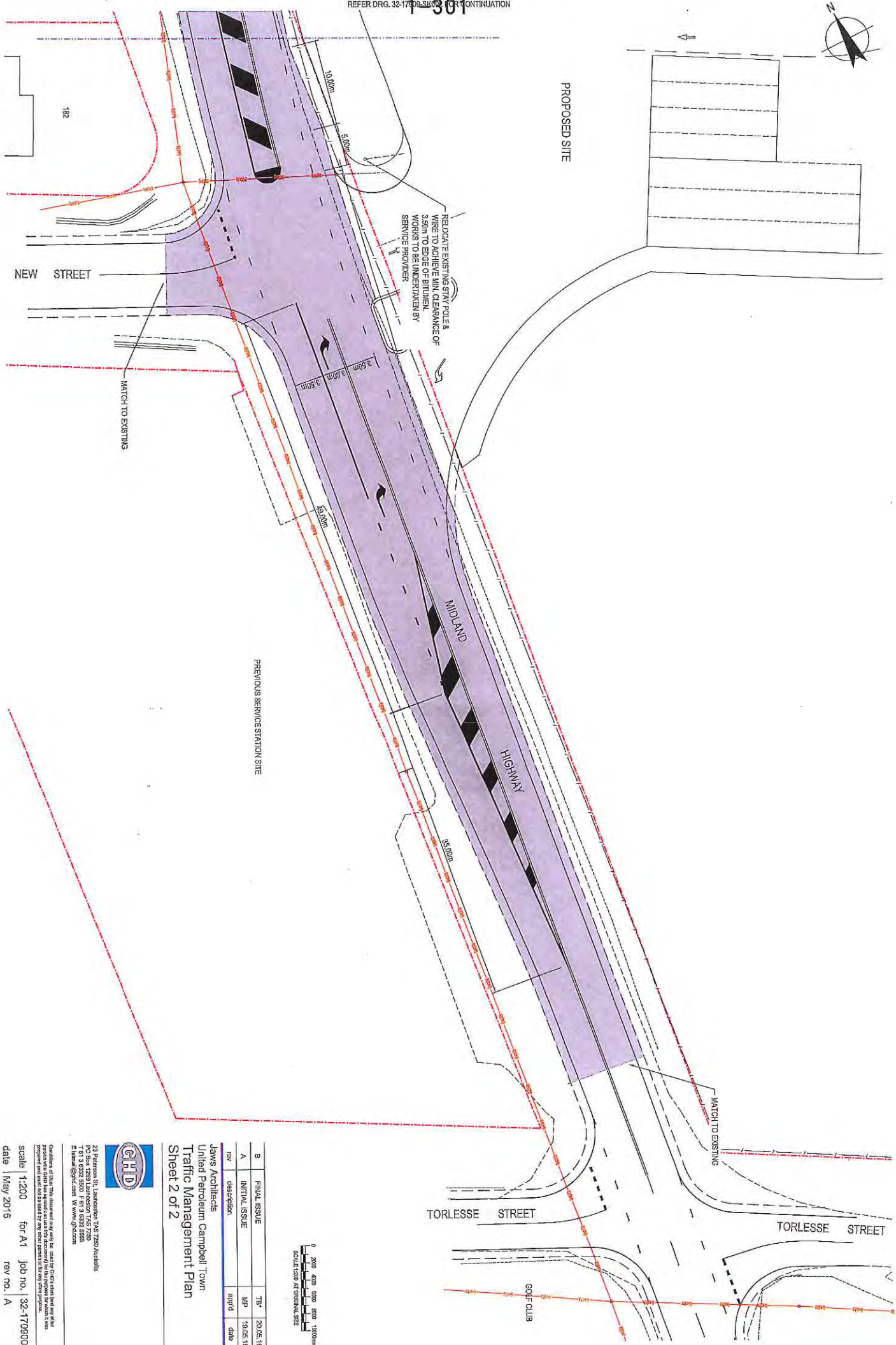




REFER DRG. 32-1709-001 FOR CONTINUATION

PROPOSED SITE



PREVIOUS SERVICE STATION SITE



rev	description	app'd	date
B	FINAL ISSUE	TJR	20.05.16
A	INITIAL ISSUE	MP	19.05.16

Jaws Architects  
 United Petroleum Campbell Town  
 Traffic Management Plan  
 Sheet 2 of 2



23 Paterson Rd, Henderson, 7172 QLD Australia  
 T 07 5500 1111 F 07 5500 1112  
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 date | May 2016 rev no. | A

approved (PD) T. BICKERSTAFSK005

GHD

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Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
0	B White	A. Brook		J Ayers		31/05/2016

## Submission to Planning Authority Notice

Council Planning Permit No.	P16-129	Council notice date	7/06/2016
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2016/00785-NMC	Date of response	22/06/2016
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
<b>Response issued to</b>			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	planning@northmidlands.tas.gov.au		
<b>Development details</b>			
Address	171-183 HIGH ST, CAMPBELL TOWN	Property ID (PID)	2046993
Description of development	Site-specific Planning Scheme Amendment 01/16 & 24-hour service station		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Jaws Architects	1607 Sheets DA03, DA04, DA05 & DA06		31/05/2016
TasWater	Works External Plan P1	1	14/06/2016
<b>Conditions</b>			
<p><b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF DRAFT AMENDMENT TO PLANNING SCHEME <u>AND</u> PLANNING APPLICATION REFERRAL</b></p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater makes the following submission(s):</p> <p>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 not require to be notified of nor attend any subsequent hearings.</p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connection / 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.</li> <li>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.</li> <li>3. Prior to commencing construction / use of the development, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater.</li> </ol> <p>NOTE: TasWater deems that the boundary backflow hazard rating of the site is considered as being 'High'.</p> <p><b>TRADE WASTE</b></p> <ol style="list-style-type: none"> <li>4. Prior to the commencement of the proposed use the developer/property owner must obtain</li> </ol>			



Consent to discharge Trade Waste from TasWater.

5. The developer must install and maintain a trade waste pre-treatment device in accordance with the requirements of the TasWater Commercial Trade Waste Customer Pre-Treatment Guideline prior to commencement the proposed use.

#### **ASSET CREATION & INFRASTRUCTURE WORKS**

6. Prior to the issue of a TasWater Certificate of Water and Sewerage Compliance (Building and or Plumbing), extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater at the Developer's cost.
  - a. In accordance with TasWater's 'Developer Charges Policy' for developments within Serviced Land where capacity is not available (within the existing system), the developer will be required to install that capacity at their cost. The developer is responsible for the design and construction of replacing the existing DN150mm concrete sewer main with a minimum size DN225mm PVC-U SN8 sewer main from asset number CTSZ05MH10565 to CTSZ05MH10599.
  - b. In accordance with TasWater's 'Developer Charges Policy' for developments inside Serviced Land where insufficient capacity is available within the existing system, the developer pays the costs of Expansion of the system to the level of capacity required to service the development. The developer is responsible for the design and construction of an additional 2.5 m3 emergency needed at TasWater's Edgar Street Sewage Pump Station. The emergency storage must be designed and constructed to allow future augmentation.
  - c. 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.
7. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) / Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
8. 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 & sewerage to TasWater's satisfaction.
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. 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.
11. After testing, 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.
12. At practical completion of the water and sewerage works and prior to TasWater issuing a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), 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) As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
13. 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". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
14. 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.
15. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

#### DEVELOPMENT ASSESSMENT FEES

16. The applicant or landowner as the case may be, must pay development assessment fees to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:
- a. \$983.00 for Rezoning assessment; and
  - b. \$629.00 for development assessment.

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

#### Advice

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate of Certifiable Work (Building and/or Plumbing). The Certificate of Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council.

Documentation must include a floor and site plan with:

Location of all pre-treatment devices i.e. grease arrestor;



Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and

Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.

Details of the proposed use of the premises, including the types of food that will be prepared and served; and

The estimated number of patrons and/or meals on a daily basis.

At the time of submitting the Certificate of Certifiable Work (Building and/or Plumbing) a Trade Waste Application together with the Food Supplement form is also required.

If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

A copy of the TasWater Commercial Trade Waste Customer Pre-Treatment Guideline is available at: [www.taswater.com.au/Customers/Trade-Waste/Commercial-Customers-Pre-treatment-Guidelines](http://www.taswater.com.au/Customers/Trade-Waste/Commercial-Customers-Pre-treatment-Guidelines).

#### Declaration

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

#### Authorised by

A handwritten signature in black ink, appearing to read "Jason Taylor".

**Jason Taylor**

Development Assessment Manager

#### TasWater Contact Details

Phone	13 6992	Email	<a href="mailto:development@taswater.com.au">development@taswater.com.au</a>
Mail	GPO Box 1393 Hobart TAS 7001	Web	<a href="http://www.taswater.com.au">www.taswater.com.au</a>

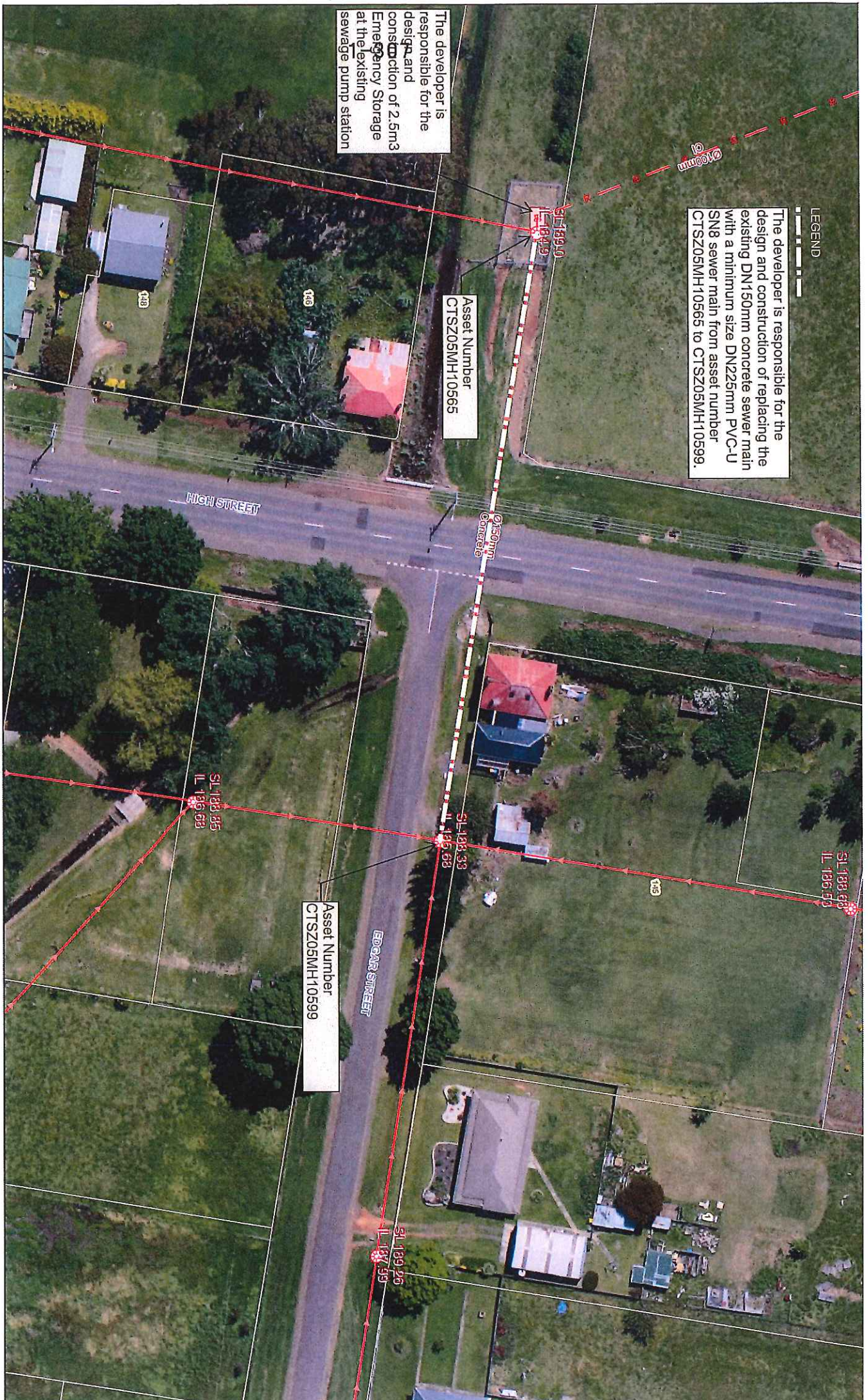
**LEGEND**

The developer is responsible for the design and construction of replacing the existing DN150mm concrete sewer main with a minimum size DN225mm PVC-U SN8 sewer main from asset number CTSZ05MH10565 to CTSZ05MH10599.

The developer is responsible for the design and construction of 2.5m<sup>3</sup> Emergency Storage at the existing sewage pump station

Asset Number  
CTSZ05MH10565

Asset Number  
CTSZ05MH10599



**TasWater Infrastructure**

- Water Retention Main
- Sewer Pressure Retention Main
- Sewer Rising Main
- Sewer Gravelly Retention Main
- Stormwater Retention Main
- Stormwater Gravelly Distribution Main

**Private Infrastructure**

- Water Mains - Private
- Sewer Pressurised Main - Private
- Sewer Gravelly Main - Private
- Stormwater Gravelly Main - Private
- Recycled Water Mains - Private

**Abandoned Infrastructure**

- Water Abandoned
- Sewer Abandoned
- Recycled Abandoned

**NOTE:** This plan is provided in response to a Planning Referral. While all reasonable care has been taken to ensure the accuracy of the information on this plan its purpose is to provide a general indication of the location of TasWater services. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data. This note forms an integral part of this plan.

**REFERRAL OF DEVELOPMENT APPLICATION P16-129  
TO WORKS & INFRASTRUCTURE DEPARTMENT**

**Property No:** 302301.235

**Date:** 07-Jun-2016

**Applicant:** GHD Pty Ltd (obo United Petroleum P/L)

**Proposal:** Site-specific Planning Scheme Amendment 01/16 & 24-hour service station

**Location:** 171-183 High Street, Campbell Town

Please inspect the property and advise regarding stormwater/drainage, access, traffic, and any other engineering concerns.

Is there is a house on one of the lots?	No
Is it connected to all Council services?	N/A
Are any changes / works required to the house lot?	N/A
Are the discharge points for stormwater, infrastructure that is maintained by Council? (This requires a check to ensure the downstream infrastructure is entirely owned, maintained, operated by Council and have been taken over as Council assets.)	Yes

**Stormwater:**

Does the physical location of stormwater services match the location shown on the plan? (Requires an on-site inspection)	Yes
Is the property connected to Council's stormwater services?	Yes
If so, where is the current connection/s?	
Can all lots access stormwater services?	Yes
If so, are any works required?	Yes, design plan to be provided
<b>Stormwater works required:</b>	
<i>Design plan required</i>	
Is there kerb and gutter at the front of the property?	No
Are any kerb-and-gutter works required?	No

**Road Access:**

Does the property have access to a made road?	Yes
If so, is the existing access suitable?	No
Does the new lot/s have access to a made road?	N/A
If so, are any works required?	Yes, as per design plan
Is off-street parking available/provided?	Yes
<b>Road / access works required:</b>	
<i>Works to be in accordance with Standard Drawing TSD R03 and approved design plans - concrete driveway crossover apron from the edge of High St to the property boundary.</i>	
Is an application for vehicular crossing form required?	Yes
Is a footpath required?	No
Extra information required regarding driveway approach and departure angles	No



Are any road works required:	No
Are street trees required?	No
Additional Comments:	An Engineer's design is required.

## **WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONS**

### **STANDARD CONDITIONS**

#### **W1 Stormwater**

- a) A stormwater connection must be provided to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) Concentrated stormwater must not be discharged into neighbouring properties
- c) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- d) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- e) Prior to the commencement of any works on site the applicant shall provide a design plan and calculations for approval by Council to demonstrate that stormwater from the site can be adequately drained.
- f) A plumbing permit is required prior to commencing any plumbing or civil works within the property.

#### **W2 Access**

- a) A concrete driveway crossover apron must be constructed in accordance with design plans provided to Council.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.
- c) All works must be done in accordance with Council Standard Drawing TSD-R03 and to the satisfaction of the Works and Infrastructure Manager.

#### **W3 Municipal standards & approvals**

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. All works must be constructed to the satisfaction of Council. Where works are required to be designed prior to construction, such designs and specifications must be approved by Council prior to commencement of any *in situ* works.

#### **W4 Works in State road reserve**

- a) The developer must obtain a permit from the Department State Growth for any works to be undertaken within the State Road reservation, including any works necessary in relation to access construction, stormwater drainage and/or traffic management control and devices from the proposal.
- b) Application requirements and forms can be found at [transport.tas.gov.au/road/permits](http://transport.tas.gov.au/road/permits), applications must be submitted at least twenty eight (28) days prior to any scheduled works. In accordance with the Roads and Jetties Act 1935, works must not be commenced within the State Road reservation until a permit has been issued.

#### **W5 Pollutants**

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of the development works the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the naturestrip, footpath and road pavement). Any material that is deposited on the road reserve must be removed

by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

**W6 Works & Infrastructure damage bond**

- a) Prior to the application for a building permit, a \$1000 bond must be provided to Council, which will be refunded if Council's infrastructure is not damaged.
- b) This bond is not taken in place of the Building Department's construction compliance bond.
- c) The nature strip, crossover, apron and kerb and gutter and stormwater infrastructure must be reinstated to Council's standards if damaged.
- d) The bond will be returned after building completion if no damage has been done to Council's infrastructure and all engineering works are done to the satisfaction of the Works & Infrastructure Department.

**W7 Naturestrips**

Any new naturestrips, or areas of naturestrip that are disturbed during construction, must be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

*Jonathon Galbraith (Works & Infrastructure Officer)*

*Date: 6/7/16*

Assessment against the *Northern Midlands Interim Planning Scheme 2013*

**Definition:**

Vehicle fuel sales and service	use of land primarily for the sale of motor vehicle fuel and lubricants, and if the land is so used, the use may include the routine maintenance of vehicles. An example is a service station.
Service Station	means use of land to sell motor vehicle fuel from bowsers, and vehicle lubricants and if such use is made of the land, includes: <ul style="list-style-type: none"> <li>(a) selling or installing of motor vehicle accessories or parts;</li> <li>(b) selling of food, drinks and other convenience goods;</li> <li>(c) hiring of trailers; and</li> <li>(d) servicing or washing of motor vehicles.</li> </ul>

**GENERAL RESIDENTIAL ZONE**

Currently use class table:

**10.2 Use Table**

<b>Prohibited</b>	
All other uses	

Comment: Requires planning scheme amendment to allow the discretionary use class *Vehicle Fuel Sales and Service*.

Proposed use class table:

**10.2 Use Table**

<b>Discretionary</b>	
<b>Use Class</b>	<b>Qualification</b>
Vehicle fuel sales and service	If on CT 135815/1 (171-183 High Street, Campbell Town).

**ZONE PURPOSE**

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

*To provide for compatible non-residential uses that primarily serve the local community.*

*Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off site impacts.*

*To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.*

**Assessment:** The proposal meets the zone purpose in allowing for a non-residential use that serve the local community. The developments location on the outer fringe of the residential area of Campbell Town ensures that the primacy of residential uses within the zone is not distorted.

LOCAL AREA OBJECTIVES
<p><i>To consolidate growth within the existing urban land use framework of the towns and villages.</i></p> <p><i>To manage development in the General residential zone as part of or context to the Heritage Precincts in the towns and villages.</i></p> <p><i>To ensure developments within street reservations contribute positively to the Heritage Precincts in each settlement.</i></p>
<p><b>Assessment:</b> The proposal meets the local area objectives and is not within a Heritage Precinct.</p>

**10.3 Use Standards**

**10.3.1 Amenity**

<p><b>Objective</b> To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 If for permitted or no permit required uses.</p>	<p>P1 The use must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination.</p>
<p>Comment: Once amended, the proposal will rely on performance criteria P1 for compliance. The development is unlikely to cause an environmental nuisance through emissions. Noise and traffic will be similar to that of the existing highway and the site will not generate smoke, odour or dust. Permit conditions will ensure that lighting is hooded to be contained within the subject site.</p>	
<p>A2 Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.</p>	<p>P2 Commercial vehicle movements for discretionary uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.</p>
<p>Comment: Once amended, the proposal will rely on performance criteria P2 for compliance. The development is proposed to operate 24 hours a day; however, the provided TIA indicates that traffic volumes between 8.30pm and 6am are less than 50 vehicles per hour. There, the impact of night time operation will be relatively low.</p>	
<p>A3 If for permitted or no permit required uses.</p>	<p>P3 External lighting must demonstrate that: a) floodlighting or security lights used on the site will not unreasonably impact on the amenity of adjoining land; and b) all direct light will be contained within the boundaries of the site.</p>
<p>Comment: Compliance with performance criteria P3 can be conditioned by the permit.</p>	

**10.3.2 Residential Character – Discretionary Uses**

<p><b>Objective</b> To ensure that discretionary uses support: a) the visual character of the area; and b) the local area objectives, if any.</p>
---

Acceptable Solutions	Performance Criteria
A1 Commercial vehicles for discretionary uses must be parked within the boundary of the property.	P1 No performance criteria.
Comment: The development has adequate provision for commercial vehicle parking within the site.	
A2 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.	P2 No performance criteria.
Comment: Compliance with acceptable solution A2 can be enforced by the permit conditions.	
A3 Waste material storage for discretionary uses must: a) not be visible from the road to which the lot has frontage; and b) use self-contained receptacles designed to ensure waste does not escape to the environment.	P3 No performance criteria.
Comment: Compliance with acceptable solution A3 can be enforced by the permit conditions.	

**10.4 Development Standards**

**10.4.1 – 10.4.12**

Comment: Not applicable – the development does not propose a dwelling within the Residential use class.

**10.4.13** Clauses 10.4.13.1 – 10.4.13.9 only apply to development within the Residential Use Class which is not a dwelling.

Comment: The proposed development is not defined as a Residential use.

**10.4.14 Non Residential Development**

<p><b>Objective</b> To ensure that all non-residential development undertaken in the Residential Zone is sympathetic to the form and scale of residential development and does not affect the amenity of nearby residential properties.</p>	
Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	<p>P1 Development must be designed to protect the amenity of surrounding residential uses and must have regard to:</p> <ul style="list-style-type: none"> <li>a) the setback of the building to the boundaries to prevent unreasonable impacts on the amenity, solar access and privacy of habitable room windows and private open space of adjoining dwellings; and</li> <li>b) the setback of the building to a road frontage and if the distance is appropriate to the location and the character of the area, the efficient use of the site, the safe and efficient use of the road and the amenity of residents; and:</li> </ul>

	<ul style="list-style-type: none"> <li>c) the height of development having regard to: <ul style="list-style-type: none"> <li>i) the effect of the slope of the site on the height of the building; and</li> <li>ii) the relationship between the proposed building height and the height of existing adjacent and buildings; and</li> <li>iii) the visual impact of the building when viewed from the road and from adjoining properties; and</li> <li>iv) the degree of overshadowing and overlooking of adjoining properties; and</li> </ul> </li> <li>d) the level and effectiveness of physical screening by fences or vegetation; and</li> <li>e) the location and impacts of traffic circulation and parking and the need to locate parking away from residential boundaries; and</li> <li>f) the location and impacts of illumination of the site; and</li> <li>g) passive surveillance of the site; and</li> <li>h) landscaping to integrate development with the streetscape.</li> </ul>
<p>Comment: Once amended, the development will rely on performance criteria P1 for complies. An assessment against these provision is provided below:</p> <ul style="list-style-type: none"> <li>A) Complies. The only properties adjoining the site are to the east. The buildings achieve a setback greater than 40m to the eastern boundary.</li> <li>B) The fuel pump canopy achieves a setback of 15m from the front boundary. This setback exceeds the setback required for dwellings and ensures the development does not dominate the streetscape.</li> <li>C) The maximum height of the canopy is 5.85m which is well below the 8m height limit for dwellings in the zone. The site is mostly level and does not negatively contribute to the height of the buildings. The buildings are located centrally within the site so as not to be visually dominant and do not allow for overlooking or overshadowing of any nearby residential buildings.</li> <li>D) As the site has a requirement to be seen from the road, fencing and landscaping assists in softening the development, rather than screening it.</li> <li>E) Complies. All parking is setback from the boundaries by a buffer of vegetation and also fencing where there is a common boundary to another residential allotment.</li> <li>F) Lighting will be conditioned by the permit conditions to be retained within the site and not cause a nuisance to nearby residences.</li> <li>G) The site will be publically accessible during hours of operation and visible from the road for passive surveillance.</li> <li>H) The site plan submitted with the application details landscaping to be undertaken within the development.</li> </ul>	

**10.4.15 Subdivision****10.4.15.1-10.4.15.7**

Comment: Not applicable. The development does not propose any subdivision.

CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	N/a
E2.0	POTENTIALLY CONTAMINATED LAND	N/a
E3.0	LANDSLIP CODE	N/a
E4.0	ROAD AND RAILWAY ASSETS CODE	Complies, see code assessment below.
E.5.0	FLOOD PRONE AREAS CODE	N/a
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies, see code assessment below
E7.0	SCENIC MANAGEMENT CODE	N/a
E8.0	BIODIVERSITY CODE	N/a
E9.0	WATER QUALITY CODE	N/a
E10.0	RECREATION AND OPEN SPACE CODE	N/a
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0	LOCAL HISTORIC HERITAGE CODE	N/a
E14.0	COASTAL CODE	N/a
E15.0	SIGNS CODE	Complies, see code assessment below

**ASSESSMENT AGAINST E4.0  
ROAD AND RAILWAY ASSETS CODE**

**E4.6 Use Standards****E4.6.1 Use and road or rail infrastructure**

<b>Objective</b>	
To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.
<b>Comment:</b>	
N/a – the development does not propose a sensitive use.	
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and

	cyclists.
<p>Comment: Relies on performance criteria P2 for compliance, as the development will generate greater than 40 vehicle movements per day. The development is accompanied by a Traffic Impact Assessment which takes into account the level of use, number, location, layout and design of accesses and has determined that an acceptable level of safety will be maintained. Sweep path assessments ensure vehicles are able to safely enter and exit the site. Sight distances have also been taken into consideration.</p>	
<p>A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.</p>	<p>P3 For limited access roads and roads with a speed limit of more than 60km/h:                      a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and                      b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and                      c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.</p>
<p>Comment:                      N/a – the speed limit does not exceed 60km/h.</p>	

**E4.7 Development Standards**

**E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways**

<p><b>Objective</b>                      To ensure that development on or adjacent to category 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to:                      a) ensure the safe and efficient operation of roads and railways; and                      b) allow for future road and rail widening, realignment and upgrading; and                      c) avoid undesirable interaction between roads and railways and other use or development.</p>	
<p><b>Acceptable Solutions</b></p> <p>A1 The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h:                      a) new road works, buildings, additions and extensions, earthworks and landscaping works; and                      b) building envelopes on new lots; and                      c) outdoor sitting, entertainment and children’s play areas</p>	<p><b>Performance Criteria</b></p> <p>P1 Development including buildings, road works, earthworks, landscaping works and level crossings on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must be sited, designed and landscaped to:                      a) maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and                      b) mitigate significant transport-related environmental impacts, including noise, air</p>



	<p>pollution and vibrations in accordance with a report from a suitably qualified person; and</p> <p>c) ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and</p> <p>d) ensure that temporary buildings and works are removed at the applicant's expense within three years or as otherwise agreed by the road or rail authority.</p>
<p>Comment: N/a – the development is closer than 50m to a category one road; however, the speed limit does not exceed 60km/h.</p>	

#### E4.7.2 Management of Road Accesses and Junctions

<p><b>Objective</b></p> <p>To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.</p>	<p>P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</p>
<p>Comment: The proposal relies on performance criteria P1. The accesses have been designed and assessed by a Traffic Impact Assessment as maintaining an acceptable level of safety for all road uses. Multiple accesses have been designed to allow large vehicles to drive through the site.</p>	
<p>A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.</p>	<p>P2 For limited access roads and roads with a speed limit of more than 60km/h:</p> <p>a) access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and</p> <p>b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and</p> <p>c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.</p>
<p>Comment: N/a – the speed limit at this site is not greater than 60km/h.</p>	

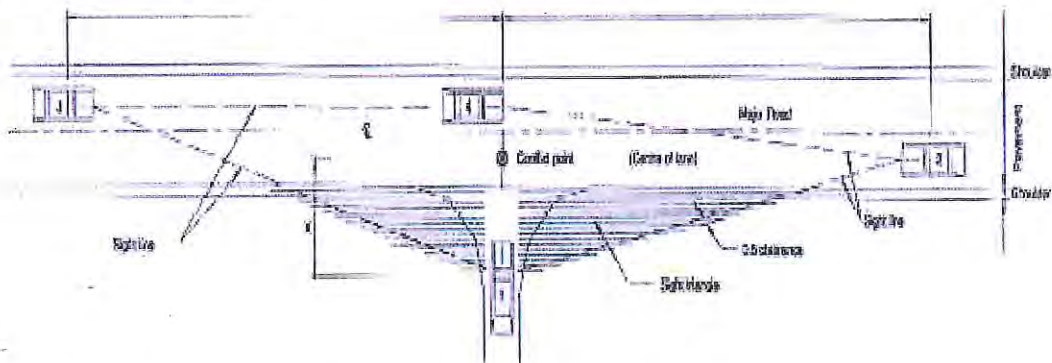
#### E4.7.3 Management of Rail Level Crossings

<p><b>Objective</b></p> <p>To ensure that the safety and the efficiency of a railway is not unreasonably reduced by access across the railway.</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>

<p>A1 Where land has access across a railway:  a) development does not include a level crossing; or  b) development does not result in a material change onto an existing level crossing.</p>	<p>P1 Where land has access across a railway:  a) the number, location, layout and design of level crossings maintain or improve the safety and efficiency of the railway; and  b) the proposal is dependent upon the site due to unique resources, characteristics or location attributes and the use or development will have social and economic benefits that are of State or regional significance; or  c) it is uneconomic to relocate an existing use to a site that does not require a level crossing; and  d) an alternative access or junction is not practicable.</p>
<p>Comment: N/a – the site does not access across a railway.</p>	

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

<p><b>Objective</b>  To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.</p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p>A1 Sight distances at  a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and  b) rail level crossings must comply with <i>AS1742.7 Manual of uniform traffic control devices - Railway crossings</i>, Standards Association of Australia; or  c) If the access is a temporary access, the written consent of the relevant authority has been obtained.</p>	<p>P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.</p>
<p>Comment: The development complies with acceptable solution A1 (a) as the site distance in both directions exceeds 105m. (b) &amp; (c) are not applicable.</p>	



**Figure E4.7.4 Sight Lines for Accesses and Junctions**

X is the distance of the driver from the conflict point.

For category 1, 2 and 3 roads X = 7m minimum and for other roads X = 5m minimum.

Table E4.7.4 Safe Intersection Sight Distance (SISD)

Vehicle Speed km/h	Safe Intersection Sight Distance (SISD) metres, for speed limit of:	
	60 km/h or less	Greater than 60 km/h
50	80	90
60	105	115
70	130	140
80	165	175
90		210
100		250
110		290

**Notes:**

- (a) Vehicle speed is the actual or recorded speed of traffic passing along the road and is the speed at or below which 85% of passing vehicles travel.
- (b) For safe intersection sight distance (SISD):
- (i) All sight lines (driver to object vehicle) are to be between points 1.2 metres above the road and access surface at the respective vehicle positions with a clearance to any sight obstruction of 0.5 metres to the side and below, and 2.0 metres above all sight lines;
- (ii) These sight line requirements are to be maintained over the full sight triangle for vehicles at any point between positions 1, 2 and 3 in Figure E4.7.4 and the access junction;
- (iii) A driver at position 1 must have sight lines to see cars at any point between the access and positions 3 and 2 in Figure E4.7.4;
- (iv) A driver at any point between position 3 and the access must have sight lines to see a car at position 4; and
- (v) A driver at position 4 must have sight lines to see a car at any point between position 2 and the access.

**ASSESSMENT AGAINST E6.0  
CAR PARKING & SUSTAINABLE TRANSPORT CODE**

**E6.6 Use Standards****E6.6.1 Car Parking Numbers**

Objective: To ensure that an appropriate level of car parking is provided to service use.	
Acceptable Solutions	Performance Criteria
<p>A1 The number of car parking spaces must not be less than the requirements of:</p> <p>a) Table E6.1; or</p> <p>b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).</p>	<p>P1 The number of car parking spaces provided must have regard to:</p> <p>a) the provisions of any relevant location specific car parking plan; and</p> <p>b) the availability of public car parking spaces within reasonable walking distance; and</p> <p>c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and</p> <p>d) the availability and frequency of public transport within reasonable walking distance of the site; and</p> <p>e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and</p> <p>f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p>

	<p>and</p> <p>g) an empirical assessment of the car parking demand; and</p> <p>h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and</p> <p>i) the recommendations of a traffic impact assessment prepared for the proposal; and</p> <p>j) any heritage values of the site; and</p> <p>k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:</p> <p>i) the size of the dwelling and the number of bedrooms; and</p> <p>ii) the pattern of parking in the locality; and</p> <p>iii) any existing structure on the land.</p>
<p>Comment: Complies with acceptable solution A1 (a). 34 car parking spaces are provided for one service yard.</p>	

**Table E6.1: Parking Space Requirements**

Use	Parking Requirement	
	Vehicle	Bicycle
Vehicle fuel sales and servicing	4 spaces per service bay	1 space per 5 employees

**E6.6.2 Bicycle Parking Numbers**

Objective: To encourage cycling as a mode of transport within areas subject to urban speed zones by ensuring safe, secure and convenient parking for bicycles.	
Acceptable Solutions	Performance Criteria
<p>A1.1 Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1; or</p> <p>A1.2 The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.</p>	<p>P1 Permanently accessible bicycle parking or storage spaces must be provided having regard to the:</p> <p>a) likely number and type of users of the site and their opportunities and likely preference for bicycle travel; and</p> <p>b) location of the site and the distance a cyclist would need to travel to reach the site; and</p> <p>c) availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.</p>
<p>Comment: Complies with acceptable solution A1.1. 1 space is required by Table E6.1, 2 spaces will be provided.</p>	

**E6.6.3 Taxi Drop-off and Pickup**

Objective: To ensure that taxis can adequately access developments.	
Acceptable Solutions	Performance Criteria
A1 One dedicated taxi drop-off and pickup space	P1 No performance criteria.

must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone).	
<p>Comment: As additional parking spaces are provided for in the development, one parking space may be identified as a taxi drop-off and pick-up space. Compliance with this clause will be conditioned by the permit.</p>	

**E6.6.4 Motorbike Parking Provisions**

Objective: To ensure that motorbikes are adequately provided for in parking considerations.	
Acceptable Solutions	Performance Criteria
A1 One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	P1 No performance criteria.
<p>Comment: Complies with acceptable solution A1. Four motor bike parking spaces are provided.</p>	

**E6.7 Development Standards**

**E6.7.1 Construction of Car Parking Spaces and Access Strips**

Objective: To ensure that car parking spaces and access strips are constructed to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1 All car parking, access strips manoeuvring and circulation spaces must be: a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal; and c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.	P1 All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.
<p>Comment: The car parking layout place complies with acceptable solution A1. A permit condition will be required to ensure compliance at construction stage.</p>	

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

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and A1.2 Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to: a) the layout of the site and the location of existing buildings; and b) views into the site from the road and adjoining public spaces; and c) the ability to access the site and the rear of buildings; and d) the layout of car parking in the vicinity; and

	e) the level of landscaping proposed for the car parking.
<p>Comment:</p> <p>Due to parking being located predominately in front of the buildings line, the development cannot comply with A1.1. The proposal relies on performance criteria P1 for compliance with this clause as follows:</p> <p>a) There are no existing buildings on the site; however, the development has been designed so the building is central and heavy/long vehicles can manoeuvre around the back of the building. Accordingly, this means the remaining space at the front of the building is best used for parking.</p> <p>b) The site is visible from the road; however, this is necessary to allow motorists to readily identify the site and associated parking areas. The frontage will be softened by landscaping.</p> <p>c) The rear of the site, although accessible, will be used for truck parking and manoeuvring space.</p> <p>d) There is no other pattern of car parking layouts in the immediate area.</p>	
<p>A2.1 Car parking and manoeuvring space must:</p> <p>a) have a gradient of 10% or less; and</p> <p>b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and</p> <p>c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and</p> <p>A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.</i></p>	<p>P2 Car parking and manoeuvring space must:</p> <p>a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and</p> <p>b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.</p>
<p>Comment:</p> <p>The proposal complies with acceptable solution A2.1 and A2.2.</p>	

**Table E6.2: Access Widths for Vehicles**

<b>Number of parking spaces served</b>	<b>Access width (see note 1)</b>	<b>Passing bay (2.0m wide by 5.0m long plus entry and exit tapers) (see note 2)</b>
1 to 5	3.0m	Every 30m
6 to 20	4.5m* for initial 7m from road carriageway and 3.0m thereafter	Every 30m
21 and over	5.5m	Not applicable

*\*Note 1*

1. Carriageways must have an internal radius of at least 4.0 metres at changes of direction or intersections or be wider than 4.2 metres.

*Note 2*

1. Passing bay area is additional to the required carriageway width.
2. For one-way operation the minimum access width is 3 metres and there is no passing bay requirement.

**E6.7.3 Car Parking Access, Safety and Security**

Objective: To ensure adequate access, safety and security for car parking and for deliveries.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Car parking areas with greater than	P1 Car parking areas with greater than

a) 20 parking spaces must be secured and lit so that unauthorised persons cannot enter or; b) visible from buildings on or adjacent to the site during the times when parking occurs.	a) 20 parking spaces must provide for adequate security and safety for users of the site, having regard to the: levels of activity within the vicinity; and b) opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.
Comment: Complies with acceptable solution A1 (b). All parking spaces will be visible from the building.	

**E6.7.4 Parking for Persons with a Disability**

Objective: To ensure adequate parking for persons with a disability.	
Acceptable Solutions	Performance Criteria
A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	P1 No performance criteria.
A2 One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with <i>Australian Standards AS/NZ 2890.6 2009</i> .	P2 No performance criteria.
Comment: Complies with acceptable solution A1 & A2. Condition required to ensure compliance.	

**E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup**

<b>Objective</b> To ensure adequate access for people and goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.	
Acceptable Solutions	Performance Criteria
A1 For retail, commercial, industrial, service industry or warehouse or storage uses: a) at least one loading bay must be provided in accordance with Table E6.4; and b) loading and bus bays and access strips must be designed in accordance with <i>Australian Standard AS/NZS 2890.3 2002</i> for the type of vehicles that will use the site.	P1 For retail, commercial, industrial, service industry or warehouse or storage uses adequate space must be provided for loading and unloading the type of vehicles associated with delivering and collecting people and goods where these are expected on a regular basis.
Comment: Complies with acceptable solution A1 (a) & (b). Condition required to ensure compliance.	

**Table E6.4: Loading bays**

<i>Floor area of the Building</i>	<i>Minimum Loading Bay Dimensions</i>	
2600m <sup>2</sup> or less in a single occupation	<i>Required Area</i>	27.4m <sup>2</sup>
	<i>Required Length</i>	7.6m
	<i>Required Width</i>	3.6m
	<i>Required Height Clearance</i>	4.0m

**E6.8 Provisions for Sustainable Transport**

**E6.8.1 Bicycle End of Trip Facilities**

Not used in this planning scheme

**E6.8.2 Bicycle Parking Access, Safety and Security**

<b>Objective</b>	
To ensure that parking and storage facilities for bicycles are safe, secure and convenient.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1.1 Bicycle parking spaces for customers and visitors must: a) be accessible from a road, footpath or cycle track; and b) include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i> ; and c) be located within 50m of and visible or signposted from the entrance to the activity they serve; and d) be available and adequately lit in accordance with <i>Australian Standard AS/NZS 1158 2005 Lighting Category C2</i> during the times they will be used; and A1.2 Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.	P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.
A2 Bicycle parking spaces must have: a) minimum dimensions of: i) 1.7m in length; and ii) 1.2m in height; and iii) 0.7m in width at the handlebars; and b) unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.	P2 Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.
Comment: Complies with A1.1, A1.1 and A2. Condition required to ensure compliance.	

**E6.8.5 Pedestrian Walkways**

<b>Objective</b>	
To ensure pedestrian safety is considered in development	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>
A1 Pedestrian access must be provided for in accordance with Table E6.5.	P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.
Comment: Complies. The provided car parking plan demonstrates compliance with A1.	

**Table E6.5: Pedestrian Access**

<b>Number of Parking Spaces Required</b>	<b>Pedestrian Facility</b>
1-10	No separate access required (i.e. pedestrians may share the driveway). [Note (a) applies].
11 or more	A 1m wide footpath separated from the driveway and parking aisles except at crossing points. [Notes (a) and (b) apply].

**Notes**



- a) In parking areas containing spaces allocated for disabled persons, a footpath having a minimum width of 1.5m and a gradient not exceeding 1 in 14 is required from those spaces to the principal building.
- b) Separation is deemed to be achieved by:
  - i) a horizontal distance of 2.5m between the edge of the driveway and the footpath; or
  - ii) protective devices such as bollards, guard rails or planters between the driveway and the footpath; and
  - iii) signs and line marking at points where pedestrians are intended to cross driveways or parking aisles.

**ASSESSMENT AGAINST E15.0  
SIGNS CODE**

**E15.3 Definition of Terms Used in this Code**

E15.3.1 In this Code, unless the contrary intention appears:

<b>Other sign</b>	Any sign not listed.
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**E15.5 Standards for Use or Development**

**E15.5.1 Third Party Signage**

<b>Objective: To ensure that signs relate to the site on which they are located.</b>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Must only advertise goods and services available from the site.	P1 Shall be a Billboard Sign and consistent with the desired future character statements, if any.
Comment: Complies with A1. All signage relates directly to the subject site.	

**E15.5.2 Heritage Precincts**

<b>Objective</b>	
To ensure that the design and siting of signs complement or enhance the streetscape of Heritage Precincts.	
<b>Above Awning Sign</b>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution	P1 If within the Heritage Precincts Specific Area Plan, shall be consistent with the Character Statements.
Comment: N/a – the site is not within a Heritage Precinct.	

**E15.5.3 Design and siting of signage**

<b>Other Sign</b>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A34 No acceptable solution	P34 Other signs can be located in any zone except the General Residential Zone (unless located on CT 135815/6 in which case 'other' signs in the General Residential zone are discretionary) and the Low Density Residential Zone, provided it can be shown that: <ul style="list-style-type: none"> <li>a) no other form of permitted signage</li> </ul>

	<p>will meet the needs of the proprietor; and</p> <ul style="list-style-type: none"> <li>b) the sign does not dominate the streetscape and reflects the prevailing character of the area, in terms of shape, proportions and colours; and</li> <li>c) it does not conflict with the Zone Purpose as outlined in Part D of this planning scheme.</li> <li>d) be sympathetic to the architectural character and detailing of the building; and</li> <li>e) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located; and</li> <li>f) not result in loss of amenity to neighbouring properties; and</li> <li>g) not involve the unnecessary repetition of messages or information on the same street frontage; and</li> <li>h) not contribute to or exacerbate visual clutter; and</li> <li>i) not cause a safety hazard or obstruct movement of anyone inside or outside the associated building; and</li> <li>j) not distract motorists as a result of size, illumination or movement.</li> </ul>
<p>Comment:</p> <p>The proposal relies on P34 for compliance as follows:</p> <ul style="list-style-type: none"> <li>a) All signage meets the definition of 'other signs' as they are not elsewhere defined in the scheme and allowable signage in the General Residential Zone is limited.</li> <li>b) Due to the sites location near the edge of the town boundary and outside of the central business district, a prevailing character of signage is not present. The signage will assist in alerting drivers to the premises and are not considered to be out of character or dominant given the development proposed.</li> <li>c) The proposal does not conflict with the zone purpose as it provides for a non-residential use that is respectful of the existing residential character and amenity of the area.</li> <li>d) The signage is consistent with the character and style of the building.</li> <li>e) The signage is limited to that required to bring drivers attention to the site and incorporate business branding. The signage proposed is typical of a service station development.</li> <li>f) As the site has three road frontages, the impact on adjoining residential properties is minimised.</li> <li>g) Signage is mostly limited to identify the site to both directions of traffic and identifying features within the site to allow ease of operation.</li> <li>h) The majority of signage will only be identifiable once within the site. The two main signs to the frontage will allow ease of identification for passing traffic.</li> <li>i) The signage will improve ease of operation by identifying features within the site. The signage will not obstruct any vehicle or pedestrian movements.</li> </ul>	

j) The signage is typical of a service station and does not move, flash or chase. The signage will assist motorists to identify and navigate into and within the site.

<b>SPECIFIC AREA PLANS</b>	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	N/a

<b>SPECIAL PROVISIONS</b>	
9.1 Changes to an Existing Non-conforming Use	N/a
9.2 Development for Existing Discretionary Uses	N/a
9.3 Adjustment of a Boundary	N/a
9.4 Demolition	N/a
9.5 Subdivision	N/a

<b>STATE POLICIES</b>
The proposal is consistent with all State Policies.

<b>OBJECTIVES OF LAND USE PLANNING &amp; APPROVALS ACT 1993</b>
The proposal is consistent with the objectives of the <i>Land Use Planning &amp; Approvals Act 1993</i> .

<b>STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES</b>
<i>Strategic Plan 2007-2017</i> 4.3 – Development Control

<b>PLAN 3</b>	<b>DRAFT AMENDMENT 02/15 – AMEND THE HERITAGE CODE AND THE HERITAGE PRECINCTS SPECIFIC AREA PLAN</b>
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**ATTACHMENTS**

- A Draft amendment
- B Representation

# NORTHERN MIDLANDS INTERIM PLANNING SCHEME 2013

## AMENDMENT 02/2015

To amend the Ordinance as follows:

### CLAUSE E13 LOCAL HISTORIC HERITAGE CODE

#### E13.3 Exemptions

- E13.3.1 b) by deleting 'which connect above ground or utilize existing service trenches;' and adding
- 'd) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
  - e) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
  - f) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and
  - g) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.'

#### Table E13.2: Local Heritage Places Outside Heritage Precincts

by adding below the heading

'Where a Local Heritage Place is contained in the Tasmanian Heritage Register, the place is limited to that part of the title defined on the Tasmanian Heritage Council's Central Plan Register.'

### CLAUSE F2 HERITAGE PRECINCTS SPECIFIC AREA PLAN

#### F2.2 Application of Specific Area Plan by adding

- 'F2.2.2 The following development is exempt from this Specific Area Plan:
- a) works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;
  - b) electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;
  - c) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
  - d) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
  - e) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and
  - f) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.'

**Clause F2.5 Standards for Development**

**F2.5.1 Setbacks** P1 by deleting 'No performance criteria' and adding

'The front setback must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:

- a) the cultural heritage values of the local heritage place, its setting and the precinct;
- b) the topography of the site;
- c) the size, shape, and orientation of the lot;
- d) the setbacks of other buildings in the surrounding area;
- e) the historic cultural heritage significance of adjacent places; and
- f) the streetscape'

P2 by deleting 'No performance criteria' and adding

'The setback of new carports and garages from the line of the front wall of the house which it adjoins must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:

- a) the cultural heritage values of the local heritage place, its setting and the precinct;
- b) the topography of the site;
- c) the size, shape, and orientation of the lot;
- d) the setbacks of other buildings in the surrounding area;
- e) the historic cultural heritage significance of adjacent places; and
- f) the streetscape'

P3 by deleting 'No performance criteria' and adding

'Side setbacks must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:

- a) the cultural heritage values of the local heritage place, its setting and the precinct;
- b) the topography of the site;
- c) the size, shape, and orientation of the lot;
- d) the setbacks of other buildings in the surrounding area;
- e) the historic cultural heritage significance of adjacent places; and
- f) the streetscape'

**F2.5.2 Orientation** P1 by deleting 'No performance criteria' and adding

'Orientation of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:

- a) the cultural heritage values of the local heritage place, its setting and the precinct;
- b) the topography of the site;
- c) the size, shape, and orientation of the lot;
- d) the setbacks of other buildings in the surrounding area;
- e) the historic cultural heritage significance of adjacent places; and
- f) the streetscape'

**F2.5.4 Roof Forms** A1.1 by deleting '30 – 40' and replacing with '25 – 40', and by adding ', or match the existing building' after '& F2.18)', and A1.2 by adding ', or match the existing building' after 'excluding guttering'.

P1 by deleting 'No performance criteria' and adding

The roof form of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:

- a) the cultural heritage values of the local heritage place, its setting and the precinct;



P1 by deleting 'No performance criteria' and adding  
 'The roof form of outbuildings, if visible from the street, must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:

- a) the cultural heritage values of the local heritage place, its setting and the precinct;
- b) the design, period of construction and materials of the dominant building on site;
- c) the dominant roofing style and materials in the setting; and
- d) the streetscape.'

A2 by deleting 'Sheds' and replacing with 'Outbuildings'.

A3 by deleting 'Garages and Carports' and replacing with 'Outbuildings'.

A5 by deleting 'garages and sheds' and replacing with 'Outbuildings'.

A6 by deleting 'The eaves height of a garage must not exceed 3m, and where visible from the street, the roof form and pitch must be the same as that of the main house.' and replacing with 'Where visible from the street, the eaves height of outbuildings must not exceed 3m and the roof form and pitch must be the same as that of the main house.'

**F2.5.15 Fences and Gates**

A1.2 a) by adding ', masonry to match the house, heritage style woven wire, galvanized tubular fencing, other than looped, or iron palisade' after 'picket', and by deleting '1200mm' after 'height of' and replacing with '1500mm'.

P1 by deleting 'No performance criteria' and adding

'Fences must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:

- a) the cultural heritage values of the local heritage place, its setting and the precinct;
- b) the architectural style of the dominant building on the site;
- c) the dominant fencing style in the setting; and
- d) the original or previous fences on the site.'

**F2.5.16 Paint Colours** A1.2 d) by deleting ', (black, green and blue are not acceptable)'

P1 by deleting 'No performance criteria' and adding

'Colour schemes must be compatible with the local historic heritage significance of the local heritage place or precinct having regard to the character and appearance of the existing place or precinct'

**F2.5.17 Lighting** A1 by deleting 'New lighting such as flood lights, spotlights or entry lights must be carried out such that wiring, fixings and fittings are concealed' and replacing with 'Wiring or conduit to new lighting is not located on the front face of a building'.

**Table F2.1: Heritage Places Inside Heritage Precincts**

by adding below the heading

'Where a Local Heritage Place is contained in the Tasmanian Heritage Register, the place is limited to that part of the title defined on the Tasmanian Heritage Council's Central Plan Register.'

and by adding to the list

ID	Property Name	Ref	Location			
-	Canon - southern side of intersection	-	-	Bridge & Church	Streets	Ross



The **COMMON SEAL** of the )  
Northern Midlands Council is )  
hereunto affixed, pursuant to the )  
Council's resolution of )  
**16 May 2016** in the presence of: )



*U. Rowan*  
.....  
Mayor

*[Signature]*  
.....  
General Manager

**From:** Paul Godier  
**Sent:** Tuesday, 21 June 2016 4:38 PM  
**To:** Jan Cunningham  
**Subject:** Representation to heritage amendment

**Categories:** registered

---

**From:** Carlton Dixon [mailto:cdixon@bmil.com.au]  
**Sent:** Monday, 20 June 2016 2:37 PM  
**To:** Paul Godier <paul.godier@nmc.tas.gov.au>  
**Subject:** Request for Northern Midlands Council.

Paul, as per our conversation, I request that the Council allow Windows & Doors in Heritage listed buildings and extensions be allowed to be constructed from Aluminium, rather than just timber.

Our family owns various properties throughout the Northern Midlands, we continue to improve them but would like your Council to be more in line with various other Council's that allow this type of improvement.

Cheers

Carlton.



Kind regards

**Carlton Dixon**  
Investment & Lending Manager  
**Butler McIntyre Investments Mortgage Fund**  
20 Murray St, Hobart, Tas, 7000  
Tel: 03 6222 9430  
Web: [www.bmil.com.au](http://www.bmil.com.au)  
Email: [cdixon@bmil.com.au](mailto:cdixon@bmil.com.au)

**PLAN 4**

**PLANNING APPLICATION P16-018**

**7-21 PATON STREET, LONGFORD**

**ATTACHMENTS**

- A** Application & plans, correspondence with applicant
  
- B** Responses from referral agencies
  - TasWater
  - NMC Works & Infrastructure Department
  
- C** Representations & applicant's response
  
- D** Tasmanian Planning Commission Amendment Series R1-7/09 – Rezoning Rural General to Residential Serviced, & Environment Protection Authority sign-off letter dated 4.4.12

PLANNING APPLICATION  
Proposal

Description of proposal: Subdivision of 23 lots in  
3 stages

(attach additional sheets if necessary)

Site address: 7 Paton St, Longford

ID no: ..... and/or Council's property no: .....  
and/or

Area of land: 2.67 ha/m<sup>2</sup> and/or CT no: 16822/1, 220850/1 +  
140396/1

Estimated cost of project \$..... (include cost of landscaping,  
car parks etc for commercial/industrial uses)

Are there any existing buildings on this property? Yes /  No

If yes - main building is used as .....

If variation to Planning Scheme provisions requested, justification to be provided:

(attach additional sheets if necessary)

If outbuilding has a floor area of over 56m<sup>2</sup>, or there will be over 56m<sup>2</sup> of outbuildings on the lot,  
or is over 3m at apex in residential zone, details of the use of the outbuilding to be provided:

(attach additional sheets if necessary)

Is any signage required? No (if yes, provide details)

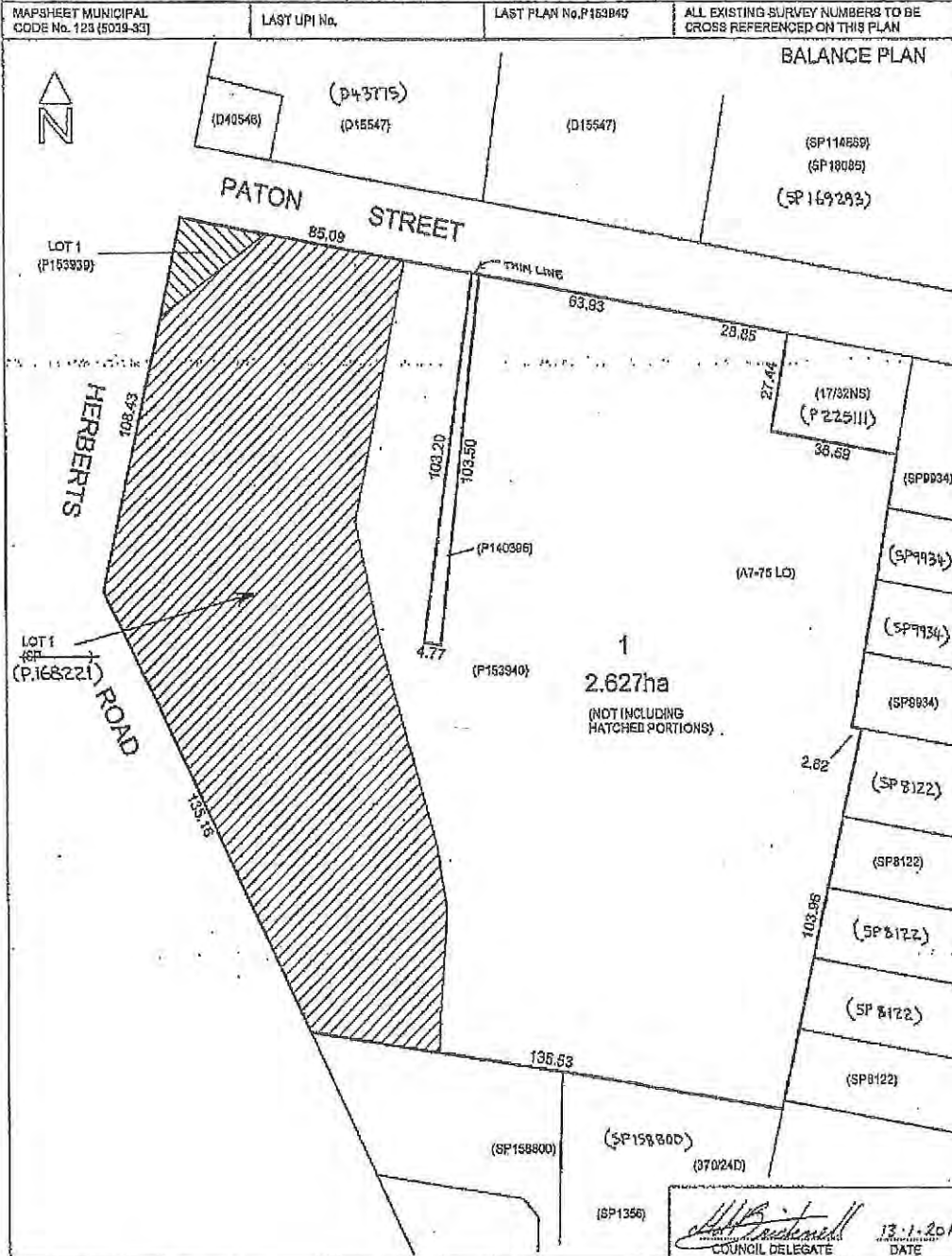


**FOLIO PLAN**  
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



OWNER: STRUCTURED FINANCE CORPORATION PTY. LTD. FOLIO REFERENCE: F/R 168221 GRANTEE: PART OF LOT 4, 1A-2R-2IP, GTD. TO WILLIAM CLARKE, PART OF LOT 5, 1A-2R-2IP, GTD. TO ROBERT BRADKEN, PART OF LOT 10, 1A-2R-1P, GTD. TO WILLIAM GAFFNEY, PART OF LOT 12, 1A-OR-22P, GTD. TO EDWARD MURFET, WHOLE OF LOT 13, 1A-OR-22P, GTD. TO EDWARD MURFET, WHOLE OF LOT 14, 2A-2R-4P, GTD. TO EDWARD MURFET, WHOLE OF LOT 15, 2A-OR-6P GTD. TO EDWARD MURFET, PART OF LOT 16, 1A-OR-10P, GTD. TO EDWARD MURFET	<b>PLAN OF TITLE</b> LOCATION <b>TOWN OF LONGFORD</b> <b>SECTION C2</b> FIRST SURVEY PLAN No. COMPILED BY BULLOCK CONSULTING SCALE 1:1000      LENGTHS IN METRES	REGISTERED NUMBER <b>P168222</b> APPROVED EFFECTIVE FROM 04 MAY 2015 <i>Alice Kawa</i> Recorder of Titles
	MAPSHEET MUNICIPAL CODE No. 123 (5039-33)      LAST UPI No.      LAST PLAN No. P168222      ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



Tabulator

## Northern Midlands Council

Re Site Specific Study Request for 23 lot subdivision P16=018 7-21 Paton St Longford

I refer to your recent Application for a planning permit for the above and your request for a site specific study which satisfies the requirements of Part E11 of the Northern Midlands Interim Planning Scheme having regard to the attenuation area of 1 kilometre resulting from rendering conducted from the JBS Swift abattoir site in Wellington St Longford.

Clause E11.6.1 (P1) requires the study to demonstrate there will not be environmental nuisance or environmental harm having regard to

a) The degree of encroachment

The proposed subdivision development of vacant land is only marginally within the attenuation zone in accordance with the plan attached. There is a substantial portion of the town of Longford between the subdivision site and the abattoir which comprises primarily residential use, along with some recreational, business and industrial uses.

b) The nature of the emitting operation protected by the attenuation area

The emitting operation is an abattoir, which emits noise and odours, neither of which are prevalent at the site of the subdivision having regard to the distance from it.

c) The degree of hazard or pollution that may emanate from the emitting operations

As a result of the distance between the abattoir and the subdivision site and the significant residential development the sites, it is unlikely the emissions will have any impact on the development site

d) The measures within the proposal to mitigate the impact the emitting activity to the sensitive use

As a result of the distance between the abattoir and the significant residential development, we don't believe any measures are required

Will Edwards

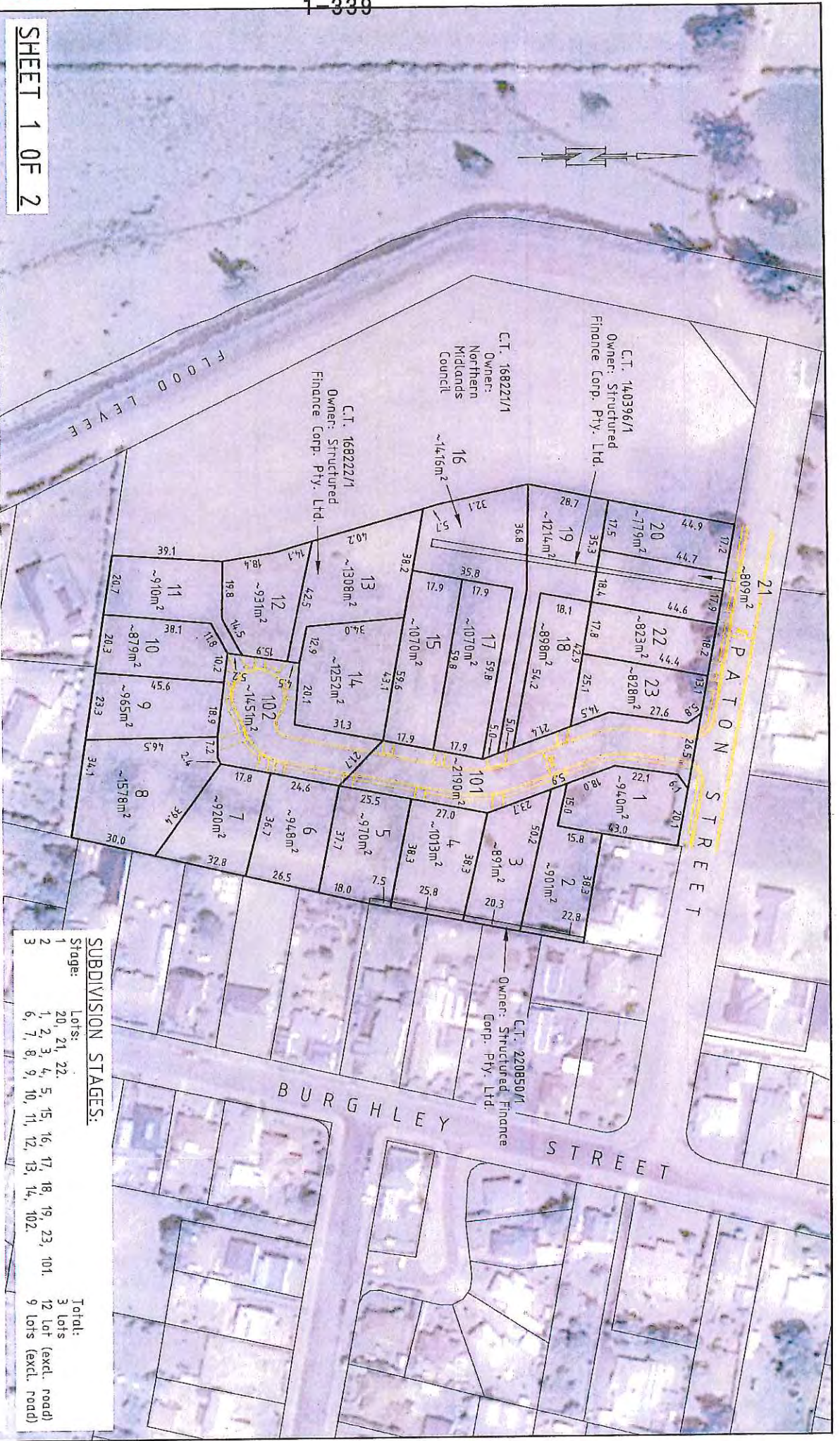
For and on behalf of Structured Finance Corporation Pty Ltd



**SHEET 1 OF 2**

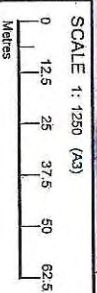
**IMPORTANT NOTE:**

This plan was prepared for land of the above owner as a proposed subdivision to accompany a subdivision application to the Local Government Authority and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.



**SUBDIVISION STAGES:**

Stage:	Lots:	Total:
1	20, 21, 22	3 Lots
2	1, 2, 3, 4, 5, 15, 16, 17, 18, 19, 23, 101	12 Lot (excl. road)
3	6, 7, 8, 9, 10, 11, 12, 13, 14, 102	9 Lots (excl. road)



STATION	AD	COORD	AD	COORD
STATION	AD	COORD	AD	COORD
AD	AD	COORD	AD	COORD
JWD	JWD	JWD	JWD	JWD

**PROPOSED SUBDIVISION**  
 C.T. 168222/1, C.T. 104936/1, C.T. 220850/1  
 PATON STREET, LONGFORD  
 for STRUCTURED FINANCE CORP P/L

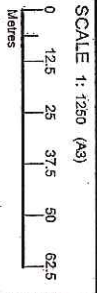


3023 Burghley Street  
 Longford, Co. Wick, Ireland  
 Tel: +353 (0) 87 922 222  
 Fax: +353 (0) 87 922 223  
 Email: pda@pda.ie

Scale: 1:1250 (A3)  
 Date: 08 JULY 2016  
 File: 27715-P04

Contour Interval: 0.2m  
**SHEET 2 OF 2**

E			
D			
C			
B			
A			
100	AMENDED	DATE	APPROVED

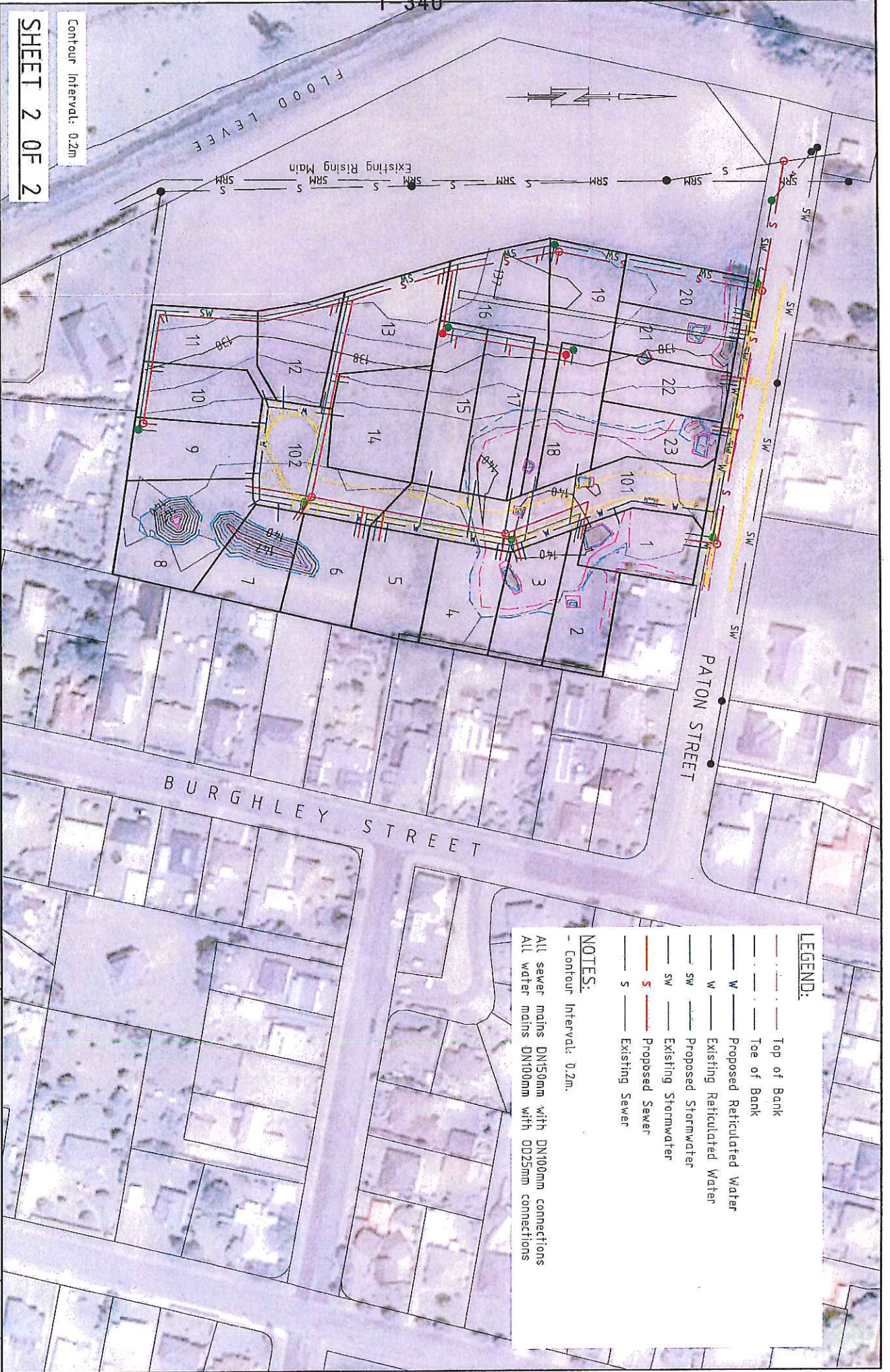


DESIGNED	AD	CHECKED	AD
DRAWN	AD	DATE	6th JULY 2016

PROPOSED SUBDIVISION  
 C.T. 168222/1, C.T. 104396/1, C.T. 220850/1  
 PATON STREET, LONGFORD  
 for STRUCTURED FINANCE CORP P/L



1: 1250 (A3)	DATE	27/7/16
400 MILLIMETRE	DRAWN	AD
27715-P04		



**LEGEND:**

- Top of Bank
- Toe of Bank
- Proposed Reticulated Water
- Existing Reticulated Water
- Proposed Stormwater
- Existing Stormwater
- Proposed Sewer
- Existing Sewer

**NOTES:**

- Contour Interval: 0.2m.
- All sewer mains DN150mm with DN100mm connections
- All water mains DN100mm with OD25mm connections

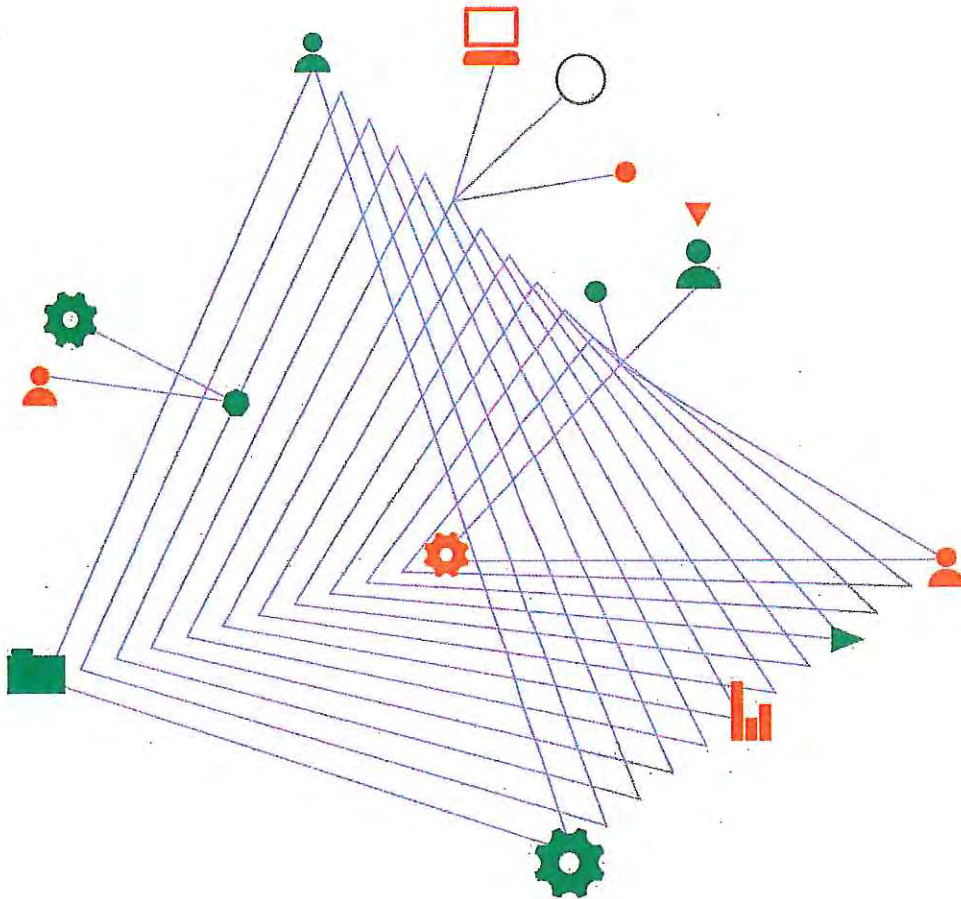


**Structured Finance Corporation**

**Former Longford Sawmill Construction  
Environmental Management Plan**

Paton Street, Longford, Tasmania

12 April 2016



Experience  
comes to life  
when it is  
powered by  
expertise

Exhibit

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# Former Longford Sawmill Construction Environmental Management Plan

Prepared for  
Structured Finance Corporation

Prepared by  
Coffey Environments Australia Pty Ltd  
227 Collins Street  
Hobart TAS 7000 Australia  
t: +61 3 9290 7191  
ABN: 65 140 765 902

<b>Project Director</b>	Dr David Tully Senior Principal
<b>Project Manager</b>	Catherine Pene Senior Environmental Scientist

12 April 2016

ENAUHOBA06862AC



## Quality information

### Revision history

Revision	Description	Date	Author	Reviewer
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V1	Final	8/04/16	CP	DT
V2	Draft	12/04/16	CP	DT
V2	Final	12/04/16	CP	DT

### Distribution

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Exhibited

**Appendices**

Appendix A - Figures

Appendix B - Soil Tracking Form



# 1. Introduction

## 1.1. Background

Mr William Edwards, on behalf of Structured Finance Corporation (Structured Finance), contracted Coffey Environments Australia Pty Ltd (Coffey) to prepare a Construction Environmental Management Plan (CEMP) for proposed redevelopment of the Former Longford Sawmill site located at Paton Street, Longford, Tasmania ('the site'). The site location is shown on Figure 1, general site features are shown on Figure 2 (Appendix A).

The site was utilised as a saw mill since at least 1935 until decommissioning sometime around 2006. All site infrastructure was removed from the site during the decommissioning process.

Coffey completed environmental site assessment (ESA) and remediation works at the site between 2011 and 2012. Upon completion of the ESA and remediation works it was concluded that the site was suitable for residential development provided that the following recommendations were implemented:

- Measures are taken to prevent groundwater extraction for domestic use at the site.
- If buried refuse is identified during future development the refuse is removed for off-site disposal.
- All future excavations are closely inspected and any unusually coloured, odourous or noxious substances revealed during development of the site are considered suspect and advice is sought from a qualified environmental scientist.

## 1.2. Objectives

The objective of the CEMP is to facilitate implementation of the listed recommendations above and allow the development of the site to progress.

The CEMP includes information and guidance in relation to:

- Restrictions on groundwater use.
- Identifying measures to minimise human health hazards and potential environmental impacts during site excavation works.
- Outlining procedures to be followed relating to excavation and/or removal of buried refuse and potentially contaminated soil, during any excavation, construction or maintenance works.
- Providing information relating to off-site disposal of buried refuse and potentially contaminated soil.

## 1.3. Responsibility

The implementation of this CEMP will be the responsibility of the Principal Contractor for the redevelopment project. The Principal Contractor may at times expressly delegate responsibility for individual items to its sub-contractors as appropriate. However, the Principal Contractor retains overall responsibility for implementation of this CEMP and any changes required should site conditions change.

The owner(s) of the site are responsible for the dissemination of this CEMP to the Principal Contractor engaged to work on site.

Compliance with the guidance within this CEMP must be followed by all persons involved in any works at the site that may result in the disturbance and/or excavation of soil or surface cover. It is the Principal Contractor's responsibility to ensure that all site workers have been trained on the CEMP and understand its requirements, as part of the site induction process. Documented evidence of this training must be retained by the primary contractor. A copy of this CEMP shall be kept on the site at all times during the redevelopment works.

Parties responsible for the implementation of this CEMP are summarised in Table 1.1 below.

**Table 1.1 – Responsible Parties**

	<ul style="list-style-type: none"> <li>- Appoint a Principal Contractor undertaking construction works and ensure requirements of the CEMP are understood and implemented.</li> <li>- Ensure that any on-going requirements of this CEMP are undertaken.</li> <li>- Inform any future owners of the site of the requirements of the CEMP.</li> </ul>
	<ul style="list-style-type: none"> <li>- Ensure civil works staff are inducted and appropriately trained.</li> <li>- Induction and training in the requirements of the CEMP for sub-contractors working at site.</li> <li>- Maintenance of work process documentation, including activity records, job safety analysis (JSAs) etc.</li> <li>- Ensure regular progress reports are provided to Site Owner.</li> <li>- Oversee logistics for soil access and soil sampling access if required (including implementation of material tracking sheets, see Appendix B)</li> </ul>
	<ul style="list-style-type: none"> <li>- Review any proposed amendments to the CEMP.</li> <li>- Assess any potentially contaminated soil encountered during construction works.</li> <li>- Provide guidance for the disposal of any contaminated soil encountered during construction works.</li> </ul>

Key regulations, legislation and policies considered most applicable to soil and groundwater management during any intrusive site works (excavation, construction or maintenance) include:

- Environmental Management and Pollution Control Act (1994).
- Environmental Management and Pollution Control (Waste Management) Regulations, 2000.
- Information Bulletin 105: Classification and Management of Contaminated Soil for Disposal (November 2010), EPA Tasmania.
- NEPM (2013) – National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013).
- Australian Standard: AS 4482.1-2005 Guide to the investigation and sampling of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds
- Australian Standard: AS 4482.2-1999 Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.



## 2. Site description

Site identification details are provided in Table 2.1 below.

**Table 2.1 – Site Identification Details**

	Former Longford Sawmill
	Paton Street, Longford, TAS
	2.7 hectares (Ha)
	Title Reference: 168222/1
	Property ID: 3365128
	General Residential (Northern Midlands Interim Planning Scheme, 2013 (NMC, 2013))
	Vacant
	Residential
	Former Longford Sawmill, Proposed residential subdivision, Geotechnical and Environmental Site Assessment, Longford Tasmania. April, 2006.
	Former Longford Sawmill Environmental Site Assessment, Paton Street, Longford Tasmania. December, 2011.
	Remedial Excavation at the Former Longford Sawmill Site, Paton Street, Longford. March, 2012.

The site is currently vacant with no infrastructure remaining after decommissioning and the surface comprises of a combination of gravel and grass/soil coverings. The site is approximately 140m above mean sea level and slopes gently to the west where it is bounded by a flood levee with Back Creek beyond.

## 3. Soil and groundwater condition

### 3.1. Site investigations

Coffey undertook geotechnical investigation, environmental site assessment and remediation works at the site between 2006 and 2012 (Coffey Geotechnics 2006, Coffey Environments 2011 and Coffey Environments 2012).

Information below was current at completion of site works in 2012. Coffey is not aware of any additional works that have been completed at the site that would influence the information below.

Exhibited



## 3.2. Contamination risks associated with shallow soils

Previous intrusive site investigation works revealed significant amounts of buried refuse (metal, wire, wood, glass etc.) at the site. Identified refuse was later removed during remedial excavation works (Coffey Environments, 2012), however previously un-identified buried refuse is likely to pose an aesthetic and public health concern if unearthed during construction works.

During previous site investigation works various types of refuse were found to be buried at shallow depths across the site, which included:

- Metal (drums, posts, signs etc.)
- Wire
- Wood/sawdust
- Glass
- General rubbish

The ESA included soil sampling and analysis at a number of discrete locations across the site and did not identify contaminant concentrations above human health and environmental risk levels. However, if contamination is encountered during construction works, populations at risk include:

- On-site workers – contaminants may enter the body during intrusive works through inhalation, ingestion or skin adsorption.
- Environment – contaminants may discharge to the environment through rainwater coming into contact with contaminated soils discharge of dust and leaching of contaminants into ground from contaminated soil.

The management measures in this CEMP will mitigate the potential risks to on-site workers and the environment, should refuse or other contamination be encountered during redevelopment works. Potential risks to future site occupiers are not discussed herein as it is considered likely that contamination would be appropriately managed during the redevelopment works such that it would not pose a risk to future users of the site.

## 3.3. Groundwater conditions

Concentrations of some metals (cadmium, copper, nickel and zinc) were reported at concentrations above the nominated ecosystem protection guidelines during the 2011 groundwater assessment. However these concentrations were considered likely to be naturally occurring and not attributed to historical site activities. The concentration of nickel exceeded drinking water guidelines at two locations suggesting that extraction of groundwater from beneath the site for use as drinking water should be restricted.



## 4. Management procedures

### 4.1. Introduction

The CEMP requires that regular inspections and monitoring are undertaken at the site during all excavation works. The inspections and monitoring must be documented in a manner that allows for review either during or at the completion of site works.

In preparation of this CEMP, potential environmental impacts from excavation work activities have been considered, with the recommended control measures applying to regulatory requirements as well as site specific conditions.

The actions outlined within this CEMP are to be implemented by the Principal Contractor's Site Supervisor at all times. In addition, the measures implemented for this site must ensure that environmental receptors and human health are protected when the site is not occupied by site workers.

The CEMP does not and should not be looked upon as ensuring complete safety. The CEMP is to be used to identify risks and hazards associated with excavation activities, which cannot be seen, and give appropriate guidance and instruction that must be observed.

### 4.2. Controlled activities

All soil disturbing activities performed during the site redevelopment shall be controlled in accordance with the guidance provided herein, including:

- Soil excavation.
- Soil stockpiling (if required).
- Inspection and sampling of site soils.
- Placement of excavated soil back on-site or loading for off-site disposal.

It is anticipated that the majority of the proposed control measures will be standard construction site procedures. However, the relevance and effectiveness of these protocols should be reviewed during the redevelopment works on a regular basis.

### 4.3. Preliminary activities

Each contractor employed at the site must develop a site-specific Health and Safety Plan specific to their own activities. The site health and safety plan must describe measures and actions to be implemented by site staff to ensure a safe work area is maintained. The site safety plan must identify the risks and hazards associated with the required scopes of work and outline measures to be implemented to mitigate those risks.

Prior to commencing any excavation works underground service location plans must be obtained and the location(s) of underground services across the area of works must be verified and marked.

Prior to commencement, contractors and workers must be made aware of the potential presence of buried refuse and other soil contamination and be familiar with the requirements of the CEMP.

Exhibited

## 4.4. Excavation and spoil management

### 4.4.1. Buried refuse

Should any buried refuse be identified within the top 1m of soil during construction the material shall be removed and disposed of to an appropriately licenced off-site facility following procedures set out below. Care should be taken to ensure that minimal soil is removed during the excavation of the refuse.

### 4.4.2. Handling of spoil

All identified refuse and excess spoil shall be disposed of at a facility licensed to receive the materials. The Principal Contractor or relevant sub-contractor shall obtain the necessary approvals/permits from the landfill prior to transportation of any materials off-site. All weighbridge dockets shall be retained by the Principal Contractor.

The Principal Contractor and sub-contractors shall apply the following procedure when handling and disposing of all spoil materials from site:

- Whenever possible, excavated material bound for off-site disposal shall be placed directly into trucks. If stockpiling is required, stockpile(s) shall only be established in areas where stormwater (surface runoff) diversion and collection/soakage systems and silt control measures have been implemented. Additionally, stockpiled material shall be kept damp to prevent dust generation.
- Trucks shall be loaded within the site where runoff and possible spills during loading will be controlled and contained. Wherever possible, the Contractor shall load excavated spoil directly onto trucks adjacent to excavation areas.
- Each truck will have a tracking document signed out on-site and collected at the landfill and/or stockpiling site to track each load of material.
- Trucks shall have their loads covered during transport of material to the approved disposal site.

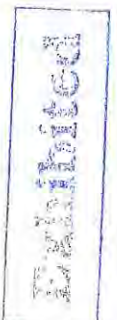
## 4.5. Groundwater

### 4.5.1. Accessing groundwater

Regional groundwater was reported to be encountered between approximately 2.3m below ground surface (mbgs) and 3.6mbgs within a clay aquifer (Coffey Environments, 2011). Groundwater at the site is not suitable for extraction for residential use (drinking water) due to reporting concentrations of nickel that exceeded the adopted assessment criteria (NHMRC/NRMMC, 2015).

Although it was concluded that the nickel concentrations reported in the groundwater beneath the site are likely to be naturally occurring and not a result of past uses of the site (Coffey Environments, 2011), the groundwater is still classified as unsuitable for use as drinking water and should therefore not be extracted for potable use without pre-treatment.

Water that is encountered at the site, through pumping or extracting and is required to be removed needs to be contained at the site so as not to cause environmental harm. Further procedures for disposal need to be followed, refer to Section 4.5.2.



## 4.5.2. Off-site disposal of groundwater

Off-site disposal of wastewater must be conducted in accordance with the Environmental Management and Pollution Control (Waste Management) Regulations 2000 and local water authority (TasWater) requirements.

Dedicated water drums can be provided by a registered waste contractor to store potentially contaminated water on-site. Testing and assessment of the quality of the extracted water must be conducted prior to disposal. A suitably qualified environmental consultant should conduct sampling and analysis and would be best contacted when/if groundwater is intercepted at the site to provide advice on appropriate management options. The analytical suite should be appropriate for the contaminants encountered at the site.

Dependant on the results of analysis the liquid waste will typically be disposed to a licensed waste treatment facility either directly or via a Trade Waste Agreement between the waste contractor and the water authority. If contaminant concentrations preclude local disposal via this method then inter-state disposal may be required.

---

## 4.6. Environmental controls

### 4.6.1. Overview

In order to minimise the potential for adverse effects to human health or the environment resulting from the site works, a series of protective measures shall be put in place during any excavation activities. Given that the level of contamination discovered at the site is minor, the control measures discussed below are anticipated to be largely precautionary.

### 4.6.2. Dust and odours

Site works shall be carried out so that noxious, objectionable or offensive odours or airborne and deposited dust do not extend beyond the property boundary of the site. Generation of dusts shall be appropriately managed by employing standard dust suppression techniques. Where appropriate, the following controls shall be implemented:

- Dampening down using a water truck or portable water sprays within the excavation area and truck loading area.
- Where stockpiling is necessary, the material will be kept damp to avoid dust generation.

Offensive odours are not expected to be of concern during the site redevelopment works.

### 4.6.3. Sediment and erosion

The following sediment and erosion control measures will be undertaken:

- Effort shall be made to undertake the excavation works in a period of dry weather to minimise the risks of stormwater entering the excavations.
- Erosion and sediment controls shall be put in place around the excavations as necessary to inhibit refuse or potentially contaminated soil/sediment from being transported away from the area.

- The erosion and sediment control measures will primarily include battering and/or bunding of the excavations to ensure surface run-off falling onto refuse or potentially contaminated soil is retained within the excavations.
- Trucks used to transport any refuse or contaminated soil must be covered, and as reasonable, any loose material on the side of the trucks or on the wheels shall be removed before the truck leaves the site.

## 4.7. Complaint management

All site neighbours shall be informed of the proposed works. Clear signage shall be erected at the active site works perimeter providing contact details for the appointed Principal Contractor and site contacts. Complaints shall be managed in a formalised manner, whereby prompt action is taken to investigate and evaluate each complaint. Where necessary, complaints shall be mitigated and the problem rectified. An up-to-date record of all complaints shall be kept on-site at all times.

## 4.8. Discovery of unexpected additional refuse and soil contamination

The site was assessed in accordance with Australian Standard AS4482.1 *Guide to the investigation and sampling of sites with potentially contaminated soil*, adopting a grid based approach to soil assessment. Although no contamination was identified during the assessment works, there is some potential for additional buried refuse and unidentified contamination to be present at the site within areas in-between the original assessment locations.

Measures, that can be undertaken to manage any unexpected contamination include:

- Ensuring all workers are trained to recognise signs of potential contamination such as odours or soil discolouration.
- Ensuring there is a response plan that can be activated if potentially contaminated hot spots are found, such as:
  - Stop work and report signs to the site supervisor immediately.
  - Isolate the area with a physical barrier and sign posts to identify it as potentially contaminated.
  - Assume the area is contaminated until an assessment proves otherwise.
  - Assess the area to identify contaminants.

Assessment of the potentially contaminated material shall be completed by an appropriately qualified environmental consultant. Should it be found that the material is contaminated it will require disposal in accordance with EPA Tasmania Information Bulletin 105 *Classification and Management of Contaminated Soil for Disposal*, 2012 (EPA Tas, 2012). Soils disposed of off-site should be tracked via the use of a Soil Tracking Form. An example of a Soil Tracking Form is provided in Appendix B.

Measures that must be undertaken to manage exposure of site workers to unexpected contaminants include:

- Avoid handling of potentially contaminated soil.
- Wash hands before eating, drinking or smoking.
- Avoid activities that may introduce soil to the mouth, such as nail biting.

- Store and consume food and drink in a designated clean area.
- Remove soiled clothing and footwear before entering a designated clean area and before leaving the site.
- Use personal protective equipment (PPE) as required. In addition to hard hats, safety boots, safety glasses and hearing protection, this equipment may include:
  - Impermeable (latex or nitrile) gloves, if handling potentially contaminated soil.
  - Long sleeved shirt and long trousers.
  - Dust masks.
  - Vapour masks.
- Store personal protective equipment in a clean place to avoid contamination.
- Replace gloves and masks regularly, and other equipment as required.

The principal contractor must ensure that site workers and visitors are provided with:

- Site safety induction briefing.
- Adequate hand washing facilities.
- A designated clean area for storage and consumption of food and drink.
- Adequate personal protective equipment, as described above.

## 5. Record keeping and reporting

A site logbook will be maintained on-site during all Controlled Activities (as set out in Section 4.2 above) and shall contain the following information:

- Weather conditions.
- Site conditions.
- Progress/problems associated with the site work.
- Numbers of personnel on-site and use of PPE.
- Visual dust.
- Monitoring data.
- Safety, health and environmental discussions and safety non-compliance issues.
- Third party complaints lodged regarding the works, as well as all corrective measures implemented to limit such complaints from reoccurring.
- All incidents and near losses/misses.
- Any other relevant information.



## 6. Limitations

This CEMP document should be read together with "Important Information About Your Coffey Environmental Report" attached to this report.

## 7. References

**Coffey Environments (2011)** *Former Longford Sawmill Environmental Site Assessment, Paton Street, Longford Tasmania.* December, 2011.

**Coffey Environments (2012)** *Remedial Excavation at the Former Longford Sawmill Site, Paton Street, Longford.* March, 2012.

**Coffey Geosciences (2006)** *Former Longford Sawmill, Proposed residential subdivision, Geotechnical and Environmental Site Assessment, Longford Tasmania.* April, 2006.

**CRC CARE (2011)** Technical Report No. 10 – Health Screening Levels for Petroleum Hydrocarbons in Soil and Groundwater, September 2010. Friebel, E., Nadebaum, P. & GHD Pty Ltd.

**EPA Tas (2012)** EPA Tasmania Information Bulletin 105 '*Classification and Management of Contaminated Soil for Disposal*'. November 2012.

**NEPC (2013)** National Environment Protection (Assessment of Site Contamination) Measure, National Environment Protection Council, 1999 (as amended 2013). April, 2013.

**NHMRC / NRMCC (2015).** National Health and Medical Research Council / National Resource Management Ministerial Council) – Australian Drinking Water Guidelines. 2011, Updated March 2015.

**NMC (2013)** Northern Midlands Council, *Northern Midlands Interim Planning Scheme.* June, 2013.

**Standards Australia (2005)** *AS4482.1: Guide to the Investigation and Sampling of Sites with Potentially Contaminated Soil.* November, 2005.

Exhibited



# Important information about your Coffey Environmental Report

## 1. Introduction

This report has been prepared by Coffey for you, as Coffey's client, in accordance with our agreed purpose, scope, schedule and budget.

The report has been prepared using accepted procedures and practices of the consulting profession at the time it was prepared, and the opinions, recommendations and conclusions set out in the report are made in accordance with generally accepted principles and practices of that profession.

The report is based on information gained from environmental conditions (including assessment of some or all of soil, groundwater, vapour and surface water) and supplemented by reported data of the local area and professional experience. Assessment has been scoped with consideration to industry standards, regulations, guidelines and your specific requirements, including budget and timing. The characterisation of site conditions is an interpretation of information collected during assessment, in accordance with industry practice.

This interpretation is not a complete description of all material on or in the vicinity of the site, due to the inherent variation in spatial and temporal patterns of contaminant presence and impact in the natural environment. Coffey may have also relied on data and other information provided by you and other qualified individuals in preparing this report. Coffey has not verified the accuracy or completeness of such data or information except as otherwise stated in the report. For these reasons the report must be regarded as interpretative, in accordance with industry standards and practice, rather than being a definitive record.

## 2. Your report has been written for a specific purpose

Your report has been developed for a specific purpose as agreed by us and applies only to the site or area investigated. Unless otherwise stated in the report, this report cannot be applied to an adjacent site or area, nor can it be used when the nature of the specific purpose changes from that which we agreed.

For each purpose, a tailored approach to the assessment of potential soil and groundwater contamination is required. In most cases, a key objective is to identify, and if possible quantify, risks that both recognised and potential contamination posed in the context of the agreed purpose. Such risks may be financial (for example, clean up costs or constraints on site use) and/or physical (for example, potential health risks to users of the site or the general public).

## 3. Limitations of the Report

The work was conducted, and the report has been

prepared, in response to an agreed purpose and scope, within time and budgetary constraints, and in reliance on certain data and information made available to Coffey.

The analyses, evaluations, opinions and conclusions presented in this report are based on that purpose and scope, requirements, data or information, and they could change if such requirements or data are inaccurate or incomplete.

This report is valid as of the date of preparation. The condition of the site (including subsurface conditions) and extent or nature of contamination or other environmental hazards can change over time, as a result of either natural processes or human influence. Coffey should be kept apprised of any such events and should be consulted for further investigations if any changes are noted, particularly during construction activities where excavations often reveal subsurface conditions.

In addition, advancements in professional practice regarding contaminated land and changes in applicable statutes and/or guidelines may affect the validity of this report. Consequently, the currency of conclusions and recommendations in this report should be verified if you propose to use this report more than 6 months after its date of issue.

The report does not include the evaluation or assessment of potential geotechnical engineering constraints of the site.

## 4. Interpretation of factual data

Environmental site assessments identify actual conditions only at those points where samples are taken and on the date collected. Data derived from indirect field measurements, and sometimes other reports on the site, are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions.

Variations in soil and groundwater conditions may occur between test or sample locations and actual conditions may differ from those inferred to exist. No environmental assessment program, no matter how comprehensive, can reveal all subsurface details and anomalies.

Similarly, no professional, no matter how well qualified, can reveal what is hidden by earth, rock or changed through time.

The actual interface between different materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but steps can be taken to reduce the impact of unexpected conditions.

For this reason, parties involved with land acquisition, management and/or redevelopment should retain the services of a suitably qualified and experienced environmental consultant through the development and



use of the site to identify variances, conduct additional tests if required, and recommend solutions to unexpected conditions or other unrecognised features encountered on site. Coffey would be pleased to assist with any investigation or advice in such circumstances.

#### **5. Recommendations in this report**

This report assumes, in accordance with industry practice, that the site conditions recognised through discrete sampling are representative of actual conditions throughout the investigation area. Recommendations are based on the resulting interpretation.

Should further data be obtained that differs from the data on which the report recommendations are based (such as through excavation or other additional assessment), then the recommendations would need to be reviewed and may need to be revised.

#### **6. Report for benefit of client**

Unless otherwise agreed between us, the report has been prepared for your benefit and no other party. Other parties should not rely upon the report or the accuracy or completeness of any recommendation and should make their own enquiries and obtain independent advice in relation to such matters.

Coffey assumes no responsibility and will not be liable to any other person or organisation for, or in relation to, any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report.

To avoid misuse of the information presented in your report, we recommend that Coffey be consulted before the report is provided to another party who may not be familiar with the background and the purpose of the report. In particular, an environmental disclosure report for a property vendor may not be suitable for satisfying the needs of that property's purchaser. This report should not be applied for any purpose other than that stated in the report.

#### **7. Interpretation by other professionals**

#### **8. Data should not be separated from the report**

#### **9. Responsibility**



**Appendix A - Figures**

Exhibited



DRAFT

1-361

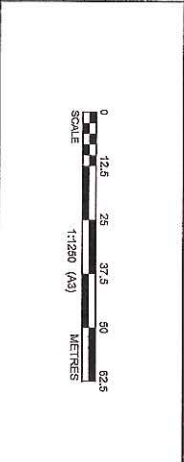
**LEGEND**

- ◆ MW - GROUNDWATER MONITORING WELL LOCATIONS
- + LS - PREVIOUS TEST PIT LOCATIONS (COFFEY APRIL 2006)
- + TP - CURRENT TEST PIT LOCATIONS
- W - WATER PIPE
- SITE BOUNDARY

AERIAL IMAGE SOURCE: GOOGLE EARTH PRO, CAPTURE DATE UNKNOWN



revision	no.	description	drawn	approved	date
	A	ORIGINAL ISSUE	JO	CP	07/04/16



drawn	approved
JO	CP
date	07/04/16
scale	AS SHOWN
original size	A3

**coffey**  
A TERRA TECH COMPANY

client	CLIENT
project	FORMER LONGFORD SAWMILL CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN
title	PATON STREET LONGFORD, TASMANIA
project no.	ENAHUHOBA08892AC-R01-D01
figure no.	FIGURE 2
rev.	A

**DRAFT**



**Appendix B - Soil Tracking Form**



# Bushfire Hazard Management Report:

**Report for:** Structure Finance Corporation Pty. Ltd.

**Property Location:** Paton Street,  
Longford, TAS, 7301

**Prepared by:** Scott Livingston  
AK Consultants,  
40 Tamar Street,  
LAUNCESTON, TAS. 7250

**Date:** 2<sup>nd</sup> February 2016  
(Version 2)



Exhibited



**Summary**

**Client:** Structured Finance Corporation Pty Ltd.

**Property identification:** Current zoning: Rural Resource  
CT 1168222/1, PID:2895178

**Proposal:** Subdivision of one title into 23 Lots, in 3 stages.

**Assessment comments:** A field inspection of the site was conducted to determine the Bushfire Attack Level and Risk.

**Conclusion:** The only threat from bushfire is grassland vegetation to the west on Rural Resource zoned land. Lots along the western side of the subdivision are bushfire prone, but are assessed as BAL Low, with no setbacks required. The area will be serviced by reticulated water supply. All access to Lots 9-13, 16, 19, 20 must be constructed to Class 4C standards.

**Assessment by:**



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Scott Livingston,  
Master Environmental Management,  
Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act 1979:  
Accreditation # BFP-105



## **DESCRIPTION**

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The proponents are applying to subdivide one 2.68ha title (CT 168222/1) into 23 lots, in 3 stages .

The subject land is currently entirely cleared for pasture and is zoned as General Residential. The title is bounded by General Residential zoned land to the north, east and south and Utilities zoned land to the west. The Utilities zoned land is low-fuel grasslands and is considered Managed Land. Beyond the Utilities zone to the west is grassland on Rural Resource zoned land.

New roading is proposed, extending to the southern side of Paton Street, which will provide access to Lots 2-19. Lots 1 & 20-23 will be accessed from Paton Street.

See Appendix 1 for maps and site plan.

## **BAL AND RISK ASSESSMENT**

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The land is considered to be within a Bushfire Prone Area due to proximity of bushfire prone vegetation to the west (grassland), greater than 1 ha in area.

### **VEGETATION AND SLOPE**

	<b>Vegetation, within 100 m of subdivision boundary and proposed lots</b>	<b>Slope (degrees, over 100m)</b>
<b>North</b>	0-100m Managed Land	Upslope/flat
<b>East</b>	0-100m Managed Land	Upslope/flat
<b>South</b>	0-100m Managed Land	Upslope/flat
<b>West</b>	0-70m Managed Land, 70-100m Managed Land/Grassland mix	Upslope/flat

- \* Land is in the General Residential Zone and is considered a non-threat for bushfire protection purposes per Bushfire Prone Areas Advisory Note No 1.

Bushfire Prone Areas Advisory Note No 01 – 2014 determines that there is insufficient increase in risk to the development from bushfire to warrant any specific bushfire measures if; the risk arises from vegetation located on land zoned as Inner Residential, General Residential or Village. Land immediately adjacent to the subject title to the north, east and west is zoned as General Residential so it is assumed that, this will continue to be maintained as entirely managed land and is a non-threat from bushfire. I consider that there is insufficient increase in risk from bushfire from the north, east & south to warrant any specific bushfire protection measures as the land and any hazards are able to be managed through council abatement processes. Land to the west is zoned as Utilities and then Rural Resource. To the immediate west of the Utilities zoned land is a levy bank on Rural Resource zone. Both the Utilities zone and the levy bank are low fuel grasslands and can be considered Managed Land.



Beyond this land is grassland vegetation and is the only threat to this development from bushfire.

### **BUILDING AREA BAL RATING**

Setback distances for BAL Ratings have been calculated on managed land & grassland vegetation types. Most lots are greater than 100m from grassland vegetation to the west and therefore are non-bushfire prone and have the entire lot area as a BAL Low building area. The only Lot that is within 100m of the bushfire prone vegetation to the west is Lot 11. The entirety of Lot 11 will still be greater than 50m from grassland vegetation and will therefore also be BAL Low. No additional clearing is required and all vegetation management may remain in its current state. Where no setback is required for fire protection, other Planning Scheme setbacks may need to be applied.

### **THE SETBACKS**

BAL Rating:

BAL Rating	Vegetation	Setbacks	
		Upslope and flat	Downslopes 0-5°
BAL Low	Grassland	50m	50m

### **FIRE FIGHTING WATER SUPPLY**

The lots will be serviced by reticulated supply. It is assumed, in accordance with Bushfire Prone Areas Advisory Note NO 2- 2014, that a connection to the reticulated supply should supply a minimum of 600litres/minute at 200 kPa and be located within 120m of the furthest extent of all dwellings which will be constructed.

### **ACCESS**

Paton Street is not currently a through road. The Bushfire Code provides that all new lots within a subdivision in a Bushfire Prone Area must be within 200m of a through road. The Lots for this subdivision will not meet this requirement, however as the likely threat from bushfire is to the west, and the current escape route would be to the east, away from any potential bushfire and the majority of the subdivision being non-bushfire prone, with only a small area of BAL low it is considered acceptable to waive this requirement in this circumstance.

Any access road to Lots 9-13, 16, 19, 20 must be constructed to at least Class 4C standard have a carriageway of at least 4m. and be maintained with at least 2m either side and 4m above clear of vegetation.

## CONCLUSIONS

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The only threat from bushfire is grassland vegetation to the west on Rural Resource zoned land. Lots along the western side of the subdivision are bushfire prone, but are assessed as BAL Low, with no setbacks required. The area will be serviced by reticulated water supply. All access to Lots 9-13, 16, 19, 20 must be constructed to Class 4C standards.

## REFERENCES

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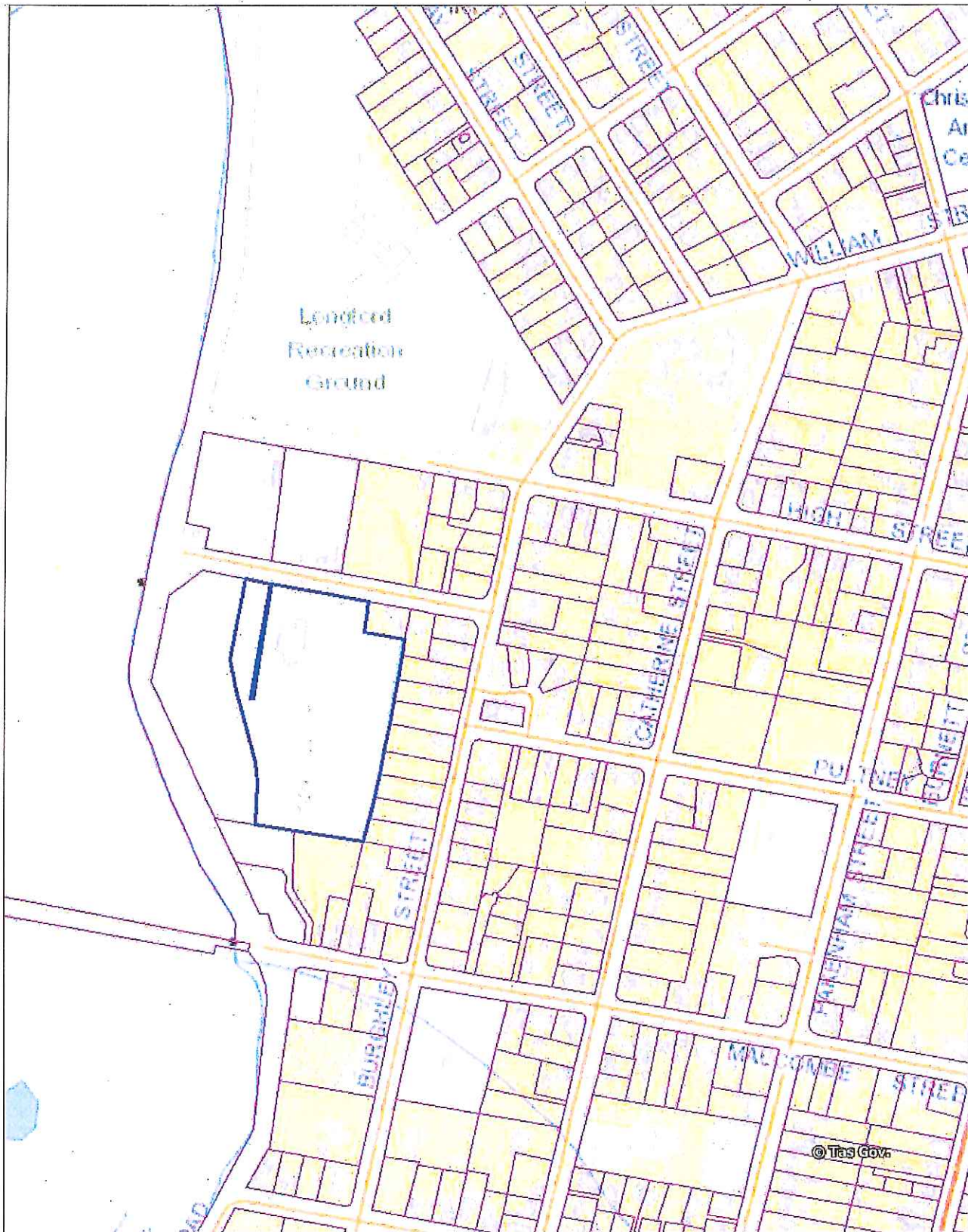
Northern Midlands Council. (2013). *Northern Midlands Interim Planning Scheme 2013*.

Standards Australia. (2009). *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*.

Tasmania Fire Service. *Bushfire Prone Areas Advisory Note NO 1- 2014*

Tasmania Fire Service. *Bushfire Prone Areas Advisory Note NO 2- 2014*





Exhibited


Map Name: Location	Basemap Image from LIST	14/12/2015
Project: Development Application	Titles from Cadastre 2009 (C) State of Tas.	
Client: Structured Finance Corp		

Figure 1: Location Map

Prohibited

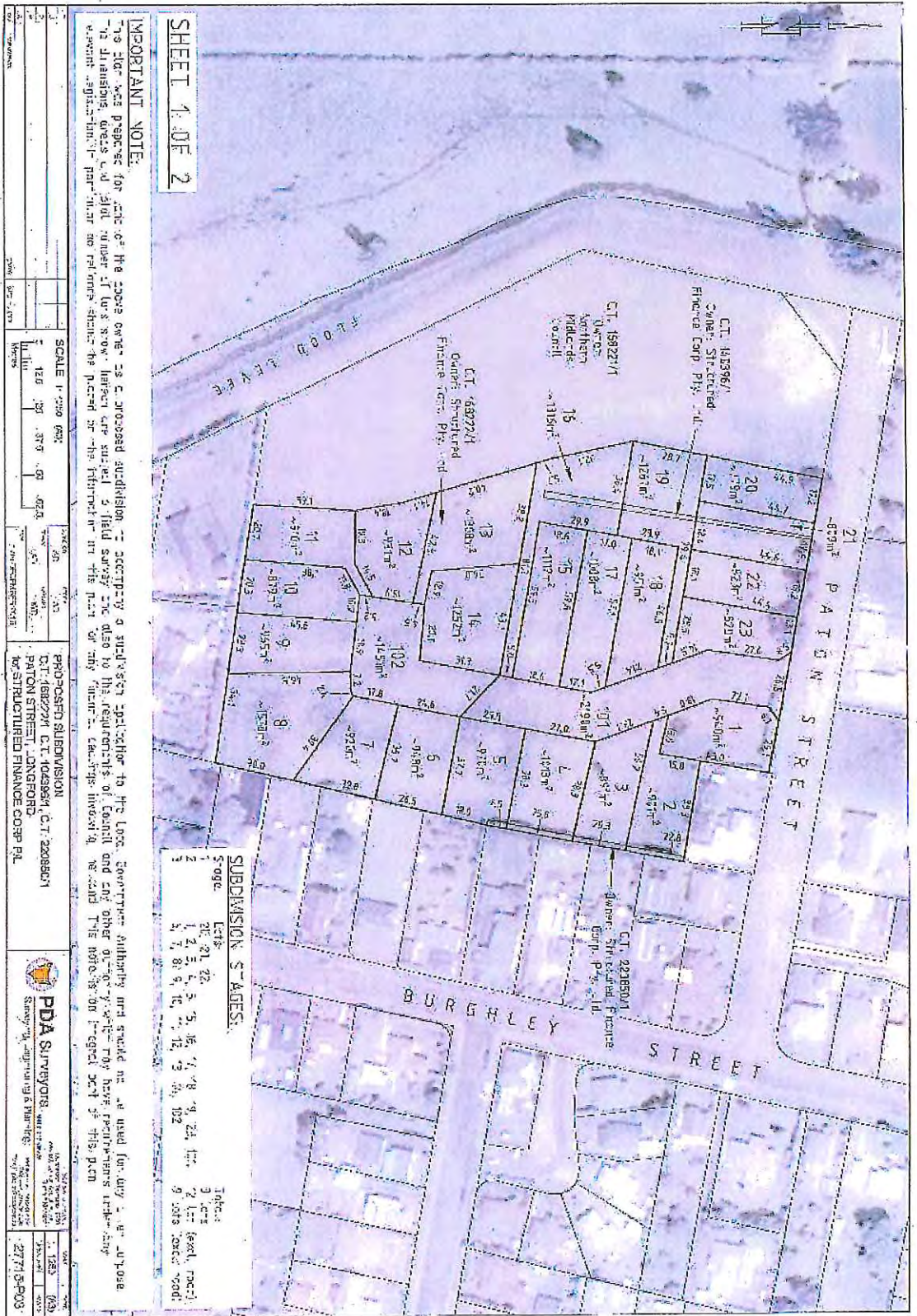


Figure 2: Proposed Subdivision Plan

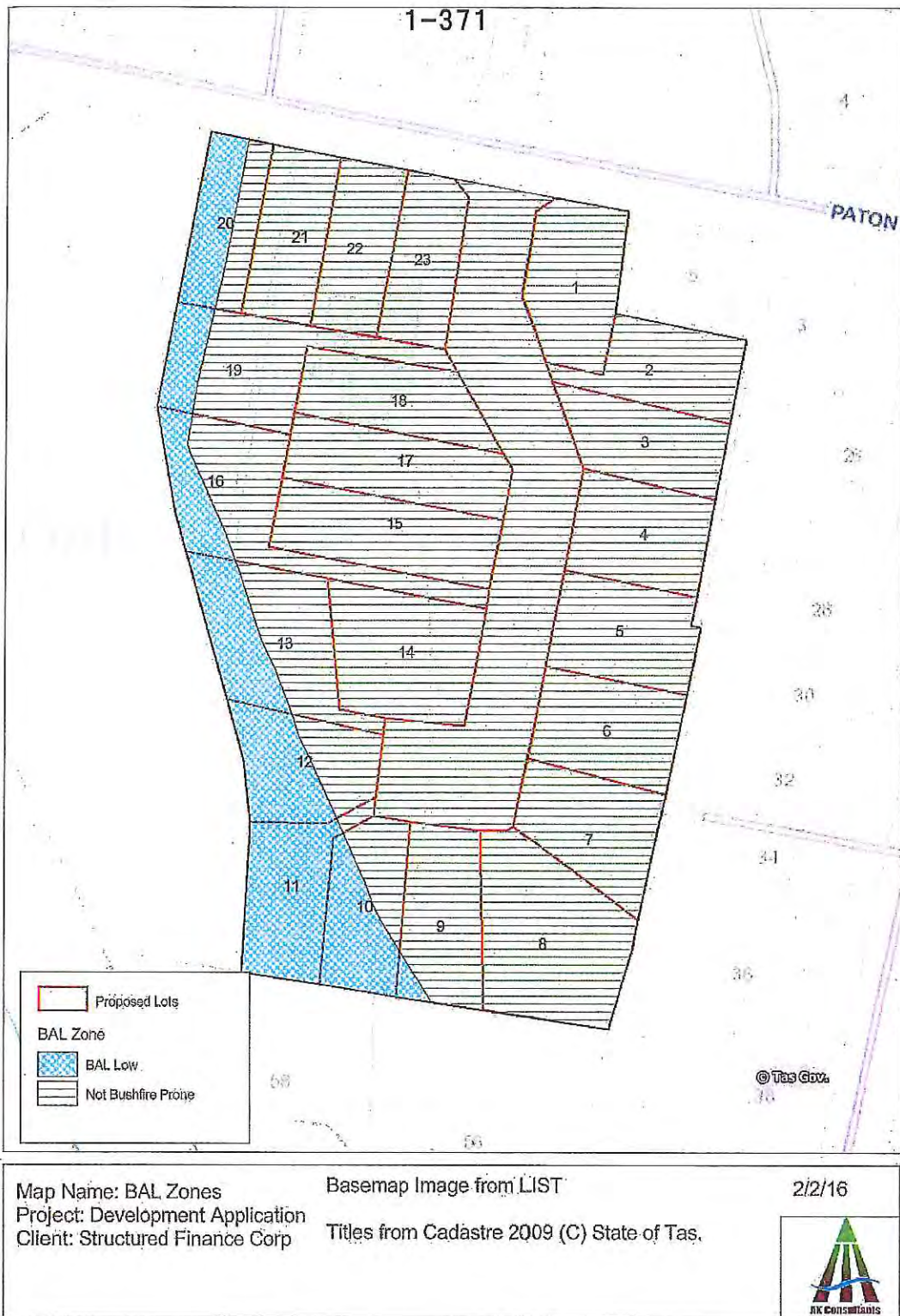


Figure 3: BAL Zones

**BAL RATINGS**

Lot	BAL Rating	Setback
1	Non-Bushfire Prone	None
2	Non-Bushfire Prone	None
3	Non-Bushfire Prone	None
4	Non-Bushfire Prone	None
5	Non-Bushfire Prone	None
6	Non-Bushfire Prone	None
7	Non-Bushfire Prone	None
8	Non-Bushfire Prone	None
9	BAL Low	None
10	Non-Bushfire Prone	None
11	BAL Low (part NBFP)	None
12	BAL Low (part NBFP)	None
13	BAL Low (part NBFP)	None
14	Non-Bushfire Prone	None
15	Non-Bushfire Prone	None
16	BAL Low (part NBFP)	None
17	Non-Bushfire Prone	None
18	Non-Bushfire Prone	None
19	BAL Low (part NBFP)	None
20	BAL Low (part NBFP)	None
21	Non-Bushfire Prone	None
22	Non-Bushfire Prone	None
23	Non-Bushfire Prone	None

Exhibited



- All land within the subdivision should be managed as low threat vegetation, including any public open space.
- No further clearing of bushfire prone vegetation is required to achieve the above BAL ratings.

See Figure 1 below for building areas.

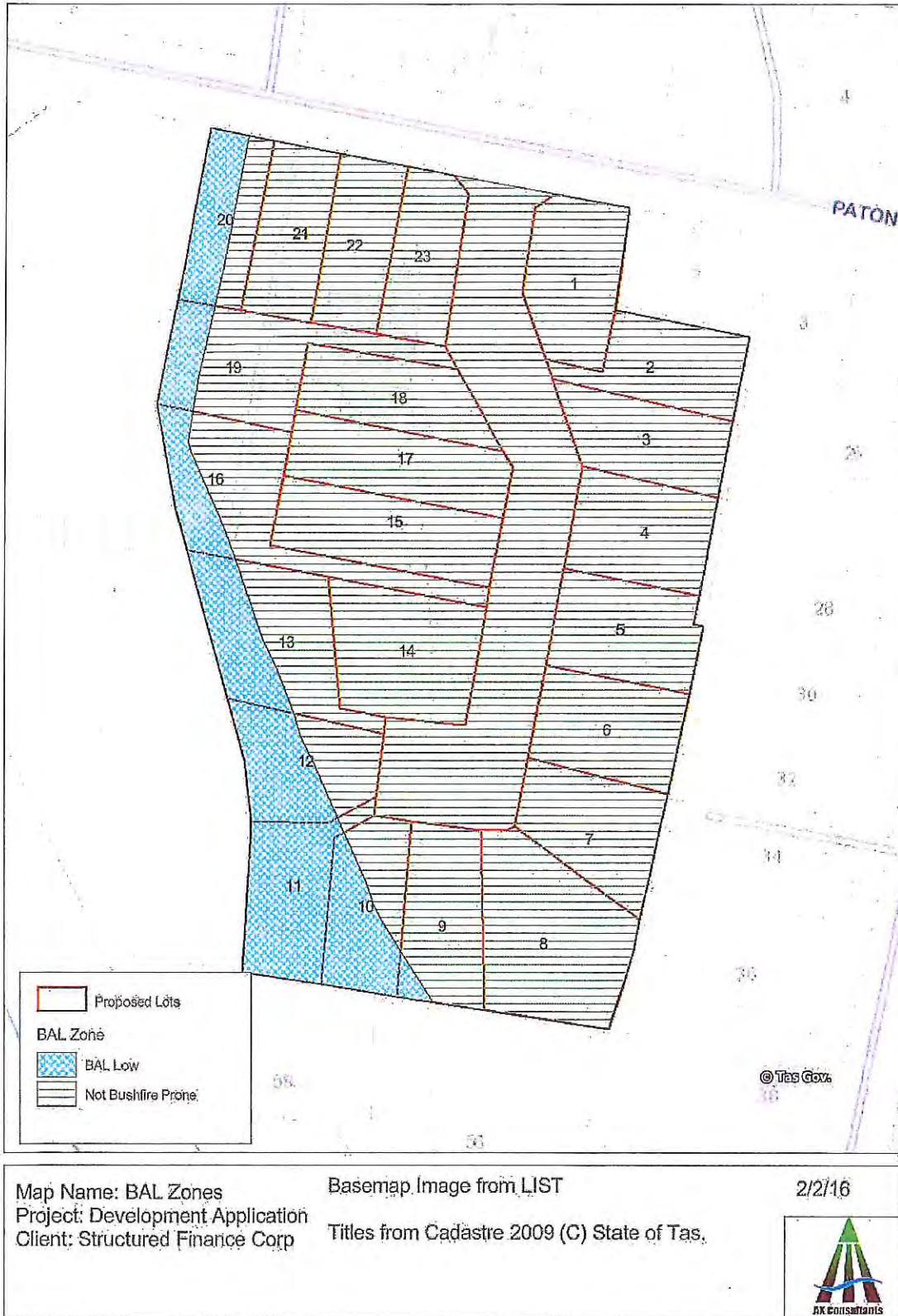


Figure 1: BAL Zones

Proprietary

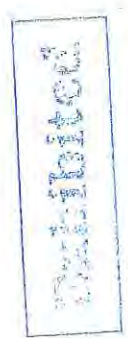
ACCESS

All access to Lots 9-13, 16, 19, 20 must be:

- constructed to class 4C standard,
- Access must be provided to within 30m of the furthest extent of the dwelling
- Vegetation must be clear of the access to 2m either side and 4m above the carriageway.
- Single lane, private access roads less than 6m in width, must have 20m long passing bays, 6m in width every 100m. Where the access road is more than 100m in length, the access road must either; (a) encircle by the dwelling or; (b) be constructed with a hammerhead "T" or "Y" turning head 4m wide and 8m long or; (c) be constructed with a trafficable circular turning area of 10m radius.


WATER SUPPLY

Fire plugs must be installed within 120m hose lay of the furthest extent of all building areas on Lots 9-13, 16, 19, 20. In accordance with Tasmania Fire Service *Bushfire Prone Areas Advisory Note NO 2- 2014*, the reticulated supply can be assumed to meet flow and volume requirements.





# Approved Form of a Bushfire Hazard Management Plan

Chief Officer's requirements for a Bushfire Hazard Management Plan for compliance or exemption	
<i>Version:</i>	<i>1</i> <i>Issue Date:</i> <i>7 February 2014</i>
Purpose	<p>To provide an approved form for a Bushfire Hazard Management Plan in accordance with:</p> <p>Section 60A of the <i>Fire Service Act 1979</i> -</p> <p><i>bushfire hazard management plan</i> means a plan showing means of protection from bushfires in a form approved in writing by the Chief Officer.</p> <p>Section 3 <i>Land Use Planning and Approvals Act 1993</i></p> <p><i>bushfire hazard management plan</i> means a plan showing means of protection from bushfires in a form approved in writing by the Chief Officer;</p> <p><i>Chief Officer</i> means the person appointed as Chief Officer under <u>section 10</u> of the <i>Fire Service Act 1979</i>;</p>
Declaration	<p>A Bushfire Hazard Management Plan (BHMP) is in a form approved by the Chief Officer if:</p> <ol style="list-style-type: none"> <li>1. The BHMP is consistent with a Bushfire Report that has been prepared taking into consideration such of the matters identified in Schedule 1 as are applicable to the purpose of the BHMP; and</li> <li>2. The BHMP contains a map, plan or schedule identifying the specific measures required to provide a tolerable level of risk from bushfire for the purpose or activity described in the BHMP having regard to the considerations in Schedule 2; and</li> <li>3. The BHMP is consistent with all applicable Bushfire Hazard Management Advisory Notes issued by the Chief Officer.</li> </ol>
	 <b>Mike Brown AFSM</b> Chief Officer Tasmania Fire Service

Exhibited

**Schedule 1 - Bushfire Report**

A Bushfire Report is an investigation and assessment of bushfire risk to establish the level of bushfire threat, vulnerability, options for mitigation measures, and the residual risk if such measures are applied on the land for the purpose or activity described in the assessment.

A Bushfire Report must include:

- a) A description of the characteristics of the land and of adjacent land;
- b) A description of the use or development that may be threatened by a bushfire on the site or on adjacent land; and
- c) Whether the use or development on the site is likely to cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent land; and
- d) Whether the use or development on the site, and any associated use or development, can achieve and maintain a tolerable level of residual risk for the occupants and assets on the site and on adjacent land having regard for –
  - i. The nature, intensity and duration of the use;
  - ii. The type, form and duration of any development;
  - iii. A Bushfire Attack Level assessment to define the exposure to a use or development; and
  - iv. The nature of any bushfire hazard mitigation measures required on the site and/or on adjacent land.

Exempted

**Schedule 2 - Bushfire Hazard Management Plan**

A BHMP is a document containing a map, plan or specification and must:-

- a) Identify the site to which the BHMP applies by address, Property Identifier (PID), and reference to a Certificate of Title under the *Land Titles Act 1980*;
- b) Identify the certifying Bushfire Hazard Practitioner, Accreditation Number, and Scope of Accreditation.
- c) Identify the proposed activity to which the BHMP applies by reference to any plans, specifications or other documents that are applicable for the purpose of describing the proposed use or development;
- d) Indicate the bushfire hazard management and protection measures required to be implemented by the Bushfire Report;
- e) If intended to be applied for the purpose of satisfying a regulatory requirement, identify the regulation by its statutory citation and indicate the applicable provisions for which the BHMP applies; and
- f) Have, as a schedule, the Bushfire Report that details specific bushfire hazard management and bushfire mitigation measures required to achieve a tolerable level of residual risk for the proposed activity and any building or development on the site, including:
  - i) Measures to achieve compliance with any mandatory land use planning requirement in a planning process required under the *Land Use Planning and Approvals Act 1993 (Attachment 1)*;
  - ii) Measures to achieve compliance with any mandatory outcome for a building or work undertaken in accordance with the *Building Act 2000* and the Building Regulations 2004 (Form 55).



**Attachment 1:** Certificate of Compliance to the Bushfire-prone Area Code under Planning Directive No 5

**Code E1 – Bushfire-prone Areas Code**

**Certificate under s51(2)(d) Land Use Planning and Approvals Act 1993**

Office Use

Date Received

Permit Application No

PID

<b>1. Land to which certificate applies<sup>1</sup></b>	
Name of planning scheme or instrument: Northern Midlands Council Planning Scheme 2013	
Use or Development Site Street Address Paton Street, Longford, TAS, 7301	Certificate of Title / PID CT 168222/1, PID; 2895178
Land that is not the Use or Development Site relied upon for bushfire hazard management or protection N/A	Certificate of Title / PID NA
<b>2. Proposed Use or Development</b> (provide a description in the space below)  A 23 Lot subdivision is proposed for land at Paton Street, Longford.	

- Vulnerable Use
- Hazardous Use
- Subdivision
- New Habitable Building on a lot on a plan of subdivision approved in accordance with Bushfire-prone Areas Code.
- New habitable on a lot on a pre-existing plan of subdivision)
- Extension to an existing habitable building
- Habitable Building for a Vulnerable Use

Exhibited

<sup>1</sup> If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

3. Documents relied upon <sup>2</sup>	
Document or certificate description:	
✓	<p><b>Description of Use or Development<sup>3</sup> (Proposal or Land Use Permit Application)</b></p> <p><i>Documents, Plans and/or Specifications</i></p> <p><i>Title: Proposed Subdivision</i></p> <p><i>Author: PDA Surveyors</i></p> <p><i>Date: 17/12/2015</i></p>
✓	<p><b>Bushfire Report<sup>4</sup></b></p> <p><i>Title: BHMP_Paton Street v2</i></p> <p><i>Author: Scott Livingston</i></p> <p><i>Date: 2/2/2016</i></p>
✓	<p><b>Bushfire Hazard Management Plan<sup>5</sup></b></p> <p><i>Title: BHMP_Paton Street v2</i></p> <p><i>Author: Scott Livingston</i></p> <p><i>Date: 2/2/2016</i></p>
✓	<p><b>Other documents</b></p> <p><i>Title: Northern Midlands Interim Planning Scheme 2013</i> <i>Author: Northern Midlands Council</i> <i>Date: 2013</i></p> <p><i>Title: AS 3959-2009 Construction of Buildings in Bushfire Prone Areas</i> <i>Author: Standards Australia.</i> <i>Date: 2009</i></p> <p><i>Title: Bushfire Prone Areas Advisory Note NO 1- 2014</i> <i>Author: Tasmania Fire Service.</i> <i>Date: 11/04/2014</i></p> <p><i>Title: Bushfire Prone Areas Advisory Note NO 2- 2014</i> <i>Author: Tasmania Fire Service.</i> <i>Date: 11/04/2014</i></p>

<sup>2</sup> List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bush fire, including its title, author, date, and version.

<sup>3</sup> Identify the use or development to which the certificate applies by reference to the documents, plans, and specifications to be provided with the permit application to describe the form and location of the proposed use or development. For habitable buildings, a reference to a nominated plan indicating location within the site and the form of development is required.

<sup>4</sup> If there is more than one Bushfire Report, each document must be identified by reference to its title, author, date and version.

<sup>5</sup> If there is more than one Bushfire Hazard Management Plan, each document must be identified by reference to its title, author, date and version

10/11/2014

4. Nature of Certificate<sup>6</sup>

Applicable Standard	Assessment Criteria	Compliance Test: Certificate of Insufficient Increase in Risk	Compliance Test: Certified Bushfire Hazard Management Plan	Reference to applicable Bushfire Risk Assessment or Bushfire Hazard Management Plan <sup>7</sup>

E1.4 – Use or development exempt from this code				
E1.4. (Identify which exemption applies)		No specific measures required because the use or development is consistent with the objective for each of the applicable standards identified in this Certificate	<input type="checkbox"/> Not Applicable	

E1.5.1 - Vulnerable Use				
E1.5.1.1 – location on bushfire-prone land	A2	Not Applicable	Tolerable level of risk and provision for evacuation	<input type="checkbox"/>

E1.5.2 - Hazardous Use				
E1.5.2.1 – location on bushfire-prone land	A2	Not Applicable	Tolerable level of risk from exposure to dangerous substances, ignition potential, and contribution to intensify fire	<input type="checkbox"/>

E1.6.1 - Subdivision				
E1.6.1.1 - Hazard Management Area	A1	No specific measure for hazard management	Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959	<input type="checkbox"/>
E1.6.1.2 - Public Access	A1	No specific public access measure for fire fighting	Layout of roads and access is consistent with objective	<input type="checkbox"/>
E1.6.1.3 - Water Supply	A1	No specific water supply for fight fighting	Water supply is consistent with objective	<input type="checkbox"/>

<sup>6</sup> The certificate must indicate by placing a ✓ in the corresponding  for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

<sup>7</sup> Identify the Bushfire Risk Assessment report or Bushfire Hazard Management Plan that is relied upon to satisfy the compliance test





	A2 Non-reticulated water supply	No specific water supply measure for fight fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>	NA
--	------------------------------------	---	--------------------------	---	--------------------------	----

<input checked="" type="checkbox"/> <b>E1.6.2 - Habitable Building on lot on a plan of subdivision approved in accordance with Code</b>						
<i>E1.6.2.1 - Hazard Management Area</i>						
	A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>	
	A1	No specific private access for fire fighting	<input type="checkbox"/>	Private access is consistent with objective	<input type="checkbox"/>	
	A2	Not Applicable			<input type="checkbox"/>	
	A1	No specific water supply measure for fight fighting	<input type="checkbox"/>	Private access to static water supply is consistent with objective Water supply is consistent with objective	<input type="checkbox"/>	
<i>E1.6.2.3 - Water Supply</i>						
	A1	No specific water supply measure for fight fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>	

1-381

<input checked="" type="checkbox"/> <b>E1.6.3 - Habitable Building (pre-existing lot)</b>						
<i>E1.6.3.1 - Hazard Management Area</i>						
	A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management is consistent with objective; or	<input type="checkbox"/>	
				Provision for hazard management areas in accordance with BAL 29 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>	
	A1	No specific private access measure for fire fighting	<input type="checkbox"/>	Private access is consistent with objective	<input type="checkbox"/>	
	A2	Not applicable			<input type="checkbox"/>	
	A1	No specific water supply measure for fight fighting	<input type="checkbox"/>	Private access to static water supply is consistent with objective Water supply is consistent with objective	<input type="checkbox"/>	
<i>E1.6.3.3 - Water Supply</i>						
	A1	No specific water supply measure for fight fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>	

<input checked="" type="checkbox"/> <b>E1.6.4 - Extension to Habitable Building</b>						
<i>E1.6.4.1 - hazard management</i>						
	A1	No specific hazard management measure	<input type="checkbox"/>	Provision for hazard management is consistent with objective; or	<input type="checkbox"/>	



				Provision for hazard management areas in accordance with BAL 12.5 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>	<input type="checkbox"/>	
--	--	--	--	--	--------------------------	--------------------------	--

<input checked="" type="checkbox"/>	<b>E1.6.5 - Habitable Building for Vulnerable Use</b> <i>E1.6.5.1 - hazard management</i>	A1	No specific measure for hazard management	<input type="checkbox"/>	Bushfire hazard management consistent with objective; or Provision for hazard management areas in accordance with BAL 12.5 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>	
-------------------------------------	--	----	---	--------------------------	--	--------------------------	--

Approved

**5. Bushfire Hazard Practitioner – Accredited Person**

Name	Scott Livingston	Phone No:	03 6334 1033
Address	40 Tamar St. Launceston, 7250	Fax No:	03 6334 1117
		Email address:	scott@akconsultants.com.au
Fire Service Act 1979 Accreditation No:	BFP-105	Scope:	1, 2, 3A, 3B, 3C

**6. Certification**

I, *Scott Livingston* certify that in accordance with the authority given under the Part 4A of the Fire Service Act 1979 –

<i>The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4(a) because there is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order to be consistent with the objective for all of the applicable standards identified in Section 4 of this Certificate</i>	<input type="checkbox"/>
--	--------------------------

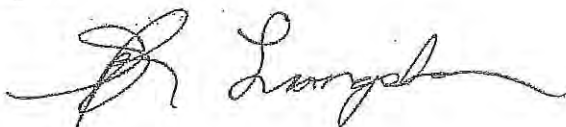
or

<i>There is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
---	--------------------------

and/or

<i>The Bushfire Hazard Management Plan/s identified in Section 4 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate</i>	<input checked="" type="checkbox"/>
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Signed



Date 2/2/2016



# Traffic Assessment

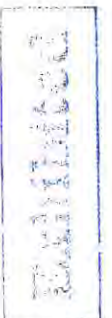
**Proposed Subdivision**

**Paton Street, Longford**

SUBMITTED BY:

TERRY EATON  
Traffic Engineer  
29 Carey's Road  
Bridgenorth TAS 7277  
TEL / FAX: (03) 6330 1510

DECEMBER 2015



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Submitted

## 1. Introduction

A proposal is being advanced to subdivide land on the southern side of Paton Street, Longford.

The planning permit application requires a traffic assessment in accord with Section E4.0 of the Northern Midland Council and as approved by the Road Authority as part of the application documentation.

This report, provided by Terry Eaton, an experienced traffic engineer, is provided for this purpose.

Preparation of the report has included a site visit.

## 2. The Site

The site is a vacant area of land on the southern side of Paton Street, some 80 metres west of Burghley Street. The site is relatively level and generally grass covered.

To the west of the site is a storm water detention basin with residential development east of and opposite the site.

Access to the site is by a gateway to Paton Street, some 60 metres from the east side boundary of an existing residential lot.

## 3. The Proposal

The proposal is to subdivide the land to provide a 23 lot subdivision with 5 frontage lots to Paton Street and 18 lots accessed by a cul-de-sac some 180 metres long junctioning with Paton Street some 25 metres west of the neighbouring residence.

The land form suggests no significant issues in constructing the cul-de-sac.

## 4. Paton Street

This street is considered as a local residential street junctioning from Burghley Street and extending to the flood levee, west of the levee the street extends as the driveway to a large rural lot.



The road length is some 280 metres. The street is relatively flat from Burghley Street to a crest some 15 metres west of the proposed subdivision cul-de-sac centreline, with a downgrade of some 7% for 50 metres to a flat grade to the upgrade to cross the levee.

The street is constructed with a sealed pavement some 4.7 metres wide, with a 1.0 metre gravel shoulder on the north side, grass verges are provided beyond the road pavement with an earth drain at the frontage some 1.5 metres wide some 3.5 metres clear of the lot boundary. At the frontage the gravel shoulders are widened to provide a vehicle turn area some 10.5 metres total width.

The urban default speed limit of 50 km/h is applicable to Paton Street.

## 5. Traffic Data

- **Paton Street**

Assessment based on the frontage development and traffic demand for the rural lot suggests a traffic volume of some 70 - 90 vehicles at Burghley Street.

- **Proposed Development**

Based on the typically accepted generation rate of up to 10 vehicle movements per lot indicates:

Frontage lots	- 50 vehicles
Cul-de-sac	- 180 vehicles
Total	- 230 vehicles

## 6. Assessment

Assessment in accord with Section E4.0 of the Northern Midlands Interim Planning Scheme indicates:

E4.6.1 P2 Assessment of the proposal indicates that this proposal can be advanced by providing road infrastructure to the requirements of Northern Midlands Council with the street provision complying with the State Subdivision Guidelines.



Sight distance for vehicles existing the road junction at the frontage lots, minimum sight distance to Burghley Street at some 90 metres from the east side boundary of lot 1 and 80 metres from the levee crest to the west side boundary of lot 20 complies with table E4.7.4 requirements for a 50 km/h speed zone.

In view of the low vehicle volume on Paton Street (up to 300 vehicles per day with the subdivision in place) pedestrians / cyclists are catered for by using either the eastside verge close to the edge of seal or the west side gravel shoulder / grass verge. Note: up to 300 vehicles per day is the Tascord guideline volume for an access street with a street type of 5.0 metre carriageway width where pedestrians and cyclists share the carriageway.

Consideration of the available sight distance for the Paton Street frontage lots and cul-de-sac junction and the low traffic volume indicates that provided consideration is given to the State Subdivision Guidelines an acceptable level of safety should be maintained for all road users.

- deemed to comply

E4.7.1 Not applicable

E4.7.2 P1 Assessment as per E4.6.1 P2 indicates compliance for each individual lot with E4.7.2 A1 provided only one driveway is provided for each lot having regard to the short cul-de-sac length providing a low speed environment in that street and the available sight distance at the cul-de-sac junction and the lots fronting Paton Street

- deemed to comply

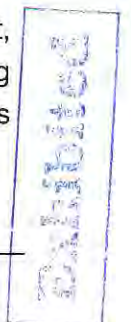
E4.7.3 Not applicable

E4.7.4 A1 Refer to section E4.6.2 P2, available sight distance as per table E4.7.4

- complies

## 7. Conclusion

A traffic assessment for a proposed 23 lot subdivision with frontage to Paton Street, Longford, indicates compliance with section E4.0 of the Northern Midlands Planning Scheme provided all subdivision road infrastructure are installed to Northern Midlands standards and guidelines.





Terry Eaton

Printed  
2/2/2015

LAUNCESTON

J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)  
D. Marszalek, B. SURV. SP. SC. (Tas.), M.SSSI. (Associate)

HOBART

A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Director)  
C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)  
D. Panton, B.E. M.I.E. AUST., C.P.ENG. (Director)  
H. Clement, B. SURV. (Tas.), M.SSSI (Director)  
M. McQueen, B.E., M.I.E. AUST., C.P.ENG. (Associate)  
M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI (Associate)  
L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate)  
A. Collins, Ad. Dip. Surv & Map, (Associate)

KINGSTON

A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)

BURNIE

A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Director)  
A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI (Director)



# PDA Surveyors

PO Box 284 (3/23 Brisbane Street)  
Launceston Tasmania, 7250  
Phone (03) 6331 4099

ABN 71 217 806 325  
Fax (03) 6334 3098  
Email: pda.ltn@pda.com.au  
www.pda.com.au

Our Ref: 277/15

18<sup>th</sup> January, 2016.

Northern Midlands Council  
PO Box 156  
LONGFORD TAS 7301

Attention: Mr D. Payton

Dear Duncan,

**RE: SUBDIVISION – 7 PATON STREET, LONGFORD**

We submit herewith an application on behalf of Structured Finance Corporation Pty Ltd to subdivide three existing titles into 23 lots in three stages. We will now address the provisions of the General Residential Zone of the Planning Scheme in Clause 10.4.4 as it relates to this subdivision.

10.4.4.1 Lot Area, Building Envelopes and Frontage

The lots range in size from 779m<sup>2</sup> up to 1,578m<sup>2</sup>. All lots are over the minimum lot size and can contain a 10 metre by 15 metre rectangle within the block. All lots have frontage of greater than 3.6m.

10.4.4.2 Provision of Services

We have provided an indicative services plan showing the location of sewer, water and stormwater services to service all of the blocks. This may change slightly at the time of engineering design however it indicates how the lots can be serviced to meet the acceptable solutions of this clause.

10.4.4.3 Solar Orientation of Lots

All of the lots are orientated north south or east west and meet the acceptable solution provisions of the clause. No lots are under 500m<sup>2</sup>.

10.4.4.5 Interaction, Safety and Security

The Performance Criteria will need to be used for this clause as a new road is being provided. There are no significant features and there is no need for the road to connect through to the adjoining area as it is surrounded on the east and south by existing residential allotments.

.../2...

Previously trading as Campbell Smith Phelps Pedley

OFFICES ALSO AT:

- 127 Bathurst Street, Hobart, 7000 (03) 6234 3217
- 6 Freeman Street, Kingston, 7050 (03) 6229 2131

- 8/16 Main Road, Huonville, 7109 (03) 6264 1277
- 6 Queen Street, Burnie, 7320 (03) 6431 4400
- 16 Emu Bay Road, Deloraine, 7304 (03) 6362 2993

NORTHERN MIDLANDS COUNCIL					
Location:					
File No:					
Property:					
Attachments:					
REC'D 20 JAN 2016					
GM			MYE		
P&DM			CRS		
CSM			PLAN		
E&DM			BLD		
WM			HLT		
HR					

10.4.4.6 Walking and Cycling Network

There are no existing pedestrian or cycling networks that need to be connected to other than the new footpath to be constructed within the road lot to provide easy access for the residents in this subdivision.

10.4.4.7 Neighbourhood Road Network

The traffic report attached to this application deals with the issues of traffic and safety and interconnection with the adjoining roads.

Bushfire Hazard Code

We provide a bushfire hazard management plan that addresses the issues in relation to this code.

Road and Railway Asset Code

We provide a traffic report that deals with the issues relating to this code.

Recreation and Open Space Code

We would ask that the Open Space Contribution be paid in cash rather than in land and that it be levied in proportion to each of the lots within each stage at the presentation of the final Plan of Survey for each stage. Could you please seek the approval of your Council's General Manager for this course of action.

As far as we are aware this now addresses the provisions of the Planning Scheme and this subdivision can comply with all of the Planning Scheme provisions as indicated above. We now enclose the following to enable you to assess the application.

- Completed development application form.
- Cheque for \$6,212.
- 3 copies of the subdivision proposal plan and the servicing plan.
- Copy of titles.
- Traffic assessment.
- Bushfire Hazard Management Report.

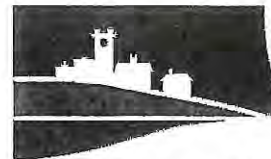
Please advise if you require anything else to enable this application to be assessed and please get in touch if you have any questions.

Yours faithfully  
PDA Surveyors

Per: 

JOHN DENT

Our ref: 111300.08; P16-018; PDA Surveyors (obo Structured Finance Corp P/L)  
Enquiries: Erin Boer



**NORTHERN  
MIDLANDS  
COUNCIL**

29<sup>th</sup> January 2016

PDA Surveyors (obo Structured Finance Corp P/L)  
PO Box 284  
LAUNCESTON TAS 7250  
via email: John.Dent@pda.com.au

*emailed  
29/1/16*

Dear Mr Dent

**Planning Application P16-018 - Additional Information Required**  
**23-lot subdivision in 3 stages & cul de sac (from 3 lots) (Bushfire prone area & attenuation distance) at 7-21 Paton Street, Longford**

I refer to the abovementioned application, which has been reviewed by Council's Planning Officers. The following information is required to allow consideration of your application under the *Northern Midlands Interim Planning Scheme 2013*:

• **Road plan (foot path and turning area design)**

*✓ 22/3*

In order to demonstrate compliance with Clause 10.4.15.7 (c) & (g) of the Planning Scheme, please provide a plan detailing the proposed road and footpath design and dimensions.

• **Site Specific Study**

*✓ 18/3*

As the subject site is partially within the Attenuation Distance of the Longford Abattoirs, and the proposal applies for use or development of land for a sensitive use, a site-specific study is required as per E11.0 (Environmental Impacts and Attenuation Code). The Northern Midlands Interim Planning Scheme 2013 is on our website under Publications > Interim Planning Scheme. The link is:

[http://www.northernmidlands.tas.gov.au/Page/Page.aspx?Page\\_Id=121](http://www.northernmidlands.tas.gov.au/Page/Page.aspx?Page_Id=121)

The study must show that there will not be environmental harm, having regard to the:

- a) degree of encroachment; and
- b) nature of the emitting operation being protected by the attenuation area; and
- c) degree of hazard or pollution that may emanate from the emitting operation; and
- d) the measures within the proposal to mitigate impacts of the emitting activity to the sensitive use.

- **Contamination**

In order to demonstrate compliance with clause E2.6.1 A1.2 of the Planning Scheme, please provide advice from the Environment Protection Authority (EPA) that the site is a) not contaminated; or b) has been remediated appropriate to the use.

Please note that advice from the EPA at the time of rezoning was as follows:

*Site contamination*

The former use of part of the Sweeting property was a sawmill that has now had all surface structures removed and subsurface decontamination investigations have been completed. By letter to the Commission of 4 April 2012 the Tasmanian Environmental Protection Agency (EPA) advised that it is satisfied, and can reasonably rely on the consultant's reports for the landowner, that assessed:

'the site as being suitable for future residential use provided that:

1. Measures are taken to prevent groundwater extraction for domestic use at the site.
2. If buried refuse is identified during future development the refuse is removed for off-site disposal.
3. All future excavations are closely inspected and any unusually coloured, odourous or noxious substances revealed during development of the site are considered suspect and advice is sought from a qualified environmental scientist.'

In addition the EPA observed that because of identified manganese concentrations final surface cover material should be considered to limit potential exposure pathways.

The EPA's sign-off, based on the consultant's reports, is accepted for the purpose of Residential Serviced zoning. The site is serviced with reticulated water making use of ground water for domestic use unlikely and matters relating to found material during excavation can be covered in respect to subsequent approvals for site development. The assessment is that the site contamination risk can be managed and the site is suitable for Residential Serviced zoning.

(letter from TPC (P Scott) to NMC (A Wilson) dated: 26.04.2012. ref: NOR R1 1-18/09)

If this advice remains unchanged, it is likely that, if approved, the planning permit will condition that a part five agreement be placed on each lot, as per the abovementioned advice.

- **Revised Bushfire Report**

Desktop assessment of the proposal indicates that all proposed lots on the western side of the development are within 100m of Bushfire Prone Vegetation (ie. Unmanaged land on the western side of the flood levee is within 100m of the western boundary of the lot). Accordingly, a revised Bushfire report or further justification is required. I have left a message with Mr Livingstone to contact me regarding this matter.

Therefore, in accordance with Section 54 of the *Land Use Planning and Approvals Act* 1993, the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority. It is a requirement of the Planning Authority that all correspondence, if emailed, is sent to [Planning@nmc.tas.gov.au](mailto:Planning@nmc.tas.gov.au) and referenced with the planning application number P16-018. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail [Planning@nmc.tas.gov.au](mailto:Planning@nmc.tas.gov.au).

Yours sincerely



Erin Boer  
**PLANNING OFFICER**



## Submission to Planning Authority Notice

Council Planning Permit No.	P16-018	Council notice date	18/04/2016
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2016/00481-NMC	Date of response	27/04/2016
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
<b>Response issued to</b>			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	planning@northmidlands.tas.gov.au		
<b>Development details</b>			
Address	LOT 1 PATON ST, LONGFORD	Property ID (PID)	3365128
Description of development	23 lot subdivision in 3 stages		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA Surveyors	27715-P03		20/04/2016
<b>Conditions</b>			
<p><b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</b></p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>A suitably sized water supply with metered connections / sewerage system and connections 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.             <ol style="list-style-type: none"> <li>A water model compliant with TasWater's supplement to the current version of the Water Supply Code of Australia WSA 03 must be submitted for assessment.</li> </ol> </li> <li>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.</li> <li>Prior to commencing construction / use of the development, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater.</li> </ol> <p><b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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 and sewerage to TasWater's satisfaction.</li> <li>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.</li> <li>In addition to any other conditions in this permit, all works must be constructed under the</li> </ol>			



supervision of a suitably qualified person in accordance with TasWater's requirements.

8. 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, must be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater at the Developer's cost.
9. 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.
10. 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. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. 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". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
12. 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.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

14. Prior to the Sealing of the Final Plan of Survey, the developer must obtain a Consent to Register a Legal Document from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made.
15. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

#### **DEVELOPMENT ASSESSMENT FEES**

16. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees





will be indexed, until the date they are paid to TasWater, as follows:

\$975.00 for development assessment; and

\$216.00 for Consent to Register a Legal Document

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

17. 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

For information on TasWater development standards, please visit  
<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

#### Water Services Design

The boundary conditions for the subdivision on a peak day are as follows:

Location	Elevation [m AHD]	Total head during peak [m AHD]	Total head at 2/3 peak plus fire [m AHD]
Paton Street Longford	139	178.5	175.8

#### Declaration

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

#### Authorised by

**Jason Taylor**

Development Assessment Manager

#### TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

**REFERRAL OF DEVELOPMENT APPLICATION P16-018  
TO WORKS & INFRASTRUCTURE DEPARTMENT**

**Property/Subdivision No:** 27/003/745 111300.08

**Date:** 01-Feb-2016

**Applicant:** PDA Surveyors (obo Structured Finance Corp P/L)

**Proposal:** 23-lot subdivision in 3 stages & cul de sac (from 3 lots) (Bushfire prone area & attenuation distance)

**Location:** 7-21 Paton Street, Longford

Engineering fees partially paid – remainder will be invoiced when final plan submitted. Further information letter sent by Planning 29.1.16 re details of road and footpath design. Please inspect the property and advise regarding stormwater/drainage, access, traffic, and any other engineering concerns.

Is there is a house on one of the lots?	No
Is it connected to all Council services?	N/A
Are any changes / works required to the house lot?	N/A
Are the discharge points for stormwater, infrastructure that is maintained by Council? (This requires a check to ensure the downstream infrastructure is entirely owned, maintained, operated by Council and have been taken over as Council assets.)	Yes

**Stormwater:**

Is the property connected to Council's stormwater services?	No
Can all lots access stormwater services?	N/A
If so, are any works required?	Yes, as follows
<b>Stormwater works required:</b>	
<i>Stormwater design plan to be submitted for Council approval</i>	
Is there kerb and gutter at the front of the property?	No
Are any kerb-and-gutter works required?	Yes, design plan to be submitted for approval

**Road Access:**

Does the property have access to a made road?	Yes
If so, is the existing access suitable?	No
Does the new lot/s have access to a made road?	No
If so, are any works required?	Yes, as per design plan
Is off-street parking available/provided?	Yes
<b>Road / access works required:</b>	
<i>Works to be in accordance with Standard Drawing TSD R0-9 - concrete driveway crossover &amp; apron to the property boundary of each Lot.</i>	
Is an application for vehicular crossing form required?	No, covered in design plan
Is a footpath required?	Yes
Extra information required regarding driveway approach and departure angles	No
Are any road works required:	No
Are street trees required?	No
Additional Comments:	An Engineer's design is required.

## **WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONS**

### W.1 Stormwater

- Each lot shall be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- All stormwater on the site shall be connected to the existing main on the northern side of Paton St.
- A stormwater design plan including long sections and the depth, size and grade of all mains is to be provided to Council prior to the commencement of any works on site.
- Calculations shall be provided to demonstrate that the system is of sufficient capacity to drain the road and all lots to be created.

### W.2 Access (Urban)

- A concrete driveway crossover and concrete apron shall be constructed for each lot from the edge of the street to the property boundary in accordance with Council standards.

### W.3 Roadworks

- A bond of \$58,470 shall be paid for the future construction of Paton St, including footpath, kerb and channel and hotmix seal.
- Kerb and channel and hotmix sealed road and a 1.8m wide concrete footpath shall be constructed to service all lots in the cul de sac.
- An engineering design of the road footpath and drainage system including pavement long sections and cross sections is to be approved by Council before the commencement of works on site

### W.4 Filling of land

- All land shall be appropriately filled to prevent ponding of surface water taking into account the level of existing detention basin.
- Fill levels shall be shown on design plan for approval by Council.

### W.5 As constructed information

As Constructed Plans and Asset Management Information shall be provided in accordance with Council's standard requirements.

### W.6 Municipal standards & certification of works

Unless otherwise specified within a condition, all works shall comply with the Municipal Standards including specifications and standard drawings. Any design shall be completed in accordance with Council's subdivision design guidelines to the satisfaction of the Works & Infrastructure Department. Any construction, including maintenance periods, shall also be completed to the approval of the Works & Infrastructure Department.

### W.7 Works in road reserve

No works shall be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works & Infrastructure Manager. Twenty-four hours (24) notice shall to be given to the Works & Infrastructure Department to inspect works within road reserve and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

### W.8 Hydraulic separation

- Any existing pipes and stormwater connections shall be located where required pipes are to be rerouted to provide an independent system for each lot.
- Certification shall be provided that hydraulic separation between the all lots has been achieved.

### W.9 Easements to be created

Easements shall be created over all Council-owned services in favour of the Northern Midlands Council. Such easements shall be created on the final plan to the satisfaction of the Planning & Development Manager.

### W.10 Pollutants

- The developer/property owner shall be responsible for ensuring pollutants such as mud, silt or chemicals are not released from the site.
- Prior to the commencement of the development works the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other

debris from escaping the site. No material or debris is to be transported onto the road reserve (including the naturestrip footpath and road pavement). Any material that is deposited on the road reserve shall be removed by the applicant. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

W.11 Bonds

The subdivision shall be subject to a maintenance period and a bond shall be held by Council until the completion of the maintenance period. The bond shall be calculated based on 5% of the total cost of works based on Council's standard road construction rates.

W.12 Naturestrips

Any new naturestrips, or areas of naturestrip that are disturbed during construction, shall be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

*Jonathan Galbraith (Works & Infrastructure Officer) Date: 5/2/16*

*Email comments received from Terry Eaton (Consultant Engineer), Date: 25/1/16*

## NORTHERN MIDLANDS COUNCIL

<b>REFERRAL TO:</b>	<b>ENVIRONMENTAL HEALTH OFFICER</b>
Reference no:	P16-018; 111300.08;s745
Site:	7-21 Paton Street, LONGFORD
Proposed development:	23-lot subdivision in 3 stages & cul de sac (from 3 lots) (Bushfire prone area & attenuation distance)
Applicant:	PDA Surveyors (obo Structured Finance Corp P/L) PO Box 284 LAUNCESTON 7250
Owner:	Structured Finance Corp P/L
Referral date:	17-Jun-2016
Timeline:	Starting date: 20-Jan-2016 Advertised on: 20-04-2016 Closing date: 05-05-2016
NMC contact:	<a href="mailto:Planning@nmc.tas.gov.au">Planning@nmc.tas.gov.au</a>
Attachments	Application & plans

**Comments on Coffey report -**

Given that Coffey have completed appropriate environmental assessment and remediation works and have stated that the site was suitable for residential development provided that:

Measures are taken to prevent groundwater extraction for domestic use;

If buried refuse is identified during future development the refuse is removed for off-site disposal; and,

All future excavations are closely inspected and any unusually coloured, odourous or noxious substances revealed during development of the site are considered suspect and advice is sought from a qualified environmental scientist.

There are no environmental health requirements.

**Ref no:** P16-018  
**Site:** 7-21 PATON STREET, LONGFORD  
**Proposal:** 23-lot subdivision in 3 stages & cul de sac (from 3 lots) (Bushfire prone area & attenuation distance)  
**Closing date:** 05-May-2016

I wish to put in an objection to the above planning application and would like to submit the following to explain my argument.

Longford is one of the very early settlements in Tasmania, and because of that, there are historic considerations to be made in the ongoing development of the township.

1. I believe this proposal has too greater density to fit in with the surrounding development and allow a safe, quiet and manageable residential subdivision.
2. Looking through the documentation, I note that the lots being described are smaller than many of the surrounding lots that back up to the flood levy and Back River.
3. In the Bushfire report, it is noted that Paton Street is a unmade up cul de sac and that it is not recommended to have only a single entry and exit. Despite that, the report does qualify this by explaining the likely direction of fire risk. However, in the days of changed weather conditions, I believe that conditions of this nature should be enforced. This problem could be negated by having the entry from Paton and the exit onto Malcombe Street.
4. Looking at the traffic report, it quotes that the usage of Paton Street with this subdivision grows to 300 traffic movements per day. Currently, there are less than 20 traffic movements on this cul de sac per day – and this

would substantial increase movements in and out of Paton Street as well as Burghley Street, which has the school further up the road.

5. There is no apparent report from Tas Water to show whether water and sewage connections are available and the comment that disposal of waste water off site is not sufficient to consider this application.

6. The last point is the condition of the land itself, being an old sawmill site, there would have been considerable chemical and natural leaching that would have gone on. I note there is an attenuation site, but having residences so close to each other and to this site would not allow any natural cleaning processes to work. There is only such much you can remove from such a site. I would point out the publicity in the past from Rosebery, Beaconsfield and other such places that have had noxious leaching close to residences.

Generally I believe a lesser density proposal would be more acceptable and more in keeping with the surrounding area, providing all the other problems have been solved.

I would also like this objection to be forwarded to any review of the Northern Midlands Planning Scheme. I think it is time that Northern Midlands developed some desired future characteristics especially for those likely redevelopment areas on infill vacant lots.

Dee Alty  
Member of the LLDC

1-404

NORTHERN MIDLANDS COUNCIL	
File No.	
Property	
Attachments	
REC'D	5 MAY 2016
GM	MYE
P&DM	CBS
CSM	PLA
E&DM	BLD
WM	BLD
HR	

Darren Chugg  
56 Malcombe Street  
Longford Tas 7301

Northern Midlands Council  
PO BOX 156  
LONGFORD TAS 7301

5 May 2016

To the General Manager

I wish to submit a representation to the application for subdivision at 7-21 Paton St Longford.

The subdivision is well planned and meets all our expectations as adjoining property owners, our only concern is the future development of the area and unit developments making it a densely populated place which would take away from the rural aspect of our area.

I propose you place a covenant on the titles for the larger 4 lots that are on our boundary Lots 8 9 10 and 11 that they may only have a single dwelling built, which would mean that strata titles and unit developments are not be able to build on the lots.

My property has a larger land area in this side of the township and our neighbours are the same so I would like to keep that in our part of town if possible.

I look forward to a response in due course.

Kind Regards



Darren Chugg

56 Malcombe Street Longford



Northern Midlands Council

PO Box 156

Longford Tas 7301

5 May 2016

NORTHERN MIDLANDS COUNCIL	
LOG BOOK	
File No.	
Property	
Attachments	
REC'D	5 MAY 2016

To the General Manager

We are writing in regards to submit a representation to the application for subdivision at 7-21 Paton St Longford.

We both fully support the development of this subdivision, our only main concern is the possible future development of units that may be built on the blocks that will be sold.

Being adjoining property owners we are proposing that the 4 lots that are on our boundary Lots 8,9,10 and 11 that they are to be limited to a single dwelling that are able to be built.

As my block and my neighbours have larger land areas, we would like if possible to keep the rural surroundings without the prospect of having many small dwellings right in front of us.

I look forward in hearing from you.

Kind Regards

Stewart and Kate Gray

58 Matcombe St Longford



LAUNCESTON

J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)  
D. Marszalek, B. SURV. SP. SC. (Tas.), M.SSSI. (Associate)

HOBART

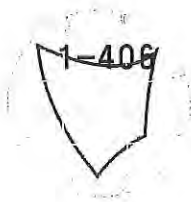
A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Director)  
C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)  
D. Panton, B.E. M.I.E. AUST., C.P.ENG. (Director)  
H. Clement, B. SURV. (Tas.), M.SSSI. (Director)  
M. McQueen, B.E., M.I.E. AUST., C.P.ENG. (Associate)  
M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI. (Associate)  
L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate)  
A. Collins, Ad. Dip. Surv & Map, (Associate)

KINGSTON

A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)

BURNIE/DEVONPORT

A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Director)  
A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI. (Director)



# PDA Surveyors

PO Box 284 (3/23 Brisbane Street)  
Launceston Tasmania, 7250  
Phone (03) 6331 4099

ABN 71 217 806 325  
Fax (03) 6334 3098  
Email: pda.ln@pda.com.au  
www.pda.com.au

Your Ref: P16-018

Our Ref: 237/15

11<sup>th</sup> May, 2016.

Northern Midlands Council  
PO Box 156  
LONGFORD TAS 7301

Attention: Ms J. Cunningham

Dear Jan,

**RE: SUBDIVISION – 7-21 PATON STREET, LONGFORD**

Further to your letter of the 9<sup>th</sup> May, 2016 we now advise that we agree to the extension of time and attach the signed extension of time Agreement.

In relation to the representations received we would like to make a response to the matters raised in the representations.

**Long Letter with 6 Points Raised.**

Our response to each of the points is as follows;

1. The lot sizes that we are proposing in our application are in accordance with the Planning Scheme and we do not believe that the density is any greater than modern subdivisions achieve. In fact the density is not as great as many other subdivisions that occur at the present time. It is an efficient use of the available land resource.
2. As above in 1.
3. The bushfire report was prepared by an accredited Bushfire Consultant and we believe that his report should be taken more account of than the representation. The report indicates that it is a low risk area and the bushfire report recommends that there is no need for a through road to be constructed. Your representor has provided nothing in terms of professional evidence to indicate that this should not be the case.
4. The traffic report was prepared by a qualified engineer and we believe that that report should take precedence over the representor's comments. The road has more than sufficient capacity to be able to deal with the required traffic flows as indicated in the traffic report.
5. The application is required to be referred to Taswater and they will be preparing their response to Council. Normal lot connections will be provided as part of the subdivision and will no doubt be a condition of approval on the resulting Permit.
6. The contamination report that we have presented to Council indicated that there were no risks in relation to the site being used for a residential purpose. The land is zoned as residential and nothing in the report indicates that the subdivision design should be changed or amended.

.../2...

OFFICES ALSO AT:

- 16 Emu Bay Road, Deloraine, 7304 (03) 6362 2993
- 6 Queen Street, Burnie, 7320 (03) 6431 4400
- 63 Don Road, Devonport, 7310 (03) 6423 675

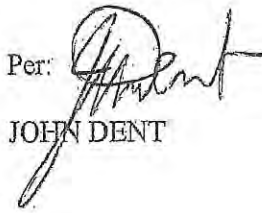
- 127 Bathurst Street, Hobart, 7000 (03) 6234 3217
- 6 Freeman Street, Kingston, 7050 (03) 6229 2131
- 8/16 Main Road, Huonville, 7109 (03) 6264 1277

The other two representations are very similar in dealing with the possible construction of units at some future time on some of the larger lots. Our clients have no plans to build units on these lots and the issue of whether units are built on these lots or not is not part of this application. That would need to be considered in light of the Planning Scheme applicable at the time any such application was made, if at all, in the future and is not relevant as part of this current subdivision application.

We trust that this provides reasonable responses to the representations and if you require any further information please do not hesitate to contact us.

Yours faithfully  
PDA Surveyors

Per:

A handwritten signature in black ink, appearing to read "John Dent", written over the printed name "JOHN DENT". The signature is stylized and cursive.

JOHN DENT

1-408

## TASMANIAN PLANNING COMMISSION

Our ref: NOR R1 1-18/09  
 Officer: Julie Cullen  
 Phone: (03) 6233 2998  
 Email: Julie.Cullen@planning.tas.gov.au

26 April 2012

Mr Adam Wilson  
 General Manager  
 Northern Midlands Council  
 PO Box 156  
 LONGFORD TAS 7301

ATTENTION: Duncan Payton, Planning and Development Manager

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 27 APR 2012					
GM			MYR		A
P&DM			ICRS		
CSM			PLAN		✓
E&DM			BLD		
WM			HLT		
HR					

Dear Mr Wilson

AMENDMENT SERIES R1-7/09  
 NORTHERN MIDLANDS PLANNING SCHEME 1995

Further to the hearings of this matter held on 22 September 2009 and 25 February 2010, the Delegates have decided, pursuant to section 41(ab) of the *Land Use Planning and Approvals Act 1993* (the Act), to modify this draft amendment and to approve the draft amendment as modified pursuant to section 42 of the Act.

The Commission has specified that this amendment comes into operation on 3 May 2012.

Please find enclosed one copy of the Delegate's decision and approved amendment.

In accordance with section 42(3)(d) the Council is required to give notice of the decision and in this respect your attention is drawn to regulation 7 of the *Land Use Planning and Approvals Regulations 2004*.

To allow for the completion of our files it would be appreciated if a copy of the advertisement was provided.

Yours sincerely

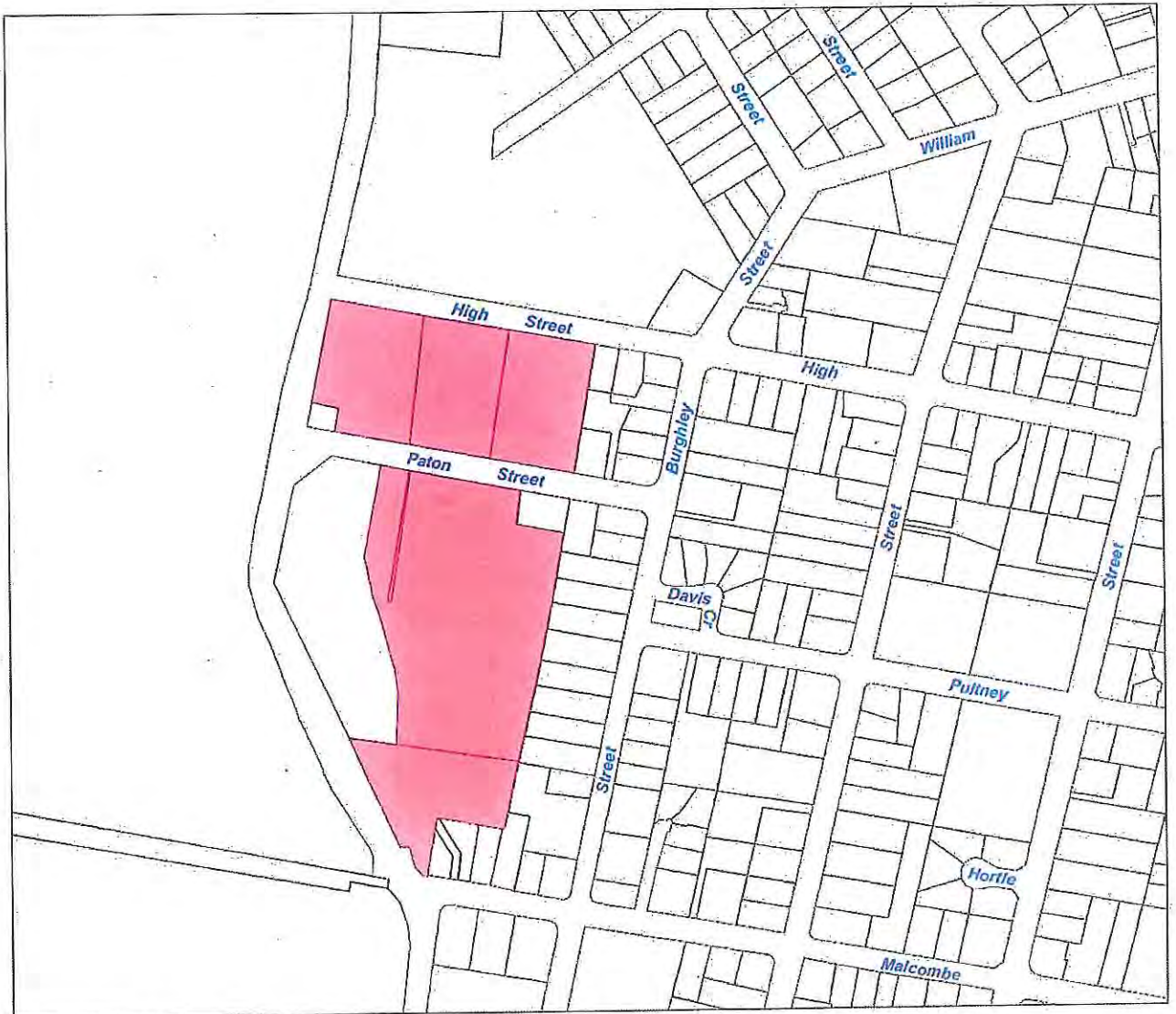


for Pam Scott  
 DIRECTOR ASSESSMENTS

TASMANIAN PLANNING COMMISSION  
NORTHERN MIDLANDS PLANNING SCHEME 1995  
AMENDMENT SERIES R1-7/09

TASMANIAN PLANNING COMMISSION	
COMMISSION	
APPROVED	<i>F. J. Alameer</i>
OPERATIVE DATE	03 MAY 2012

Rezone land at Longford as shown on the plan below from Rural General Zone to Residential Serviced Zone.



# TASMANIAN PLANNING COMMISSION

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## DECISION AND REASONS FOR DECISION

<b>Amendment</b>	Series R1-7/09
<b>Planning instrument</b>	Northern Midlands Planning Scheme 1995
<b>Planning Authority</b>	Northern Midlands
<b>Date of Decision</b>	26 April 2012
<b>Delegates</b>	Robin Nolan and Roger Howlett
<b>Date of Commission's delegation</b>	10 August 2009

### Description of draft amendment

Draft amendment R1-7/09 is to rezone land parcels fronting Paton Street, Malcombe Street and High Street, Longford from Rural General to Residential Serviced.

### Decision

Pursuant to section 41(ab) of the *Land Use Planning and Approvals Act 1993* (the Act) the Commission modifies the draft amendment as set out in Annexure A and gives its approval to the draft amendment as modified pursuant to section 42 of the Act.



Robin Nolan  
Chairman



Roger Howlett

### Delegates

Tasmanian Planning Commission

**REASONS FOR DECISION*****Amendment***

Draft amendment R1-7/09 is to rezone land parcels fronting Paton Street, Malcombe Street and High Street, Longford from Rural General to Residential Serviced.

***Representations***

No representations were received.

***Date and place of hearing***

Hearings on this matter were held on Tuesday 22 September 2009 as part of the hearings on the Series R amendments and a reconvened hearing specifically on draft amendment R1-07/09 was held on 25 February 2010.

The hearings were held at the Northern Midlands Council Chambers, 13 Smith Street, Longford.

***Attendance at the hearings*****Hearing Tuesday 22 September 2009**

**Council:** Mr P Godier and Mr D Payton represented the Northern Midlands Council.

**Hearing Thursday 25 February 2010**

**Council:** Mr P Godier, Mr D Payton and Mr T Ross represented the Northern Midlands Council.

***Interested parties:***

Mr M Walter representing the principal landowner R Sweeting.

Mr M Smith, owner of a property within the site, attended as an observer.

**Commission's assessment of the draft amendment*****Background***

Draft amendment 7/09 is part of the series R1 amendments. Prior to the Commission's decisions on this series, Council by email to the Commission 30 October 2009, identified issues with stormwater and detention within the flood levee in the vicinity of the site and submitted that the draft amendment should not proceed. Council's request presented new information relevant to draft amendment R1-7/09 that, prima facie, was viewed as sufficient for the decision on the amendment to be held over and the hearing reconvened on 25 February 2010 to allow the matter to be fully presented to the Commission.

The 25 February 2010 hearing was adjourned to allow parties representing the principal landowner, Structured Finance Corporation Pty Ltd (Sweeting property), and Council to confer on the assumptions and requirements for managing stormwater in the catchment and how it affects the properties in the vicinity of Paton Street, Longford. The focus of the subsequent assessment by the Commission was thereafter the Sweeting parcel of 4.009 ha fronting Paton Street where the principal issues of stormwater and site contamination prevailed.

***The site***

The site for the draft amendment comprises 5 titles. For the purpose of the Commission's assessment, as noted above, the focus is on the Sweeting property being the former sawmill site. The Sweeting property fronts Paton Street and extends to the Longford flood levee. The land use is currently vacant. There were no constraints on residential suitability applying to the other 4 titles comprising the site.

*Zoning*

The draft amendment is to rezone the site from Rural General to Residential Serviced. The rezoning was, in part, a result of the rehabilitation of the Sweeting property following the cessation of sawmilling and the construction of the flood protection levee. Issues of stormwater drainage, site contamination and the urban growth boundary are relevant to Residential Serviced zoning.

*Stormwater drainage*

The draft amendment comprises (in part) land previously unavailable for residential use and development because of flood risk as represented on the plans as a flood area. The flood area was revised by amendment 13/03 following construction of levies around Longford. The site, in part, was consequentially assessed as having an acceptable flood risk to allow residential use.

The following documentation is relevant to flooding and stormwater management:

- i. Hydro-Electric Corporation '*Longford Flood Protection Civil Design Stormwater Management Plan*' 28/06/2006.  
This report considered stormwater management within the flood levee and pumping requirements to expel accumulated water. The report defined the area for the accumulation of stormwater at the end of Paton Street (vicinity of the site) for the lower design pump capacity as, 'relies on the grassed area to the west of the sawmill being flooded'. The report calculated a combined drainage catchment into lower Paton Street as approximately 93 ha.  
  
A revised Hydro report of 15 August 2006 considered a lower catchment area of 64 ha following a diversion of the Hobhouse Street catchment away from the Paton Street area. This report calculated a lower required pump capacity with the retention of a 15ml capacity detention.
- ii. GJ Walkem & Co '*Detention Basin Report*' 8/04/2009  
This report considered the design of a Paton Street detention basin on the Sweeting property proposing a capacity of 7.6ml.
- iii. N Bedford '*Longford Flood Protection Works, Internal Stormwater Management*' Report to Council 28 October 2009.  
This report reviewed the Hydro report and concluded that a 'passive stormwater detention capacity of 15ml remains the performance criteria by which any proposed development of the Sweeting sawmill site must be assessed'.
- iv. T Ross '*Review of the proposed Paton Street Detention Basin*' report to Council 24/2/2010. This report urged caution in adopting a 7.6ml detention basin 'as there is a significant risk that flooding of houses will occur'.
- v. GJ Walkem & Co '*Longford Flooding*' 25/02/2010. This report prepared for the Commission's 25 February 2010 hearing largely reiterated the content and conclusions of their report of 8/04/2009.
- vi. D Payton Northern Midlands Council by letter (19/05/2010) and enclosed report to Council (26/04/2010) advised of an agreed position with the affected landowner on the



scale of the required stormwater detention basin. The principal element of the agreed position as appeared in Council's report was that a 15 mega-litre basin is required.

Although the Longford flood levee reduces the flood risk on the site, part of the site is a collection point for stormwater runoff from within the flood levee from the catchment above the site. The non-return valves in outlets through the levee under flood conditions will not allow the escape of stormwater from within the levee and part of the site is therefore required to perform as a detention basin until the external flood conditions ease. In essence the task is to define the required detention basin capacity for concurrent peak events in the contributing catchments.

There is agreement between Council and the landowner that an area of the Sweeting property is required to carry the function of a stormwater detention basin. The concern has been the establishment of the required area for the detention basin and this has been the subject of investigations and now agreement between the parties.

The documentation sufficiently assesses the flood risk to allow residential use for part of the Sweeting property where the western boundary of the Residential Serviced zone is set by the area requirements for a 15 mega-litre detention basin and the balance of the land comprising the detention basin remaining in the Rural General zone.

#### *Site contamination*

The former use of part of the Sweeting property was a sawmill that has now had all surface structures removed and subsurface decontamination investigations have been completed. By letter to the Commission of 4 April 2012 the Tasmanian Environmental Protection Agency (EPA) advised that it is satisfied, and can reasonably rely on the consultant's reports for the landowner, that assessed:

'the site as being suitable for future residential use provided that:

1. Measures are taken to prevent groundwater extraction for domestic use at the site.
2. If buried refuse is identified during future development the refuse is removed for off-site disposal.
3. All future excavations are closely inspected and any unusually coloured, odourous or noxious substances revealed during development of the site are considered suspect and advice is sought from a qualified environmental scientist.'

In addition the EPA observed that because of identified manganese concentrations final surface cover material should be considered to limit potential exposure pathways.

The EPA's sign-off, based on the consultant's reports, is accepted for the purpose of Residential Serviced zoning. The site is serviced with reticulated water making use of ground water for domestic use unlikely and matters relating to found material during excavation can be covered in respect to subsequent approvals for site development. The assessment is that the site contamination risk can be managed and the site is suitable for Residential Serviced zoning.

#### *Urban growth boundary*

The site is 'outside' the urban growth boundary of clause 15.14 of the scheme presumably because of the sawmill and flood constraints existing when the boundary was established. These constraints have been removed or addressed. The rezoning should not have to await a modification to the

urban growth boundary as clause 15.14 of itself does not establish any prohibition or additional discretions to use or development.

***Application of State Policies***

*State Coastal Policy 1996*

The *State Coastal Policy 1996* is not applicable to the planning area.

*State Policy on Water Quality Management 1997*

The site is within the sewered area of Longford and after considerable investigation stormwater can be appropriately managed. The draft amendment is assessed as being prepared in accordance with the Policy.

*State Policy on the Protection of Agriculture Land 2009*

The draft amendment does not involve agricultural land as defined in the Policy. The land was previously developed for another use and agricultural use would be unduly restricted by the location of the site.

*National Environmental Protection Measures (NEPMs)*

Site contamination has been addressed consistent with the National Environmental Protection Measures.

***Objectives of the Resource Management and Planning System***

***Schedule 1 of the Land Use Planning and Approvals Act 1993***

Part 1

- a) *to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;*

With matters of site contamination and stormwater drainage having been addressed the suitability of the site for residential use is confirmed. The maintenance of ecological processes or genetic diversity is not at issue as the site has been significantly modified from its original state.

- (b) *to provide for the fair, orderly and sustainable use and development of air, land and water;*

Residential Serviced zoning of the site is assessed as sustainable and allowing for a fair and orderly extension to Residential Serviced zoning in Longford.

- (c) *to encourage public involvement in resource management and planning;*

The draft amendment has included public processes.

- (d) *to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);*

This objective is furthered consistent with the above objectives.

- (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.*

The process to Residential Serviced zoning of the site has required the sharing of responsibility consistent with this objective.

**Part 2 Objectives**

The Part 2 Objectives are furthered principally in terms of securing a safe living environment [(objective 2(f))] and one that fully considers land capability [objective 2(i)].

**Conclusion**

The draft amendment has been current since Council certification in February 2009. The first matter to resolve was that of stormwater management on the site and particularly the Sweeting property. The requirements for the management of stormwater have been adequately addressed to enable a boundary for the Residential Serviced zone to be established clear of the area required for stormwater detention. The second matter is site contamination on the Sweeting property. The requirements for decontamination and EPA sign-off have been satisfied and the suitability of that site for residential use established. The third matter is that the site is outside the urban growth boundary. The constraints to residential use and development that existed when the urban growth boundary was established have now been removed. Draft amendment Series R1-7/09 should be approved with modifications to only include the area of Residential Serviced zoning that is free of stormwater inundation.

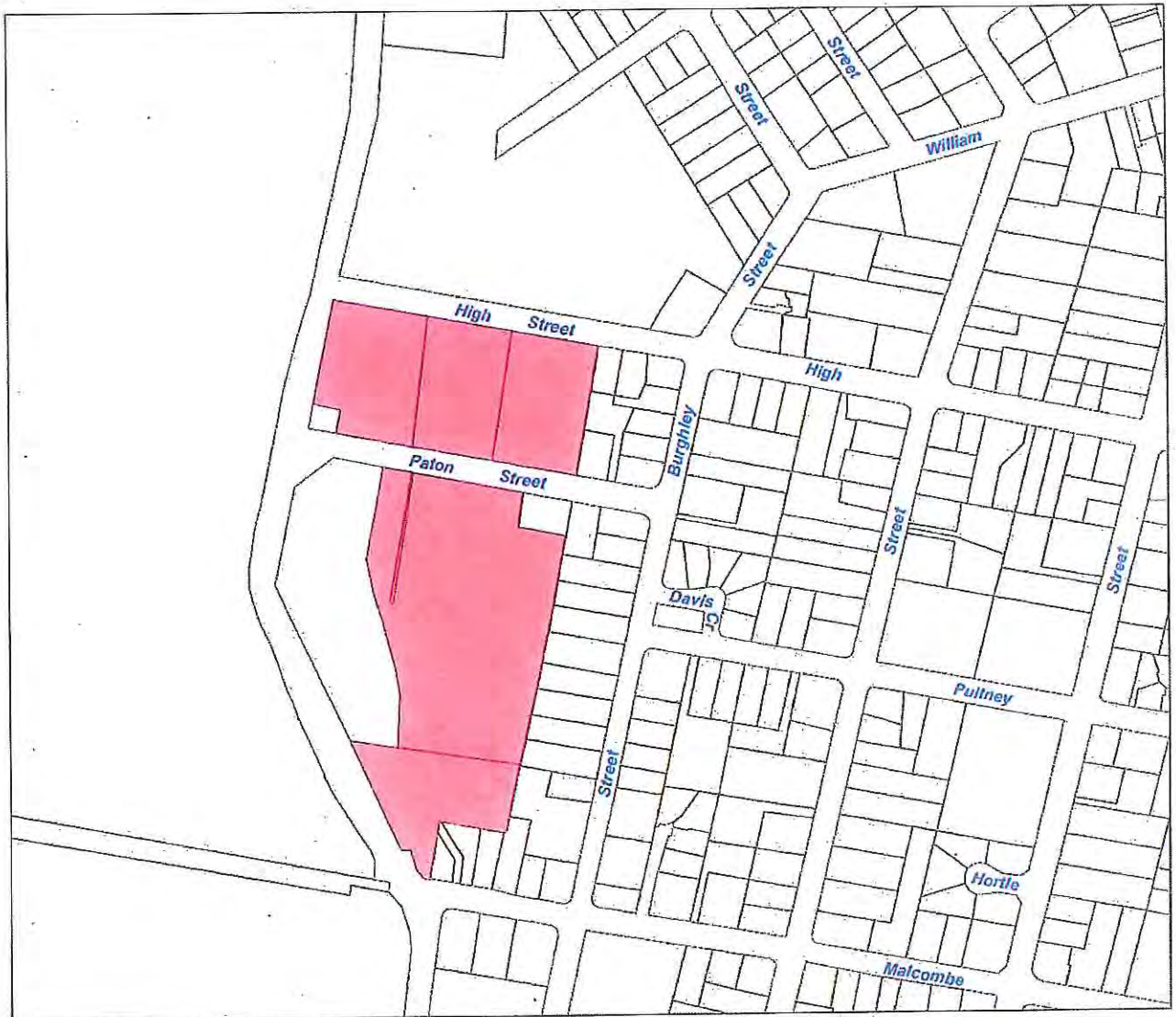
**Attachments**

Annexure A – Modified draft amendment

**Attachment A – Modified draft amendment**

TASMANIAN PLANNING COMMISSION  
NORTHERN MIDLANDS PLANNING SCHEME 1995  
AMENDMENT SERIES R1-7/09

Rezone land at Longford as shown on the plan below from Rural General Zone to Residential Serviced Zone.





Level 6, 134 Macquarie Street, Hobart TAS  
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Web: [www.epa.tas.gov.au](http://www.epa.tas.gov.au)  
Our Ref: A190634 (111049 sign-off approval former longford sawmill.doc)

4 April 2012

Ms Pam Scott  
Director, Assessments  
Tasmanian Planning Commission  
HOBART

Attention: Kathryn Fry

Facsimile: (03) 6233 5400

Dear Ms Scott

**SITE SIGN-OFF  
FORMER LONGFORD SAWMILL – PATON STREET, LONGFORD  
(CERTIFICATE OF TITLE: 153940/1)**

Further to my letter to the Commission dated 24 December 2010, I write in relation to correspondence from Coffey Environments Pty Ltd (Coffey) on behalf of Structured Finance Corporation Pty Ltd, seeking site sign-off at the former sawmill site, located on Paton Street, Longford, namely:

- 17 January 2012 the following letter and report:
  - RE: *Provision of Environmental Site Assessment Report for consideration of 'Site Sign-off' – Former Longford Sawmill, Paton Street, Longford, Tasmania*, dated 17 January 2012, from Coffey to the Director EPA; and
  - *Former Longford Sawmill, Environmental Site Assessment, Paton Street, Longford, Tasmania*; dated 22 December 2011, prepared by Coffey for Structured Finance Corporation.
- 22 January 2012 the following letter and letter report:
  - RE: *'Site Sign-Off' – Former Longford Sawmill, Paton Street, Longford, Tasmania*, dated 22 March 2012, from Coffey to the Director EPA; and
  - RE: *Remedial Excavations at the Former Longford Sawmill Site, Paton Street, Longford*, dated 21 March 2012, prepared by Coffey for Structured Finance Corporation.

These reports build on an assessment from 2006<sup>1</sup> and outline the environmental investigation, remediation and validation works undertaken at the site to determine its suitability for residential use.

<sup>1</sup> *Former Longford Sawmill, Proposed Residential Subdivision, Geotechnical and Environmental Site Assessment, Longford, Tasmania* dated 21 April 2006 by Coffey Geosciences Pty Ltd.

Based on the information supplied I am satisfied that appropriate works and investigations have been undertaken by a suitably qualified consultant, in accordance with the standards currently applied by the Environment Protection Authority, and that it is reasonable to rely on the consultants' [Coffey] conclusions that "...the site is suitable for future residential use provided that:

1. Measures are taken to prevent groundwater extraction for domestic use at the site.
2. If buried refuse is identified during future development the refuse is removed for off-site disposal.
3. All future excavations are closely inspected and any unusually coloured, odorous or noxious substances revealed during development of the site are considered suspect and advice is sought from a qualified environmental scientist."

The Environment Protection Authority (EPA) has not carried out independent, parallel investigations to verify the information presented in the documentation submitted, nor has the EPA independently verified the sampling, testing or analytical protocols and procedures followed by the site assessor. Sign-off is based upon the state of the site as reported to the EPA in the report. The EPA accepts no responsibility for the consequences of any inaccuracy in this report, nor does the EPA accept responsibility for any contamination arising from future activities. This sign-off relates exclusively to 'the site' defined above.

The investigations identify manganese concentrations in soil above the health investigation levels for residential use. The likely source of this manganese is from the local geology. Since no bio-availability assessment has been undertaken on the native soils, consideration should be given to the final surface cover material at the site to limit potential exposure pathways.

Please note that the EPA currently charges \$115.50 (including GST) per hour of officer time spent in conducting sign-off assessments. Seven (7) hours of officer time have been spent in reviewing the documents listed above. An invoice for this time will be forwarded to the applicant.

If you have any further questions in relation to this correspondence please contact the Contaminated Sites Unit on the details provided above.

Yours sincerely



Alex Schaap  
**DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY**

cc: Mr R Sweeting  
Structured Finance Corporation Pty Ltd  
Longford Hall  
PO Box 133  
LONGFORD TAS 7310

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