles travelling in both directions passing a point during an hour.

1.7 Site Specific Glossary of Terms

CoL	City of Launceston
SSA	Safe System Assessment

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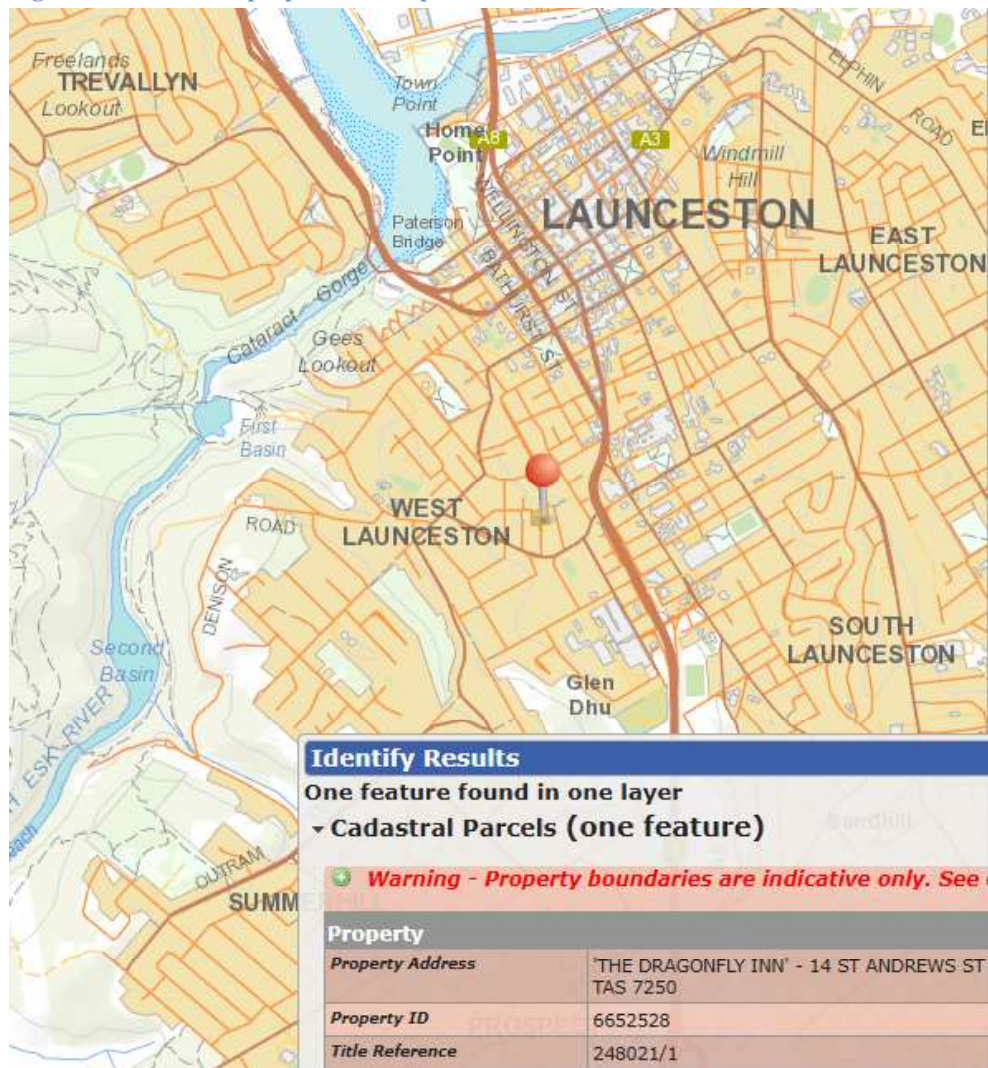
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2. Site Description

The development site is between St Andrews Street and Connaught Place, West Launceston, see Figures 1 to 3. The topography is hilly. The property is within a General Residential setting.

Figure 1 - Location of proposed development



Source: LISTmap, DPIPWE

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Figure 2 – Development site – 14 St Andrews Street, West Launceston



Source: LISTmap, DPIPWE

Figure 3 – Aerial view of development site – 14 St Andrews Street, West Launceston



Source: LISTmap, DPIPWE

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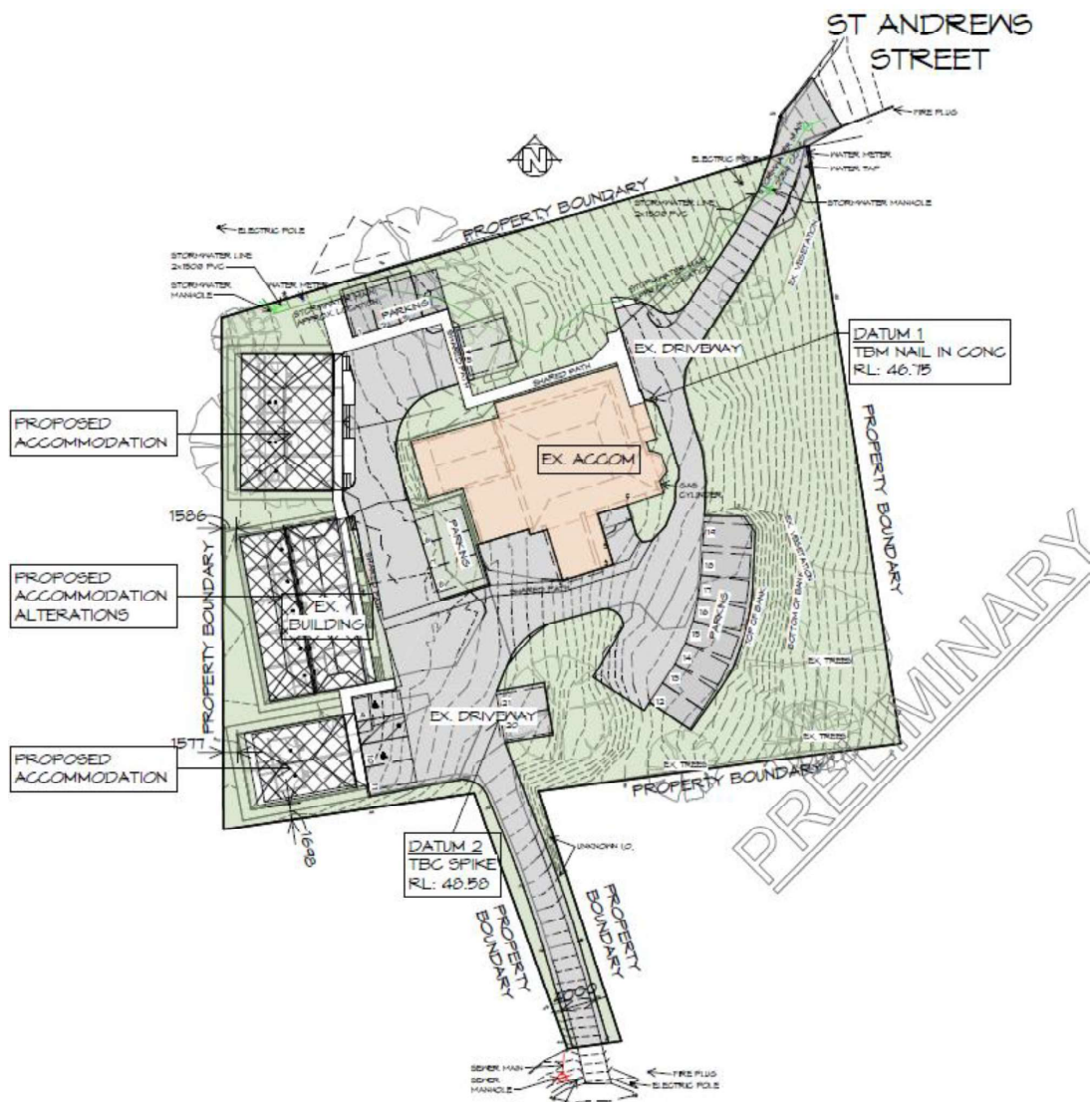


3. Proposal, Planning Scheme and Road Owner objectives.

3.1 Description of Proposed Development

The proposal involves 11*1-bedroom visitor accommodation units to replace 1*4-bedroom unit. See Appendix A floor plans. One way entrance from St Andrews Street and one-way exit via Connaught Place is proposed from the current two-way access arrangement.

Figure 4 – Proposed site layout



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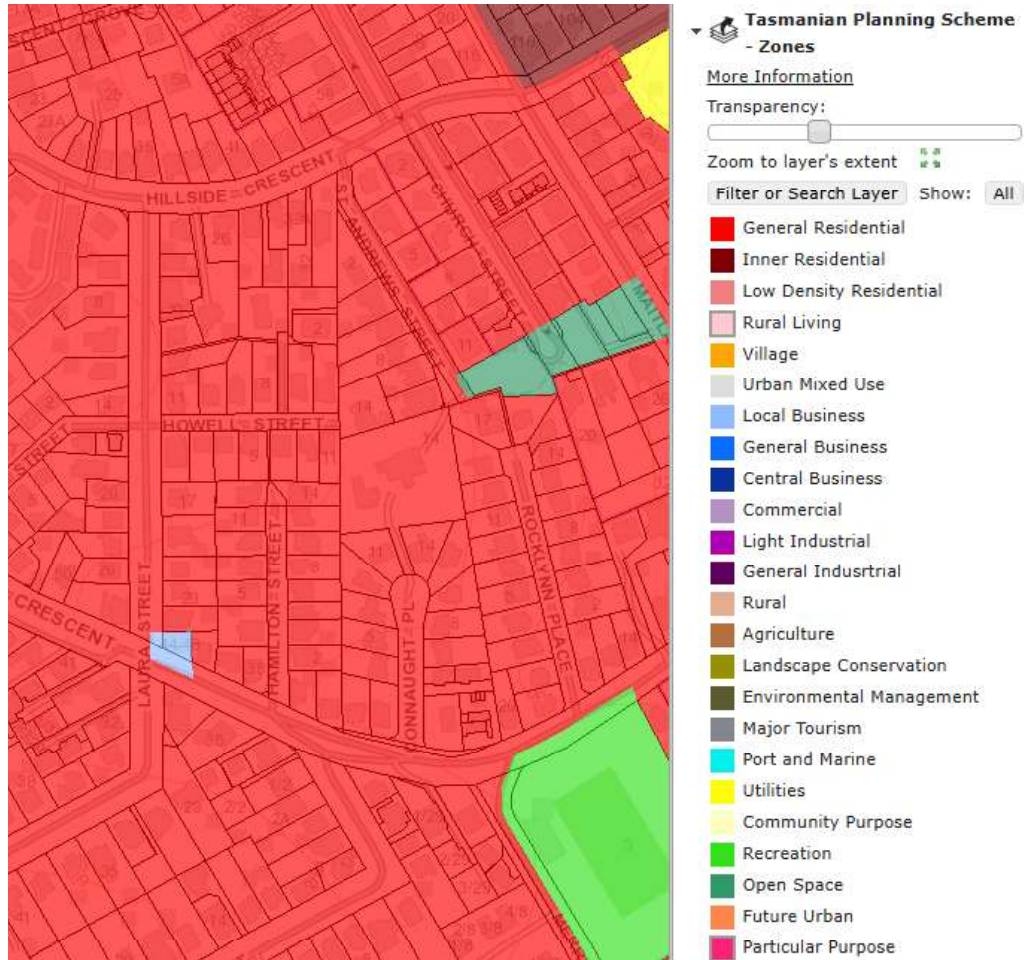
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3.2 Council Planning Scheme

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

Figure 5 – Zoning for 14 St Andrews Street, West Launceston is General Residential



Source: LISTmap, DPIPWE

3.3 Local Road Network Objectives

The CoL objectives are to maintain traffic safety and transport efficiency.

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4. Existing Conditions

4.1 Transport Network

The adjacent road network consists of Hillside Crescent, Connaught Crescent, St Andrews Street and Connaught Place at West Launceston.

4.1.1 Hillside Crescent

Hillside Crescent is a 2 lane 2-way Collector Road in the Council Road Hierarchy and not part of the Tasmanian B Double network, see Appendix B. Traffic activity is estimated at 5,000 vpd (2025) and the road has a 50km/h speed limit.

The road has a trafficable width from face to face of kerb of 9.0m Delineation is provided with street lighting. The road is in good condition.

4.1.2 St Andrews Street

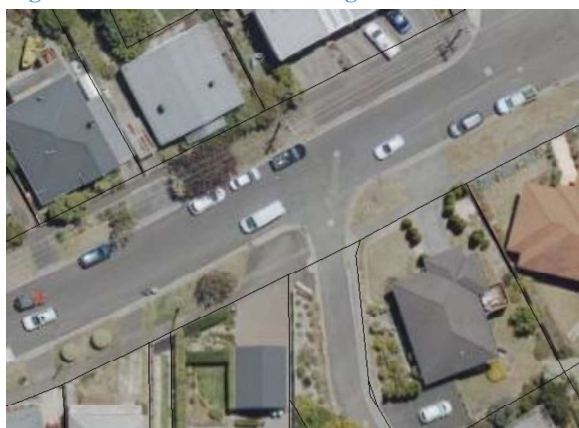
St Andrews Street is a narrow 2-way residential street and No Through Road in the Council Road Hierarchy. Traffic activity is estimated at 400 vpd (2025) and the road has a 50km/h Speed limit and 30km/h Speed environment.

The road has a trafficable width from face to face of kerb of 5.1m Delineation is provided with street lighting. The road is in good condition.

4.1.3 Hillside Crescent / St Andrews Street Junction

Figures 6 – 11 show the nature of the access and approaches.

Figure 6 – Aerial view of existing Hillside Crescent / St Andrews Street junction



Source: LISTmap, DPIPWE

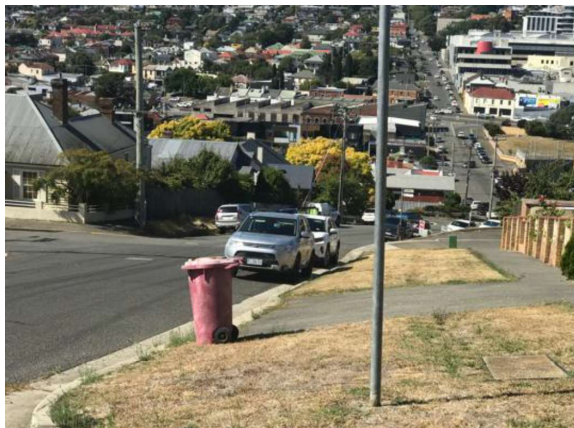
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Figure 7 – St Andrews Street approach to Hillside Crescent.



Figure 8 – Looking right along Hillside Crescent from St Andrews Street.



Sight distance
right is 80m.

Figure 9 – Looking left along Hillside Crescent from St Andrews Street.



Sight distance
left is 70m.

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Figure 10 – Hillside Crescent Eastern approach to St Andrews Street



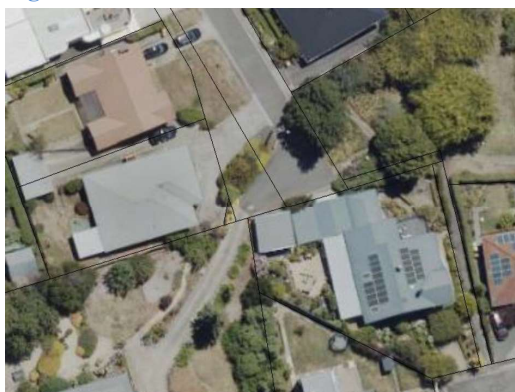
Figure 11 – Hillside Crescent Western approach to St Andrews Street



4.1.4 St Andrews Street access to development site.

Figures 12 – 15 show the nature of the access and approaches.

Figure 12 – Aerial view of St Andrews Street access to development site



Source: LISTmap, DPIPWE

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Figure 13 – St Andrews Street approach to driveway

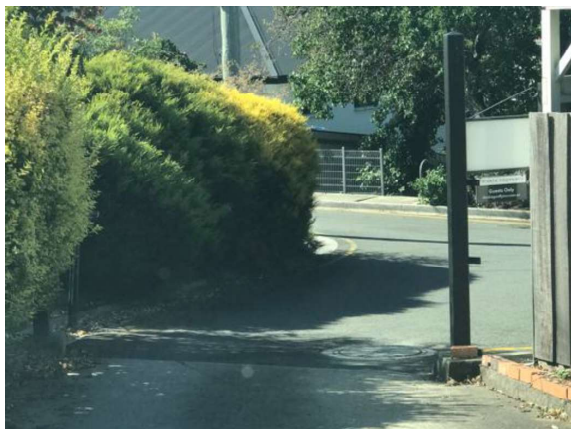


Sight distance along
St Andrews St from
the driveway is 120m.

Figure 14 – St Andrews Street approach to driveway



Figure 15 – Driveway approach to St Andrews Street



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4.1.5 Connaught Crescent

Connaught Crescent is a 2 lane 2-way Collector Road in the Council Road Hierarchy and not part of the Tasmanian B Double network, see Appendix C. Traffic activity is estimated at 5,000 vpd (2025) and the road has a 50km/h speed limit.

The road has a trafficable width from face to face of kerb of 8.2m. Delineation is provided with street lighting. The road is in good condition.

4.1.6 Connaught Place

Connaught Place is a narrow 2-way residential street and No Through Road in the Council Road Hierarchy. Traffic activity is estimated at 400 vpd (2025) and the road has a 50km/h Speed limit and 30km/h Speed environment.

The road has a trafficable width from face to face of kerb of 6.9m. Delineation is provided with street lighting. The road is in good condition.

4.1.7 Connaught Crescent / Connaught Place Junction

Figures 16 – 22 show the nature of the access and approaches.

Figure 16 – Aerial view of existing Connaught Crescent / Connaught Place junction



Source: LISTmap, DPIPWE



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Figure 17 – Connaught Place approach to Connaught Crescent.



Figure 18 – Looking right along Connaught Crescent from Connaught Place.



**Sight distance
right is 55m.**

Figure 19 – Looking left along Connaught Crescent from Connaught Place.



**Sight distance
left is 55m.**

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Figure 20 – Connaught Crescent Eastern approach to Connaught Place.



Figure 21 – Connaught Crescent Eastern approach at Connaught Place.



Figure 22 – Connaught Crescent Western approach to Connaught Place.



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4.1.8 Connaught Place access to development site

Figures 23 – 27 show the nature of the access and approaches.

Figure 23 – Aerial view of Connaught Place access to development site



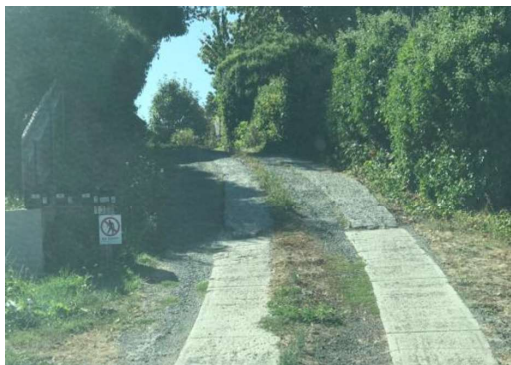
Source: LISTmap, DPIPWE

Figure 24 – Connaught Place approach to driveway



Sight distance along
Connaught Pl. to
Connaught Cres. is 100m.

Figure 25 – Connaught Place approach to driveway



Traffic Impact Assessment



Figure 26 – Driveway approach to Connaught Place



Figure 27 – Driveway side view at Connaught Place



4.2 Estimated Traffic Activity (AADT) 2025

- Hillside Crescent (East of St Andrews St.) – 2,000 vpd
- St Andrews Street (Hillside Crescent) – 150 vpd
- 14 St Andrews St driveway to St Andrews Street – 20 vpd
- Connaught Crescent (East of Connaught Place) – 2,000 vpd
- Connaught Place (Connaught Crescent) – 150 vpd
- 14 St Andrews St driveway to Connaught Place – 20vpd

Traffic Impact Assessment



4.3 Crash History

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

The 5-year reported crash history for Connaught Place records 1 PDO crash. As of 25th February 2025, DSG has no recorded crashes on St Andrews St. for 5 years.

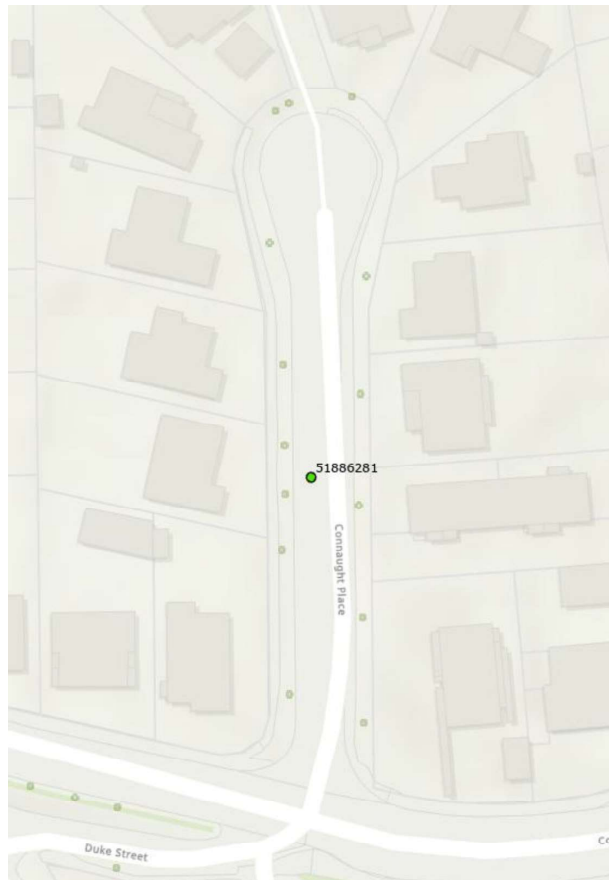
There is no evidence of a crash propensity in the vicinity of the development site accesses, see Figures 28 & 29.

Figure 28 – Connaught Place 5 Year crash history.

Crash Id	Units	Description	Date	Time	Severity	Light	Location
51886281	LV; LV	147 - Emerging from driveway or lane	23-DEC-2022	16:30	PDO	Day	Connaught Pl.

LV | Light Vehicles
PDO | Property Damage Only crash

Figure 29 – Connaught Place 5 Year crash locations.



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4.4 Road Safety Review

From inspection of the approaches to the development site the following observations were made:

St Andrews Street

- The road is narrow with a trafficable width of 5.1m from face to face of kerb. There is sufficient road width to support two-way traffic flow.

Driveway from St Andrews Street

- The driveway narrows to 3.6m at the entrance gate, see Figure 35.

Connaught Place

- There is limited sight distance looking right and left along Connaught Crescent form Connaught Place, see Figure 31.

Driveway to Connaught Place

- The driveway is characteristically 4.0m wide but has a rough surface and locally steepens to a grade of 14% over a short distance of some 5m.



Traffic Impact Assessment



4.5 Austroads Safe System Assessment

The St Andrews Street and Connaught Place approaches to 14 St Andrews Street 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 indicates 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, there is evidence of good alignment with the Safe System Objective with the following crash risk scores:

- St Andrews Street - 11/448
- Connaught Place – 11/448

See Figure 30 for relative crash risk and Appendix D for detailed Safe System Assessments.

Figure 30 – Austroads Safe System Assessment alignment between crash score and risk



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4.6 Sight Distance Review

Sight distance availability and requirements are summarised in Figure 31.

Figure 31 – Sight Distance Summary

Major Rd - Minor Rd	Speed Limit (km/h)	Speed Environment (km/h)	Road frontage sight distance			
			Austroads SISD (m)	Available		AS 2890.1 SSD(m)
				Left(m)	Right(m)	
Connaught - Connaught	50	50	97	55	55	NA
Connaught - #14 Access	50	30	NA	100	100	30

Austroads Non Compliant

As 2890.1 Compliant

4.7 Access Standard

The development site is within a built-up urban area with General Residential zoning where LGAT Standard Drawings TSD-R09 for Urban Road driveways is applicable. This standard is accessible online at.

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



Traffic Impact Assessment



5. Traffic Generation and Assignment

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

5.1 Traffic Growth

Compound annual traffic growth on Hillside Crescent and Connaught Crescent is 0.0%. Both Streets by 2035 are estimated to have:

- AADT: 2,000 vpd
- AM Peak: 200 vph
- PM Peak: 200 vph

5.2 Trip Generation

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

- Up to 2-bedroom units: 4 - 5vpd and 0.4-0.5vph.

The existing Dragonfly Inn has:

- 1 *4-bedroom unit
- 1*10 - bedroom accommodation centre

Existing traffic generation is estimated at 40vpd and 4 vph with:

- 20vpd on St Andrews Street driveway
- 20vpd on Connaught Place driveway

The proposal will have:

- 11 *1-bedroom visitor accommodation units for short term stays
- Retains 1*10-bedroom accommodation centre

Total traffic generation is estimated at 80vpd and 8 vph with:

- 40vpd & 4vph at peak times on St Andrews Street driveway as the site entrance.
- 40vpd & 4vph at peak times on Connaught Place driveway as the site exit.

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



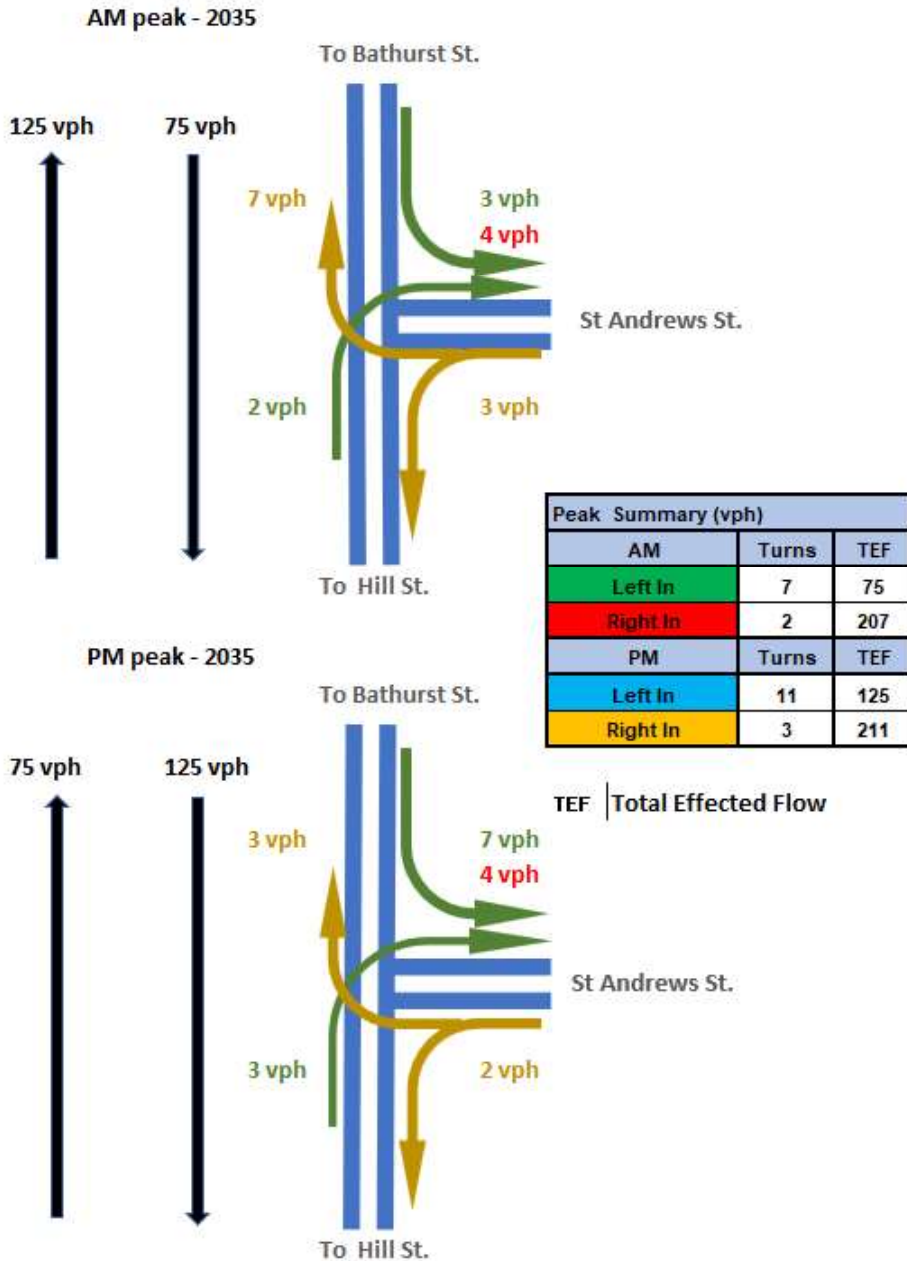
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5.3 Trip Assignment

Typical trip assignment for 14 Andrew Street accesses is shown in Figure 32.

Figure 32 – Trip Assignment 2035



Traffic Impact Assessment



6. Impact on Road Network

6.1 Traffic impact on Connaught Crescent & Connaught Place

The junction between the two streets is estimated to continue to operate at LOS A.

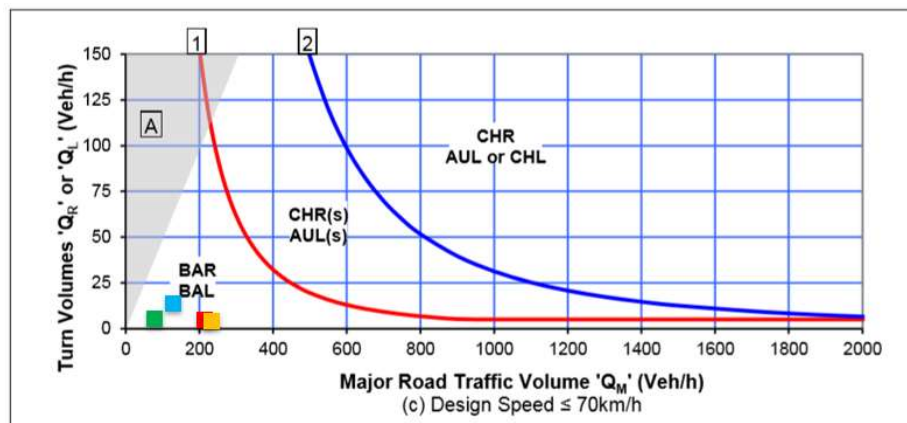
6.2 Traffic impact on Hillside Crescent & Andrew Street

The proposal will increase traffic activity on Hillside Crescent and Andrew Street by an estimated 20 vpd to 40vpd with 4 vph at peak times each which is a negligible increase. Hillside Crescent with AADT of 2,000 vpd and Andrew Street with AADT of 150vpd have ample capacity to cope with the estimated increase in traffic. The junction between the two streets is estimated to continue to operate at LOS A. See Appendix D for LOS definitions.

6.3 Junction warrants

Junction treatments are based on Austroads Guidelines which take into account the speed limit and volume of through and turning traffic. Figure 33 shows the junction layout for the Connaught Crescent / Connaught Place intersection required for 2035 and demonstrates that a simple junction layout is adequate as turning and through traffic volumes are in the low range.

Figure 33 – Warrant for 2035 – Hillside Crescent / Andrew Street junction



Peak Summary (vph)		
AM	Turns	TEF
Left In	7	75
Right In	2	207
PM	Turns	TEF
Left In	11	125
Right In	3	211

TEF | Total Effected Flow



Traffic Impact Assessment



6.4 Other impacts

6.4.1 Environmental

No environmental impacts were identified in relation to:

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

6.4.2 Street Lighting and Furniture

The proposal does not require additional street lighting.

6.5 St Andrew Street Access

The proposal will increase the driveway traffic from 20vpd to 40 vpd i.e a 20 vpd increase.

6.6 Connaught Place Access

The proposal will increase the driveway traffic from 20vpd to 40 vpd i.e a 20 vpd increase.

6.7 Access Controls for one-way flow thru 14 St Andrews St.

No Entry signs (R2-4A) and pavement arrows are recommended to support one-way flow thru the 14 St Andrews Street property, see Figure 34. An Authorised Vehicles Excepted (R9-4A) sign is also proposed for Connaught Place access for Garbage & Fire Trucks & delivery vehicles etc.

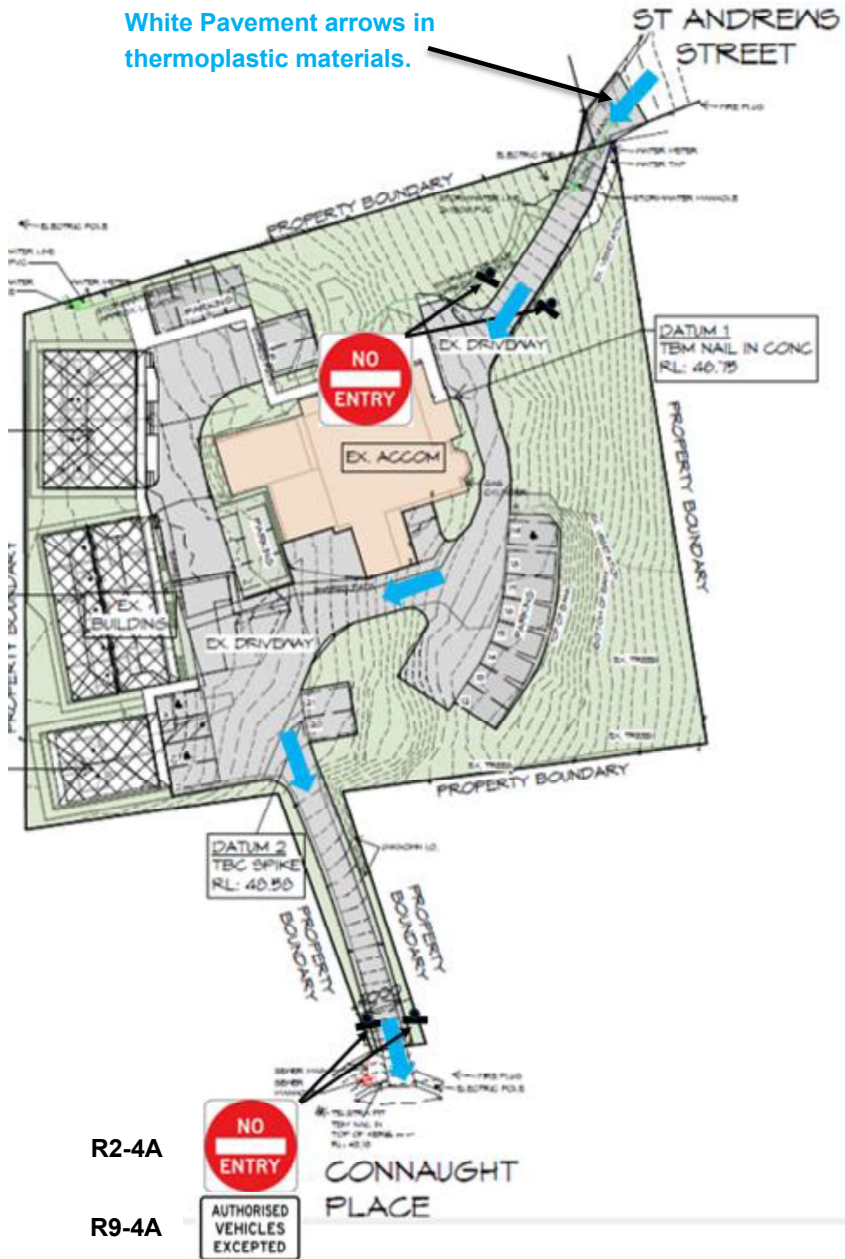


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Figure 34 – Proposed Site Access Control Signage to support one-way operation

White Pavement arrows in thermoplastic materials.



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7. Tas. Plan. Scheme – Launceston

7.1 Parking and Sustainable Transport Code C2

C2.5.1 Car parking numbers

Acceptable Solution A1

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

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

$$N=A+ (C-B)$$

N = Number of on-site car parking spaces required

A = Number of existing on-site car parking spaces

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1

C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1



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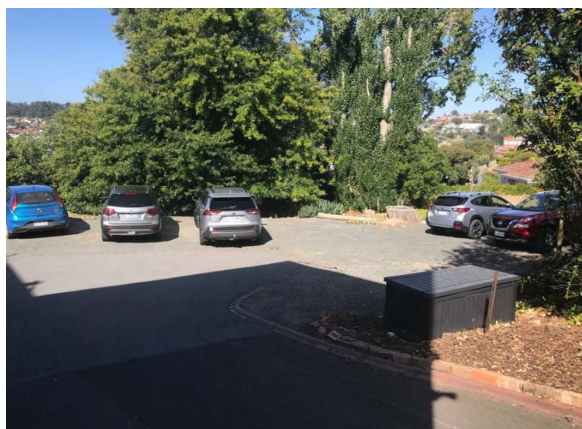
The existing Dragonfly Inn has:

- 1 * 4-bedroom accommodation centre requiring 2 car parking space / 3 bedrooms plus a visitor parking space / 10 bedrooms i.e 3 resident & 1 visitor parking space
- 1 * 10-bedroom accommodation centre requiring 2 car parking space / 3 bedrooms plus a visitor parking space / 10 bedrooms i.e 7 resident & 1 visitor parking space

Total of 10 resident and 2 visitor parking spaces required.

An area is available for 7 car parking spaces by the accommodation centre, see Figure 35 and 2 spaces are provided for the studio units, i.e 9 spaces in total.

Figure 35 –Existing off-street parking at 14 St Andrews Street.



The proposal will have:

- 11 *new 1-bedroom units each requiring 1 resident parking space plus 1 visitor parking space per 10 bedrooms. This amounts to a requirement of 11 resident and 1 visitor parking space.
- 1 * 10-bedroom accommodation centre requiring 2 car parking space / 3 bedrooms plus a visitor parking space / 10 bedrooms i.e 7 resident & 1 visitor parking space

Requirement is for 18 resident & 2 visitor parking spaces. 21 off street spaces are proposed.

A1 is satisfied.



Traffic Impact Assessment



C2.5.2 Bicycle parking numbers

No requirement.

C2.5.3 Motorcycle parking numbers

Acceptable Solution A1

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

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

Table C2.5.3 has requirement for 1 motorcycle parking space where 21-40 spaces are proposed. As the proposal requires 20 resident car parking spaces, no motorcycle parking space is required. **A1 is satisfied.**

C2.5.4 Loading Bays

Acceptable Solution A1

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

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

C2.6.1 Construction of parking areas

Acceptable Solution A1

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

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

Sealed parking spaces and driveway are proposed with drainage to the public stormwater system, see Appendix A, **A1 is satisfied.**



Traffic Impact Assessment



C2.6.2 Design and layout of parking areas

Acceptable Solution A1.1

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

(a) comply with the following:

- i. *have a gradient in accordance with Australian Standard AS 2890 Parking facilities, Parts 1-6. All car parking spaces will have a fall in both directions no steeper than 1:33. i.e 3 %. Grades are typically 6 to 7 %. **Not Satisfied.***
- ii. *Provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces. **Satisfied.***
- iii. *Have an access width not less than the requirements in Table C2.2.*
For 21 car parking spaces an internal driveway width of 5.5m is required.
The proposed driveway widths are follows:
 - St Andrews St access: initially 4.5m wide narrowing to 3.4m, see Figure 35.
 - Connaught Place access: typically, 4.0m.
 - Characteristic driveway width internally varies between 3 & 4m wide.The proposed one-way entry from St Andrews Street and one-way exit via Connaught Place does not technically satisfy Table C2.2 which is intended to apply to two-way flow situations. The access width requirement is **not satisfied.**
- iv. *Have car parking space dimensions which satisfy the requirements in Table C2.3.*
90-degree parking spaces are proposed with dimensions 5.4m long by 2.6m wide. Table C2.3 is **satisfied.**
- v. *Have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces.*
Parking & manoeuvre space required is 6.4m 7.0m is provided. Table C2.3 is **satisfied.**
- vi. *Have a vertical clearance of not less than 2.1 metres above the parking surface level, **Satisfied.***
- vii. *Excluding a single dwelling, be delineated by line marking or other clear physical means. **Satisfied.***

A1 is not satisfied because of steep parking space grades and the narrow driveway widths.



Traffic Impact Assessment



Performance Criteria P1

All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:

(a) The characteristics of the site

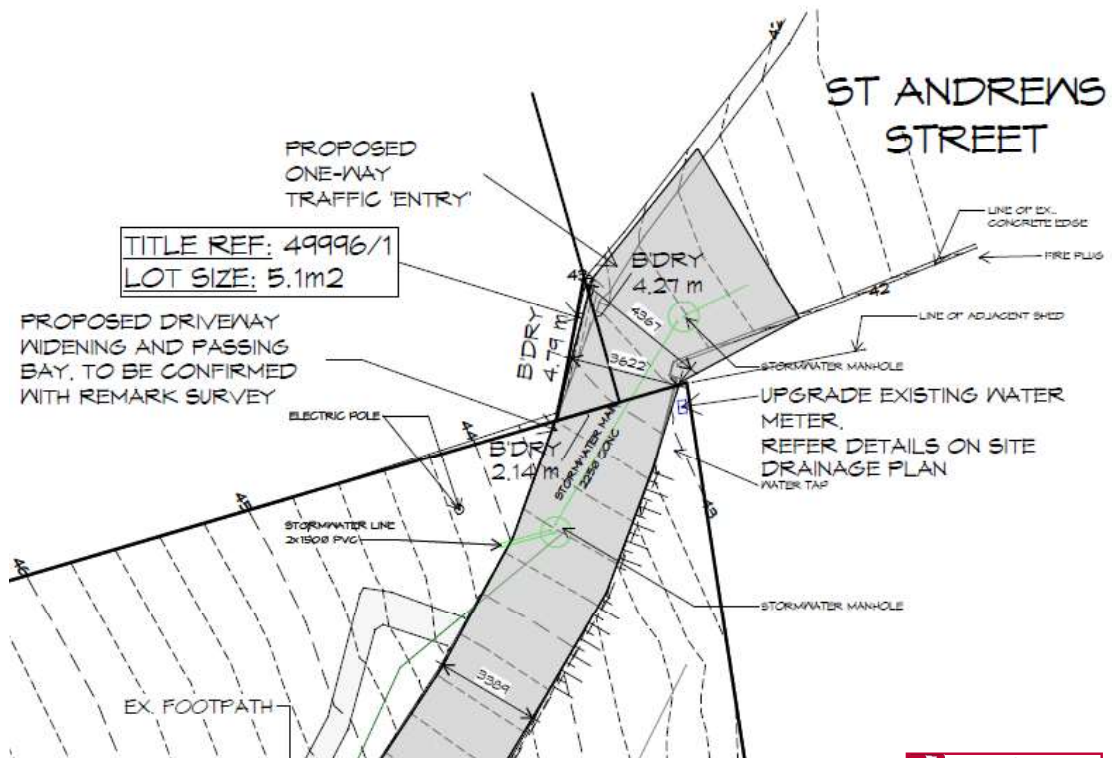
The driveway to Connaught Place provides access to 11*1-bedroom accommodation units and 1*10 - bedroom accommodation centre. Estimated increase in traffic due to the proposal at the Connaught Place driveway is 40 vpd with a peak hour rate of 4 vph.

Table 3.2 of AS/NZS 2890.1:2004 nominates an acceptable access width ranging between 3.0 and 5.5m wide for Access Facility Category 1. However, where the driveway is One-way a minimum driveway width of 3.0m should be provided. The proposed driveway widths are:

- St Andrews St entrance: initially 4.5m wide narrowing to 3.4m, see Figure 36.
- Connaught Place exit: typically, 4.0m.
- Characteristic driveway width internally varies between 3.0 & 4m wide.

Estimated traffic through flow is 40 vpd which is a low traffic flow rate i.e 4 vph or one vehicle per 15 minutes which is a very low flow rate. Accordingly, the proposed one-way driveway is deemed compliant.

Figure 36 – Proposed St Andrews Street driveway widening at the site entrance.



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(b) The proposed slope, dimensions and layout

The proposed parking spaces have slope ranging between 0 and 7 %which is considered acceptable given the hilly terrain. By comparison On Street parking in the area has similar slope. Parking space dimensions and layout are compliant.

(c) Useability in all weather conditions

Satisfied.

(d) Vehicle and pedestrian traffic safety

The traffic on the entry and exit (40vpd) & pedestrian activity (10ppd) is low, the speed environment is low (<30km/h) & the proposed driveway infrastructure is adequate for vehicles & pedestrians to share the driveway. The situation has a low crash risk and safe.

(e) The nature and use of the development

The use is residential for light vehicles and vulnerable road users.

(f) The expected number and type of vehicles

The traffic on the entry and exit (40vpd) and pedestrian activity (10ppd) is low, the speed environment is low (<30km/h) and the driveway infrastructure is adequate for vehicles and pedestrians to share the driveway. The situation is assessed as a low crash risk and safe.

(g) The likely use of the parking areas by persons with a disability

Parking use is likely.

(h) The nature of traffic in the surrounding area

The traffic activity levels in the area are very low.

(i) The proposed means of parking delineation

The car parking space swill be delineated with line marking.

(j) The provisions of Australian Standards

*A S2890.1:2004 Parking facilities, Part 1:Off -street car parking and
AS 2890.2:2002 Parking facilities, Part 2: Off-street commercial vehicle facilities*

- Austroads B99 cars can enter and exit the parking spaces.
- The proposed resident and visitor parking spaces meet manoeuvre space requirements of Table C3.2.

Proposal provides for safe and efficient access. **P1 is satisfied.**



Traffic Impact Assessment



Acceptable Solution A1.2

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

- be located as close as practical to the main entry point to the building. Satisfied.
- be incorporated into the overall car park design. Satisfied.
- be designed and constructed in accordance with AS/NZS 2890.6-2009 Parking facilities - Off-street parking for people with disabilities. Satisfied.

A1.2 is satisfied.

C2.6.3 Number of accesses for vehicles

Acceptable Solution A1

The number of accesses provided for each frontage must:

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

A single two-way access is proposed for each frontage. **A1 is satisfied.**

C2.6.5 Pedestrian access

Acceptable Solution A1.1

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

- (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:
 - i. a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or
 - ii. protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and
- (b) be signed & line marked at points where pedestrians cross access ways or parking aisles.

More than 10 car parking spaces are required so footpaths are required. Shared footpaths are proposed. **A1.1 is not satisfied.**

Performance Criteria P1

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

- (a) the characteristics of the site.
- (b) the nature of the use
- (c) the number of parking spaces
- (d) the frequency of vehicle movements
- (e) the needs of persons with a disability
- (f) the location and number of footpath crossings



Traffic Impact Assessment



- (g) vehicle and pedestrian traffic safety
- (h) the location of any access ways or parking aisles
- (i) any protective devices proposed for pedestrian safety.

Safe provision for pedestrians includes consideration of :

- Safe System Assessment
- Shared Zone signage
- Site layout, contours and the relative position of units and associated parking spaces
- availability of alternative parking spaces

Safe System Approach

This approach involves application of a Safe System assessment framework for identifying and reducing crash risk for all road users. This framework involves consideration of risk exposure, likelihood and severity to yield a risk framework score. The proposed development risk scores are as follows:

- Pedestrian exposure is low (low number of pedestrians) i.e. 1 out of 4
- Crash likelihood is moderate to low (no formal separation) i.e. 2 out of 4
- Crash severity is low (low speed environment) i.e. 1 out of 4

This yields a safe system score of 2 out of 64. This represents a very low risk but assumes a low-speed environment is maintained.

Signage

Formal signage of shared zones is a recognised pedestrian safety improvement where there is a mix of pedestrian, local access traffic only and situation where this is no kerb separation between pedestrians and vehicles. This is because Shared Zone signage includes provision of a regulator speed limit to keep speed to an appropriate level. In the case of the proposed driveway a 20 km/hr speed limit would be considered normal. The proposed development is in keeping with this kind of situation. Figure 37 shows Shared Zone signage standards.

Alternative parking spaces

Visitors can take advantage of on street parking available within Connaught Place and Connaught Crescent.

Site layout

The proposed dwellings have been orientated to suit site contours, utilising a shared driveway designed to a satisfactory level with adequate turning and manoeuvring space. Accordingly, provision of 10km/hr Shared and End Shared Zone signage at the entries and exits to the development site is recommended to limit speeds to a safe level for safe pedestrian activity. Figure 37 shows the recommended signage.

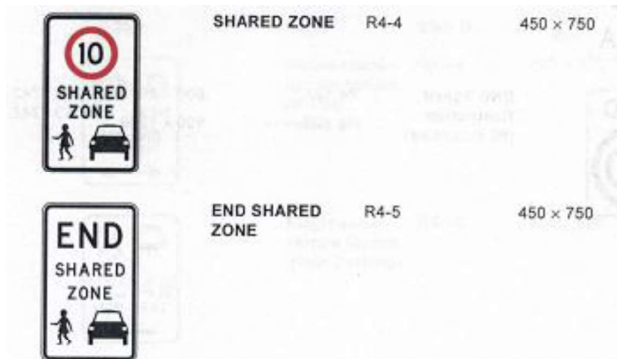
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Figure 37 – Shared Zone signage standards, AS1742.1-2014



Acceptable Solution A1.2

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

A1.2 is satisfied.

C2.6.6 Loading bays

Acceptable Solution A1

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

A skip bin is provided for resident waste management within the site & collected & managed by a private waste management contractor with an 8.8m Medium Rigid Vehicle (MRV).

The 8.8m MRV can turn within the site and enter and exit in a forward direction. The loading bay is shown on the plans.

A1 is satisfied.

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7.2 Road and Railway Assets Code C3

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

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

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

A1.1 is not applicable as the roads are not Category 1.

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

A1.2 is not applicable as no new access is proposed.

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

A1.3 is not applicable as no rail network is involved.

Acceptable solution A1.4:

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

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

From Table C3.1 for other roads, the acceptable increase in AADT is 20% or 40vpd whichever is greater. The proposal is estimated to increase internal traffic flow from 20 to 40 vpd i.e a 20 vpd increase on St Andrews St and Connaught Court. **A1.4 is satisfied.**

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

A1.5 is satisfied.

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

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

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

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



Traffic Impact Assessment



8. Recommendations and Conclusions

This traffic impact assessment has been prepared to consider the proposed multiple dwelling development at 14 St Andrews Street, West Launceston.

The proposed 11*1 Bedroom units replace the 4-bedroom unit. The proposal is estimated to increase traffic generation by 20 vpd at the St Andrews Street entrance to the site and Connaught Court exit from the site.

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

The five -year reported crash history reports provides no evidence of a crash propensity. Safe System Assessment of the Main Road approaches to the property access indicates a very low overall crash risk.

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

Recommendations

- *Install **No Entry** signs and white thermoplastic pavement arrows to support one-way flow thru the 14 St Andrews Street property, see Figure 34.*
- *Install an **Authorised Vehicles Excepted** sign for Connaught Place access for Garbage, Fire & delivery vehicles etc, see Figure 34.*
- *Install 10km/h Shared Zoned signage for traffic entering the site and End Shared Zone signage for traffic exiting the site, see Figure 37 for required signage.*
 - *The St Andrews Street driveway entrance requires the **Shared Zone signage**.*
 - *The Connaught Place driveway exit requires the **End Shared Zone signage**.*

Overall, it has been concluded that the proposed development will not create any traffic issues and traffic will continue to operate safely and efficiently on the road approaches to the development site.

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



Traffic Impact Assessment



Appendices

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Version: 1, Version Date: 11/07/2025

Traffic Impact Assessment



Appendix A – Proposal Design Plans

ACCOMMODATION REDEVELOPMENT 14 ST. ANDREWS STREET, WEST LAUNCESTON EDENHOLME PTY LTD

PD24374

PLANNING

<p>BUILDING DRAWINGS</p> <table border="0"> <tr><td>No.</td><td>01</td><td>DEMOLITION SITE PLAN</td></tr> <tr><td>No.</td><td>02</td><td>SITE PLAN</td></tr> <tr><td>No.</td><td>03</td><td>PART SITE PLAN</td></tr> <tr><td>No.</td><td>04</td><td>PART SITE PLAN</td></tr> <tr><td>No.</td><td>05</td><td>PART SITE DRAINAGE PLAN</td></tr> <tr><td>No.</td><td>06</td><td>PART SITE DRAINAGE PLAN</td></tr> <tr><td>No.</td><td>07</td><td>PART SITE LANDSCAPING PLAN</td></tr> <tr><td>No.</td><td>08</td><td>PART SITE LANDSCAPING PLAN</td></tr> <tr><td>No.</td><td>09</td><td>TURNING MOVEMENTS</td></tr> <tr><td>No.</td><td>10</td><td>PERSPECTIVES</td></tr> <tr><td>No.</td><td>11</td><td>PERSPECTIVES</td></tr> </table>	No.	01	DEMOLITION SITE PLAN	No.	02	SITE PLAN	No.	03	PART SITE PLAN	No.	04	PART SITE PLAN	No.	05	PART SITE DRAINAGE PLAN	No.	06	PART SITE DRAINAGE PLAN	No.	07	PART SITE LANDSCAPING PLAN	No.	08	PART SITE LANDSCAPING PLAN	No.	09	TURNING MOVEMENTS	No.	10	PERSPECTIVES	No.	11	PERSPECTIVES	<p>ACCUM DRAWINGS</p> <table border="0"> <tr><td>No.</td><td>DA01</td><td>VISITOR ACCOMMODATION</td></tr> <tr><td>No.</td><td>DA02</td><td>DEMOLITION PLAN</td></tr> <tr><td>No.</td><td>DA03</td><td>EK ELEVATION</td></tr> <tr><td>No.</td><td>DA04</td><td>EK ELEVATION</td></tr> <tr><td>No.</td><td>DA05</td><td>FLOOR PLAN</td></tr> <tr><td>No.</td><td>DA06</td><td>FLOOR PLAN</td></tr> <tr><td>No.</td><td>DA07</td><td>ELEVATIONS</td></tr> <tr><td>No.</td><td>DA08</td><td>ELEVATIONS</td></tr> <tr><td>No.</td><td>DA09</td><td>ROOF PLAN</td></tr> <tr><td>No.</td><td>DA10</td><td>ROOF PLAN</td></tr> </table>	No.	DA01	VISITOR ACCOMMODATION	No.	DA02	DEMOLITION PLAN	No.	DA03	EK ELEVATION	No.	DA04	EK ELEVATION	No.	DA05	FLOOR PLAN	No.	DA06	FLOOR PLAN	No.	DA07	ELEVATIONS	No.	DA08	ELEVATIONS	No.	DA09	ROOF PLAN	No.	DA10	ROOF PLAN
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GENERAL PROJECT INFORMATION

TITLE: 14 ST. ANDREWS STREET
 DESIGN AND BUILD: TBC
 DESIGN AND BUILD: TBC
 SOIL CLASSIFICATION: TBC
 CONTROL ZONE: TBC
 ALPINE AREA: NO
 BULK RATING: TBC
 OTHER HAZARD RISK: NONE KNOWN
 BUILDING CODE: 3

Prime Design
your build, your way

10 Goodmans Court, Invermay Launceston TAS
 Shop 10, 102-111 Main Road, Moorah Hobart TAS
 Ph: 03 6228 8375
 Email: info@primedesign.com.au
 Accredited Building Practitioner Frank Curran (No. CC2014)

APRIL 2025

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ACCOMMODATION
14 WEST ANDREWS STREET,
WEST LAUNCESTON
EDMUNDHAME PTY LTD

DEMOLITION SITE PLAN

Date: 20.05.2025
M/R: 1-2508A2
Project No: P004574-01
Scale: 1:1000

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DEMOLITION SITE PLAN
1:1000

REVISIONS:

1. VERTICAL DIMENSIONS ARE TO BE BASED ON THE TOP OF THE FINISHED GRADE.
2. HORIZONTAL DIMENSIONS ARE TO BE BASED ON THE CENTERLINE OF THE ROAD.
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Date: 21/06/2025
Planning Administration

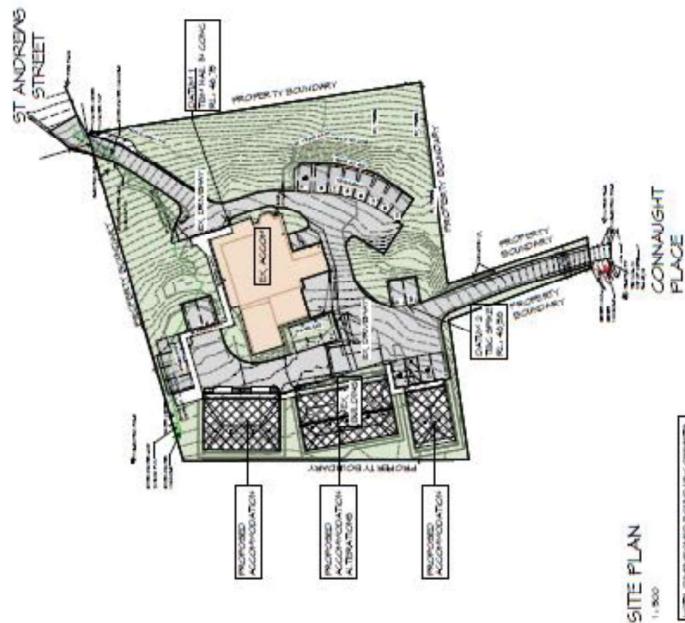
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Traffic Impact Assessment



PLANNING



SITE PLAN
1:800

NOTE: UNPROCESSED BOUNDARY OFFSETS FOR THE PROPOSED BUILDING ARE TO THE LEFT AND RIGHT OF THE PLAN.

- 1. THIS PLAN HAS BEEN PREPARED BY ARCHITECTURAL DRAWINGS FOR THE PURPOSES OF APPLYING FOR A DEVELOPMENT APPLICATION UNDER THE LOCAL GOVERNMENT ACT 1993.
- 2. THE DEVELOPER HAS BEEN ADVISED THAT THE LOCAL GOVERNMENT ACT 1993 REQUIRES THE DEVELOPER TO OBTAIN A DEVELOPMENT APPLICATION FROM THE LOCAL GOVERNMENT BEFORE COMMENCING ANY WORK ON THE SITE.
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ACCOMMODATION
REDEVELOPMENT
WEST LAUNCESTON
SUBSIDIARY PTY LTD

Client:	MR
Project:	1: 5008/AQ
Date:	20/06/2025
Scale:	1:800
Author:	BD/DA/2025
Check:	BD/DA/2025
Drawn:	BD/DA/2025
Reviewed:	BD/DA/2025



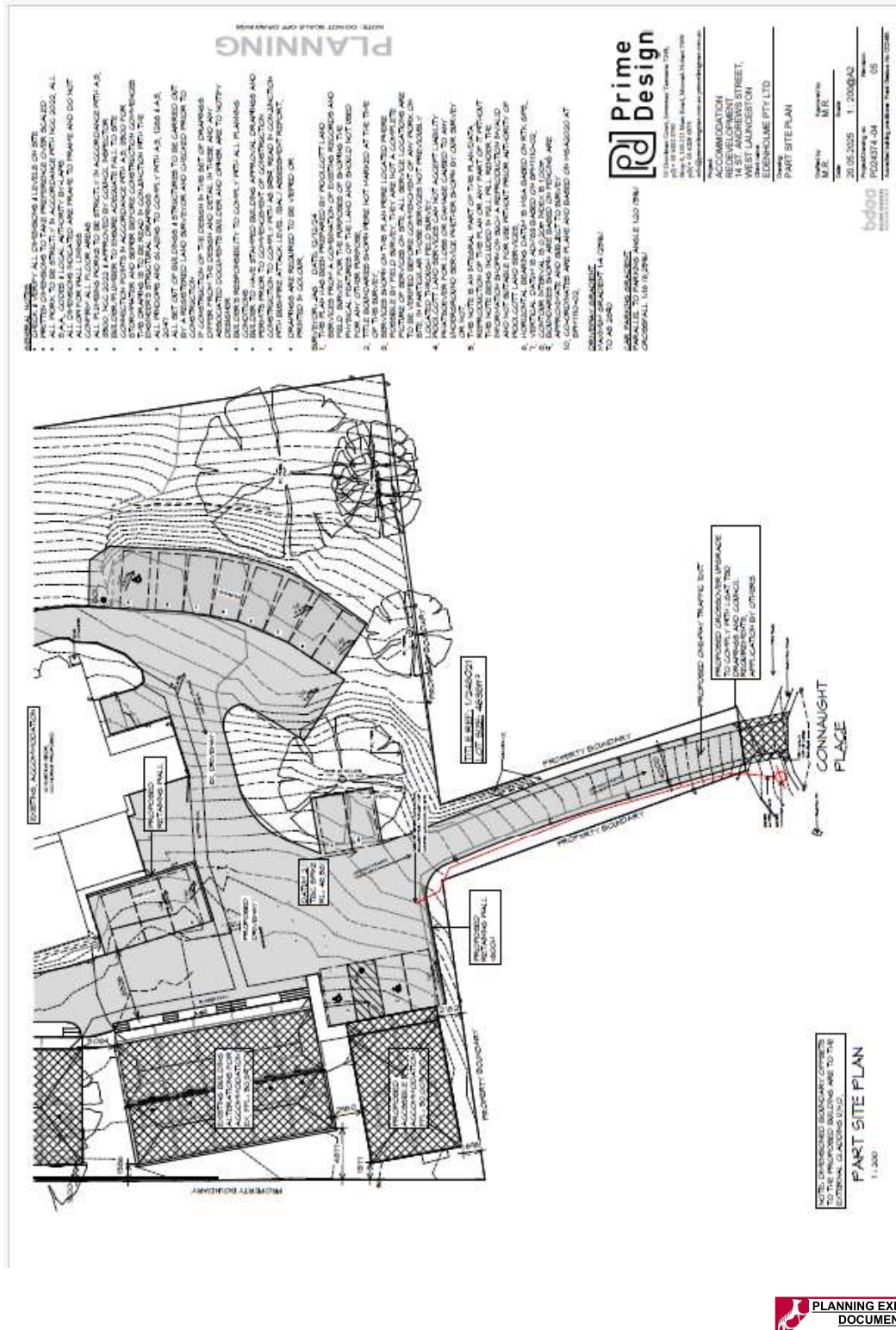
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Traffic Impact Assessment



- PLANNING**
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Prime Design

22 Old Heath Road, Launceston, Tasmania 7290
 Tel: +61 8 9322 2200
 Fax: +61 8 9322 2001
 Email: info@primedesign.com.au or primedesign@primedesign.com.au

ACCREDITATION
 REDEVELOPMENT
 PROJECTS
 WEST LAUNCESTON
 2244 1000
 EDENHOLME PTY LTD

Part Site Plan

Client:	M/R	Project No.:	12008242
Date:	20.06.2025	Scale:	1:500
Project Name:	REDEVELOPMENT PROJECTS WEST LAUNCESTON	Sheet No.:	05
Project Location:	2244 1000	Scale:	1:500
Project Description:	REDEVELOPMENT PROJECTS WEST LAUNCESTON	Scale:	1:500

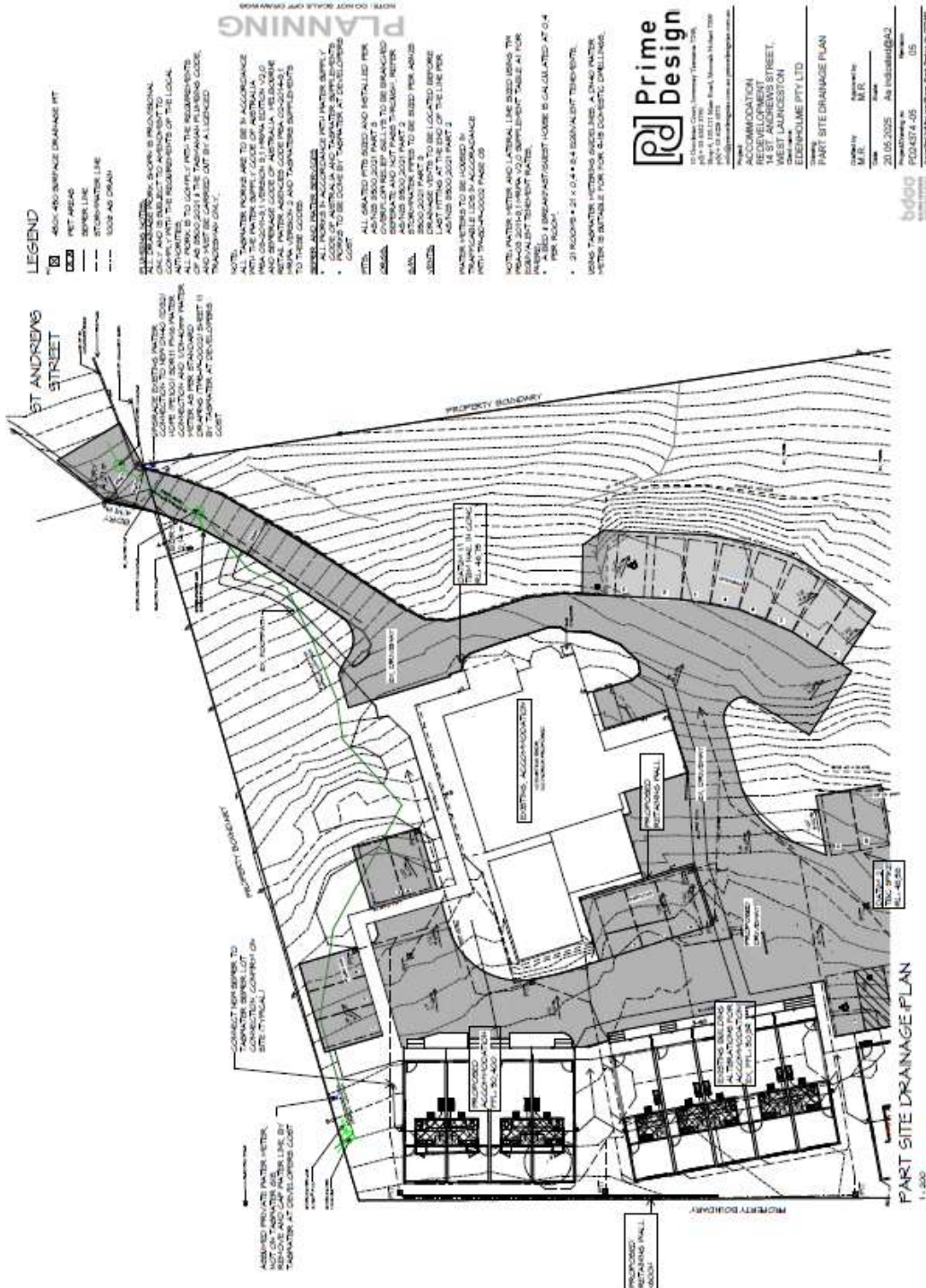
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 ENGINEERS

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Traffic Impact Assessment



LEGEND

- 400mm SURFACE DRAINAGE PIT
- 150mm WATER MAIN
- 100mm AND 150mm STORMWATER LINES
- 100mm AND 150mm DRAIN

NOTE: ALL DRAINAGE WORKS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY. THE LOCAL AUTHORITY SHALL BE ADVISED IN WRITING OF ANY PROPOSED CHANGES TO THE DRAINAGE PLAN. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.

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NOTE: ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.

Prime Design
10-12 Hobart Street, Launceston, Tasmania 7290
Phone: +61 8 333 1111
Fax: +61 8 333 1111
Email: info@primedesign.com.au

PRIME DESIGN
ACCOMMODATION
REDEVELOPMENT
150m² ACCOMMODATION
WEST LAUNCESTON
TASMANIA
EDENHOLME PTY LTD
PART SITE DRAINAGE PLAN

DATE: 20/06/2025
DRAWN BY: M.R.
CHECKED BY: M.R.
PROJECT NO: PDA047-05
SCALE: AS SHOWN
PROJECT LOCATION: West Launceston, TAS

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Date Issued: 21/06/2025
Planning Administration
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Traffic Impact Assessment



PLANNING

LEGEND

- 400K AND SURFACE DRAINAGE PIT
- FEET AREA
- SEWER LINE
- STORMWATER LINE
- TOP AND DOWN

ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT.

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Prime Design

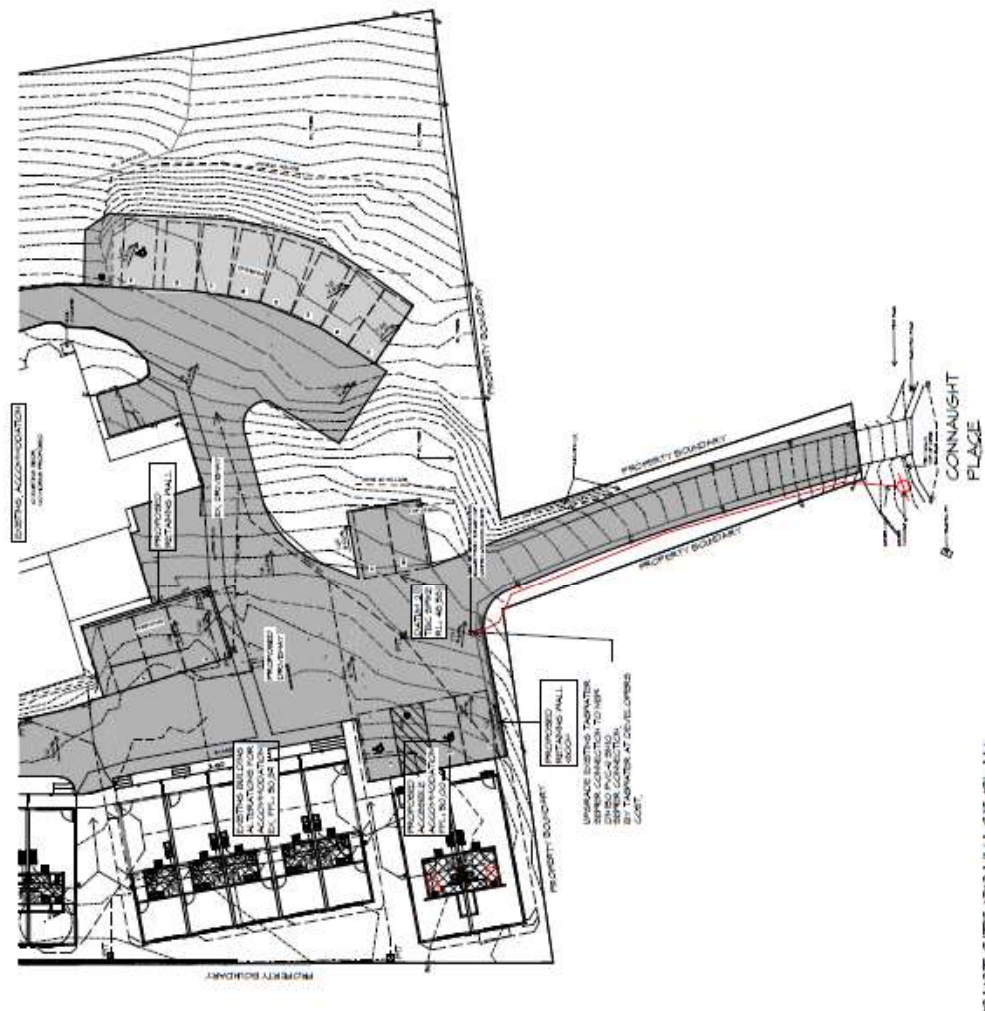
15/17 The Hub Centre, University Terrace, TAS
Ph: 03 6332 2222
Fax: 03 6332 2223
Email: info@primedesign.com.au
www.primedesign.com.au

Project:
ACCOMMODATION
147 WEST ADDRESS STREET,
WEST LAUNCESTON
EDENCOLE CITY LTD

Drawing:
PART SITE DRAINAGE PLAN

Drawn by: MFC
Checked by: MFC
Date: 21.06.2025
Scale: AS INDICATED
Project No: P2025/1.01
Revision: 05

bdoo
BENTLEY DESIGN OFFICE
1000 BENTLEY DRIVE
LAUNCESTON TAS 7290
Ph: 03 6332 2222
Fax: 03 6332 2223
Email: info@bdoo.com.au
www.bdoo.com.au



PART SITE DRAINAGE PLAN
1-1-2020

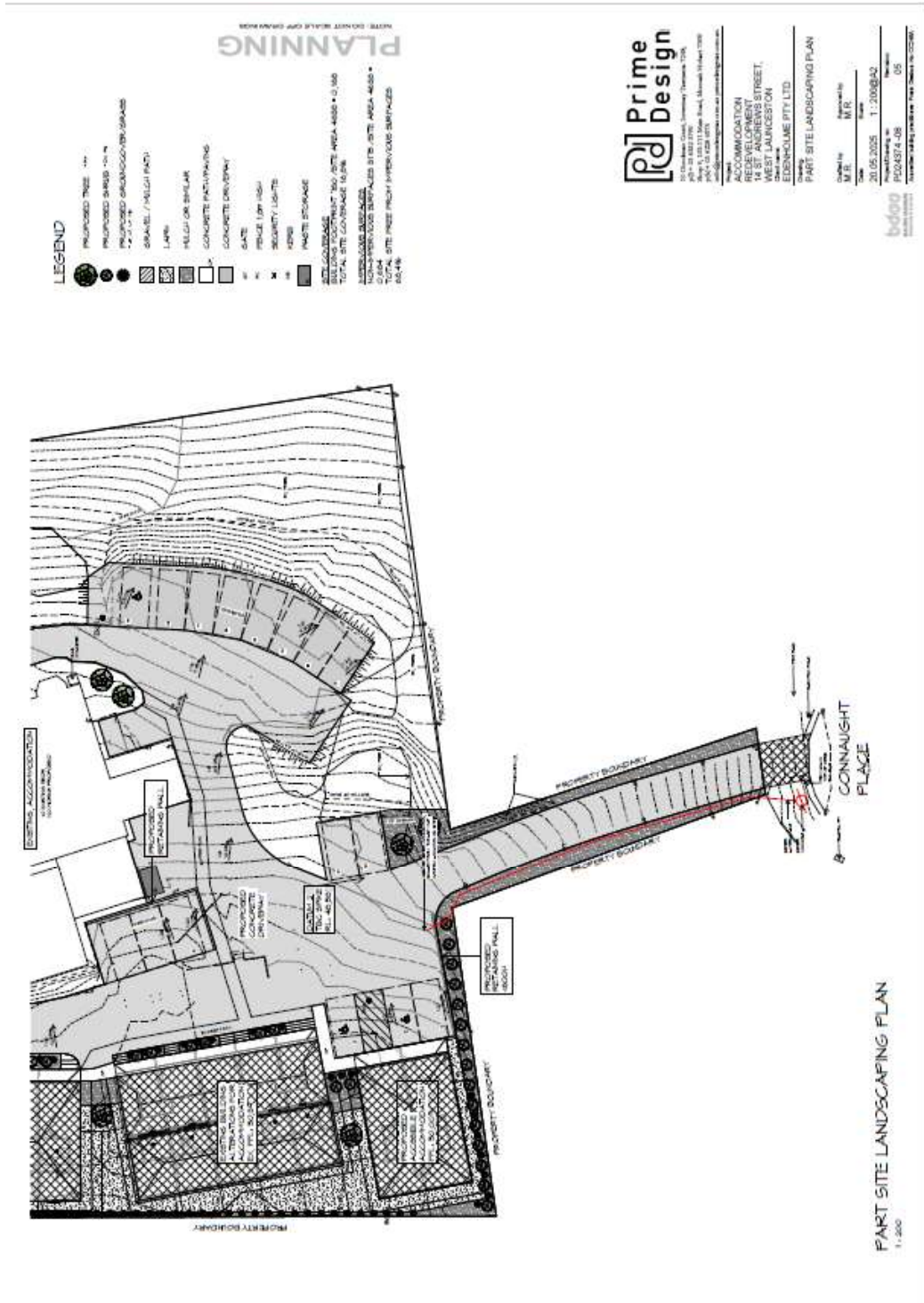
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Ref. No: DA 0168/2025
Date: 21/06/2025
Revised: 21/06/2025

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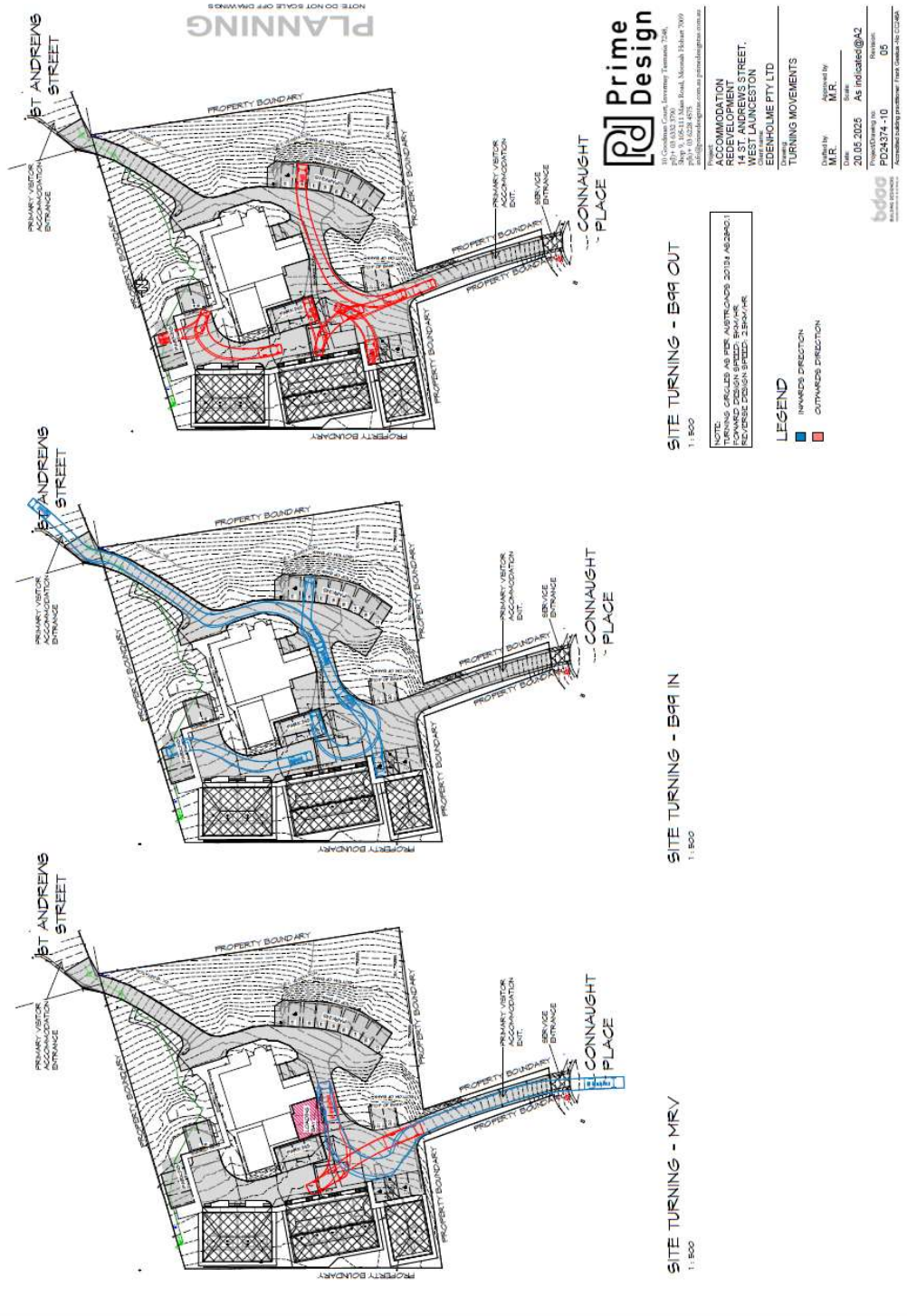
Ref. No: DA 0168/2025
Date Advertised: 21/06/2025

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Document Set ID: 5250752
Version: 1, Version Date: 11/07/2025

Traffic Impact Assessment



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Traffic Impact Assessment



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Ref. No: DA 0168/2025
Date Advertised: 21/06/2025

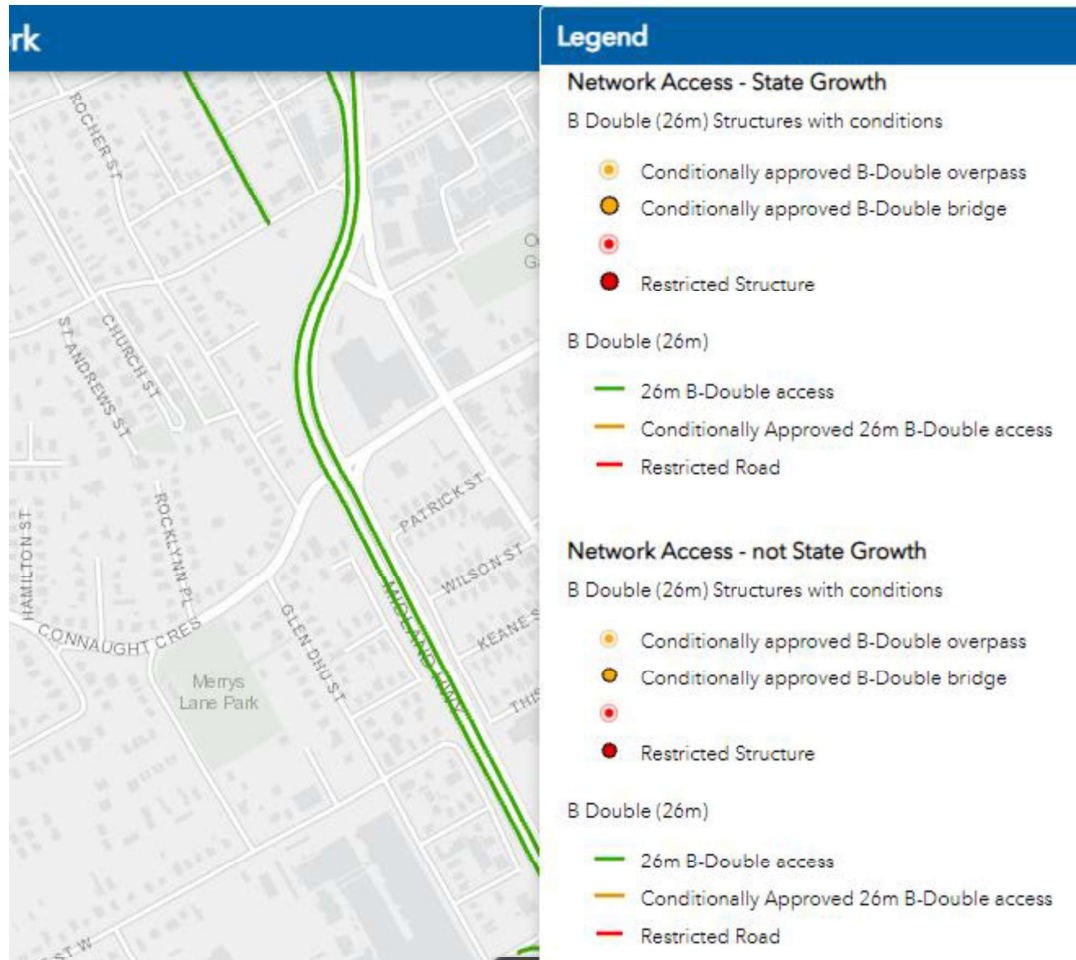
Planning Administration *[Signature]*

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Traffic Impact Assessment



Appendix B – Tas 26m B Double Network



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Date Advised: 21/06/2025

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Traffic Impact Assessment



Appendix C – 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.



Traffic Impact Assessment



Existing situation - Connaught Place

Safe System Assessment

Exposure	Run-off-road	Head-on	Intersection	Other	Pedestrian	Cyclist	Motorcyclist
Justification (AADT 150 vpd)	Low traffic. No reported run off road crashes.	Low traffic. No reported head on road crashes.	Connaught Crescent junction has 2,000 vpd with no reported crashes	Low traffic, one reported PDO crash emerging from driveway	Normal/General Residential pedestrian exposure for a narrow no through road	Normal/General Residential cyclist exposure for a narrow no through road	Normal/General Residential motorcyclist exposure for a narrow no through road
Likelihood	Score / 4 1	Score / 4 1	Score / 4 1	Score / 4 1	Score / 4 1	Score / 4 1	Score / 4 1
Justification	6.9m wide sealed road with stright alignment & footpath one side with adequate sight distance and delineation by street lighting	6.9m wide sealed road with stright alignment & footpath one side with adequate sight distance and delineation by street lighting	Simple junction layout.	6.9m wide sealed road with stright alignment & footpath one side with adequate sight distance and delineation by street lighting	Footpath both sides of road.	6.9m wide sealed road with stright alignment & footpath one side with adequate sight distance and delineation by street lighting	6.9m wide sealed road with stright alignment & footpath one side with adequate sight distance and delineation by street lighting
Severity	Score / 4 1	Score / 4 1	Score / 4 2	Score / 4 1	Score / 4 1	Score / 4 1	Score / 4 1
Justification	Low Severity	Low Severity	Low Severity	Low Severity	Moderate severity for vulnerable road users	Moderate severity for vulnerable road users	Moderate severity for vulnerable road users
Product	Score / 4 1	Score / 4 1	Score / 4 2	Score / 4 1	Score / 4 2	Score / 4 2	Score / 4 2
Total	Score / 64 1	Score / 64 1	Score / 64 2	Score / 64 1	Score / 64 2	Score / 64 2	Score / 64 2
							Total / 448 11





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

PLANNING REF: DA0168/2025
THC WORKS REF: #8664
REGISTERED PLACE NO: #4542
FILE NO: 10-48-81 THC
APPLICANT: Prime Design (Tas) Pty Ltd
DATE: 08 July 2025

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: 'Edenholme Grange', 14 St Andrews Street, West Launceston.
Proposed Works: Construction of an additional 11 holiday units.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application DA0168/2025, advertised on 21/06/2025, subject to the following conditions:

1. **(i) The new doors and windows to the front and sides of the existing weatherboard outbuilding must match the traditional forms of the existing fenestration (i.e., door and window pattern) of the heritage buildings; and be comprised of timber doors with top lights, and multi-pane double-hung timber windows trimmed with sills and architraves. The door and window spacing may be modified to a uniform pattern to suit the new 4No. unit layout; and,**
(ii) Amended elevation drawings compliant with this requirement must be submitted to Heritage Tasmania and be to the satisfaction of the Works Manager before commencement of this part of the work.

Reason for condition

To ensure that the modified heritage building has a visual character that is complementary to the principal heritage building, consistent with the appropriate outcomes described in Section 8.1 of the *Works Guidelines*.

2. **The sandstone and bluestone material that is to be removed for the new site landscaping must be salvaged for re-use and not discarded.**

Reason for condition

To ensure that significant heritage fabric is meaningfully reused at the place consistent with the appropriate outcomes described in Section 6.2 of the *Works Guidelines*.

Advice

It is recommended that the fenestration of the front elevations of the northern and southern unit buildings also be amended in keeping with the requirements of Condition 1, to ensure that the complex has a cohesive architectural character that is complementary to the principal heritage building. However, it would be acceptable for the windows and doors in those unit buildings to be of aluminium rather than timber. To ensure that the buildings have design integrity, it is preferable that any glazing divisions are genuine (i.e., avoid the use of fake glazing bars).

It is also recommended that the design of the new hipped roof extension to the rear of the existing timber outbuilding is modified to retain the entire extent of that existing roof structure inclusive of the western eave line. A new box gutter, or tray roof infill should be configured to sit outside of the existing building footprint, i.e., outside of the existing wall line. The roof form to the new addition should be narrowed / reduced in size accordingly.

This heritage approval is for the lower site carpark to have a landscaped batter edge on its eastern and southern sides, and not be retained by any visible structure. The earth batter treatment is important to ensure that landscape setting of 'Edenholme Grange' is perpetuated to the extent that can reasonably be achieved in the realisation of this proposal.

The applicant may contact Heritage Tasmania for advice if this would assist in the implementation of these conditions and recommendations.

Should you require clarification of any matters contained in this notice, please contact Chris Bonner on 1300 850 332.



Ian Boersma
Works Manager – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council



Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA0168/2025
Council notice date	30/04/2025
TasWater Reference No.	TWDA 2025/00434-LCC
Date of response	4/06/2025
TasWater Contact	David Boyle
Phone No.	0436 629 652

Response issued to

Council name	CITY OF LAUNCESTON
Contact details	Planning.Admin@launceston.tas.gov.au
Development details	
Address	14 ST ANDREWS ST , WEST LAUNCESTON
Property ID (PID)	6652528
Description of development	Visitor Accommodation – Alterations and additions and new buildings resulting in an additional 11 holiday units

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Prime Design	PD24374 -05 / Part Site Drainage Plan	05	20/05/2025
Prime Design	PD24374 -06 / Part Site Drainage Plan	05	20/05/2025

Conditions

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

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

DEVELOPER CHARGES

4. Prior to TasWater issuing a Consent to Register a Legal Document /Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may

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

Page 1 of 3



be, must pay a developer charge totalling \$7,730.80 to TasWater for water infrastructure for 4.4 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

5. Prior to TasWater issuing a Consent to Register a Legal Document /Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$9,663.50 to TasWater for sewerage infrastructure for 5.5 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
6. In the event Council approves a staging plan, prior to TasWater issuing a Consent to Register a Legal Document/Certificate(s) for Certifiable Work (Building) and/or (Plumbing) for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

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

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

Advice

General

For information on TasWater development standards, please visit

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

For application forms please visit

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

Developer Charges

For information on Developer Charges please visit the following webpage -

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

Service Locations

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

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



Advice to the Drainage Authority

The combined system is at capacity in this area. TasWater cannot accept additional flows of stormwater into this area within the combined system over those currently discharged.

The Drainage Authority will be required to either refuse or condition the development to ensure the current service standard of the combined system is not compromised.

Declaration

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



April 2025

PLANNING REPORT

VISITOR ACCOMMODATION

14 St. Andrews Street WEST LAUNCESTON



Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

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Launceston

[Head office](#)

P 03 6332 3760
E enquiries@woolcott.au
A 10 Goodman Court Invermay
7250

St Helens

[East Coast office](#)

P 03 6376 1972
E admin@ecosurv.com.au
A 52 Cecilia Street St Helens
7216

www.woolcott.au

Job Number: L250323
Prepared by: Michelle Schleiger (michelle@woolcott.au)
(BUrbRegEnvPlan)
Town Planner

Rev.no	Description	Date
1	Draft	25 March 2025
2	Final draft	7 April 2025

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1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Development of visitor accommodation

This report is prepared in support of plans supplied by Prime Design.

2. Subject site and proposal

2.1 Site details

Address	'THE DRAGONFLY INN' - 14 ST ANDREWS STREET, WEST LAUNCESTON TAS 7250
Property ID	6652528
Title	248021/1
Land area	4,760.06m ²
Planning Authority	Launceston Council
Planning Scheme	Tasmanian Planning Scheme - Launceston (Scheme)
Easements	Benefitting drainage easement Benefitting right of way (over Connaught Place)
Application status	Discretionary
Existing Access	1 x access from St. Andrews Street 1 x access from Connaught Place
Zone	General Residential
General Overlay	None
Overlays	Airport obstacle limitation area Local heritage place
Existing use and development	Visitor accommodation Two storey building - short term accommodation Annexed outbuilding - medium term accommodation
Existing services and infrastructure	

Water	Serviced
Sewer	Serviced
Stormwater	Serviced

2.2 Proposal

The proposal is to develop eleven new rooms for visitor accommodation on the site. The site is established to the use of visitor accommodation with a two storey building providing ten rooms for short term visitor accommodation. This building is not a part of the use and development proposal and no works are proposed to this building.

The proposal will see the re-development of the rear building and the development of two new buildings for the same use class. The development proposal will result in eleven new self contained rooms for visitor accommodation on the site.

The existing building (at the rear of the site) will have the front annexed section removed. The façade will be made good and a verandah fitted. A new section, built mirror image to the existing will be made to the rear. The extension will be fitted internally to make 5 self contained rooms (being fitted with a bathroom and kitchen).

The two new buildings will be made in similar fashion, resulting in 3 similar style buildings at the rear of the site and to the rear of the existing building.

The driveway from Connaught Place will be upgraded and will be used primarily for staff and commercial use (such as waste removal). The existing access from St. Andrews Street will be used for all visitor accommodation access; parking and manoeuvring areas will be made commensurate to the room proposal. Landscaping is included to the proposal plans.

2.3 Subject site

The site in West Launceston is home to the heritage building now known as Dragonfly Inn. The Tasmanian Heritage Register listing describes it as a two storey weatherboard Victorian domestic building.

The building has been operating as visitor accommodation with the renovated mansion with ten rooms providing as short term accommodation, and four rooms provided as medium term accommodation. Notably, the operators have received multiple awards in the category of Hosted Accommodation

(Tasmanian Tourism Awards) awarded for excellence in the provision of a unique tourism experience with overnight accommodation.

The site includes parking for vehicles associated with the operation. Access is currently provided for guests via St. Andrews Street. The second access from Connaught Place is utilised for staff and commercial vehicle use.

2.4 Images



Figure 1 Aerial view of the subject site (Source: LIST)



Figure 2 Aerial view site details (Source: LIST)



Figure 3 Vehicle access from Connaught Place



Figure 4 Vehicle access to Connaught Place



Figure 5 Existing 2 storey building and access for visitor parking



Figure 6 Existing two storey building from rear of lot



Figure 7 Existing rear building showing section to be retained



Figure 8 Existing rear building showing section to be removed



Figure 9 Existing rear building section to be retained - south elevation



Figure 10 Existing rear building and area of extension to the rear



Figure 11 Showing existing rear building, north elevation and garden

3. Zone and overlays

3.1 Zoning

The site is zoned General Residential under the Scheme.

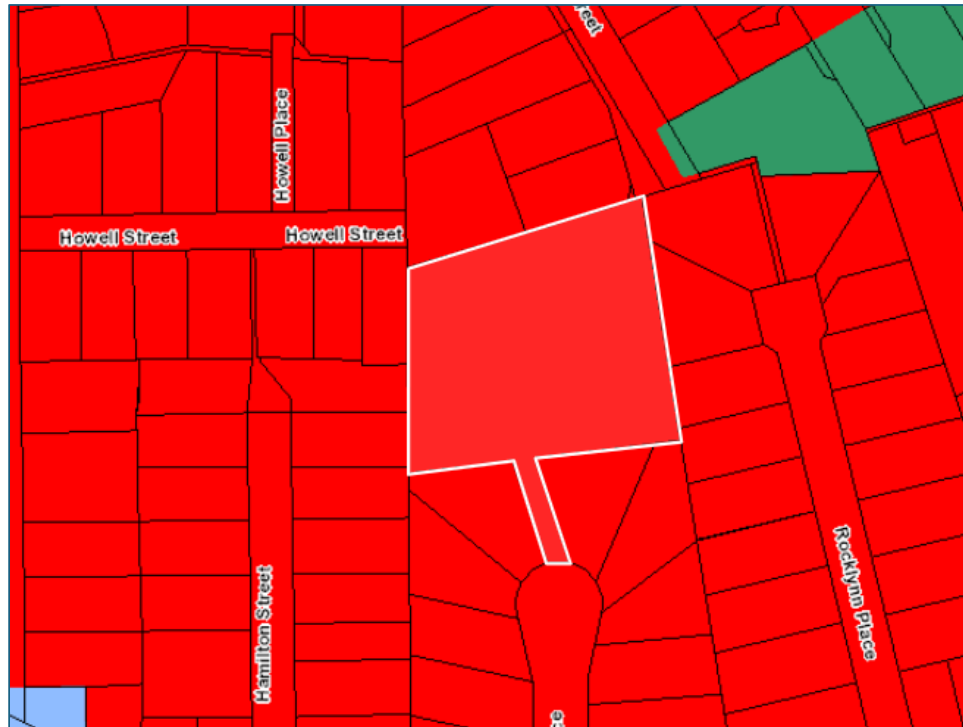


Figure 12 Zoning for the subject site and surrounding area (Source: LIST)

3.2 Code Overlays

The subject site is within the Airport obstacle limitation area and is affected by the Local heritage place overlay.

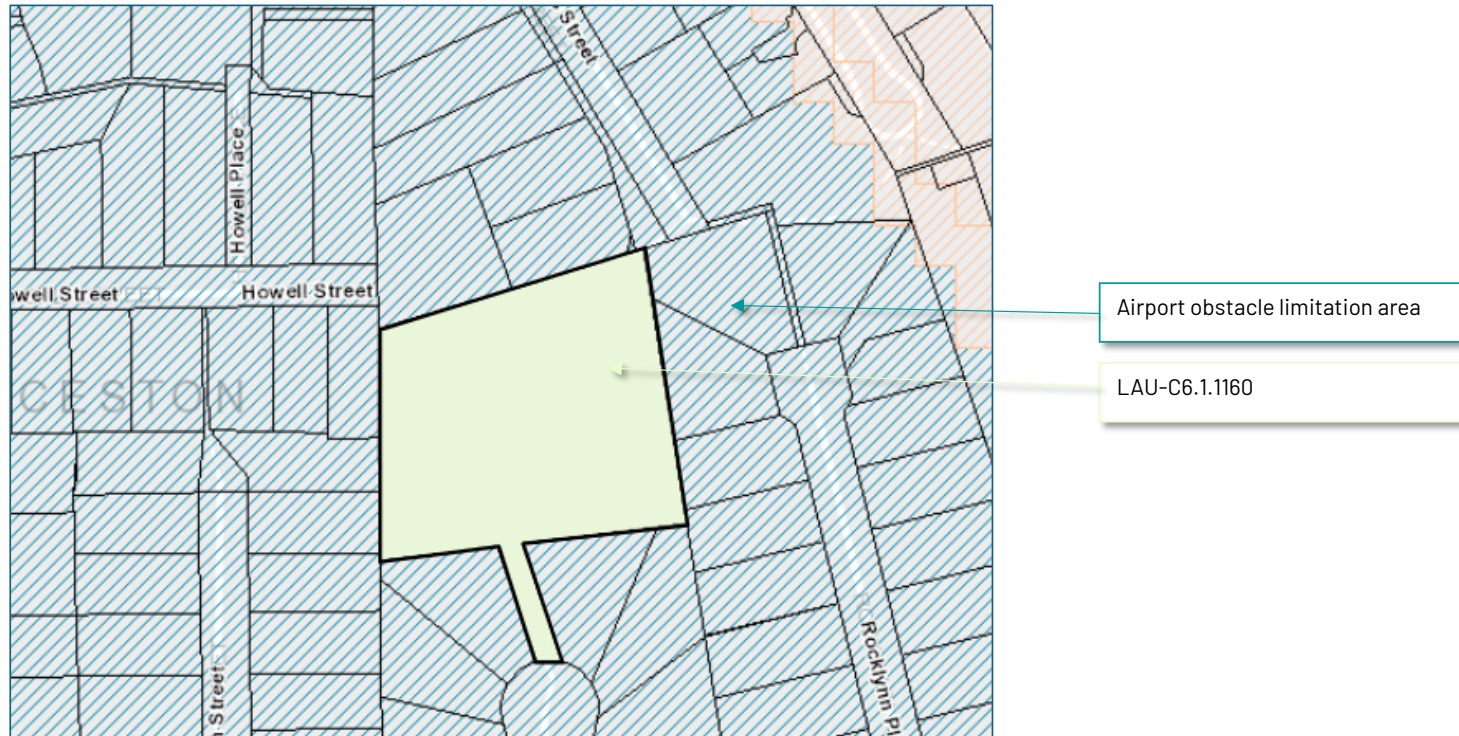


Figure 13 Showing the overlays that affect the subject site (Source: LIST)

4. Planning Scheme Assessment

4.1 Zone assessment

8.0 General Residential Zone

8.1 Zone Purpose

8.1.1	To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
8.1.2	To provide for the efficient utilisation of available social, transport and other service infrastructure.
8.1.3	To provide for non-residential use that: <ul style="list-style-type: none"> a. primarily serves the local community; and b. does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
8.1.4	To provide for Visitor Accommodation that is compatible with residential character.

Response

The proposed residential use and development is in accord with the purpose of the zone.

8.3 Use Standards

8.3.2 Visitor Accommodation

Objective	
That Visitor Accommodation:	
<ul style="list-style-type: none"> a) is compatible with the character and use of the area; b) does not cause an unreasonable loss of residential amenity; and c) does not impact the safety and efficiency of local roads or rights of way. 	
Acceptable Solutions	Performance Criteria
<p>A1 Visitor Accommodation must:</p> <ul style="list-style-type: none"> a) accommodate guests in existing habitable buildings; and b) have a gross floor area of not more than 200m² per lot. 	<p>P1 Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:</p> <ul style="list-style-type: none"> a) the privacy of adjoining properties; b) any likely increase in noise to adjoining properties; c) the scale of the use and its compatibility with the surrounding character and uses within the area; d) retaining the primary residential function of an area; e) the impact on the safety and

	<p>efficiency of the local road network; and</p> <p>f) any impact on the owners and users rights of way.</p>
<p>A2 Visitor Accommodation is not for a strata lot that is part of a strata scheme where another strata lot within that strata scheme is used for a residential use.</p>	<p>P2 Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other strata lots within the strata scheme, having regard to:</p> <p>a) the privacy of residents;</p> <p>b) any likely increase in noise;</p> <p>c) the residential function of the strata scheme;</p> <p>d) the location and layout of the strata lots;</p> <p>e) the extent and nature of any other non-residential uses; and</p> <p>f) any impact on shared access and common property.</p>

Response

- P1 The performance criteria apply. The Use is existing, but new buildings are proposed with a greater floor area than 200m²; this triggers the performance criteria.
- a. The proposed buildings and building extension have a minimum 1.5m setback to the rear boundary. This is reasonable when considered against the provisions of the zone and the development standards. The rear boundary is fenced and existing vegetation also serves to provide visual buffers between the lots that share a boundary. Adjoining residences at the rear boundary have reasonable setbacks to the boundary, allowing separation of uses.
- The dwelling at 14 Howell Street shares a side boundary (north boundary). The dwelling is set forward of the proposed accommodation and no direct overlooking is afforded as a result of the proposal. The window unit facing the north boundary is associated with a thoroughfare within the building, not a resting or gathering place within the building; it is set back from the boundary by approximately 3m, preventing unreasonable overlooking capability.
- b. Any increase in noise is unlikely to be unreasonable. Some noise increase is expected simply due to an increase in visitation to the site. The nature of the noise is anticipated to be of a human nature rather than noise from machinery or traffic. This is most likely to be confined to daylight hours. The accommodation facility is well managed and there is a vested interest from the operators to provide a pleasant environment for all guests, so particular noise from any source will be managed as a part of site operations. No activities to particularly generate noise will be encouraged.

- c. The scale of use will increase from the existing. The existing establishment has fourteen rooms, with ten as short term accommodation and four as medium term accommodation. The development will increase the short term accommodation by eleven rooms, with no medium term accommodation provided. The scale will be increased, however, the site is sizable in context of the surrounding area and suitable setbacks, comparable to residential standards, can be achieved.
- d. The site is already used for visitor accommodation and the proposed does not encroach beyond the site boundaries. The prevailing function of the area is maintained as residential.
- e. A traffic impact assessment has been undertaken for the site.
- f. There is no impact to owners and rights of way given the existing use of the site.

A2 The acceptable solution is achieved. There is no strata scheme in place, or proposed and there is no residential use proposed on the site.

8.5 Development Standards for Non-dwellings

8.5.1 Non-dwelling development

Objective	
That all non-dwelling development:	
a) is compatible with the character, siting, apparent scale, bulk, massing and proportion of residential development; and	
b) does not cause an unreasonable loss of amenity on adjoining residential properties.	
Acceptable Solutions	Performance Criteria
<p>A1 A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; b) if the frontage is not a primary frontage, not less than 3.0m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or c) if for a vacant site and there are 	<p>P1 A building that is not a dwelling, excluding for Food Services and local shop, must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</p>

existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.	
---	--

Response

A1 The acceptable solution is achieved. The frontage setbacks are compliant.

<p>A2 A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: <ul style="list-style-type: none"> i. a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and ii. projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 8.5m above existing ground level; and b) only have a setback less than 1.5m from a side or rear boundary if the building: <ul style="list-style-type: none"> i. does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or ii. does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser). 	<p>P2 The siting and scale of a building that is not a dwelling must:</p> <ul style="list-style-type: none"> a) not cause an unreasonable loss of amenity, having regard to: <ul style="list-style-type: none"> i. reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property; ii. overshadowing the private open space of a dwelling on an adjoining property; iii. overshadowing of an adjoining vacant property; and iv. visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.
---	---

Response

A2 The acceptable solution is achieved. The buildings meet the envelope requirements and the side and rear setbacks meet a minimum of 1.5m.

<p>A3 A building that is not a dwelling, must have:</p> <ul style="list-style-type: none"> a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and b) a site area of which not less than 35% is free from impervious surfaces. 	<p>P3 A building that is not a dwelling, must have:</p> <ul style="list-style-type: none"> a) site coverage consistent with that existing on established properties in the area; and b) reasonable space for the planting of gardens and landscaping.
---	--

Response

- P3 The performance criteria are addressed. The site coverage is achieved but the area of the site free from impervious surface is 68.4%.
- a. the site coverage is compliant.
 - b. The site has extensive existing gardens of which only a small portion will be removed. This will be associated with the north most proposed accommodation unit.

<p>A4 No acceptable solution</p>	<p>P4 A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must:</p> <ol style="list-style-type: none"> a) provide for security and privacy while allowing for passive surveillance of the road; and b) be compatible with the height and transparency of fences in the street, having regard to: <ol style="list-style-type: none"> i. the topography of the site; and ii. traffic volumes on the adjoining road.
----------------------------------	---

Response

Not applicable.

<p>A5 Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not:</p> <ol style="list-style-type: none"> a) be visible from any road or public open space adjoining the site; and b) encroach upon parking areas, driveways or landscaped areas. 	<p>P5 Outdoor storage areas, for a building that is not a dwelling, must be located or screened to minimise their impact on views into the site from any roads or public open space adjoining the site, having regard to:</p> <ol style="list-style-type: none"> a) the nature of the use; b) the type of goods, materials or waste to be stored; c) the topography of the site; and d) any screening proposed.
---	---

Response

- A5 The acceptable solution is achieved. The waste storage is located near the rear of the existing building and is not visible from any road or public open space. The waste storage is located to be accessible for contractor pick-up but not within a thoroughfare.

<p>A6 Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use not less than 10m.</p>	<p>P6 Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of the boundary of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to:</p> <ol style="list-style-type: none"> a) the characteristics and frequency of any emissions generated; b) the nature of the proposed use; c) the topography of the site and location of the sensitive use; and
---	---

d) any mitigation measures proposed.

Response

P6 The performance criteria are addressed. The heat pump units are located to the rear of the building. Under 4.6.11 they are exempt if located to the rear of a building but the Local Historic Heritage Code applies to the site.

- a. The heat pumps are household models and will be comparable to typical household installation and use in terms of emissions.
- b. The proposed use is short term accommodation. The use will be comparable to residential.
- c. The site is slightly lower in elevation than the adjoining lots to the west. The buildings have a setback from the boundary of at least 1.5m and adjoining buildings also have reasonable rear setbacks providing separation.
- d. The site is fenced and only household sized equipment has been proposed. Impacts due to plant equipment are not expected to be unreasonable.

4.2 Code Assessment

C6.0 Local Historic Heritage Code

C6.2 Application of this Code

C6.2.3 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.

Response

The trees to be removed are not classed as significant trees and the Significant Trees table is not used in the Launceston Local Provisions Schedule.

The subject site is registered on the Tasmanian Heritage Register as Edenholme Grange, ID 4542.

The proposal includes no works to the building of significance. The proposal retains the outbuilding (in part) and the building and works proposed allow full function of the outbuilding, repurposing it to become a more significant and purposeful part of the site.

C16.0 Safeguarding of Airports Code

C16.4 Use or Development Exempt from this Code

C16.4.1 The following use or development is exempt from this code:

- (a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

Response

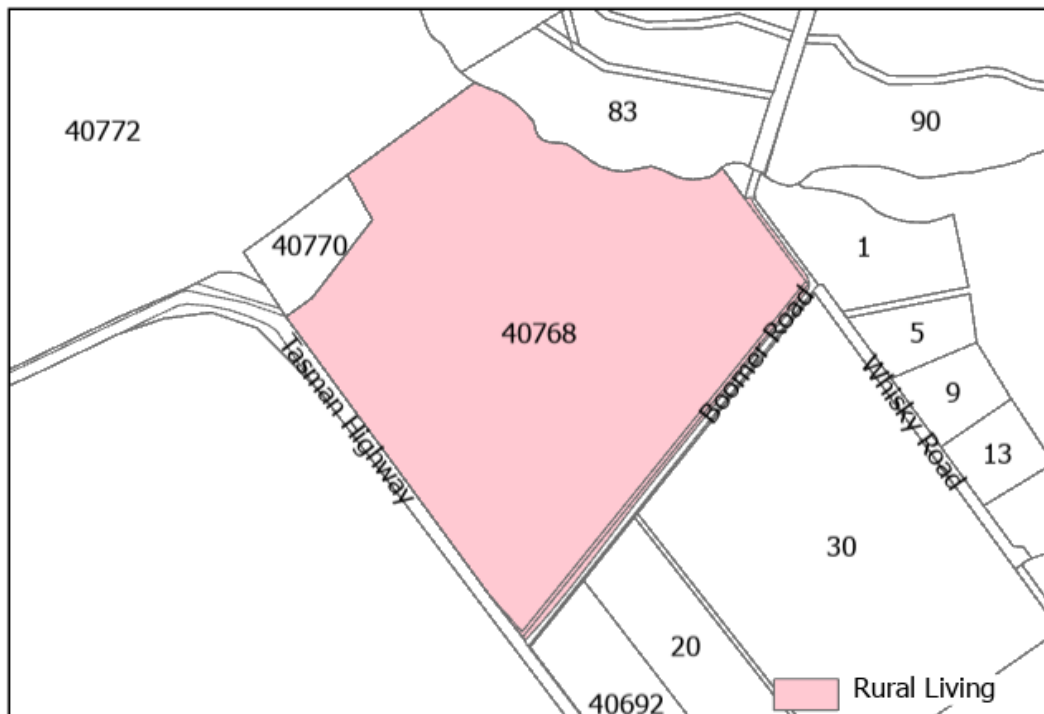
The proposal is exempt from the Code.

TASMANIAN PLANNING SCHEME - LAUNCESTON Amendment PSA-LLP0021

Rezoning of 40768 Tasman Highway, Waverley and casement title CT104384/4, from Rural to Rural Living A, as described below:

Titles included: 104384/2 and 104384/4

Amend the Tasmanian Local Provisions Schedule maps as below:



THE COMMON SEAL of the
City of Launceston is affixed,
pursuant to the Council's resolution
in the presence of:-

Date:

Sam Johnson OAM
Chief Executive Officer

Planning Permit Development Application Form

Application Lodgement Checklist

- Complete all the relevant lodgement questions
- Include plans all supporting documents
- Include a copy of the Certificate of Title for the subject site (folio text, folio plan and any schedule of easements)
- Where an application relies on performance criteria in the Tasmanian Planning Scheme - Launceston, include a written statement demonstrating compliance with these standards

Application

THE LAND: Address and title information for the subject site

Number	40768	Street	Tasman Highway

Suburb	Waverley
--------	----------

The Planning Authority requires a full copy of the Certificate of Title for a valid application

Title Volume	104384	Title Folio	2
Title Volume	104384	Title Folio	4

Value of the works

State the estimated value of the proposed works. The estimated cost of building work or demolition work is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.

\$ N/A (subdivision)

THE PROPOSAL: Detail what use, development or other matter is the permit required for
Attach any additional explanatory documents as appropriate

Permit application, combined with a request to amend the Launceston LPS, for a 23-lot rural living subdivision and associated works within the subject land and road reservations of Boomer Road and the Tasman Highway involving the provision of road access, water supply and electricity services and upgrading the junction of Boomer Road and the Tasman Highway.

EXISTING USE/DEVELOPMENT: Describe the way the land is used now

Two dwellings, associated sheds and pasture used for grazing (predominantly horses/equine activity).



Town Hall, St John Street, Launceston
PO Box 396, LAUNCESTON TAS 7250 T 03 6323 3000
E contactus@launceston.tas.gov.au www.launceston.tas.gov.au

Complete the relevant sections below

Have you had a pre-lodgement meeting with a Town Planner? YES NO

If yes, please specify:

Are components of the application seeking retrospective approval? YES NO

e.g. Have any of the works already been undertaken? Has the use already commenced?

If yes, what are they?

Tasmanian Heritage Council (THC) Listed Property? YES NO

If yes, has an Exemption been granted? If yes, please attach. YES NO

Advisory Note: If your property is on the State Heritage Register, we recommend you discuss your proposal with the THC prior to lodging your development application. Contact the Tasmanian Heritage Council on 1300 850 332.

RESIDENTIAL USE/DEVELOPMENT

Number of dwellings (existing)	<input type="text"/>	Number of dwellings (proposed)	<input type="text"/>
Number of parking spaces (existing)	<input type="text"/>	Number of parking spaces (proposed)	<input type="text"/>

SUBDIVISION

Subdivision excludes strata title lots

Number of lots (existing)	<input type="text" value="1"/>	Number of lots (proposed)	<input type="text" value="23"/>
Lot size/s (existing)	<input type="text" value="25.47ha±"/>	Lot size/s (proposed)	<input type="text" value="1.08ha average"/>

OTHER USE/DEVELOPMENT

Hours of Operation	Monday - Friday	<input type="text"/>	am	to	<input type="text"/>	pm
	Saturday	<input type="text"/>	am	to	<input type="text"/>	pm
	Sunday	<input type="text"/>	am	to	<input type="text"/>	pm

Parking spaces (existing)	<input type="text"/>	Parking spaces (proposed)	<input type="text"/>
Floor area (existing)	<input type="text"/>	Floor area (proposed)	<input type="text"/>
Number of Employees (existing)	<input type="text"/>	Number of Employees (proposed)	<input type="text"/>

MISCELLANEOUS

Earthworks and/or retaining walls	<input type="checkbox"/> YES <input type="checkbox"/> NO	Tree removal	<input type="checkbox"/> YES <input type="checkbox"/> NO
Machinery, plant & equipment	<input type="checkbox"/> YES <input type="checkbox"/> NO	Signs proposed	<input type="checkbox"/> YES <input type="checkbox"/> NO

APPLICANT: The contact person/company in relation to the application

Applicant

Contact Person

Postal Address

Suburb State Postcode

Phone

Email

The Planning Authority will correspond with you by email unless you request an alternative method.

OWNER: The owner of the land the subject of the application

Title Given Name/s

Surname/s

Postal Address

Suburb State Postcode

Phone

Email

Is the Applicant the Owner?

- YES** please complete sections A and C
- NO** please complete sections B and C

The road reservation of Boomer Road is owned and/or administered by Council.

CT 104384/4 is subject to a current transfer to Council however as at the date of this form, the registered owners are Alan James Rosier and Judith Lynette Rosier.

SECTION A: Owner/s verification

I/we are the owner/s of the land. I/we have seen this application.

Owner's Signature Date

SECTION B: Applicant's verification

I/we the Applicant declare that I/we have notified the owner about this application.

Applicant's Signature Date

SECTION C: Declaration (to be completed for all applications)

I declare that all information I have given is true.

Applicant's Signature Date

How to apply for a Planning Permit

Applications need to include the information required by the Planning Authority. It is important that you give full details of your proposal and attach all documents to support your application. If you don't provide enough detail we will need to ask you for more information and this may delay your application.

Plans

Your proposal plans should include the following:

- Site Plan - contours/relative levels, boundaries of subject site, footprint of building/s, north point, frontage to street/s, scale
- Floor Plan - identifying how the internal spaces in the building are intended to be used
- Elevations - natural ground level, wall height and overall height of existing/proposed building/s measured from natural ground level, floor level, indicative materials, location of windows/doors

Fees

The fee for your development application is calculated based on the [City of Launceston Adopted Fees and Charges](#). Following lodgement of your development application, an invoice will be generated for payment.

Agencies that may be able to assist you in preparation of your application:

TasWater	136 992
Tasmanian Heritage Council (THC)	1300 850 332
Department of State Growth	03 6777 2808
Environmental Protection Authority (EPA)	03 6165 4599
TasNetworks	1300 127 777
TasGas	1800 438 427
TasRail	1300 827 724

Ways to lodge your application

Online

www.launceston.tas.gov.au/PlanningPermit

Email

Planning.Queries@launceston.tas.gov.au

If you can't, or would prefer not to, lodge your application online or by email, you can lodge it in person at the City of Launceston Customer Service Centre, Town Hall, St John Street, Launceston or by post to Planning Authority, City of Launceston, PO Box 396, Launceston, Tasmania 7250.

If you have any further questions, or would like to have a pre-lodgement meeting with a planner, please contact the City of Launceston on 6323 3000 and ask to speak with the Duty Planner or email Planning.Queries@launceston.tas.gov.au.

Planning Permit Privacy Statement

The City of Launceston is collecting the information on this form so that it may consider your application in accordance with Division 2 of the *Land Use and Planning Approvals Act 1993* (the Act). If you fail to provide all the information required, or refuse site access, your application may not be processed.

If an application is made under Section 57 of the Act, a copy of the lodgement documents must be made available for any person to inspect during public notification.

Please note that any information, reports and plans submitted with an application are treated as public documents and may be reproduced for representors, referral authorities and any other persons/bodies interested in the proposal.

Please be advised that Town Planners and Councillors will need to visit your site with or without prior notice as part of the assessment and determination process. By lodging your development application you are deemed to have consented to these visits.

Personal Information Protection Statement

As required under the *Personal Information Protection Act 2004*

1.	Personal information is managed in accordance with the <i>Personal Information Protection Act 2004</i> and may be accessed by the individual to whom it relates, on request to City of Launceston.
2.	Information can be used for other purposes permitted by the Local Government Act 1993 and regulations made by or under that Act, and, if necessary, may be disclosed to other public sector bodies, agents or contractors of City of Launceston, in accordance with the Council's Personal Information Protection Policy (17-Plx-005).
3.	Failure to provide this information may result in your application not being able to be accepted or processed.

Office Use Only		
<input type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Planning Directive Visitor Accommodation		
Application No:		Date Received:
Amount: \$	Fee Received <input type="checkbox"/>	Officer:
Validity checklist:	Title <input type="checkbox"/>	Plans <input type="checkbox"/> ROC <input type="checkbox"/>

Form No. 1

Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

1. Request made by:

Name(s):

6ty Pty Ltd

Email address

abrook@6ty.com.au

Contact number:

0400 945 776

2. Site address:

Address:

'Paisley' - 40768 Tasman Highway, Waverley

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Certificate of Title Volume 104384 Folio 2
PID 6934699

Associated works within the road reservations of Boomer Road and Tasman Highway (including CTs 104384/4-5 which form part of the Boomer Road reservation)



3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner :

Garry Ivan Dawkins Lesley Evelyn Dawkins

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Certificate of Title Volume 104384 Folio 2 PID 6934699
--

Position (if applicable):

--

Signature:



 Date:

27/03/2024

Registered owner (please print):

Administered by Launceston City Council

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Road reservation of Boomer Road

Position (if applicable):

--

Signature:

--

 Date:

--

Registered owner (please print):

Administered by the Department of State Growth
--

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Road reservation of Tasman Highway

Position (if applicable):

--

Signature:

--

 Date:

--

NOTES:

a. When is owners' consent required?

Owners' consent is required for:

- amendments to an interim planning scheme or to a Local Provisions Schedule¹; or
- combined permits and amendments².

Owners' consent must be provided before the planning authority determines to initiate, certify or prepare the amendment.

b. Who can sign as owner?

Where an owner is a natural person they must generally sign the owner's consent form personally.

Where an owner is not a natural person then the signatory must be a person with legal authority to sign, for example company director or company secretary.

If the person is acting on behalf of the owner under a legal authority, then they must identify their position, for example trustee or under a power of attorney. Documentary evidence of that authority must also be given, such as a full copy of the relevant Trust Deed, Power of Attorney, Grant of Probate; Grant of Letters of Administration; Delegation etc.

Please attach additional pages or separate written authority as required.

c. Strata title lots

Permission must be provided for any affected lot owner and for common property for land under a strata title under the *Strata Titles Act 1998*. For common property, permission can be provided in one of the following ways:

- i. a letter affixed with the body corporate's common seal, witnessed by at least two members of the body corporate (unless there is only one member, in which case the seal must be witnessed by that member) and which cites the date on which the body corporate or its committee of management met and resolved to give its consent to the application; or,
- ii. the consent of each owner of each lot on the strata plan.

d. Companies

If the land is owned by a company the form is to be signed by a person with authority in accordance with the *Corporations Act 2001 (Cwth)*.

e. Associations

If the land is owned by an incorporated association the form is to be signed by a person with authority in accordance with the rules of the association.

f. Council or the Crown

If the land is owned by a council or the Crown then form is to be signed by a person authorised by the relevant council or, for Crown land, by the Minister responsible for the Crown land, or a duly authorised delegate.

The name and positions of those signing must be provided.

Effective Date: September 2021

¹ under section 33(1) of the former provisions of the *Land Use Planning and Approvals Act 1993* or section 37 of the current provisions.

² under section 43A of the former provisions or section 40T of the current provisions of the Act

Form No. 1

Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

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Please read the notes below to assist with filling in this form.

1. Request made by:

Name(s):

6ty Pty Ltd

Email address

abrook@6ty.com.au

Contact number:

0400 945 776

2. Site address:

Address:

'Paisley' - 40768 Tasman Highway, Waverley

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Certificate of Title Volume 104384 Folio 2
PID 6934699

Associated works within the road reservations of Boomer Road and Tasman Highway (including CTs 104384/4-5 which form part of the Boomer Road reservation)

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner :

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature: Date:

Registered owner (please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature: Date:

Registered owner (please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature: Date:

NOTES:

a. When is owners' consent required?

Owners' consent is required for:

- amendments to an interim planning scheme or to a Local Provisions Schedule¹; or
- combined permits and amendments².

Owners' consent must be provided before the planning authority determines to initiate, certify or prepare the amendment.

b. Who can sign as owner?

Where an owner is a natural person they must generally sign the owner's consent form personally.

Where an owner is not a natural person then the signatory must be a person with legal authority to sign, for example company director or company secretary.

If the person is acting on behalf of the owner under a legal authority, then they must identify their position, for example trustee or under a power of attorney. Documentary evidence of that authority must also be given, such as a full copy of the relevant Trust Deed, Power of Attorney, Grant of Probate; Grant of Letters of Administration; Delegation etc.

Please attach additional pages or separate written authority as required.

c. Strata title lots

Permission must be provided for any affected lot owner and for common property for land under a strata title under the *Strata Titles Act 1998*. For common property, permission can be provided in one of the following ways:

- a letter affixed with the body corporate's common seal, witnessed by at least two members of the body corporate (unless there is only one member, in which case the seal must be witnessed by that member) and which cites the date on which the body corporate or its committee of management met and resolved to give its consent to the application; or,
- the consent of each owner of each lot on the strata plan.

d. Companies

If the land is owned by a company the form is to be signed by a person with authority in accordance with the *Corporations Act 2001 (Cwth)*.

e. Associations

If the land is owned by an incorporated association the form is to be signed by a person with authority in accordance with the rules of the association.

f. Council or the Crown

If the land is owned by a council or the Crown then form is to be signed by a person authorised by the relevant council or, for Crown land, by the Minister responsible for the Crown land, or a duly authorised delegate.

The name and positions of those signing must be provided.

Effective Date: September 2021

¹ under section 33(1) of the former provisions of the *Land Use Planning and Approvals Act 1993* or section 37 of the current provisions.

² under section 43A of the former provisions or section 40T of the current provisions of the Act

Department of State Growth

Salamanca Building Parliament Square
4 Salamanca Place, Hobart TAS
GPO Box 536, Hobart TAS 7001 Australia
Email permits@stategrowth.tas.gov.au Web www.stategrowth.tas.gov.au
Ref: SRA-24-226



Ashley Brook
By email: abrook@6ty.com.au

Dear Ashley

Crown Landowner Consent Granted - 40768 Tasman Highway, Waverley (PID 6934699) - CT 104384/2. The combined application also involves land within the road reservations of Boomer Road and the Tasman Highway

I refer to your recent request for Crown landowner consent relating to the development application at 40768 Tasman Highway, Waverley for rezoning and subdivision.

I, Fiona McLeod, Director Asset Management, the Department of State Growth, having been duly authorised by the Minister for Infrastructure under section 40T(6) of the Land Use Planning and Approvals Act 1993, hereby give my consent to the making of the application, insofar as it affects the State road network and any Crown land under the jurisdiction of this Department.

The consent given by this letter is for the making of the application only insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 28 March 2024, and the approved documents, as accessible via the link below:

<https://files.stategrowth.tas.gov.au/index.php/s/T93sdY7xbpOIUn>

A copy of the Instrument of Authorisation from the Minister authorising the delegate to sign under section 40T(6) of the Act can also be accessed via the above link.

Please access and download these documents for your records as soon as possible as this link will expire six months from the date of this letter.

In giving consent to lodge the subject development application, the Department notes the following applicable advice:

- I. In giving consent to lodge the subject development application, the Department notes that the proposed access to the State road network will require the following additional consent:

The consent of the Minister under Section 16 of the Roads and Jetties Act 1935 to undertake works within the State road reservation.

For further information please visit https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/new_or_altered_access_onto_a_road_driveways or contact permits@stategrowth.tas.gov.au.

On sealed State roads all new accesses must be sealed from the road to the property boundary as a minimum.

- 2 -

Pursuant to Section 16 of the Roads and Jetties Act 1935, where a vehicle access has been constructed from land to a State highway or subsidiary road, the owner of that land is responsible for the maintenance and repair of the whole of the vehicular access.

2. Left Turn Facility is required at Boomer Road / Tasman Highway junction.
3. Any sound mitigation measures are to be borne by the developer.
4. No direct access (i.e. a crossover) to the Tasman Highway will be considered (now or in the future) from lots that share a common boundary with a State road.
5. Please note, the subject land is in an area with high prospectivity for metallic minerals. Recent work has demonstrated that the rock types in this area (laterised igneous rocks) are highly prospective for Rare Earth Elements (REE) and other critical minerals that are required for the future transition to a decarbonised economy. Access to potential mineral resources should be a key consideration in determining whether the rezoning to the Rural Living Zone is appropriate.

Section D.2.2.4 of the Northern Tasmania Regional Land Use Strategy states that mineral resources should be protected from inappropriate development. It's noted that Extractive industry is permitted in the Rural Zone but prohibited in the Rural Living Zone.

State Growth intends to make a representation on the draft amendment and combined subdivision application. Council should ensure the application is referred to State Growth once received.

The Department reserves the right to make a representation to the relevant Council in relation to any aspect of the proposed development relating to its road network and/or property.

Yours sincerely



Fiona McLeod
DIRECTOR ASSET MANAGEMENT

Officer authorised by the Minister administering the Roads and Jetties Act 1935

14 February 2025

cc: General Manager, Launceston City Council

File No: DA0140/2024
SS

Your Ref:

03 June 2025

Planning Department
Launceston City Council
planningadmin@launceston.tas.gov.au

To whom it may concern

Road Owners consent for lodging application incorporating works within the road reserve: Boomer Road WAVERLEY

This letter, issued pursuant to Section 52(1B)(b) of the *Land Use Planning and Approvals Act 1993* is to confirm that the applicant has consent to lodge a development application with the Launceston City Council (the Council) that involves Council managed land, being Boomer Road.

The proposal is to:

- Undertake road widening along Boomer Road including works associated with the installation of a BAL treatment for the junction with Tasman Highway.
- Construct new road junction onto Boomer Road.
- Install five new single rural style driveway crossings on Boomer Road serving Lots 1, 2, 7, 8 and 9.
- Install two new shared rural style driveway crossings in Tasman Highway serving Lots 3 & 4 and Lots 5 & 6.
- Relocate overhead pole poles as required to facilitate the above

The signing of this letter is not, in any way, an approval of the application or any works associated with the application, which must yet be determined under the provisions of the Tasmanian Planning Scheme - Launceston and will be required to comply with Council-adopted standards.

The delegation to act on behalf of the general manager has been delegated in Instrument of Delegation signed the 13 January 2025.

Yours sincerely

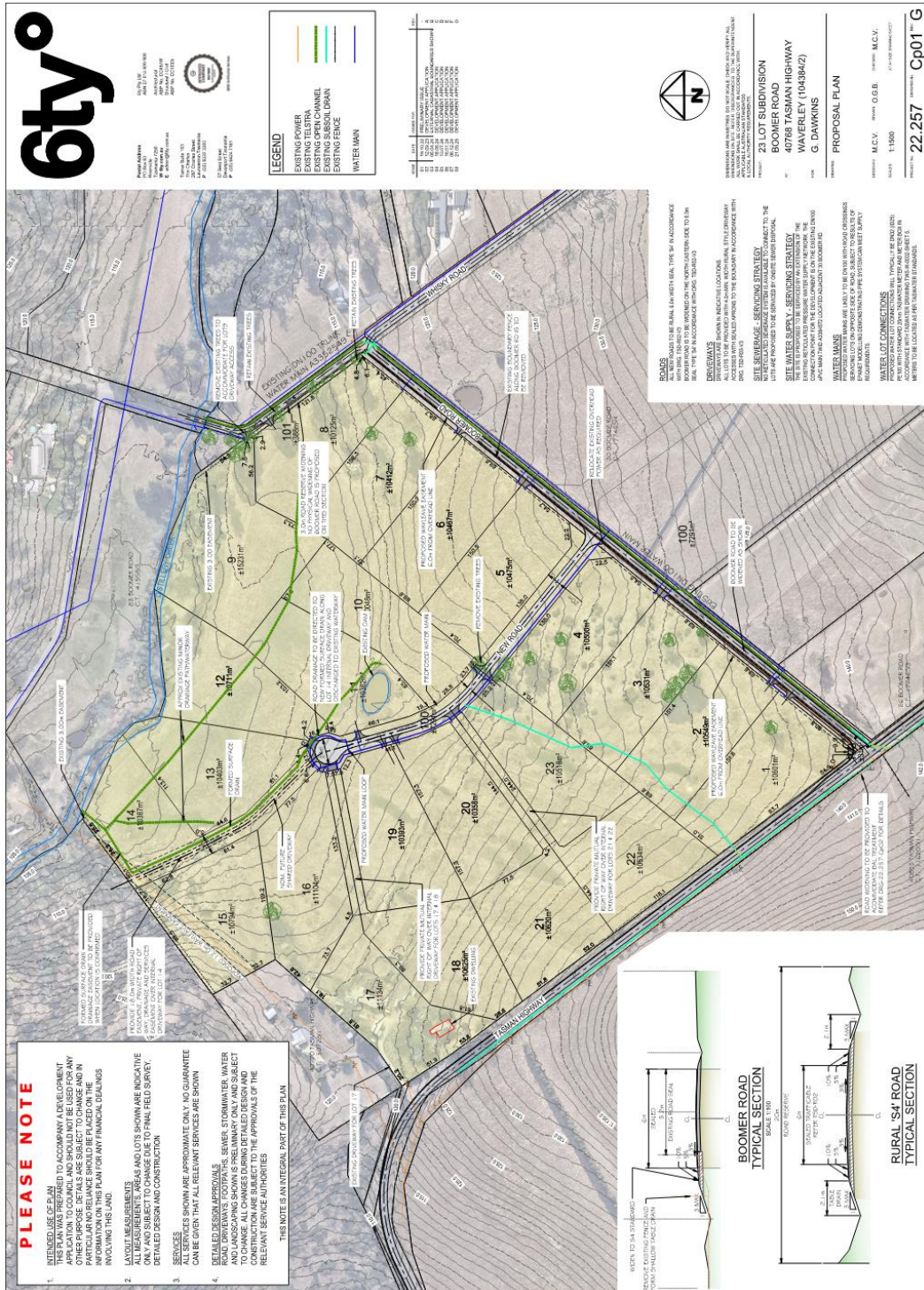


Chelsea Van Riet
Executive Leader Community Assets and Design

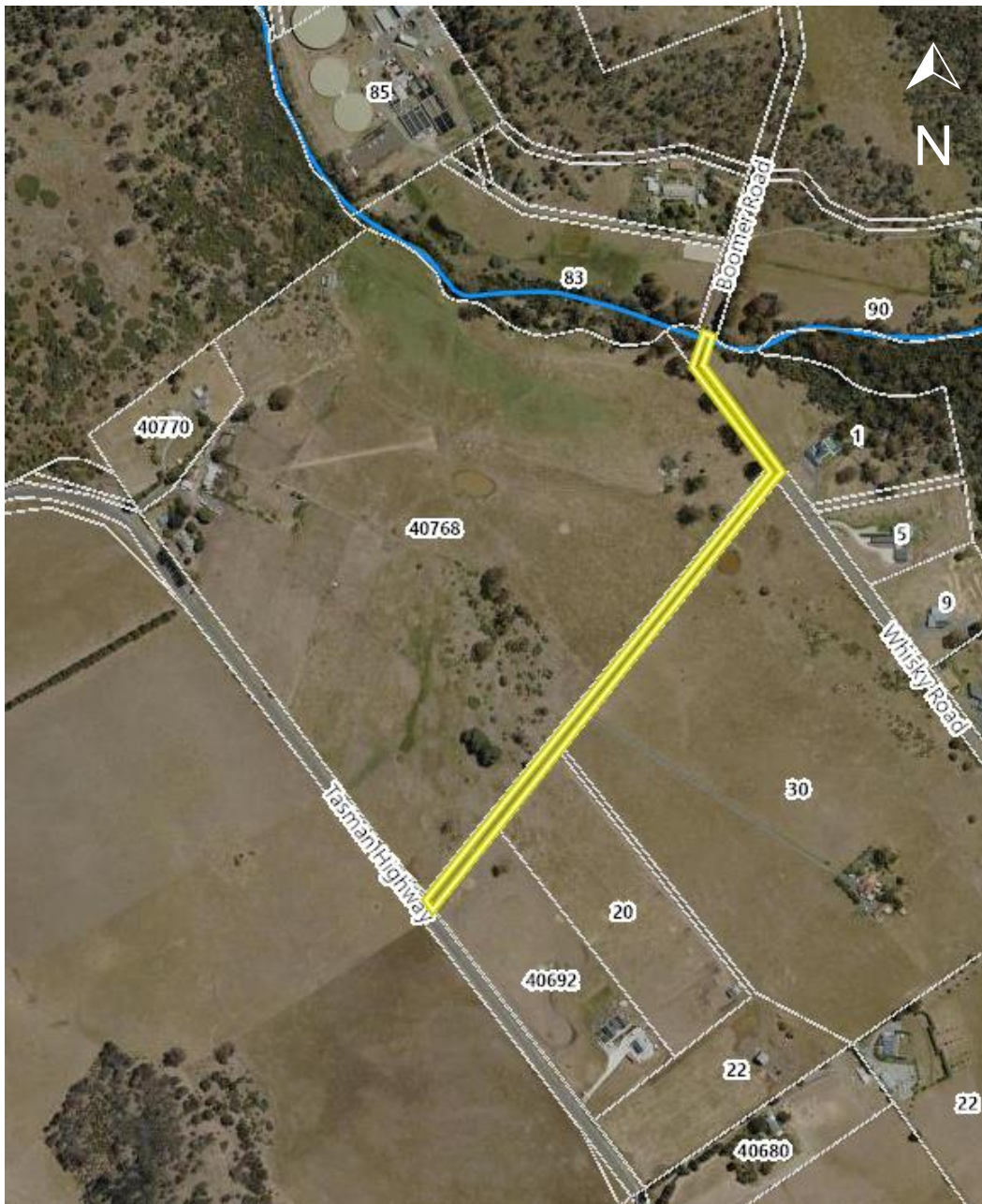
Attachments

1. Location and details of proposed works
2. Instrument of Delegation (18-Del-055)

Attachment 1: Location and details of proposed works



Attachment 1: Location and details of proposed works



Attachment 2: Instrument of Delegation (18-Del-055)


18-Del-055

**Instrument of Delegation
Chief Executive Officer to Council Officers
*Land Use Planning and Approvals Act 1993***

I, Sam Johnson, Chief Executive Officer¹ of the City of Launceston, pursuant to section 64(1) of the *Local Government Act 1993*:

- (1) revoke any previous delegation made in respect of the *Land Use Planning and Approvals Act 1993* (LUPAA); and,
- (2) delegate to the holder(s) of the position(s) in Column One of the Schedule, the functions and powers contained in the sections of LUPAA specified in Column Two of the Schedule, subject to the conditions (if any) referred to in Column Three.

The Schedule

Column One	Column Two	Column Three
Executive Leader Community Assets and Design	Section 52(1B)	
Senior Leader City Development		
Signed by	 Sam Johnson CHIEF EXECUTIVE OFFICER Date: <u>13/07/2025</u>	

¹ Chief Executive Officer is a term of reference for the General Manager as defined by the *Local Government Act 1993*





RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 104384	FOLIO 2
EDITION 5	DATE OF ISSUE 27-Oct-2009

SEARCH DATE : 09-Mar-2023

SEARCH TIME : 09.10 AM

DESCRIPTION OF LAND

City of LAUNCESTON
Lot 2 on Sealed Plan 104384
Derivation : Part of 122A-3R-OPs Granted to J. Waddell
Prior CT 50728/2

SCHEDULE 1

C673231 & C422190 GARRY IVAN DAWKINS and LESLEY EVELYN DAWKINS
Registered 08-Sep-2005 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP104384 EASEMENTS in Schedule of Easements
SP 50728,SP104384 FENCING PROVISION in Schedule of Easements
SP 50728,SP104384 COUNCIL NOTIFICATION under Section 468(12)
of the Local Government Act 1962
C934091 MORTGAGE to Commonwealth Bank of Australia
Registered 27-Oct-2009 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 104384	FOLIO 4
EDITION 2	DATE OF ISSUE 21-Dec-1993

SEARCH DATE : 22-Mar-2024

SEARCH TIME : 09.45 AM

DESCRIPTION OF LAND

City of LAUNCESTON
Lot 4 on Sealed Plan 104384
Derivation : Part of 122A-3R-OPs Granted to J. Waddell
Prior CT 50728/2

SCHEDULE 1

B710606 TRANSFER to ALAN JAMES ROSIER and JUDITH LYNETTE
ROSIER Registered 21-Dec-1993 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 50728,SP104384 FENCING PROVISION in Schedule of Easements
SP 50728,SP104384 COUNCIL NOTIFICATION under Section 468(12)
of the Local Government Act 1962

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 104384	FOLIO 5
EDITION 6	DATE OF ISSUE 23-May-2017

SEARCH DATE : 22-Mar-2024

SEARCH TIME : 09.46 AM

DESCRIPTION OF LAND

City of LAUNCESTON
Lot 5 on Sealed Plan 104384
Derivation : Part of 122A-3R-OPs Granted to J. Waddell
Prior CT 50728/2

SCHEDULE 1

C97961 TRANSFER to JOSEPH HENRY BREWIN and MEREDITH GRACE
BREWIN Registered 02-Sep-1998 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 50728,SP104384 FENCING PROVISION in Schedule of Easements
SP 50728,SP104384 COUNCIL NOTIFICATION under Section 468(12)
of the Local Government Act 1962

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



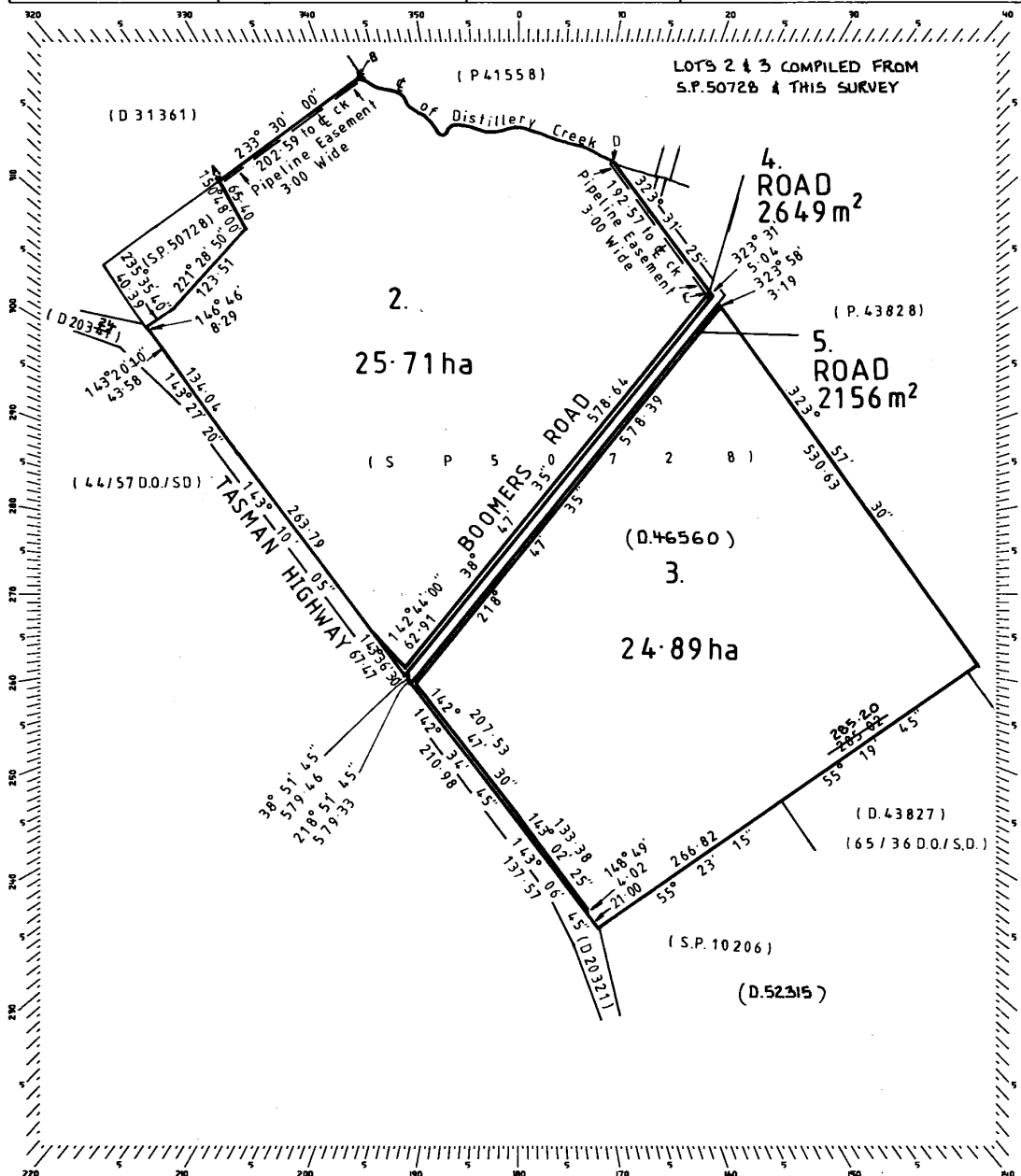
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



OWNER A.J. & J.L. Rosier V. V. & G.M. Rosier		PLAN OF SURVEY		REGISTERED NUMBER SP104384	
FOLIO REFERENCE C.T. 4003 17 C.F.5072B-2		BY SURVEYOR S.A. Beattie of Stuart A. Beattie Scottsdale		APPROVED EFFECTIVE FROM 19 APR 1993	
GRANTEE Part of 122a 3r Op Gtd to John Waddell		CITY OF LAUNCESTON		Recorder of Titles	
SCALE 1: 5000 LENGTHS IN METRES					
STATE MUNICIPAL CODE No. 54	LAST UPI No. 31952	LAST SURVEY PLAN No. S.P. 5072B	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

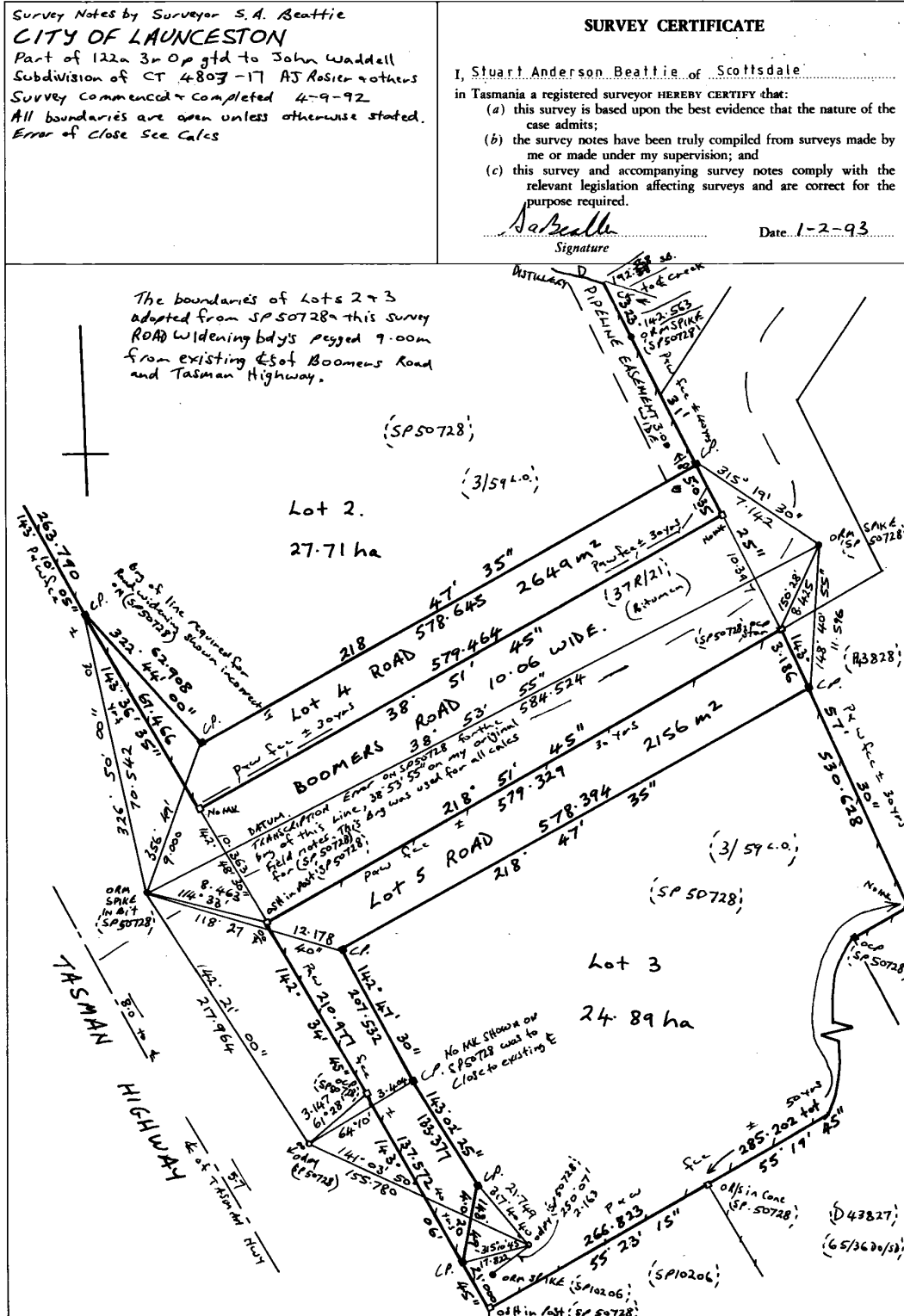


SURVEY INFORMATION REPORT

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

104384



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

REGISTERED NUMBER

SP104384



SCHEDULE OF EASEMENTS

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

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

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

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

Each lot on the plan is subject to:—

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

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

EASEMENTS

LOT 2 is SUBJECT TO:

- (1) The Pipeline Easement appurtenant to Lot 1 on Sealed Plan No. 50728 more fully set out in Sealed Plan No. 50728. over Pipeline Easement AB on t plan
- (2) The full free and uninterrupted right and liberty (appurtenant to Lot 3 on the Plan) from time to time and at all times hereafter to:
 - (a) lay relay inspect maintain repair renew remove and cleanse a line or lines of water mains and water pipes and pumps on and under the surface of the "Pipeline Easement 3.00 wide marked C-D" (hereinafter referred to as "the Pipeline Easement" together with all such sluice and other valves manholes inspection openings stopcocks and other fittings of whatever nature as may be necessary or expedient
 - (b) to install poles wires and other necessary apparatus for the purpose of conveying electricity on under or over the surface of

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

the Pipeline Easement.

- (c) to install and maintain a pump and to erect a building for use as a pump house on the surface of the Pipeline Easement.

and for all and any of those purposes the full free and uninterrupted right and liberty to go pass and repass over and along the Pipeline Easement with or without inspectors workmen servants or agents or machinery and for the purposes aforesaid to open and break up the soil of the Pipeline Easement and remove such materials doing as little damage as may be but without being responsible or held liable for any inconvenience to the owner or owners his or their heirs and assigns or occupiers for the time being of the Pipeline Easement.

LOT 3 is TOGETHER WITH the full free and uninterrupted right and liberty from time to time and at all times hereafter to:

- (a) lay relay inspect maintain repair renew remove and cleanse a line or lines of water mains and water pipes and pumps on and under the surface of the the Pipeline Easement together with all such sluice and other valves manholes inspection openings stopcocks and other fittings of whatever nature as may be necessary or expedient
- (b) to install poles wires and other necessary apparatus for the purpose of conveying electricity on under or over the surface of the Pipeline Easement.
- (c) to install and maintain a pump and to erect a building for use as a pump house on the surface of the Pipeline Easement.

and for all and any of those purposes the full free and uninterrupted right and liberty to go pass and repass over and along the Pipeline Easement with or without inspectors workmen servants or agents or machinery and for the purposes aforesaid to open and break up the soil of the Pipeline Easement and remove such materials doing as little damage as may be but without being responsible or held liable for any inconvenience to the owner or owners his or their heirs and assigns or occupiers for the time being of the Pipeline Easement.



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



FENCING PROVISION

In respect of each Lot the Vendors (Allan Vincent Rosier, Gwendolyn May Rosier, Alan James Rosier and Judith Lynette Rosier) shall not be required to fence.

SIGNED by ALLAN VINCENT ROSIER)
GWENDOLYN MAY ROSIER ALAN JAMES)
ROSIER and JUDITH LYNETTE ROSIER)
the registered proprietors of the)
land comprised in Folio of the)
Register Volume 4803 Folio 17 in)
the presence of:-)

Witness: *Janie Beall*
Address: 7 LEONARD ST.
Occupation: life guard



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



This is the schedule of easements attached to the plan of A.J. & J.L. Rosier
(Insert Subdivider's Full Name)

A.V. & G.M. Rosier affecting land in

CT 4803 - 17
(Insert Title Reference)

Scaled by CITY OF LAUNCESTON on 1st April 1993

Solicitor's Reference M. Reynolds
Corporate Secretary/*Council Clerk/Town Clerk* M. Reynolds

05 x 3134



COUNCIL CERTIFICATE

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



APPROVAL BY LOCAL AUTHORITY

Insert here any qualification to the approval under section 468 (12), section 472 or section 477B of the Local Government Act 1962. Rule through any blank space.

The subdivision shown in this Plan is approved under Section 468 (12) of the Local Government Act, 1962. The Corporation cannot :-
a) provide a means of sewerage for any effluent from the Lots.
b) provide a means of drainage from the Lots.
c) provide a supply of water to the Lots.

Seal

In witness whereof the common seal of the City of Launceston

has been hereunto affixed, pursuant to a resolution of the Council of the said municipality passed the 11th day of May 1992, in the presence of us

[Signature]
M. Reynolds
Members
Town Council Clerk/Corporate Secretary

COUNCILS REFERENCE SD.02.92.034

TO BE COMPLETED AND SIGNED BY COUNCIL CLERK OR OWNER

For the purposes of section 464 of the Local Government Act 1962, the owner has nominated/Inominated As his/my solicitor Clarke & Gee

As his/my surveyor Stuart A Beattie

[Signature]
M Reynolds
Town Council Clerk/Owner Corporate Secretary /

TO BE FILLED IN BY SURVEYOR

Survey commenced 4-9-92

Survey finished 4-9-92

Error of Close See calcs

OFFICE EXAMINATION

Plot Checked 15-4-93 CGW

Mathematically Checked 15-4-93 CGW

Examined as to boundaries *[Signature]* 16/4/1993

Entered on Card

Surveyor's Certificate

I, Stuart Anderson Beattie of Scottsdale

in Tasmania, registered surveyor, hereby certify that this plan:

Requires the approval of the local authority, which has been obtained (or does not require the approval of any local authority)

Dated this 1ST day of FEBRUARY 1993

[Signature]
Registered Surveyor

SURVEYOR'S REFERENCE 177 / 90

OS-D 464

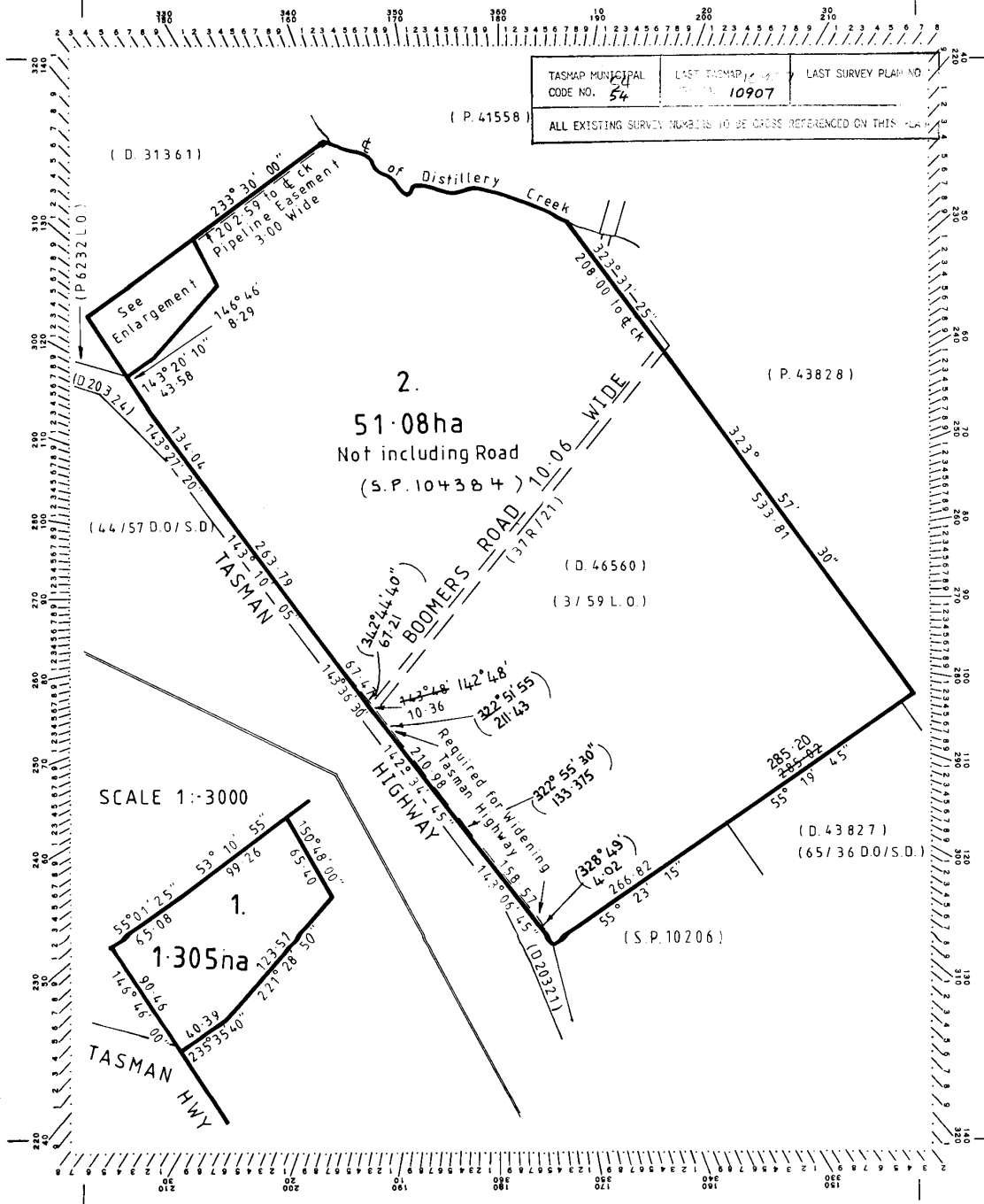


FOLIO PLAN
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Owner: A. J. & J.L. Rosier A.V. & G.M. Rosier	PLAN OF SURVEY by Surveyor... S. A. Beattie of land situated in the Stuart A. Beattie Scottsdale	Registered Number: SP50728
Title Reference: C.T. 4714 - 84	CITY OF LAUNCESTON SCALE 1:5000 MEASUREMENTS IN METRES	Approved Effective from: 19 AUG 1997
Grantee: Part of 122a 3r 0p Gtd to John Waddell.		<i>Handwritten Signature</i> Recorder of Titles





SCHEDULE OF EASEMENTS

PLAN NO.

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

SP50728

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

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

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

Each lot on the plan is subject to:—

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

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

EASEMENTS

AND LOT 2 IS SUBJECT TO (APPURTENANT TO LOT 1)

LOT 1 is TOGETHER WITH the full free and uninterrupted right and liberty from time to time and at all times hereafter to:

- (a) lay relay inspect maintain repair renew remove and cleanse a line or lines of water mains and water pipes and pumps on and under the surface of the "Pipeline Easement 3.00 wide" (hereinafter referred to as "the Pipeline Easement" together with all such sluice and other valves manholes inspection openings stopcocks and other fittings of whatever nature as may be necessary or expedient
- (b) to instal poles wires and other necessary apparatus for the purpose of conveying electricity on under or over the surface of the Pipeline Easement.
- (c) to instal and maintain a pump and to erect a building for use as a pump house on the surface of the Pipeline Easement.

and for all and any of those purposes the full free and uninterrupted right and liberty to go pass and repass over and along the Pipeline Easement with or without inspectors workmen servants or agents or machinery and for the purposes aforesaid to open and break up the soil of the Pipeline Easement and remove such materials doing as little damage as may be but without being responsible or held liable for any



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

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inconvenience to the owner or owners his or their heirs and assigns or occupiers for the time being of the said Pipeline Easement.

FENCING PROVISION

In respect of each Lot the Vendors (Allan Vincent Rosier, Gwendolyn May Rosier, Alan James Rosier and Judith Lynette Rosier) shall not be required to fence.

SIGNED by ALLAN VINCENT ROSIER)
GWENDOLYN MAY ROSIER ALAN JAMES)
ROSIER and JUDITH LYNETTE ROSIER)
the registered proprietors of the)
land comprised in Folio of the)
Register Volume 4714 Folio 84 in)
the presence of:-)

Handwritten signatures: A.V. Rosier, G. Rosier, J. Rosier, S.L. Rosier

Witness: *SJ Rosier* SJ ROSIER.
Address: *PAISLEY TASMAN HWY*
Occupation: *CARPENTER*



RESULT OF SEARCH

RECORDER OF TITLES

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SEARCH OF TORRENS TITLE

VOLUME 104384	FOLIO 4
EDITION 2	DATE OF ISSUE 21-Dec-1993

SEARCH DATE : 14-Mar-2025

SEARCH TIME : 04.07 PM

DESCRIPTION OF LAND

City of LAUNCESTON
Lot 4 on Sealed Plan 104384
Derivation : Part of 122A-3R-OPs Granted to J. Waddell
Prior CT 50728/2

SCHEDULE 1

B710606 TRANSFER to ALAN JAMES ROSIER and JUDITH LYNETTE
ROSIER Registered 21-Dec-1993 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 50728,SP104384 FENCING PROVISION in Schedule of Easements
SP 50728,SP104384 COUNCIL NOTIFICATION under Section 468(12)
of the Local Government Act 1962

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



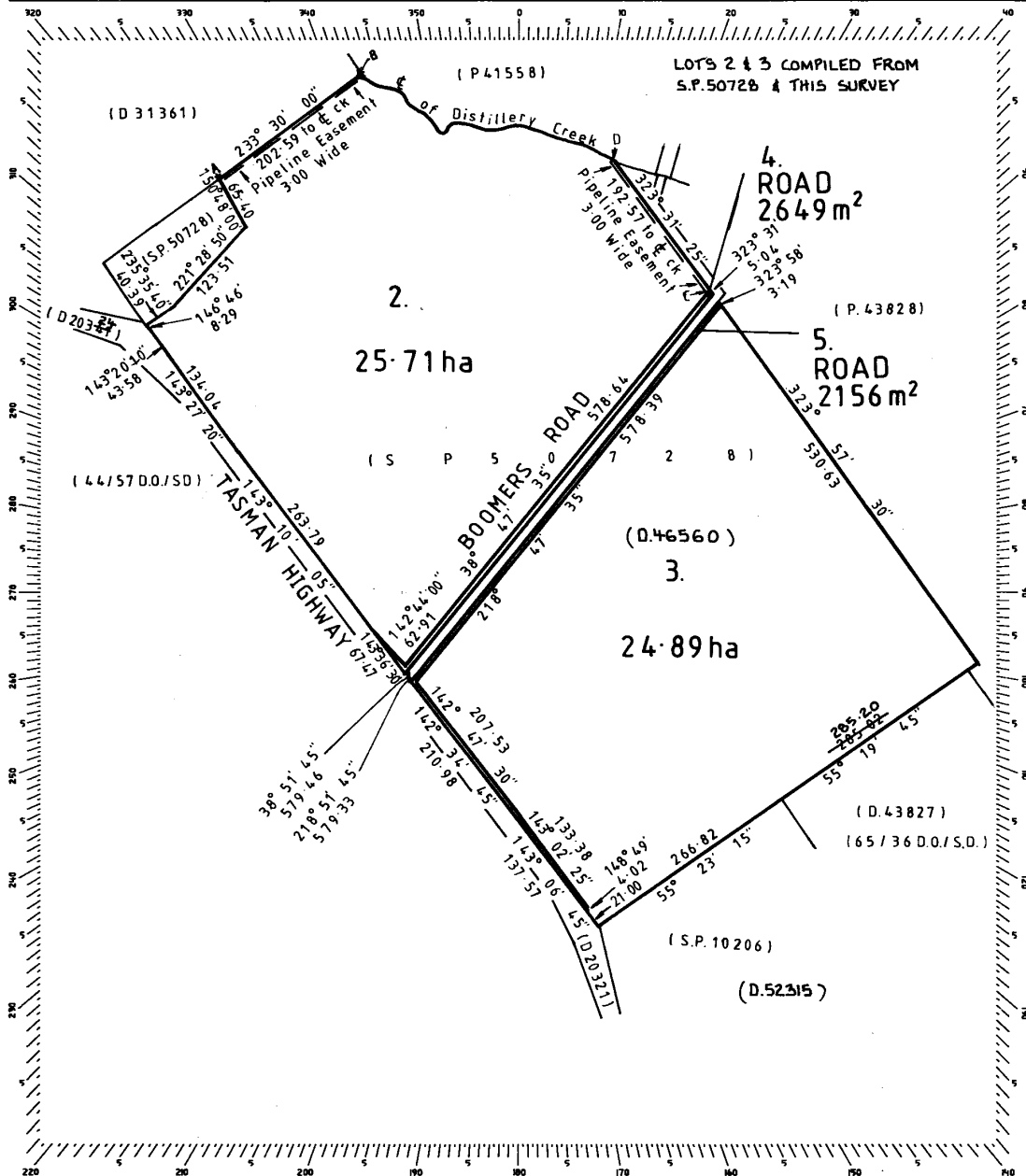
FOLIO PLAN

RECORDER OF TITLES

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OWNER A.J. & J.L. Rosier V. V. & G.M. Rosier		PLAN OF SURVEY		REGISTERED NUMBER SP104384	
FOLIO REFERENCE C.T. 400 17 C.F. 5072B-2		BY SURVEYOR S.A. Beattie of Stuart A. Beattie Scottsdale		APPROVED EFFECTIVE FROM 19 APR 1993	
GRANTEE Part of 122a 3r Op Gtd to John Waddell		CITY OF LAUNCESTON		<i>[Signature]</i> Recorder of Titles	
SCALE 1: 5000 LENGTHS IN METRES					
STATE MUNICIPAL CODE No. 54	LAST UPI No. 31952	LAST SURVEY PLAN No. S.P. 5072B	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



SCHEDULE OF EASEMENTS

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REGISTERED NUMBER

SP104384



SCHEDULE OF EASEMENTS

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

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

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

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

Each lot on the plan is subject to:—

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

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

EASEMENTS

LOT 2 is SUBJECT TO:

- (1) The Pipeline Easement appurtenant to Lot 1 on Sealed Plan No. 50728 more fully set out in Sealed Plan No. 50728. over Pipeline Easement AB on t plan
- (2) The full free and uninterrupted right and liberty (appurtenant to Lot 3 on the Plan) from time to time and at all times hereafter to:
 - (a) lay relay inspect maintain repair renew remove and cleanse a line or lines of water mains and water pipes and pumps on and under the surface of the "Pipeline Easement 3.00 wide marked C-D" (hereinafter referred to as "the Pipeline Easement" together with all such sluice and other valves manholes inspection openings stopcocks and other fittings of whatever nature as may be necessary or expedient
 - (b) to install poles wires and other necessary apparatus for the purpose of conveying electricity on under or over the surface of

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

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the Pipeline Easement.

- (c) to install and maintain a pump and to erect a building for use as a pump house on the surface of the Pipeline Easement.

and for all and any of those purposes the full free and uninterrupted right and liberty to go pass and repass over and along the Pipeline Easement with or without inspectors workmen servants or agents or machinery and for the purposes aforesaid to open and break up the soil of the Pipeline Easement and remove such materials doing as little damage as may be but without being responsible or held liable for any inconvenience to the owner or owners his or their heirs and assigns or occupiers for the time being of the Pipeline Easement.

LOT 3 is TOGETHER WITH the full free and uninterrupted right and liberty from time to time and at all times hereafter to:

- (a) lay relay inspect maintain repair renew remove and cleanse a line or lines of water mains and water pipes and pumps on and under the surface of the the Pipeline Easement together with all such sluice and other valves manholes inspection openings stopcocks and other fittings of whatever nature as may be necessary or expedient
- (b) to install poles wires and other necessary apparatus for the purpose of conveying electricity on under or over the surface of the Pipeline Easement.
- (c) to install and maintain a pump and to erect a building for use as a pump house on the surface of the Pipeline Easement.

and for all and any of those purposes the full free and uninterrupted right and liberty to go pass and repass over and along the Pipeline Easement with or without inspectors workmen servants or agents or machinery and for the purposes aforesaid to open and break up the soil of the Pipeline Easement and remove such materials doing as little damage as may be but without being responsible or held liable for any inconvenience to the owner or owners his or their heirs and assigns or occupiers for the time being of the Pipeline Easement.



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

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FENCING PROVISION

In respect of each Lot the Vendors (Allan Vincent Rosier, Gwendolyn May Rosier, Alan James Rosier and Judith Lynette Rosier) shall not be required to fence.

SIGNED by ALLAN VINCENT ROSIER)
GWENDOLYN MAY ROSIER ALAN JAMES)
ROSIER and JUDITH LYNETTE ROSIER)
the registered proprietors of the)
land comprised in Folio of the)
Register Volume 4803 Folio 17 in)
the presence of:-)

Witness: *Janie Beall*
Address: *7 CEDAR ST.*
Occupation: *Life Guard*



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



This is the schedule of easements attached to the plan of A.J. & J.L. Rosier
(Insert Subdivider's Full Name)

A.V. & G.M. Rosier affecting land in

CT 4803 - 17
(Insert Title Reference)

Scaled by CITY OF LAUNCESTON on 1st April 1993

Solicitor's Reference M. Reynolds
Corporate Secretary/*Council Clerk/Town Clerk* M. Reynolds

05 x 3134



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



50728

This is the schedule of easements attached to the plan of A.J. & J.L. Rosier and
(Insert Subdivider's Full Name)
A.V. & G.M. Rosier affecting land in
C.T. 4714-84
(Insert Title Reference)
Sealed by Launceston City Council on 5th August 1991
Solicitor's Reference Council Clerk/Town Clerk D,G, JONES
OS K 3124



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



Document Control Record

Document prepared by:

6ty° Pty Ltd
ABN 27 014 609 900

Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

Launceston Office
Tamar Suite 103
The Charles
287 Charles Street
Launceston 7250
P (03) 6332 3300



Document Control					6ty°
Report Title:	Planning Report				
Project Number:	22.257	Project Name:	Dawkins - Subdivision, 40768 Tasman Highway, Waverley		
Client:	Garry and Lesley Dawkins		Client Contact:		
Issue:	Date:	Revision details:	Prepared by:	Reviewed by:	
3	9/07/2025	Coordination with Updated Accompanying Assessments	Ashley Brook		
Current issue:	3				

Planning Report – Combined Application, 40768 Tasman Highway, Waverley
July 2025

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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 Lesley Evelyn Dawkins	
Area:	25.47 hectares	

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

Permit Application	
	<p>Works in the Tasman Highway</p> <ul style="list-style-type: none"> Construction of associated works within the road reservation of the Tasman Highway, including: <ul style="list-style-type: none"> Upgrade of the junction with Boomer Road to include a Basic Left ('BAL') turn facility to accommodate traffic movements from the highway. <p>In accordance with the accompanying Traffic Impact Assessment, this upgrade will occur as part of the relevant stage involving the creation of the 13th lot within the subdivision.</p>
Applicable Zone:	Rural Living
Applicable Codes:	Parking and Sustainable Transport Road and Railway Assets Natural Assets Bushfire-Prone Areas Landslip Hazard
General Provisions:	7.10 Development Not Required to be Categorised into a Use Class
Application Status:	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
Drawings by 6ty Ltd Ptd				
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

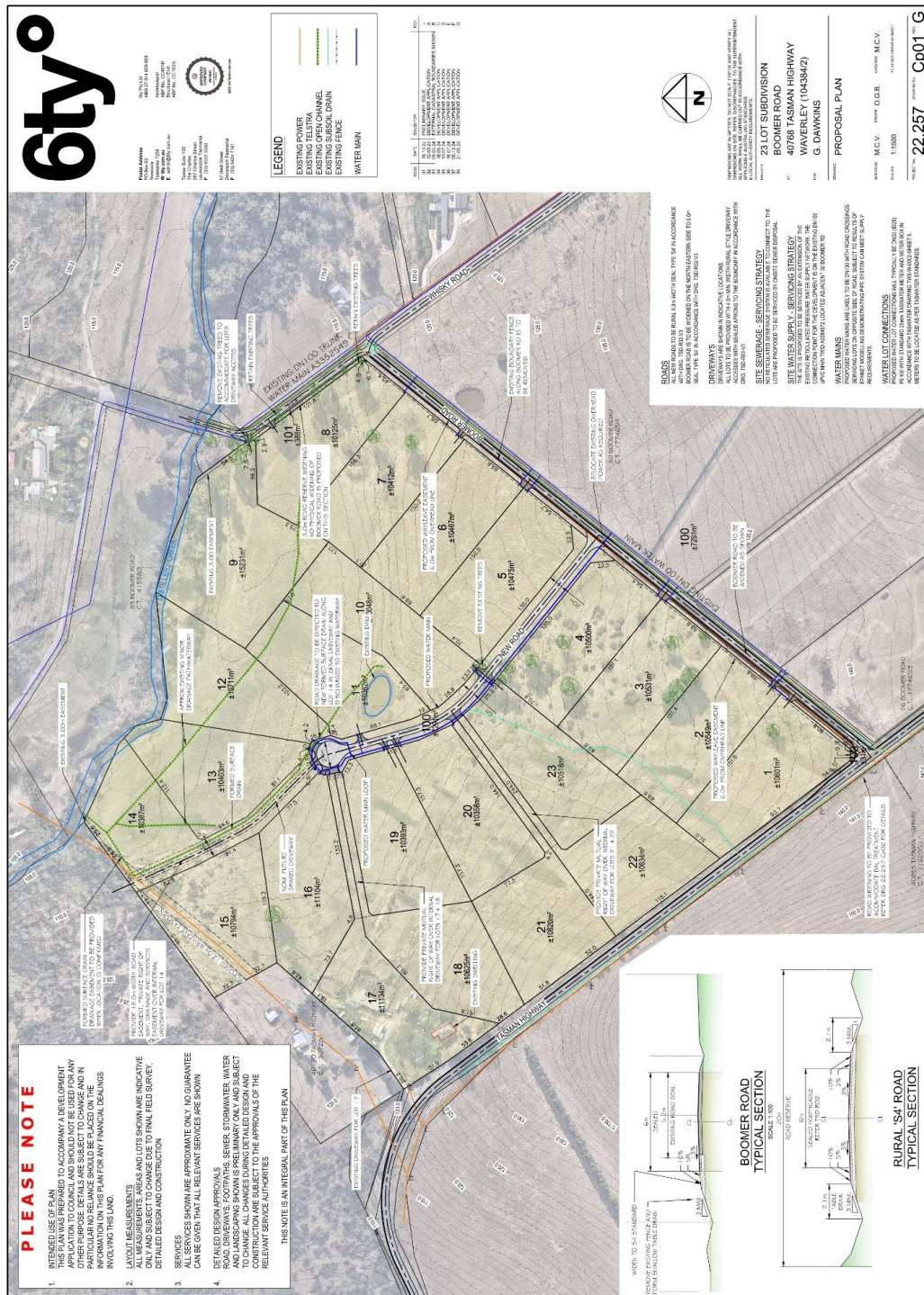


Table 3 – Accompanying Assessments

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 Site¹



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.

¹ Source: Base image and data from TheLIST (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.

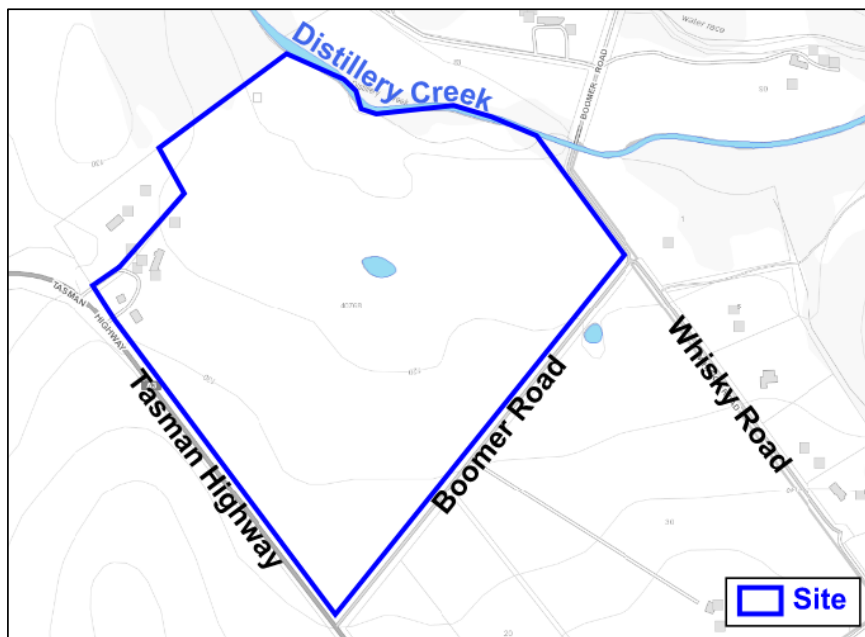
2.2.3 Land Capability

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 Details²



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.

² Source: Base image and data from TheLIST (www.thelist.tas.gov.au) © State of Tasmania.

2.2.5 Heritage Values

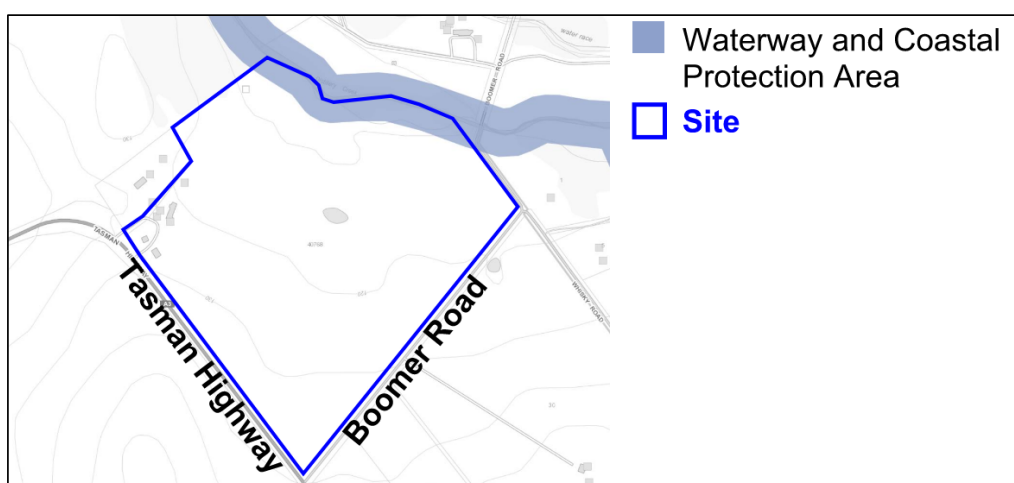
The site does not form part of a listing in the Launceston LPS or the Tasmanian Heritage Register.

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 Overlay³



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 mapping⁴ 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.

³ Source: Base image and data from TheLIST (www.thelist.tas.gov.au) © State of Tasmania.

⁴ 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

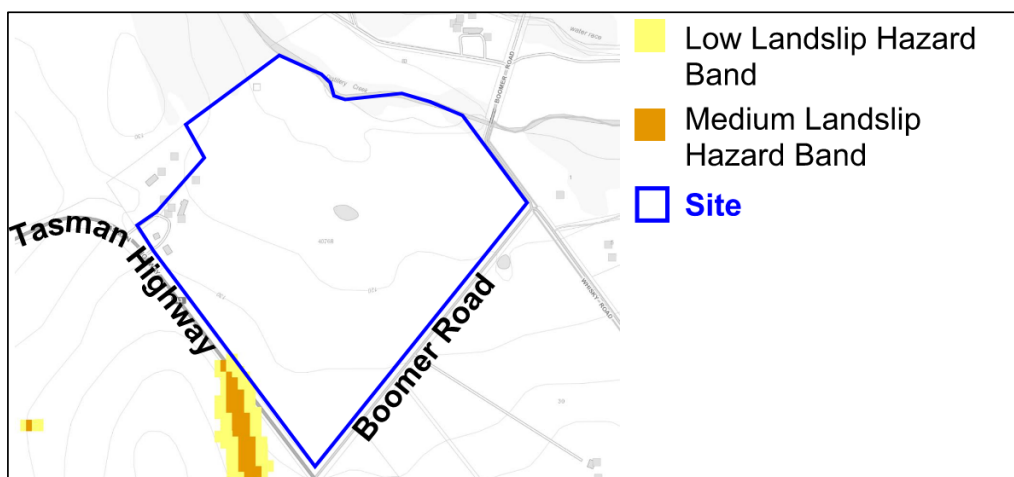
Flooding

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 Overlay⁵



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.

⁵ Source: Base image and data from TheLIST (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.

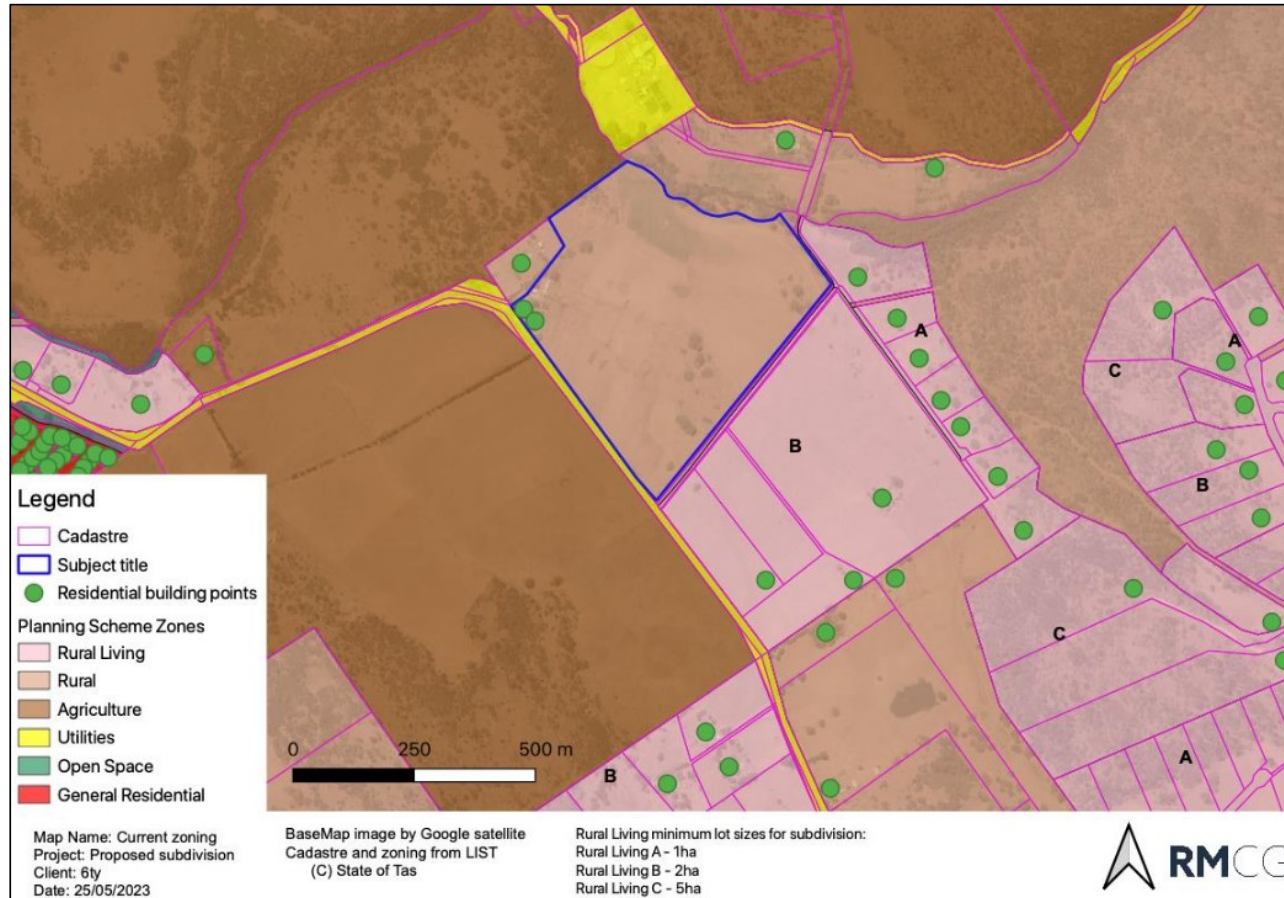
The directly adjacent property to the east of Boomer Road, at 1 Whisky Road (CT 165377/47) within the St Leonards locality, contains an existing dwelling. It is within a Rural Living Zone A, which has a 1-hectare minimum lot size acceptable solution. It has an area of 2.362 hectares however is subject 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 ⁶



⁶ 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 Leonards⁷

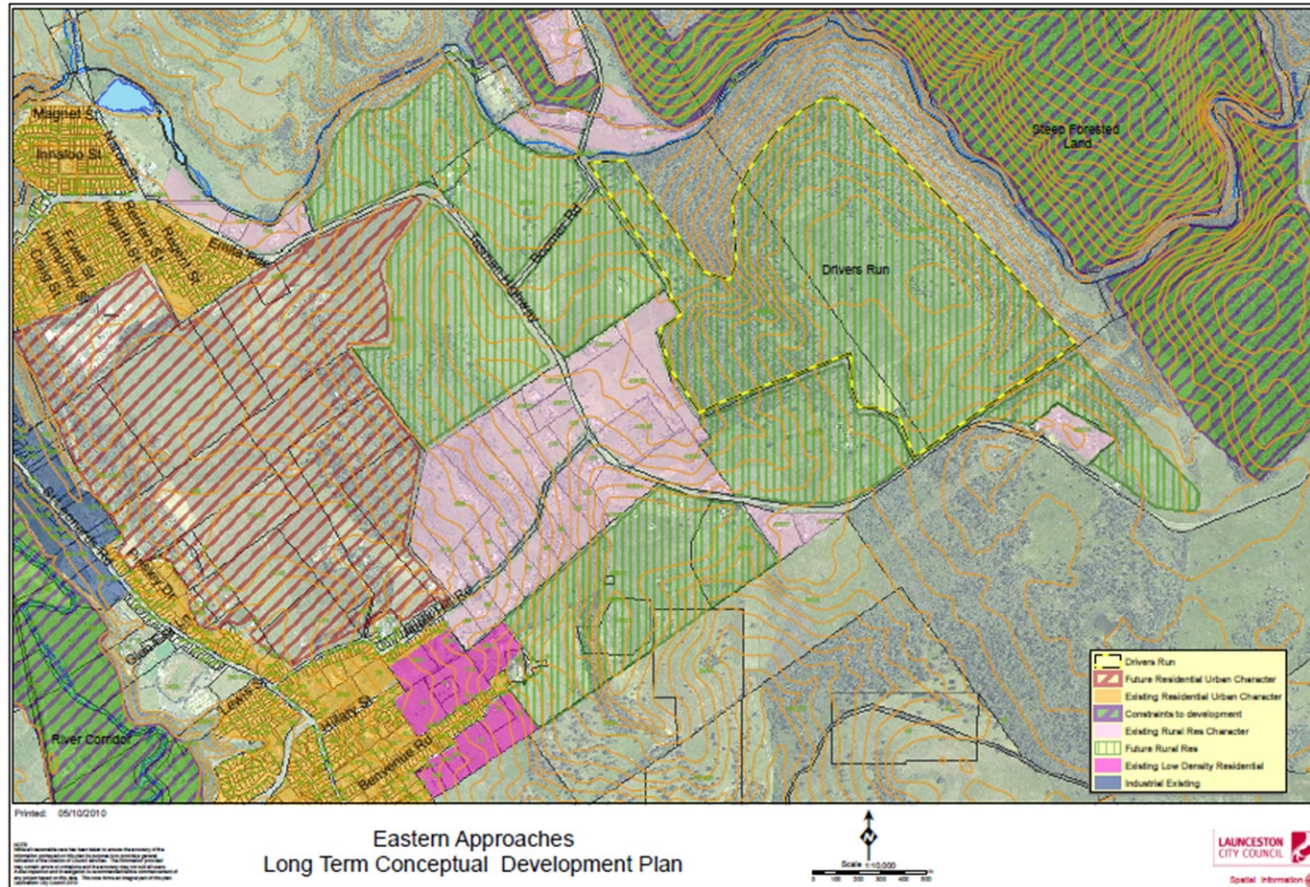


The land associated with Drivers Run Estate at St Leonards was rezoned to Rural Residential in 2011 and subsequently subdivided to create 63 lots. It was approved following the adoption of the Launceston Residential Strategy 2009-29, which did not specifically identify a Rural Residential Area in this 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).

⁷ Source: Base image and data from TheLIST (www.thelist.tas.gov.au) © State of Tasmania.

Figure 8 – Eastern Approaches Long Term Conceptual Development Plan⁸



⁸ 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.

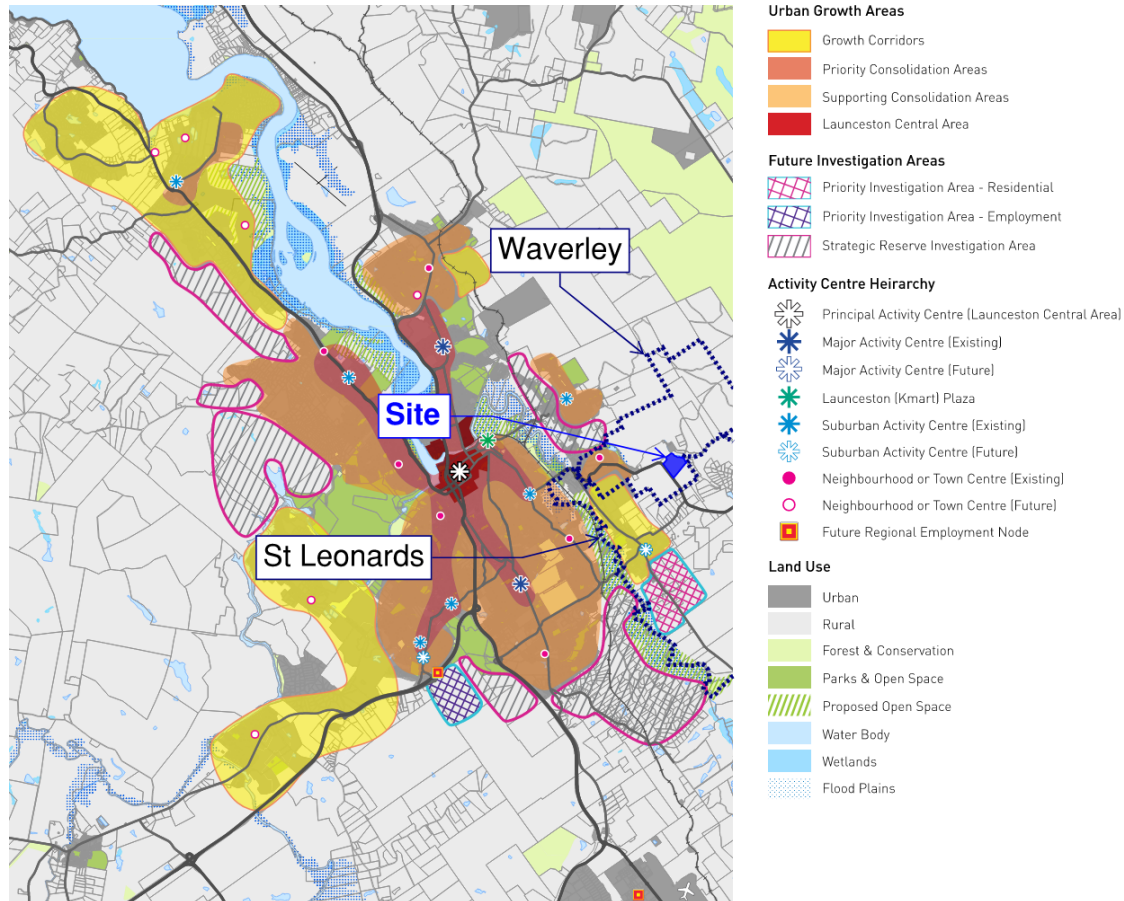
The *Northern Tasmania Regional Land Use Strategy* identifies land at St Leonards and southern part of the urban area at Waverley within a Growth Corridor, as shown on the Regional Framework Plan map reproduced in Figure 9. The Growth Corridor includes the predominantly undeveloped Rural and General 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 ⁹



⁹ 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 13th 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 ¹⁰)
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

¹⁰ 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 lots¹¹. 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.

¹¹ 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 13th 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

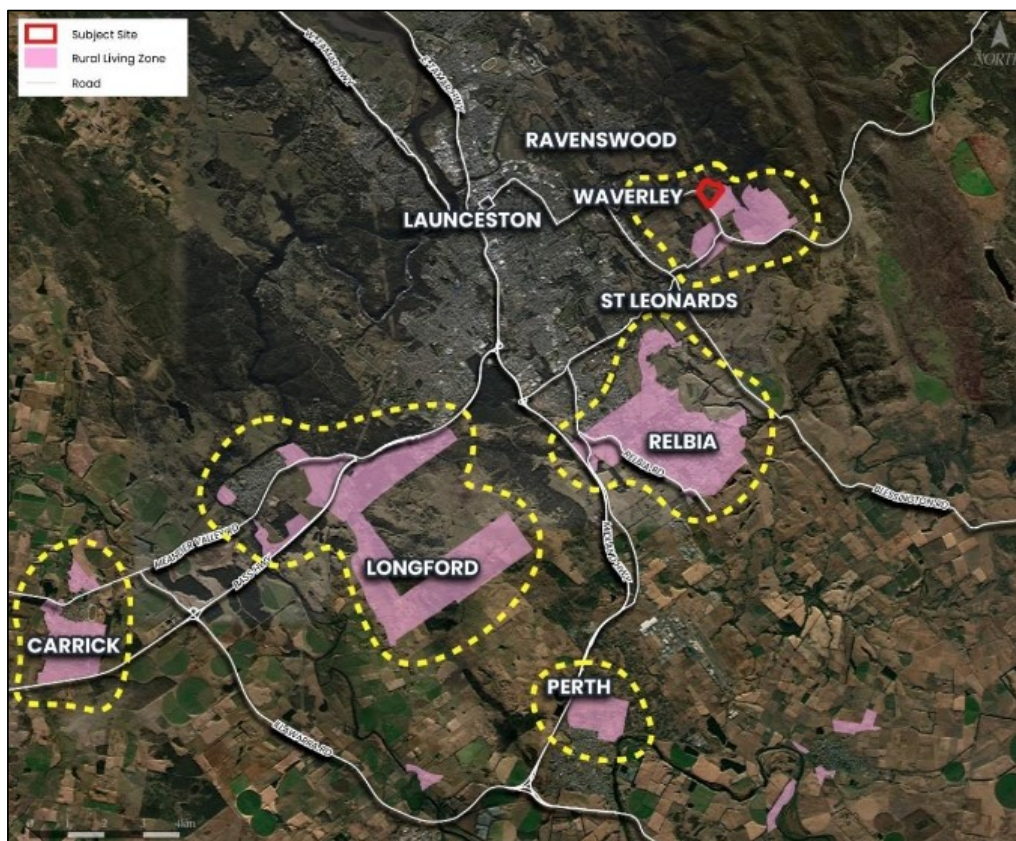
The other assessments accompanying the combined application are summarised below.

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 Catchment¹²



¹² 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
1 Relbia			16	16
1 Perth	25	7	5	37
1 Hadspen - Longford			3	3
1 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 2024¹³. 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 completed 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.

¹³ *Tasmanian Planning Scheme - Launceston amendment PSA-LLP0003 [2024] TASPComm 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.

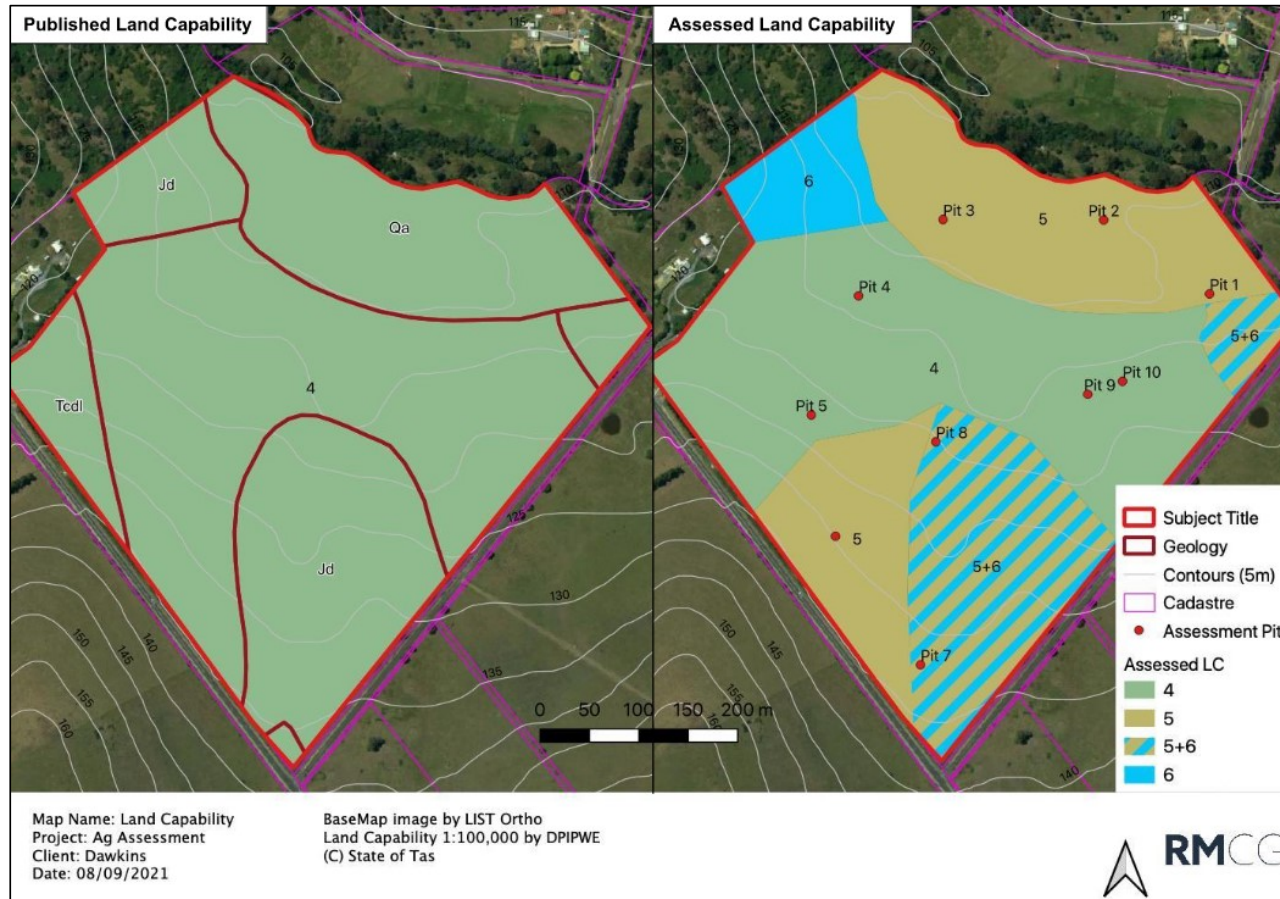
4.2.1 Assessed Land Capability

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 Capability¹⁴



¹⁴ 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

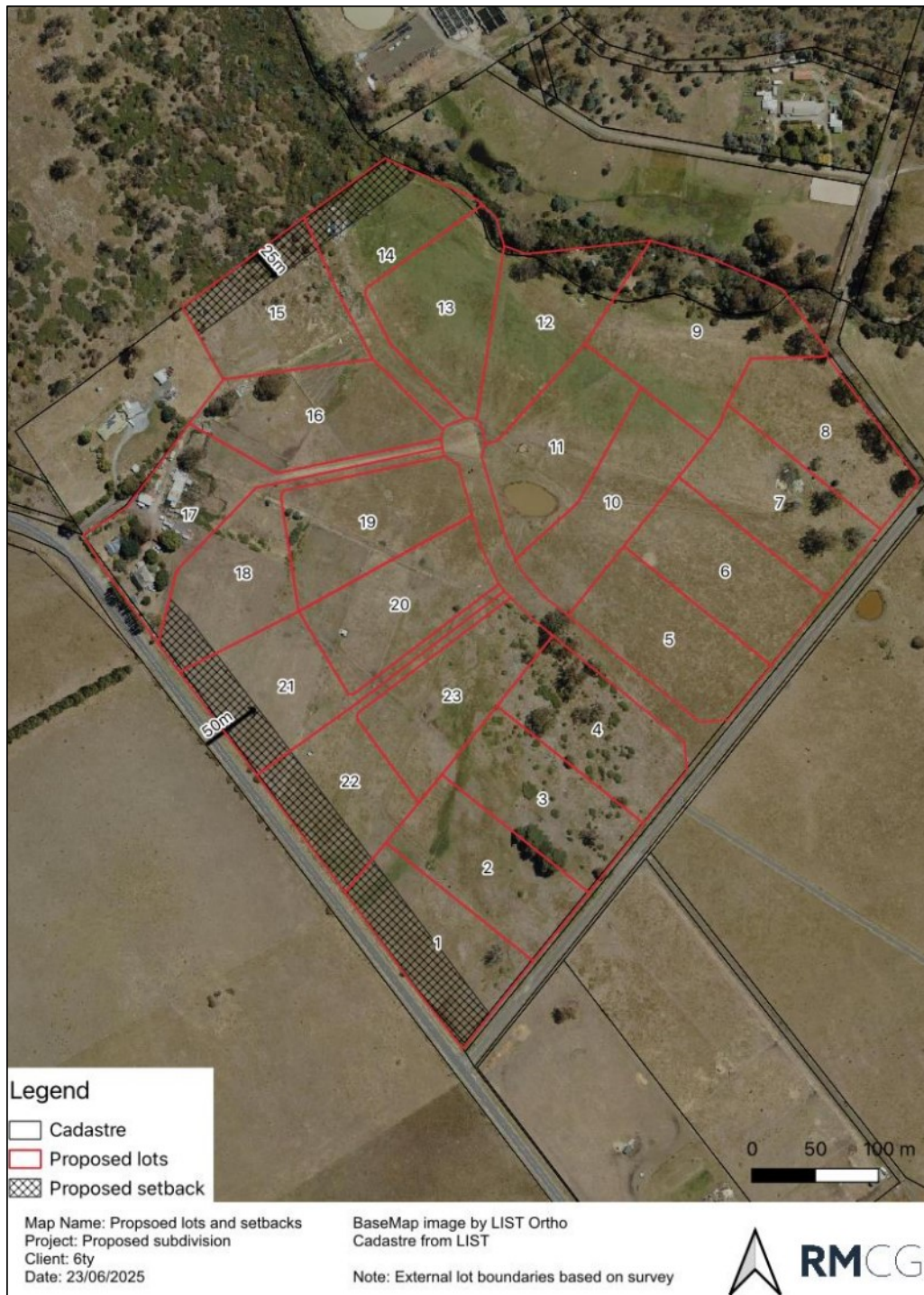
Future dwellings on the land as a result of the proposed rezoning, and subsequent subdivision of the land, has the potential to constrain adjacent agricultural use. The Agricultural Report recommends the setbacks outlined below in order to mitigate this risk.

- 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 Land¹⁵



¹⁵ 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 600m² for an AWTS and sub-surface irrigation or 180m² 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 13th 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 Areas¹⁶



¹⁶ 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*¹⁷ 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>RLZ 1 The Rural Living Zone should be applied to:</p> <p>(a) 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</p> <p>(b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme,</p> <p>unless RLZ 4 below applies.</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>

¹⁷ 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> <p>(a) <i>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></p> <p>(b) <i>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></p>	<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> <p>(a) <i>a reflection of the existing pattern and density of development within the rural living area; or</i></p> <p>(b) <i>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></p>	<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
	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><i>RLZ 4 The Rural Living Zone should not be applied to land that:</i></p> <p>(a) <i>is suitable and targeted for future greenfield urban development;</i></p> <p>(b) <i>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></p> <p>(c) <i>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></p>	<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> mapping¹⁸. 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.

¹⁸ 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"> • 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 • To the south-west (40855 Tasman Highway), a setback of 50m, which will be partly accommodated within the highway corridor. <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
Negative Attributes for Rural Residential Development	
<ul style="list-style-type: none"> <i>high conservation value forest</i> 	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"> <i>land zoned for other uses i.e. industrial or closed residential</i> 	The site is not zoned, or otherwise identified for, future industrial or medium density housing development.
<ul style="list-style-type: none"> <i>potential landslip</i> 	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"> <i>within a water catchment protection area</i> 	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"> <i>within identified buffer areas</i> 	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
Negative Attributes for Rural Residential Development	
<ul style="list-style-type: none"> • <i>prime land under the PAL policy</i> • <i>can be seweraged (land with sewerage should be developed at a higher density than rural residential)</i> • <i>flood risk</i> • <i>non-freehold land</i> • <i>slope greater than 17 degrees</i> • <i>no road frontage</i> 	<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>
Positive Attributes for Rural Residential Development	
<ul style="list-style-type: none"> • <i>within 500m of reticulated water</i> • <i>sealed road frontage</i> • <i>gravel road frontage</i> • <i>on current garbage collection route</i> • <i>not in Scenic Protection Special Area</i> • <i>not containing TASVEG native forest</i> • <i>continuous with existing Rural Residential zones</i> 	<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
<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"> • <i>Impact on the agricultural and environmental values of the land and surrounding areas;</i> • <i>Proximity to existing settlements containing social services;</i> • <i>Land use efficiency, consolidating gaps in established rural residential land use patterns;</i> • <i>Access to road infrastructure with capacity to support an intensified land use;</i> • <i>On-site waste water system suitability;</i> • <i>Impact on natural values or the potential land use limitations as a result of natural values;</i> • <i>Impact on agricultural land and land conversion;</i> • <i>Impact on water resources required for agricultural and environmental purposes;</i> • <i>Consideration of natural hazard management;</i> 	<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
<ul style="list-style-type: none"> • <i>The housing mix available in a locality and the contribution additional rural residential land use may make in support of settlements;</i> • <i>Potential future requirement for the land for urban purposes; and</i> • <i>The ability to achieve positive environmental outcomes through rezoning.</i> 	<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
<p><i>Planning for Rural Areas should consider the way in which it can:</i></p> <ul style="list-style-type: none"> • <i>Conserve and manage rural areas to enhance their contribution to the regional economy, rural industries and regional rural landscape values;</i> • <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> 	<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
<ul style="list-style-type: none"> • <i>Encourage the participation of rural communities in determining planning outcomes and identifying the benefits of regional growth;</i> • <i>Provide and maintain appropriate levels of infrastructure and services to support Rural Residential Area;</i> • <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> • <i>Accommodate the required growth of rural villages;</i> • <i>Consolidate future rural population growth within existing rural settlements and associated Rural Residential Area;</i> • <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> • <i>Protect quality agricultural land from incompatible development and provide for the expansion of agricultural production in Productive Resource Areas;</i> • <i>Promote ‘clustering’ of residential development in Rural Residential Areas where a higher density of development is appropriate;</i> • <i>Identify and protect mineral resources from inappropriate development; and</i> 	<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 km² 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
	<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 encompasses by the exploration licence in the vicinity of Mowbray.</p>
<ul style="list-style-type: none"> <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> 	<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
Regional Settlement Networks		
Rural and Environmental Living Development		
RSN-P21 <i>Rural and environmental lifestyle opportunities will be provided outside urban areas.</i>	RSN-A20 <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>	The site is outside the Urban Growth Areas identified on the Regional Framework Plan in the NTRLUS. It is located within an established Rural Residential Area Waverley–St Leonards.
RSN-P22 <i>Rural and environmental lifestyle opportunities will generally be located in established Rural Residential Areas.</i>	RSN-A21 <i>Planning schemes should prioritise the consolidation of established Rural Residential Areas over the creation of Rural Residential Areas.</i>	The proposed amendment will provide for the consolidation of this established area.
RSN-P23 <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>	RSN-A22 <i>Target growth to preferred areas based on local strategies to support settlements.</i>	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> .
RSN-P24 <i>Growth opportunities for rural living will maximise the efficiency of existing services and infrastructure.</i>	RSN-A23 <i>Planning scheme provisions must specifically enable subdivision opportunities in preferred areas by setting minimum lot sizes based on locality.</i>	The site of the proposal has been assessed as consistent with the suitability criteria contained in the Residential Strategy and NTRLUS.

Policy	Action	Response
Rural and Environmental Living Development		
		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.
RSN-P25 <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>	RSN-A24 <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> RSN-A25 <i>Ensure future locations for rural residential opportunities do not unreasonably compromise environmental values.</i>	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. 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.
	RSN-A26 <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"> • <i>Proximity to existing settlements containing social services;</i> • <i>Access to road infrastructure with capacity;</i> • <i>On-site waste water system suitability;</i> 	The proposal aligns with the criteria outlined in RSN-A26 , as identified below. 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. The road network has sufficient spare capacity to support the proposal. The land is capable of accommodating on-site wastewater treatment and disposal.

Policy	Action	Response
Rural and Environmental Living Development		
	<ul style="list-style-type: none"> <li data-bbox="639 416 963 528">• <i>Consideration of the impact on natural values or the potential land use limitations as a result of natural values;</i> <li data-bbox="639 768 963 846">• <i>Minimisation of impacts on agricultural land and land conversion;</i> <li data-bbox="639 1086 963 1198">• <i>Minimisation of impacts on water supply required for agricultural and environmental purposes;</i> <li data-bbox="639 1214 963 1270">• <i>Consideration of natural hazard management;</i> <li data-bbox="639 1648 963 1816">• <i>The housing mix available in a locality and the contribution additional rural residential land use may make in support of settlements;</i> 	<p data-bbox="983 416 1307 745">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 data-bbox="983 768 1307 1070">The land has limited agricultural potential as evidence 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 data-bbox="983 1086 1307 1198">The proposal will not impact any water supply required for agricultural or environmental purposes.</p> <p data-bbox="983 1214 1307 1326">Bushfire hazards associated with the grassland vegetation within the site are capable of being adequately managed.</p> <p data-bbox="983 1341 1307 1532">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 data-bbox="983 1547 1307 1637">The site is not subject to a Flood-Prone Hazard Area overlay.</p> <p data-bbox="983 1653 1307 1865">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
Rural and Environmental Living Development		
	<ul style="list-style-type: none"> • <i>Potential for future requirement for the land for urban purposes; and</i> • <i>The ability to achieve positive environmental outcomes through the rezoning.</i> 	<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>
Regional Infrastructure Network		
<p>RIN-P1 <i>Coordinate, prioritise and sequence the supply of infrastructure throughout the region to match the settlement framework.</i></p> <p>RIN-P2 <i>Identify infrastructure capacity, need and gaps in current provision to meet requirements for projected population and economic activity.</i></p> <p>RIN-P3 <i>Direct new development towards settlement areas that have been identified as having spare infrastructure capacity.</i></p>	<p>RIN-A1 <i>Liase with relevant state agencies including the Department of State Growth to develop transport initiatives.</i></p> <p>RIN-A2 <i>Liase with relevant state agencies, including the Department of State Growth, to develop infrastructure strategies for Northern Tasmania.</i></p> <p>RIN-A3 <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
Regional Infrastructure Network		
<p>RIN-P4 <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>RIN-P5 <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>RIN-A4 <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>RIN-A7 <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>RIN-A8 <i>Protect strategic road corridors that are predominately State Roads (Category 1-3) under Tasmanian Road Hierarchy which include:</i></p> <p>...</p> <ul style="list-style-type: none"> • <i>Tasman Highway</i> <p>...</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
Regional Infrastructure Network		
<p>RIN-P6 <i>Facilitate and encourage active modes of transport through land use planning.</i></p>	<p>RIN-A10 <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></p> <p>RIN-A11 <i>Future subdivision design is to allow for permeability and connectivity in the transportation network.</i></p>	<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>
<p>RIN-P7 <i>Facilitate an efficient and convenient public transport system through land use planning.</i></p>	<p>RIN-A18 <i>Provide for future higher density residential areas, mixed use developments and new commercial areas to be integrated with public transport services.</i></p> <p>RIN-A19 <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>	<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>
Regional Economic Development		
Rural Land Natural Productive Resources		
<p>ED-P6 <i>Encourage sustainable and appropriate land use planning practices that seek to manage development and use of the region's natural resources.</i></p>	<p>ED-A6 <i>Apply a regionally consistent GIS spatial methodology and mapping of productive agricultural land.</i></p>	<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>
<p>ED-P7 <i>Prevent the loss of future rural production (including agriculture, mineral extraction, forestry).</i></p>	<p>ED-A7 <i>Protect the long-term operation of rural industries and support an expanded agricultural sector.</i></p>	<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
Rural Land Natural Productive Resources		
<p>ED-P8 <i>Manage the region's natural economic resources to sustainably and efficiently meet the needs of existing and future communities.</i></p>	<p>ED-A9 <i>Limit the encroachment of 'Rural Residential' styles of development onto existing and potential agricultural lands.</i></p> <p>ED-A11 <i>Identify natural economic resource areas and protect from further fragmentation and inappropriate land use.</i></p>	<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>
	<p>ED-A12 <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>	<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
Regional Environment		
Biodiversity and Native Vegetation		
<p>BNV-P01 <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>BNV-P02 <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>BNV-P03 <i>Land use planning is to minimise the spread and impact of environmental weeds.</i></p> <p>BNV-P04 <i>Land use planning processes are to be consistent with any applicable conservation area management plans or natural resource management strategy.</i></p>	<p>BNV-A01 <i>Apply appropriate zoning and/or overlays through planning schemes to protect areas of native vegetation.</i></p> <p>BNV-A02 <i>Implement a planning assessment approach consistent with the 'avoid, minimise, mitigate, offset' hierarchy.</i></p> <p>BNV-A03 <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
Natural Hazards		
<p>NH-P01 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.</p>	<p>NH-A01 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.</p> <p>NH-A02 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.</p> <p>NH-A03 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.</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>NH-P02 Future land use and development is to minimise risk to people and property resulting from flooding</p>	<p>NH-A04 Include controls in planning schemes based on current best practice to manage risk to persons and property resulting from inundation.</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>NH-P03 Future land use and development is to minimise risk to people and property resulting from bushfire hazard.</p>	<p>NH-A05 Include controls in planning schemes based on current best practice to minimise risk to persons and property resulting from bushfire hazard.</p> <p>NH-A06 Subdivision design is to respond to bushfire hazard risks by providing for alternative access, building setbacks and buffer distances based on current best practice.</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
Natural Hazards		
NH-P04 <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>	NH-A07 <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
<p><i>Goal 4: To sustain and promote Launceston as a unique place to live, work, learn and play.</i></p> <p>2. <i>To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.</i></p> <p>5. <i>To support sustainable population growth in the Northern Region.</i></p>	<p>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.</p>
<p><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></p> <p>7. <i>To develop and manage infrastructure and resources to protect our community from natural and other hazards.</i></p>	<p>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.</p> <p>In relation to the permit application for the proposed subdivision, this is undertaken in the assessment which follows in Section 6.</p>
<p><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></p> <p>1. <i>To reduce our and the community’s impact on the natural environment.</i></p> <p>2. <i>To contribute to air and river quality improvements in Launceston.</i></p> <p>3. <i>To manage the risks of climate related events, particularly in the area of stormwater management and riverine flooding.</i></p>	<p>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.</p> <p>In relation to the permit application for the proposed subdivision, this is undertaken in the assessment which follows in Section 6.</p>

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"> 1. <i>To ensure that our application of the land-use planning system at a local and regional level is effective and efficient.</i> 2. <i>To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment.</i> 3. <i>To improve and maintain accessibility, transport options, and infrastructure within the Launceston area, including its rural areas.</i> 4. <i>To ensure our suite of strategic planning initiatives are coordinated, and representative of our community's needs and aspirations.</i> 	<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 8,000m².

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	
Clause 11.4.1 Site coverage			
A1	<i>The site coverage must be not more than 400m².</i>	The proposed subdivision will not affect site coverage (measured in m ²) associated with existing roofed buildings.	Not Applicable
11.4.2 Building height, setback and siting			
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> <i>(a) not less than 200m; or</i> <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	
11.5.1 Lot design			
A1	<i>Each lot, or a lot proposed in a plan of subdivision, must:</i> <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>
A2	<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 have a frontage not less than 40m.</i></p>	<p>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.</p> <p>Relies on Performance Criteria</p>
A3	<p><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></p>	<p>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.</p> <p>Relies on Performance Criteria</p>
11.5.2 Roads		
A1	<p><i>The subdivision includes no new roads.</i></p>	<p>The proposed subdivision includes a new cul-de-sac road that will extend from Boomer Road.</p> <p>Relies on Performance Criteria</p>

Standard	Assessment	Compliance	
11.5.3 Services			
A1	<p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <p>(a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or</p> <p>(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service,</p> <p>unless a regulated entity advises that the lot is unable to be conn</p>	<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.</p>	<p>Complies with Acceptable Solution</p>
A2	<p>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:</p> <p>(a) be connected to a reticulated sewerage system; or</p> <p>(b) 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.</p>	<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.</p>	<p>Relies on Performance Criteria</p>

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

Clause	Code Application	Assessment	Applicability
C2.0 Parking and Sustainable Transport Code			
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.	Applicable
C3.0 Road and Railway Assets Code			
C3.2.1	<p><i>This code applies to a use or development that:</i></p> <p><i>(a) 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><i>(b) will require a new vehicle crossing, junction or level crossing; or</i></p> <p><i>(c) 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>Applicable</p> <p>Not Applicable</p>
C4.0 Electricity Transmission Infrastructure Protection Code			
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
C5.0 Telecommunications Code			
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
C6.0 Local Historic Heritage Code			
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
C7.0 Natural Assets Code			
C7.2.1	<i>This code applies to development on land within the following areas:</i> <i>(a) a waterway and coastal protection area;</i> <i>(b) a future coastal refugia area; and</i> <i>(c) a priority vegetation area only if within the following zones:</i> <i>(i) Rural Living Zone;</i>	The site is shown as partially subject to this overlay, as identified in Figure 4. The site is not subject to this overlay. The entirety of the site is subject to this overlay and is also within a proposed Rural Living Zone.	Applicable Not Applicable Applicable
C8.0 Scenic Protection Code			
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
C9.0 Attenuation Code			
C9.2.1	<i>This code applies to:</i> <i>(a) activities listed in Tables C9.1 and C9.2;</i> <i>(b) sensitive uses; and</i> <i>(c) subdivision if it creates a new lot where a sensitive use could be established, within an attenuation area.</i>	The proposal is for a subdivision. The proposal is for a subdivision. 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.	Not Applicable Not Applicable Not Applicable

Clause	Code Application	Assessment	Applicability
C10.0 Coastal Erosion Hazard Code			
C10.2.1	<i>This code applies to:</i> (a) <i>use and development of land within a coastal erosion hazard area; or</i> (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>	The site is not shown within a Coastal Erosion Hazard Area on the Launceston LPS overlay maps. The site does not contain an actively mobile landform as defined in the State Coastal Policy.	Not Applicable Not Applicable
C11.0 Coastal Inundation Hazard Code			
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
C12.0 Flood-Prone Areas Hazard Code			
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
C13.0 Bushfire-Prone Areas Code			
C13.2.1	<i>This code applies to:</i> (a) <i>subdivision of land that is located within, or partially within, a bushfire-prone area; and</i> (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>	The entirety of the site is shown within this overlay, and the proposal is for a subdivision.	Applicable
C14.0 Potentially Contaminated Land Code			
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
C15.0 Landslip Hazard Code			
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
C16.0 Safeguarding of Airports Code			
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	<i>The following use or development is exempt from this code:</i> <i>(a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.</i>	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)¹⁹, 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.

¹⁹ 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
C2.6.3 Number of accesses for vehicles		
A1.1	<p><i>The number of accesses provided for each frontage must:</i></p> <p><i>(a) be no more than 1; or</i></p> <p><i>(b) no more than the existing number of accesses,</i></p> <p><i>whichever is the greater.</i></p>	<p>Each of the proposed lots will be provided with no more than a single vehicle crossing per frontage.</p> <p>Complies with Acceptable Solution</p>

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 13th lot within the subdivision. Therefore, the proposal is consistent with the code purpose.

Use Standards

Standard	Assessment	Compliance
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction		
A1.1	<p><i>For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</i></p> <p><i>(a) a new junction;</i></p> <p><i>(b) a new vehicle crossing; or</i></p> <p><i>(c) a new level crossing.</i></p>	<p>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>.</p> <p>Tasman Highway is a Category 4 Road, and Boomer Road is a local road administered by Council.</p> <p>Not Applicable</p>
A1.2	<p><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></p>	<p>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.</p> <p>Relies on Performance Criteria</p>
A1.3	<p><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></p>	<p>The proposal does not involve the rail network.</p> <p>Not Applicable</p>

Standard	Assessment	Compliance
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> <i>(a) the amounts in Table C3.1; or</i> <i>(b) allowed by a license issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</i>	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. In any event, the traffic generation associated with the proposed subdivision, including future dwelling development, is considered in the accompanying TIA.	Complies with Acceptable Solution
A1.5 <i>Vehicular traffic must be able to enter and leave a major road in a forward direction.</i>	The adjoining roads are major roads as defined in the code ²⁰ . Tasman Highway is not a Category 1, 2 or 3 road. Boomer Road is not listed as a major road in the Launceston LPS. 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.	Not Applicable

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.*

²⁰ 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
C7.6.1 Buildings and works within a Waterway and Coastal Protection Area or a Future Coastal Refugia Area		
A1	<i>Buildings and works within a waterway and coastal protection area must:</i> (a) <i>be within a building area on a sealed plan approved under this planning scheme;</i> (b) <i>in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or</i> (c) <i>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.
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.
		Relies on Performance Criteria
		Complies with Acceptable Solution

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><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:</i></p> <p>(a) <i>be for the creation of separate lots for existing buildings;</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;</i></p> <p>(d) <i>be for the consolidation of a lot; or</i></p> <p>(e) <i>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.</i></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>Relies on Performance Criteria</p>
C7.7.2 Subdivision within a Priority Vegetation Area			
A1	<p><i>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:</i></p> <p>(a) <i>be for the purposes of creating separate lots for existing buildings;</i></p>	The proposed subdivision is not for the purpose specified.	Not Applicable

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.	Relies on Performance Criteria

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
C13.6.1 Provision of hazard management areas		
A1	(a) <i>TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</i> (b) <i>The proposed plan of subdivision:</i> (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>	The accompanying BHMR certifies that the proposed subdivision complies with Clause C13.6.1 A1 (a), in relation to the existing dwellings, and (b) in relation to the other lots.
		Complies with Acceptable Solution

Standard	Assessment	Compliance
<p>(ii) shows the building area for each lot;</p> <p>(iii) 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</p> <p>(iv) 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</p> <p>(c) 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.</p>		

Standard	Assessment	Compliance
C13.6.2 Public and fire fighting access		
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: 20px;">(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: 20px;">(ii) <i>is certified by the TFS or an accredited person.</i></p>	<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.</p> <p>Complies with Acceptable Solution</p>
C13.6.3 Provision of water supply for fire fighting purposes		
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>	<p>The accompanying BHMR certifies that the proposed subdivision complies with Clause C13.6.3 A1 (b).</p> <p>Complies with Acceptable Solution</p>

Standard	Assessment	Compliance
C13.6.3 Provision of water supply for fire fighting purposes		
A2	<p><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 BHRM 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	
<p><i>Objective:</i> That each lot:</p> <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for residential development. 	
Performance Criteria	Assessment
<p>P2</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"> • Lot 9 – 7.8m to Boomer Road; • Lot 12 – 20.2m to proposed road; • Lot 13 – 8.6m to proposed road; • Lot 14 – 18m to proposed road; • Lot 15 – 0m to proposed road; • Lot 16 – 7.6m to proposed road; • Lots 17 – 7m to proposed road (primary frontage) • Lot 18 – 7m to proposed road; and • Lots 21-22 - 7m to proposed road (primary frontages).
(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 patter 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>P3</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>	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. Therefore, the proposal complies with the performance criteria.

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>Objective: <i>That the arrangement of new roads with a subdivision provides:</i> (a) <i>safe, convenient and efficient connections to assist accessibility and mobility of the community;</i> (b) <i>adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and</i> (c) <i>the efficient ultimate subdivision of the entirety of the land and of surrounding land.</i></p>	
Performance Criteria	Assessment
<p>P1 <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> <p>(a) <i>any relevant road network plan adopted by the council;</i></p> <p>(b) <i>the existing and proposed road hierarchy;</i></p> <p>(c) <i>maximising connectivity with the surrounding road network;</i></p>	<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><i>Objective:</i> <i>That the subdivision of land provides services for the future use and development of the land.</i></p>	
Performance Criteria	Assessment
<p>P1 <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: 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
<p>P1</p> <p><i>Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) any increase in traffic caused by the use;</i> <i>(b) the nature of the traffic generated by the use;</i> <i>(c) the nature of the road;</i> <i>(d) the speed limit and traffic flow of the road;</i> <i>(e) any alternative access to a road;</i> <i>(f) the need for the use;</i> <i>(g) any traffic impact assessment; and</i> <i>(h) any advice received from the rail or road authority.</i> 	<p>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.</p>

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	
<i>Objective: 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>	
Performance Criteria	Assessment
<p>P1.1</p> <p><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"> <i>(a) impacts caused by erosion, siltation, sedimentation and runoff;</i> <i>(b) impacts on riparian or littoral vegetation;</i> <i>(c) maintaining natural streambank and streambed condition, where it exists;</i> <i>(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</i> <i>(e) the need to avoid significantly impeding natural flow and drainage;</i> <i>(f) the need to maintain fish passage, where known to exist;</i> <i>(g) the need to avoid land filling of wetlands;</i> <i>(h) the need to group new facilities with existing facilities, where reasonably practical;</i> <i>(i) minimising cut and fill;</i> <i>(j) building design that responds to the particular size, shape, contours or slope of the land;</i> <i>(k) minimising impacts on coastal processes, including sand movement and wave action;</i> <i>(l) minimising the need for future works for the protection of natural assets, infrastructure and property;</i> <i>(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and</i> <i>(n) the guidelines in the Tasmanian Coastal Works Manual.</i> 	<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
<p>P1.2</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"> <i>(a) the need to access a specific resource in a coastal location;</i> <i>(b) the need to operate a marine farming shore facility;</i> <i>(c) the need to access infrastructure available in a coastal location;</i> <i>(d) the need to service a marine or coastal related activity;</i> <i>(e) provision of essential utility or marine infrastructure; or</i> <i>(f) provisions of open space or for marine-related educational, research, or recreational facilities.</i> 	<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.

C7.7.1 Subdivision within a Waterway and Coastal Protection Area or a Future Coastal Refugia Area	
<p><i>Objective:</i> <i>That:</i></p> <ul style="list-style-type: none"> <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> <i>(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.</i> 	
Performance Criteria	Assessment
<p>P1</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"> <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> <i>(b) future development likely to be facilitated by the subdivision.</i> 	<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>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</p>	
Performance Criteria	Assessment
<p>P1.1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for: (a) 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; (b) subdivision for the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) 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 (f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.</p>	<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>P1.2</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"> <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> <i>(b) any particular requirements for the works and future development likely to be facilitated by the subdivision;</i> <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> <i>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</i> <i>(e) any on-site biodiversity offsets; and</i> <i>(f) any existing cleared areas on the site.</i> 	<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.



6ty° Pty Ltd
ABN 27 014 609 900

Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

Launceston Office
Tamar Suite 103
The Charles
287 Charles Street
Launceston 7250
P (03) 6332 3300

Our Ref: 22.257
Your Ref: DA0140/2024

Measured form and function



22 May 2025

6ty Pty Ltd
ABN 27 014 609 900

Iain More
Senior Town Planner – Policy & Projects
City of Launceston

Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

By Email: Iain.More@launceston.tas.gov.au

Tamar Suite 103
The Charles
287 Charles Street
Launceston 7250
P (03) 6332 3300

Dear Iain,

57 Best Street
PO Box 1202
Devonport 7310
P (03) 6424 7161

**RESPONSE TO FURTHER INFORMATION REQUEST – DA0140/2024 –
40768 TASMAN HIGHWAY, WAVERLEY**

I refer to Council's Further Information Request dated 14 June 2024 in relation to the combined rezoning and planning permit application associated with the property at 40768 Tasman Highway, Waverley. The following response addresses each of the items in Council's request.

1 Title Information (CT 104384/4)

The following additional information accompanies this response:

- (a) A Council application form referencing CT 104384/4, which has been signed by the current registered owners of this land (Alan James Rosier and Judith Lynette Rosier);
- (b) A copy of the Tasmanian Planning Commission's Form No. 1 signed by the abovementioned current registered owners of CT 104384/4;
- (c) A current copy of the title documentation for CT 104384/4.

The ownership of CT 104384/4 is currently in the process of being transferred to Council, noting that it is designated as Road on the title.

2 Traffic (Development of Boomer Road)

The following further additional information accompanies this response:

- (a) Amended Proposal Plan of Subdivision for Project No. 22.257, Drawing No. Cp01, Rev. G, Dated 21/05/2025;



- (b) Proposed BAL Treatment Plan for Project No. 22.247, Drawing No. Cp02, Rev. F, Dated 5/12/2024; and
- (c) Traffic Impact Assessment (Final 6) by Traffic & Civil Services, Revision 7, Dated 20/12/2024.

The amended Proposal Plan of Subdivision shows the widening of Boomer Road, from Tasman Highway to Whisky Road, to an S4 Standard. It also shows the widening of the road along the frontage of Lot 8 to the north-west of Whisky Road, including the associated proposed Lot 101.

The Proposed BAL Treatment Plan relates to the proposed upgrade of the intersection of Boomer Road with the Tasman Highway. This includes works within and adjacent to the road reservation of Boomer Road, including the associated proposed Lot 103. The proposed works associated with the highway intersection upgrade are based on the recommendations of the accompanying version of the Traffic Impact Assessment, and formed the basis for the Department of State Growth Consent, to the lodgement of the application, on 14 February 2025.

3 Driveways

The amended Proposal Plan of Subdivision shows:

- (a) The indicative location of vehicle crossings for the proposed lots;
- (b) Indicative vehicle crossing location for Lot 8 located along its longer frontage to Boomer Road (to the north-west of Whisky Road);
- (c) Modifications to the access strips providing the renumbered internal lots (Lots 14 & 15, 17 & 18 and 21 & 22) with the opportunity for shared driveway arrangements; and
- (d) The abovementioned modifications include provision for a potential future road connection, to the adjoining land to the north-west, by way of a relevant easement over the 18m wide access strip associated with Lot 14.

4 Fencing

The amended Proposal Plan of Subdivision shows:

- (a) Removal of the existing fence line along the north-western side of Boomer Road, as required for the widening to an S4 Standard.

Our Ref: 22.257
Your Ref: DA0140/2024

Measured form and function



5 Stormwater

The amended Proposal Plan of Subdivision indicates:

- (a) The formation of a surface drain, within a proposed easement, to provide for the direction of road drainage.

TasNetworks

In addition to the response to Council's request, the amended Proposal Plan of Subdivision shows:

- (a) A proposed 12m wide wayleave easement, reflecting the extent of an existing deemed easement, over distribution assets extending through Lots 14 and 15.

This is in response to the TasNetworks referral response to Council from 21 June 2024.

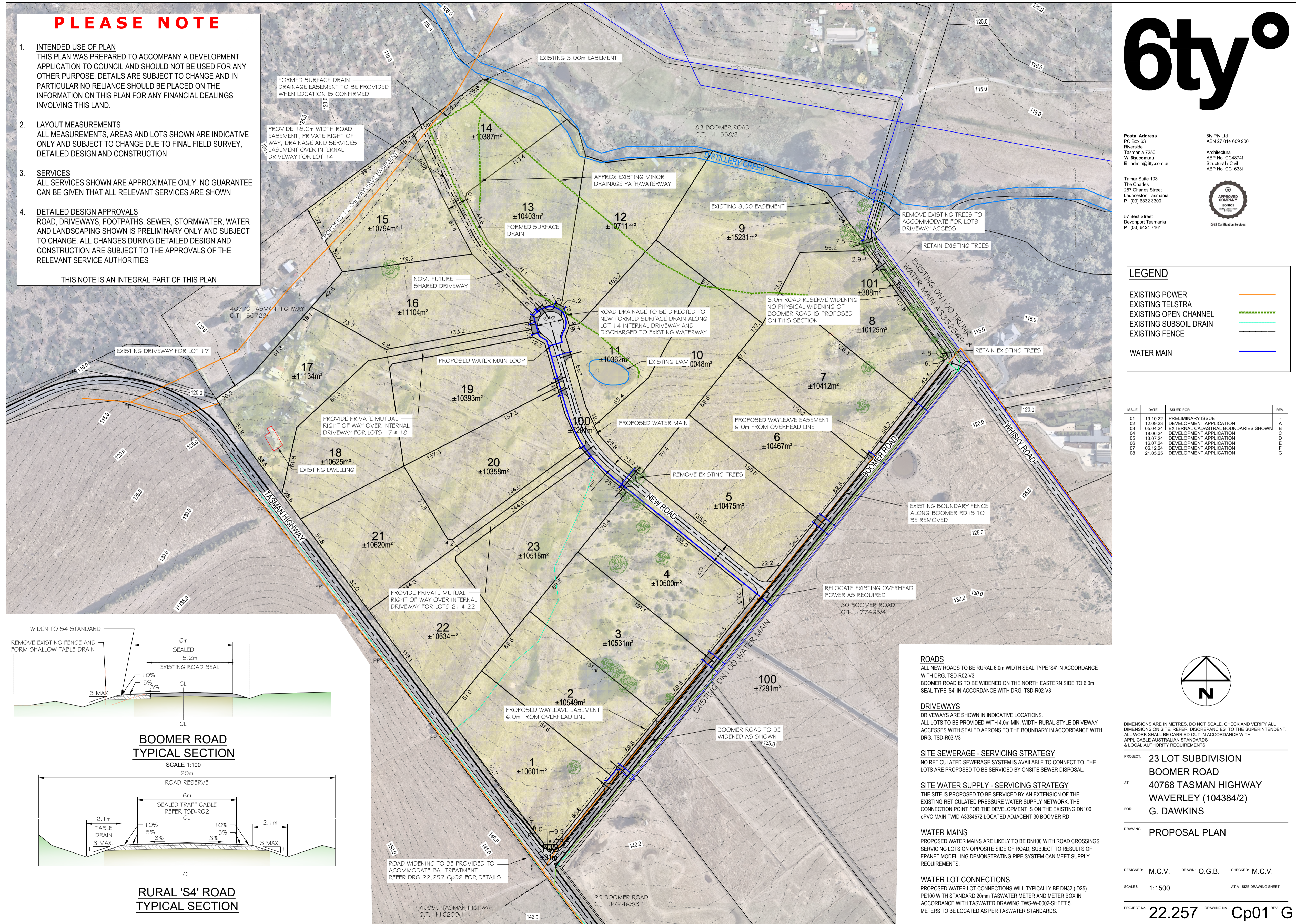
It is noted that Lot 14 is not affected to any significant degree by the easement. Lot 15 will have a sufficient area, of approximately 6900m², to the south of the easement that will be available for dwelling development.

Please do not hesitate to contact me if there are any queries in relation to this response.

Kind regards
6ty Pty Ltd

A handwritten signature in black ink that reads 'Ashley Brook'.

Ashley Brook
Planning Consultant



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



Postal Address
PO Box 63
Riverside
Tasmania 7250
W: 6ty.com.au
E: admin@6ty.com.au

6ty Pty Ltd
ABN 27 014 609 900
Architectural
ABP No. CC48741
Structural / Civil
ABP No. CC16331

Tamar Suite 103
The Charles
287 Charles Street
Launceston Tasmania
P: (03) 6332 3300

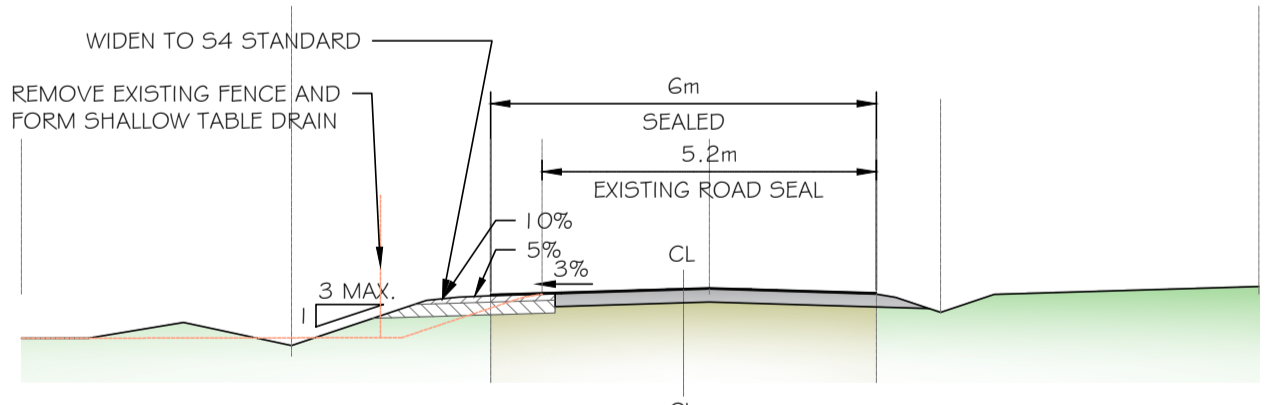
57 Best Street
Devonport Tasmania
P: (03) 6424 7161

QMS Certification Services

LEGEND

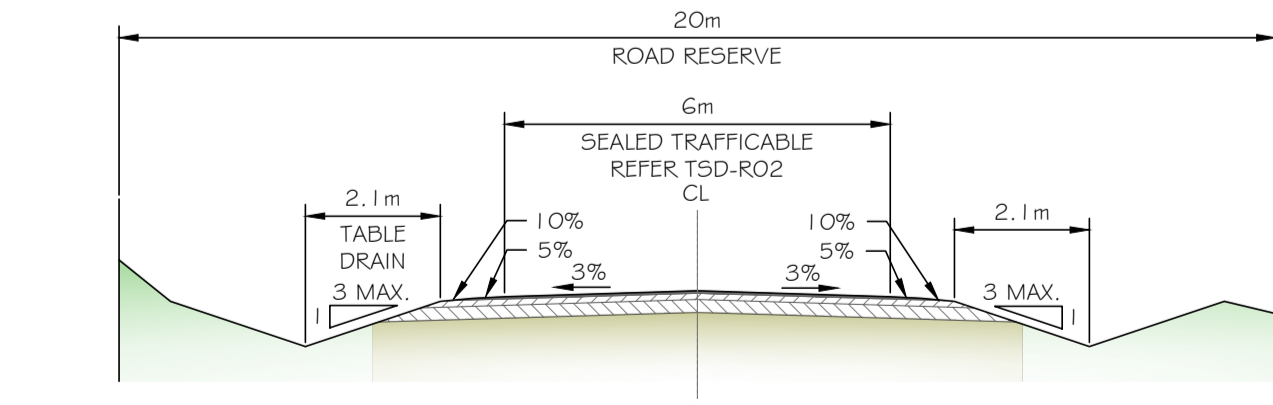
- EXISTING POWER
- EXISTING TELSTRA
- EXISTING OPEN CHANNEL
- EXISTING SUBSOIL DRAIN
- EXISTING FENCE
- WATER MAIN

ISSUE	DATE	ISSUED FOR	REV.
01	19.10.22	PRELIMINARY ISSUE	-
02	12.09.23	DEVELOPMENT APPLICATION	A
03	05.04.24	EXTERNAL CADASTRAL BOUNDARIES SHOWN	B
04	18.06.24	DEVELOPMENT APPLICATION	C
05	13.07.24	DEVELOPMENT APPLICATION	D
06	16.07.24	DEVELOPMENT APPLICATION	E
07	06.12.24	DEVELOPMENT APPLICATION	F
08	21.05.25	DEVELOPMENT APPLICATION	G



BOOMER ROAD TYPICAL SECTION

SCALE 1:100



RURAL 'S4' ROAD TYPICAL SECTION

ROADS
ALL NEW ROADS TO BE RURAL 6.0m WIDTH SEAL TYPE 'S4' IN ACCORDANCE WITH DRG. TSD-R02-V3
BOOMER ROAD IS TO BE WIDENED ON THE NORTH EASTERN SIDE TO 6.0m SEAL TYPE 'S4' IN ACCORDANCE WITH DRG. TSD-R02-V3

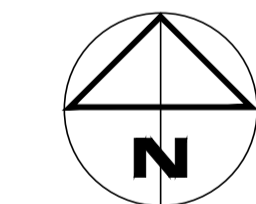
DRIVEWAYS
DRIVEWAYS ARE SHOWN IN INDICATIVE LOCATIONS.
ALL LOTS TO BE PROVIDED WITH 4.0m MIN. WIDTH RURAL STYLE DRIVEWAY ACCESSES WITH SEALED APRONS TO THE BOUNDARY IN ACCORDANCE WITH DRG. TSD-R03-V3

SITE SEWERAGE - SERVICING STRATEGY
NO RETICULATED SEWERAGE SYSTEM IS AVAILABLE TO CONNECT TO. THE LOTS ARE PROPOSED TO BE SERVICED BY ONSITE SEWER DISPOSAL.

SITE WATER SUPPLY - SERVICING STRATEGY
THE SITE IS PROPOSED TO BE SERVICED BY AN EXTENSION OF THE EXISTING RETICULATED PRESSURE WATER SUPPLY NETWORK. THE CONNECTION POINT FOR THE DEVELOPMENT IS ON THE EXISTING DN100 PVC MAIN TWID A3384572 LOCATED ADJACENT 30 BOOMER RD

WATER MAINS
PROPOSED WATER MAINS ARE LIKELY TO BE DN100 WITH ROAD CROSSINGS SERVICING LOTS ON OPPOSITE SIDE OF ROAD. SUBJECT TO RESULTS OF EPANET MODELLING DEMONSTRATING PIPE SYSTEM CAN MEET SUPPLY REQUIREMENTS.

WATER LOT CONNECTIONS
PROPOSED WATER LOT CONNECTIONS WILL TYPICALLY BE DN32 (ID25) PE100 WITH STANDARD 20mm TASWATER METER AND METER BOX IN ACCORDANCE WITH TASWATER DRAWING TWS-W-0002-SHEET 5. METERS TO BE LOCATED AS PER TASWATER STANDARDS.



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

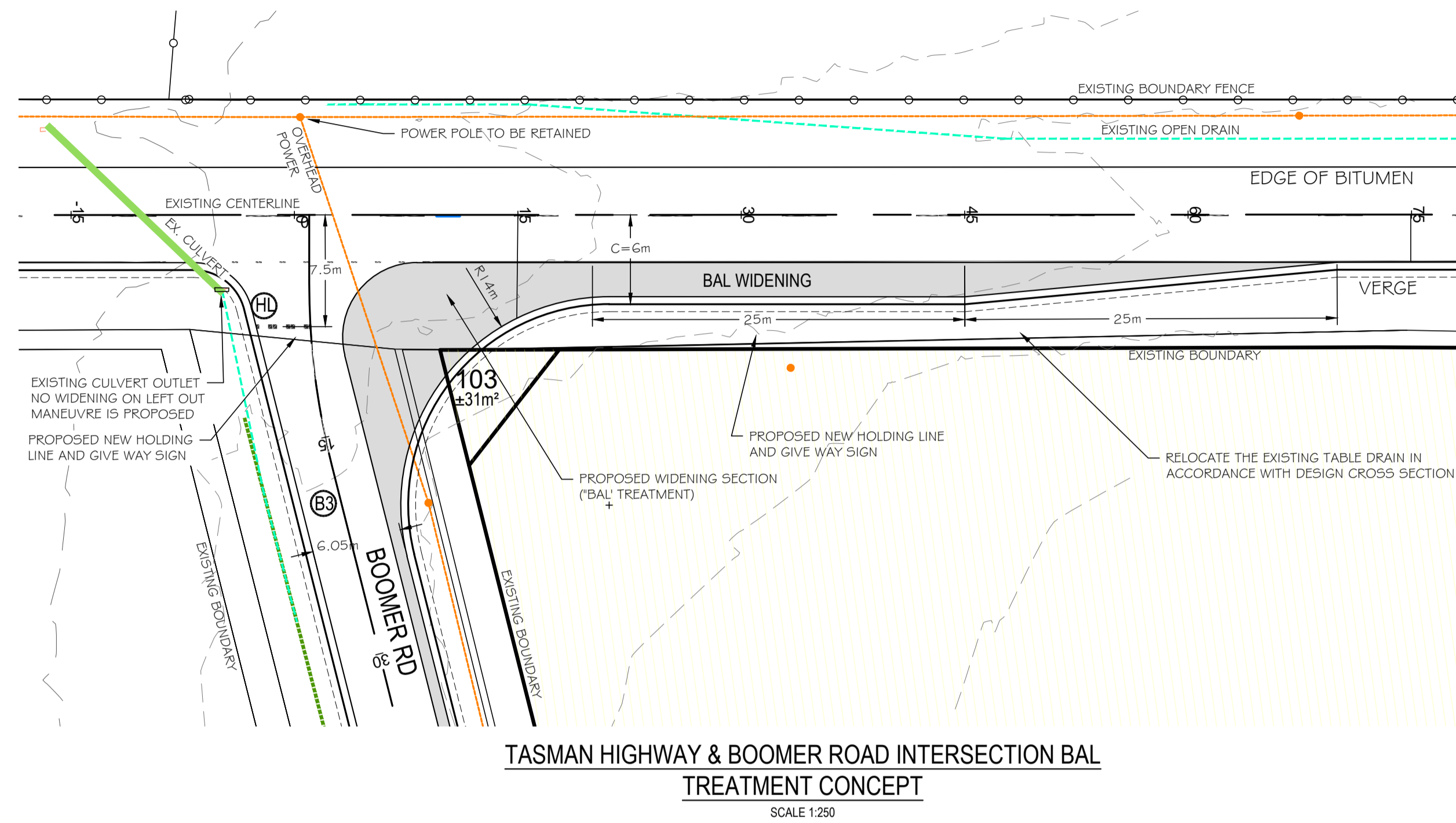
DRAWING: PROPOSAL PLAN

DESIGNED: M.C.V. DRAWN: O.G.B. CHECKED: M.C.V.

SCALE: 1:1500 AT A1 SIZE DRAWING SHEET

PROJECT No: 22.257 DRAWING No: Cp01 REV: G

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.



Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

6ty Ltd
ABN 27 014 609 900
Architectural
ABP No. CC4874f
Structural / Civil
ABP No. CC1633i

Tamar Suite 103
The Charles
287 Charles Street
Launceston Tasmania
P (03) 6332-3300

57 Best Street
Devonport Tasmania
P (03) 6424-7161



PLEASE NOTE

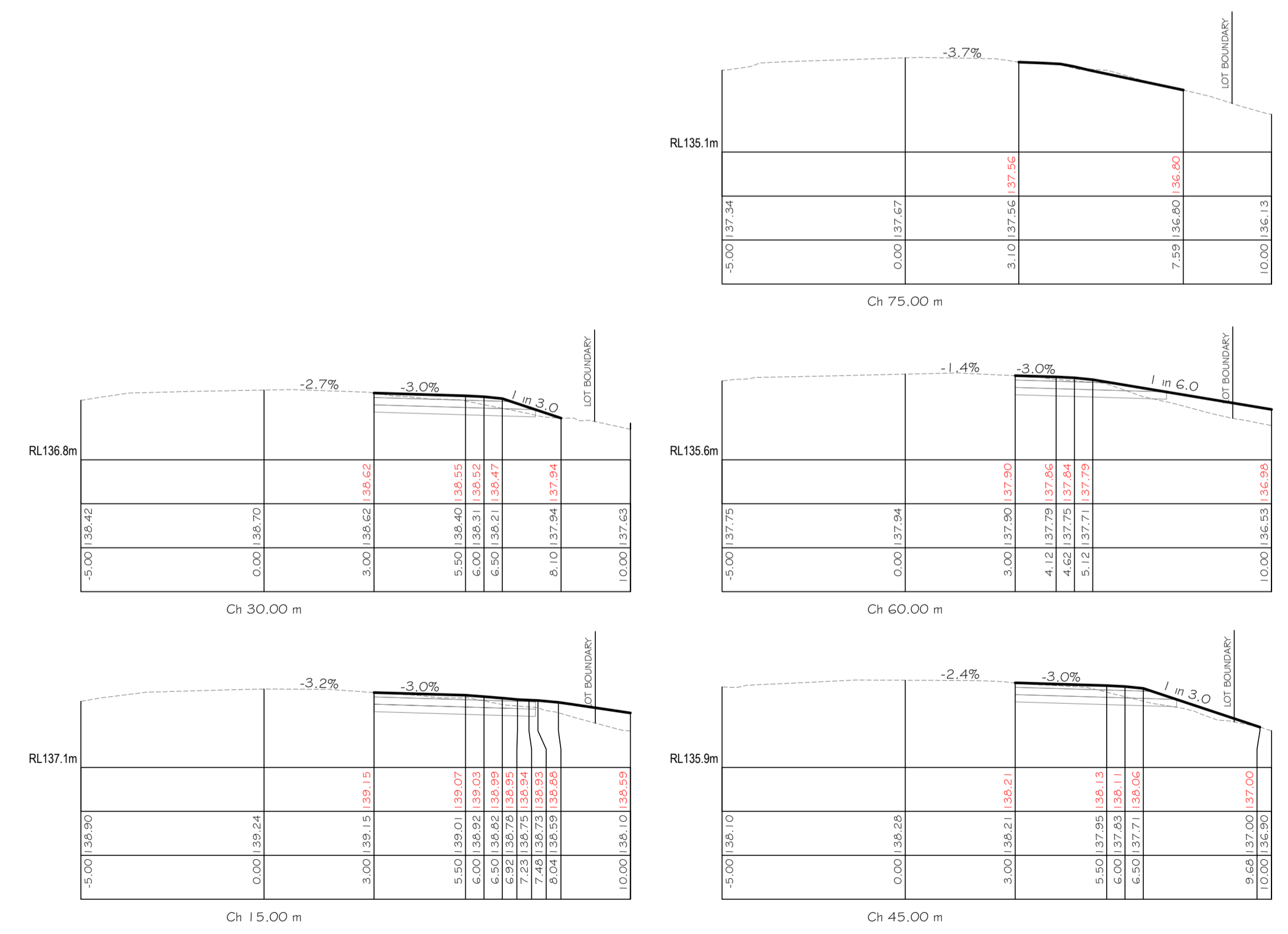
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THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

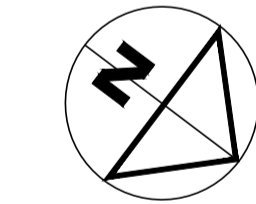
ISSUE	DATE	ISSUED FOR	REV.
01	15.05.24	DEVELOPMENT APPLICATION	-
02	20.06.24	DEVELOPMENT APPLICATION	A
03	13.07.24	DEVELOPMENT APPLICATION	B
04	16.08.24	DEVELOPMENT APPLICATION	C
05	29.08.24	DEVELOPMENT APPLICATION	D
06	09.10.24	DEVELOPMENT APPLICATION	E
07	05.12.24	DEVELOPMENT APPLICATION	F

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



TASMAN HWY CROSS SECTIONS - INDICATIVE
SCALE 1:100



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.
SCALE: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 22.257 DRAWING No. Cp02 REV. F

RMCG

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

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250
(03) 6334 1033 – rm@rmcg.com.au
rmcg.com.au — ABN 73 613 135 247 — RM Consulting Group Pty Ltd
Victoria — Tasmania — ACT — NSW


SUMMARY	
Client:	6ty°
Property identification:	40768 Tasman Highway, Waverley 7250 Zoning: Rural CT 104384/2, PID 6934699 24.6ha
Proposal:	Rezoning of the subject title to enable a future subdivision.
Land capability	Published Land Capability (1:100,000) Class 4 (24.6ha) Assessed Land Capability (1:10,000) Class 4 (10.1ha), Class 5 (8ha), Class 5+6 (5.1ha) & Class 6 (1.4ha)
Assessment comments:	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 th May 2023. This report summarises the findings of the desktop and field assessments.
Conclusion:	<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>
Assessment by:	 <hr/> <p>Michael Tempest, 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) 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 6th of August 2021 and 17th 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 DPIPW 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 (DPIPWE 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 (17th 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'¹ 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.

¹ 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

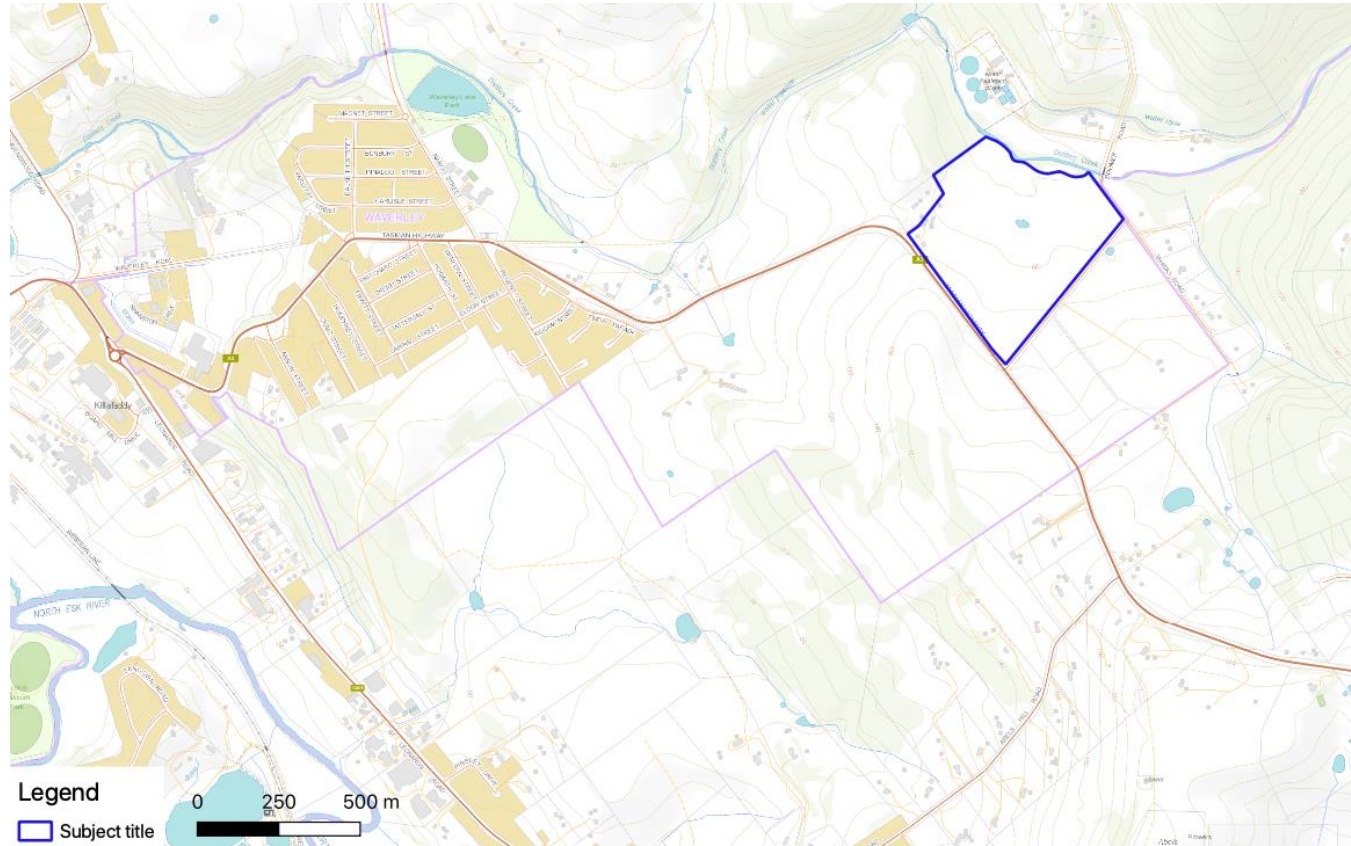
Rezoning 40768 Tasman Hwy to 'Rural Living' will result in the loss of 24.6ha of Class 4 land (10.1ha), Class 5 land (8ha), Class 5+6 land (5.1ha), and Class 6 land (1.4ha) from the agricultural estate. On the title there are two existing dwellings, one small dam (unknown capacity), and approximately 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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Appendix 1: Maps



Map Name: Location
Project: Proposed subdivision
Client: 6ty
Date: 25/05/2023

BaseMap image by List Topo
Cadastrre from LIST
(C) State of Tas



Figure A1-1: Location

AGRICULTURAL REPORT: 40768 TASMAN HIGHWAY

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Figure A1-2: Aerial Image

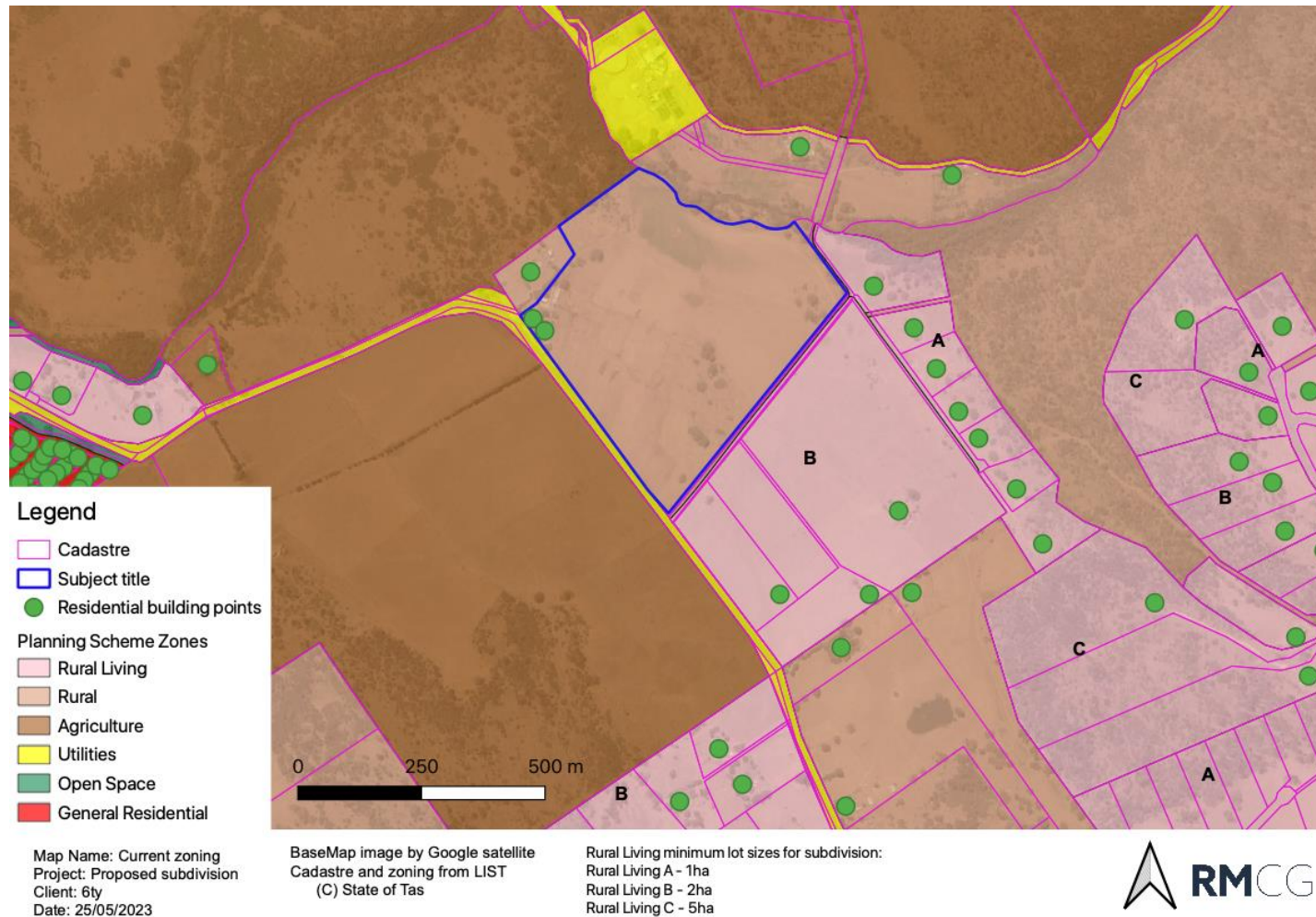


Figure A1-3: Existing zoning and surrounding dwellings



Figure A1-5: Land Capability

AGRICULTURAL REPORT: 40768 TASMAN HIGHWAY

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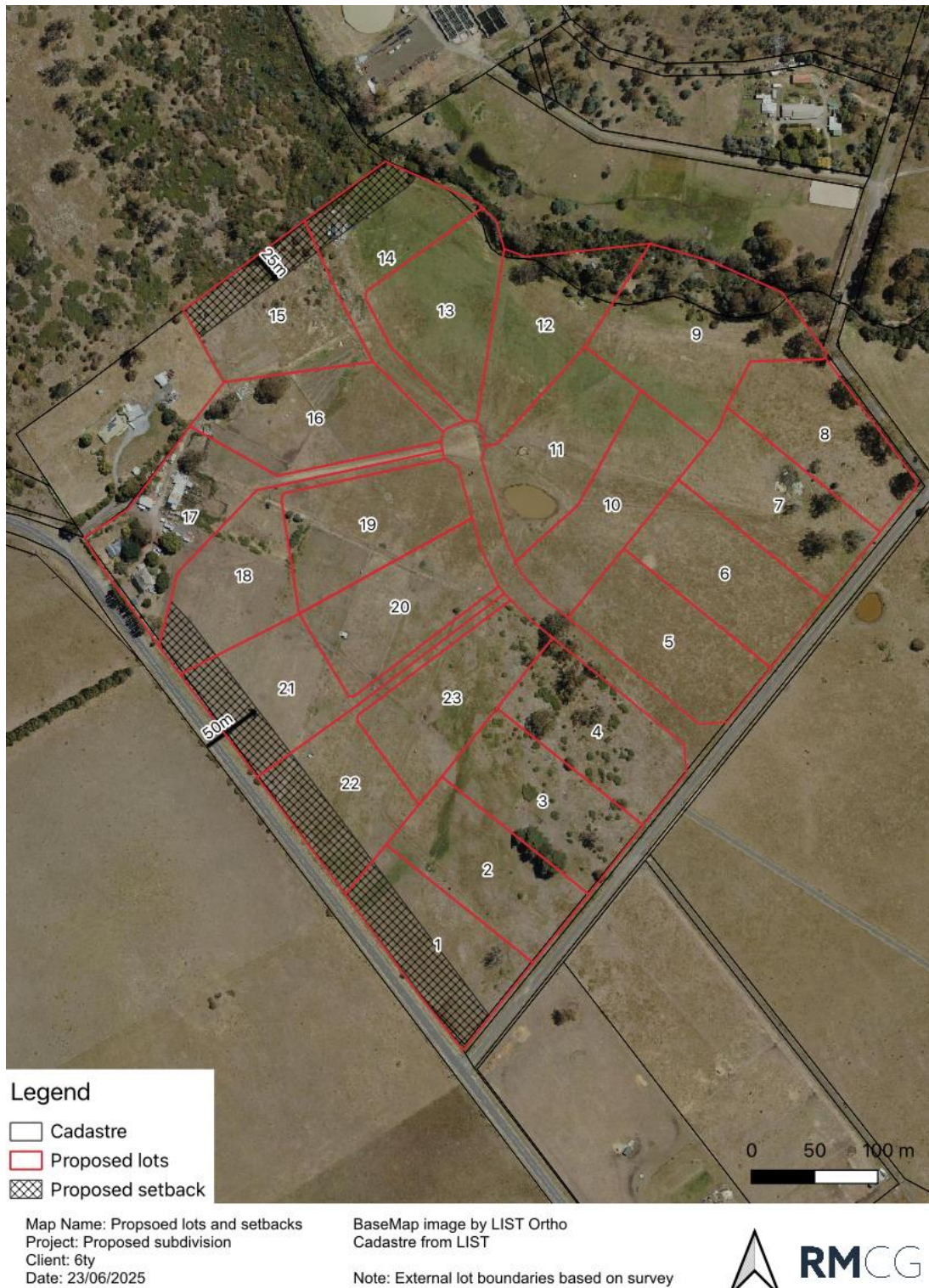


Figure A1-6: Proposed lot layout and setbacks

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 ²	Area assessments of less than 15ha.
1:5 000	1ha	15m	500m ²	Site specific assessments for houses and areas less than 4ha.
1:1 000	0.04ha	3m	20m ²	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

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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

Pit No	SOIL	COMMENTS	COLOUR	TEXTURE	STRUCTURE (E)	COARSE FRAGMENT SIZE (G)		SOIL DRAINAGE (D)	SURFACE STONE (R)	SLOPE (E)	EROSION RISK		FLOOD RISK	LAND CAPABILITY
						Type, mm	%				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 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 Very dark brown	Clay loam	Strong									4dr
	30-55		7.5YR 3/3 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 Herbicide spraying Cultivation 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 (Sep – Mar, max 10 passes)	Spray drift, noise	Ground based, likely to be very early in the morning
Herbicide spraying (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 flows. Stock access to waterways. Riparian zone management.
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.

Based on: Smith, RJ (2003) Rural Land Use Conflict: Review of Management Techniques – Final Report to Lismore Living Centres (PlanningNSW).

Appendix 6: Farm Business Scale Characteristics

Table A6-1 summarises a number of key characteristics associated with each scale. No single characteristic 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
Relevance for primary production	Dominant activity associated with the farm business is primary production. Likely to be viable. 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. Likely to be viable in time, potentially through cooperative arrangements, higher value products, downstream processing, complementary food, recreation, hospitality, tourism or value adding. If running livestock, then current carrying capacity is at least average DSE/ha for their area.	Land used for some primary production. Occupant/family needs to be supported by non-primary production income and/or off-farm income.	Little or no relevance for primary production.
Producer aspirations	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. 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.
Labour (FTE) for the primary production	At least 1 FTE	Likely to be at least 0.5 FTE	Likely to be less than 0.5 FTE	
Indicative Gross Income from Primary Production	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.
Land and Water resources (general characteristics)	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. Generally, 8-40 ha in area and a single title for other ventures. Water for irrigation likely, but it depends on the farm business activity.	Generally, 8-40 ha in area and a single title. Water for irrigation less likely, but possible, depending on location and cost of supply.	Generally, 1-8 ha in area. Land Capability variable. 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.
Connectivity	Few constraints likely. Likely to be well connected to other unconstrained titles, Expansion and/or intensification feasible.	Some constraints likely. Residences on majority of adjacent titles. Low connectivity to unconstrained titles.	Some constraints likely. Residences on majority of adjacent titles. Low connectivity to unconstrained titles.	Moderate to significant constraints likely. Residences on majority of adjacent titles. Little or no connectivity to unconstrained titles.
Registrations	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. 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. May not have a PIC or be registered for NLIS; are not registered for GST and unlikely to be part of any QA schemes.
Role of a dwelling	Dwelling is subservient to the primary production.	Dwelling is convenient/preferred to facilitate improved productivity. 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:

RM Consulting Group Pty Ltd trading RMCG

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250

rmcg.com.au — ABN 73 613 135 247

Offices in Victoria, Tasmania, ACT and NSW

Key contact

Michael Tempest

0467 452 155 — michaelt@rmcg.com.au



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°

RMCG

9 JULY 2025

Bushfire Hazard Management Report: 40768 Tasman Hwy

Report for: 6ty^o

Property location: 40768 Tasman Hwy, Waverley

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

Version: 2.0


Level 2, 102-104 Cameron Street, Launceston Tasmania 7250
(03) 6334 1033 — rm@rmcg.com.au
rmcg.com.au — ABN 73 613 135 247 — RM Consulting Group Pty Ltd
Victoria — Tasmania — NSW



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Executive summary

SUMMARY	
Client:	6ty°
Property identification:	40768 Tasman Hwy, Waverley 7250 Current zoning: Rural. Proposed rezoning to Rural Living. CT 104384/2
Proposal:	A 23-lot subdivision is proposed.
Assessment comments:	A field inspection of the site was conducted to determine the Bushfire Risk and Attack Level.
Conclusion:	<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 >120m as the hose lays from a hydrant. Lot 17 is exempt as the existing water supply is sufficient.</p>
Assessment by:	 <hr/> <p>Michael Tempest Senior Consultant Accredited Person under Part 4A of the Fire Service Act 1979, 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	Slope	Downslope >0-5°	Upslope	Upslope	Flat
	Veg	Grassland	Grassland	Grassland	Grassland
LOT		NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST
5-7	Slope	Downslope >0-5°	Upslope	Upslope	Downslope >0-5°
	Veg	Grassland	Grassland	Grassland	Grassland
LOT		NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST
8, 9	Slope	Flat/Upslope	Flat/Upslope	Upslope	Downslope >0-5°
	Veg	Grassland and Forest	Grassland	Grassland	Grassland and Forest
LOT		NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST
10, 11	Slope	Upslope	Upslope	Flat/Upslope	Downslope >0-5°
	Veg	Grassland	Grassland	Grassland	Grassland
LOT		NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST
12, 13	Slope	Flat/Upslope	Flat/Upslope	Upslope	Downslope >0-5°
	Veg	Forest and Grassland	Grassland	Grassland	Grassland
LOT		NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST
14	Slope	Upslope	Flat	Upslope	Flat/Upslope
	Veg	Grassland	Grassland	Grassland	Forest

LOT		NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST
15-16	Slope	Downslope >0-5°	Flat/Upslope	Upslope	Flat/Upslope
	Veg	Grassland	Grassland	Grassland	Forest
LOT		NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST
17 (existing houses on this lot)	Slope	Downslope >0-5°	Upslope	Flat/Upslope	Upslope
	Veg	Grassland	Grassland	Grassland	Grassland
LOT		NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST
18-23	Slope	Downslope >0-5°	Flat / Upslope	Upslope	Downslope >0-5°
	Veg	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 ² .
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ² .
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ² .
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ² .
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front.

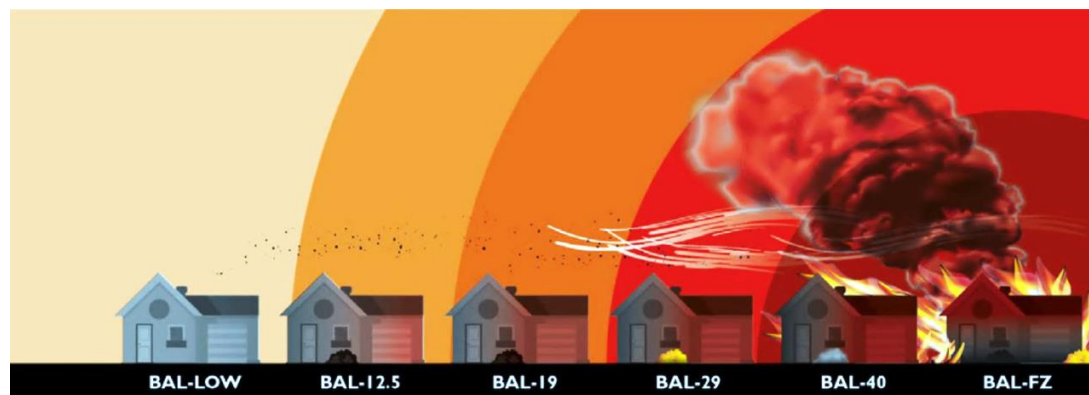


Figure 4-1: BAL diagram

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 14m from the southeastern, southwestern, and northwestern façades
	19	11m from the northeastern façade 10m from the southeastern, southwestern and northwestern façades
5-7	12.5	16m from the northeastern and northwestern façades 14m from the southeastern and southwestern façades
	19	11m from the northeastern and northwestern façades 10m from the southeastern and southwestern façades
8, 9	12.5	14m from the northeastern, southeastern, and southwestern façades 16m from the northwestern façade
	19	10m from the northeastern, southeastern, and southwestern façades 11m from the northwestern façade
10, 11	12.5	16m from the northwestern façade 14m from the northeastern, southeastern and southwestern façades
	19	11m from the northwestern façade 10m from the northeastern, southeastern and southwestern façades
12, 13	12.5	14m from the northeastern, southeastern and southwestern façades 16m from the northwestern façade
	19	10m from the northeastern, southeastern and southwestern façades 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 14m from the southeastern, southwestern, and northwestern façades
	19	11m from the northeastern façade 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 14m from the southeastern and southwestern façades
	19	11m from the northeastern and northwestern façades 10m from the southeastern and southwestern façades

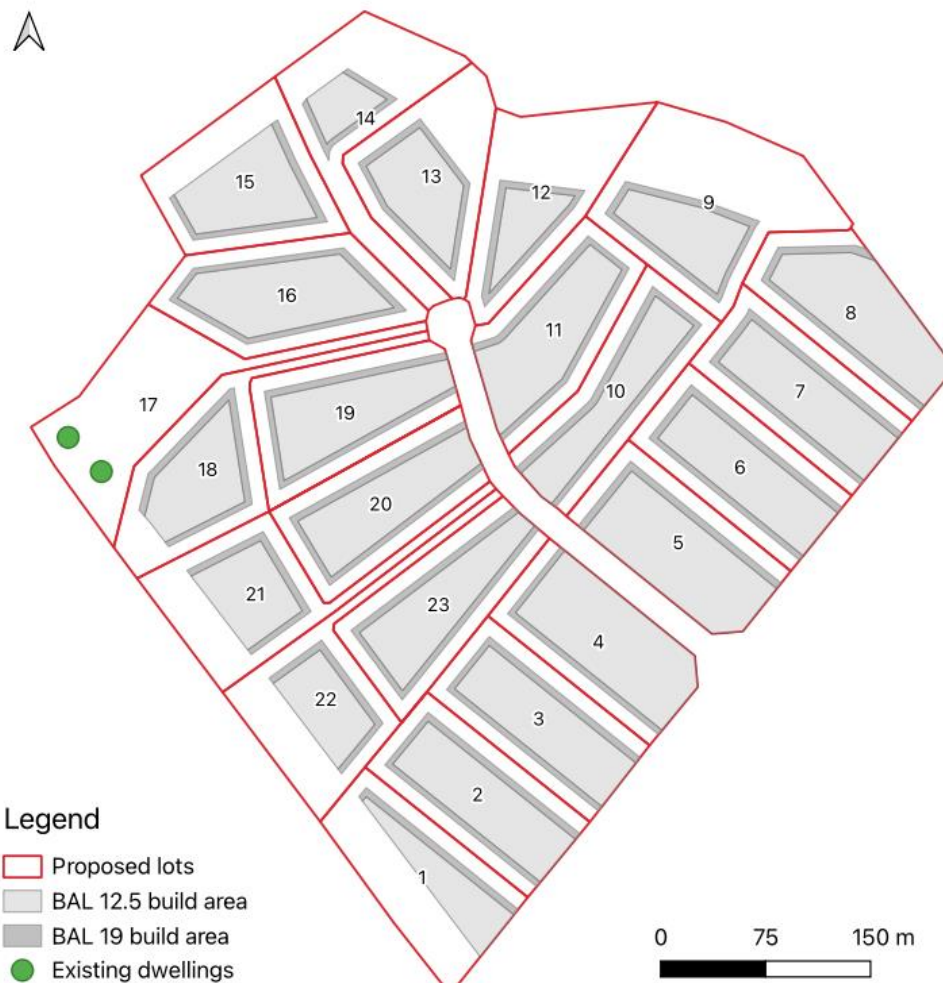


Figure 4-2: BAL 19 and BAL 12.5 construction areas

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"> 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.
	A1.b	<ul style="list-style-type: none"> BAL 19 & BAL 12.5 Setback Standards (AS 3959-2018) from future dwellings and associated buildings for Lots 1-16 and 18-23. 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.
C13.6.2 Public and firefighting access	A1.a	<ul style="list-style-type: none"> Existing access to the existing dwellings is compliant to the extent necessary. As there is insufficient increase in risk, Lot 17 is exempt.
	A1.b	<ul style="list-style-type: none"> Compliant with Element B of Table C13.2 where lot access is greater than 30m. Compliant with Elements B and C of Table C13.2 where lot access is greater than 200m. The roads must be compliant with Table C13.1 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. 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.
C13.6.3 Provisions for water supply for firefighting	A1.b	<ul style="list-style-type: none"> 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 <120m from a static water supply.
	A2.a	<ul style="list-style-type: none"> Existing water supply for the existing dwellings is compliant to the extent necessary. As there is insufficient increase in risk, Lot 17 is exempt.
	A2.b	<ul style="list-style-type: none"> 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 >120m from a static water supply.

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.



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

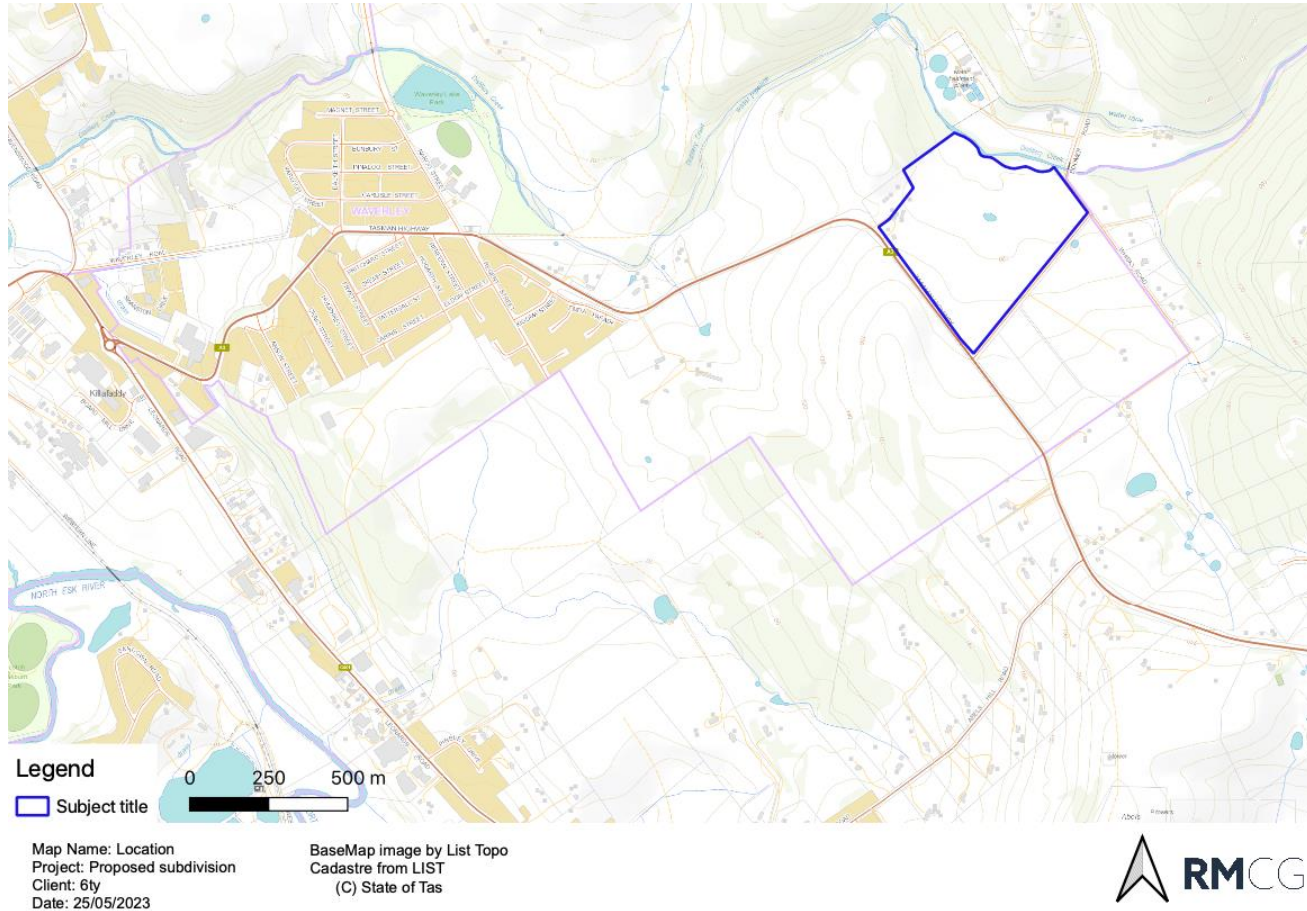


Figure A2-1: Location

BUSHFIRE HAZARD MANAGEMENT REPORT: 40768 TASMAN HWY

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Figure A2-2: Aerial image

Appendix 3: Site plan

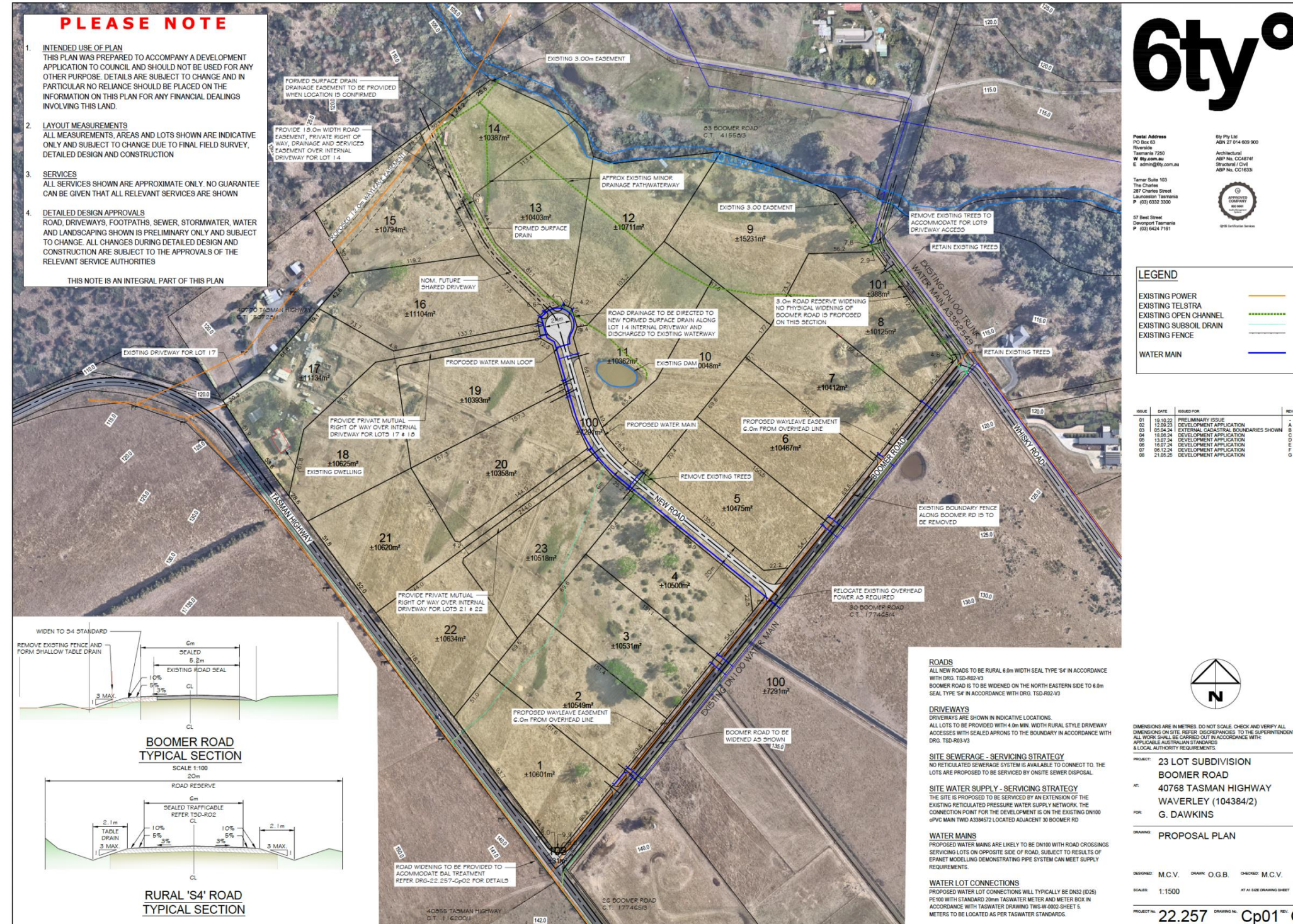


Figure A3-1: Site plan

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

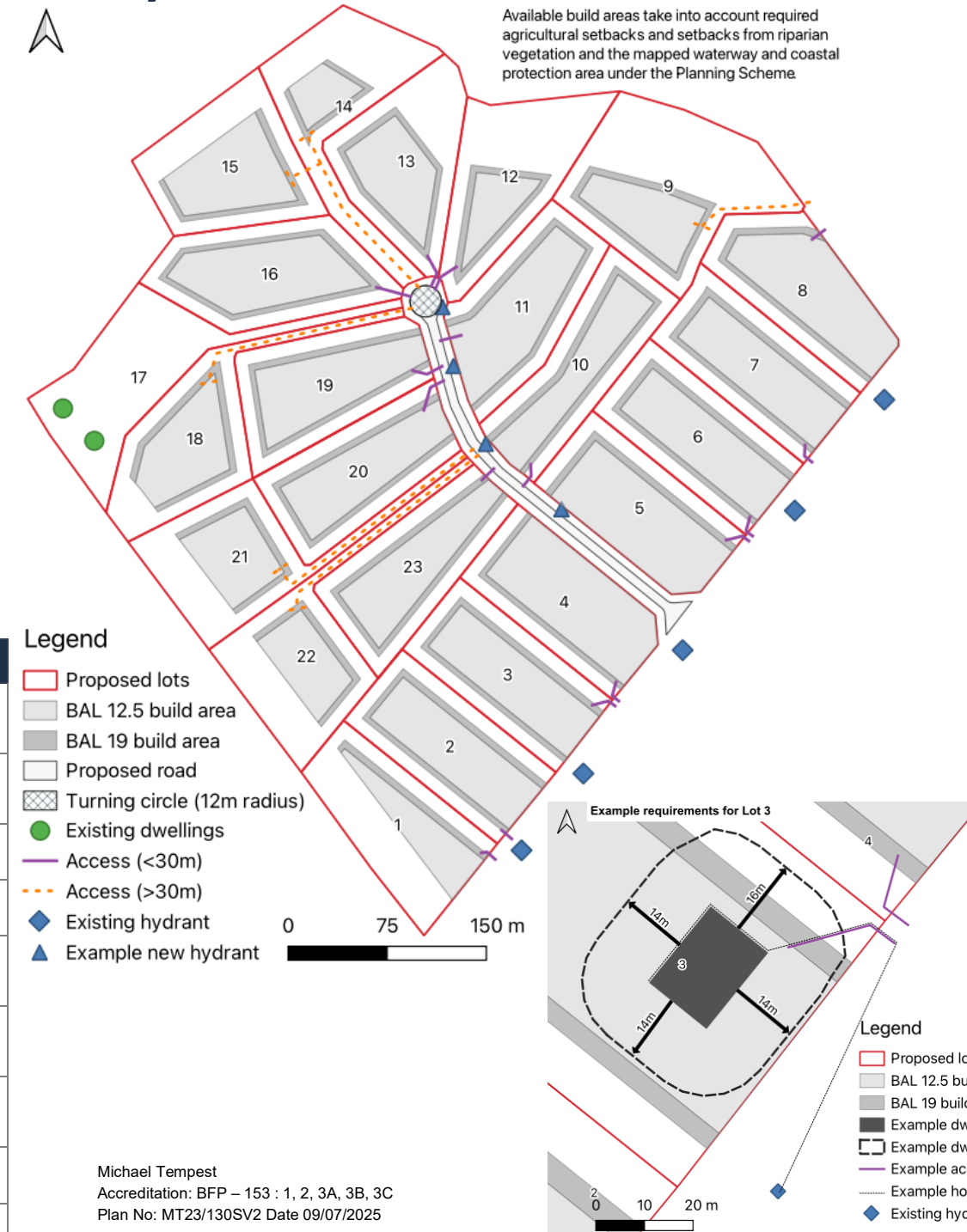
Buildings in Bushfire-Prone Areas are to be built in accordance with the Building Code of Australia and Australian Standard AS5939.

LOT	BAL	SETBACKS	LOT	BAL	SETBACKS
1-4	12.5	16m from the northeastern façade 14m from the southeastern, southwestern, and northwestern façades	12, 13	12.5	14m from the northeastern, southeastern and southwestern façades 16m from the northwestern façade
	19	11m from the northeastern façade 10m from the southeastern, southwestern and northwestern façades		19	10m from the northeastern, southeastern and southwestern façades 11m from the northwestern façade
5-7	12.5	16m from the northeastern and northwestern façades 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 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 16m from the northwestern façade	15, 16	12.5	16m from the northeastern façade 14m from the southeastern, southwestern, and northwestern façades
	19	10m from the northeastern, southeastern, and southwestern façades 11m from the northwestern façade		19	11m from the northeastern façade 10m from the southeastern, southwestern, and northwestern façades
10, 11	12.5	16m from the northwestern façade 14m from the northeastern, southeastern and southwestern façades	17	NA, house lot is exempt	
	19	11m from the northwestern façade 10m from the northeastern, southeastern and southwestern façades	18- 23	12.5	16m from the northeastern and northwestern façades 14m from the southeastern and southwestern façades
		19		11m from the northeastern and northwestern façades 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

BUSHFIRE HAZARD MANAGEMENT PLAN: 40768 TASMAN HWY, WAVERLEY (CT 104384/2 PID 6934699)



- 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*.

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

Certificate of Title / PID:

2. Proposed Use or Development

Description of proposed Use and Development:

Applicable Planning Scheme:

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

¹ 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"/> E1.4 / C13.4 – Use or development exempt from this Code	
Compliance test	Compliance Requirement
<input type="checkbox"/> E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/> E1.5.1 / C13.5.1 – Vulnerable Uses	
Acceptable Solution	Compliance Requirement
<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"/> E1.5.2 / C13.5.2 – Hazardous Uses	
Acceptable Solution	Compliance Requirement
<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"/> E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
Acceptable Solution	Compliance Requirement
<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"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<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"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<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

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

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:

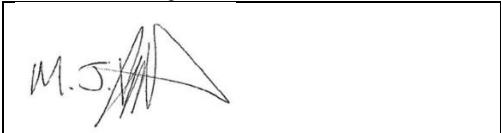
The scope of this certification is limited to compliance with the requirements of the Director’s Determination – Bushfire Hazard Areas v1.2.

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.

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:		MT23/130SV2	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

rmcg.com.au — ABN 73 613 135 247



Offices in Victoria, Tasmania and NSW

Key RMCG contact

Michael Tempest

0467 452 155 — michael.t@rmcg.com.au

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°

RMCG

9 JULY 2025

Flora and Fauna Report: 40768 Tasman Hwy

Report for: 6ty^o

Property Location: 40768 Tasman Hwy, Waverley

Prepared by: Sally Scrivens
RMCG
Level 2, 102-104 Cameron Street
Launceston TAS 7250

Version: 1.1

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250
(03) 6334 1033 — rm@rmcg.com.au
ABN 73 613 135 247 — RM Consulting Group Pty Ltd
Victoria — Tasmania — NSW

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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 17th 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 17th 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 RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ¹
SPECIES NAME		NVA RECORD	STATUS 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

¹ See text for explanatory information

THREATENED FLORA SPECIES				PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ¹
SPECIES NAME		NVA RECORD	STATUS S*/N*		
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 pearflower	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 RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ¹
SPECIES NAME		NVA RECORD	STATUS S*/N ⁺		
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 RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ¹
SPECIES NAME		NVA RECORD	STATUS S*/N*		
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 RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ¹
SPECIES NAME		NVA RECORD	STATUS S*/N*		
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 RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ²
SPECIES NAME		NVA RECORD	STATUS S*/N ⁺	FPA ^x RANGE 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

² See text for explanatory information

THREATENED FAUNA SPECIES					PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ²
SPECIES NAME		NVA RECORD	STATUS S*/N+	EPA ^x RANGE 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 RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ²
SPECIES NAME		NVA RECORD	STATUS S*/N+	EPA ^x RANGE 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 understorey 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 RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ²
SPECIES NAME		NVA RECORD	STATUS S*/N ⁺	EPA ^x RANGE 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

* 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 baileyana</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 (Furneaux 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 poeciloptilus</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>Haliaeetus 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 sedgelands), 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 ²). 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

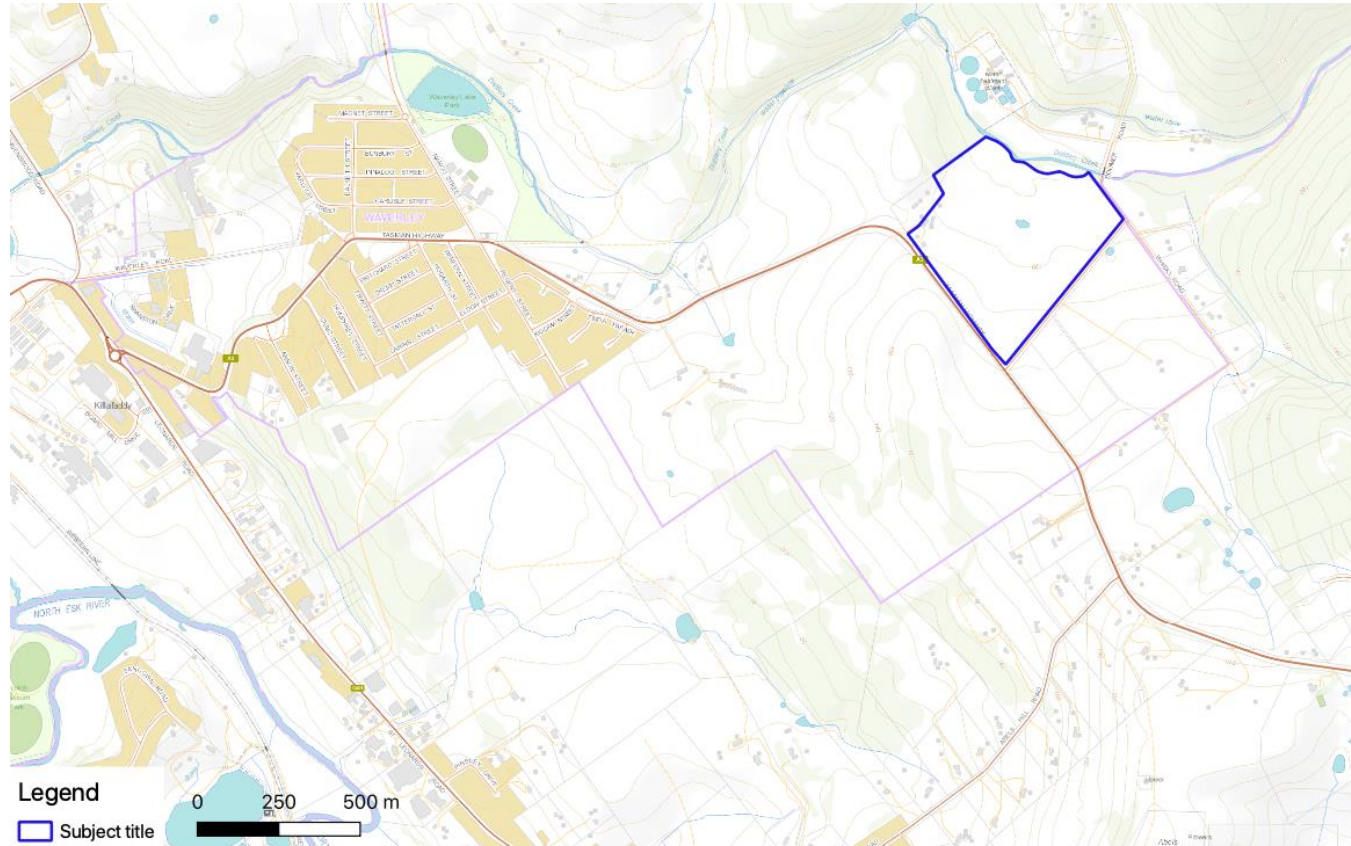


Figure A2-1: Location

FLORA AND FAUNA REPORT: 40768 TASMAN HWY

28

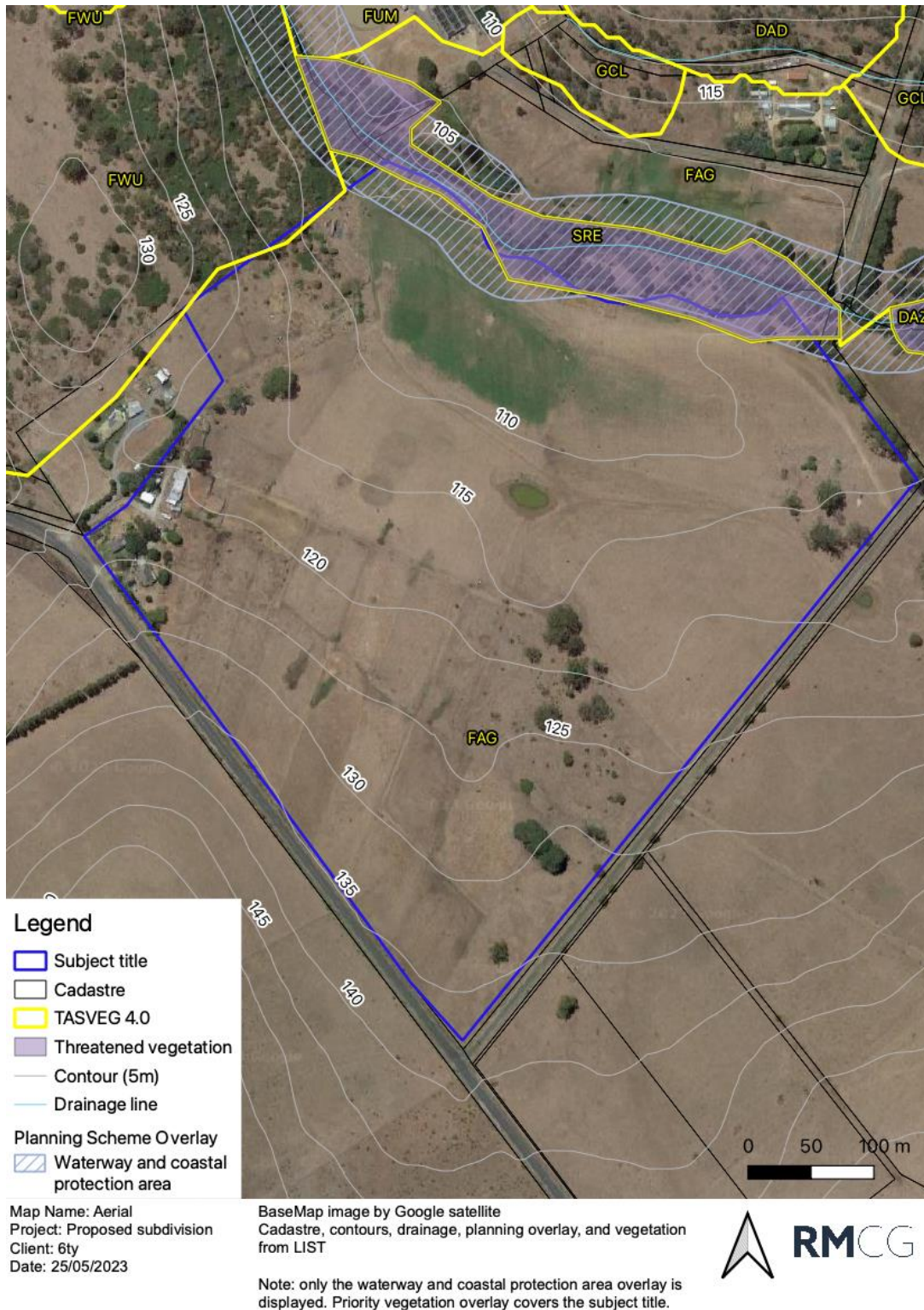


Figure A2-2: Aerial image



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:

RM Consulting Group Pty Ltd trading RMCG

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250

rmcg.com.au — ABN 73 613 135 247

Offices in Victoria, Tasmania and NSW

Key contact

Sally Scrivens

0409 616 173 — sallys@rmcg.com.au



Document review and authorisation

Project Number: #1462

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



RURAL LIVING MARKET ASSESSMENT

WAVERLEY & ST LEONARDS

FEBRUARY 2024



www.urbanenterprise.com.au

AUTHORS

Kurt Ainsaar, Director

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.



L1 302-304 Barkly St, Brunswick VIC 3056
+61 3 9482 3888 urbanenterprise.com.au

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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 Hadspen-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.

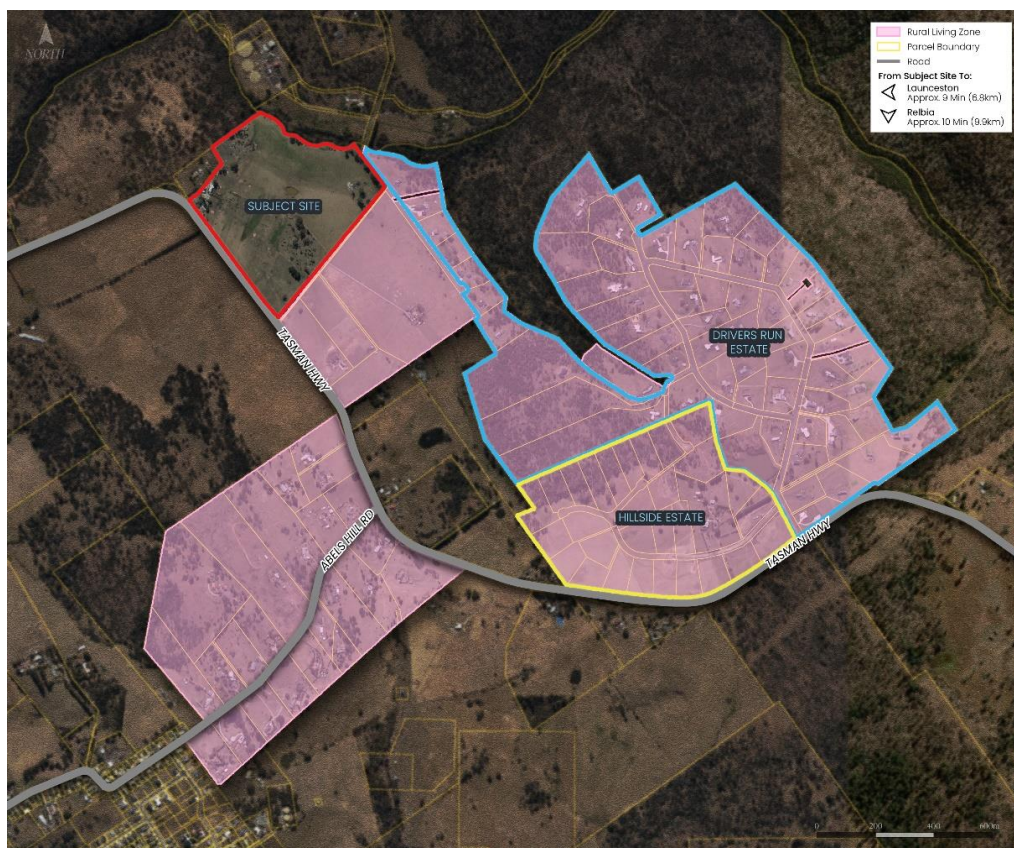
The site is currently zoned Rural Resource.

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



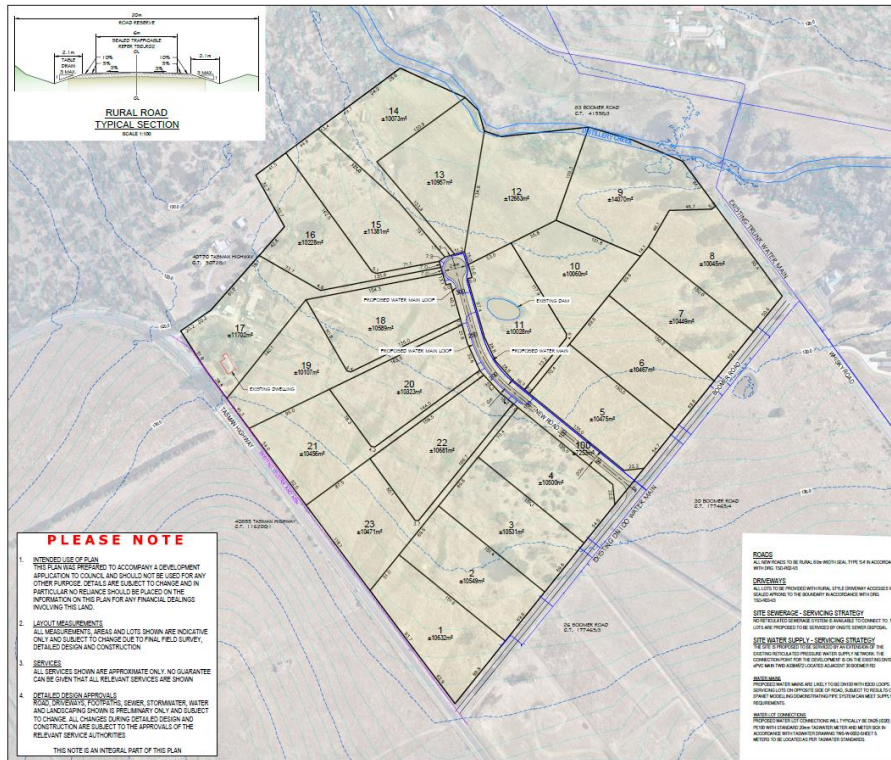
Source: Urban Enterprise, 2023

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 that the proposed lots will be **serviced 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.

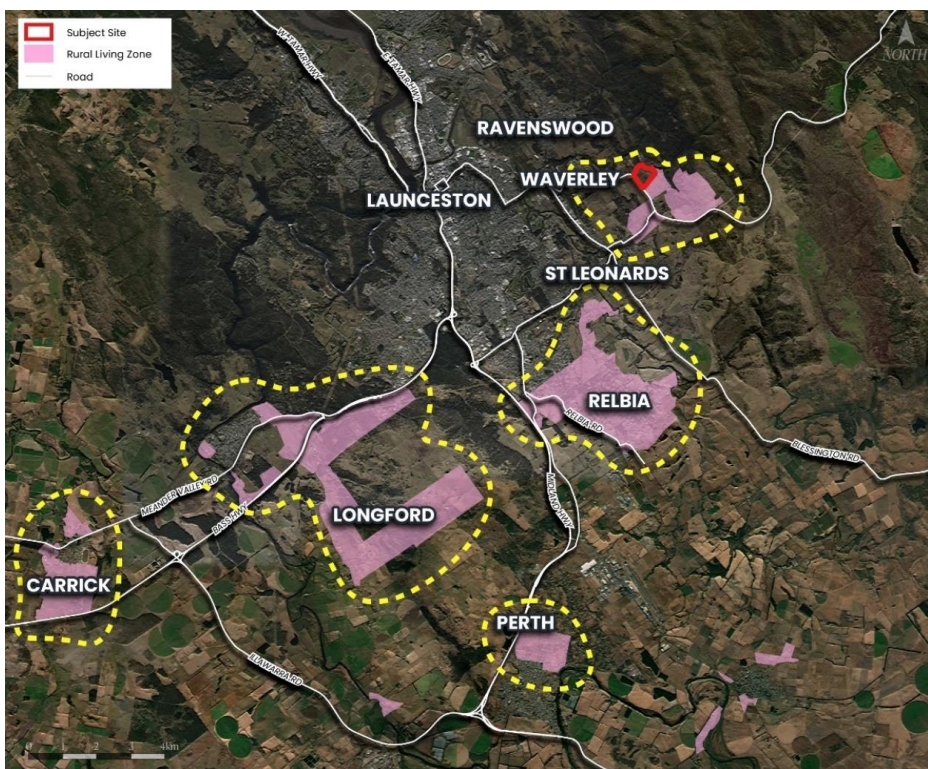
RLZ SUPPLY CATCHMENT

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
Total	44	29	102	37	212

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.

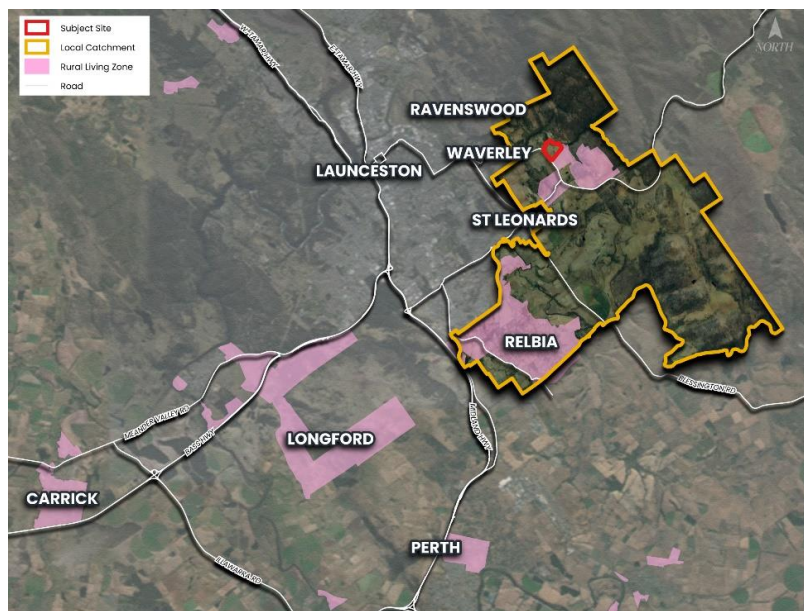
DATA AREAS

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
Population	1,196	89,930
Median age	41	39
Dwellings	419	39,842
Dwelling Structure	Detached House: 99% Townhouse: 0% Apartment: 1%	Detached House: 81% Townhouse: 10% Apartment: 9%
Household types	Couple families with children: 40% Couple families no children: 33% Lone person: 13%	Couple families with Children: 22% Couple families no children: 24% Lone person: 27%
Ave household size	2.4	2.3
Weekly Household Income (median)	\$2,131	\$1,029
Tenure	Owned Outright: 45% Mortgage: 40% Rented: 6%	Owned Outright: 30% Mortgage: 29% 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 (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	2,276	114	0.1%

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

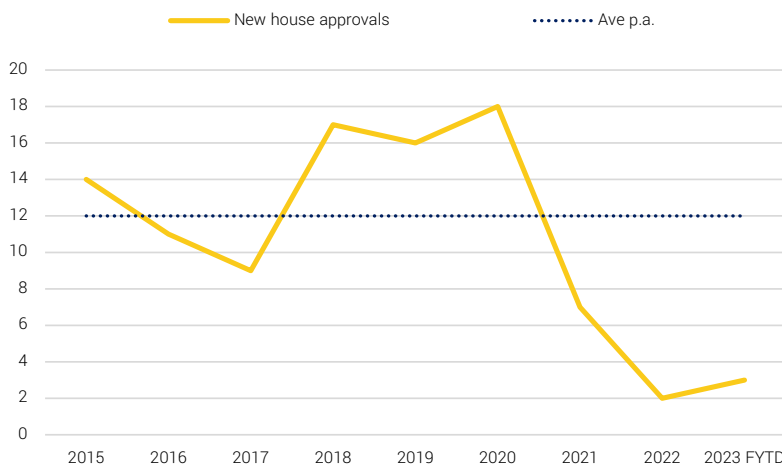
5.4. DWELLING APPROVALS

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

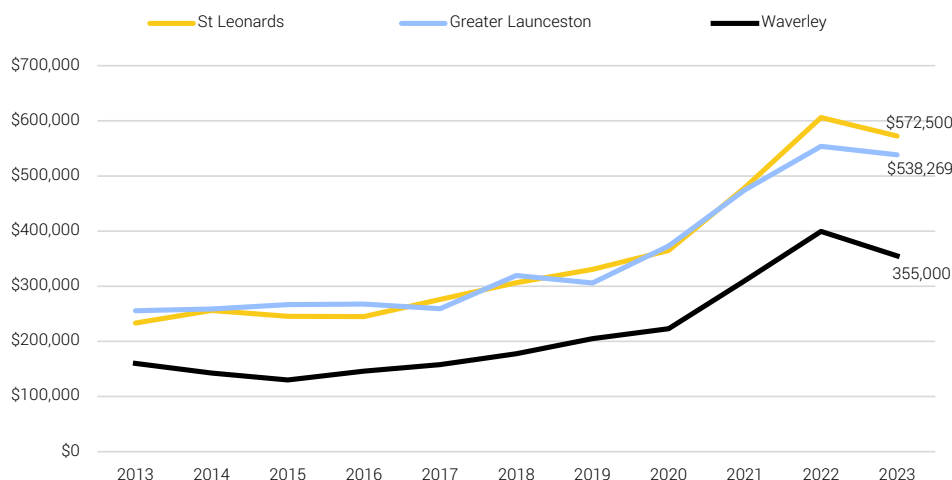
Median house price data has been collected for the suburbs of St Leonards and Waverley, which sit within the local catchment, and are compared with Greater Launceston.

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 31st 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

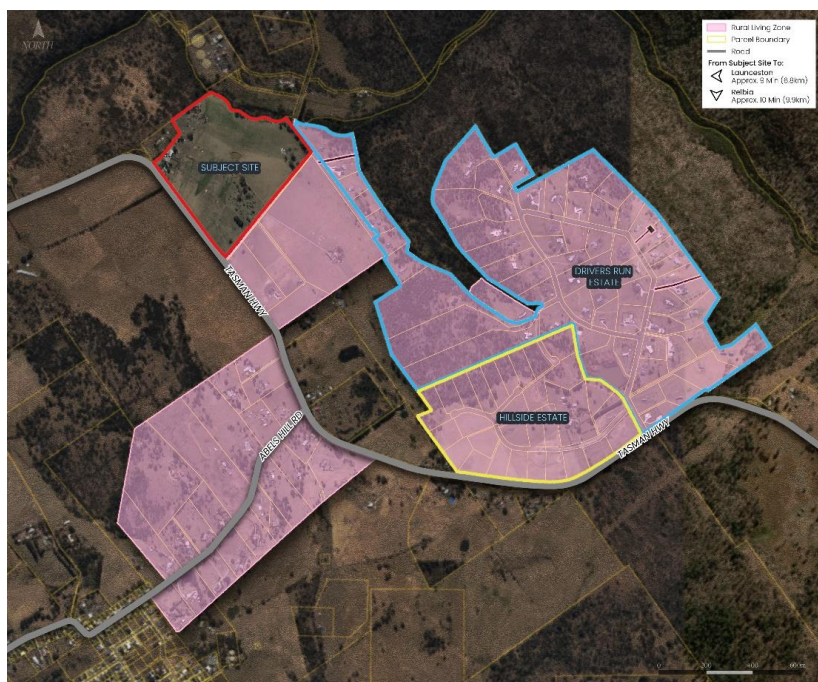
5.6. RURAL LIVING EXAMPLES

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.

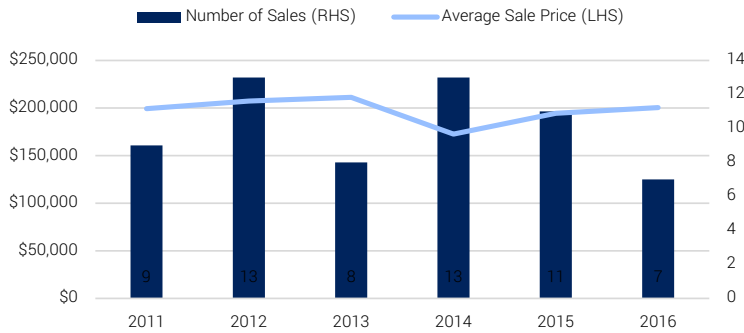
A review of satellite imagery shows that around half of all lots were occupied by a dwelling towards the end of 2015. Construction of dwelling across the balance of lots was completed by 2019.

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



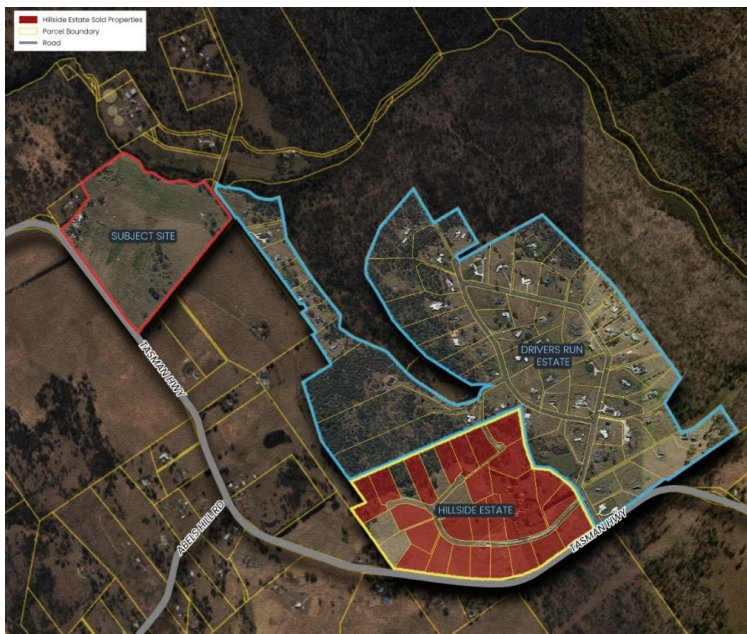
Source: Pricerfinder, 2011-16

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 are 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.

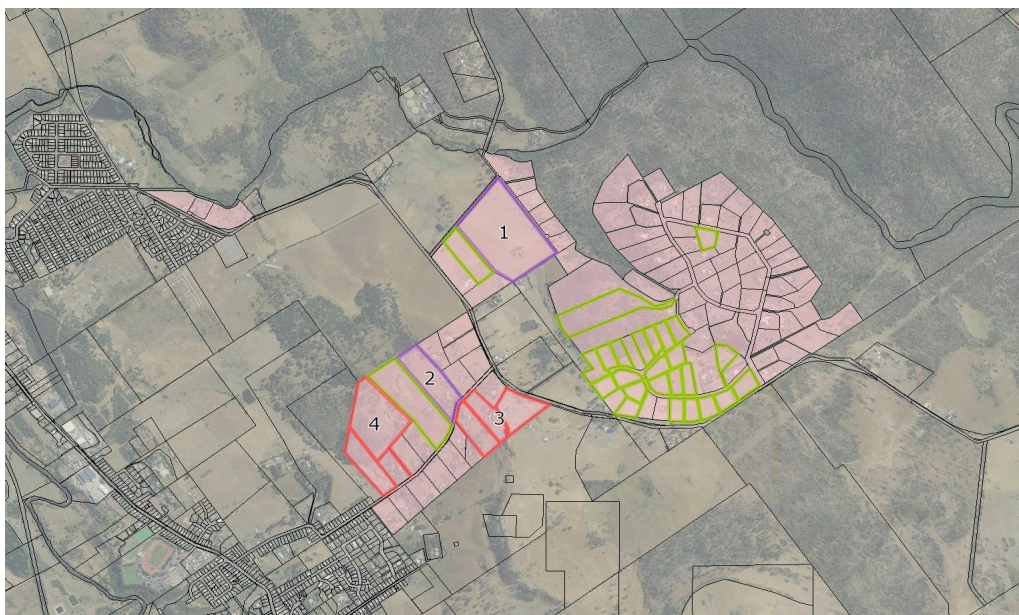
APPENDICES

APPENDIX A RURAL LIVING LAND SUPPLY

WAVERLEY-ST LEONARDS

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

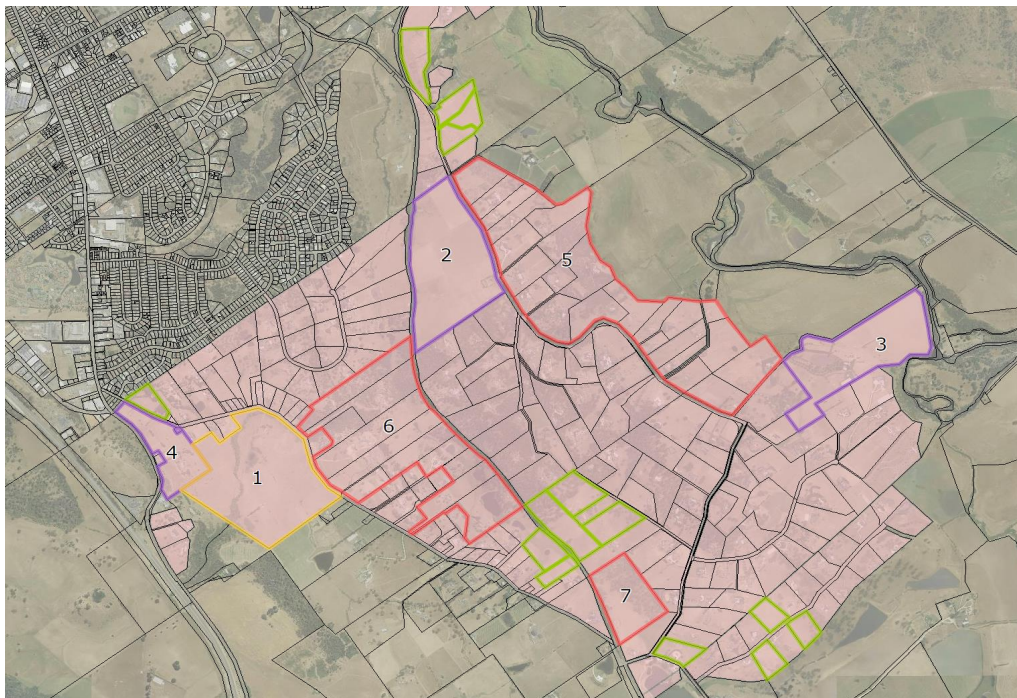
Land Category	Total Potential Supply (Additional Lots)					
	RLZ A (1ha)	RLZ B (2ha)	4ha	RLZ C (5ha)	RLZ D (10ha)	Sub-Totals
2						0
3		9				9
4		5				5
Totals	0	14	0	0	0	14



REL BIA

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

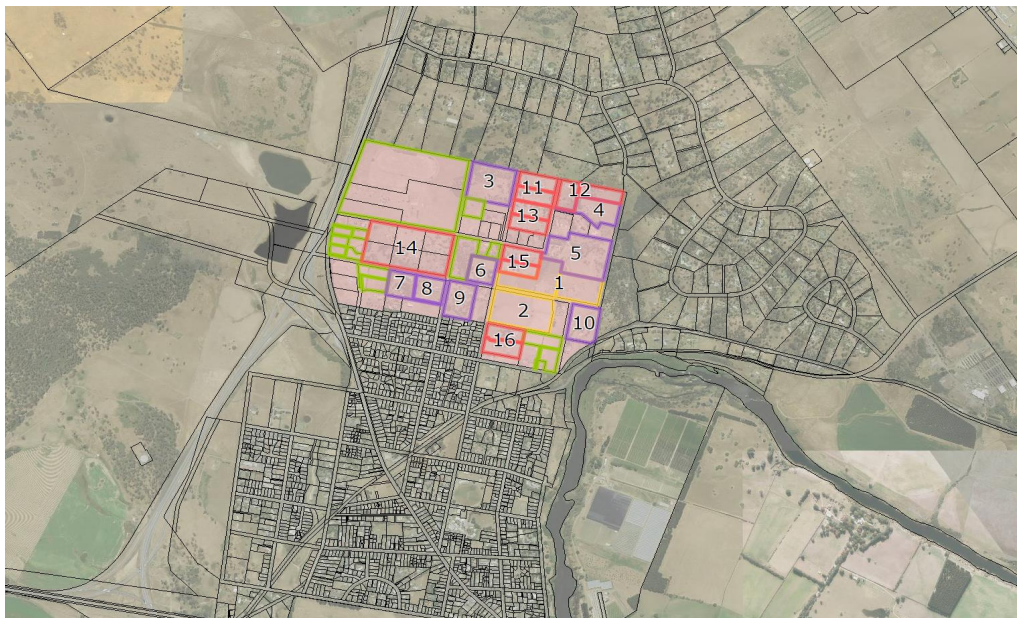
Land Category	Total Potential Supply (Additional Lots)					
	RLZ A (1ha)	RLZ B (2ha)	4ha	RLZ C (5ha)	RLZ D (10ha)	Sub-Totals
2			7			7
3			12			12
4			4			4
Totals	0	0	23	0	0	23



PERTH

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

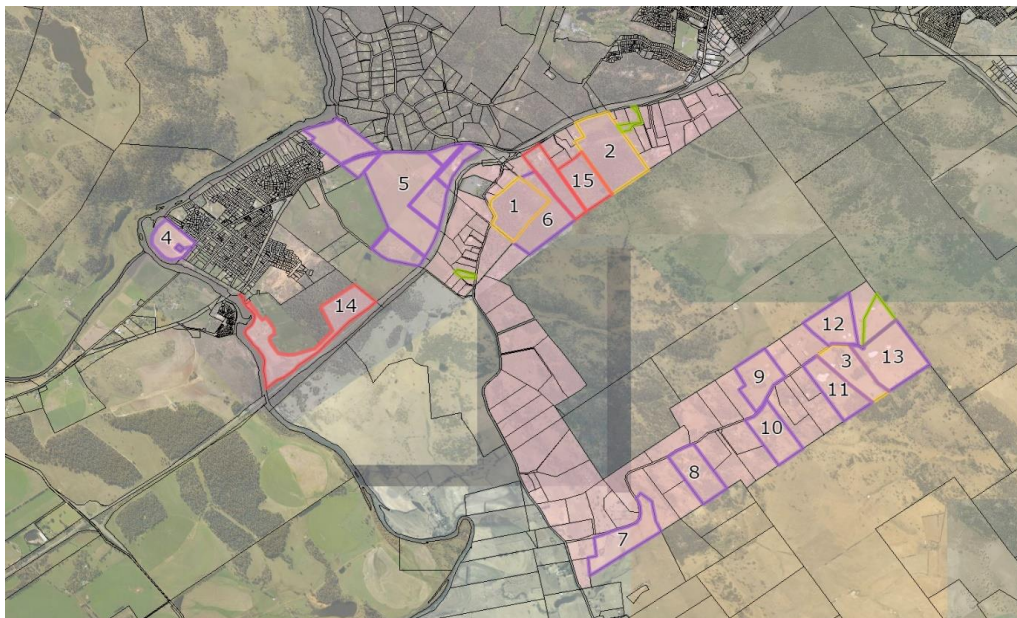
Land Category	Total Potential Supply (Additional Lots)					
	RLZ A (1ha)	RLZ B (2ha)	4ha	RLZ C (5ha)	RLZ D (10ha)	Sub-Totals
2	13					13
3	15					15
4	9					9
Totals	37	0	0	0	0	37



HADSPEN-LONGFORD

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

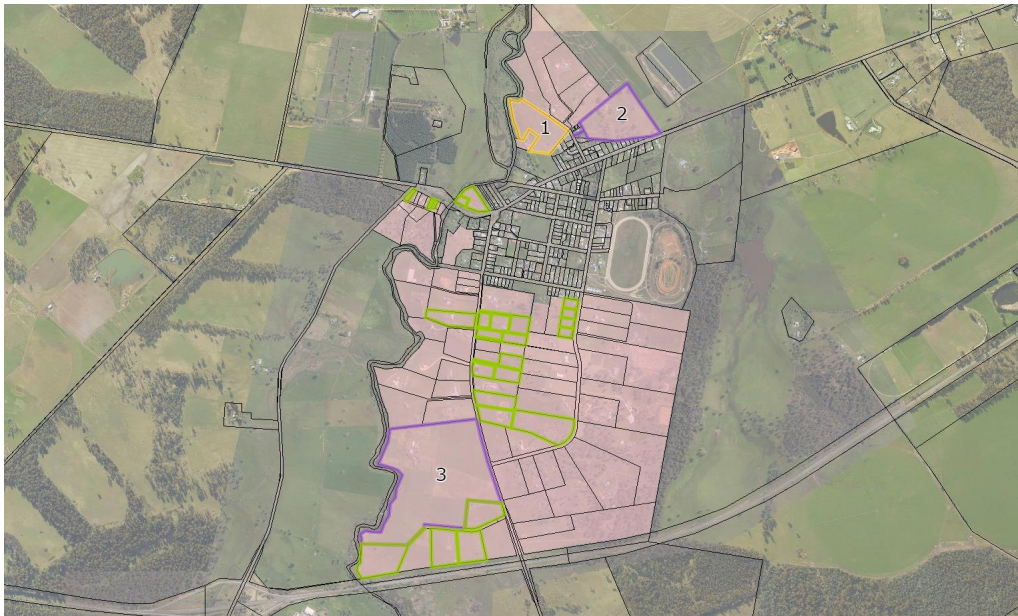
Land Category	Total Potential Supply (Additional Lots)					
	RLZ A (1ha)	RLZ B (2ha)	4ha	RLZ C (5ha)	RLZ D (10ha)	Sub-Totals
2					7	7
3		44			9	53
4		18			1	19
Totals	0	62	0	0	17	79



CARRICK

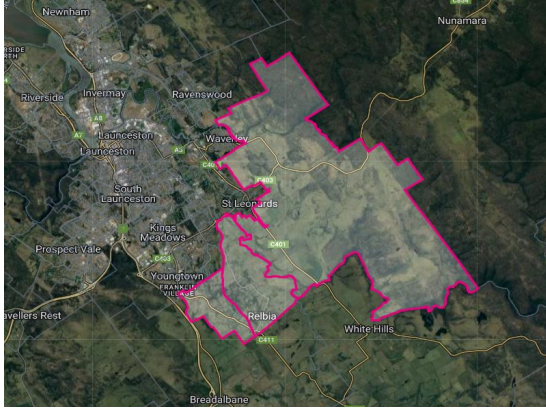
Land Category	Vacant Lots			
	Approved	Market Ready	Other	Total Vacant
1	1		25	26

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



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**23 LOT SUBDIVISION
40768 TASMAN HIGHWAY, ST LEONARDS**

**TRAFFIC IMPACT ASSESSMENT
DECEMBER 2024**



Traffic Impact Assessment



23 Lot Subdivision 40768 Tasman Hwy, St Leonards

TRAFFIC IMPACT ASSESSMENT

- Final 6
- December 2024

Traffic & Civil Services
ABN 72617648601
1 Cooper Crescent
RIVERSIDE
Launceston TAS 7250 Australia
P: +61 3 634 8168
M: 0456 535 746
E: Richard.burk@trafficandcivil.com.au
W: www.trafficandcivil.com.au

Traffic Impact Assessment



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Document history and status

Revision	Date issued	Reviewed by	Approved by	Date approved	Revision type
1	6 th July 2023	R Burk	R Burk	6 th July 2023	Draft #1
2	8 th Aug 2023	R Burk	R Burk	8 th Aug 2023	Final
3	14 th Oct 2024	R Burk	R Burk	14 th Oct 2024	Final 2
4	18 th Nov 2024	R Burk	R Burk	18 th Nov 2024	Final 3
5	19 th Nov 2024	R Burk	R Burk	19 th Nov 2024	Final 4
6	18 th Dec 2024	R Burk	R Burk	18 th Dec 2024	Final 5
7	20 th Dec 2024	R Burk	R Burk	20 th Dec 2024	Final 6

Distribution of copies

Revision	Copy no	Quantity	Issued to
Draft #1	1	1	Ashley Brook (6ty)
Final	1	1	Ashley Brook (6ty)
Final 2	1	1	Ashley Brook (6ty)
Final 3	1	1	Ashley Brook (6ty)
Final 4	1	1	Ashley Brook (6ty)
Final 5	1	1	Ashley Brook (6ty)
Final 6	1	1	Ashley Brook (6ty)

Printed:	20 December 2024
Last saved:	20 December 2024 04:12 PM
File name:	40768 Tasman Hwy
Author:	Richard Burk
Project manager:	Richard Burk
Name of organisation:	TBA
Name of project:	40768 Tasman Hwy
Name of document:	40768 Tasman Hwy
Document version:	Final 6
Project number:	

Traffic Impact Assessment



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

Traffic Impact Assessment



1.5 Statement of Qualifications and Experience

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

Richard Burk

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

Director Traffic and Civil Services Pty Ltd

Traffic Impact Assessment



1.6 Glossary of Terms

AADT	Annual Average Daily Traffic - The total number of vehicles travelling in both directions passing a point in a year divided by the number of days in a year.
Acceleration Lane	An auxiliary lane used to allow vehicles to increase speed without interfering with the main traffic stream. It is often used on the departure side of intersections.
Access	The driveway by which vehicles and/or pedestrians enter and/or leave the property adjacent to a road.
ADT	Average Daily Traffic – The average 24-hour volume being the total number of vehicles travelling in both directions passing a point in a stated period divided by the stated number of days in that period.
Austrroads	The Association of Australian and New Zealand road transport and traffic authorities and includes the Australian Local Government Association.
Delay	The additional travel time experienced by a vehicle or pedestrian with reference to a base travel time (e.g. the free flow travel time).
DSG	Department of State Growth – The Tasmanian Government Department which manages the State Road Network.
GFA	Gross Floor Area
Intersection Kerb	The place at which two or more roads meet or cross. A raised border of rigid material formed at the edge of a carriageway, pavement or bridge.
km/h	Kilometres per hour
Level of Service	An index of the operational performance of traffic on a given traffic lane, carriageway or road when accommodating various traffic volumes under different combinations of operating conditions. It is usually defined in terms of the convenience of travel and safety performance.
m	Metres
Median	A strip of road, not normally intended for use by traffic, which separates carriageways for traffic in opposite directions. Usually formed by painted lines, kerbed and paved areas grassed areas, etc.
Movement	A stream of vehicles that enters from the same approach and departs from the same exit (i.e. with the same origin and destination).
Phase	The part of a signal cycle during which one or more movements receive right-of-way subject to resolution of any vehicle or pedestrian conflicts by priority rules. A phase is identified by at least one movement gaining right-of-way at the start of it and at least one movement losing right-of-way at the end of it.

Traffic Impact Assessment



Sight Distance	The distance, measured along the road over which visibility occurs between a driver and an object or between two drivers at specific heights above the carriageway in their lane of travel.
Signal Phasing	Sequential arrangement of separately controlled groups of vehicle and pedestrian movements within a signal cycle to allow all vehicle and pedestrian movements to proceed.
SISD	Safe Intersection Sight Distance – The sight distance provides sufficient distance for a driver of a vehicle on the major road to observe a vehicle on a minor road approach moving into a collision situation and to decelerate to a stop before reaching the collision point.
Speed	Distance travelled per unit time.
85th Percentile	The speed at which 85% of car drivers will travel slower and 15% will travel faster. A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian traffic demands.
Traffic-actuated Control	A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian traffic demands.
Traffic Growth Factor	A factor used to estimate the percentage annual increase in traffic volume.
Trip	A one-way vehicular movement from one point to another excluding the return journey. Therefore, a vehicle entering and leaving a land use is counted as two trips. (RTA Guide to Traffic generating Developments).
Turning Movement	The number of vehicles observed to make a particular turning movement (left or right turn, or through movement) at an intersection over a specified period.
Turning Movement Count	A traffic count at an intersection during which all turning movements are recorded.
Vehicle Actuated Traffic Signals	Traffic signals in which the phasing varies in accordance with the detected presence of vehicles on the signal approaches.
vpd	vehicles per day – The number of vehicles travelling in both directions passing a point during a day from midnight to midnight.
vph	vehicles per hour – The number of vehicles travelling in both directions passing a point during an hour.

1.7 Site Specific Glossary of Terms

CoL	City of Launceston
SSA	Safe System Assessment

Traffic Impact Assessment

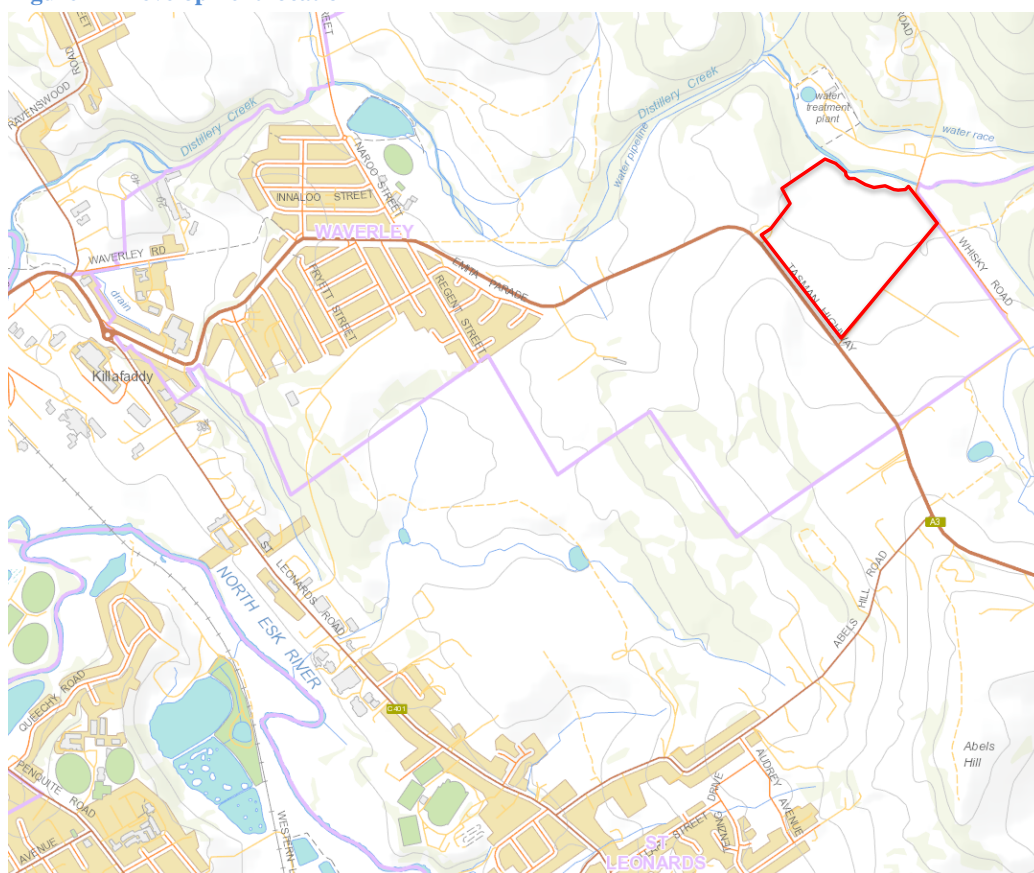


2. Site Description

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, DPIWE

Traffic Impact Assessment



Figure 2 – Aerial view of proposed subdivision site



Source: *The List*, DPIPW

Traffic Impact Assessment



3. Proposal, Planning Scheme and Road Owner objectives

3.1 Description of Proposed Development

The proposal is to subdivide 40768 Tasman Hwy into 23 lots typically about 10,000m² in area. Figures 3.1 & 3.2 show the proposed lot layout and road access, see Appendix A for the full Plan of Subdivision.

Proposed Lots 1-9 access Boomer Road

Proposed Lots 10-23 access the proposed Road

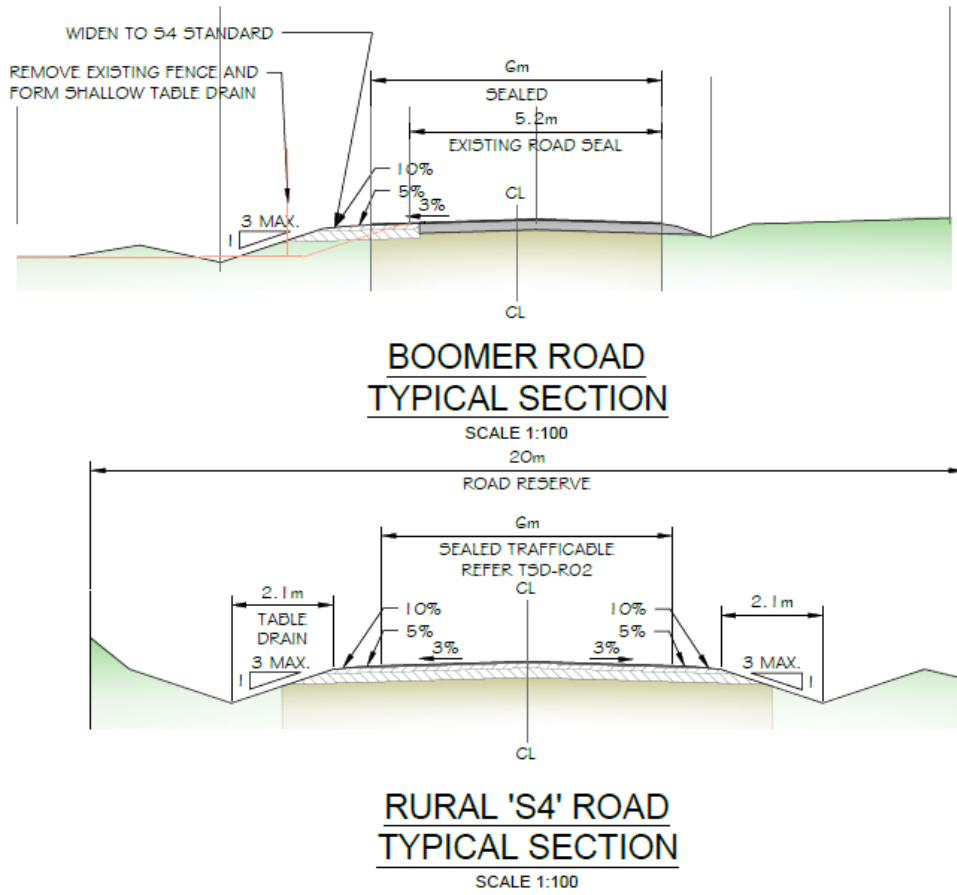
Figure 3.1 – Proposed 23 lot subdivision layout at #40768 Tasman Hwy, St Leonards



Traffic Impact Assessment



Figure 3.2 – Proposed road cross sections



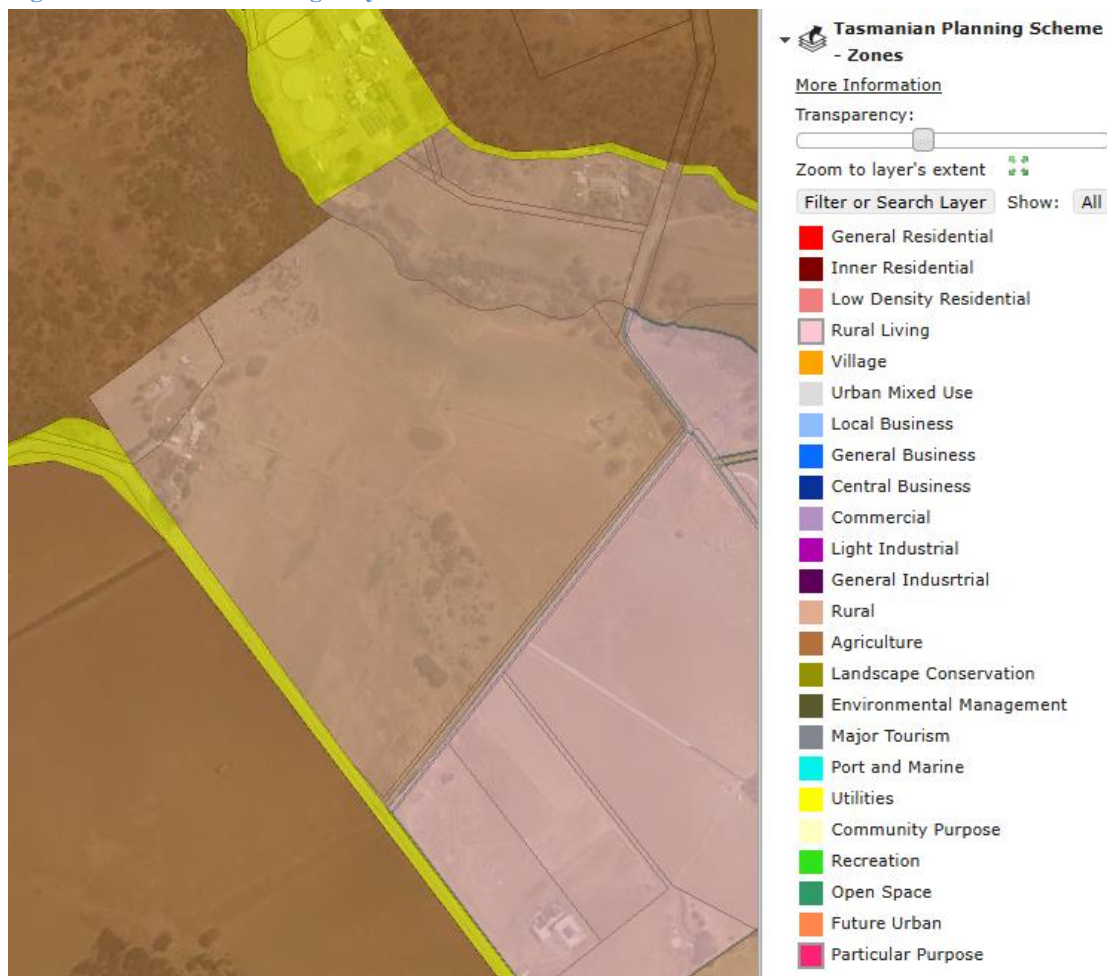
Traffic Impact Assessment



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.

Traffic Impact Assessment



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.

Traffic Impact Assessment



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.

Traffic Impact Assessment



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



Traffic Impact Assessment



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



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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.

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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



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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

Traffic Impact Assessment



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.

Traffic Impact Assessment



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



Traffic Impact Assessment



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.

Traffic Impact Assessment



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.

Traffic Impact Assessment



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



Traffic Impact Assessment



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.

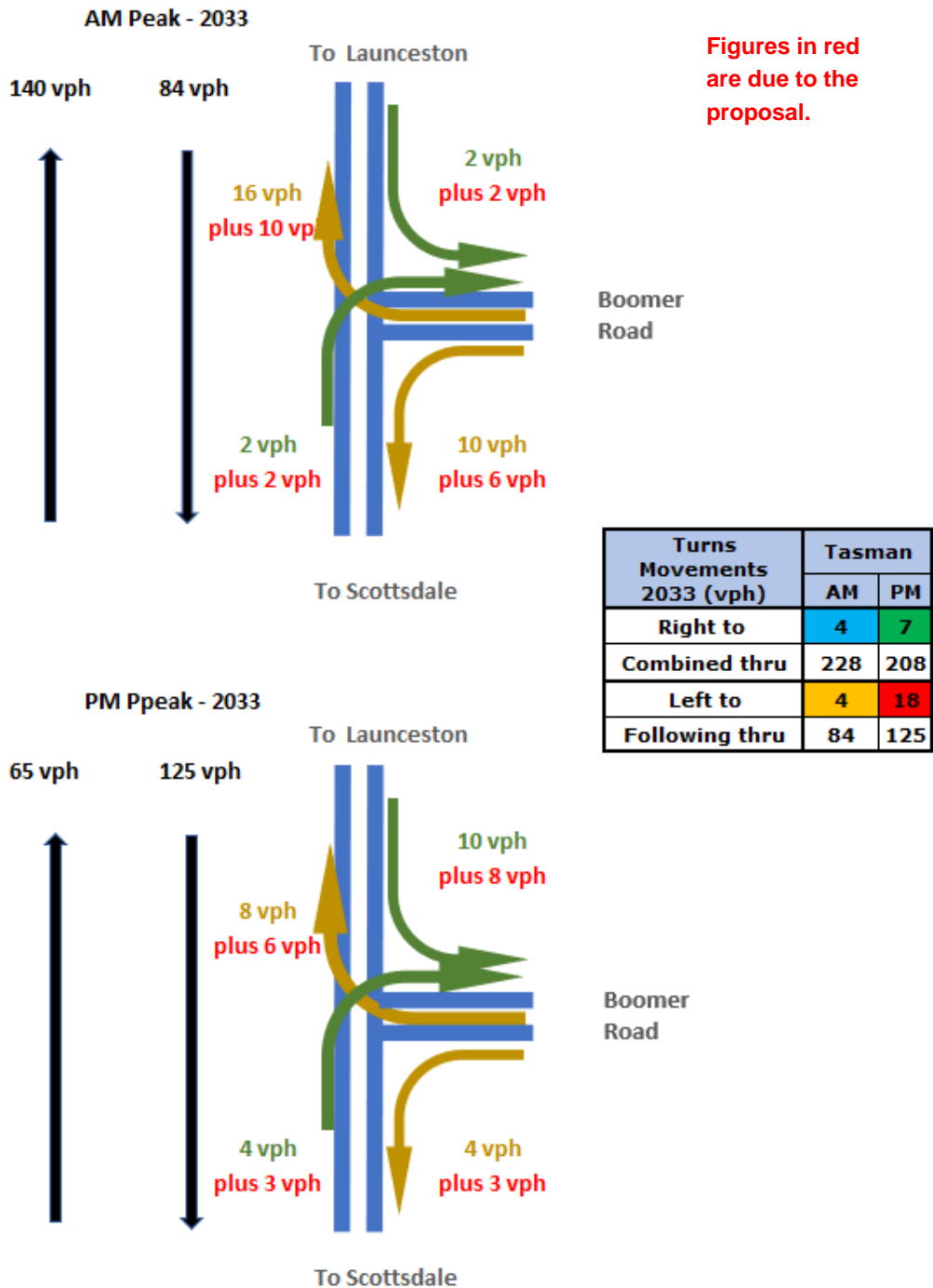
5.3 Trip Assignment

Traffic assignments at impacted junctions are summarised in Figures 29 and 30.

Traffic Impact Assessment



Figure 29 – 2033 Traffic Assignment at Tasman Hwy / Boomer Rd junction

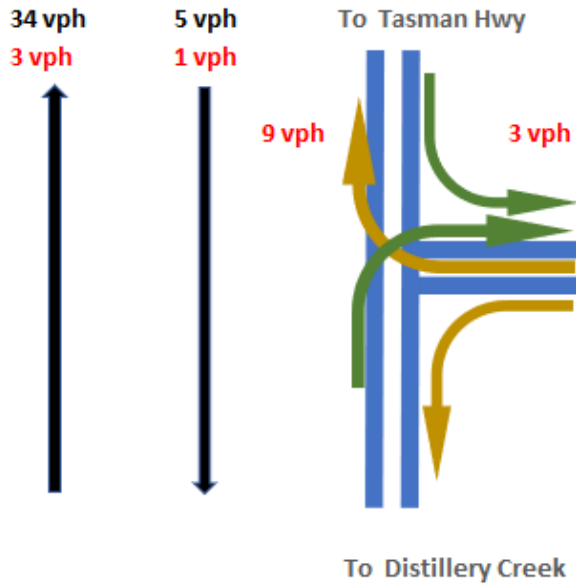


Traffic Impact Assessment



Figure 30 – 2033 Traffic Assignment at Boomer Rd / Proposed Rd junction

AM Peak - 2033

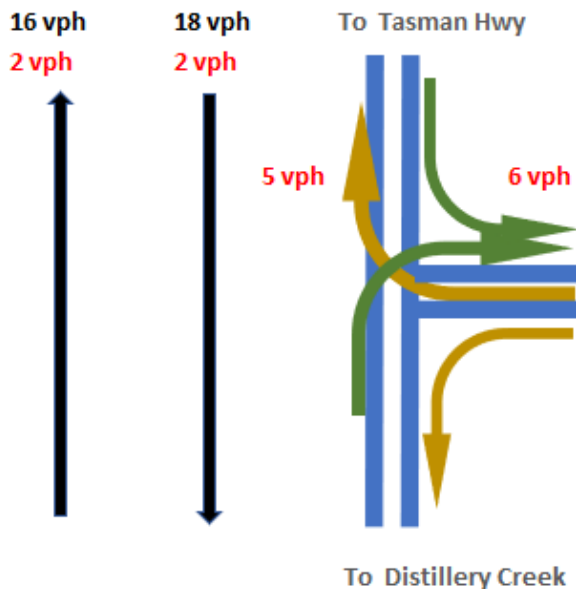


Figures in red are due to the proposal.

Proposed Road

Turns Movements 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

Traffic Impact Assessment



6. Impact on Road Network

6.1 Sight Distance Criteria – Figure 31

Figure 31 – Sight distance summary

Junction / Access	Speed		Road Frontage Sight Distance			
	Limit (km/h)	Environment (km/h)	Austroads SISD (m)	Available Left(m) Right(m)		AS/NZS 2890.1 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.

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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.

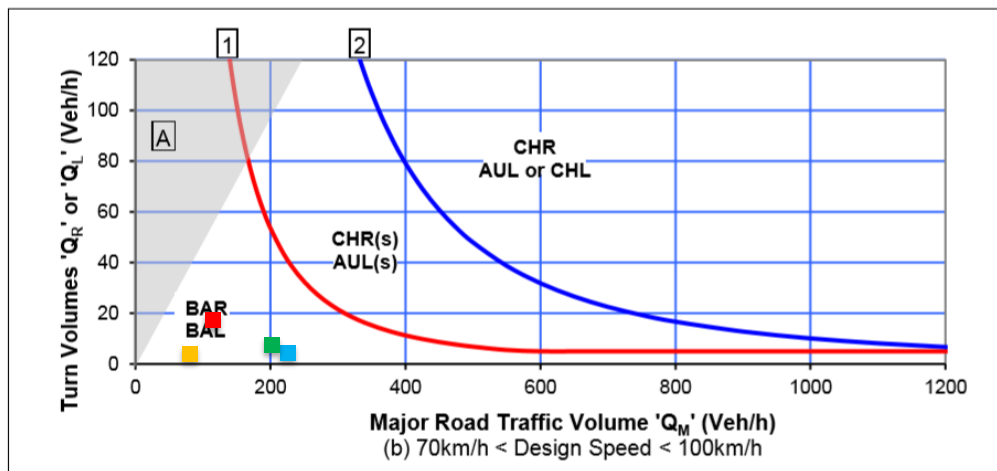
6.2.1 Tasman Hwy / Boomer Rd Junction

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 Movements 2033 (vph)	Tasman	
	AM	PM
Right to	4	7
Combined thru	228	208
Left to	4	18
Following thru	84	125

Traffic Impact Assessment



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.



Traffic Impact Assessment

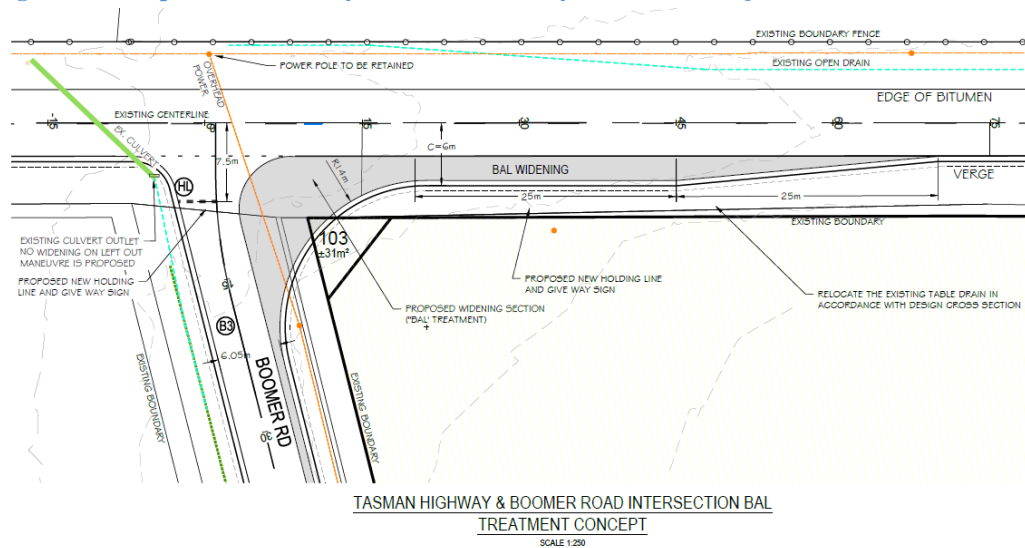


Figure 34 – Available roadside width Tasman Hwy / Boomer Road junction



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



Traffic Impact Assessment



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.

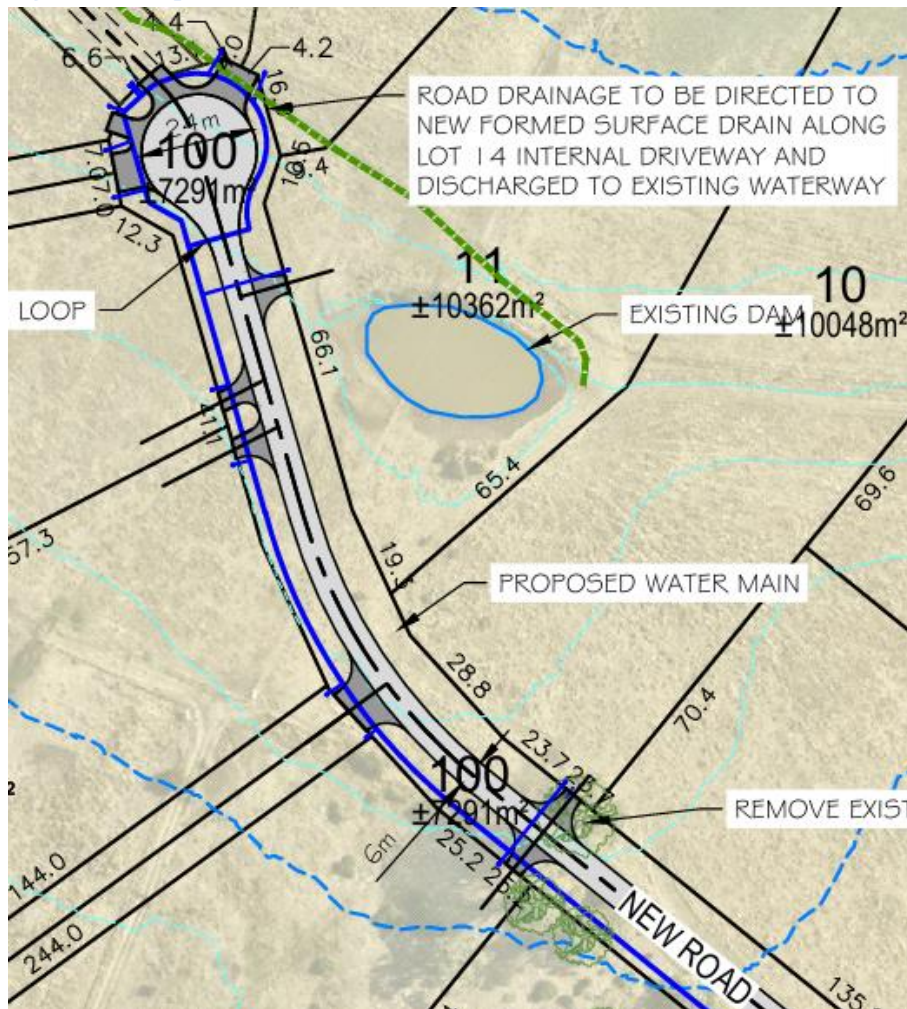
LGAT standard drawings are available online at:

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

Traffic Impact Assessment



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.

Traffic Impact Assessment



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.

Traffic Impact Assessment



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.

Traffic Impact Assessment



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.

Traffic Impact Assessment



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.

Traffic Impact Assessment



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

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/

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.

Traffic Impact Assessment



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.*

Traffic Impact Assessment



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.

Traffic Impact Assessment

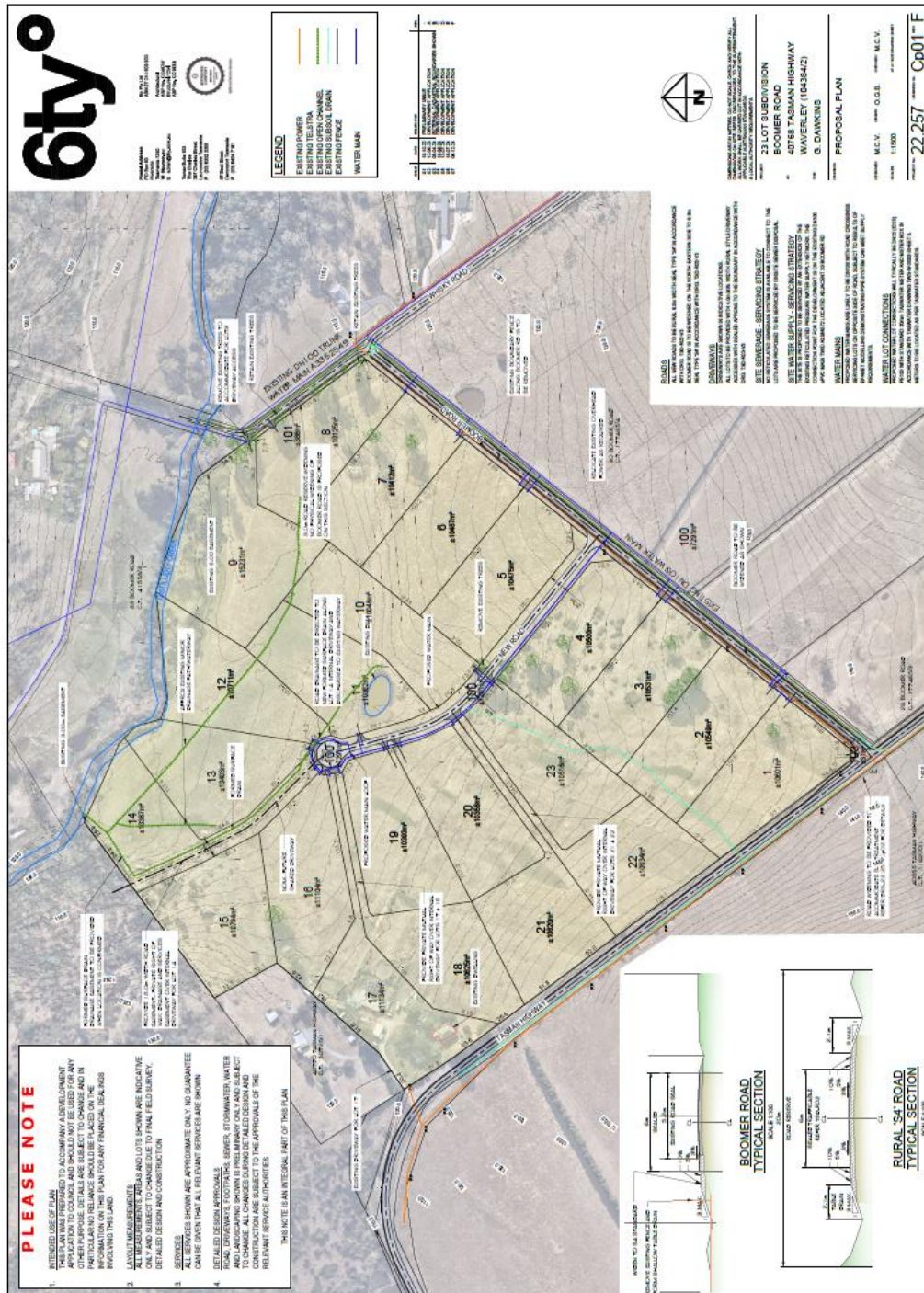


Appendices

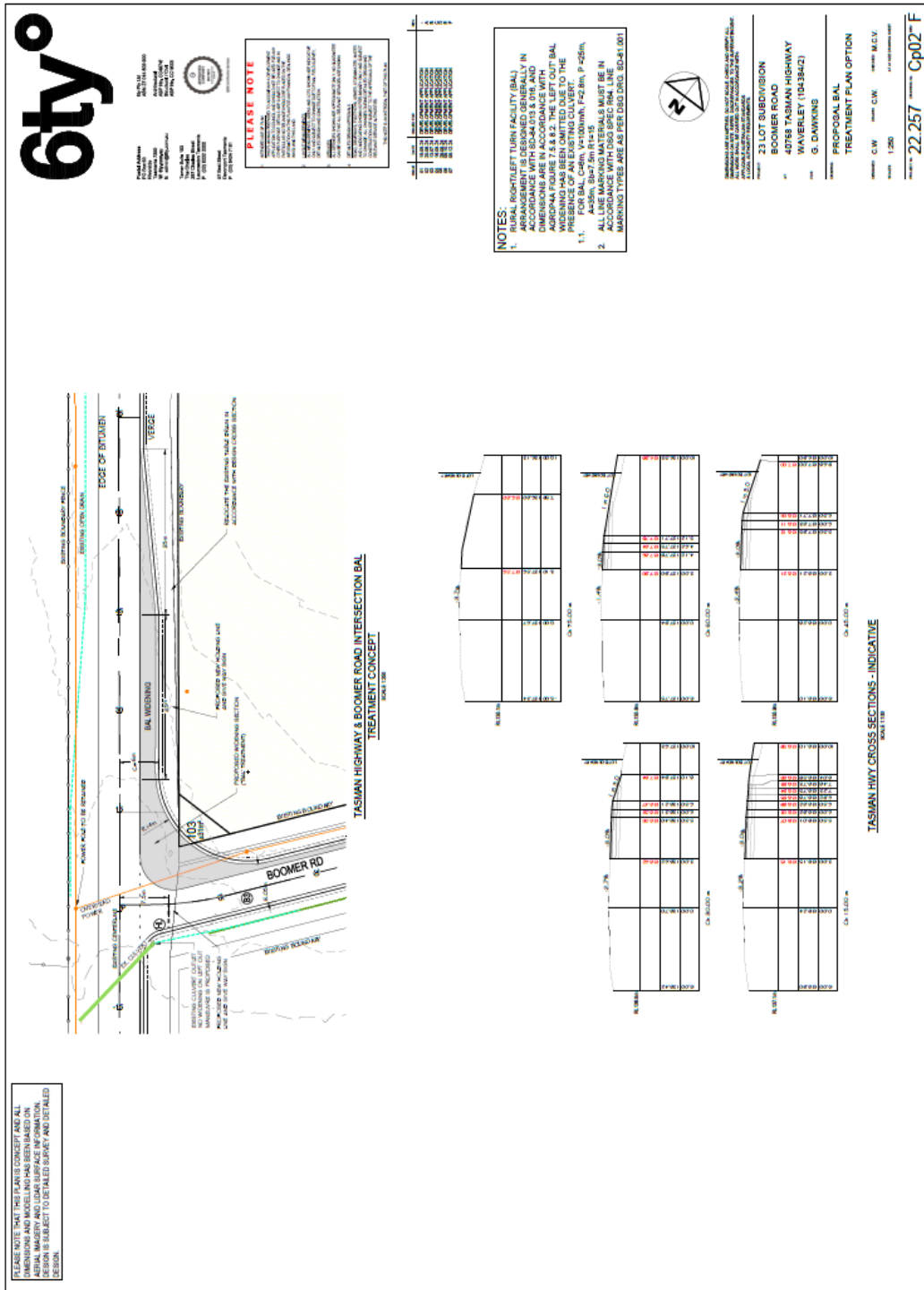
Traffic Impact Assessment



Appendix A – Proposed Plan of Subdivision



Traffic Impact Assessment



Traffic Impact Assessment



Appendix B – Austroads Level of Service descriptions

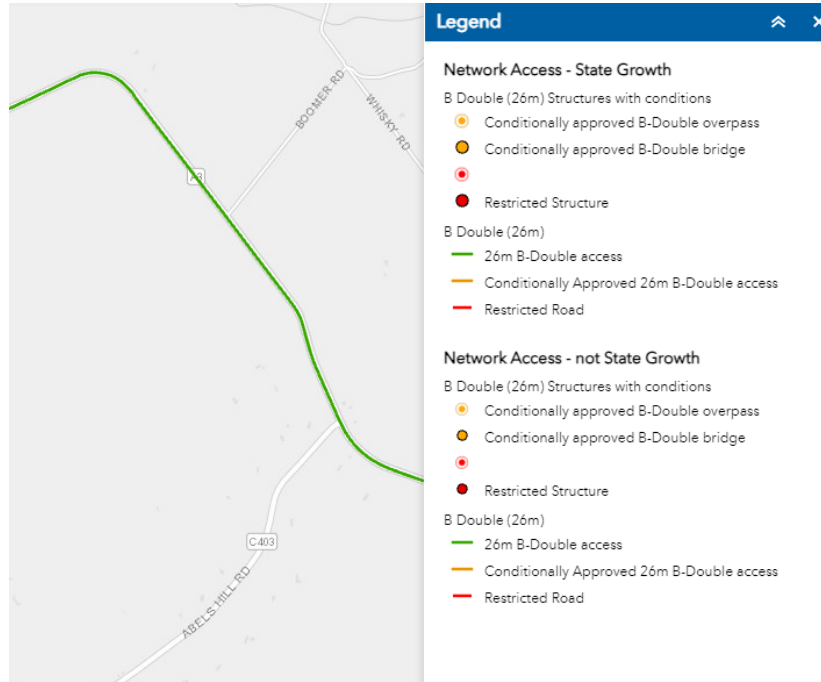
Level of service A	A condition of free-flow in which individual drivers are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to manoeuvre within the traffic stream is extremely high, and the general level of comfort and convenience provided is 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.

Traffic Impact Assessment

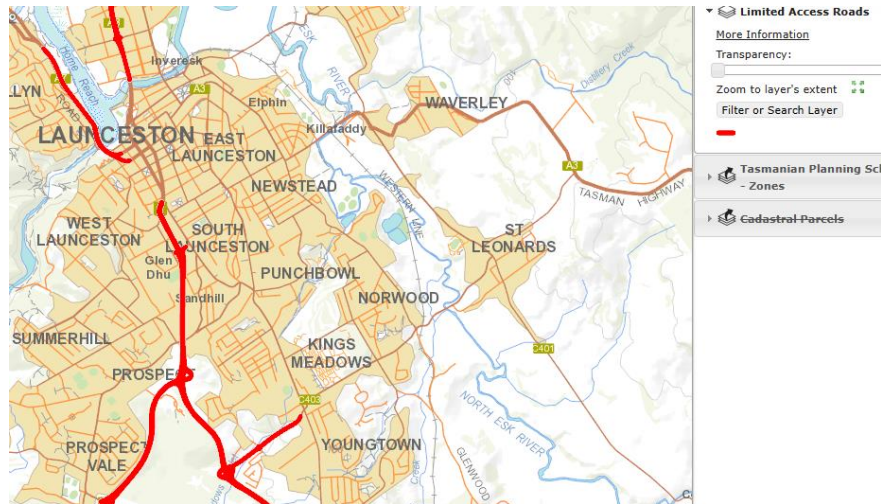


Appendix C – State Road Information

Tasmanian 26m B Double Network



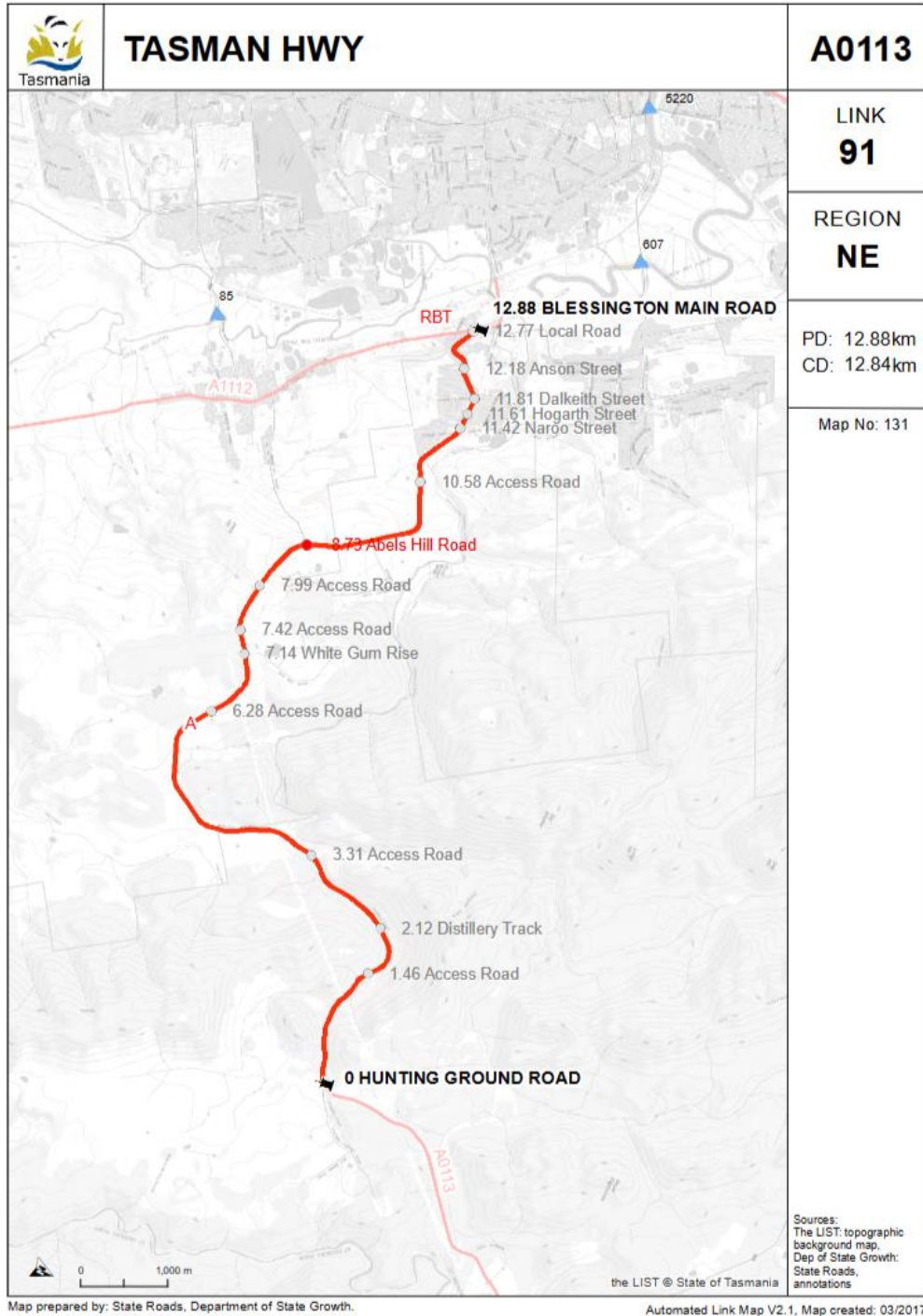
Limited Access State Road Network



Traffic Impact Assessment



Department of State Growth Link Maps



Traffic Impact Assessment



Safe System Assessment		Boomer Road (Approaches to proposed junction)						
Exposure	Justification (AADT 240 vpd)	Run-off-road	Head-on	Intersection	Other	Pedestrian	Cyclist	Motorcyclist
	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.
Severity	Score / 4	2	3	1	2	4	2	1
	Justification (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
Product	Score / 4	4	4	4	4	4	4	4
	Total Score /64	8	12	4	8	16	8	4
	Total /448							
								60

Traffic Impact Assessment



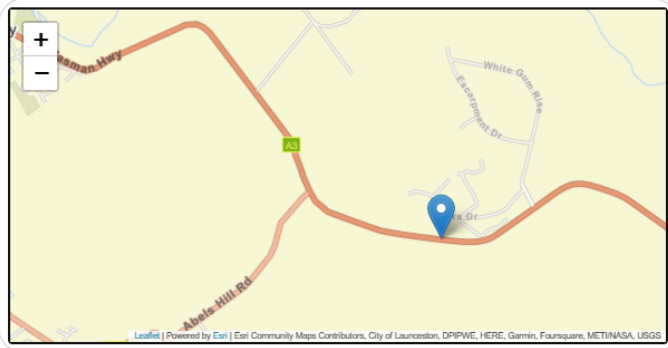
Appendix E – Traffic Count Data

Tasman Hwy - DSG Data

Site 0000A0113863

A0113863
Description: Tasman Highway 930m E Of Abels Hill Rd
City: Abels Hill
Route number: A0113

Site Data



Traffic Statistics by Direction

Direction	Weekday average total traffic	7-day average traffic	Weekly traffic total
East	956	910	6,367
West	970	925	6,477
Total	1,926	1,835	12,844

Annual Statistics

Data Item	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
AADT	1,517	-	1,717	1,775	1,829	1,856	1,994	1,862	2,046	1,871
% HV	8.6%	-	9.7%	8.2%	7.4%	6.6%	6.7%	6.7%	6.8%	7.7%

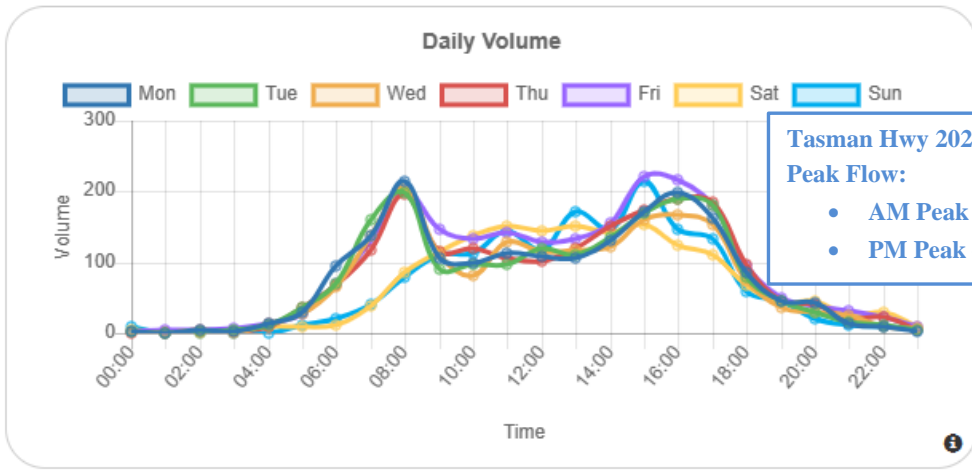
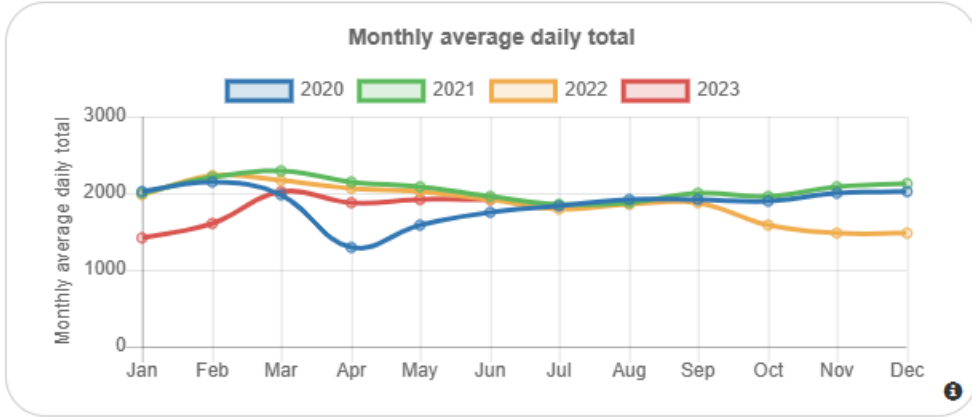
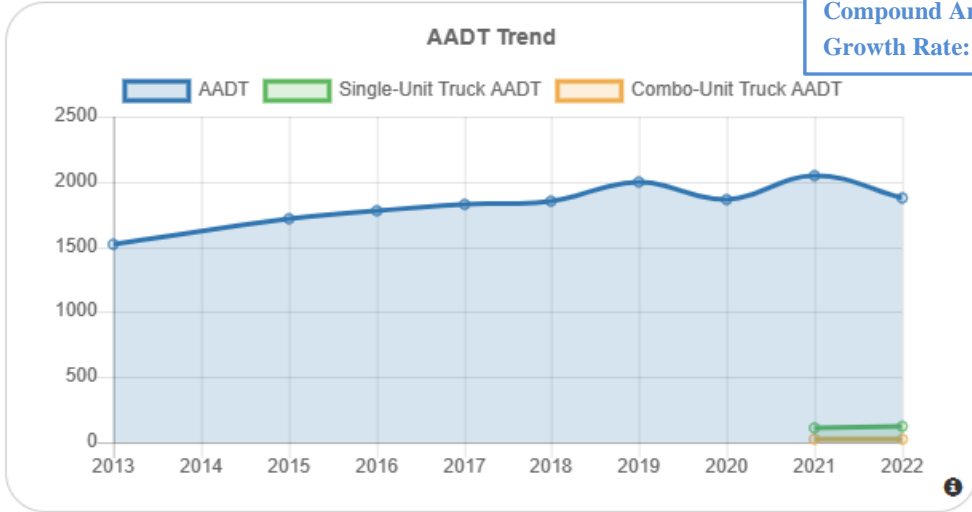
Traffic Impact Assessment



Tasman Hwy AADT:

- 2000 vpd (2023)
- 2,600 vpd (2033)
- 8 % Trucks

Compound Annual Growth Rate: 2.7%



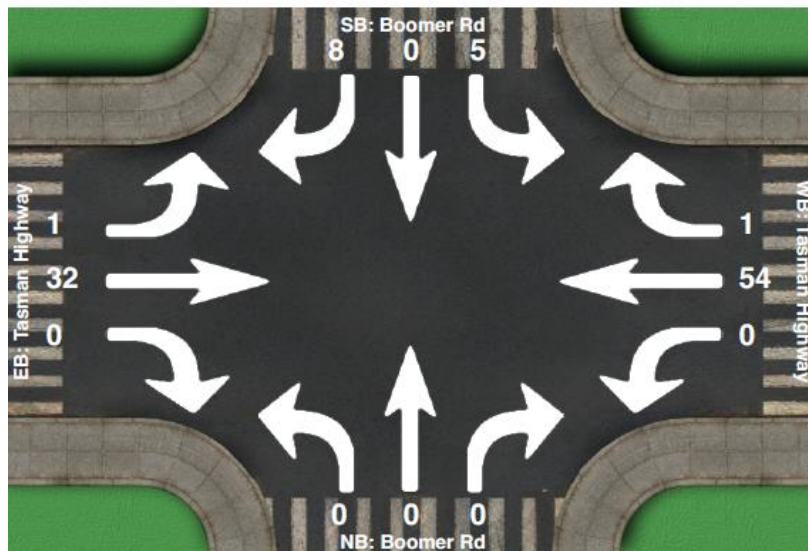
Traffic Impact Assessment



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

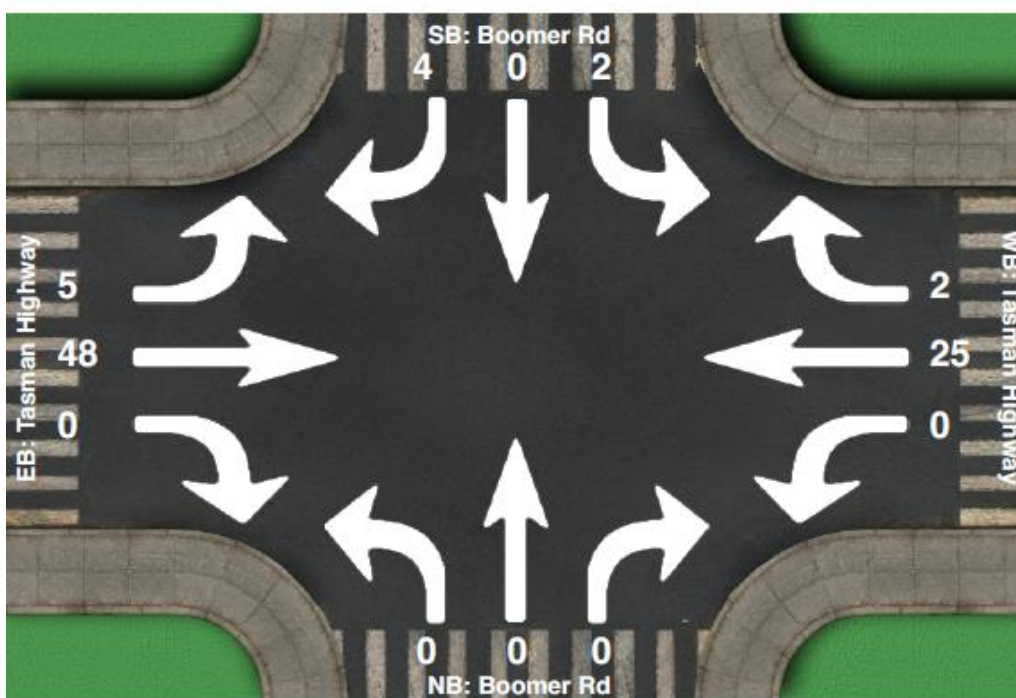
	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	5	0	8	0	54	1	0	0	0	1	32	0	101

Traffic Impact Assessment



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

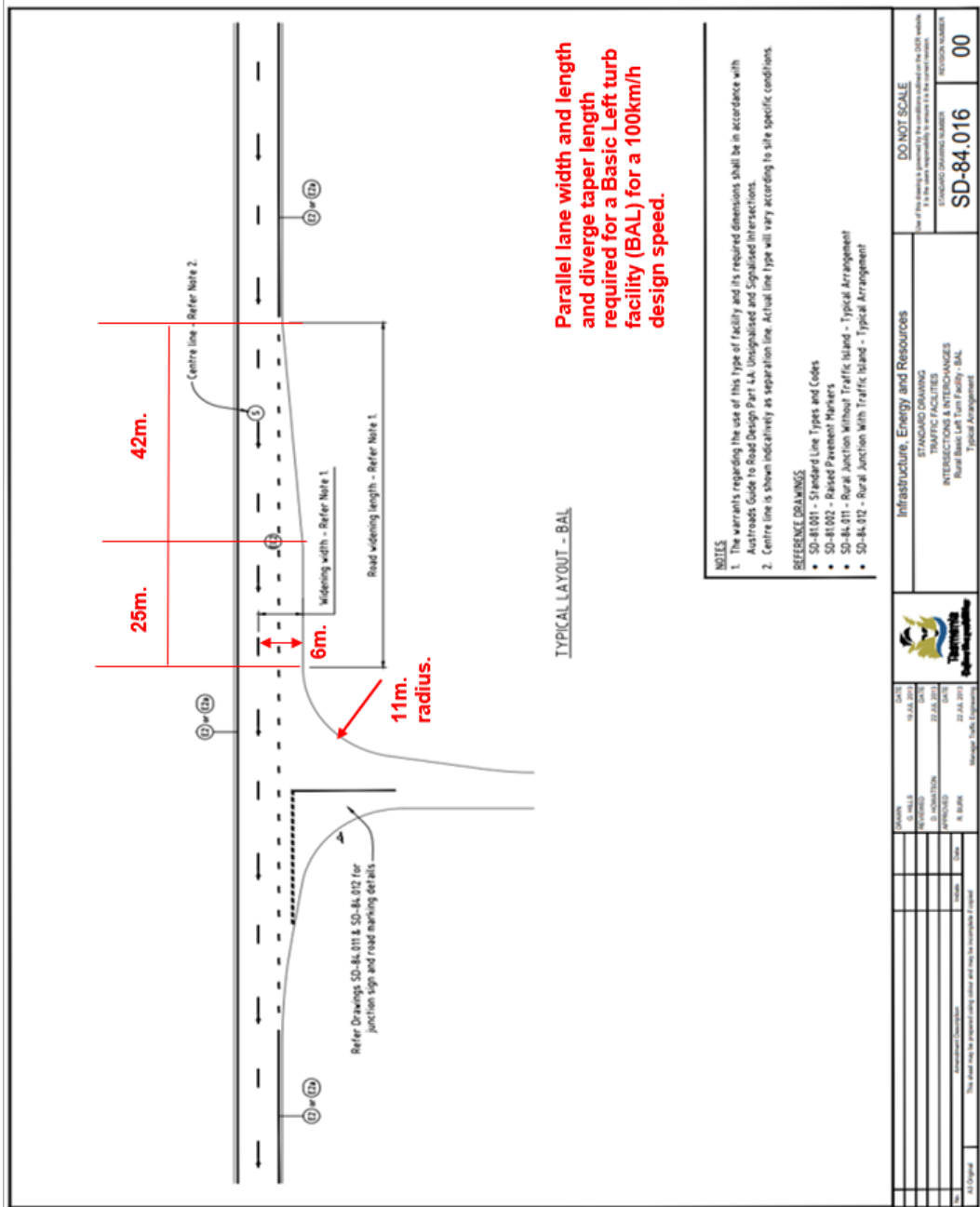
17:00 - 17:29

	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

Traffic Impact Assessment



Appendix F – DSG Junction Layouts
BAL junction layout



Traffic Impact Assessment



Appendix G – DSG advice on TIA acceptability

Fri 20/12/2024 1:24 PM

RE: Tasman Hwy - Boomer Road junctio, 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

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TEAMWORK | INTEGRITY | RESPECT | EXCELLENCE

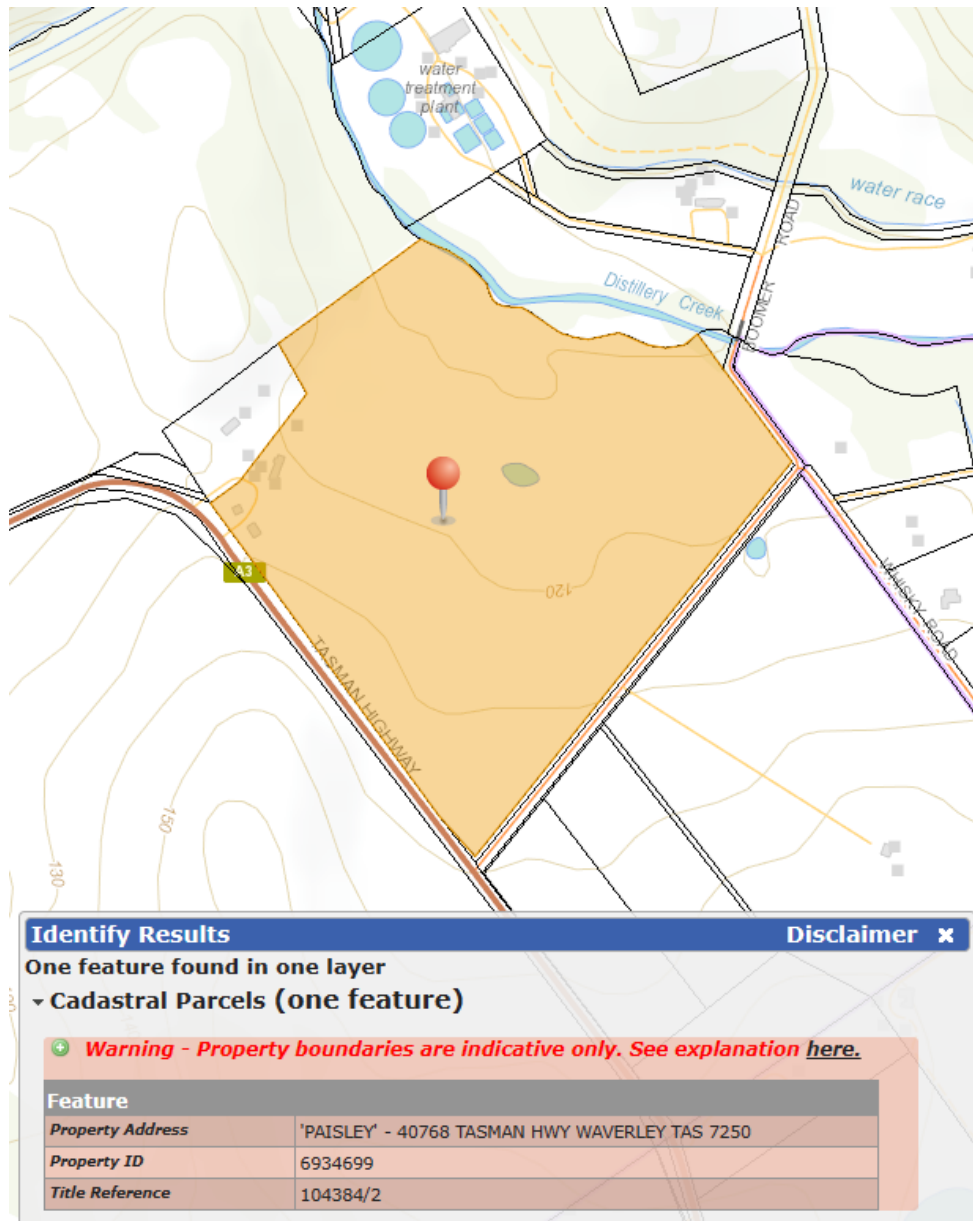
My current work pattern:

Monday	Tuesday	Wednesday	Thursday	Friday
Office	Office	Office	WFH	WFH

Traffic Impact Assessment



Appendix H – Property & Title Reference



Traffic Impact Assessment



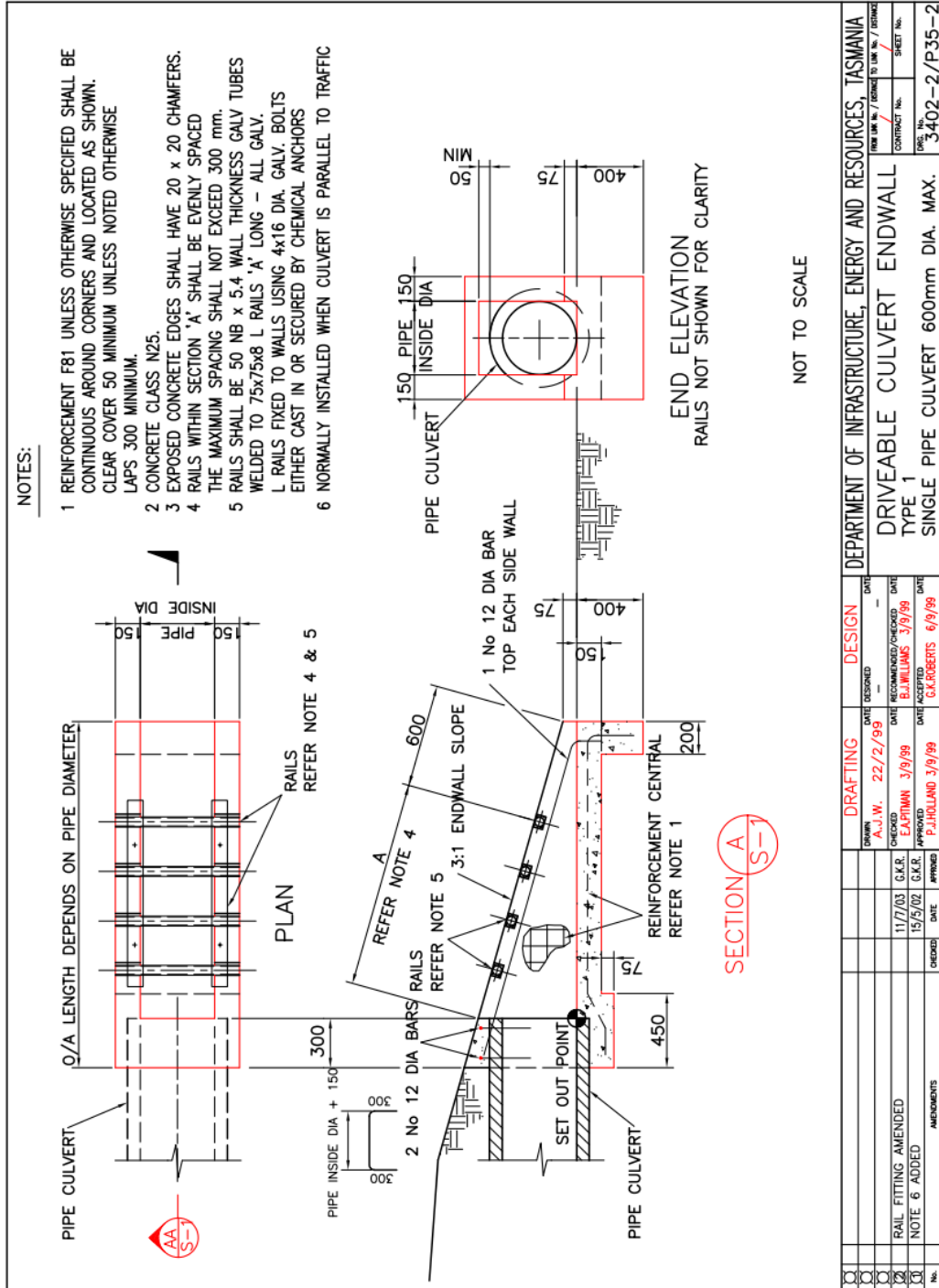
Appendix I – Towers Drive Speed Limit,



Traffic Impact Assessment



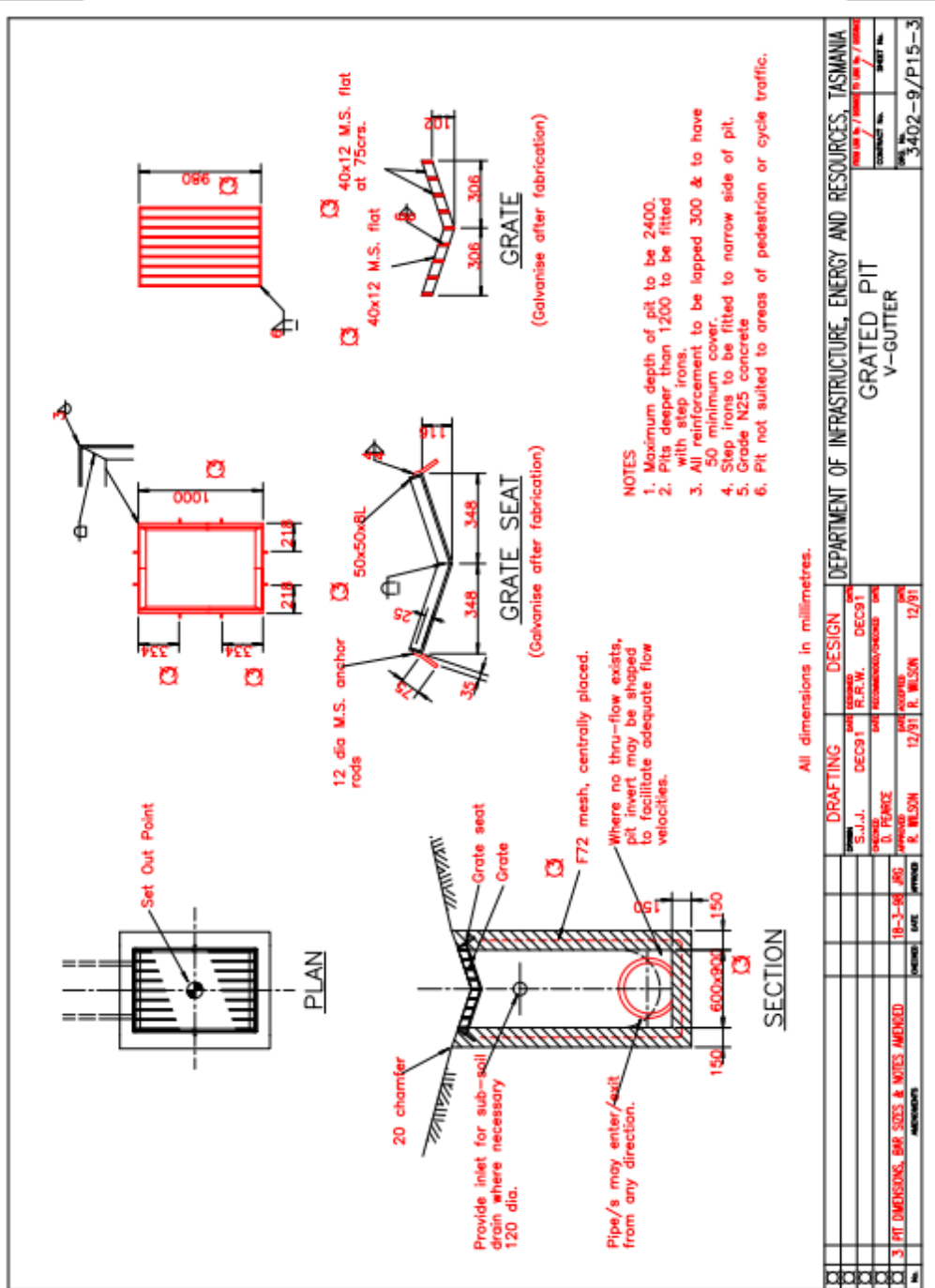
Appendix J – Driveable Culvert Endwall Type 1



Traffic Impact Assessment



Appendix K – Grated Pit V Gutter





Geoton Pty Ltd ABN 81 129 764 629
PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court
Invermay TAS 7248
Tel (+61) (3) 6326 5001
www.geoton.com.au

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

A handwritten signature in blue ink, appearing to read "Tony Barriera".

Tony Barriera

Director – Principal Geotechnical Engineer

Preliminary On-site Wastewater Disposal Evaluation

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 10,048m² to 15,231m² 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 – 0.06m/day .

Preliminary On-site Wastewater Disposal Evaluation

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 600m² (300m² for the effluent disposal area and 300m² 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 180m² (90m² for the effluent disposal area and 90m² 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

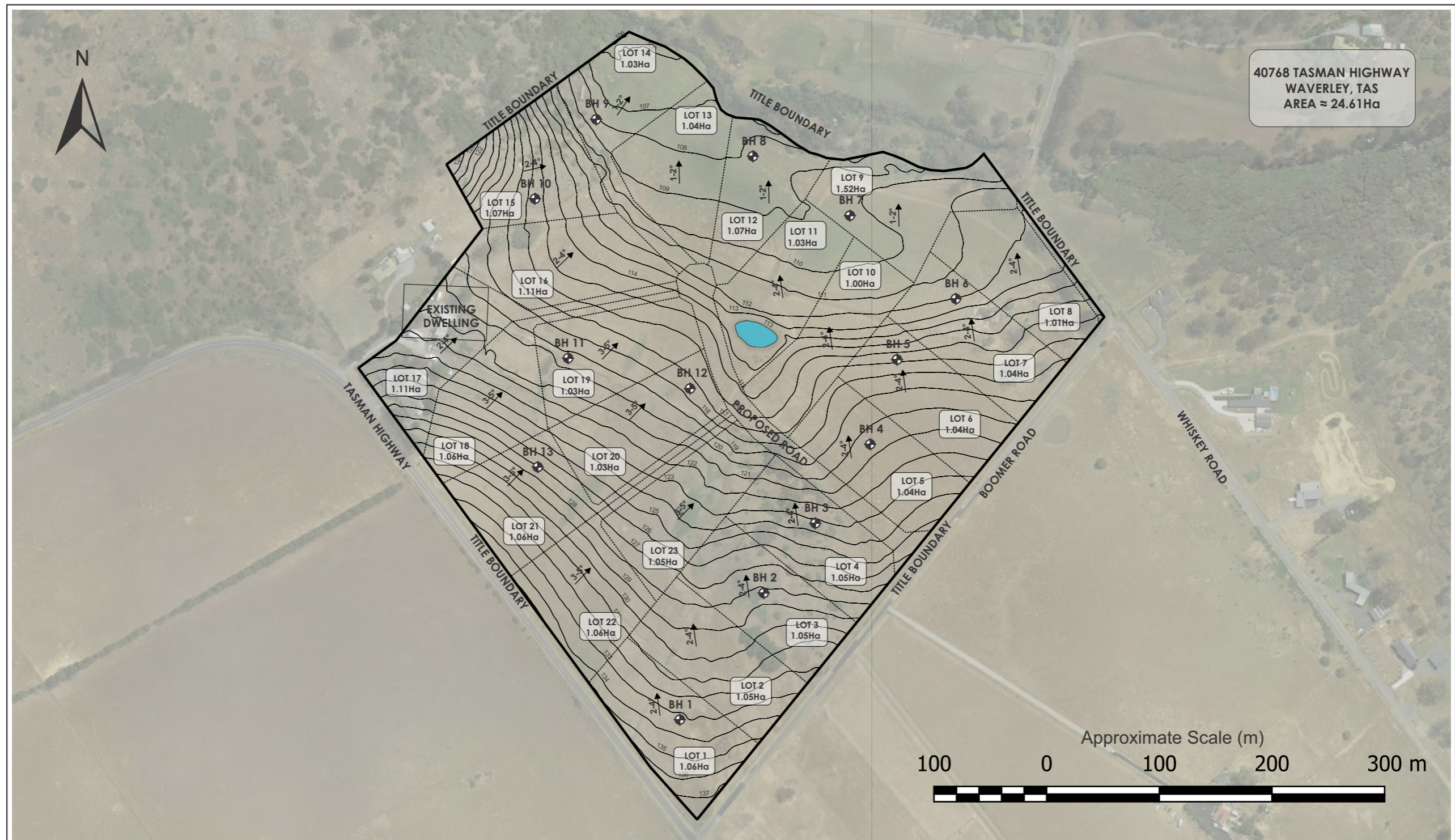
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

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.



Legend

- BH 1 Approximate Borehole Location
- Approximate Slope angle in Degrees
- Contour in Metres (LiDAR Derived)
- Existing Pond
- Proposed Title Boundary

GEOTON Pty Ltd				client: MR GARRY & MS LESLEY DAWKINS	
				project: 40768 TASMAN HIGHWAY WAVERLEY	
date	04/07/2025	drawn	RS	title: SITE PLAN	
scale	As Shown	approved	TB	project no: GL23301A	
original size	A3	rev	1	figure no.	1



PLATE 1 - View of the site looking to the northwest



PLATE 2 - View of the site looking to the northeast

GEO TON Pty Ltd				client: MR GARRY & MS LESLEY DAWKINS	
				project: 40768 TASMAN HIGHWAY WAVERLEY	
title: PHOTOGRAPH				project no: GL23301A	
date: 23/05/2023	original size	A4	figure no. PLATES 1 & 2		



PLATE 3 - View of exposed dolerite boulder within the site



PLATE 4 - view of site looking to the south

GEOTON Pty Ltd				client: MR GARRY & MS LESLEY DAWKINS			
				project: 40768 TASMAN HIGHWAY WAVERLEY			
title: PHOTOGRAPH							
date:	23/05/2023	original size	A4	project no:	GL23301A	figure no.	PLATES 3 & 4

Appendix A

Borehole Logs

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**ENGINEERING
BOREHOLE LOG**

Geotechnical Consultants

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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional 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	Cl	Sandy CLAY - medium plasticity, brown/grey, fine to medium grained sand trace cobbles	M	VSt	NATURAL W < PL	
					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/H		
					1.75		Borehole BH1 refusal @ 1.5m on inferred rock/boulder				
					2.00						
					2.25						



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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations								
ADV	N				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													



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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				0.25	CH	Silty CLAY - high plasticity, red/brown	M	St/VSt	NATURAL 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			

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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations	
ADV	N				0.25	CI	DISTURBED SOIL - Sandy SILT, low plasticity, dark grey or black, trace fine grained sand	M	St	DISTURBED SOIL	
					0.50		Sandy CLAY - medium plasticity, brown/grey, fine to medium grained sand	M	St	NATURAL W ≈ PL	
					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	VS/H		
					1.75		Borehole BH4 refusal @ 1.5m on inferred rock/boulder				
					2.00						
					2.25						



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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				0.25	CH	DISTURBED SOIL - Sandy SILT, low plasticity, dark grey or black, trace fine grained sand	M/D	St	DISTURBED SOIL
					0.50		Silty CLAY - high plasticity, pale brown/yellow, trace fine grained sand	M	VSt	NATURAL W ≈ PL
					0.75	XW	Highly Weathered Material - Remoulded to Sandy Clay, orange/brown, fine to medium grained sand	D	VSt/H	
					1.00		Borehole BH5 refusal @ 0.8m on inferred rock/boulder			
					1.25					
					1.50					
					1.75					
					2.00					
					2.25					

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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional 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 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/H		
					1.50		Borehole BH6 refusal @ 1.3m on inferred rock/boulder				
					1.75						
					2.00						
					2.25						

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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional 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		W > PL, W < LL		
					0.50								
					0.75	CH	Silty CLAY - high plasticity, pale brown/yellow mottled grey	M	VSt	RESIDUAL SOIL 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 Borehole BH7 terminated @ 2.0m	D	VSt/ D				
					2.25								

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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional 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	W > PL, W < LL
					0.50	CH	Silty CLAY - high plasticity, pale brown/yellow mottled grey	M	VSt	RESIDUAL SOIL 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			



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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				0.25	MH	DISTURBED SOIL - Sandy SILT, low plasticity, dark grey or black, trace fine grained sand	M	St	DISTURBED SOIL
					0.50	CH	Clayey SILT - high plasticity, dark grey or black	M	St	NATURAL W < PL
					0.75		Silty CLAY - high plasticity, orange/brown mottled grey	M	VSt	
					1.00		Becoming yellow/brown mottled grey			
					1.25		trace cobbles			
					1.50		Borehole BH9 refusal @ 1.3m on inferred rock/boulder			
					1.75					
					2.00					
					2.25					



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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional 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					

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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				0.25	CH	TOPSOIL - Silty CLAY, high plasticity, red/brown, trace fine grained sand	M	St	W < PL
					0.50		Silty CLAY - high plasticity, red/brown, trace fine grained sand	M	VSt	
					0.75	XW	Highly Weathered Material - Remoulded to Sandy Clay, orange/ brown, fine to medium grained sand	D	VSt/H	
					1.00		Becoming red/brown	M		
					1.25					
					1.50					
					1.75		Borehole BH11 refusal @ 1.5m on inferred rock/boulder			
					2.00					
					2.25					

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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional 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/ H	
					1.25		Borehole BH12 refusal @ 1.0m on inferred rock/boulder			
				1.50						
				1.75						
				2.00						
				2.25						

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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°		RL Surface :		
Hole diameter :		150mm		Northing:		Bearing: -		Datum :		
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional 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					
					1.25	XW	Highly Weathered Material - Remoulded to Sandy Clay, orange/brown, fine to medium grained sand	D	VSt/H	
					1.50					
					1.75		Borehole BH13 refusal @ 1.7m on inferred rock/boulder			
					2.00					
					2.25					

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Soil Description Explanation Sheet (1 of 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 ≈ 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 ≈ LL
Wet, wet of Liquid Limit - w > LL

CONSISTENCY TERMS FOR COHESIVE SOILS

TERM	UNDRAINED STRENGTH s_u (kPa)	FIELD GUIDE
Very Soft	≤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	≤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	≤5	≤15	≤15	Trace
	>5, ≤12	>15, ≤30	>15, ≤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.	Moderately cemented	Effort is required to disaggregate the soil by hand in air or water.
Pocket	An irregular inclusion of different material.		

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 (Excluding particles larger than 63 mm and basing fractions on estimated mass)				GROUP SYMBOL	PRIMARY NAME	
COARSE GRAINED SOIL More than 65% of soil excluding oversize fraction is larger than 0.075 mm	GRAVEL More than half of coarse fraction is larger than 2.36 mm	CLEAN GRAVEL (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 (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 More than half of coarse fraction is smaller than 2.36 mm	CLEAN SAND (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 (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 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 (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
	SILT & CLAY (high plasticity, LL > 50)	Low to Medium	Slow	Low	OL	ORGANIC SILT
		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.

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.	

GEOTON Pty Ltd

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 ₅₀	Undisturbed sample 50 mm diameter
U ₆₃	Undisturbed sample 63 mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT – sample recovered
N _c	SPT with solid cone
V	Vane Shear
PP	Pocket Penetrometer
P	Pressumeter
B _s	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



Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA0140/2024 PSA-LLPO021
Council notice date	13/05/2024
TasWater Reference No.	TWDA 2024/00561-LCC
Date of response	27/06/2025
TasWater Contact	David Boyle
Phone No.	0436 629 652

Response issued to

Council name	CITY OF LAUNCESTON
Contact details	Planning.Admin@launceston.tas.gov.au
Development details	
Address	40768 TASMAN HWY, WAVERLEY
Property ID (PID)	6934699
Description of development	Combined Application Subdivision – 23 Lots and New Road + Planning Scheme Amendment

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
6ty°	22.257 Dwg. Cp01	G	21/05/2025
TasWater	Infrastructure Plan		27/06/2025

Comments / Conditions

Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) TasWater makes the following submission(s):

TasWater does not object to the draft amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does require to be notified of attending any subsequent hearings.

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

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connection to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.

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

Page 1 of 5



3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

ASSET CREATION & INFRASTRUCTURE WORKS

4. Prior to the commencement / use or development, and prior to the Issue of a Consent to Register a Legal Document for the first lot, the developer must design and construct an upgrade of the existing DN100mm trunk water main (assets A33525551 and A3352549) from TasWater's Distillery Creek water treatment plant to the junction of Whiskey Road and Boomer Road. The upgraded main must be DN150 and extend approximately 700 metres.
5. Prior to applying for Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.
6. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
7. Prior to applying for a Permit to Construct new TasWater infrastructure, the developer must obtain from TasWater Engineering Design Approval, for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water to TasWater's satisfaction.
8. Included with the application for Engineering Design Approval, must be a hydraulic model prepared by a suitably qualified person, that reflects the ultimate development scenario and must be in accordance with Appendix B of TasWater's Supplement to the Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition.
9. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
10. Prior to undertaking any works related to water physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.
11. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
12. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
13. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
14. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:



- a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
- b. A request for a joint on-site inspection with TasWater's authorised representative must be made.
- c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
- d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

15. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
16. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
17. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
18. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

19. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.

DEVELOPER CHARGES

20. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling \$40,411.00 to TasWater for water infrastructure for 23 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
21. In the event Council approves a staging plan, prior to TasWater issuing a Consent to Register a Legal Document for each stage, the developer must pay the developer charges



commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

- 22. The applicant or landowner as the case may be, must pay a development assessment fee of \$775.39 and a Consent to Register a Legal Document fee of \$256.99 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

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

In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

General

For information on TasWater development standards, please visit

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

For application forms please visit

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

Water Model

- a. Included with the water model must be, but not limited to:
- b. Boundary Conditions – As specified below.
- c. Pipe Information – Including:
 - i. A table detailing pipe diameter, roughness coefficients, lengths, materials, unit head loss, and peak time velocity.
 - ii. Thematic network screenshots showing diameter, head loss, and velocity.
- d. Node Information – Including a table of node elevations, demand values, and minimum pressure requirements.

Boundary Conditions

Total boundary heads (HGL) and pressure at the proposed connection point(s) are:

Location	H.G.L. Peak hour	H.G.L Peak day + 10l/s Fire Flow	Pressure kPa Peak day + 10l/s Fire Flow
A3384572	192	183	618

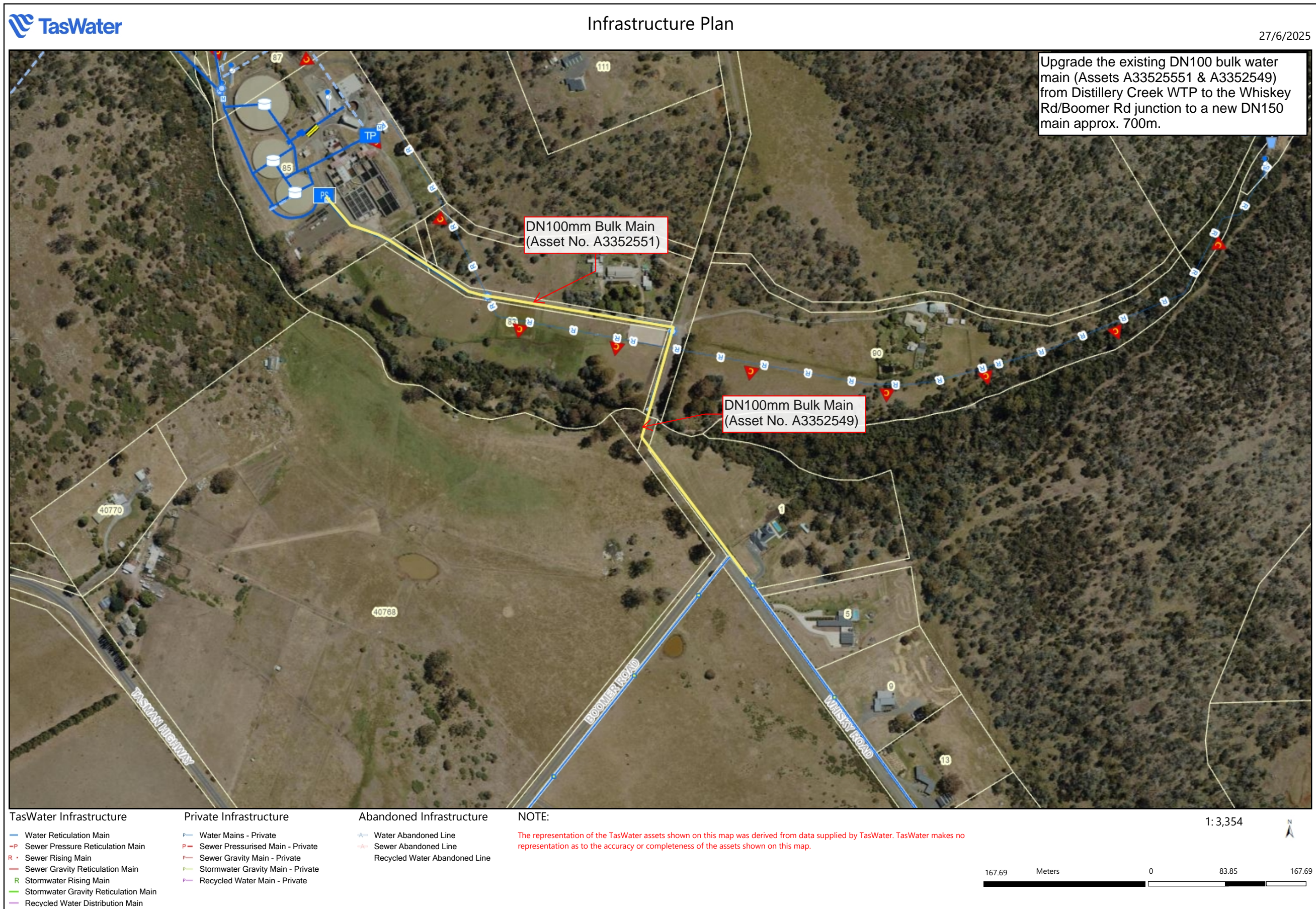
These are heads within the TasWater network, so they do not account for losses in customer piping and fittings. This result is based on a sound but imperfect knowledge of conditions on the field and those who use this information should allow an appropriate margin of error in their design.

Important Notice Regarding Plumbing Plans and Associated Costs

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

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

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





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

Developer Charges

For information on Developer Charges please visit the following webpage - <https://www.taswater.com.au/building-and-development/developer-charges>

Service Locations

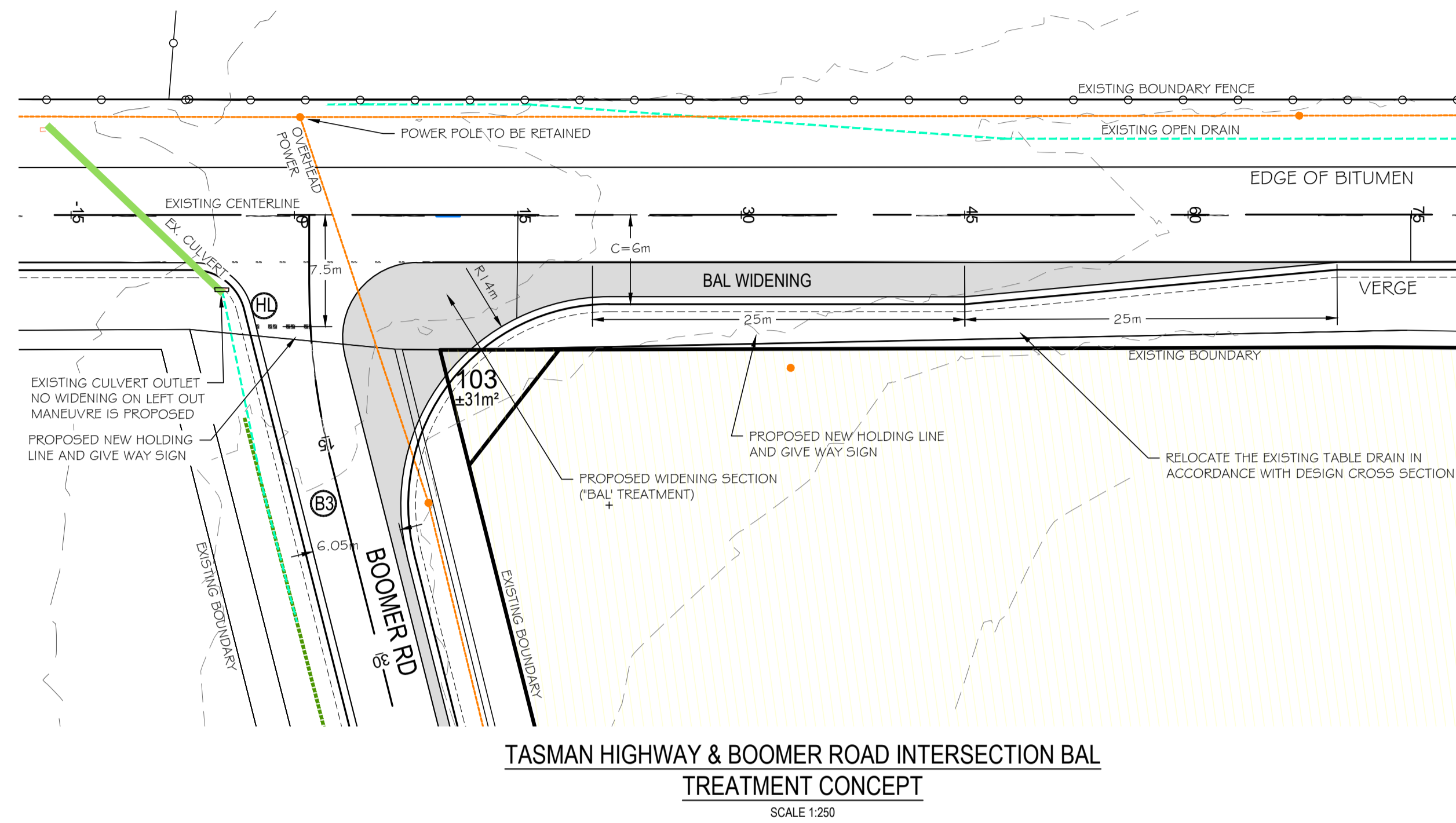
Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- a. A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- b. TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- c. Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

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

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



Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

6ty Pty Ltd
ABN 27 014 609 900
Architectural
ABP No. CC4874f
Structural / Civil
ABP No. CC1633i

Tamar Suite 103
The Charles
287 Charles Street
Launceston Tasmania
P (03) 6332 3300



57 Best Street
Devonport Tasmania
P (03) 6424 7161

QMS Certificate Services

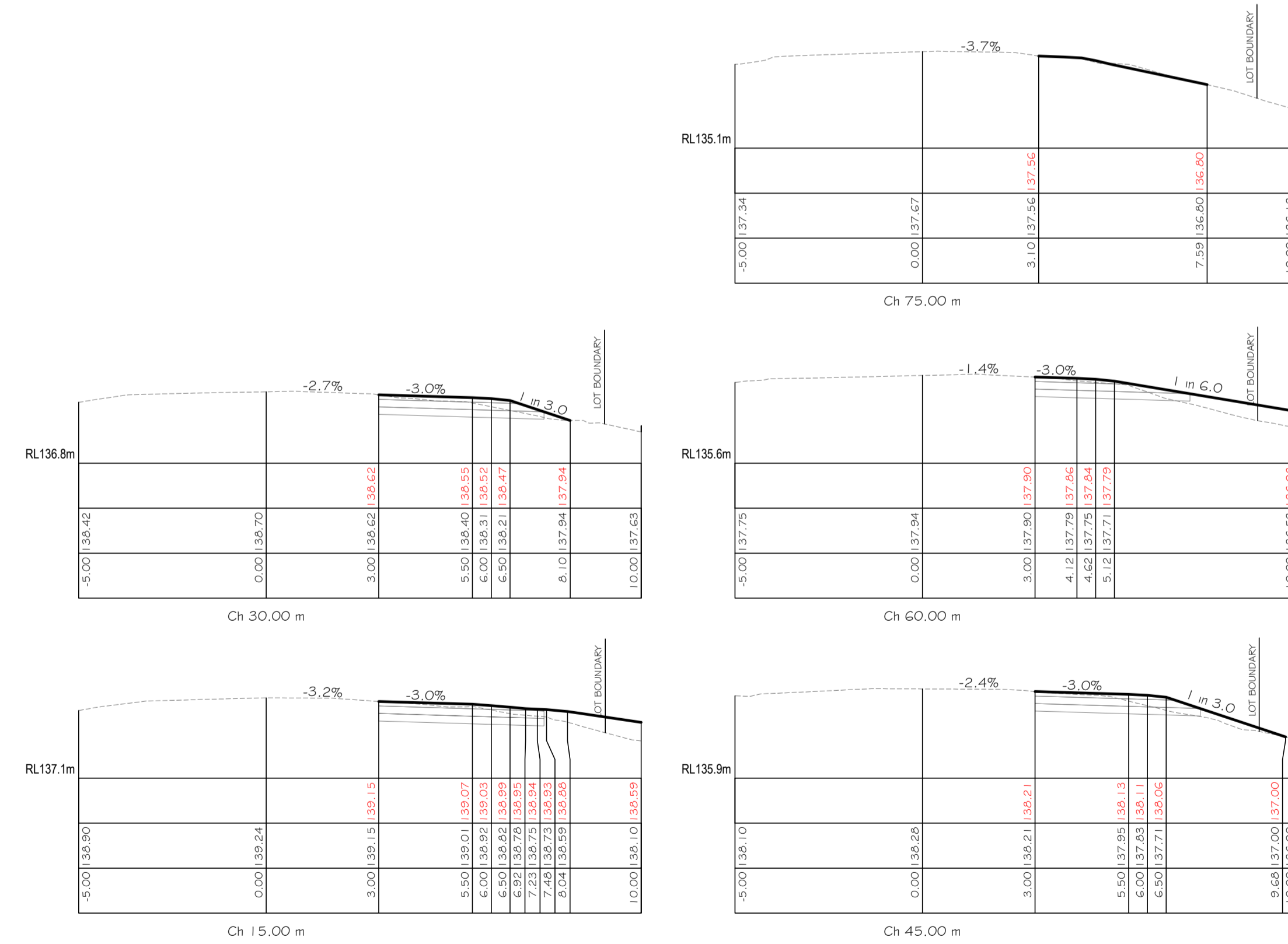
PLEASE NOTE

- 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, DRAINAGE, 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

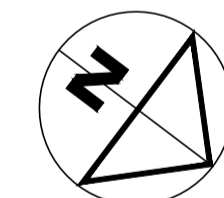
ISSUE	DATE	ISSUED FOR	REV.
01	15.05.24	DEVELOPMENT APPLICATION	-
02	20.06.24	DEVELOPMENT APPLICATION	A
03	13.07.24	DEVELOPMENT APPLICATION	B
04	16.08.24	DEVELOPMENT APPLICATION	C
05	29.08.24	DEVELOPMENT APPLICATION	D
06	09.10.24	DEVELOPMENT APPLICATION	E
07	05.12.24	DEVELOPMENT APPLICATION	F

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



TASMAN HWY CROSS SECTIONS - INDICATIVE
SCALE 1:100



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.
SCALE: 1:250 AT A1 SIZE DRAWING SHEET
PROJECT No. 22.257 DRAWING No. Cp02 REV. F



Geoton Pty Ltd ABN 81 129 764 629
PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court
Invermay TAS 7248
Tel (+61) (3) 6326 5001
www.geoton.com.au

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

A handwritten signature in blue ink, appearing to read "Tony Barriera".

Tony Barriera

Director – Principal Geotechnical Engineer

Preliminary On-site Wastewater Disposal Evaluation

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 10,048m² to 15,231m² 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 – 0.06m/day .

Preliminary On-site Wastewater Disposal Evaluation

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 600m² (300m² for the effluent disposal area and 300m² 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 180m² (90m² for the effluent disposal area and 90m² 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.



Legend

- BH 1 Approximate Borehole Location
- Approximate Slope angle in Degrees
- Contour in Metres (LiDAR Derived)
- Existing Pond
- Proposed Title Boundary

GEOTON Pty Ltd				client: MR GARRY & MS LESLEY DAWKINS	
				project: 40768 TASMAN HIGHWAY WAVERLEY	
date	04/07/2025	drawn	RS	title: SITE PLAN	
scale	As Shown	approved	TB	project no: GL23301A	
original size	A3	rev	1	figure no.	1



PLATE 1 - View of the site looking to the northwest



PLATE 2 - View of the site looking to the northeast

GEO TON Pty Ltd				client: MR GARRY & MS LESLEY DAWKINS	
				project: 40768 TASMAN HIGHWAY WAVERLEY	
title: PHOTOGRAPH				project no: GL23301A	
date:	23/05/2023	original size	A4	figure no.	PLATES 1 & 2



PLATE 3 - View of exposed dolerite boulder within the site



PLATE 4 - view of site looking to the south

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				project: 40768 TASMAN HIGHWAY WAVERLEY	
title: PHOTOGRAPH				project no: GL23301A	
date:	23/05/2023	original size	A4	figure no.	PLATES 3 & 4

Appendix A

Borehole Logs

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**ENGINEERING
BOREHOLE LOG**

Geotechnical Consultants

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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional 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	Cl	Sandy CLAY - medium plasticity, brown/grey, fine to medium grained sand trace cobbles	M	VSt	NATURAL W < PL	
					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/H		
					1.75		Borehole BH1 refusal @ 1.5m on inferred rock/boulder				
					2.00						
					2.25						



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



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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional 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/ VSt	NATURAL 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			

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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N						DISTURBED SOIL - Sandy SILT, low plasticity, dark grey or black, trace fine grained sand	M	St	DISTURBED SOIL
					0.25	Cl	Sandy CLAY - medium plasticity, brown/grey, fine to medium grained sand	M	St	NATURAL W ≈ PL
					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	VS/H	
					1.75		Borehole BH4 refusal @ 1.5m on inferred rock/boulder			
					2.00					
					2.25					



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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				0.25	CH	DISTURBED SOIL - Sandy SILT, low plasticity, dark grey or black, trace fine grained sand	M/D	St	DISTURBED SOIL
					0.50		Silty CLAY - high plasticity, pale brown/yellow, trace fine grained sand	M	VSt	NATURAL W ≈ PL
					0.75	XW	Highly Weathered Material - Remoulded to Sandy Clay, orange/brown, fine to medium grained sand	D	VSt/H	
					1.00		Borehole BH5 refusal @ 0.8m on inferred rock/boulder			
					1.25					
					1.50					
					1.75					
					2.00					
					2.25					

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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional 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 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/H		
					1.50		Borehole BH6 refusal @ 1.3m on inferred rock/boulder				
					1.75						
					2.00						
					2.25						

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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional 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	W > PL, W < LL	
					0.50						
					0.75	CH	Silty CLAY - high plasticity, pale brown/yellow mottled grey	M	VSt	RESIDUAL SOIL 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 Borehole BH7 terminated @ 2.0m	D	VSt/ D		
					2.25						



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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional 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	W > PL, W < LL
					0.50	CH	Silty CLAY - high plasticity, pale brown/yellow mottled grey	M	VSt	RESIDUAL SOIL 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					
							Borehole BH8 terminated @ 2.0m			
					2.25					



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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				0.25	MH	DISTURBED SOIL - Sandy SILT, low plasticity, dark grey or black, trace fine grained sand	M	St	DISTURBED SOIL
					0.50	CH	Clayey SILT - high plasticity, dark grey or black	M	St	NATURAL W < PL
					0.75		Silty CLAY - high plasticity, orange/brown mottled grey	M	VSt	
					1.00		Becoming yellow/brown mottled grey			
				1.25			trace cobbles			
					1.50		Borehole BH9 refusal @ 1.3m on inferred rock/boulder			
					1.75					
					2.00					
					2.25					



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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				0.25	CH	TOPSOIL - Silty CLAY, high plasticity, red/brown, trace fine grained sand	M	St	W < PL
					0.50		Silty CLAY - high plasticity, red/brown, trace fine grained sand	M	VSt	
							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					

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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations	
ADV	N						TOPSOIL - Silty CLAY, high plasticity, red/brown, trace fine grained sand	M	St		
					0.25	CH	Silty CLAY - high plasticity, red/brown, trace fine grained sand	M	VSt	W < PL	
					0.50						
					0.75	XW	Highly Weathered Material - Remoulded to Sandy Clay, orange/ brown, fine to medium grained sand	D	VSt/ 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						



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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 Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional 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/ H	
					1.25		Borehole BH12 refusal @ 1.0m on inferred rock/boulder			
				1.50						
				1.75						
				2.00						
				2.25						

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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°		RL Surface :		
Hole diameter :		150mm		Northing:		Bearing: -		Datum :		
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional 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					
					1.25	XW	Highly Weathered Material - Remoulded to Sandy Clay, orange/brown, fine to medium grained sand	D	VSt/H	
					1.50					
					1.75		Borehole BH13 refusal @ 1.7m on inferred rock/boulder			
					2.00					
					2.25					

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Soil Description Explanation Sheet (1 of 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	≤ 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	≤ 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	≤ 5	≤ 15	≤ 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.	Moderately cemented	Effort is required to disaggregate the soil by hand in air or water.
Pocket	An irregular inclusion of different material.		

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 (Excluding particles larger than 63 mm and basing fractions on estimated mass)				GROUP SYMBOL	PRIMARY NAME	
COARSE GRAINED SOIL More than 65% of soil excluding oversize fraction is larger than 0.075 mm	GRAVEL More than half of coarse fraction is larger than 2.36 mm	CLEAN GRAVEL (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 (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 More than half of coarse fraction is smaller than 2.36 mm	CLEAN SAND (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 (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 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 (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
	SILT & CLAY (high plasticity, LL > 50)	Low to Medium	Slow	Low	OL	ORGANIC SILT
		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.

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.	

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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 ₅₀	Undisturbed sample 50 mm diameter
U ₆₃	Undisturbed sample 63 mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT – sample recovered
N _c	SPT with solid cone
V	Vane Shear
PP	Pocket Penetrometer
P	Pressumeter
B _s	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

RMCG

9 JULY 2023

Agricultural Report: 40768 Tasman Highway

Report for: 6ty^o

Property Location: 40768 Tasman Highway, Waverley

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

Version: 1.1

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250
(03) 6334 1033 – rm@rmcg.com.au
rmcg.com.au — ABN 73 613 135 247 — RM Consulting Group Pty Ltd
Victoria — Tasmania — ACT — NSW


SUMMARY	
Client:	6ty°
Property identification:	40768 Tasman Highway, Waverley 7250 Zoning: Rural CT 104384/2, PID 6934699 24.6ha
Proposal:	Rezoning of the subject title to enable a future subdivision.
Land capability	Published Land Capability (1:100,000) Class 4 (24.6ha) Assessed Land Capability (1:10,000) Class 4 (10.1ha), Class 5 (8ha), Class 5+6 (5.1ha) & Class 6 (1.4ha)
Assessment comments:	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 th May 2023. This report summarises the findings of the desktop and field assessments.
Conclusion:	<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>
Assessment by:	 <hr/> <p>Michael Tempest, 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) 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 6th of August 2021 and 17th 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 DPIPW 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 (DPIPWE 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 (17th 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'¹ 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.

¹ 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

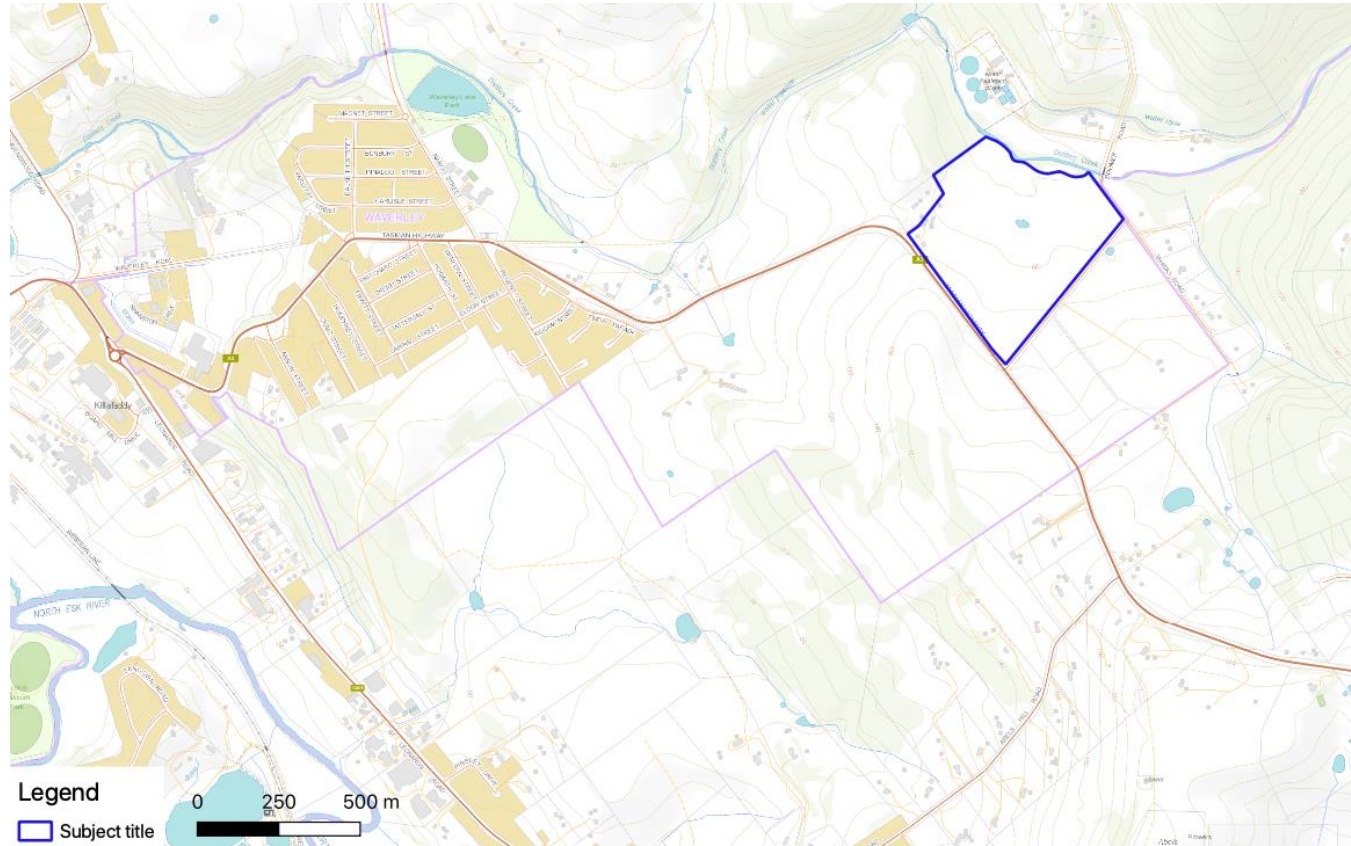
Rezoning 40768 Tasman Hwy to 'Rural Living' will result in the loss of 24.6ha of Class 4 land (10.1ha), Class 5 land (8ha), Class 5+6 land (5.1ha), and Class 6 land (1.4ha) from the agricultural estate. On the title there are two existing dwellings, one small dam (unknown capacity), and approximately 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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Appendix 1: Maps



Map Name: Location
Project: Proposed subdivision
Client: 6ty
Date: 25/05/2023

BaseMap image by List Topo
Cadastral from LIST
(C) State of Tas



Figure A1-1: Location

AGRICULTURAL REPORT: 40768 TASMAN HIGHWAY

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Figure A1-2: Aerial Image

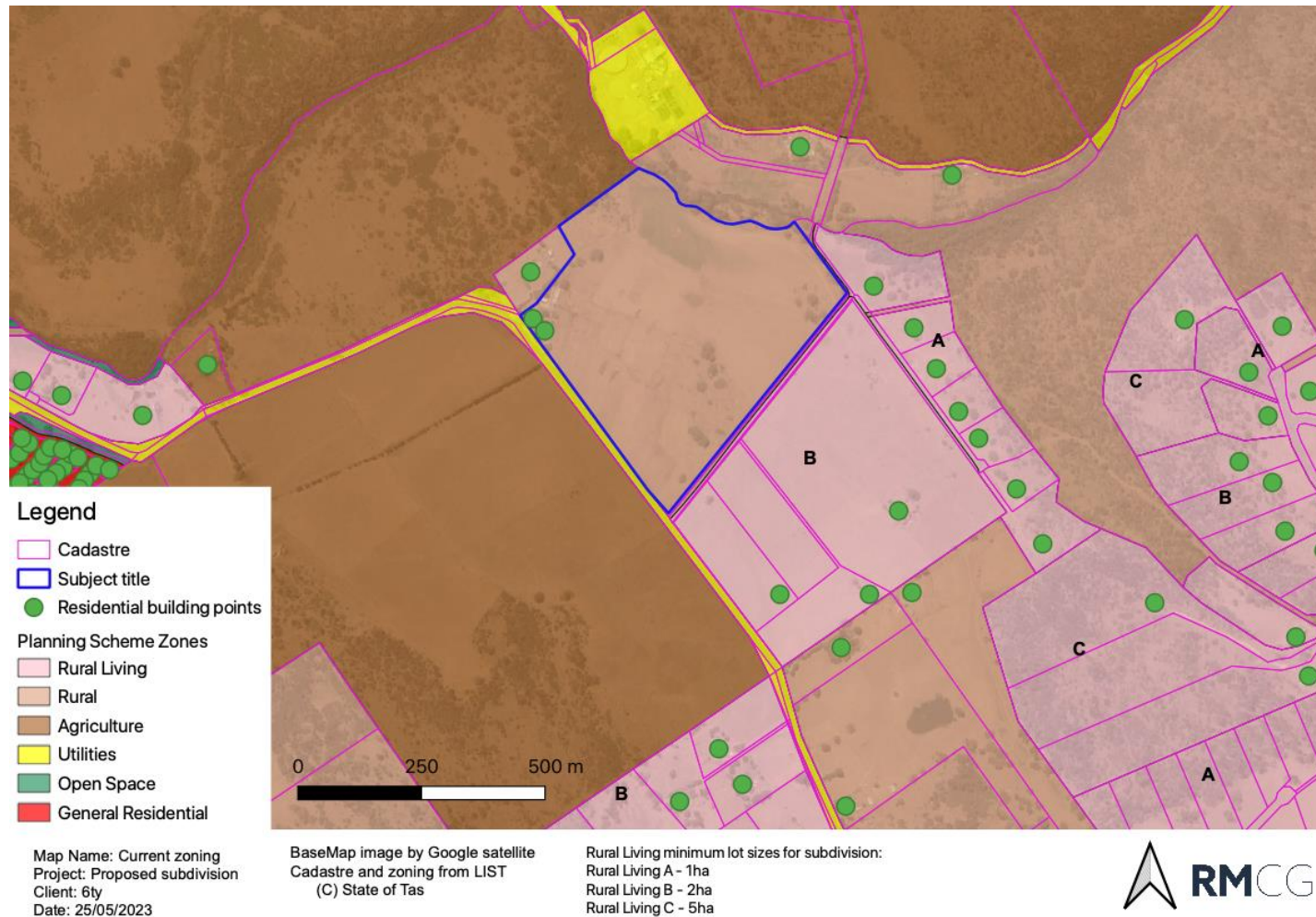


Figure A1-3: Existing zoning and surrounding dwellings

AGRICULTURAL REPORT: 40768 TASMAN HIGHWAY

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Figure A1-5: Land Capability



Legend
 □ Cadastrate
 □ Proposed lots
 ▨ Proposed setback

Map Name: Propsoed lots and setbacks
 Project: Proposed subdivision
 Client: 6ty
 Date: 23/06/2025

BaseMap image by LIST Ortho
 Cadastrate from LIST
 Note: External lot boundaries based on survey



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 ²	Area assessments of less than 15ha.
1:5 000	1ha	15m	500m ²	Site specific assessments for houses and areas less than 4ha.
1:1 000	0.04ha	3m	20m ²	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.

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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

Pit No	SOIL	COMMENTS	COLOUR	TEXTURE	STRUCTURE (E)	COARSE FRAGMENT SIZE (G)		SOIL DRAINAGE (D)	SURFACE STONE (R)	SLOPE (E)	EROSION RISK		FLOOD RISK	LAND CAPABILITY
						Type, mm	%				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 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 Very dark brown	Clay loam	Strong									4dr
	30-55		7.5YR 3/3 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 Herbicide spraying Cultivation 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 (Sep – Mar, max 10 passes)	Spray drift, noise	Ground based, likely to be very early in the morning
Herbicide spraying (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 flows. Stock access to waterways. Riparian zone management.
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.

Based on: Smith, RJ (2003) Rural Land Use Conflict: Review of Management Techniques – Final Report to Lismore Living Centres (PlanningNSW).

Appendix 6: Farm Business Scale Characteristics

Table A6-1 summarises a number of key characteristics associated with each scale. No single characteristic 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
Relevance for primary production	Dominant activity associated with the farm business is primary production. Likely to be viable. 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. Likely to be viable in time, potentially through cooperative arrangements, higher value products, downstream processing, complementary food, recreation, hospitality, tourism or value adding. If running livestock, then current carrying capacity is at least average DSE/ha for their area.	Land used for some primary production. Occupant/family needs to be supported by non-primary production income and/or off-farm income.	Little or no relevance for primary production.
Producer aspirations	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. 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.
Labour (FTE) for the primary production	At least 1 FTE	Likely to be at least 0.5 FTE	Likely to be less than 0.5 FTE	
Indicative Gross Income from Primary Production	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.
Land and Water resources (general characteristics)	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. Generally, 8-40 ha in area and a single title for other ventures. Water for irrigation likely, but it depends on the farm business activity.	Generally, 8-40 ha in area and a single title. Water for irrigation less likely, but possible, depending on location and cost of supply.	Generally, 1-8 ha in area. Land Capability variable. 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.
Connectivity	Few constraints likely. Likely to be well connected to other unconstrained titles, Expansion and/or intensification feasible.	Some constraints likely. Residences on majority of adjacent titles. Low connectivity to unconstrained titles.	Some constraints likely. Residences on majority of adjacent titles. Low connectivity to unconstrained titles.	Moderate to significant constraints likely. Residences on majority of adjacent titles. Little or no connectivity to unconstrained titles.
Registrations	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. 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. May not have a PIC or be registered for NLIS; are not registered for GST and unlikely to be part of any QA schemes.
Role of a dwelling	Dwelling is subservient to the primary production.	Dwelling is convenient/preferred to facilitate improved productivity. 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:

RM Consulting Group Pty Ltd trading RMCG

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250

rmcg.com.au — ABN 73 613 135 247

Offices in Victoria, Tasmania, ACT and NSW

Key contact

Michael Tempest

0467 452 155 — michael.t@rmcg.com.au



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°

RMCG

9 JULY 2025

Bushfire Hazard Management Report: 40768 Tasman Hwy

Report for: 6ty^o

Property location: 40768 Tasman Hwy, Waverley

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

Version: 2.0


Level 2, 102-104 Cameron Street, Launceston Tasmania 7250
(03) 6334 1033 — rm@rmcg.com.au
rmcg.com.au — ABN 73 613 135 247 — RM Consulting Group Pty Ltd
Victoria — Tasmania — NSW



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Executive summary

SUMMARY	
Client:	6ty°
Property identification:	40768 Tasman Hwy, Waverley 7250 Current zoning: Rural. Proposed rezoning to Rural Living. CT 104384/2
Proposal:	A 23-lot subdivision is proposed.
Assessment comments:	A field inspection of the site was conducted to determine the Bushfire Risk and Attack Level.
Conclusion:	<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 shard access if 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 >120m as the hose lays from a hydrant. Lot 17 is exempt as the existing water supply is sufficient.</p>
Assessment by:	 <hr/> <p>Michael Tempest Senior Consultant Accredited Person under Part 4A of the Fire Service Act 1979, 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	Slope	Downslope >0-5°	Upslope	Upslope	Flat
	Veg	Grassland	Grassland	Grassland	Grassland
LOT		NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST
5-7	Slope	Downslope >0-5°	Upslope	Upslope	Downslope >0-5°
	Veg	Grassland	Grassland	Grassland	Grassland
LOT		NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST
8, 9	Slope	Flat/Upslope	Flat/Upslope	Upslope	Downslope >0-5°
	Veg	Grassland and Forest	Grassland	Grassland	Grassland and Forest
LOT		NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST
10, 11	Slope	Upslope	Upslope	Flat/Upslope	Downslope >0-5°
	Veg	Grassland	Grassland	Grassland	Grassland
LOT		NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST
12, 13	Slope	Flat/Upslope	Flat/Upslope	Upslope	Downslope >0-5°
	Veg	Forest and Grassland	Grassland	Grassland	Grassland
LOT		NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST
14	Slope	Upslope	Flat	Upslope	Flat/Upslope
	Veg	Grassland	Grassland	Grassland	Forest

LOT		NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST
15-16	Slope	Downslope >0-5°	Flat/Upslope	Upslope	Flat/Upslope
	Veg	Grassland	Grassland	Grassland	Forest
LOT		NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST
17 (existing houses on this lot)	Slope	Downslope >0-5°	Upslope	Flat/Upslope	Upslope
	Veg	Grassland	Grassland	Grassland	Grassland
LOT		NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST
18-23	Slope	Downslope >0-5°	Flat / Upslope	Upslope	Downslope >0-5°
	Veg	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 ² .
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ² .
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ² .
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ² .
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front.

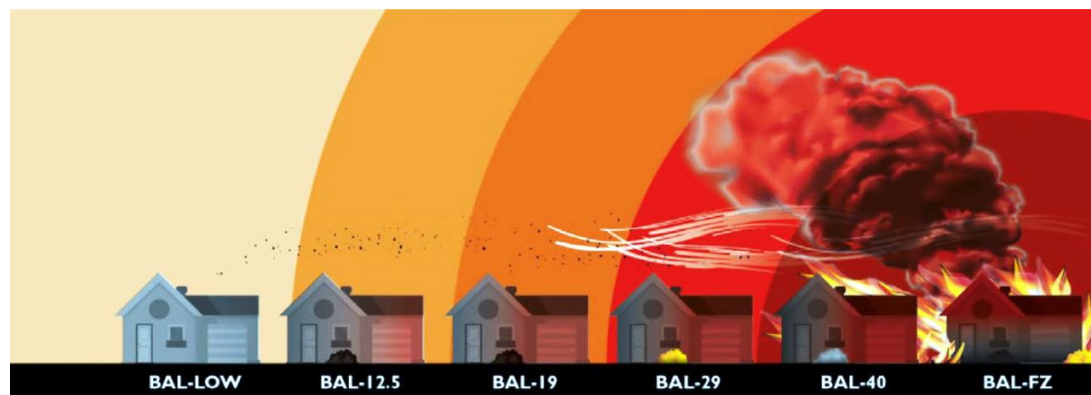


Figure 4-1: BAL diagram

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 14m from the southeastern, southwestern, and northwestern façades
	19	11m from the northeastern façade 10m from the southeastern, southwestern and northwestern façades
5-7	12.5	16m from the northeastern and northwestern façades 14m from the southeastern and southwestern façades
	19	11m from the northeastern and northwestern façades 10m from the southeastern and southwestern façades
8, 9	12.5	14m from the northeastern, southeastern, and southwestern façades 16m from the northwestern façade
	19	10m from the northeastern, southeastern, and southwestern façades 11m from the northwestern façade
10, 11	12.5	16m from the northwestern façade 14m from the northeastern, southeastern and southwestern façades
	19	11m from the northwestern façade 10m from the northeastern, southeastern and southwestern façades
12, 13	12.5	14m from the northeastern, southeastern and southwestern façades 16m from the northwestern façade
	19	10m from the northeastern, southeastern and southwestern façades 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 14m from the southeastern, southwestern, and northwestern façades
	19	11m from the northeastern façade 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 14m from the southeastern and southwestern façades
	19	11m from the northeastern and northwestern façades 10m from the southeastern and southwestern façades

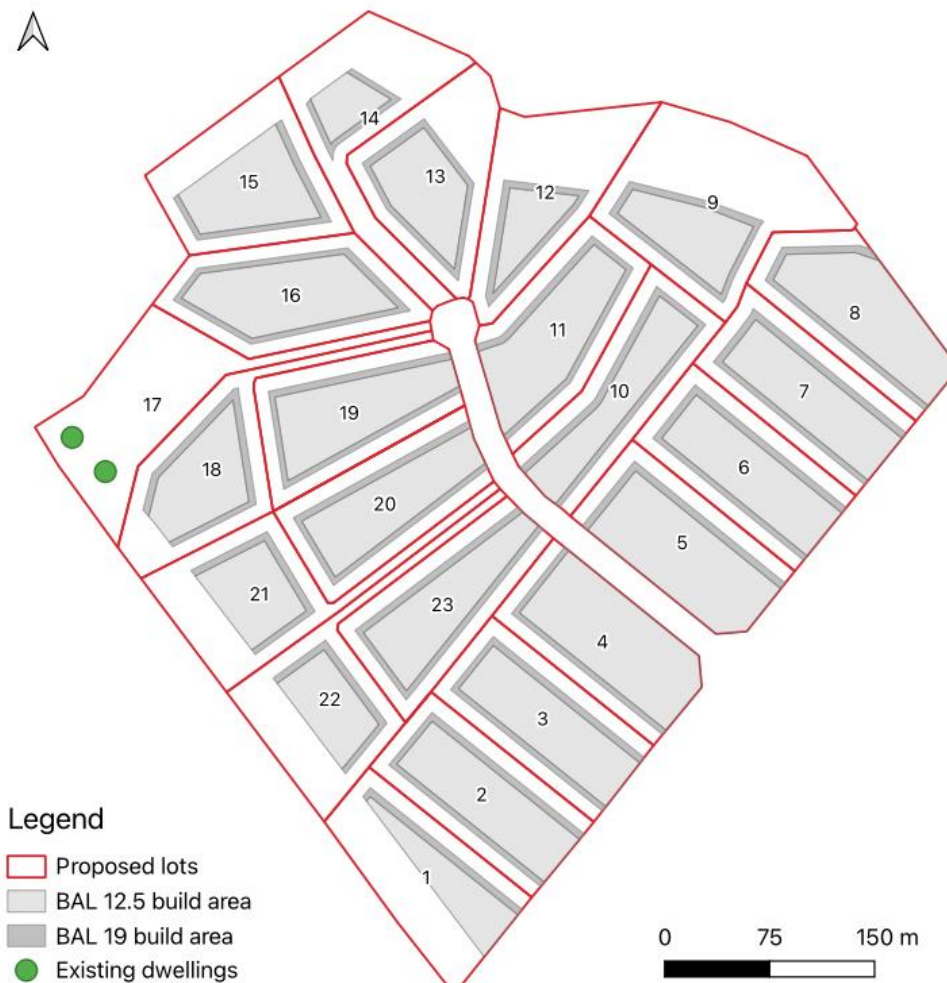


Figure 4-2: BAL 19 and BAL 12.5 construction areas

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"> 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.
	A1.b	<ul style="list-style-type: none"> BAL 19 & BAL 12.5 Setback Standards (AS 3959-2018) from future dwellings and associated buildings for Lots 1-16 and 18-23. 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.
C13.6.2 Public and firefighting access	A1.a	<ul style="list-style-type: none"> Existing access to the existing dwellings is compliant to the extent necessary. As there is insufficient increase in risk, Lot 17 is exempt.
	A1.b	<ul style="list-style-type: none"> Compliant with Element B of Table C13.2 where lot access is greater than 30m. Compliant with Elements B and C of Table C13.2 where lot access is greater than 200m. The roads must be compliant with Table C13.1 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. 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.
C13.6.3 Provisions for water supply for firefighting	A1.b	<ul style="list-style-type: none"> 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 <120m from a static water supply.
	A2.a	<ul style="list-style-type: none"> Existing water supply for the existing dwellings is compliant to the extent necessary. As there is insufficient increase in risk, Lot 17 is exempt.
	A2.b	<ul style="list-style-type: none"> 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 >120m from a static water supply.

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.



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

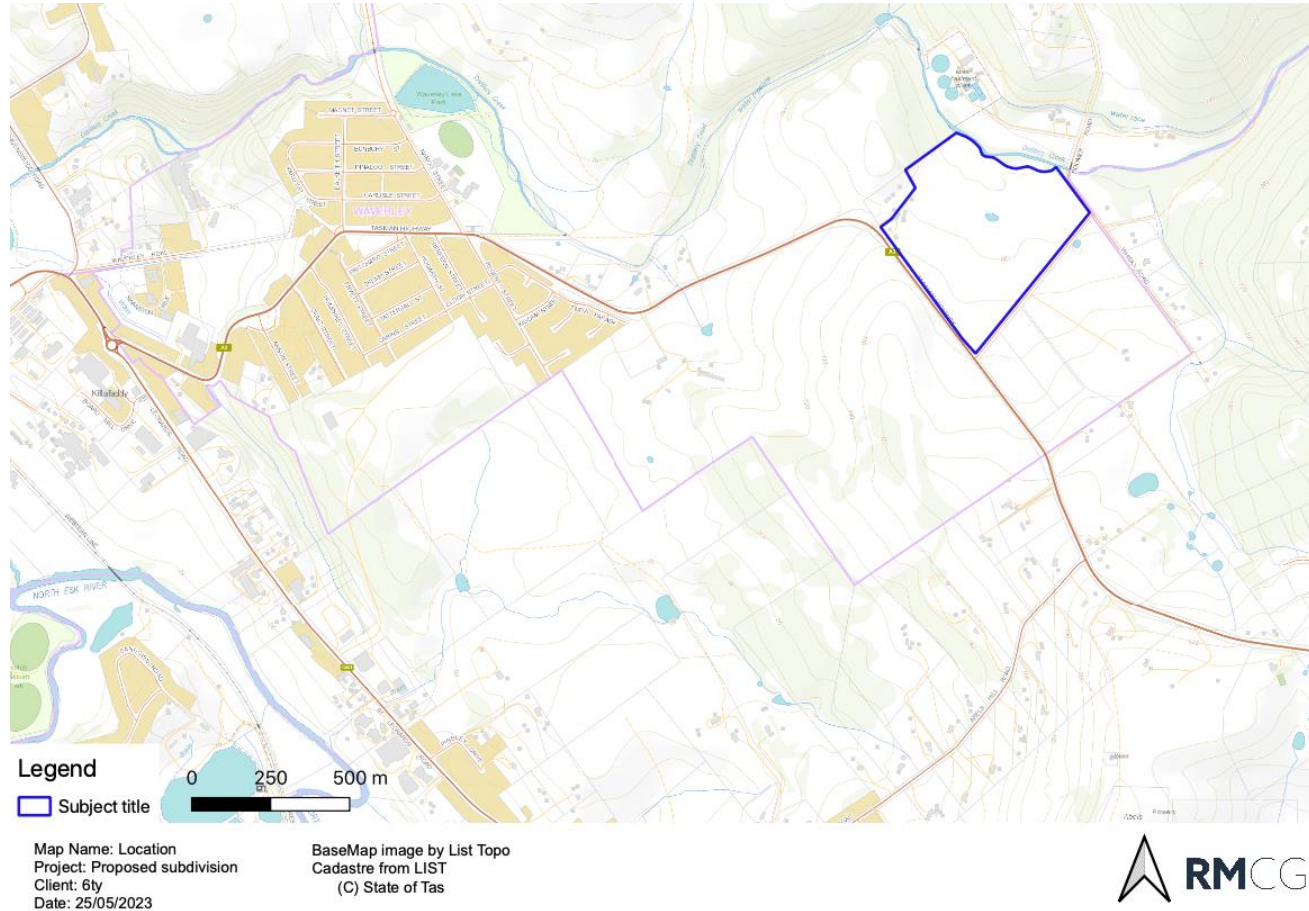


Figure A2-1: Location

BUSHFIRE HAZARD MANAGEMENT REPORT: 40768 TASMAN HWY

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Figure A2-2: Aerial image

Appendix 3: Site plan



Figure A3-1: Site plan

BUSHFIRE HAZARD MANAGEMENT REPORT: 40768 TASMAN HWY

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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

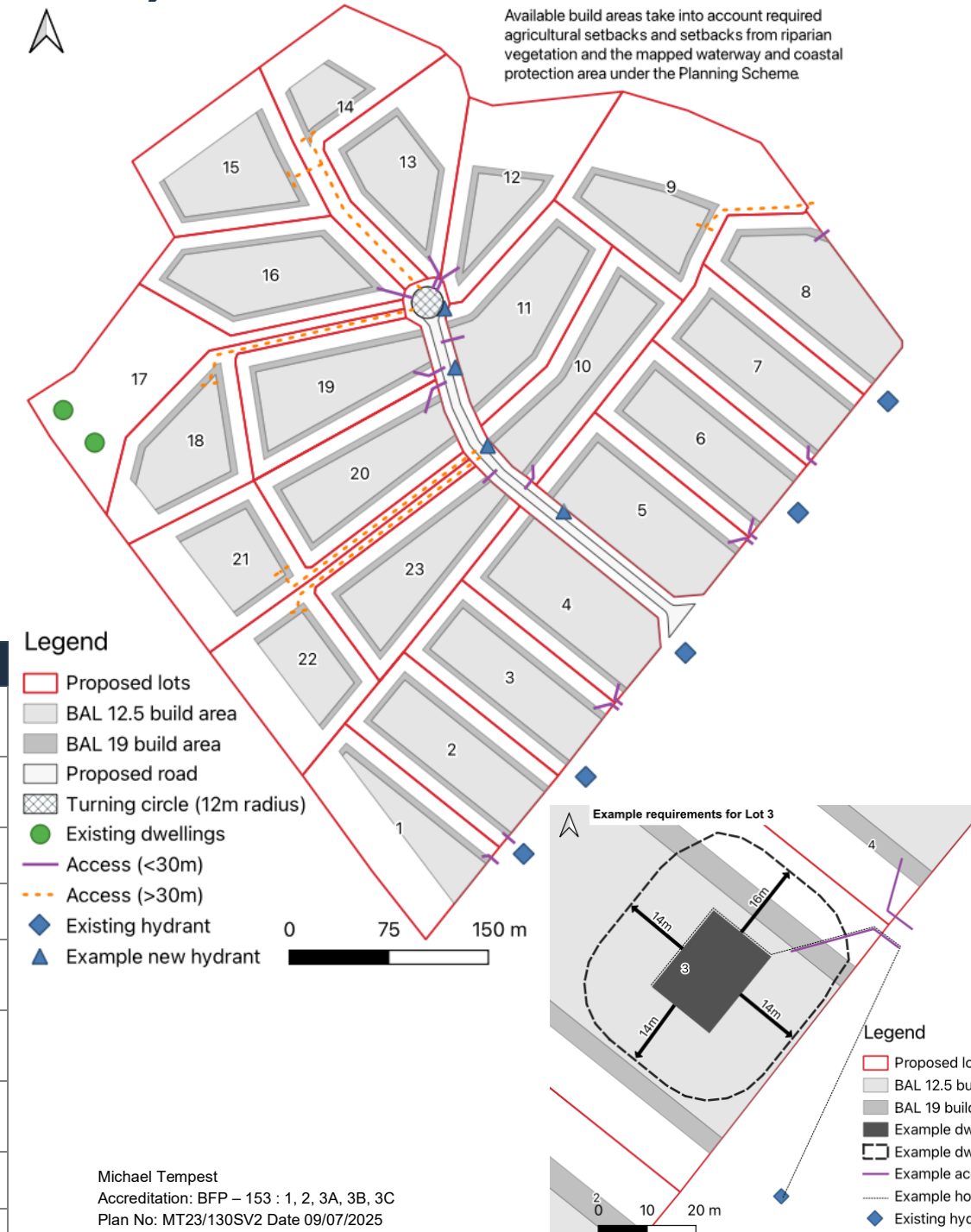
Buildings in Bushfire-Prone Areas are to be built in accordance with the Building Code of Australia and Australian Standard AS5939.

LOT	BAL	SETBACKS	LOT	BAL	SETBACKS
1-4	12.5	16m from the northeastern façade 14m from the southeastern, southwestern, and northwestern façades	12, 13	12.5	14m from the northeastern, southeastern and southwestern façades 16m from the northwestern façade
	19	11m from the northeastern façade 10m from the southeastern, southwestern and northwestern façades		19	10m from the northeastern, southeastern and southwestern façades 11m from the northwestern façade
5-7	12.5	16m from the northeastern and northwestern façades 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 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 16m from the northwestern façade	15, 16	12.5	16m from the northeastern façade 14m from the southeastern, southwestern, and northwestern façades
	19	10m from the northeastern, southeastern, and southwestern façades 11m from the northwestern façade		19	11m from the northeastern façade 10m from the southeastern, southwestern, and northwestern façades
10, 11	12.5	16m from the northwestern façade 14m from the northeastern, southeastern and southwestern façades	17	NA, house lot is exempt	
	19	11m from the northwestern façade 10m from the northeastern, southeastern and southwestern façades	18- 23	12.5	16m from the northeastern and northwestern façades 14m from the southeastern and southwestern façades
		19		11m from the northeastern and northwestern façades 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

BUSHFIRE HAZARD MANAGEMENT PLAN: 40768 TASMAN HWY, WAVERLEY (CT 104384/2 PID 6934699)



Michael Tempest
Accreditation: BFP – 153 : 1, 2, 3A, 3B, 3C
Plan No: MT23/130SV2 Date 09/07/2025

- 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*.

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

Certificate of Title / PID:

2. Proposed Use or Development

Description of proposed Use and Development:

Applicable Planning Scheme:

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

¹ 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"/> E1.4 / C13.4 – Use or development exempt from this Code	
Compliance test	Compliance Requirement
<input type="checkbox"/> E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/> E1.5.1 / C13.5.1 – Vulnerable Uses	
Acceptable Solution	Compliance Requirement
<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"/> E1.5.2 / C13.5.2 – Hazardous Uses	
Acceptable Solution	Compliance Requirement
<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"/> E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
Acceptable Solution	Compliance Requirement
<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"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<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"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<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

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

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:

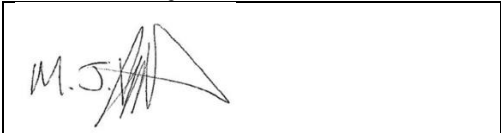
The scope of this certification is limited to compliance with the requirements of the Director’s Determination – Bushfire Hazard Areas v1.2.

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.

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:		MT23/130SV2	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

rmcg.com.au — ABN 73 613 135 247



Offices in Victoria, Tasmania and NSW

Key RMCG contact

Michael Tempest

0467 452 155 — michael.t@rmcg.com.au

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°

RMCG

9 JULY 2025

Flora and Fauna Report: 40768 Tasman Hwy

Report for: 6ty^o

Property Location: 40768 Tasman Hwy, Waverley

Prepared by: Sally Scrivens
RMCG
Level 2, 102-104 Cameron Street
Launceston TAS 7250

Version: 1.1

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250
(03) 6334 1033 — rm@rmcg.com.au
ABN 73 613 135 247 — RM Consulting Group Pty Ltd
Victoria — Tasmania — NSW

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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 17th 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 17th 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 RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ¹
SPECIES NAME		NVA RECORD	STATUS 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

¹ See text for explanatory information

THREATENED FLORA SPECIES				PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ¹
SPECIES NAME		NVA RECORD	STATUS S*/N*		
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 pearflower	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 RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ¹
SPECIES NAME		NVA RECORD	STATUS S*/N*		
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 RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ¹
SPECIES NAME		NVA RECORD	STATUS S*/N*		
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 RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ¹
SPECIES NAME		NVA RECORD	STATUS S*/N*		
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 RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ²
SPECIES NAME		NVA RECORD	STATUS S*/N ⁺	FPA ^x RANGE 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

² See text for explanatory information

THREATENED FAUNA SPECIES					PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ²
SPECIES NAME		NVA RECORD	STATUS S*/N+	EPA ^x RANGE 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 RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ²
SPECIES NAME		NVA RECORD	STATUS S*/N+	EPA ^x RANGE 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 understorey 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 RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ²
SPECIES NAME		NVA RECORD	STATUS S*/N ⁺	EPA ^x RANGE 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

* 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 baileyana</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.

12 References

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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 (Furneaux group).
<i>Cryptandra amara</i>	Pretty pearflower	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.

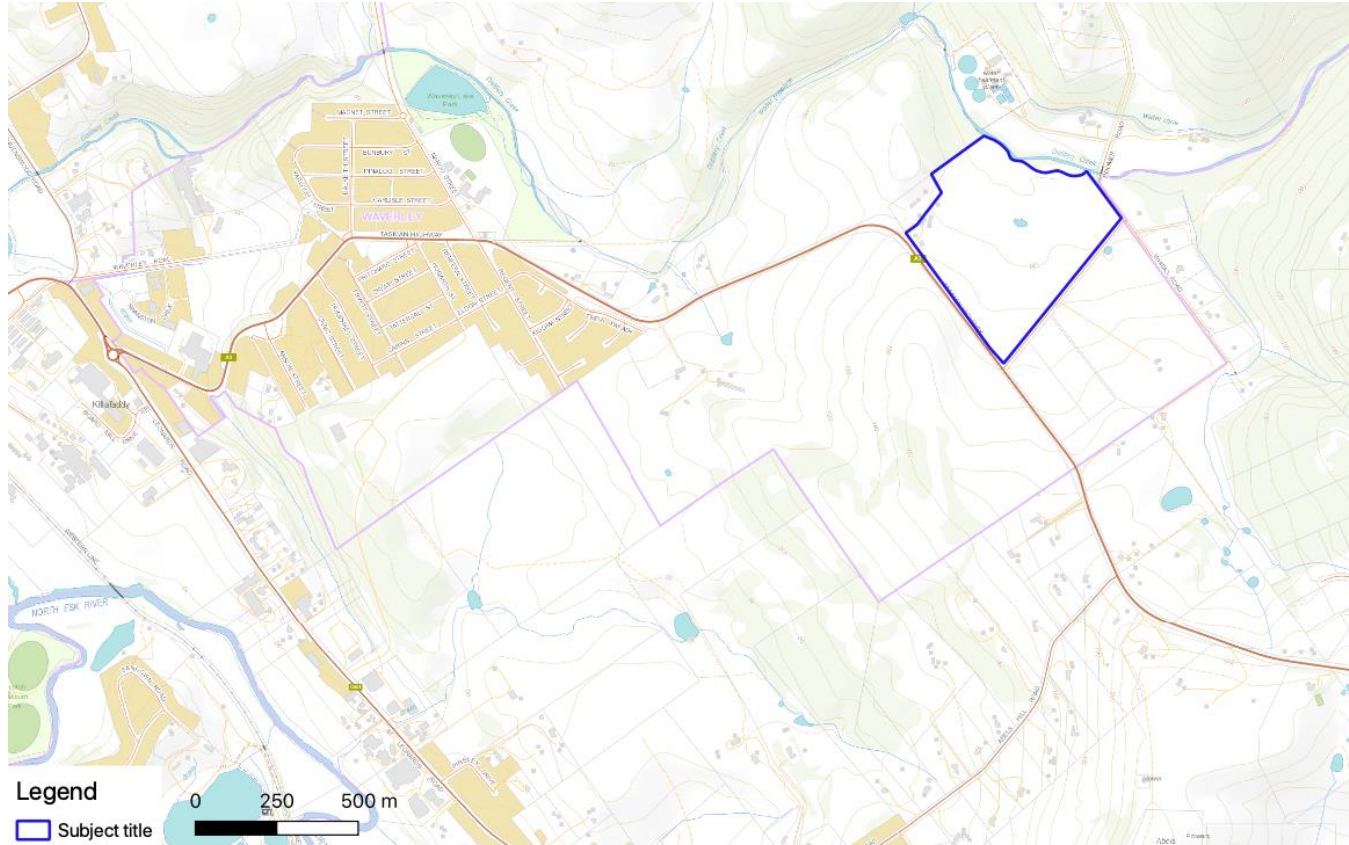
Table A1-2: Preferred habitat for threatened fauna previously recorded within 5km or with range boundaries within 5km of the subject title from NVA and BVD accessed 08/05/2023

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 poeciloptilus</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>Haliaeetus 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 sedgelands), 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 ²). 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



Map Name: Location
Project: Proposed subdivision
Client: 6ty
Date: 25/05/2023

BaseMap image by List Topo
Cadastral from LIST
(C) State of Tas



Figure A2-1: Location

FLORA AND FAUNA REPORT: 40768 TASMAN HWY

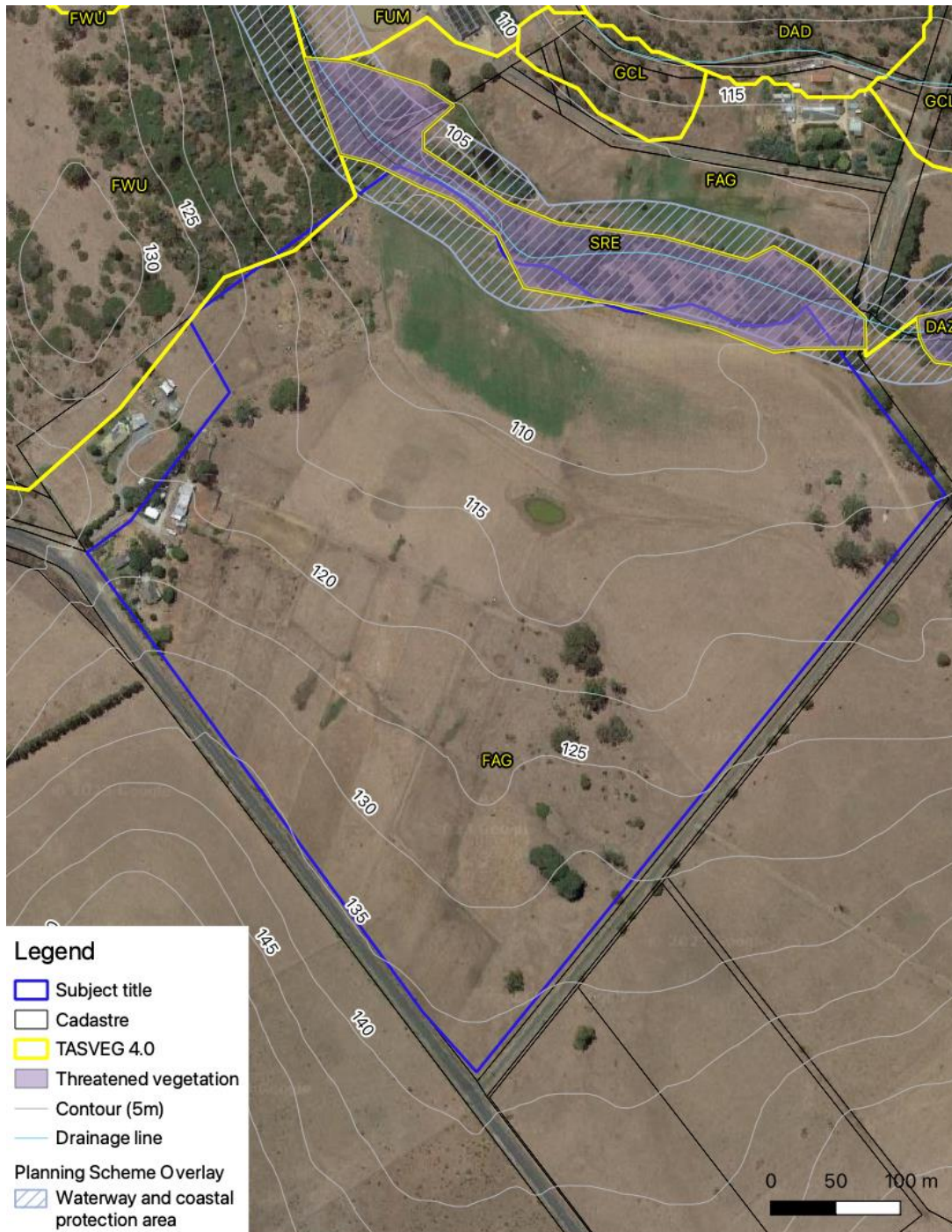


Figure A2-2: Aerial image

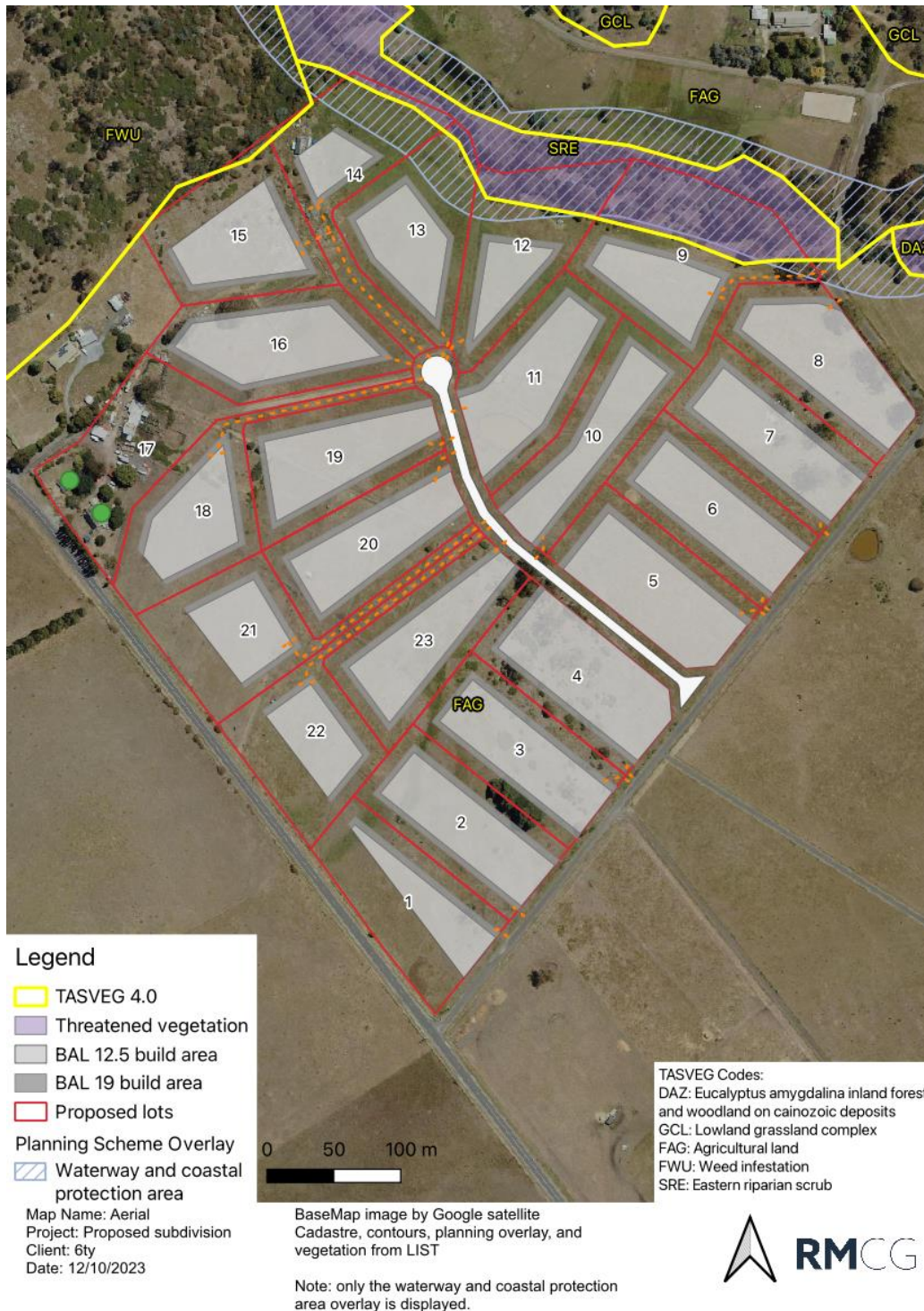


Figure A2-3: Proposal. Note access of Lot 9 passes through the waterway and coastal protection area (WCPA). Build areas and designed to avoid any impact on the WCPA and threatened vegetation, including when taking into account the required bushfire hazard management areas.

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:

RM Consulting Group Pty Ltd trading RMCG

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250

rmcg.com.au — ABN 73 613 135 247

Offices in Victoria, Tasmania and NSW

Key contact

Sally Scrivens

0409 616 173 — sallys@rmcg.com.au



Document review and authorisation

Project Number: #1462

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



**23 LOT SUBDIVISION
40768 TASMAN HIGHWAY, ST LEONARDS**

**TRAFFIC IMPACT ASSESSMENT
DECEMBER 2024**



Traffic Impact Assessment



23 Lot Subdivision 40768 Tasman Hwy, St Leonards

TRAFFIC IMPACT ASSESSMENT

- Final 6
- December 2024

Traffic & Civil Services
ABN 72617648601
1 Cooper Crescent
RIVERSIDE
Launceston TAS 7250 Australia
P: +61 3 634 8168
M: 0456 535 746
E: Richard.burk@trafficandcivil.com.au
W: www.trafficandcivil.com.au

Traffic Impact Assessment



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Document history and status

Revision	Date issued	Reviewed by	Approved by	Date approved	Revision type
1	6 th July 2023	R Burk	R Burk	6 th July 2023	Draft #1
2	8 th Aug 2023	R Burk	R Burk	8 th Aug 2023	Final
3	14 th Oct 2024	R Burk	R Burk	14 th Oct 2024	Final 2
4	18 th Nov 2024	R Burk	R Burk	18 th Nov 2024	Final 3
5	19 th Nov 2024	R Burk	R Burk	19 th Nov 2024	Final 4
6	18 th Dec 2024	R Burk	R Burk	18 th Dec 2024	Final 5
7	20 th Dec 2024	R Burk	R Burk	20 th Dec 2024	Final 6

Distribution of copies

Revision	Copy no	Quantity	Issued to
Draft #1	1	1	Ashley Brook (6ty)
Final	1	1	Ashley Brook (6ty)
Final 2	1	1	Ashley Brook (6ty)
Final 3	1	1	Ashley Brook (6ty)
Final 4	1	1	Ashley Brook (6ty)
Final 5	1	1	Ashley Brook (6ty)
Final 6	1	1	Ashley Brook (6ty)

Printed:	20 December 2024
Last saved:	20 December 2024 04:12 PM
File name:	40768 Tasman Hwy
Author:	Richard Burk
Project manager:	Richard Burk
Name of organisation:	TBA
Name of project:	40768 Tasman Hwy
Name of document:	40768 Tasman Hwy
Document version:	Final 6
Project number:	

Traffic Impact Assessment



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

Traffic Impact Assessment



1.5 Statement of Qualifications and Experience

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

Richard Burk

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

Director Traffic and Civil Services Pty Ltd

Traffic Impact Assessment



1.6 Glossary of Terms

AADT	Annual Average Daily Traffic - The total number of vehicles travelling in both directions passing a point in a year divided by the number of days in a year.
Acceleration Lane	An auxiliary lane used to allow vehicles to increase speed without interfering with the main traffic stream. It is often used on the departure side of intersections.
Access	The driveway by which vehicles and/or pedestrians enter and/or leave the property adjacent to a road.
ADT	Average Daily Traffic – The average 24-hour volume being the total number of vehicles travelling in both directions passing a point in a stated period divided by the stated number of days in that period.
Austrroads	The Association of Australian and New Zealand road transport and traffic authorities and includes the Australian Local Government Association.
Delay	The additional travel time experienced by a vehicle or pedestrian with reference to a base travel time (e.g. the free flow travel time).
DSG	Department of State Growth – The Tasmanian Government Department which manages the State Road Network.
GFA	Gross Floor Area
Intersection Kerb	The place at which two or more roads meet or cross. A raised border of rigid material formed at the edge of a carriageway, pavement or bridge.
km/h	Kilometres per hour
Level of Service	An index of the operational performance of traffic on a given traffic lane, carriageway or road when accommodating various traffic volumes under different combinations of operating conditions. It is usually defined in terms of the convenience of travel and safety performance.
m	Metres
Median	A strip of road, not normally intended for use by traffic, which separates carriageways for traffic in opposite directions. Usually formed by painted lines, kerbed and paved areas grassed areas, etc.
Movement	A stream of vehicles that enters from the same approach and departs from the same exit (i.e. with the same origin and destination).
Phase	The part of a signal cycle during which one or more movements receive right-of-way subject to resolution of any vehicle or pedestrian conflicts by priority rules. A phase is identified by at least one movement gaining right-of-way at the start of it and at least one movement losing right-of-way at the end of it.

Traffic Impact Assessment



Sight Distance	The distance, measured along the road over which visibility occurs between a driver and an object or between two drivers at specific heights above the carriageway in their lane of travel.
Signal Phasing	Sequential arrangement of separately controlled groups of vehicle and pedestrian movements within a signal cycle to allow all vehicle and pedestrian movements to proceed.
SISD	Safe Intersection Sight Distance – The sight distance provides sufficient distance for a driver of a vehicle on the major road to observe a vehicle on a minor road approach moving into a collision situation and to decelerate to a stop before reaching the collision point.
Speed	Distance travelled per unit time.
85th Percentile	The speed at which 85% of car drivers will travel slower and 15% will travel faster. A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian traffic demands.
Traffic-actuated Control	A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian traffic demands.
Traffic Growth Factor	A factor used to estimate the percentage annual increase in traffic volume.
Trip	A one-way vehicular movement from one point to another excluding the return journey. Therefore, a vehicle entering and leaving a land use is counted as two trips. (RTA Guide to Traffic generating Developments).
Turning Movement	The number of vehicles observed to make a particular turning movement (left or right turn, or through movement) at an intersection over a specified period.
Turning Movement Count	A traffic count at an intersection during which all turning movements are recorded.
Vehicle Actuated Traffic Signals	Traffic signals in which the phasing varies in accordance with the detected presence of vehicles on the signal approaches.
vpd	vehicles per day – The number of vehicles travelling in both directions passing a point during a day from midnight to midnight.
vph	vehicles per hour – The number of vehicles travelling in both directions passing a point during an hour.

1.7 Site Specific Glossary of Terms

CoL	City of Launceston
SSA	Safe System Assessment

Traffic Impact Assessment

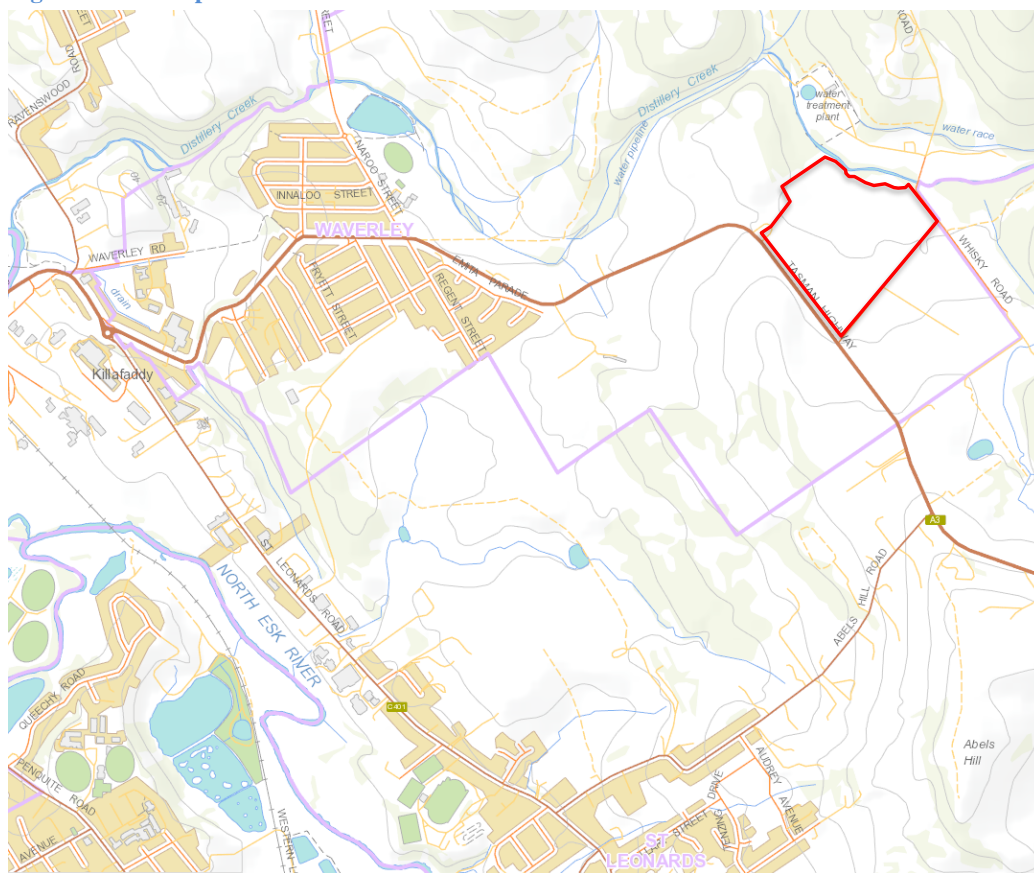


2. Site Description

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, DPIWE

Traffic Impact Assessment



Figure 2 – Aerial view of proposed subdivision site



Source: *The List*, DPIPW

Traffic Impact Assessment



3. Proposal, Planning Scheme and Road Owner objectives

3.1 Description of Proposed Development

The proposal is to subdivide 40768 Tasman Hwy into 23 lots typically about 10,000m² in area. Figures 3.1 & 3.2 show the proposed lot layout and road access, see Appendix A for the full Plan of Subdivision.

Proposed Lots 1-9 access Boomer Road

Proposed Lots 10-23 access the proposed Road

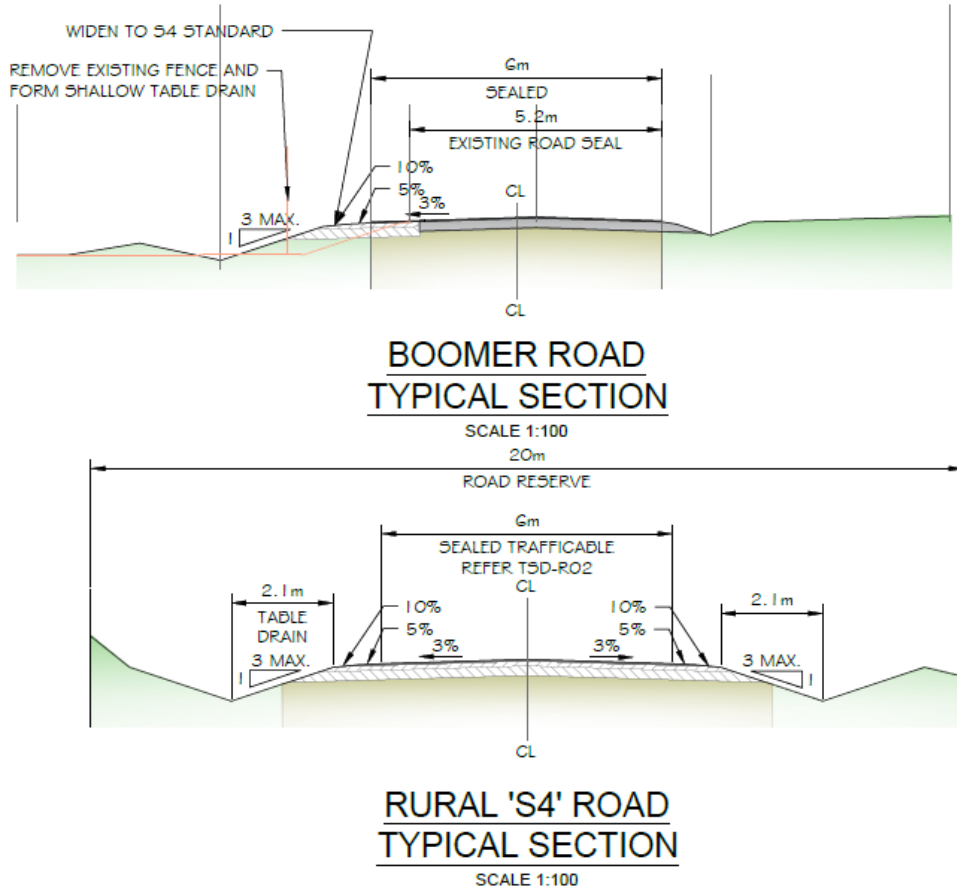
Figure 3.1 – Proposed 23 lot subdivision layout at #40768 Tasman Hwy, St Leonards



Traffic Impact Assessment



Figure 3.2 – Proposed road cross sections



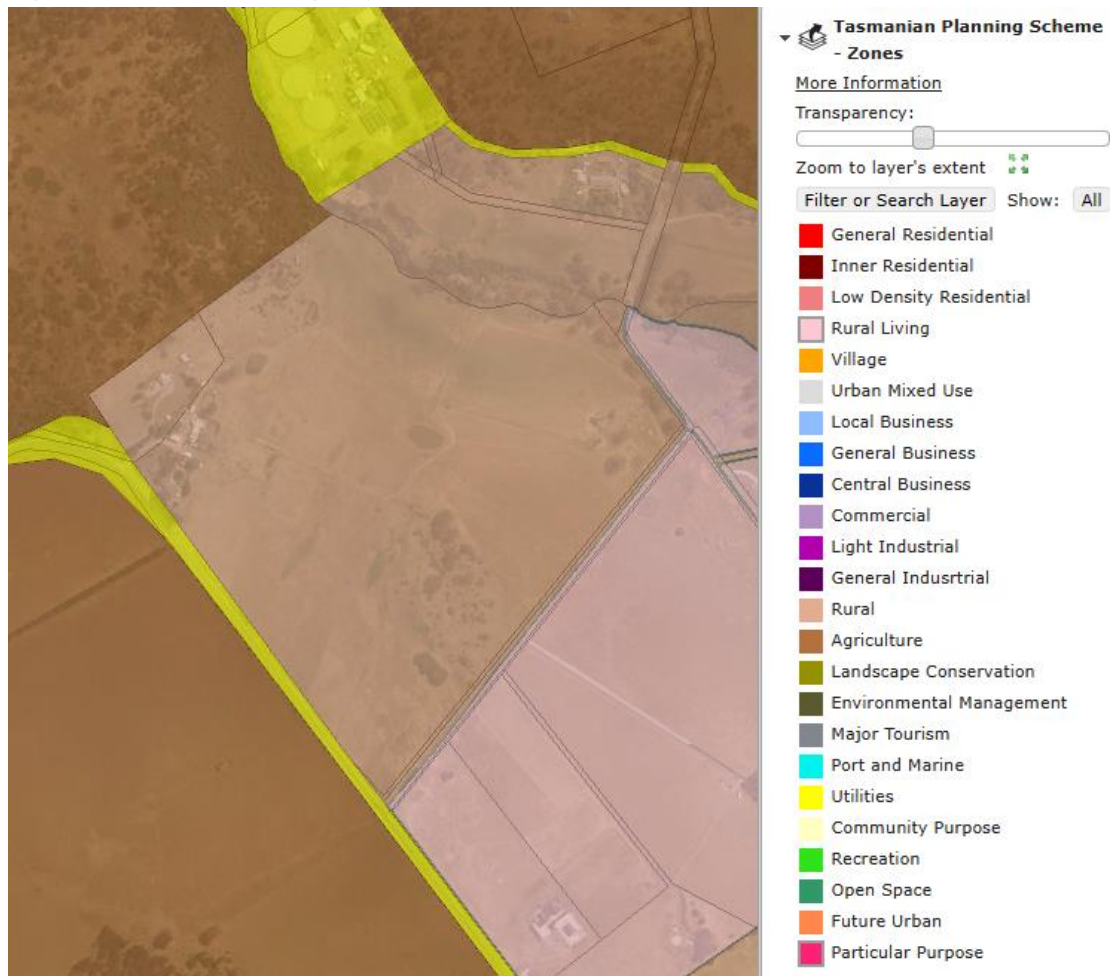
Traffic Impact Assessment



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.

Traffic Impact Assessment



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.

Traffic Impact Assessment



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.

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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



Traffic Impact Assessment



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



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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.

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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



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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

Traffic Impact Assessment



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.

Traffic Impact Assessment



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



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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.

Traffic Impact Assessment



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.

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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



Traffic Impact Assessment



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.

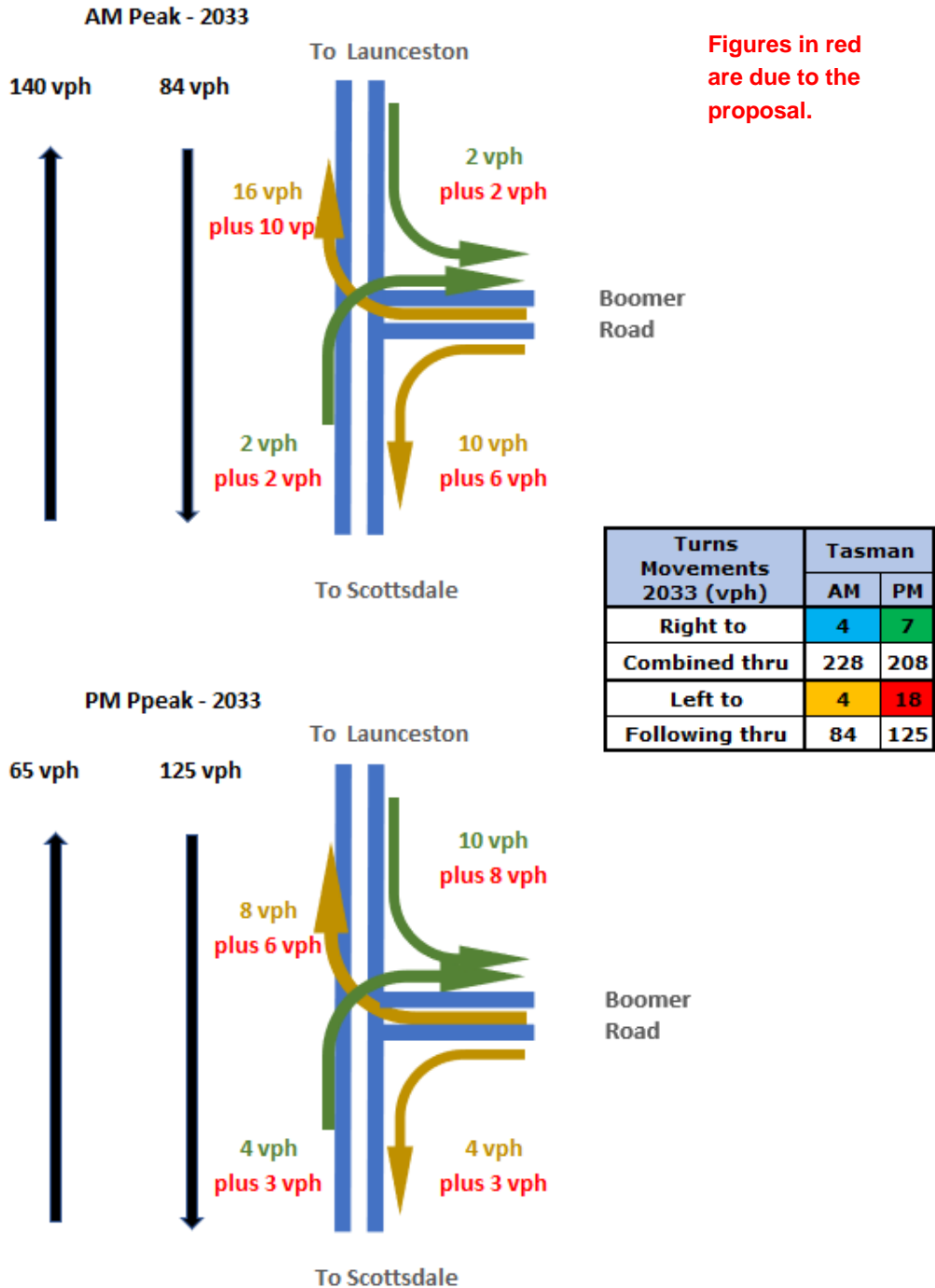
5.3 Trip Assignment

Traffic assignments at impacted junctions are summarised in Figures 29 and 30.

Traffic Impact Assessment



Figure 29 – 2033 Traffic Assignment at Tasman Hwy / Boomer Rd junction

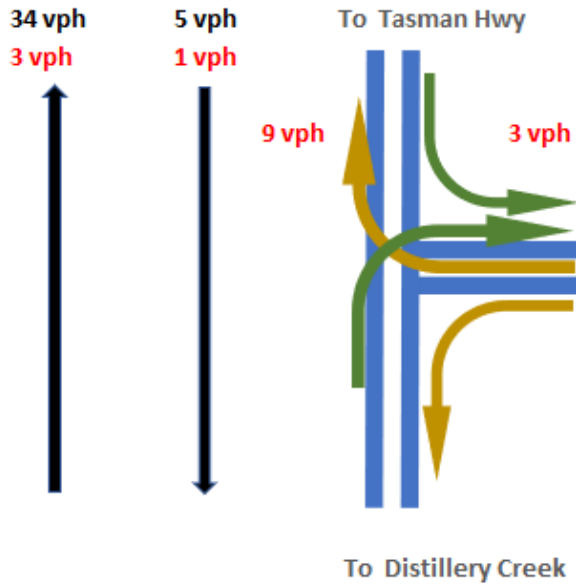


Traffic Impact Assessment



Figure 30 – 2033 Traffic Assignment at Boomer Rd / Proposed Rd junction

AM Peak - 2033

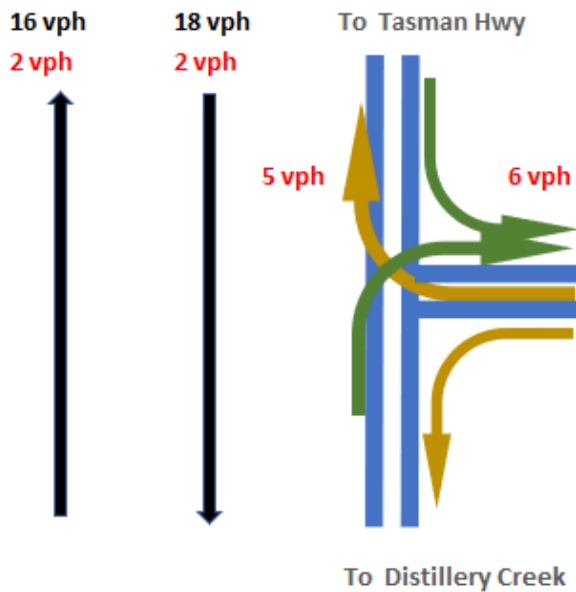


Figures in red are due to the proposal.

Proposed Road

Turns Movements 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

Traffic Impact Assessment



6. Impact on Road Network

6.1 Sight Distance Criteria – Figure 31

Figure 31 – Sight distance summary

Junction / Access	Speed		Road Frontage Sight Distance			
	Limit (km/h)	Environment (km/h)	Austrroads SISD (m)	Available Left(m) Right(m)		AS/NZS 2890.1 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

Austrroads Junction Compliant

AS/ NZS 2890.1 Property Access Compliant

Existing Sealed Rural Default Speed Limit applicable to Boomer Road

Proposed road speed limit.

Traffic Impact Assessment



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.

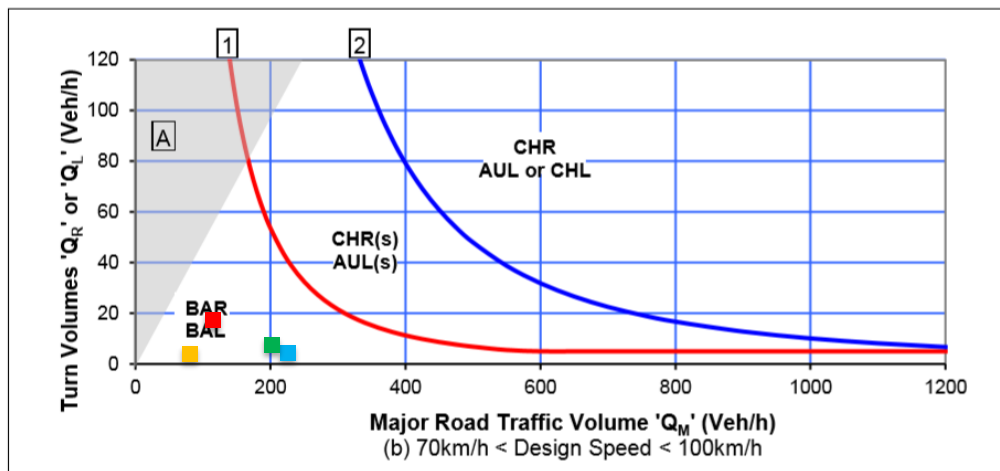
6.2.1 Tasman Hwy / Boomer Rd Junction

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 Movements 2033 (vph)	Tasman	
	AM	PM
Right to	4	7
Combined thru	228	208
Left to	4	18
Following thru	84	125

Traffic Impact Assessment



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.



Traffic Impact Assessment

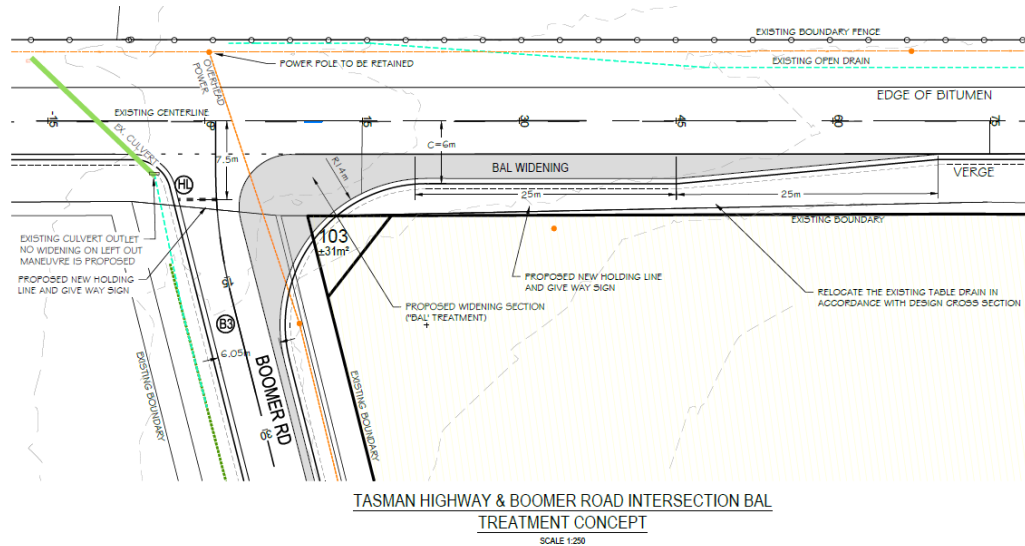


Figure 34 – Available roadside width Tasman Hwy / Boomer Road junction



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



Traffic Impact Assessment



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

Traffic Impact Assessment



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.

Traffic Impact Assessment



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.

Traffic Impact Assessment



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.

Traffic Impact Assessment



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.

Traffic Impact Assessment



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

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/

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.

Traffic Impact Assessment



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.*

Traffic Impact Assessment



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.

Traffic Impact Assessment

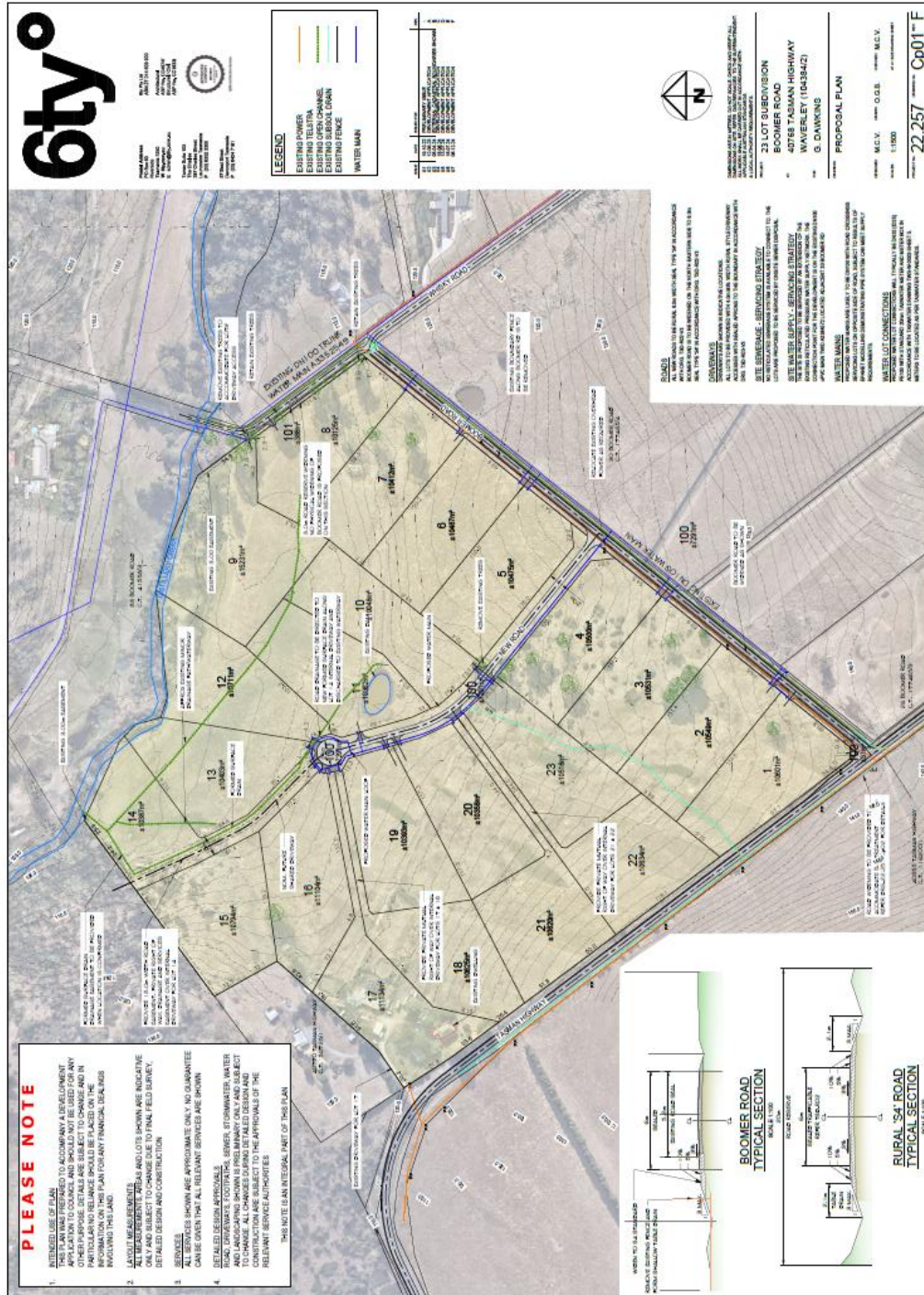


Appendices

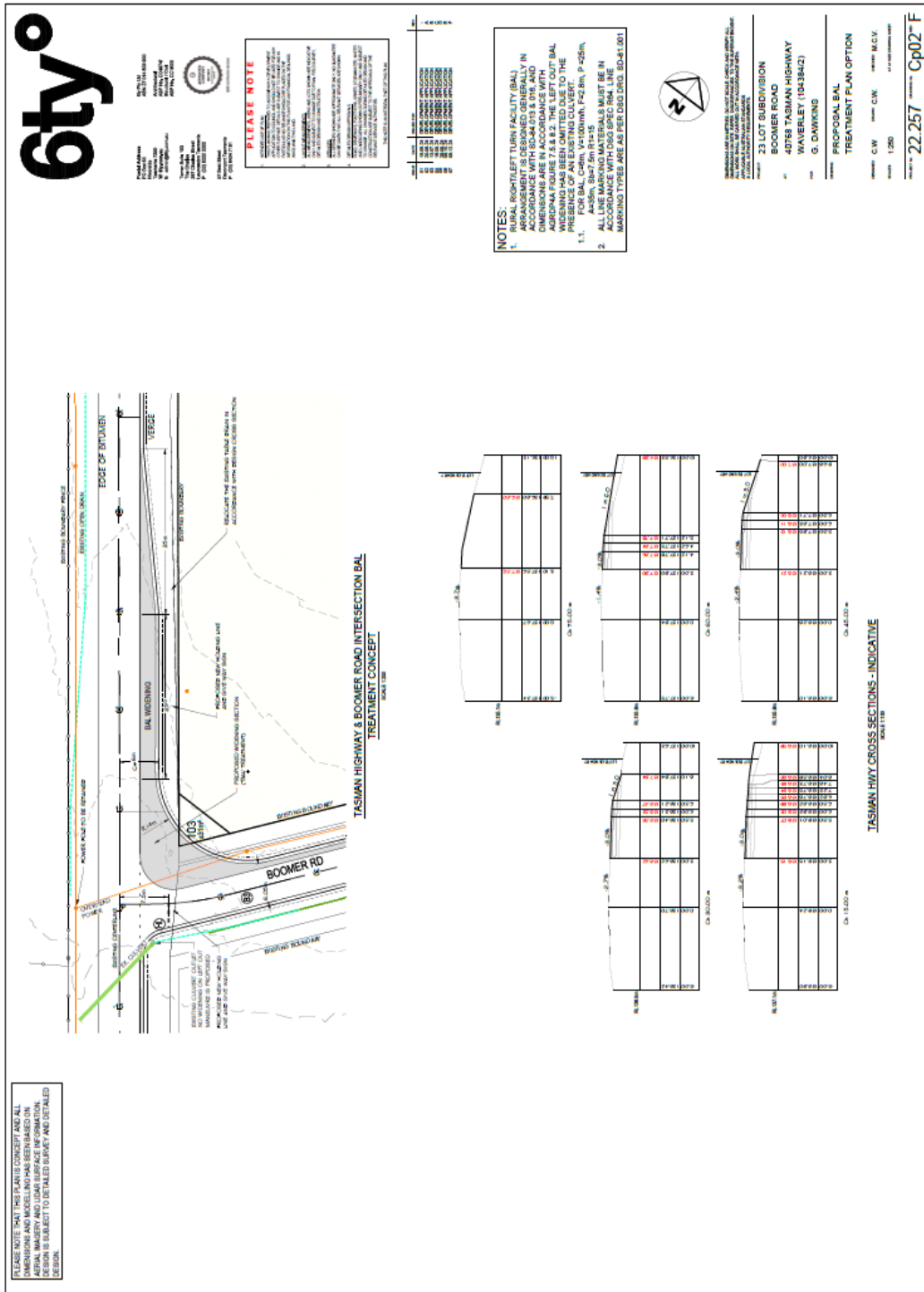
Traffic Impact Assessment



Appendix A – Proposed Plan of Subdivision



Traffic Impact Assessment



Traffic Impact Assessment



Appendix B – Austroads Level of Service descriptions

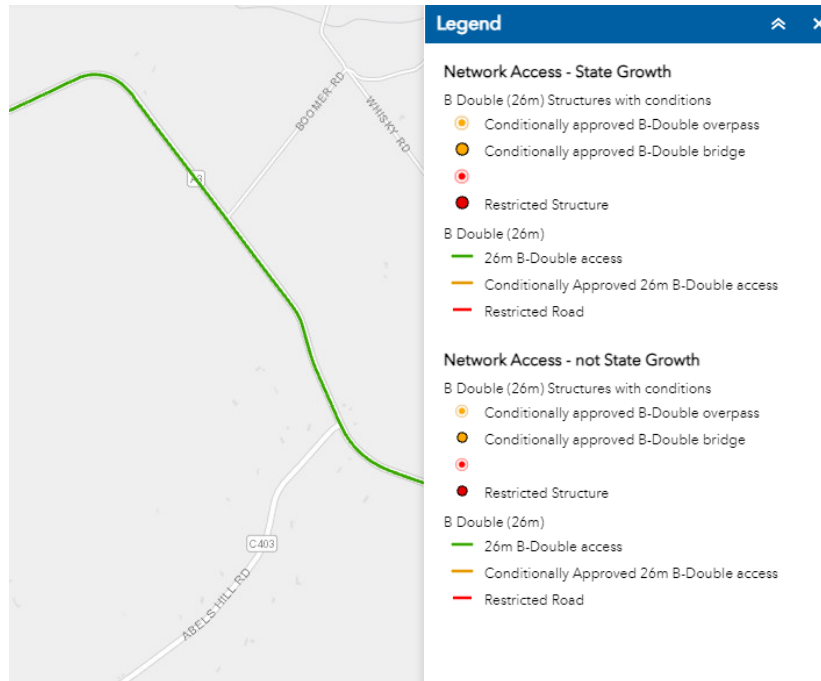
Level of service A	A condition of free-flow in which individual drivers are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to manoeuvre within the traffic stream is extremely high, and the general level of comfort and convenience provided is 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.

Traffic Impact Assessment

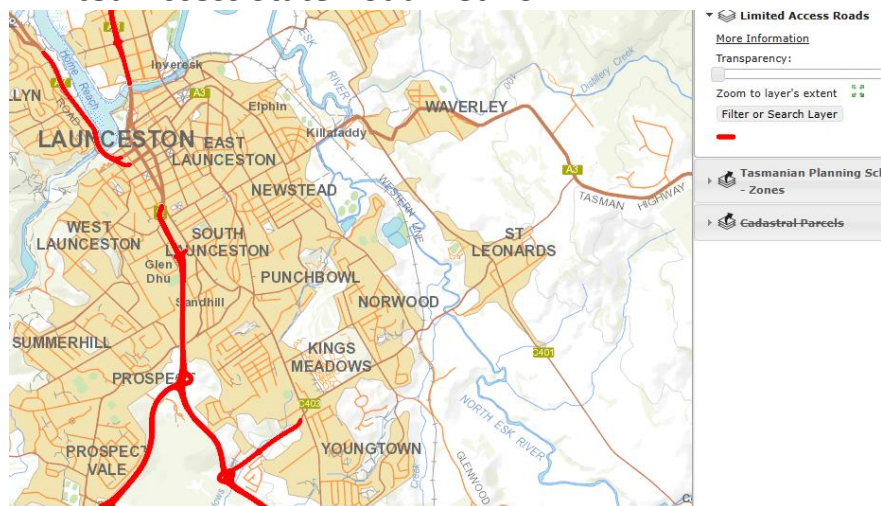


Appendix C – State Road Information

Tasmanian 26m B Double Network



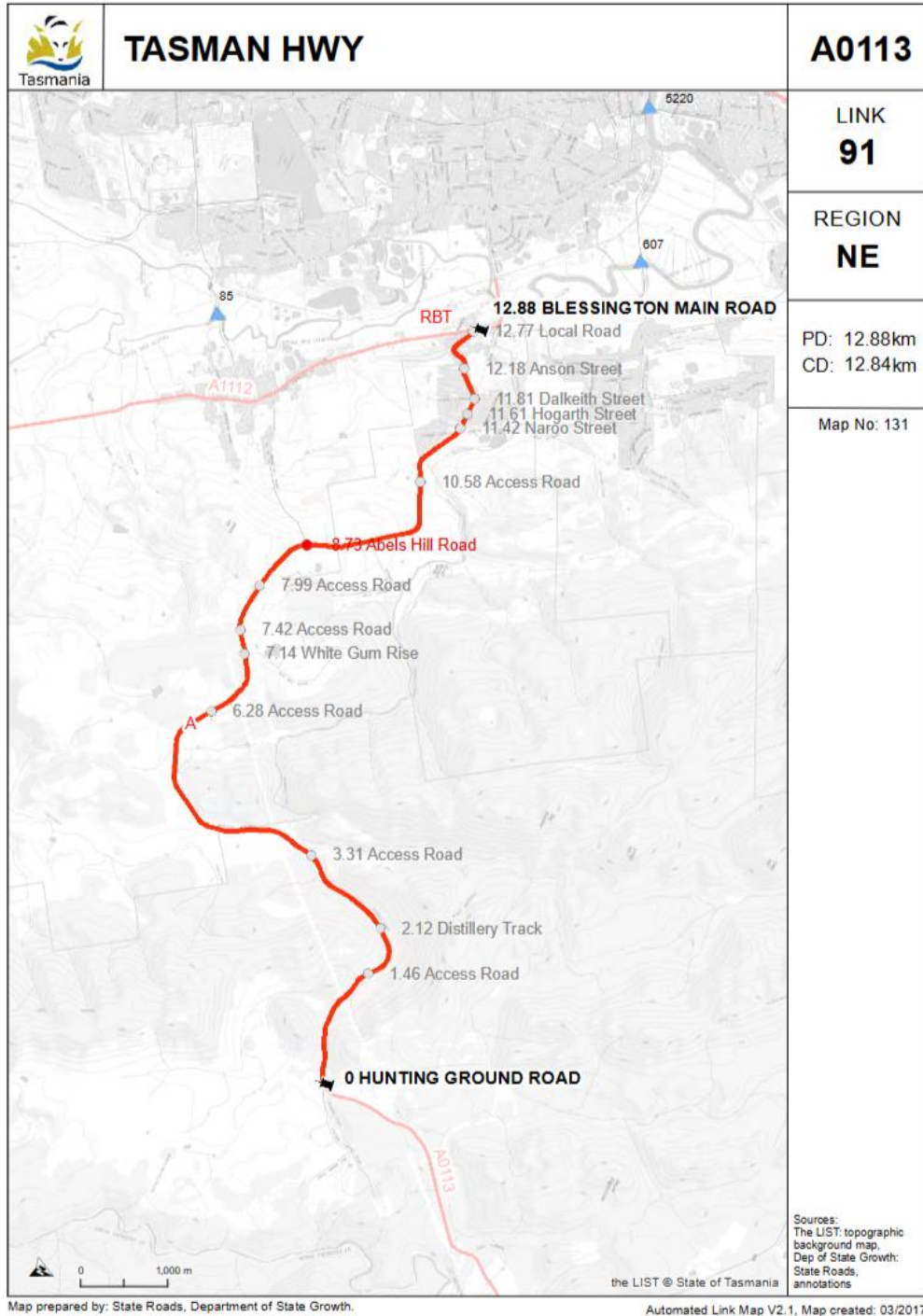
Limited Access State Road Network



Traffic Impact Assessment



Department of State Growth Link Maps



Traffic Impact Assessment



Appendix D – Safe Systems Assessment

Safe System Assessment		Existing Tasman Hwy approaches to Boomer Road					
Exposure	Run-off-road	Head-on	Intersection	Other	Pedestrian	Cyclist	Motorcyclist
Justification (AADT 2,000 vpd)	Low traffic volume, no reported crash history	Low traffic volume, no reported crash history	Low traffic volume on priority road and side road (240vpd) and no reported crashes	Bus route	Very low pedestrian activity in rural environment	Low cyclist activity	Low motorcyclist activity
Score / 4	1	1	1	1	1	1	1
Likelihood	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.
Justification							
Score / 4	1	1	4	3	4	3	1
Severity	High speed environment	High speed environment	High speed environment	High speed environment	High Severity for pedestrians	High Severity for cyclists	High Severity for motorcyclists
Justification (100 km/h speed limit)							
Score / 4	4	4	4	4	4	4	4
Product	Total Score / 64	4	16	12	16	12	4
							Total / 448
							68

Traffic Impact Assessment



Safe System Assessment		Boomer Road (Approaches to proposed junction)						
Exposure	Justification (AADT 240 vpd)	Run-off-road	Head-on	Intersection	Other	Pedestrian	Cyclist	Motorcyclist
	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.
Severity	Score / 4	2	3	1	2	4	2	1
	Justification (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
Product	Score / 4	4	4	4	4	4	4	4
	Total Score /64	8	12	4	8	16	8	4
	Total /448							
								60

Traffic Impact Assessment



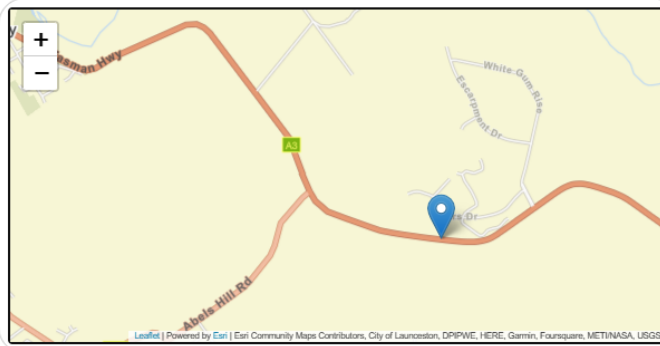
Appendix E – Traffic Count Data

Tasman Hwy - DSG Data

Site 0000A0113863

A0113863
Description: Tasman Highway 930m E Of Abels Hill Rd
City: Abels Hill
Route number: A0113

Site Data



Traffic Statistics by Direction

Direction	Weekday average total traffic	7-day average traffic	Weekly traffic total
East	956	910	6,367
West	970	925	6,477
Total	1,926	1,835	12,844

Annual Statistics

Data Item	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
AADT	1,517	-	1,717	1,775	1,829	1,856	1,994	1,862	2,046	1,871
% HV	8.6%	-	9.7%	8.2%	7.4%	6.6%	6.7%	6.7%	6.8%	7.7%

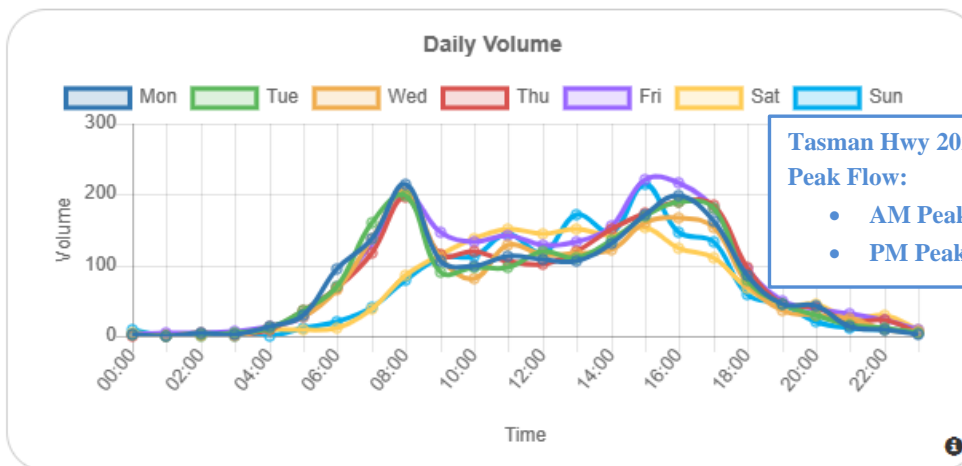
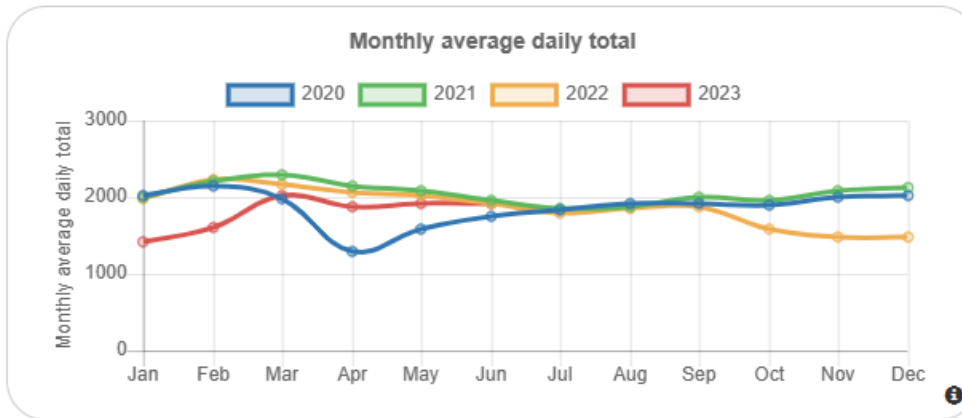
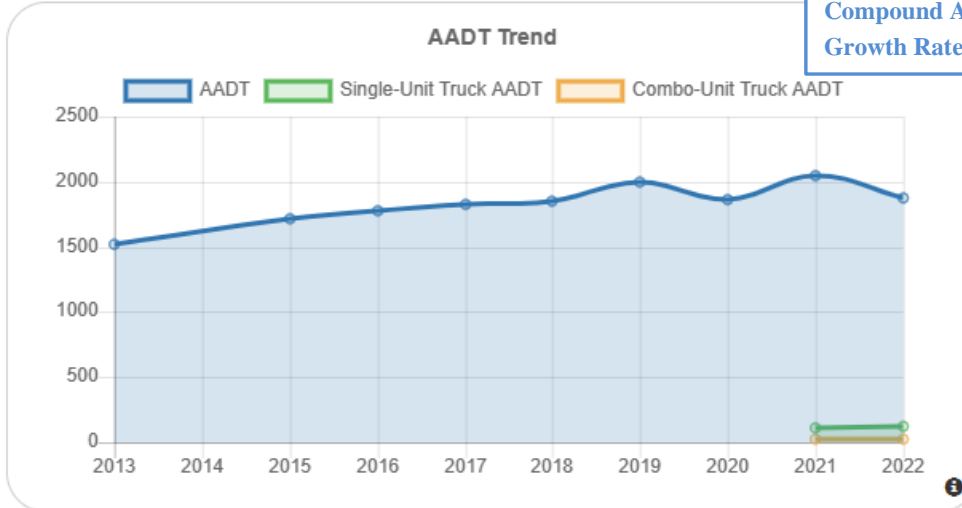
Traffic Impact Assessment



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.

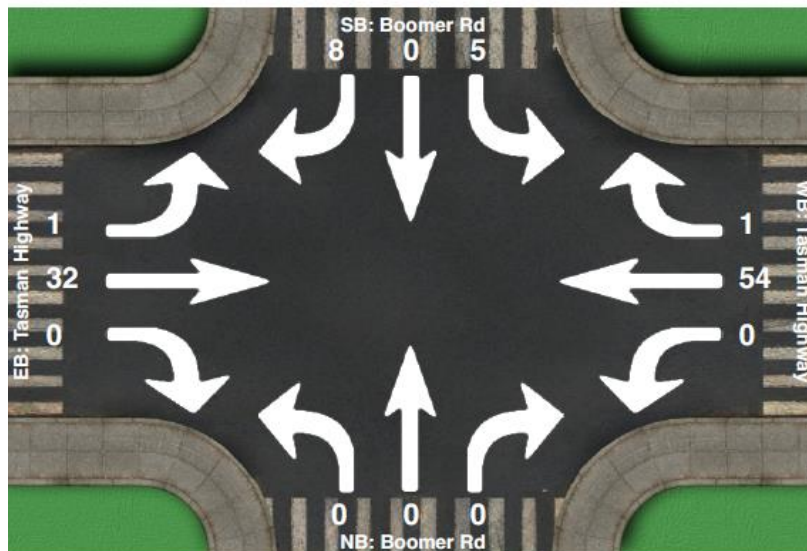
Traffic Impact Assessment



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

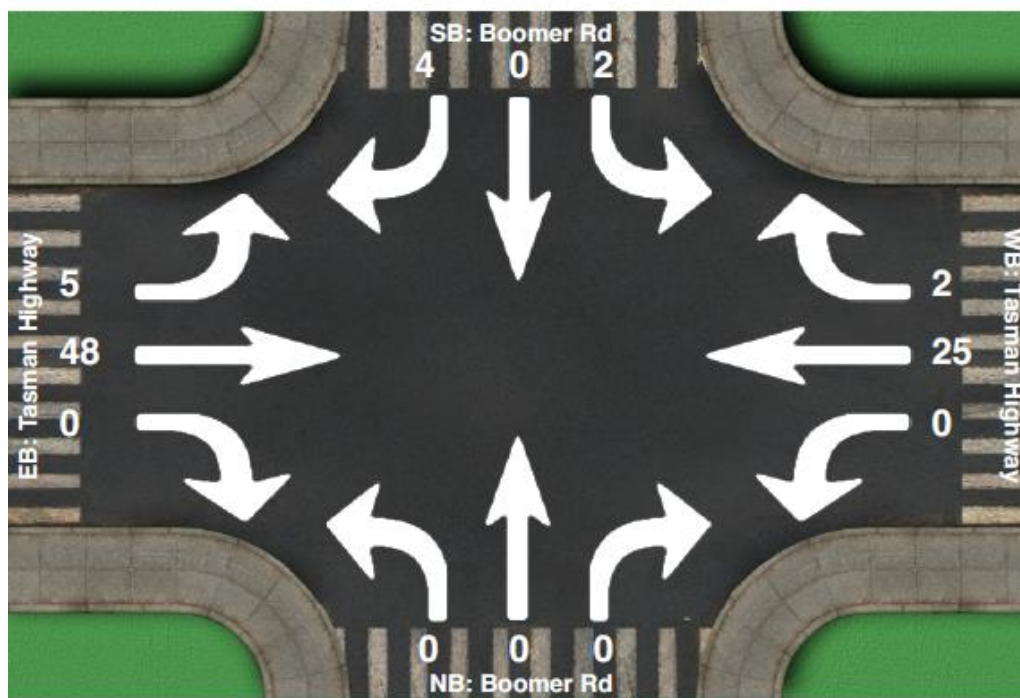
	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	5	0	8	0	54	1	0	0	0	1	32	0	101

Traffic Impact Assessment



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

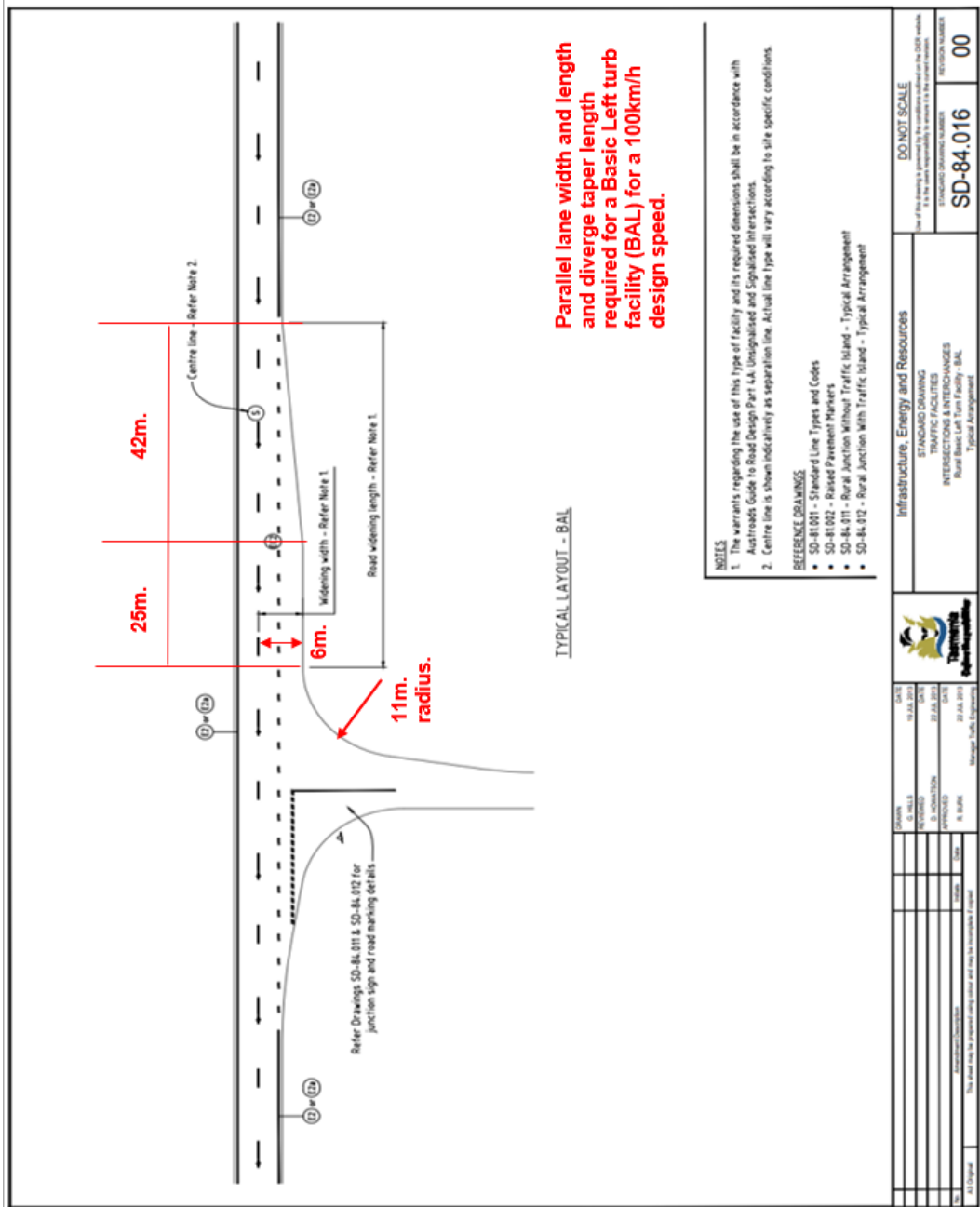
17:00 - 17:29

	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

Traffic Impact Assessment



Appendix F – DSG Junction Layouts
BAL junction layout



Traffic Impact Assessment



Appendix G – DSG advice on TIA acceptability

Fri 20/12/2024 1:24 PM

RE: Tasman Hwy - Boomer Road junctio, 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

Courage to make a difference through
TEAMWORK | INTEGRITY | RESPECT | EXCELLENCE

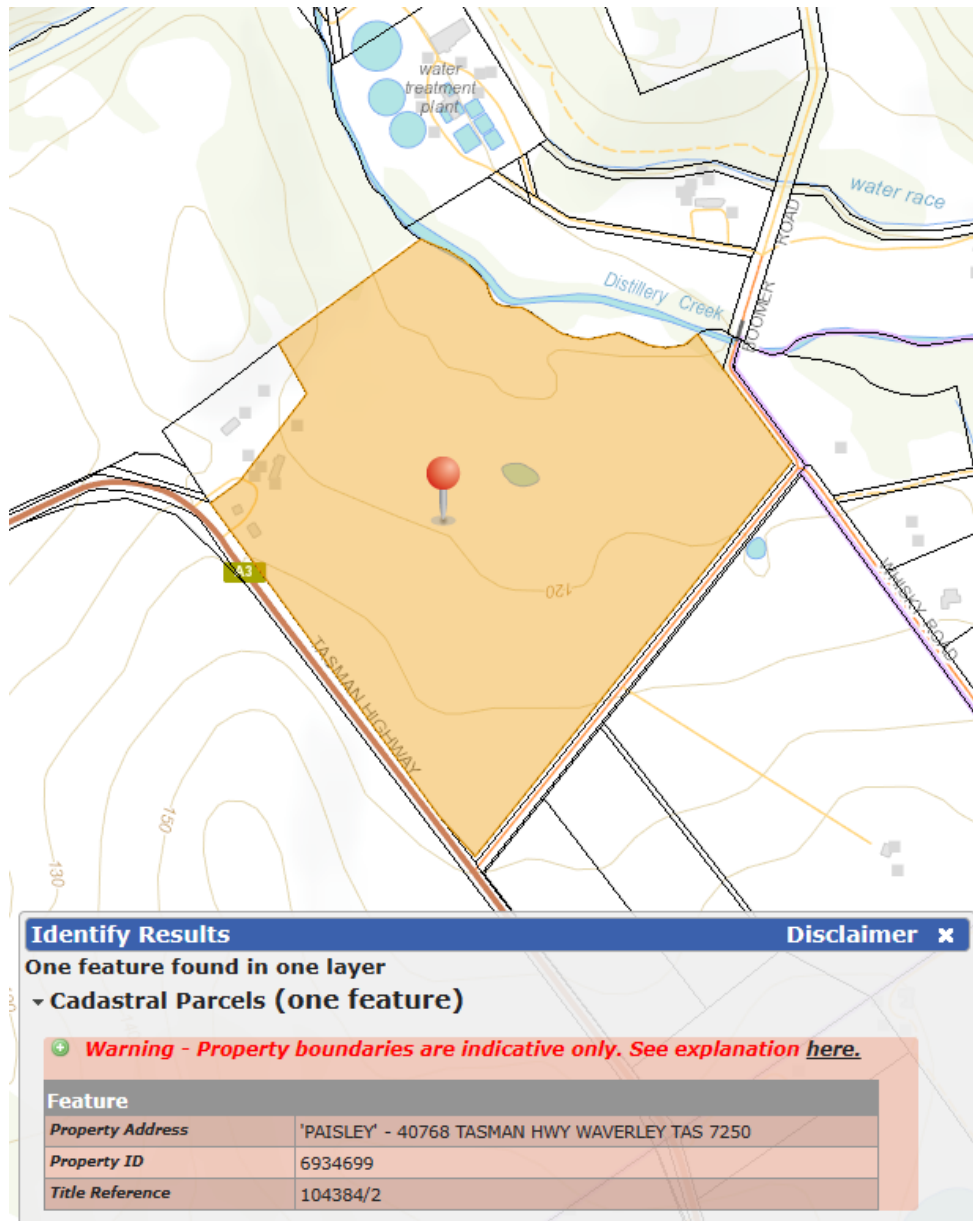
My current work pattern:

Monday	Tuesday	Wednesday	Thursday	Friday
Office	Office	Office	WFH	WFH

Traffic Impact Assessment



Appendix H – Property & Title Reference



Traffic Impact Assessment



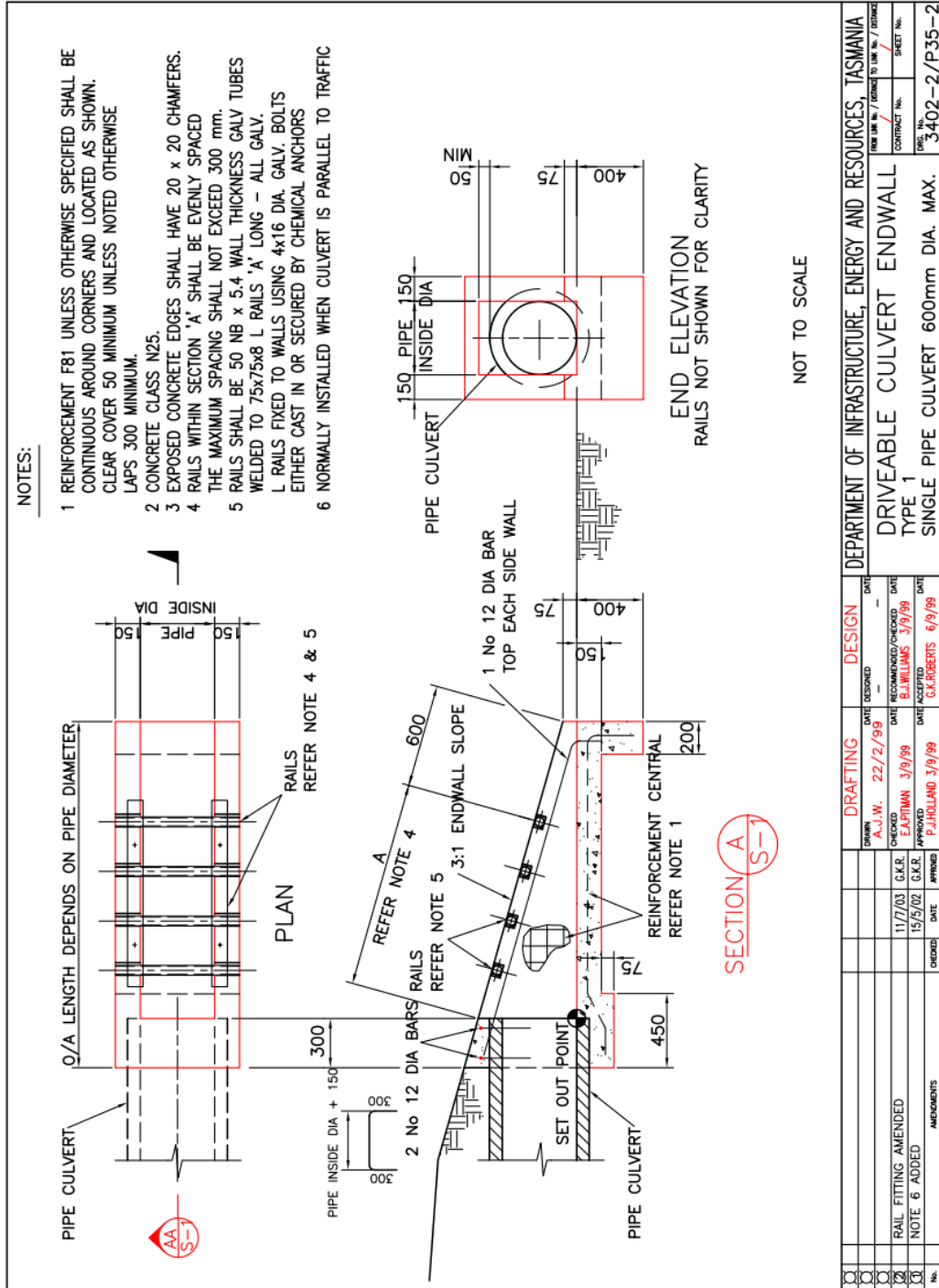
Appendix I – Towers Drive Speed Limit,

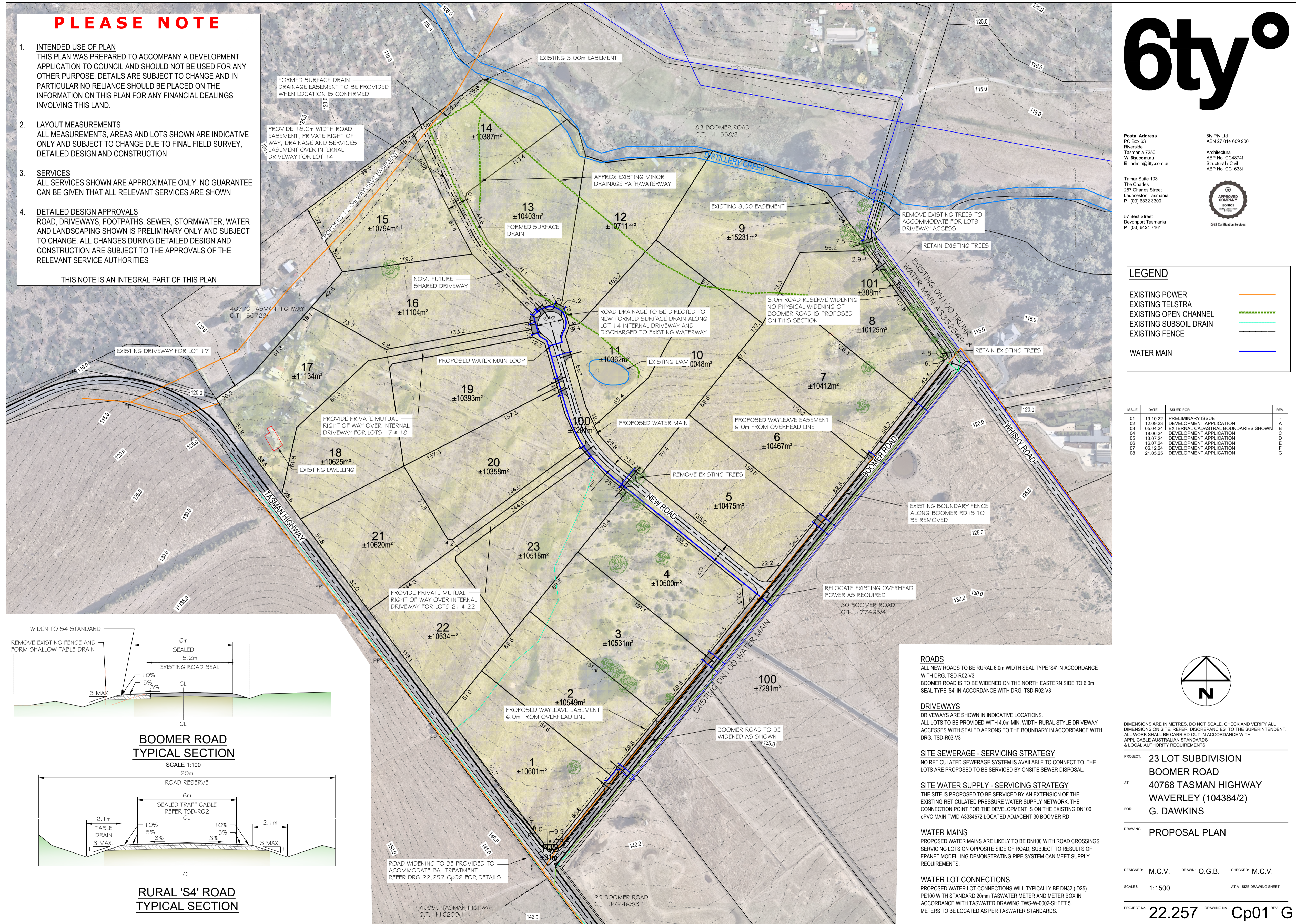


Traffic Impact Assessment



Appendix J – Driveable Culvert Endwall Type 1





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



Postal Address
PO Box 63
Riverside
Tasmania 7250
W: 6ty.com.au
E: admin@6ty.com.au

6ty Pty Ltd
ABN 27 014 609 900
Architectural
ABP No. CC48741
Structural / Civil
ABP No. CC16331

Tamar Suite 103
The Charles
287 Charles Street
Launceston Tasmania
P: (03) 6332 3300

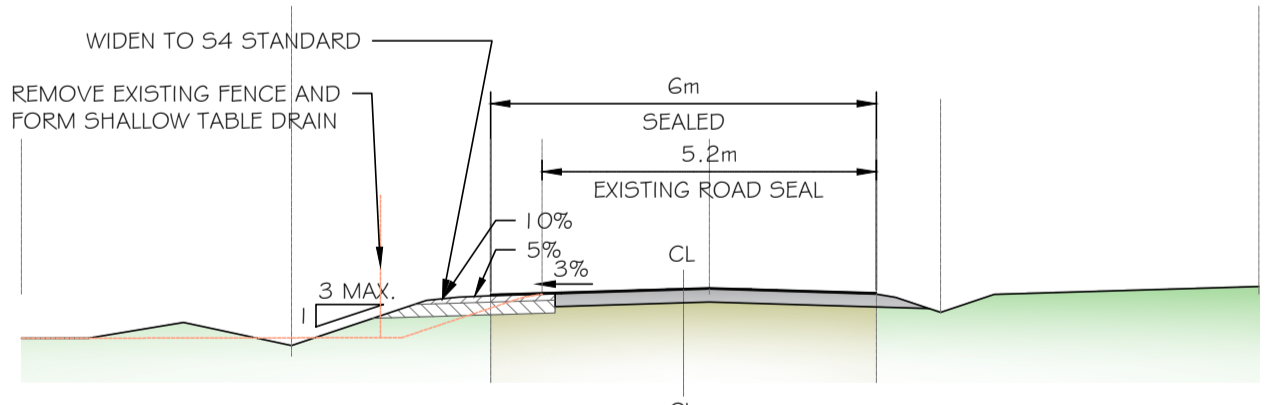
57 Best Street
Devonport Tasmania
P: (03) 6424 7161

QMS Certification Services

LEGEND

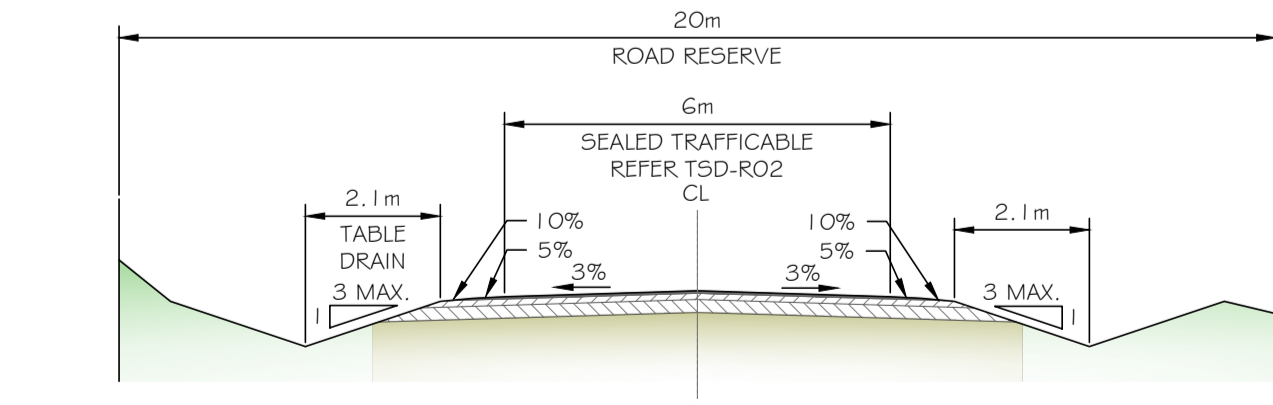
- EXISTING POWER
- EXISTING TELSTRA
- EXISTING OPEN CHANNEL
- EXISTING SUBSOIL DRAIN
- EXISTING FENCE
- WATER MAIN

ISSUE	DATE	ISSUED FOR	REV.
01	19.10.22	PRELIMINARY ISSUE	-
02	12.09.23	DEVELOPMENT APPLICATION	A
03	05.04.24	EXTERNAL CADASTRAL BOUNDARIES SHOWN	B
04	18.06.24	DEVELOPMENT APPLICATION	C
05	13.07.24	DEVELOPMENT APPLICATION	D
06	16.07.24	DEVELOPMENT APPLICATION	E
07	06.12.24	DEVELOPMENT APPLICATION	F
08	21.05.25	DEVELOPMENT APPLICATION	G



BOOMER ROAD TYPICAL SECTION

SCALE 1:100



RURAL 'S4' ROAD TYPICAL SECTION

ROADS
ALL NEW ROADS TO BE RURAL 6.0m WIDTH SEAL TYPE 'S4' IN ACCORDANCE WITH DRG. TSD-R02-V3
BOOMER ROAD IS TO BE WIDENED ON THE NORTH EASTERN SIDE TO 6.0m SEAL TYPE 'S4' IN ACCORDANCE WITH DRG. TSD-R02-V3

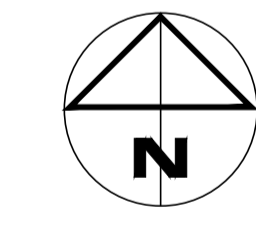
DRIVEWAYS
DRIVEWAYS ARE SHOWN IN INDICATIVE LOCATIONS.
ALL LOTS TO BE PROVIDED WITH 4.0m MIN. WIDTH RURAL STYLE DRIVEWAY ACCESSES WITH SEALED APRONS TO THE BOUNDARY IN ACCORDANCE WITH DRG. TSD-R03-V3

SITE SEWERAGE - SERVICING STRATEGY
NO RETICULATED SEWERAGE SYSTEM IS AVAILABLE TO CONNECT TO. THE LOTS ARE PROPOSED TO BE SERVICED BY ONSITE SEWER DISPOSAL.

SITE WATER SUPPLY - SERVICING STRATEGY
THE SITE IS PROPOSED TO BE SERVICED BY AN EXTENSION OF THE EXISTING RETICULATED PRESSURE WATER SUPPLY NETWORK. THE CONNECTION POINT FOR THE DEVELOPMENT IS ON THE EXISTING DN100 PVC MAIN TWID A3384572 LOCATED ADJACENT 30 BOOMER RD

WATER MAINS
PROPOSED WATER MAINS ARE LIKELY TO BE DN100 WITH ROAD CROSSINGS SERVICING LOTS ON OPPOSITE SIDE OF ROAD. SUBJECT TO RESULTS OF EPANET MODELLING DEMONSTRATING PIPE SYSTEM CAN MEET SUPPLY REQUIREMENTS.

WATER LOT CONNECTIONS
PROPOSED WATER LOT CONNECTIONS WILL TYPICALLY BE DN32 (ID25) PE100 WITH STANDARD 20mm TASWATER METER AND METER BOX IN ACCORDANCE WITH TASWATER DRAWING TWS-W-0002-SHEET 5. METERS TO BE LOCATED AS PER TASWATER STANDARDS.



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 PLAN

DESIGNED: M.C.V. DRAWN: O.G.B. CHECKED: M.C.V.

SCALE: 1:1500 AT A1 SIZE DRAWING SHEET

PROJECT No: 22.257 DRAWING No: Cp01 REV: G

ATTACHMENT 2

Strategic Assessment - Response to Requirements for Local Provisions Schedule under LUPAA

Section 34(2) of LUPAA requires a relevant planning instrument to meet all of the following criteria:

(a) contains all the provisions that the SPPs specify must be contained in an LPS

The proposed amendment applies to 40768 Tasman Highway, Waverley (CT104384/2) and unaddressed title CT104384/4. Both titles are zoned Rural and are subject to several overlays within the Tasmanian Planning Scheme - Launceston. The proposed planning scheme amendment complies with the SPP requirements for an LPS.

(b) is in accordance with section 32

This section identifies the technical aspects of an LPS such as inclusion of zone maps and overlays, and what additional local provisions can be included if permitted to do so under the State Planning Provisions (SPPs), to add to or override the SPPs. As the proposed amendment is for a rezoning only, sections 32(3) and (4) are not applicable to the assessment of this application. Section 32(2) is relevant:

(a) must specify the municipal area to which its provisions apply; and

(b) must contain a provision that the SPPs require to be included in an LPS; and

(c) must contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to land, if required to do so by the SPPs; and

(d) may, subject to this Act, contain any provision in relation to the municipal area that may, under section 11 or 12, be included in the Tasmanian Planning Scheme; and

(e) may contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to particular land; and

(f) must not contain a provision that is inconsistent with a provision of section 11 or 12; and

- (g) may designate land as being reserved for public purposes; and*
- (h) may, if permitted to do so by the SPPs, provide for the detail of the SPPs in respect of, or the application of the SPPs to, a particular place or matter; and*
- (i) may, if permitted to do so by the SPPs, override a provision of the SPPs; and*
- (j) may, if permitted to do so by the SPPs, modify, in relation to a part of the municipal area, the application of a provision of the SPPs; and*
- (k) may, subject to this Act, include any other provision that –*
 - (i) is not a provision of the SPPs or inconsistent with a provision of the SPPs; and*
 - (ii) is permitted by the SPPs to be included in an LPS; and*
- (l) must not contain a provision that the SPPs specify must not be contained in an LPS.*

The rezoning is occurring within the Launceston municipality. The change will result in the provisions of the Rural Living zone being applicable for future assessment. The change will include updated zoning mapping for the property. The provisions are consistent with the contents of the State Planning Provisions, and meet the requirements of section 32(2).

(c) furthers the objectives set out in Schedule 1 of LUPAA

Assessment of the amendment against the Schedule 1 objectives is provided in the following table.

Part 1 Objectives	Planning Assessment
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The site currently sits cleared and vacant within a rural area, containing priority vegetation. A supporting flora and fauna report has identified a small portion of native vegetation along the creek line. None of this vegetation is proposed to be

	removed as part of the subdivision application. Future development applications will be subject to the Natural Values Code, ensuring ecological and genetic diversity is able to be sustained.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water</i>	The proposed amendment will allow the property to be developed for residential use. It is an orderly continuation of the surrounding rural living area, allowing for a mix of future housing types.
<i>(c) to encourage public involvement in resource management and planning</i>	The statutory process for the assessment of a planning scheme amendment involves a public notification period. Any representations received will be formally considered by the Planning Authority. The Planning Authority is required to report on any representations to the Tasmanian Planning Commission, which in turn may hold public hearings into representations.
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	<p>The amendment will facilitate the creation of up to 23 new residential lots, which in turn will allow for the development of new residential development on those properties, facilitating economic development.</p> <p>The rezoning will enable more efficient use of the land resource than what is currently possible in the rural zone. Land capability finds the existing scale is unable to be farmed in conjunction with other land due to the disconnect from other rural land and is unsuitable for high value horticultural activity.</p>
<i>(e) 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>	Community, industry, and other government agencies will have the opportunity to comment on the proposed planning scheme amendment during the public notification period.

Part 2 Objectives	
<i>(a) to require sound strategic planning and co-ordinated action by State and local government</i>	The proposal is considered to be compliant with the relevant sections of the NTRLUS, ensuring sound strategic planning.
<i>(b) 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</i>	The rezoning does not remove any existing planning requirements as set out within the SPP's or LPS.
<i>(c) 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</i>	The rezoning will not facilitate the removal of any native vegetation and there is low risk of impact to flora and fauna species. The proposal will not compromise and social or economic inputs. The concurrent subdivision application has considered environmental impacts, as any future development will be required to as well.
<i>(d) 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</i>	The proposal is consistent and compliant with all relevant policies at state, regional and municipal levels.
<i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</i>	The application is made under 40T, which allows for the combined scheme amendment and development application concurrently.
<i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation</i>	Rural living lots by nature and policy are larger, encouraging healthy and pleasant lifestyle in a safe environment.
<i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>	There will be no impacts to any buildings, historical or otherwise.

<i>(h) 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</i>	The site is able to connect into reticulated water services, and has suitable vehicular access.
<i>(i) to provide a planning framework which fully considers land capability.</i>	The agricultural report has identified the site as containing a mixture of class 4 - 6 land. The lands capability has generally been considered as poor. The rezoning is a natural land use progression.

(d) is consistent with each State policy

The state policies are listed below, noting that none are applicable for the assessment of this amendment.

State Policy	Planning Assessment
State Policy on the Protection of Agricultural Land 2000	<p>The policy is applicable noting the land is currently zoned Agriculture, and the new zoning rural living. The purpose of the policy is to:</p> <p><i>Conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land</i></p> <p>The policy then outlines 11 principles to ensure the objective is achieved. An Agricultural Report (July 2023), prepared by RMCG was submitted with the application. Compliance with the relevant principles and policy overall is outlined below:</p> <p><u>Principle 1</u></p>

	<p><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> <p><u>Response:</u> The Agricultural report has stated that approximately 23ha of pasture was predominantly utilised for horse grazing, and that the land displays characteristics of hobby scale farming. The report confirms that land as this is best farmed in conjunction with other land, however noting limited opportunities for this to occur due to surrounding land use and constraints, the loss of and to the wider agricultural estate is considered to be minimal. Furthermore, the land is unsuitable for high value horticultural activity.</p> <p><u>Principle 2</u> <i>Use or development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.</i></p> <p><u>Response:</u> The site does not contain prime agricultural land.</p> <p><u>Principle 3</u> <i>Use or development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy.</i></p> <p><u>Response:</u></p>
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	<p>The site does not contain prime agricultural land.</p> <p><u>Principle 4</u> <i>The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:</i></p> <p><i>(a) minimising the amount of land alienated;</i> <i>(b) minimising negative impacts on the surrounding environment; and</i> <i>(c) ensuring the particular location is reasonably required for operational efficiency.</i></p> <p><u>Response:</u> The site does not contain prime agricultural land.</p> <p><u>Principle 5</u> <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><u>Response:</u> As demonstrated by the agricultural report, the site is limited in terms of productive agricultural uses. The conversion of the site for residential purposes will have no impact on agricultural uses within the vicinity of the site. This is due to existing surrounding residential uses.</p> <p><u>Principle 6</u></p>
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	<p><i>Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits.</i></p> <p><u>Response:</u> The site does not contain prime agricultural land.</p> <p><u>Principle 7</u> <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><u>Response:</u> The change to a residential use will have a negligible effect on the level on the benefit of social, environmental, and economic costs and benefits. This is supported by the limited capabilities of the site for rural purposes.</p> <p><u>Principle 8</u> <i>Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.</i></p> <p><u>Response:</u> The site is not located within a proclaimed irrigation district.</p>
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	<p><u>Principle 9</u> <i>Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.</i></p> <p><u>Response:</u> Not applicable to the assessment of this amendment.</p> <p><u>Principle 10</u> <i>New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise. Planning scheme provisions must take into account the operational practicalities of plantation management, the size of the areas of prime agricultural land, their location in relation to areas of non-prime agricultural land and existing plantation forestry, and any comprehensive management plans for the land.</i></p> <p><u>Response:</u> Not applicable to the assessment of this amendment.</p> <p><u>Principle 11</u> <i>Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.</i></p> <p><u>Response:</u></p>
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	Not applicable to the assessment of this amendment.
State Policy on Water Quality Management 1997	<p>The purpose of the State Policy is:</p> <p><i>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.</i></p> <p>The provisions of this Policy area reflected in C7.0 Natural Assets Code in the planning scheme and is considered as part of the assessment of the proposed planning permit application. The assessment of the application addresses this Code and will be appropriately conditioned to achieve the objectives of this Policy.</p>
State Coastal Policy 1996	The site is not located within 1km of the coast, and as such the policy is not applicable.
National Environmental Protection Measures (NEPM)	<p>The proposal is not for any activities that would impact the NEPMs. Should any contamination issues be discovered in the future, these would be addressed under C14.0 Potentially Contaminated Land Code.</p> <p>In relation to air and water quality, the provisions of the applicable zone which relate to stormwater, the Natural Assets Code and Attenuation Code, the <i>Urban Drainage Act 2013</i> and the <i>Environmental Management and Pollution Control</i></p>

(da) satisfies the relevant criteria in relation to the TPPs

The Tasmanian Planning Policies have not yet been implemented.

- (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***

The applicable regional land use strategy for Launceston is the Northern Tasmanian Regional Land Use Strategy (NTRLUS).

The site is located within a rural area, as identified in the Regional Framework Map D.1. The key principals of a rural areas require that planning for Rural Areas should consider the way in which it can:

- *Conserve and manage rural areas to enhance their contribution to the regional economy, rural industries and regional rural landscape values;*
- *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;*
- *Encourage the participation of rural communities in determining planning outcomes and identifying the benefits of regional growth;*
- *Provide and maintain appropriate levels of infrastructure and services to support Rural Residential Area;*
- *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;*
- *Accommodate the required growth of rural villages;*
- *Consolidate future rural population growth within existing rural settlements and associated Rural Residential Area;*
- *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;*
- *Protect quality agricultural land from incompatible development and provide for the expansion of agricultural production in Productive Resource Areas;*
- *Promote 'clustering' of residential development in Rural Residential Areas where a higher density of development is appropriate;*

- *Identify and protect mineral resources from inappropriate development; and*
- *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.*

The site has been established as having limited potential for agricultural or rural functions, noting its loss to the overall agricultural estate would be negligible. The location of the site is appropriate for rural living and residential living, and is consistent with the criteria for intensification or expansion of rural residential areas identified in C2.2.2 of the NTRLUS. Through public exhibition, rural communities will have the opportunity to comment on the proposed change in zoning. The site location is appropriate for the level of services required for rural living, and is accessible via the established road network. The zoning is consistent with the existing surrounding land uses, and will not hinder or constrain existing rural uses.

It is necessary to consider the requirements for Rural Residential Areas under D2.2.2 of the NTRLUS which identifies:

'Opportunities to increase the capacity of established Rural Residential Areas, where it can meet sustainability criteria will be given higher priority than their expansion. However, it may be preferable to expand established Rural Residential Areas, or establish new Rural Residential Areas where it can be demonstrated that this better meets sustainability objectives and supports local strategies for growth of settlements'.

D2.2.2 looks at intensification or expansion of established Rural Residential Areas, or new Rural Residential Areas must balance a range of matters including:

- *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.*

There will be limited impact on agricultural and environmental values. This is supported by the Agricultural Report (RMCG, July 2023) that identifies limited viability of the site for rural purposes, and a Flora and Fauna (RMCG, July 2025) identifies the limited ecological value of the site will be retained. The site is within reasonable proximity to services at St Leonards and Newstead. The zoning will be a contiguous expansion of existing rural living lots in the area. Access is existing with the road network able to accommodate an increase in vehicle movements, and each site able to accommodate on-site wastewater systems. The site is situated within a Bushfire-Prone Area, however as demonstrated through the Bushfire Hazard Management Plan (RMCG, July 2025) the land is capable of being developed for future subdivision with respect to the hazard.

Comments against the relevant NTRLUS policies and actions are provided below:

REGIONAL SETTLEMENT NETWORK POLICY

Specific Policies and Actions		Planning Assessment
Policy	Action	
Rural and Environmental Living Development		
G-RSN-P21 <i>Rural and environmental lifestyle opportunities will be provided outside urban areas.</i>	G-RSN-A20 <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>	<i>The site is mapped in the NTRLUS as outside of the urban growth area, and in a rural area. The site and subsequent rezoning is contiguous to the existing identified node of rural living land within the Waverley and St Leonards area to the south and east. The site is limited in its ability to provide full services, with only potential for connection to water available.</i>
G-RSN-P22		

<p><i>Rural and environmental lifestyle opportunities will reflect established Rural Residential Areas.</i></p> <p><i>G-RSN-P23 Growth opportunities will be provided in strategically preferred locations for rural living and environmental living based on sustainability criteria and will limit further fragmentation of rural lands.</i></p> <p><i>G-RSN-P24 Growth opportunities for rural living will maximise the efficiency of existing services and infrastructure.</i></p> <p><i>G-RSN-P25 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></p>	<p><i>G-RSN-A21 Planning schemes should prioritise the consolidation of established Rural Residential Areas over the creation of Rural Residential Areas.</i></p> <p><i>G-RSN-A22 Target growth to preferred areas based on local strategy and consolidation of existing land use patterns.</i></p> <p><i>G-RSN-A23 Planning scheme provisions must specifically enable subdivision opportunities in preferred areas by setting minimum lot sizes based on locality.</i></p> <p><i>G-RSN-A24 Future locations of the Rural Living Zone should not require extension of Urban Growth Areas, or compromise the productivity of agricultural lands and natural productive resources (within Rural Areas).</i></p>	<p><i>The proposal is considered to be a consolidation of established rural residential areas.</i></p> <p><i>The concurrent subdivision application adheres to the planning scheme provisions relating to subdivision standards within the rural living zone.</i></p> <p><i>No extension to the urban growth area is proposed, nor does the rezoning compromise the productive agricultural potential of the site. The site has been assessed as having limited environmental values, and those values that have been identified are able to be protected through scheme provisions.</i></p> <p><i>The site is identified within the Eastern Approaches Long Term Conceptual Development Plan 2010, earmarked for rural residential (rural living) zoning. The Launceston Residential Strategy 2009-2029 is considered to be the local strategy to support the change in zone. The LRS has identified the need to maintain a level of rural residential land, supporting the current rezoning.</i></p> <ul style="list-style-type: none"> ▪ Proximity to existing settlements containing social services <p><i>The site is approximately 3.8km east of Newstead, and 6.5km east of the Launceston CBD. This ensures its proximity to social services.</i></p> <ul style="list-style-type: none"> ▪ Access to road infrastructure with capacity <p><i>The site will be accessed through Tasman Highway, which has sufficient capacity to support new residential traffic.</i></p>
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	<p>G-RSN-A25 <i>Ensure future locations for rural residential opportunities do not compromise environmental values.</i></p> <p>G-RSN-A26 <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></p> <ul style="list-style-type: none"> ▪ <i>Proximity to existing settlements containing social services;</i> ▪ <i>Access to road infrastructure with capacity;</i> ▪ <i>On-site waste water system suitability;</i> ▪ <i>Consideration of the impact on natural values or the potential land use limitations as a result of natural values;</i> ▪ <i>Minimisation of impacts on agricultural land and land conversion;</i> 	<ul style="list-style-type: none"> ▪ On-site waste water system suitability <p><i>The concurrent subdivision application demonstrates that new residential lots are of an appropriate size to allow to on-site waste water treatment.</i></p> <ul style="list-style-type: none"> ▪ Consideration of the impact on natural values or the potential land use limitations as a result of natural values <p><i>A supporting Flora and Fauna Report (RMCG, July 2025) has reviewed the natural values of the site. The report found a small portion of the site contains threatened vegetation, located along the creek line. The site is larger enough to allow development without clearing this vegetation to maintain biodiversity values.</i></p> <ul style="list-style-type: none"> ▪ Minimisation of impacts on agricultural land and land conversion <p><i>An Agricultural Report (RMCG, July 2023) was provided in support of the application. The report demonstrates that the change of zoning to residential will have minimal impact on the agricultural values of the site.</i></p> <ul style="list-style-type: none"> ▪ Minimisation of impacts on water supply required for agricultural and environmental purposes <p><i>The rezoning will have no impact on water supply required for agricultural or environmental purposes.</i></p>
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	<ul style="list-style-type: none"> ▪ <i>Minimisation of impacts on water supply required for agricultural and environmental purposes;</i> ▪ <i>Consideration of natural hazard management;</i> ▪ <i>Existing supply within the region;</i> ▪ <i>Potential for future requirement for the land for urban purposes; and</i> ▪ <i>The ability to achieve positive environmental outcomes through the rezoning.</i> 	<ul style="list-style-type: none"> ▪ Consideration of natural hazard management <p><i>The site contains a small portion of low landslip area along its western boundary. The site is also bushfire prone. There are no implications for natural hazard management, noting they are able to be dealt with under the provisions of the planning scheme.</i></p> <ul style="list-style-type: none"> ▪ Existing supply within the region <p><i>The supplied Rural Living Market Assessment (Urban Enterprise, February 2024) has reviewed the supply within the region. The report concludes that the rezoning will contribute to maintaining 15% housing stock as required by the Launceston Regional Land Use Strategy, assisting in maintaining rural living stock within the region.</i></p> <ul style="list-style-type: none"> ▪ Potential for future requirement for the land for urban purposes <p><i>There is no known potential for the site to be utilised for urban purposes.</i></p> <ul style="list-style-type: none"> ▪ The ability to achieve positive environmental outcomes through the rezoning. <p><i>The rezoning will maintain the priority vegetation buffer existing over the site.</i></p>
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REGIONAL INFRASTRUCTURE NETWORK POLICY

<i>Specific Policies and Actions</i>		<i>Planning Assessment</i>
<i>Policy</i>	<i>Action</i>	
<i>Specific Policies and Actions</i>		
<p><i>RIN-P1</i> Coordinate, prioritise and sequence the supply of infrastructure throughout the region to match the settlement framework.</p> <p><i>RIN-P2</i> Identify infrastructure capacity, need and gaps in current provision to meet requirements for projected population and economic activity.</p>	<p><i>RIN-A1</i> Liaise with relevant state agencies including the Department of State Growth to develop transport initiatives.</p> <p><i>RIN-A2</i> Liaise with relevant state agencies, including the Department of State Growth, to develop infrastructure strategies for Northern Tasmania.</p>	<p><i>The Department of State Growth provided consent to lodge the application, noting that changes to the Tasman Highway are occurring as part of the concurrent subdivision application.</i></p>

<p><i>RIN-P3 Direct new development towards settlement areas that have been identified as having spare infrastructure capacity</i></p>	<p><i>RIN-A3 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><i>With access to the Tasman Highway, the site is located within an area with existing infrastructure capable to connecting to surrounding settlements, towns, and the Launceston CBD.</i></p> <p><i>The supporting Traffic Impact Assessment (TCS, December 2024) has provided traffic volume information on the concurrent subdivision application for the site. It has been demonstrated that a property within the rural living zone is capable of being developed without negatively impacting on the road network.</i></p>
<p><i>RIN-P4 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><i>RIN-P5 Recognise the region's port, airport and other intermodal facilities (existing and planned), including operations, and protect from development</i></p>	<p><i>RIN-A7 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><i>RIN-A8 Protect strategic road corridors that are predominately State Roads (Category 1-3) under</i></p>	<p><i>The road network is of a sufficient size to accommodate a change to residential traffic. This is further supported by an upgrade to the Tasman Highway and Boomer Road junction.</i></p>

<p><i>that will preclude or have an adverse impact</i></p>	<p><i>Tasmanian Road Hierarchy which include:</i></p> <ul style="list-style-type: none"> ▪ <i>Tasman Highway</i> 	
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REGIONAL ENVIRONMENT POLICY

Specific Policies and Actions		Planning Assessment
Policy	Action	
Biodiversity and native Vegetation		
<p><i>BNV-P01</i> <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><i>BNV-P02</i></p>	<p><i>BNV-A01</i> <i>Apply appropriate zoning and/or overlays through planning schemes to protect areas of native vegetation.</i></p>	<p><i>The priority vegetation overlay will be retained with the new rural living zoning. As such, biodiversity is able to be managed through the Natural Hazards Code within the scheme. The Flora and Fauna Report accompanying the application has confirmed that the concurrent subdivision application and development of the site will not impact on areas of native vegetation.</i></p>

<p><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><i>BNV-P03 Land use planning is to minimise the spread and impact of environmental weeds.</i></p> <p><i>BNV-P04 Land use planning processes are to be consistent with any applicable conservation area management plans or natural resource management strategy</i></p>		
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REGIONAL ECONOMIC DEVELOPMENT

<i>Specific Policies and Actions</i>	<i>Planning Assessment</i>
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Policy	Action	
Rural Land Natural Productive Resources		
<p><i>ED-P6 Encourage sustainable and appropriate land use planning practices that seek to manage development and use of the region's natural resources.</i></p> <p><i>ED-P7 Prevent the loss of future rural production (including agriculture, mineral extraction, forestry).</i></p> <p><i>ED-P8 Manage the region's natural economic resources to sustainably and efficiently meet the needs of existing and future communities.</i></p>	<p><i>ED-A6 Apply a regionally consistent GIS spatial methodology and mapping of productive agricultural land.</i></p> <p><i>ED-A7 Protect the long-term operation of rural industries and support an expanded agricultural sector.</i></p> <p><i>ED-A9 Limit the encroachment of 'Rural Residential' styles of development onto existing and potential agricultural lands.</i></p> <p><i>ED-A11 Identify natural economic resource areas and protect from further fragmentation and inappropriate land use.</i></p> <p><i>ED-A12 Identify and protect extractive and mineral resources for potential future extraction (including providing appropriate transport corridors</i></p>	<p><i>The provided Agricultural Report (RMCG, July 2024) has demonstrated that the site is constrained in its capability to operate for primary industry purposes. The rezoning will have a negligible effect on the rural estate. The rural living zone in this location is not considered to be an encroachment but rather an expansion, as the site has limited potential for agricultural uses.</i></p>

	<p><i>and buffers) and protect these, ensuring that planning preserves the opportunity for discovery and development of new resources in appropriate areas.</i></p> <p><i>ED-A13 Manage, enhance and protect marine, estuarine and freshwater habitats, from development that would adversely impact upon sustainable fish stock levels, or fisheries production</i></p>	
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(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

The municipal strategic plan is the City of Launceston Strategic Plan 2025-2035 (CSP), adopted in June 2025. The CSP details three pillars of vision, each with three goals, with subsequent objectives and actions. Pillar 2 is relevant to the amendment:

Pillar 2: Place

- *Goal 2.1 Plan for current and medium-term housing and infrastructure needs while maintaining a focus on a longer-term growth projection of 100,000 residents.*
- *Goal 2.2 Launceston’s transport system connects communities, reduces car dependency in activity centres and corridors, and promotes active transportation options.*
- *Goal 2.3. Launceston’s community is connected to our Aboriginal and built heritage, while growing a city of the future.*

The proposed draft amendment aligns with the strategy by allowing for a rezoning that is contiguous to existing rural living land that will assist in the growth of residents by supplying 22 new vacant lots. The zone will ensure a continued range of property and housing types within a rural setting, and protect the biodiversity on the site through the retention of the priority vegetation overlay. The rezoning will ensure sufficient rural living opportunities continue to become available

(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

The subject site is not located adjacent to a shared municipal boundary.

(h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.

The site is not located in the vicinity of the gas distributor pipeline.

Guideline No. 1

Guideline No. 1 Local Provisions Schedule: zone and code application was issued by the Tasmanian Planning Commission under Section 8A of LUPAA with the approval of the Minister for Planning and Local Government in June 2018 and sets out the application guidelines for the State Planning Provisions.

Rural Living Zone	
Zone/Code Application Guidelines	Planning Response
RLZ 1 The Rural Living Zone should be applied to: (a) 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	The rezoning meets (a). The change to the rural living zone will allow larger lots for residential use, contiguous to adjacent rural living and rural properties. The change will maintain the rural residential amenity of the area.

<p>(b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme, unless RLZ 4 below applies.</p>	
<p>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:</p> <p>(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</p> <p>(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.</p>	<p>The rezoning is supported by the <i>Launceston Residential strategy 2009-2029 and the Eastern Approaches Long Term Conceptual Development Plan (2010)</i>. The change will result in a supply of rural living lots within the municipality as required by the strategy, on a site that has been identified for such change.</p>
<p>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 :</p> <p>(a) a reflection of the existing pattern and density of development within the rural living area; or</p> <p>(b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land</p>	<p>Rural Living A will allow lots over 1ha to be subdivided. This is consistent with the existing pattern of density with adjacent properties maintaining such zoning.</p>

<p>use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</p>	
<p>RLZ 4 The Rural Living Zone should not be applied to land that:</p> <p>(a) is suitable and targeted for future greenfield urban development;</p> <p>(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</p> <p>(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.</p>	<p>The site is not suitable or targeted for future greenfield urban development, as demonstrated through the NTRLUS. Furthermore, there are no scenic qualities existing over the site, and the landscape values are able to be adequately managed through zone standards. The supporting Agricultural Report (RMCG, July 2023) establishes that the site is not suitable for an Agriculture Zone, and that rural living is better aligned with the requirements of the regional and local strategies.</p>

ATTACHMENT 3 - STATUTORY ASSESSMENT

PLANNING SCHEME REQUIREMENTS

Zone Purpose

3.1 Zone Purpose

11.0 Rural Living Zone

The purpose of the Rural Living Zone is:

11.0.1 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.

11.0.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.

11.0.3 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.

11.0.4 To provide for Visitor Accommodation that is compatible with residential character.

Consistent

The subdivision will allow for residential use to occur within a rural setting noting that the existing landscape values can be retained, meeting the purpose of the zone.

11.4.1 Site coverage

That the site coverage:

- (a) is compatible with the character of existing development in the area; and
- (b) assists with the management of stormwater runoff.

Consistent

Site coverage will only affect Lot 17. The site coverage of this lot is compatible with the existing development in the area, and is able to effectively manage stormwater, meeting the objective.

A1 The site coverage must be not more than 400m².

Relies on Performance Criteria

Lot 17 contains two existing dwellings and outbuildings associated with the former rural use. The site coverage for this title will be approximately 750sqm, and as such reliance on the performance criteria is required.

P1 The site coverage must be consistent with that existing on established properties in the area, having regard to:

- (a) the topography of the site;
- (b) the capacity of the site to absorb runoff;
- (c) the size and shape of the site;
- (d) the existing buildings and any constraints imposed by existing development;
- (e) the need to remove vegetation; and
- (f) the character of development existing on established properties in the area.

Complies

All development on the lot is existing. The retention of the buildings will ensure no further development is proposed (such as demolition). The site will maintain its existing stormwater arrangements, being on-site retention and drainage over overland paths, meeting the performance criteria.

11.4.2 Building height, setback and siting

That height, setback and siting of buildings:

- (a) is compatible with the character of the area;
- (b) does not cause an unreasonable loss of amenity;
- (c) minimises the impact on the natural values of the area; and
- (d) minimises the impact on adjacent uses.

Consistent

The existing buildings on site will not cause an unreasonable loss of amenity and will minimise impacts on adjacent sensitive uses, meeting the objective of the clause.

A3 Buildings must have a setback from side and rear boundaries of not less than 10m.

Relies on Performance Criteria

There are several small outbuildings within lot 17 that are setback less than 10m from the northern side boundary. However, as this boundary and the buildings are existing, it is not considered necessary to consider the clause. Notwithstanding, it is noted that the southern existing dwelling is setback 4.8m from the new southern side boundary, and therefore reliance on the performance criteria is required.

P3 Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to:

- (a) the topography of the site;
- (b) the size, shape and orientation of the site;
- (c) the setbacks of surrounding buildings;
- (d) the height bulk and form of existing and proposed buildings;

- (e) the character of the development existing on established properties in the area; and
- (f) any overshadowing of adjoining properties or public places.

Complies

The dwellings setback is considered reasonable. It is noted that the design of the subdivision overall has considered the existing topography and lot size requirements. As the dwelling is existing, any future development on the southern adjoining lot will be able to consider the existing impact from the dwelling. There will be no overshadowing of adjoining properties, with the proposal meeting the performance criteria.

11.5.1 Lot design

That each lot:

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

Consistent

The proposal ensures that each lot is of a size and dimension appropriate for a residential use, accessible via a road, and is suitable for development, meeting the objective.

A1 Each lot, or a lot proposed in a plan of subdivision, must:

- (a) have an area not less than specified in Table 11.1 and:
 - (i) be able to contain a minimum area of 15m x 20m clear of:
 - a. all setbacks required by clause 11.4.2 A2 and A3; and
 - b. easements or other title restrictions that limit or restrict development;
 - and
 - (ii) existing buildings are consistent with the setback required by clause 11.4.2 A2 and A3;
- (b) be required for public use by the Crown, a council or a State authority;
- (c) be required for the provision of Utilities; or
- (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.

Relies on Performance Criteria

Under Table 11.1, Rural Living A lots must have a minimum lot size of 1ha. All properties meet this size requirement. Furthermore, each lot is able to contain a minimum area of 51m x 20m that is able to meet the acceptable solutions for setbacks under clause 11.4.2 A2 and A3, as well as clear of any easements.

However, an existing building on lot 17 is unable to meet the acceptable solution for the southern side setback under clause 11.4.2, and therefore the proposal relies on the performance criteria.

P1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:

- (a) the relevant requirements for development of existing buildings on the lots;
- (b) the intended location of buildings on the lots;
- (c) the topography of the site;
- (d) any natural or landscape values;
- (e) adequate provision of private open space; and
- (f) the pattern of development existing on established properties in the area,
- (g) and must be no more than 20% smaller than the applicable lot size required by clause 11.5.1 A1.

Complies

The location of the building is not expected to impact the ability for Lot 17 to be utilised for residential purposes. The buildings are established, and the site is large enough to accommodate future development if necessary. There is adequate provision for private open space, and the location of the buildings in terms of side setbacks are consistent with other dwellings in the area, notable the existing sheds on site in relation to the northern side setback. The development meets the performance criteria.

A2 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.

Relies on Performance Criteria

The following lots have a frontage less than 40m wide:

Lots 9, 12, 13, 14, 15, 16, 17, 18, 21, and 22. All other lots exceed the 40m frontage. As such, reliance on the performance criteria is required.

P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

- (a) the width of frontage proposed, if any;
 - (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;
 - (c) the topography of the site;
 - (d) the functionality and useability of the frontage;
 - (e) the ability to manoeuvre vehicles on the site; and
 - (f) the pattern of development existing on established properties in the area,
- and is not less than 3.6m wide.

Complies

Lots 9, 12, 13, and 16 will each have a useable and safe frontage access constructed in accordance with relevant standards. Lots 14 and 15 will utilise a shared right of way, at 18.0m wide it is appropriate to provide access to both lots. Lots 17 and 18 will share a 14.0m wide access strip in the form of a right of way allowing access. Lot 17 will also retain access to Tasman Highway. Lots 21 and 22 will also share a 14.0m wide access strip in the form of a right of way.

The access areas were chosen taking into consideration the mild topography of the lane. Each lot will have a safe and useable access from a public road, with an ability to manoeuvre into and out of each property. Surrounding rural living estates have several examples of similar accesses sharing right of ways or access strips, especially for internal lots. All lots will have a frontage that exceeds 3.6m.

The proposal complies with the performance criteria.

A3 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.

Complies

Each lot will have vehicular access to a frontage that will be constructed in accordance with the requirements of the road authority.

11.5.2 Roads

That the arrangement of new roads with a subdivision provides:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and
- (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Consistent

The inclusion of a new road will ensure safe, convenient, and efficient connections to all properties, meeting the objective.

A1 The subdivision includes no new roads.

Relies on Performance Criteria

As a new road is proposed, reliance on the performance criteria is required.

P1 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:

- (a) any relevant road network plan adopted by the council;
- (b) the existing and proposed road hierarchy;
- (c) maximising connectivity with the surrounding road network;
- (d) appropriate access to public transport; and
- (e) access for pedestrians and cyclists.

Complies

The new road will be in the form of a cul-de-sac. Noting there is not road network plan, the cul-de-sac will connect into Boomed Road to a rural standard, which has been established within the area. No public transport exists within the immediate area. Pedestrians and cyclists will be able to utilise the road, noting the rural nature of the area. The application meets the performance criteria.

11.5.3 Services

That the subdivision of land provides services for the future use and development of the land.

Consistent

Each lot will be able to be adequately serviced, meeting the objective.

A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:

- (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or
- (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service,
- (c) unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.

Complies

Each lot will connect into reticulated water.

A2 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:

- (a) be connected to a reticulated sewerage system; or
- (b) 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.

Relies on Performance Criteria

As no reticulated sewerage connections are proposed, reliance on the performance criteria is required.

P2 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.

Complies

The site will be rezoned to Rural Living A. Each lot is of a sufficient size to accommodate on-site wastewater treatment systems adequate to facilitate future use and development of the land, meeting the performance criteria.

C3.0 Road and Railway Assets Code

The purpose of the Road and Railway Assets Code is:

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

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

Consistent

The proposal ensures the safety and efficiency of the road network is retained, meeting the purpose of the code.

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

To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

Consistent

The proposal ensures minimal adverse effects on the safety and efficiency of the road network, meeting the objective.

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.

Relies on Performance Criteria

Whilst consent to lodge the application has been granted, written consent for the new junction on Boomer Road is still outstanding, and therefore reliance on the performance criteria is required.

<p>A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>
<p>Complies All traffic is able to enter and leave in a forward direction.</p>
<p>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:</p> <ul style="list-style-type: none"> (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.
<p>Complies The applicant provided a Traffic Impact Assessment, prepared by qualified traffic engineers at Traffic & Civil Services, to assist in the assessment of the proposal.</p> <p>The subdivision will result in 207 vehicle trips accessing Tasman Highway from Boomer Road, and 126 vehicle trips accessing Boomer Road. The proposed upgrades to the Tasman Highway and Boomer Road intersection are consistent with Australian Road, Department of State Growth, and City of Launceston guidelines for projected traffic in 2033, demonstrating the traffic generation is able to be absorbed into the road network.</p> <p>The nature of the traffic generated by the use will be 98% light vehicles, where are the type of vehicles rural roads are able to manage. Boomer Road has a speed limit of 60kmh, whilst Tasman Highway is 100kmh. The upgrades to the intersection junction allows for safe access.</p> <p>There are no other alternative accesses available.</p> <p>The traffic report finds no reason to disallow the proposal due to traffic impacts. Council as the road authority supports the proposal on the basis that Boomer Road will be upgraded to ensure the increase in traffic is achievable.</p> <p>The proposal complies with the performance criteria.</p>

C7.0 Natural Assets Code
The purpose of the Natural Assets Code is:

C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

C7.1.4 To minimise impacts on identified priority vegetation.

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

Consistent

The proposal ensures minimal impact on water quality and priority vegetation, meeting the purpose of the code. The applicant provided a Flora and Fauna Report, prepared by qualified person Sally Scrivens to assist in the assessment of the subdivision.

C7.6.2 Clearance within a priority vegetation area

That clearance of native vegetation within a priority vegetation area:

- (a) does not result in unreasonable loss of priority vegetation;
- (b) is appropriately managed to adequately protect identified priority vegetation; and
- (c) minimises and appropriately manages impacts from construction and development activities..

Consistent

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.

Complies

No clearing of native vegetation is proposed as part of the subdivision.

P1.1 Clearance of native vegetation within a priority vegetation area must be for:

- (a) 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;
- (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;

- (c) subdivision in the General Residential Zone or Low Density Residential Zone;
- (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;
- (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or
- (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

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

- 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.

Consistent

The proposal ensures minimal impact on the waterway, meeting the objective.

A1 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:

- (a) be for the creation of separate lots for existing buildings;
- (b) be required for public use by the Crown, a council, or a State authority;
- (c) be required for the provision of Utilities;
- (d) be for the consolidation of a lot; or
- (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.

Relies on Performance Criteria

As the subdivision is unable to meet (a) through to (e), reliance on the performance criteria is required.

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.

Complies

The provided flora and fauna report has confirmed that access for lot 9 is within the waterway buffer is appropriate. Notwithstanding, all building areas and bushfire hazard management area are outside of the waterway protection area, demonstrating compliance with the performance criteria.

C7.7.2 Subdivision within a priority vegetation area

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.

Consistent

The proposal ensures the subdivision will not have an unnecessary or unacceptable impact on priority vegetation, meeting the objective.

A1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:

- (a) be for the purposes of creating separate lots for existing buildings;
- (b) be required for public use by the Crown, a council, or a State authority;
- (c) be required for the provision of Utilities;
- (d) be for the consolidation of a lot; or
- (e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.

Relies on Performance Criteria

As works will inevitably occur within the priority vegetation area, reliance on the performance criteria is required.

P1.1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:

- (a) 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;
- (b) subdivision for the construction of a single dwelling or an associated outbuilding;
- (c) subdivision in the General Residential Zone or Low Density Residential Zone;
- (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;
- (e) subdivision involving clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or

(f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

Complies

The submitted flora and fauna report has concluded that the subdivision and subsequent development will have minimal impacts on the priority vegetation, noting that no threatened flora or fauna species are considered to be at a greater risk of being impacted by the proposed subdivision. This meets Performance Criteria P1.1(f).

P1.2 Works association 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.

Complies

The submitted flora and fauna report has concluded that none of the antive vegetation communities are expected to be cleared as a result of the proposed subdivision. The subdivision design has considered bushfire requirements and lot layout to ensure the vegetation is protected. As such, the proposal complies with the performance criteria.

C13.0 Bushfire-Prone Areas Code

The purpose of the Bushfire-Prone Areas Code is:

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

Consistent

The proposal ensures the subdivision is appropriately designed and located to reduce risk to human life and property to meet the objective. The application is supported by a Bushfire Hazard Management report, prepared by accredited practitioner Michael tempest.

C13.6.1 Provision of hazard management areas

That subdivision provides for hazard management areas that:

- (a) facilitate an integrated approach between subdivision and subsequent building on a lot;
- (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and
- (c) provide protection for lots at any stage of a staged subdivision.

Consistent

A1

- (a) 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
- (b) The proposed plan of subdivision:
 - (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;
 - (ii) shows the building area for each lot;
 - (iii) 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
 - (iv) 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
- (c) 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.

Complies

The bushfire report confirms each lot is able to provide for BAL 19, meeting A1(b).

C13.6.2 Public and fire fighting access

That access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, fire fighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack, and for hazard management works to be undertaken;

<p>(c) are designed and constructed to allow for fire appliances to be manoeuvred; (d) provide access to water supplies for fire appliances; and (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.</p>
<p>Consistent</p>
<p>A1 (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that: (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 (ii) is certified by the TFS or an accredited person.</p>
<p>Complies The bushfire report confirms access complies with relevant tables, meeting A1(b).</p>

C13.6.3 Provision of water supply for fire fighting purposes

<p>That an adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage to allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.</p>
<p>Consistent</p>
<p>A1 In areas serviced with reticulated water by the water corporation: (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting</p>

purposes is sufficient to manage the risks to property and lives in the event of a bushfire.

Complies

The bushfire report confirms reticulated water supply complies with the relevant table, meeting A1(b).

A2

In areas that are not serviced by reticulated water by the water corporation:

(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;

(b) 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

(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.

Complies

The bushfire report confirms static water supply complies with relevant table, meeting A2(b).



NORTHERN YOUTH COORDINATING COMMITTEE MEETING MINUTES

**01 JULY 2025
TOWN HALL COMMITTEE ROOM
11:00AM - 1:00PM**

City of Launceston

NORTHERN YOUTH COORDINATING COMMITTEE MINUTES

Purpose - Northern Youth Coordinating Committee

The primary purpose of the Northern Youth Coordinating Committee is to:

- *Provide an opportunity for Federal, State and Local Government and non-government youth service providers to come together to achieve a more coordinated approach to youth issues across Northern Tasmania.*
 - *Provide a way for services to work cooperatively on youth issues. By working together, agencies can share resources to provide the best range of appropriate services to young people.*
-

1. **OPENING OF MEETING - ATTENDANCE**

John Lawton	West Tamar Council
Kirsten Howard	West Tamar Council
Jacqui Leslie	Launceston Big Picture School
Melinda Drake	School Health Nurse
Eddie Kidd	headspace
Jasmine Ellis	headspace
Andy Beeston	George Town Council (Chair)
Mary Brooke	Libraries Tasmania
Oscar O'Shea	City of Launceston (minute taker)
Jo Horton	Youth Network of Tasmania (online)
Amanda Couzner	Meander Valley Council (online)
Clare Thorne	54 Reasons
Taylah Leonard	George Town Council
Jeremy Hollister	NEBHUB
Dani Baton	Department for Education
Kim Reynolds	Cornerstone Launceston

2. **CONFIRMATION OF MINUTES**

Minutes received from 06 of May meeting on 13/05/2025

3. **BUSINESS ARISING FROM PREVIOUS MINUTES**

YNOT "Get Money Smart" - Financial Literacy Youth Workshop 26th July.

- Bank of us, FAAA financial literacy package for young people
- Delivering a workshop on July the 26th of July
- Funds used for catering and remuneration for young people.
- If stakeholders are interested in their young people get in touch to be on the waiting list
- Report to come back to NYCC post the workshop

4. **CORRESPONDENCE**

No correspondence received

City of Launceston

NORTHERN YOUTH COORDINATING COMMITTEE MINUTES

5. PRESENTATIONS

Bitlink - Bitlink Bytes Regional Roadshow 2025:

- Antonio from Bitlink
- Bitlink is a local tech company that works in education, making tech learning fun and engaging
- School holiday programs have been running in previous school holidays across the state
- Upcoming school holiday programs to be across George Town, Beaconsfield and other areas in the North of the state
- All sessions are free and available for 9–16-year-olds



BITLINK BYTES REGIONAL ROADSHOW **Bitlink Bytes Regional Roadshow 2025**
FREE School Holiday Technology Workshops
Mon 7th July - Fri 18th July

Clicktastic!
9 - 12 yr olds
Create your own clicker game in MakeCode Arcade. Each time you click, you earn points. Can you compete with your friends and click your way to a new high score?

Mama Dino
9 - 12 yr olds
Code your own collect-a-thon video game in MakeCode Arcade! Help Mama Dino save her babies from traffic and other obstacles! Once you're finished, customise your game to make it your own.

Pixel Artist
9 - 16 yr olds
Learn the basics about making your own artworks using free online pixel art tools! Create your own artistic masterpiece to take home and display.

Micro:bit Makers
9 - 16 yr olds
Learn to code with the BBC micro:bit! Use block-based coding to create: animations using LEDs, chiptune melodies and songs, and send messages to others via radio waves!

Game Reviewer
9 - 16 yr olds
Make your own game review video using free online resources. Learn about: different kinds of online content, how to capture footage, and how to edit it into something engaging.

Introducing 2 new workshops!
Maze-Craft & Code Breakers
9 - 16 yr olds
Create your own mazes and use different forms of puzzle-solving to crack codes, uncover secrets and send encrypted messages using the BBC micro:bit!

Supported by **Children's University**. Bring your passport to earn 2 hours per session!

For more information about our workshop details and to book your tickets, visit our website: <https://bitlink.com.au/bbrr-2025/>



City of Launceston

NORTHERN YOUTH COORDINATING COMMITTEE MINUTES

6. REPORTS

Launceston Youth Advisory Group (YAG) Oscar O'Shea

- YAG focusing on "Employment" Workshop aimed for late August
- Membership has been growing post Youth Engagement survey
- Opportunities to collaborate with other youth groups on future programs
- YAG interested in being involved with Headspace Mental Health Week

West Tamar Youth Advisory Council (YAC) Kirsten Howard

- John has started alongside Kirsten in the Youth role
- YAC looking to do First Aide
- Interested in engaging in more "Skills for Life" opportunities
- YAC organising a Masquerade ball for later in the year.

Northern Midlands Youth (NMY) Mitchell Langley

No report - absent

Youth Network of Tasmania (YNOT) Jo Horton

- Wrapping up reporting on the Tasmanian Youth Forum
- Looking for targeted action from government surrounding youth, and housing policy in the upcoming state election
- YNOT supporting the community services industry network campaign
- Relaunching the Tasmanian Youth Voice Network
- YAC young people will start planning the Youth Forum report launch

Youth Reference Group (Headspace) Jasmine Ellis

- Youth Reference Group Social Impact Centre Space (SIC Space)
- Building a larger network and pop-up opportunities for that space across Northern Tasmania
- Preparing for Mental Health Week in October
- Young people noting a further need for social and community interaction

7. NYCC FUNDING APPLICATIONS

\$2,500 remaining

- Applications to be sent to stakeholders for new financial year

MEETING CLOSED: 12:02pm

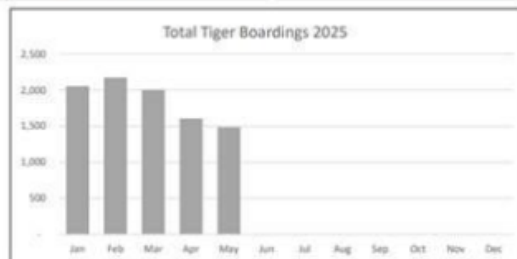
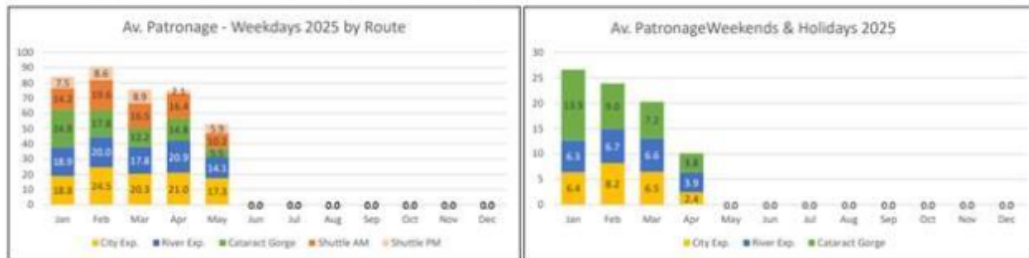
8. NEXT MEETING

2nd September 2025

APPENDIX A: Patronage Data Summary. Source: Metro Tasmania

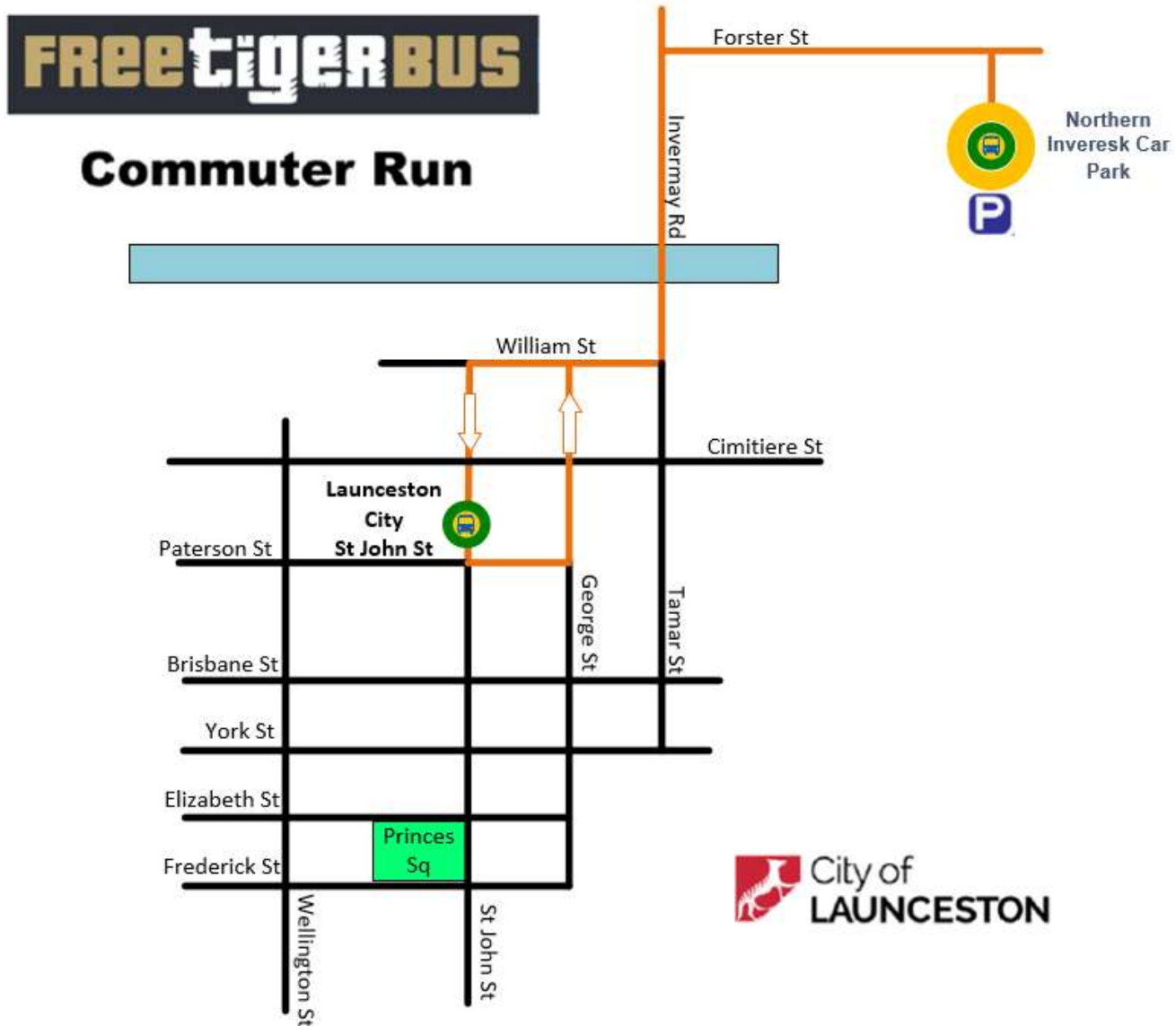
Route	Jan	Feb	Mar	Apr	May
Shuttle AM	14.2	19.6	16.5	16.4	10.2
Shuttle PM	7.5	8.6	8.9	2.1	5.9
City Exp.	18.8	24.5	20.3	21.0	17.3
River Exp.	18.9	20.0	17.8	20.9	14.1
Cataract Gorge	24.8	17.8	12.2	14.8	5.5
Total passengers	84.9	101.4	88.0	79.6	53

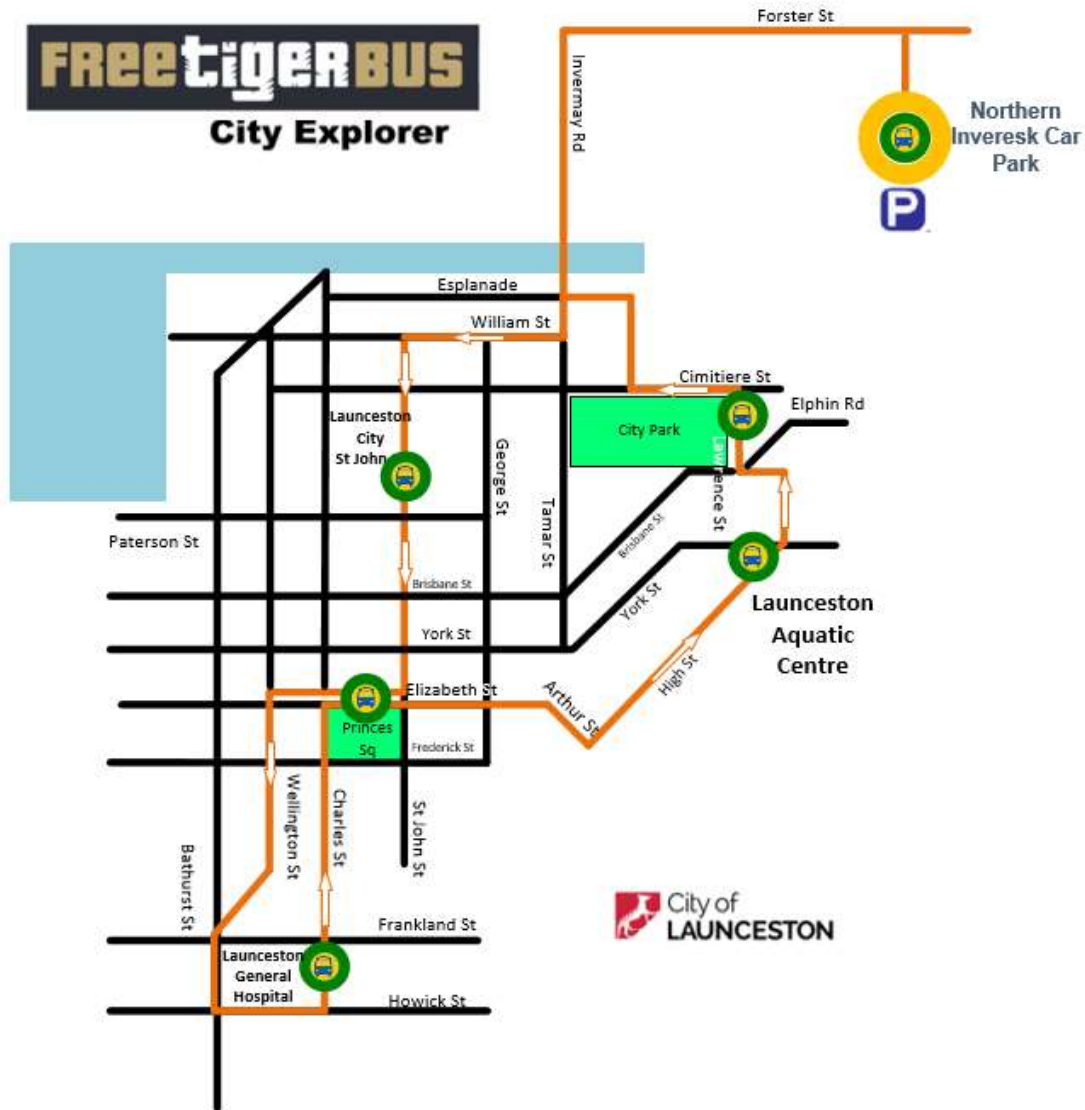
Average Boardings By Month 2025												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weekdays												
Shuttle AM	14.2	19.6	16.5	16.4	10.2							
Shuttle PM	7.5	8.6	8.9	2.1	5.9							
City Exp.	18.8	24.5	20.3	21.0	17.3							
River Exp.	18.9	20.0	17.8	20.9	14.1							
Cataract Gorge	24.8	17.8	12.2	14.8	5.5							
All routes	84.9	101.4	88.0	79.6	67.5							
Weekends & Holidays												
City Exp.	6.4	8.2	6.5	2.4	0.0							
River Exp.	6.3	6.7	6.6	3.9	0.0							
Cataract Gorge	13.9	9.0	7.2	3.8	0.0							
All routes	27.1	27.4	22.1	10.6	0.0							
Total Boardings By Month	2,054	2,173	2,003	1,607	1,485	-	-	-	-	-	-	-



APPENDIX B: Market Research Highlights. Source: City of Launceston Visitor Experience Survey (March 2025), Myriad Research

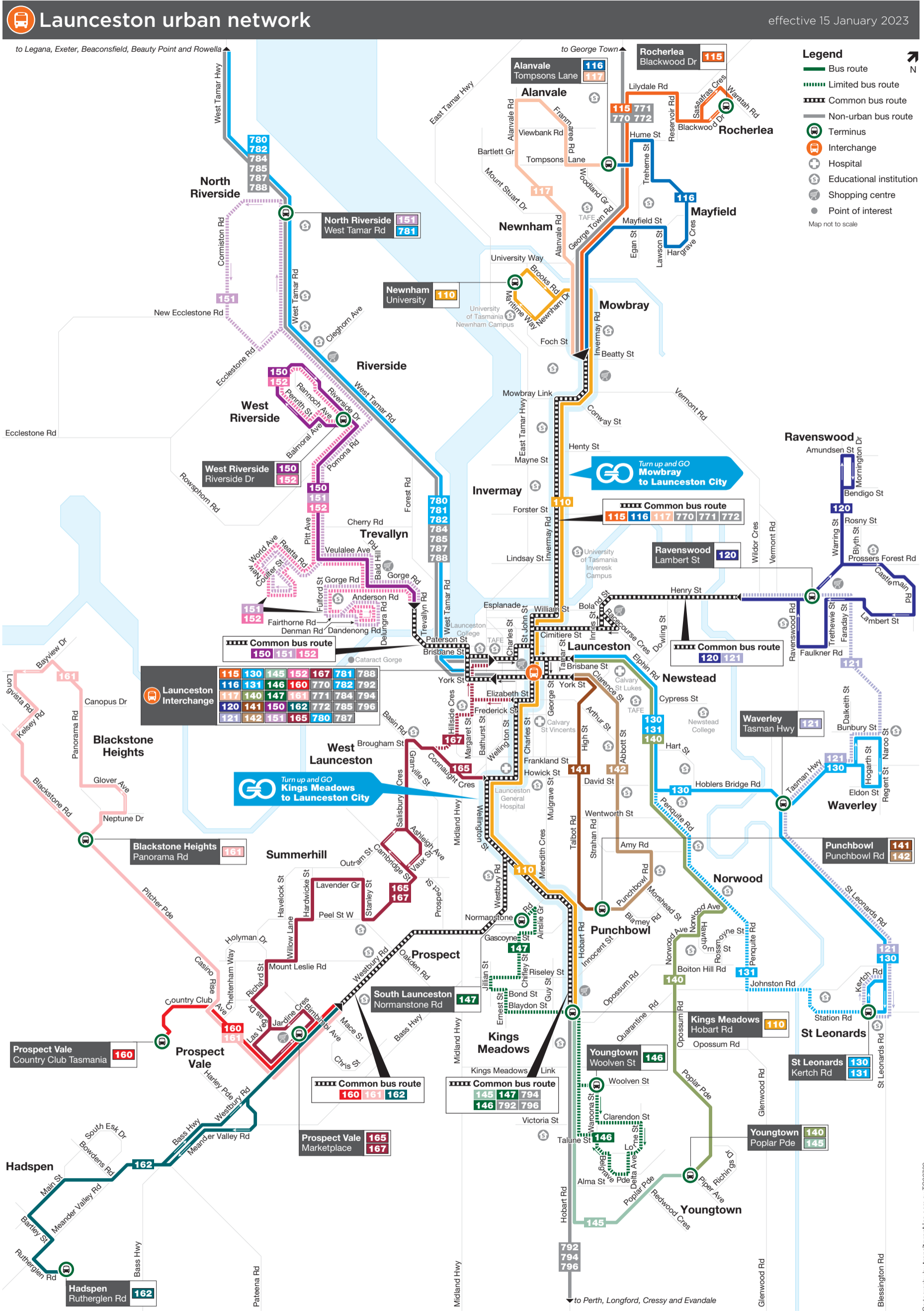
- Only 1 in 5 visitors (20%) were aware of the Tiger Bus service before visiting Launceston
- Awareness was highest among Tasmanian visitors (44%) but very low among overseas visitors (9%)
- Only 4% of all visitors used the service during their visit
- Primary reasons for not using the service: no need for public transport (55%) and lack of awareness (45%)
- Most appealing features for a future service:
 - Hop-on/hop-off capabilities (58%)
 - Tourist-friendly information (45%)
 - Integration with visitor attractions or tours (36%).











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Approved By: Council

QVMAG Collection Policy

Introduction

Museums and art galleries collect, preserve, research and communicate to the wider community original evidence of our natural and cultural heritage.

The collections of the Queen Victoria Museum and Art Gallery (QVMAG) were begun in the nineteenth century. Since that time, they have developed as an important component of Tasmania's and Australia's natural and cultural heritage.

Principles

1. QVMAG makes acquisitions consistent with its mission, which is:
To be a leader in the intellectual and creative development of Launceston and the State by increasing our enjoyment and understanding of our natural and cultural heritage.
2. In conjunction with the mission statement above, this policy guides QVMAG's core business of managing, developing, researching and interpreting its collections.
3. It is the intention of this policy to define QVMAG's past and current collecting areas and define those collecting areas that the museum intends to develop into the future. This policy will not discuss the day-to-day management of these collections, which are instead the subject of separate procedures and guidelines. Nevertheless, this policy must stress that QVMAG has a clearly defined responsibility to acquire only those items it deems can be appropriately managed into the future as per museum best practice.
4. Since the 19th century QVMAG's collections have been made for the following purposes:
 - (a) To be an archival record of
 - (i) the artistic heritage of the people of Tasmania;
 - (ii) the material culture of the peoples who now and previously inhabited Tasmania and adjacent lands;
 - (iii) the living and past faunas and floras of Tasmania and adjacent lands and seas; and
 - (iv) the minerals and rocks that form the geology of Tasmania.
 - (b) To be a source of material for researching the fields of the arts, history and natural science.

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QVMAG Collection Policy

- (c) To be a source of materials and ideas for interpretation, namely exhibitions, educational programs, publications and digital media.
5. QVMAG's collections continue to be developed for the following purposes:
 - (a) To continue the purposes already established for its museum's collections.
 - (b) To take advantage of new and appropriate collecting trends as they arise.
 - (c) To enable QVMAG to better serve its community into the future.
 6. The City of Launceston, as owner of QVMAG, will adopt and publish a written statement of its Collection Policy in respect of works of art and museum specimens. Acquisition outside the stated policy shall only be made in exceptional circumstances.
 7. The City of Launceston endorses the principles of Museums Galleries Australia's *Code of Ethics for Art, History and Science Museums* (1999) which guide the activities of QVMAG's professional staff.
 8. The City of Launceston supports the principles of the UNESCO Convention on the means of prohibiting and preventing the illicit import, export and transfer of ownership of Cultural Property, 1970, acceded to by Australia in 1990.
 9. The City of Launceston recognises and endorses the contribution of QVMAG's Aboriginal Reference Group to this policy, a contribution which extends across all three collecting areas.
 10. The City of Launceston will not acquire, whether by purchase, gift, bequest or exchange, any object or work of art unless the responsible officer is satisfied that QVMAG can acquire a valid title to the item in question, and that, in particular, it has not been acquired in, or exported from, its country of origin (and/or any intermediate country in which it may have been legally owned) in violation of that country's laws or in contravention of cultural material protocols.
 11. So far as biological and geological material is concerned, the City of Launceston will not acquire by any direct or indirect means any specimen that has been collected, sold or otherwise transferred in contravention of any national or international wildlife protection or natural history conservation law or treaty of Australia or any other

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QVMAG Collection Policy

country, except with the express consent of an appropriate outside authority.

12. If appropriate and feasible, the same tests as are outlined in paragraphs 7 and 8 above will be applied in determining whether to accept loans for exhibitions or other purposes.
13. The City of Launceston recognises the need for cooperation and consultation between museums and art galleries on joint policy matters.
14. From time to time other collection-related policies will be developed to meet QVMAG's requirements. Such policies include the current QVMAG Human Remains Policy and the future QVMAG Loans Policy.

Acquisitions

1.0 Introduction

1.1 QVMAG has a special responsibility to preserve and exhibit material evidence of the natural and cultural history of Tasmania. The Collection Policy recognises this as QVMAG's primary responsibility, and recognises that in most collections there will be a northern Tasmanian emphasis. However, in some cases the acquisition of additional material from beyond the State may improve our understanding of Tasmania's natural and cultural heritage.

1.2 In developing its collections, the QVMAG will:

- reflect the cultural, scientific and natural diversity of Tasmania;
- reflect the histories and experiences of all Tasmanians within a national and international framework;
- seek to document, maintain and research the collections as per museum best practice; and
- aim to make the collections accessible to the visiting public and researchers through physical and electronic means.

1.3 All objects considered for acquisition undergo an assessment process proscribed by the parameters of this policy and wholly guided by the expertise of the relevant curatorial section. Acquisition will be guided by QVMAG Acquisition Procedures, as per the recommendations of the *Crowe Horwath QVMAG Collection Review* (2016). The Acquisition Proposal Form includes donations, cultural gifts, exchanges and purchases.

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In particular, the suitability of all proposed objects will be assessed against the stated selection criteria for each collection area. When proposing objects for acquisition, QVMAG will also consider whether it can adequately care for such objects as per museum best practice.

- 1.4 QVMAG recognises the need to describe the significance of new acquisitions using a consistent and accessible methodology. Objects entering the collection of QVMAG are assessed in terms of their historic, aesthetic, scientific and social values to determine their significance to achieve this. QVMAG will follow the principles and guidelines set out in *Significance 2.0: a guide to assessing the significance of collections*, Roslyn Russell and Kylie Winkworth, available on the internet at;

<http://www.environment.gov.au/heritage/publications/significance2-0/>.

2.0 Collections

QVMAG's collections are managed in four broad collecting areas:

- Natural Science
- Visual Art & Design
- History
- Library

2.1 Natural Science

Natural Science collections within the QVMAG cover three distinct areas, each with its own collection goals and spheres of specialisation. These are:

(a) Zoology

Zoology includes comprehensive collections of Tasmanian vertebrate and invertebrate fauna, including introduced species, with specialist research collections from the remainder of Australia and beyond in molluscs, spiders and mammalian ectoparasites.

(b) Botany

Botany comprises comprehensive collections of Tasmanian plants, including significant historical holdings.

(c) Geology

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Geology comprises mineral and rock collections from throughout Tasmania with important comparative material from interstate and overseas. Within Geology, Palaeontology includes a significant collection of fossils from Tasmania and elsewhere in and beyond Australia.

Collection of Natural Science Specimens

The collection supports biodiversity and nature conservation-related research, and geological and palaeontological research that helps us to understand and maintain the ecosystems that support all species, including our own. It also lets us use Tasmania's non-renewable mineral resources.

QVMAG continues to collect representative specimens of Tasmania's geology and fauna for reference, study, educational and display purposes. The primary source new material will be through collection by staff and recognised associates, and by Government Agencies. However, acquisition (by purchase if necessary) of important private or historic collections of Tasmanian natural science material, including records, will continue to be of great importance.

Relevant specimens or collections of material from elsewhere in Australia will be acquired for reference, study, educational and display purposes.

2.2 Visual Art & Design

The Visual Art & Design collection has five principal components, each of which has its own distinct collection policy. These components are:

(a) Colonial Art

This collection documents the artistic and cultural heritage of Tasmania, and Colonial Australia, from pre-European settlement until the end of the 19th century. This collection includes paintings, works on paper, sculpture and significant frames relating to this period.

(b) Modern Australian Art

This collection documents the history of Australia's postcolonial art of the 20th Century including paintings, photography, works on paper, sculpture and multi-media. Particular emphasis placed on the achievements of Tasmanian artists and contextualising these works through the collection of significant national artists.

(c) Contemporary Art

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This collection documents the work of Australia's contemporary art and culture including paintings, works on paper, photography, sculpture, multi-media and screen-based art. Particular emphasis will be placed on the achievements of Tasmanian artists and contextualising these works through the collection of significant national artists.

QVMAG has a small but significant collection of International paintings, sculpture and works on paper. This collection will be maintained and developed where appropriate.

(d) Decorative Arts

Within the Decorative Arts collection there are three sub-sections, each of which has a distinct collection policy. These components are:

Australian Decorative Arts

This collection documents the material cultural heritage of Australia with an emphasis on ceramics, furniture, woodwork, textiles and costumes with significant aesthetic value. The collection focuses primarily on objects designed and made in Australia, and in particular Tasmania and Tasmanian practitioners.

Contemporary Decorative Arts

This collection aims to document and promote understanding of the evolution of contemporary decorative arts in Australia since 1945 in all media. Particular emphasis will be placed on the achievements of Tasmanian practitioners.

International Decorative Arts

This collection documents the aesthetic development and evolution of British, European and Asian decorative arts through ceramics, textiles and costumes. Specific consideration will be given to the work of international practitioners where their work has influenced the development of Tasmanian and/or national craft and design. Consideration will be given to historic artworks that complement the QVMAG collection.

2.3 History

It is the primary concern of the History section to collect the material culture of the people of Launceston and Tasmania and to research,

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Version: 26/06/2017
Approved By: Council

QVMAG Collection Policy

maintain and interpret this social history for the community. The History collections comprise:

(a) Tasmanian Social History Collection

Social History is the most broadly defined area within the History collections and is the most active collecting area. It includes convict material and the Guan Di Temple. Artefacts must be provenance to Tasmania for inclusion in the Social History Collection.

(b) Comparative Cultural Collection

This collection consists of cultural material from communities and societies from outside Tasmania, particularly from the Australian mainland and the Pacific, with incidental material from other cultures. This collecting area also responds to the global awareness of our modern community and reflects Tasmania's global relationships. This collection is primarily historical and will be augmented only as the opportunity arises.

(c) Technology Collection

This collection includes scientific instruments, machinery, tools and vehicles. This collecting area documents Tasmanian working and recreational life, its economic and business history and links Tasmania to the wider history of Australian technological development.

(d) Arms Collection

The Arms Collection consists of firearms, swords, daggers, uniforms, military equipment and accoutrements, many of which are significant from a purely technical perspective. There is a strong local history significance to this collecting area which also covers most of the major military events in Tasmanian history.

(e) Archaeological Collections

The Archaeological Collections include material from shipwrecks, and mining and convict sites. This collection has the capacity to complement the other History collection areas.

(f) Tasmanian Aboriginal Collections

The Tasmanian Aboriginal Collections comprise artefacts, many of which were collected prior to 1950. They include the Tasmanian

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Approved By: Council

QVMAG Collection Policy

Aboriginal Stone Tools Collection, a nationally significant research and interpretation collection. QVMAG also holds a significant collection of Tasmanian Aboriginal Shell Necklaces. Any further collecting in these areas will be informed by advice from the QVMAG Aboriginal Reference Group.

(g) Numismatics Collection

QVMAG has also maintained a small but historically interesting collection of coinage, tokens, medals and badges from around the world. This is not currently an active collecting area, and will be augmented only as appropriate donations are forthcoming.

(h) Archival Collections (formerly known as *Community History*)

The Archival Collections document the cultural heritage of the Tasmanian community and reflect the island's diverse and changing ways of life with particular reference to the northern region of the State. Of note are four specific collecting areas:

(i) Photographs

This collection is a comprehensive visual record of Tasmania from the 1840s and includes all photographic formats from daguerreotypes onwards. A small component of film and video supports the visual record.

(ii) Manuscripts

This collection has two principal components: manuscripts collected as single items, and collections of textual records created or acquired by an individual, family, business or organisation.

(iii) Tasmanian Ephemera

The History Section collects Tasmanian ephemera as the opportunity arises. Ephemera augments the Tasmanian Social History Collection.

(iv) Oral History

This collection consists of recorded interviews that document the working lives and achievements of Tasmanians. It also includes a small component of local radio material.

2.4 Library

(a) Rare Book Collections

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Approved By: Council

QVMAG Collection Policy

These collections include books with specific historical or cultural value, of aesthetic importance, or with a significant provenance.

(b) Special Book Collections

These collections have an association with a prominent individual or organisation and support the research endeavours of staff at QVMAG. The publications contained within are not considered to be rare.

(c) The 'working collections': The General Book Collection and Serials Collection

These collections primarily support the research endeavours of QVMAG staff. These collections contain a sizeable amount of Tasmaniana material.

(d) Maps, Architectural and Engineering Drawing Collections

These collections document the cartographic, built and engineering heritage of Tasmania through drawings and specifications.

Deaccessioning

1. Introduction

While the City of Launceston acknowledges the need for responsible deaccessioning, it is strongly of the opinion that deaccessioning is a management tool of last resort, bearing in mind the City of Launceston's responsibility to past and future donors to hold QVMAG collections in trust for the community.

QVMAG is able to deaccession material from its collections under the Local Government Act 1993. QVMAG also insists on responsible acquisition, and when acquiring items the long-term resource implications (staff, accommodation, conservation and research) will be considered. As one of the major functions of a museum is to preserve its collections in perpetuity, there is a strong presumption against the disposal of items from QVMAG's permanent collections.

The following statements mirror deaccessioning practice followed throughout Australian museums and are supported by the museum profession's governing body, Museums Galleries Australia. QVMAG's deaccessioning procedures will follow museum best practice.

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City of Launceston
Reference No. 07-Plx-011
Version: 26/06/2017
Approved By: Council

QVMAG Collection Policy

2. Deaccessioning Criteria

An item may be deaccessioned from a collection for one or more of the following reasons:

- the item does not fall within the guidelines of the QVMAG Collection Policy;
- the item duplicates material already held in the collections;
- the item is in such poor condition that it would be impossible to repair or conserve (e.g. insect infestation or other degenerative causes);
- the cost of conservation or restoration and/or storage would be prohibitive;
- the item is the property of an indigenous or other community group and should be returned as part of a national or international convention on the restitution of cultural material;
- the item is subject to legislation that prevents QVMAG holding title to the object;
- lack of documentation about the item;
- the item is unsafe (e.g. contains hazardous chemicals);
- the item or part of it is to be used for scientific research.

3. Disposal

Disposal is the method by which deaccessioned material is removed from the collection. The preferred methods of disposal beyond the institution would be by gift or exchange to another public institution (except for items which are damaged or dangerous).

The appropriate methods of disposal are:

- **internal transfer** – the transfer of items to a hands on/ education/ demonstration collection, or parts to be used in the restoration of other collection items;
- **gift** – to another museum or returned to the donor;
- **sale** – to the public by auction or tender;
- **exchange** – to another public museum in exchange for a more suitable item for the collection;
- **destruction** – when the item is extensively damaged or is not considered worthy of treatment.

PRINCIPLES:

The ethical standards that underpin this Policy are defined in both the Acquisition Code that prefaces this Policy and *Museums Australia's Code of Ethics*, which can be found at

<http://www.museumsaustralia.org.au/userfiles/file/Governance/maethics.pdf>

The Council's Organisational Values apply to all activities.

RELATED POLICIES & PROCEDURES:

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City of Launceston
Reference No. 07-Plx-011
Version: 26/06/2017
Approved By: Council

QVMAG Collection Policy

Related Council policies include:
Museum Human Remains Policy 07-Plx-005
QVMAG Strategic Plan 2012-2017

RELATED LEGISLATION:

N/A

REFERENCES:

UNESCO Convention, which can be found at:
http://portal.unesco.org/en/ev.php-URL_ID=13039&URL_DO=DO_TOPIC&URL_SECTION=201.html

QVMAG Acquisition Proposal Form

DEFINITIONS:

N/A.

REVIEW:

This policy will be reviewed no more than two years after the date of approval, or more frequently if dictated by operational demands and with Council's approval.

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City of Launceston
Reference No. 07-Plx-011
Version: 20/06/2015
Approved By: Council

QVMAG Collection Policy

DOCUMENT INFORMATION:

Reference Number:	07-Plx-011
Date:	26/06/2019
Review:	Two years from date of approval
Key Function:	Cultural Development
System:	
Document Type:	Policy
Responsible Directorate:	QVMAG
Approved by:	Council
Action Officer:	Richard Mulvaney
Text Search Key Words	Museum acquisitions

To be Communicated To: <i>(To be identified by Action Officer or Approver)</i> (Insert ✓ in relevant row)		Department/Area only
		Directorate via Director and Managers
		Specific Areas: •
	✓	Council-wide
	✓	Council Website

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Launceston
Medical Centre

247 Wellington Street
Launceston, TAS 7250
T: (03) 6388 8111 F: (03) 6380 8388
info@launcestonmc.com.au

3/11/2023

Shane Eberhardt
City of Launceston
Town Hall
18/28 St John Street
Launceston TAS 7250

Dear Shane,

RE: Road Occupation Permit Fees - 234/247 Wellington Street

I am writing in respect of road occupation permit fees that have been applied to our development at 243-247 Wellington Street, Launceston. I ask that you please consider the following letter and allow the fees to be waived for this development which will allow the community to realise the full benefit of this project.

The aim of the Launceston Health Hub is to provide Quality, Comprehensive and Timely care to the broader Launceston community. This expansion provides additional space to enable this mission to be achieved by bringing in further quality healthcare offerings. Some of which, include Medicare Urgent Care Clinic and other services that will directly reduce the loading on the adjacent Launceston General Hospital.

This component of the Launceston Health Hub development commenced concept design and feasibility studies in the second quarter of 2020. A development application was received in February 2021. However, due to significant cost escalation, a value management exercise was required to ensure the development was feasible and able to be constructed. Unfortunately, this resulted in a significant redesign that required a revised Development Application that was ultimately received in January 2023 for the amended scope. An unexpected statutory fee of this magnitude, imposed so late in the project life cycle (from 1st July 2023) will further impact the development and reduce the benefit that is available to be realised by the Launceston community.

I understand the new fee, applied from 1st of July 2023, was implemented for the following purposes:

- to recognise the impact that occupation has on the community; and
- incentivise works on adjacent private land to reconsider the need to use the road reserve and minimise the length of time for occupation where it is required.

On this project, the building contractor has been liaising with council and other stakeholders on the road occupation and lane alteration since late 2022. A huge amount of work has been invested in the construction methodology and sequencing including, reviewing options to remove the occupation all together. But these were deemed unsafe for both workers and the public. Alterations to the construction methodology have led to inefficiencies and increased construction cost to ensure the occupation of the road reserve can be minimised in both impact and length of time by completing as many activities as safely possible prior to setting up the road alterations and ensuring no lanes are lost but just diverted slightly within the same portion of road.

Page|1





Launceston Medical Centre

247 Wellington Street
Launceston, TAS 7250
T: (03) 6388 8111 F: (03) 6380 8388
info@launcestonmc.com.au

By undertaking the above consideration and traffic management alteration work, the aims of the fee have already been achieved. In addition, the time taken to undertake this work has meant that the formal approval of the closure has now been pushed out into the period where the fee has been enacted. If the work mentioned above had been rushed through or not taken into consideration, the impact of the closure would have been increased and the fee would not have been relevant. This sequencing has meant the project is now being severely impacted on 2 fronts. The construction cost has further increased to minimise the impact of road occupation and because the time was taken to consider this a new fee has now been imposed on the project.

I respectfully request you contemplate the timing of the fee being imposed, the significant investment committed to minimise the impact of road occupation and the negative impact this fee will have on the benefit available to the community when considering your decision on this matter.

Thank you for your consideration of the above I look forward to hearing from you.

Kind Regards

A simple, stylized line drawing of a handwritten signature, appearing to read 'Jerome Muir Wilson'.

Jerome Muir Wilson
Managing Director
Launceston Health Hub



City of Launceston
Council Meeting Minutes

Thursday 19 June 2025

19.4. Fee Waiver Request - Road Occupation - Health Hub

FILE NO: SF2145

AUTHOR: Erica Deegan (Senior Leader Asset Management Project)

APPROVER: Chelsea van Riet (Executive Leader Community Assets and Design)

DECISION STATEMENT:

To consider an application for the waiver of the Road Occupation Permit fee for regarding the occupation of Cleveland and Wellington Streets due to construction activities related to the Health Hub.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)
Local Government (Highways) Act 1982 (Tas)
Roads and Jetties Act 1935 (Tas)
Facilities and Highways By-Law Number 1 of 2021
Parking Facilities By-Law Number 2 of 2023
Vehicle and Traffic Act 1999 (Tas)
Road Rules 2019 (Tas)

PREVIOUS COUNCIL CONSIDERATION:

Council - 3 October 2024 - 19.1 - Road Reserves, Parks and Public Reserves Occupation Policy
Council - 3 October 2024 - 19.2 - Fees and Charges Amendment 2023/2024 and Associated Remission of Road Reserves, Parks and Public Reserves Occupation Fees Workshop - 15 August 2024 - Road Reserves, Parks and Public Reserves Occupation Policy, Guidelines and Fee Capping
Council - 4 April 2024 - 15.3 - Fees and Charges 2024/2025 Workshop - 23 November 2023 - Road Occupation Fee

RECOMMENDATION:

That Council:

1. notes the request from the Launceston Health Hub to waive the road occupation fees associated with the development at 243-247 Wellington Street; and
2. does not agree to remit any fees associated with the road occupation at 243-247 Wellington Street.

Erica Deegan (Senior Leader Asset Management Project) and Ryan Carroll (Road Permits and Investigations Officer) were in attendance to answer questions in respect of this item.

DECISION: 19 June 2025

MOTION 1

Moved Councillor J J Pentridge, seconded Councillor S Cai.

That Council:

1. notes the request from the Launceston Health Hub to waive the road occupation fees associated with the development at 243-247 Wellington Street; and
2. does not agree to remit any fees associated with the road occupation at 243-247 Wellington Street.

LOST 4:5

FOR VOTE: Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A E Dawkins and Councillor A G Harris

AGAINST VOTE: Mayor Councillor M K Garwood, Councillor Prof G Razay, Councillor J J Pentridge, Councillor A J Palmer and Councillor S Cai

DECISION: 19 June 2025

MOTION 2

Moved Councillor J J Pentridge, seconded Councillor S Cai.

That Council:

1. notes the request from the Launceston Health Hub to waive the road occupation fees associated with the development at 243-247 Wellington Street; and
2. by absolute majority, agrees to remit 100% of the fee associated with occupation RDT0703/2023 in the amount of \$44,296.

LOST 6:3

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor Prof G Razay, Councillor J J Pentridge, Councillor A J Palmer and Councillor S Cai

AGAINST VOTE: Councillor D C Gibson, Councillor A E Dawkins and Councillor A G Harris



Quarterly Report - April to June 2025

In accordance with the Rule 26 of the *Launceston Flood Authority Rules, April 2020* the Authority must submit a report to Council for the periods ending March, June, September and December. This report is for the period ending 30 June 2025.

Key priorities for the coming quarter

- Completion of 5-year comprehensive reporting
- Topsoiling program
- Complete North Esk catchment Review to improve flood intelligence
- Conducting quarterly levee inspections
- Kings Wharf rotating wing wall rectification
- Works prioritisation and planning
- Flood gate testing

Operational and Compliance Activities

Quarterly physical inspection of the levees were completed in June 2025. These levee walks enabled monitoring for the condition of the levees and valuable training for levee patrollers who are deployed during flood events.

Current Works

Forster St Gate (KG5) Post-refurbishment Testing

Following the Forster St Floodgate (KG5) refurbishment and upgrades in March, the gate was exercised in May. This revealed some minor adjustments that will be made in preparation for the next closure exercise.



Closure exercise at KG5, May 2025



Quarterly Report - April to June 2025

Top Soiling

Four sites on the levee system received top dressing and re-seeding in April and June. Topsoil and grass cover provide valuable protection for the levee's clay core from erosion and exposure. The sites were selected based on the degree of erosion and lack of existing coverage. The intervention was successful with grass seed sprouting at all sites. A before and after of one site at the Riverbend Levee is seen following.



Site of Riverbend levee erosion before intervention



Site of Riverbend levee erosion after intervention



Quarterly Report - April to June 2025

Kings Wharf Wing Wall

Investigation and consideration of design options has commenced for a wing wall on the Kings Wharf Levee. Sitting at an earth-concrete interface, there is visible rotation of the wall on the dry side which has previously been patched but not resolved.

Test pit excavation in April provided insight into the subsequent remediation design, revealing the presence of a buried buttress and orientation of existing sheet piling. A viable temporary solution has been proposed and quotations sought to understand budgetary impacts.



Buried buttress and sheet piling visible at the junction of the concrete wall and wing wall

Tideflap replacement

Drone surveillance of tide flaps identified one flap near the Mowbray Levee requires replacement, as pictured. A new valve has been ordered and fabrication is underway.



The broken tide flap identified with drone surveillance



Quarterly Report - April to June 2025

Emergency Management

Disaster Ready Fund - Flood Intelligence & Early Warning Detection

Minimal progress has been made in the past few months on this project due to resourcing challenges. Minor improvements have been made to internal dashboarding systems following a feedback and discussion session with the designated officers performing the planning function during flood events.

A new position (Flood Mitigation Advisor) was advertised to enable the finalisation of the project as well as to progress the development of the Flood Mitigation Plan (previously Flood Mitigation Strategy). This did not yield a suitable candidate and will be re-advertised. Alternatives are currently being considered to enable this project to progress without the immediate need for the role to be filled.

Financial Position as at 30 June 2025

Revenue for the period is \$43,714 favourable due to receiving state growth funding for the Bathymetry survey and reimbursement from the University of Tasmania for professional fees associated with the Boland Street levee works.

Expenditure for the period is \$15,213 unfavourable due to:

- Labour is \$71,765 over Budget due to higher labour cost.
- Materials and Services are \$71,302 favourable due to Levee Management Project spending below budget.

Other expenses are \$15,676 favourable due to lower administration costs.

Including non-operating costs there is an overall favourable variance of \$57,740 resulting in a deficit of \$332,618.

A handwritten signature in black ink, appearing to read "Greg Preece", with a long horizontal line extending to the right.

Greg Preece, Chair
Launceston Flood Authority

Launceston City Council
Reference No. 04-PI-004
Version: 12/03/2013
Approved By: Council

Graffiti Prevention and Reduction Policy

PURPOSE:

To provide a framework for how Council will work with Tasmania Police, the local community and relevant agencies to prevent and reduce graffiti crime.

SCOPE:

Council owned, initiated or commissioned programs and activities that support graffiti prevention and reduction in the Launceston municipality.

POLICY:

Council has a zero-tolerance approach to graffiti and will work with Tasmania Police, the local community and relevant agencies to support and generate activities that draw on social and environmental approaches to prevent, reduce and remove graffiti.

Council is committed to:

- Raising community awareness and providing targeted information on the social, health, legal and economic implications of graffiti crime and how to prevent and reduce it.
- Quick removal of graffiti from Council-owned infrastructure and assets.
- Pro-social activities that divert offenders and at-risk youth into positive behaviours that benefit the community.
- Early intervention education that targets young people in order to foster positive attitudes and behaviours so that they understand the difference between art and vandalism.
- Activities that engage graffiti artists in legitimately showcasing their work.
- Incorporating, where possible, Design out Crime principles such as murals, art installations and landscaping in public space and graffiti hot-spots.
- Establishing mechanisms to encourage and facilitate better reporting of graffiti and to increase the amount and quality of information provided to enforcement agencies in order to assist in the detection and apprehension of graffiti writers.

PRINCIPLES:

In addition to Council's Organisational Values, Council recognises that:

- There is limited international and local research and evaluation to examine the effectiveness of graffiti prevention and reduction strategies. Further research into the nature and prevention of graffiti is required and strategies need to be flexible to reflect current best practice.
- Graffiti requires a whole-of-community and multi-agency approach that incorporates multiple interventions.
- There are different types of graffiti, graffiti writers and motivations for participating in the production of graffiti. Council strategies to prevent and

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Launceston City Council
Reference No. 04-PI-004
Version: 12/03/2013
Approved By: Council

Graffiti Prevention and Reduction Policy

reduce graffiti crime will be based on intelligence relating to the precise nature of the problem in the local context.

- Consultation with graffiti writers and young people, as well as the broader community, is required to ensure that the range of diverse interests and values are reflected in the strategies Council employs to prevent and reduce graffiti crime.
- Graffiti art (also referred to as street art or urban art), a legal version of graffiti, requires skill and involves a strong aesthetic dimension. It is a legitimate form of contemporary art and is associated with professional development such as graphic design, screen-printing, web-design, curatorial design and exhibitions. Street art can add life and character to otherwise uninteresting areas and can be found in gallery collections, as part of mainstream tourist attractions and can be a symbol of urban gentrification.

RELATED POLICIES & PROCEDURES:

[07-PI-009 Arts and Cultural Development Policy](#)

[07-PI-010 Public Art Policy](#)

[24-PI-003 Council Property Management Policy](#)

RELATED LEGISLATION:

- New graffiti and aerosol paint laws, *Police Offences Act 1935*

REFERENCES:

- Australian Institute of Criminology - *Key Issues in Graffiti, Research in Practice no.6*, December 2009
- *NSW Graffiti Solutions Handbook*, Sydney, 2000
- *Discussion Paper - Graffiti Prevention*, Review of the Graffiti Control Act 2001 and Graffiti Control Regulations 2002, Government of South Australia
- *Graffiti Vandalism, The Motivation and Modus Operandi of Persons Who Do Graffiti*, NSW Dept of Justice and Attorney General, October 2009
- *Designing Out Crime, Designing in People, A guide for safer design*, Launceston City Council 2003

DEFINITIONS:

Graffiti: *The marking of other people's property without their consent.*

Pro-social activity: *Formal and informal volunteering, civic activity, and individual and group activities that benefit the community.*

Aesthetic: *Of or concerning the appreciation of beauty or good taste.*

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Launceston City Council
Reference No. 04-PI-004
Version: 12/03/2013
Approved By: Council

Graffiti Prevention and Reduction Policy

REVIEW:

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

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Launceston City Council
Reference No. 04-PI-004
Version: 12/03/2013
Approved By: Council

Graffiti Prevention and Reduction Policy

DOCUMENT INFORMATION:

Reference Number:	04-PI-004
Version:	12/03/2013
Review:	November 2017
Key Function:	Community Development
System:	Management
Document Type:	Policy
Responsible Directorate:	Development Services
Approved by:	Launceston City Council
Action Officer:	Wendy Newton
Text Search Key Words	Graffiti, Design out crime, Streetart, Public art, Antisocial behaviour, Art, Murals, Installations, Landscaping

To be Communicated To: <i>(To be identified by Action Officer or Approver)</i> (Insert ✓ in relevant row)		Department/Area only
	✓	Directorate via Director and Managers
		Specific Areas:
		•
	✓	Council-wide
	✓	Council Website
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FOLIO PLAN
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



OWNER DJ BUILDING CONTRACTORS PTY LTD		PLAN OF SURVEY		REGISTERED NUMBER SP182552
FOLIO REFERENCE C.T. 21380/2		BY SURVEYOR R. M. PECK	6ty° 21.027	APPROVED EFFECTIVE FROM 15 FEB 2022 <i>R. M. Peck</i> Recorder of Titles
GRANTEE PART OF 164 ^{AC} 0 ^R 0 ^P GRANTED TO WILLIAM EFFINGHAM LAWRENCE		LOCATION CITY OF LAUNCESTON		
MAPSHEET MUNICIPAL CODE No 120 (5041-54)		LAST UPI No	LAST PLAN No. D 21380	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
<i>R. M. Peck</i> REGISTERED LAND SURVEYOR		13/12/21 DATE		<i>L. Foster</i> COUNCIL DELEGATE
		8/2/22 DATE		



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 182552

PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

(as defined herein)

Lot 1 is subject to a Pipeline & Services Easement in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (its successors and assigns) over the "Pipeline & Services Easement 'A' 3.00 wide" passing through the Lot ("the Easement Land").

each

(as defined herein)

Lots 1 and 2 are subject to a Pipeline & Services Easement in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (its successors and assigns) over the "Pipeline & Services Easement 'B' 3.00 wide" passing through such Lots ("the Easement Land").

Interpretation:

For the purpose of this Schedule:

"Pipeline & Services Easement" is defined as follows:

- (a) Firstly, the full and free right and liberty for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times:
 - (i) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
 - (ii) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
 - (iii) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
 - (v) run and pass sewage, water and electricity through and along the Infrastructure;
 - (vi) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DJ BUILDING CONTRACTORS PTY LTD FOLIO REF: 21380/2 SOLICITOR & REFERENCE: Amelia Goss – Rae & Partners Lawyers	PLAN SEALED BY: <i>Launceston City Council</i> DATE: <i>8/2/22</i> F. POLSHER... REF NO. <i>[Signature]</i> Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

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SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 182552
SUBDIVIDER: DJ BUILDING CONTRACTORS PTY LTD FOLIO REFERENCE: 21380/2	

- (vii) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (viii) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

(b) Secondly, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

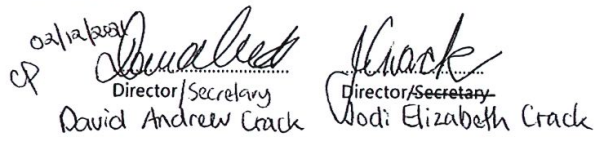
- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) any thing reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

FENCING PROVISION

In respect to the lots on the plan the vendor
 The Subdivider DJ Building Contractors Pty Ltd shall not be required to fence.

EXECUTED by DJ Building Contractors Pty Ltd as registered proprietor of the property comprised in Folio of the Register Volume 21380 Folio 2 in accordance with Section 127 of the Corporations Act in the presence of:


 Director/Secretary Director/Secretary
 David Andrew Crack Dodi Elizabeth Crack

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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Hi Sonia

I have reviewed the attached Folio Plan documents and advise that TasWater do not own any infrastructure in the

**PIPELINE AND SERVICES
EASEMENT "B" 3.00 WIDE
(S.P 182552)**

easement that was previously known as (S.P 182552) and now shown as

**DRAINAGE EASEMENT "B"
3.00 WIDE (S.P 182552)**

and TasWater has no issue with this not benefitting TasWater and agree with the changes proposed.

I have also noted that one of our Folio Texts was incorrectly added to the CRLD, so I have amended that and attached it for everyone's records, correctly dated.

If you have any queries, please don't hesitate to contact me.

Regards

Shaun Verdouw
Senior Development Assessment Officer



M 0467 901 425
E Shaun.Verdouw@TasWater.com.au
A 36-42 Charles Street, Launceston, TAS 7250

taswater.com.au

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 TasWater



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Richard Peck

From: Young, Mick <Mick.Young@nre.tas.gov.au>
Sent: Monday, 25 November 2024 1:05 PM
To: Richard Peck
Cc: Sonia Smith; Moses Van Den Berg
Subject: RE: Emailing: FolioPlan-182552-2 (2).pdf, ScheduleOfEasements-182552-2 (1).pdf, FolioText-182552-2.pdf

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Hi Richard,

Further to our phone discussion of this afternoon I advise as follows.

The amendments required to the plan and schedule of easements can be achieved by way of a Request to Amend pursuant to Section 103 of LGBMP 1993 signed by the Launceston City Council.

The request should clearly detail what changes are to be made to the plan and to the schedule of easements. No titles will need to be produced.

The Recorder is prepared to exempt this Request to Amend from lodgement fees.

I trust this is satisfactory.

Regards

Mick Young | Principal Examiner (Subdivisions)
Land Titles Office | Land Tasmania

Department of Natural Resources and Environment Tasmania
134 Macquarie Street Hobart TAS 7000
GPO Box 541 Hobart TAS 7001
T: 03 616 54168 | E: mick.young@nre.tas.gov.au
<http://www.nre.tas.gov.au/> | <http://www.nre.tas.gov.au/land-tasmania/land-titles-office>

-----Original Message-----

From: Richard Peck <RPeck@6ty.com.au>
Sent: Friday, 22 November 2024 5:37 PM
To: Young, Mick <Mick.Young@nre.tas.gov.au>
Cc: Sonia Smith <Sonia.Smith@launceston.tas.gov.au>; Moses Van Den Berg <MVanDenBerg@6ty.com.au>
Subject: FW: Emailing: FolioPlan-182552-2 (2).pdf, ScheduleOfEasements-182552-2 (1).pdf, FolioText-182552-2.pdf

Hi Mick,
further to my conversation with yourself and Sonia. Could you review the attached sealed plan and advise options to correct the schedule to match our original plan. The hand written amendment is evident.

The original schedule of easements that arrived at the Titles office was incorrect and did not agree with the sealed plan; a fact that was missed by our office and the council but picked up by the titles office. Unfortunately, our plan was altered to match the schedule and not the other way around.

Neither council or our office received any communications which may have alleviated the issue, and I was most likely on long service leave at the time and out of contact.

The easement that was changed to a Taswater pipeline and services easement was in fact correctly shown on the plan as a drainage easement in favour of the Launceston City council and contains a public stormwater main.

The council have raised it as an issue that we would like to resolve as soon as possible. I understand that council can petition the land titles office but given there appears to be a mutual responsibility we would like to avoid the statutory charges at the minimum and progress the process as soon as possible so that it doesn't unduly delay our current survey plan at council for sealing.

Your thoughts would be appreciated.

I see no issues with leaving Taswater's rights on the plan and adding the council drainage right unless you have a better solution.

Please advise if you require any more information from me.
regards

Richard Peck
Registered land Surveyor
0419 556 579

Tamar Suite 103, The Charles
287 Charles Street, Launceston 7250
PO Box 63, Riverside 7250
P 03 6332 3300
E rpeck@6ty.com.au
W 6ty.com.au
ARCHITECTURE | SURVEYING | ENGINEERING | PLANNING

Measured form and function

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-----Original Message-----