

**PLAN 1**

**PLANNING APPLICATION PLN-19-0115**

**495 NILE ROAD, EVANDALE**

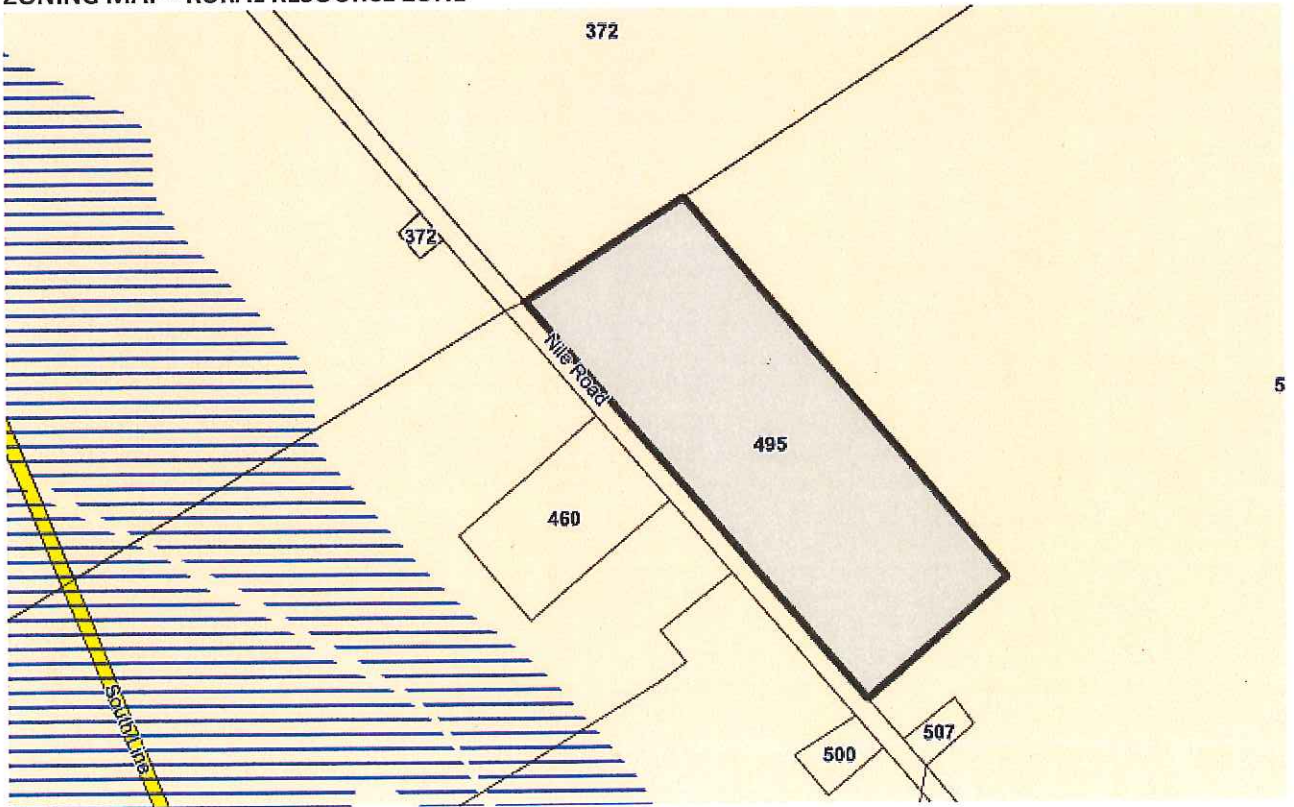
**ATTACHMENTS**

- A Application & plans, correspondence with applicant
- B Responses from referral agencies
- C Representations & applicant's response

AERIAL PHOTOGRAPH & SERVICES MAP for 495 NILE ROAD, EVANDALE



ZONING MAP - RURAL RESOURCE ZONE



EXHIBITED

# PLANNING APPLICATION

## Proposal

Description of proposal: INSTALLATION OF 3 PREFABRICATED  
UNITS CONNECTED TO BE A RESIDENCE FOR  
band B ACCOMMODATION

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 495 NILE ROAD  
ST ANDREW 7212

CT no: .....

Estimated cost of project \$255,000 (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 RESIDENCE

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

(attach additional sheets if necessary)

**EXHIBITED**

Is any signage required? .....  
(if yes, provide details)

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Witness *Robert*

*Adrian*

Recorder of Titles.



DESCRIPTION OF LAND

PARISH OF LYMINGTON LAND DISTRICT OF CORNWALL  
TWENTY ONE ACRES TWO ROODS THIRTEEN PERCHES on the Plan hereon.

FIRST SCHEDULE (continued overleaf)

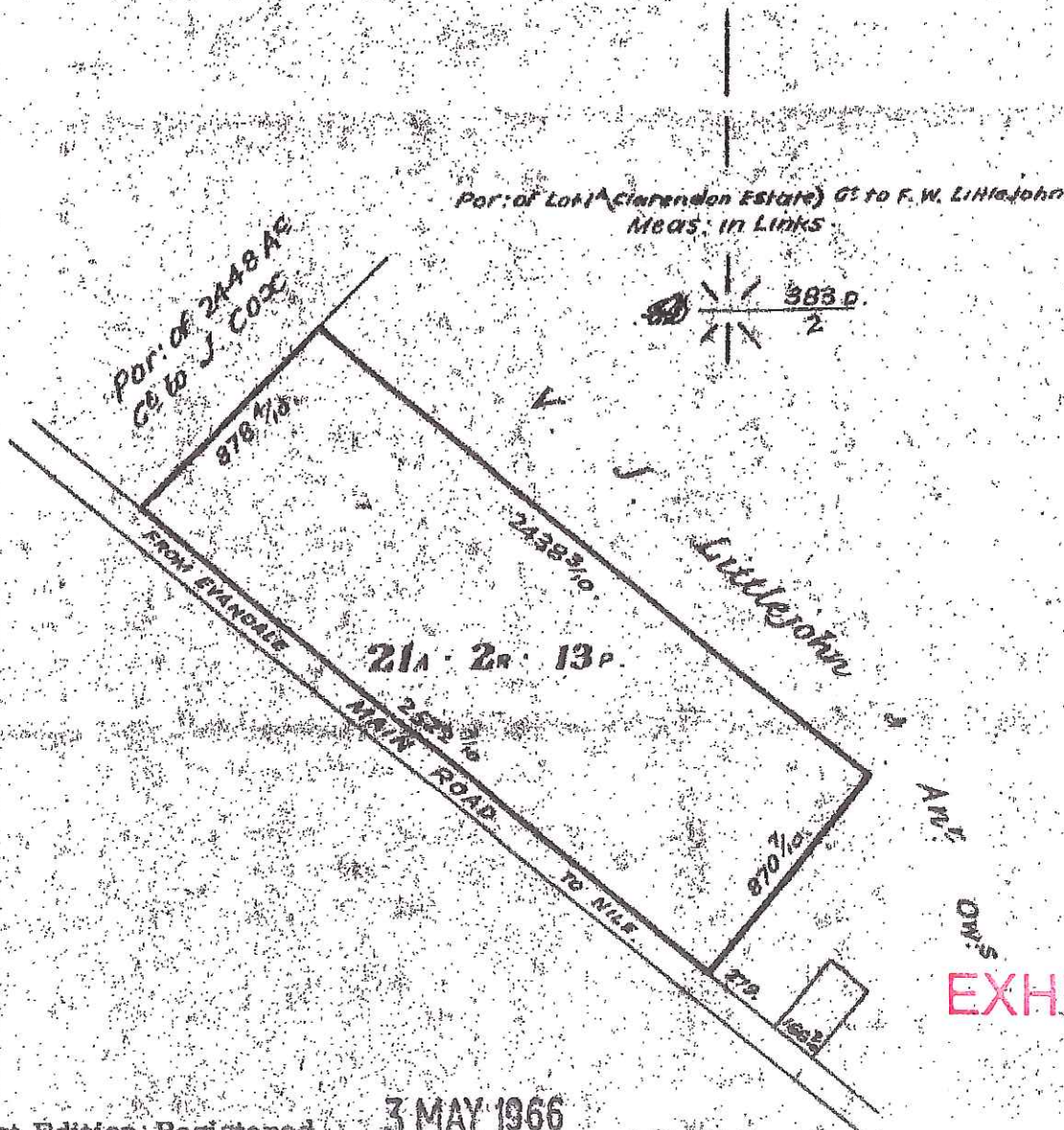
GEORGE FRANCIS BURGESS of Evandale, Farmer, and

PAMELA MAUD BURGESS his wife

ENTRY CANCELLED  
*Michael*  
Recorder of Titles

SECOND SCHEDULE (continued overleaf)

NIL



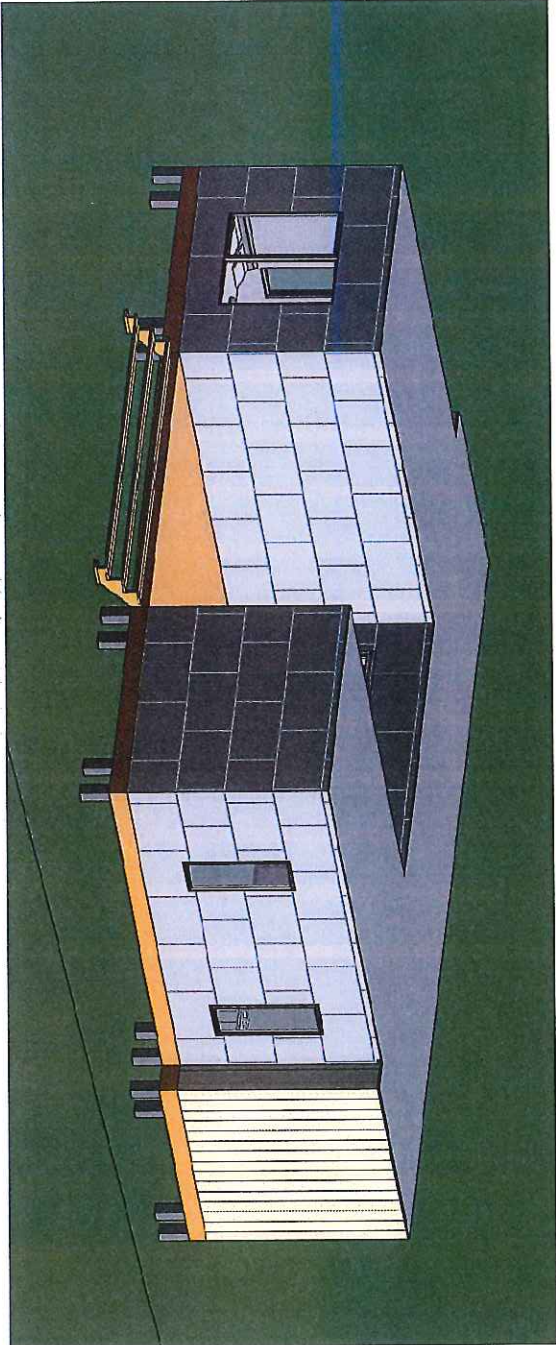
AMC  
OAMC


EXHIBITED

NOTE - ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES. ARE NO LONGER SUBSISTING.

# 495 NILE ROAD

1-95



<b>P R O J E C T</b>					
<p><b>SHEET CONTENT:</b> COVER SHEET</p> <p><b>HOUSE TYPE:</b> 1 Storey Residential</p> <p><b>PROPERTY ADDRESS:</b> 495 NILE ROAD EVANDALE</p> <p><b>CLIENT:</b></p>	<p><b>SIGN OFF</b></p> <p><b>CLIENT</b></p> <p>I / WE.....</p> <p>GENERAL THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.</p> <p>SIGNED..... DATE.....</p> <p>SIGNED..... DATE.....</p>				
<b>GENERAL NOTES:</b>					
<p>* THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND TO COMMENCE ANY SITE WORKS.</p> <p>* FIGURED DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>* UNLESS OTHERWISE DIMENSIONED ALL STUD WALL ARE 100mm THICK AND ALL BRICK VENEER WALLS ARE 240mm THICK.</p> <p>* DIMENSIONS TO STRUCTURAL TIMBERS &amp; FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC.</p> <p>* REFER TO ENGINEERS DETAILS FOR STRUCTURAL MEMBERS.</p>					
 <p>Level 2, 420 Collins Street, Melbourne, VIC 3000 Phone: 03 9897 2118 Email: info@draftfee.com.au 7AS 400648166 QLD 15127200</p>					
<b>REVISION</b>					
NO	ISSUE	DATE	REVISION DESCRIPTION	INITIALS	
1	A	20/09/2019	CONSTRUCTION PLANS	MD	
	B	20/09/2019	CONSTRUCTION PLANS	MD	
	C	12/09/2019	CONSTRUCTION PLANS	MD	
	E	15/09/2019	CONSTRUCTION PLANS	MD	
		SCALE:			
		DATE:	2019		
		DRAWN:	MD		
		CHECKED:	MS		
		SHEET NUMBER: 1		JOB NUMBER: 19-0040	
				JOB ISSUE: E	

1-96  
042°11" 176.550m

337°03" 490.09m

Lot . 1 #495

333°12" 507.06m

NILE ROAD

EXISTING BUILDINGS

ACCESS ROAD

PROPOSED SITTING

WATER TANK 6m FROM DWELING

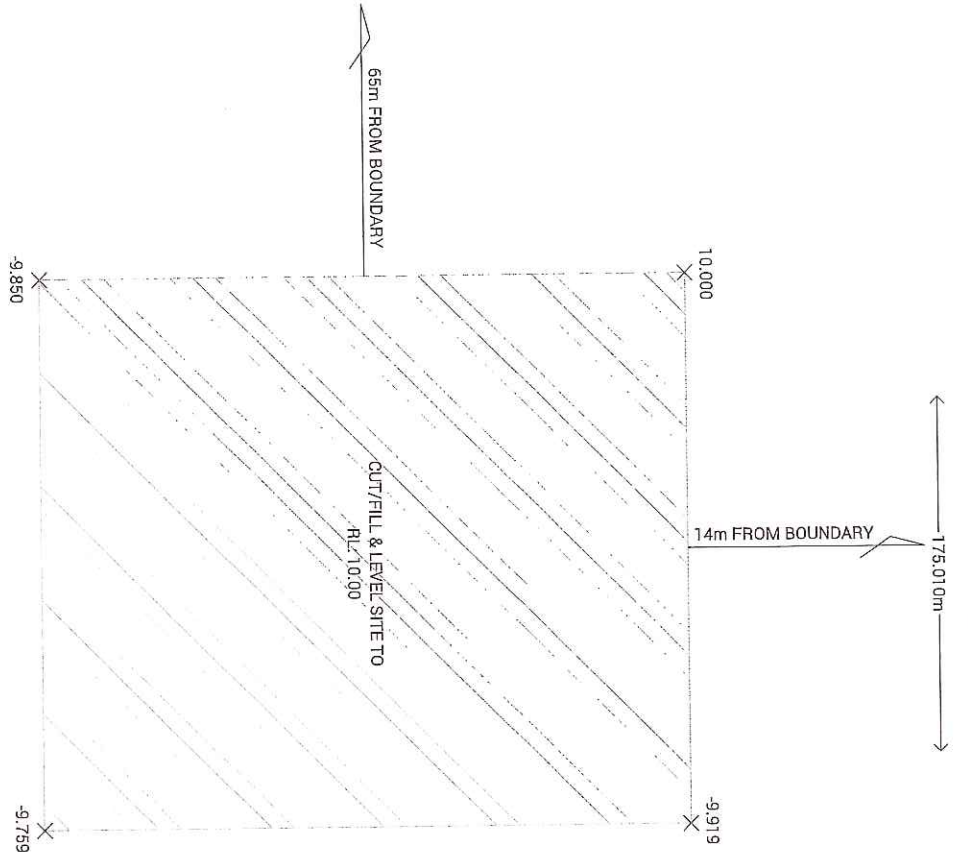
65000  
14000

036°01" 175.01m

<p><b>P R O J E C T</b></p> <p>SHEET CONTENT: SITE PLAN</p> <p>HOUSE TYPE: 1 Storey Residential</p> <p>PROPERTY ADDRESS: 495 NILE ROAD EVANDALE</p> <p>CLIENT:</p>																									
<p><b>SIGN OFF</b></p> <p><b>CLIENT</b></p> <p>I/ME..... SIGNED..... DATE.....</p> <p>GENERAL NOTES: * THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY SITE WORKS. * DIMENSIONS ARE TO TAKE PRESENCE OVER SCALE. * UNLESS OTHERWISE DIMENSIONED ALL STUD WALL ARE 100mm THICK AND ALL BRICK VENEER WALLS ARE 240mm THICK. * DIMENSIONS TO STRUCTURAL TIMBERS &amp; FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC. * REFER TO ENGINEERS DETAILS FOR STRUCTURAL MEMBERS.</p>																									
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<p>Level 2, 420 Collier Street, Melbourne, VIC 3000 Phone: 03 9807 2118 Email: info@43334.com.au TAS: 900648168 Q.L.D. 15127260</p>																									
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ISSUE	DATE	REVISION DESCRIPTION	INITIALS																						
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E																									

NOTE:  
SITE TO BE BACK FILLED TO REBATE  
HEIGHT & FALL AWAY FROM DWELLING

1-97 490.090m



175.010m

507.060m

176.055m

PROJECT	
SHEET CONTENT:	SITE CUT & FILL
HOUSE TYPE:	1 Storey Residential
PROPERTY ADDRESS:	495 NILE ROAD EVANDALE
CLIENT:	

SIGN OFF	
SIGNED:	DATE:
I/WE:	
COMPIL THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.	

CLIENT	
SIGNED:	DATE:
I/WE:	
COMPIL THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.	

**GENERAL NOTES:**

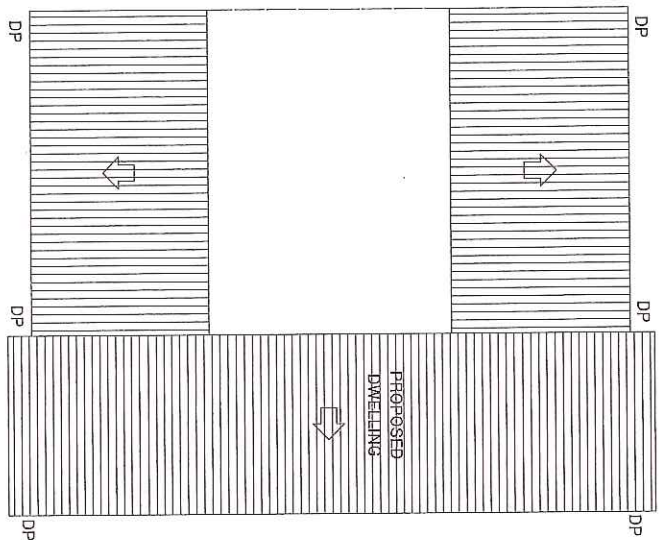
- \* THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY SITE WORKS.
- \* DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE
- \* UNLESS OTHERWISE DIMENSIONED ALL STUD WALL ARE 90mm THICK AND ALL BRICK VENEER WALLS ARE 240mm THICK
- \* DIMENSIONS TO STRUCTURAL TIMBERS & FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC.
- \* REFER TO ENGINEERS DETAILS FOR STRUCTURAL MEMBERS

Level 2, 400 Collins Street, Melbourne, VIC 3000  
 Email: info@draftfee.com.au  
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 T45 900548189  
 QLD 13127280

SCALE: 1:100	SHEET NUMBER: 19-0040	JOB NUMBER:
DATE: 2019	DRAWN: MD	CHECKED: MS
REVISION DESCRIPTION		
ISSUE	DATE	INITIALS
A	12/02/2019	CONSTRUCTION PLANS
B	20/04/2019	CONSTRUCTION PLANS
C	30/04/2019	CONSTRUCTION PLANS
D	17/02/2019	CONSTRUCTION PLANS
E	17/02/2019	CONSTRUCTION PLANS

NOTE:  
DOWNPIPES TO BE CONNECTED TO  
RAINWATER TANK TBA

1-98



**PROJECT**

SHEET CONTENT:  
ROOF PLAN AND DRAINAGE

HOUSE TYPE:  
1 Storey Residential

PROPERTY ADDRESS:  
495 NILE ROAD EVANDALE

CLIENT:

**SIGN OFF**

**CLIENT**

I/WE.....

SIGNED..... DATE.....

SIGNED..... DATE.....

CONSENT THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.

**GENERAL NOTES:**

- \* THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND TO COMMENCE ANY SITE WORKS.
- \* FIGURED DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE.
- \* UNLESS OTHERWISE SPECIFIED ALL STUD WALLS ARE 200mm THICK.
- \* UNLESS NOTED ALL BRICK VENEER WALLS ARE 200mm THICK.
- \* DIMENSIONS TO STRUCTURAL, TIMBERS & FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC.
- \* REFER TO DIMENSION DETAILS FOR STRUCTURAL MEMBERS.

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Phone: 03 8689 2118  
Email: info@draftfee.com.au  
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QLD 15127260

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	26/09/2019	CONSTRUCTION PLANS	MD
B	26/09/2019	CONSTRUCTION PLANS	MD
C	12/02/2019	CONSTRUCTION PLANS	MD
D	15/06/2019	CONSTRUCTION PLANS	MD
E	15/06/2019	CONSTRUCTION PLANS	MD

SCALE: 1 : 100

DATE: 2019

DRAWN: MD

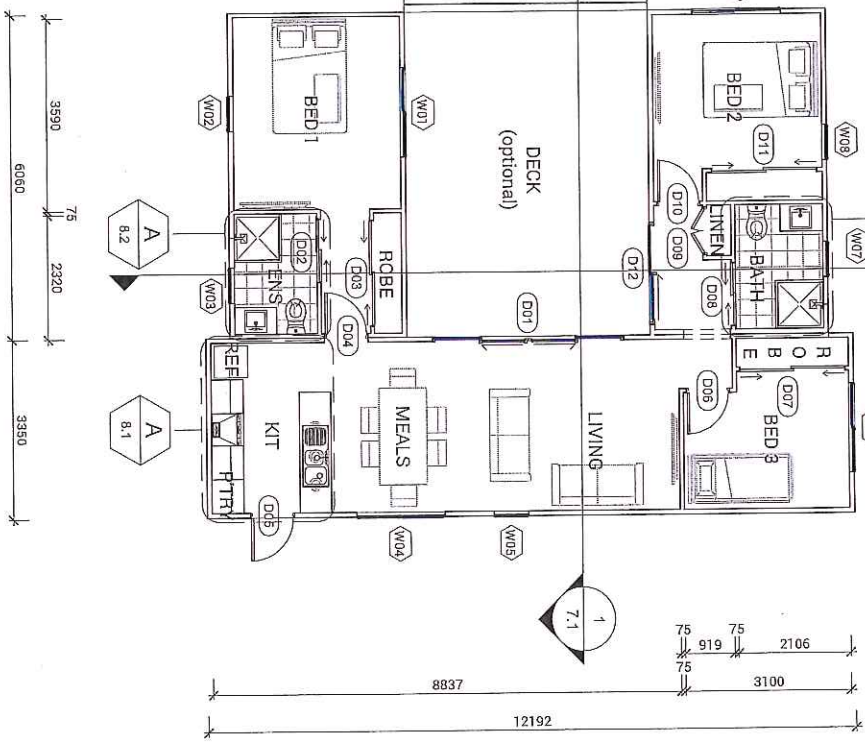
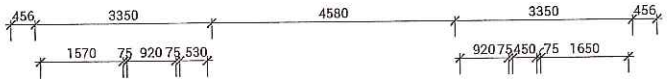
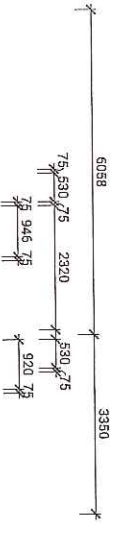
CHECKED: MS

SHEET NUMBER: 2.3

JOB NUMBER: 19-0040

JOB ISSUE: E





**PROJECT**  
 SHEET CONTENT:  
 PROPOSED DWELLING  
 HOUSE TYPE:  
 1 Storey Residential  
 PROPERTY ADDRESS:  
 495 NILE ROAD EVANDALE  
 CLIENT:

**SIGN OFF**  
 CLIENT  
 I/WE \_\_\_\_\_  
 GENERAL NOTES DRAWING APPROVED WITH OUR REQUIREMENTS AND AUTHORITY THESE DRAWINGS ARE FOR NEXT STAGE PURPOSES.  
 SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
 SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

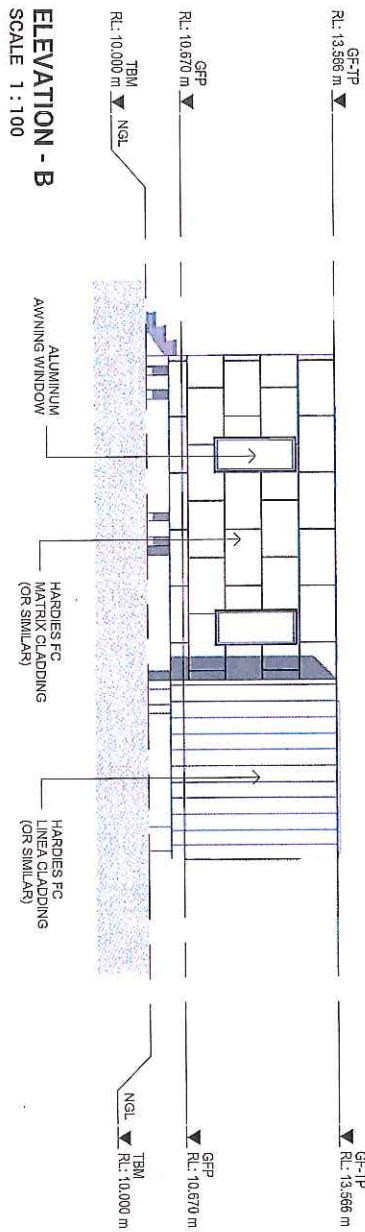
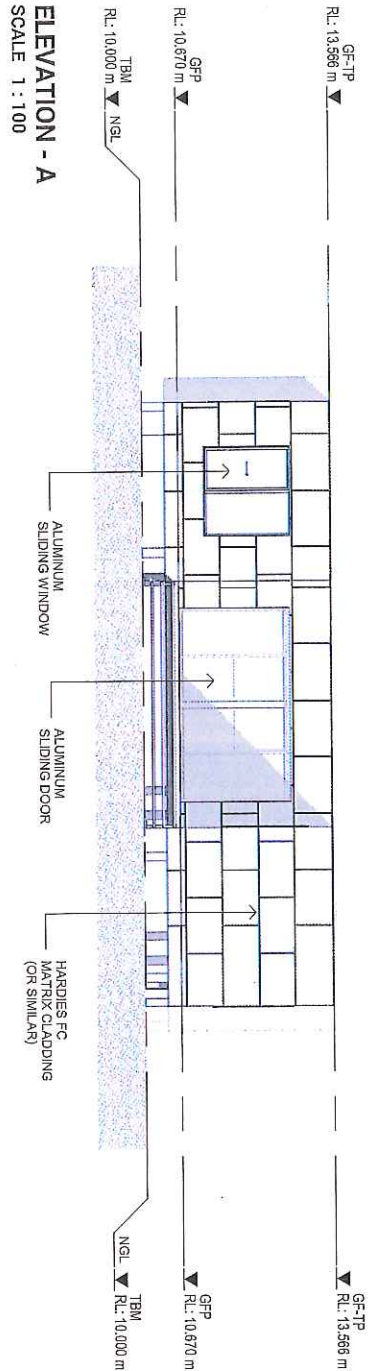
**GENERAL NOTES:**  
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 \* FINISHED DIMENSIONS ARE TO TAKE PRESENCE OVER SCALE.  
 \* ALL DIMENSIONS OF FINISHED WORKING ALL STUD WALL ARE 90MM THICK AND ALL BRICK VENER WALLS ARE 215MM THICK.  
 \* DIMENSIONS TO STRUCTURAL TIMBERS & FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC.  
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Level 2, 420 Collins Street, Melbourne, VIC 3000  
 Phone: 01 3 9977 1118  
 Email: info@draftfee.com.au  
 TWS: 400648166  
 Q.L.D. 15127260

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	20/01/2019	CONSTRUCTION PLANS	MD
B	15/06/2019	CONSTRUCTION PLANS	MD
C	12/08/2019	CONSTRUCTION PLANS	MD
D	12/08/2019	CONSTRUCTION PLANS	MD
E	15/08/2019	CONSTRUCTION PLANS	MD

SCALE: 1:100  
 DATE: 2019  
 DRAWN: MD  
 CHECKED: MS

SHEET NUMBER: 3.1  
 JOB NUMBER: 19-0040  
 JOB ISSUE: E



PROJECT

SHEET CONTENT:  
ELEVATION A & B

HOUSE TYPE:  
1 Storey Residential

PROPERTY ADDRESS:  
495 NILE ROAD EVANDALE

CLIENT:

**SIGN OFF**

**CLIENT**

I / WE: \_\_\_\_\_

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

CONSENT THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.

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ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	25/02/2018	CONSTRUCTION PLANS	MD
B	30/06/2018	CONSTRUCTION PLANS	MD
C	12/05/2019	CONSTRUCTION PLANS	MD
D	15/05/2019	CONSTRUCTION PLANS	MD
E	15/05/2019	CONSTRUCTION PLANS	MD

SCALE: 1 : 100

DATE: 2019

DRAWN: MD

CHECKED: MS

SHEET NUMBER: 4.1

JOB NUMBER: 19-0040

JOB ISSUE: E



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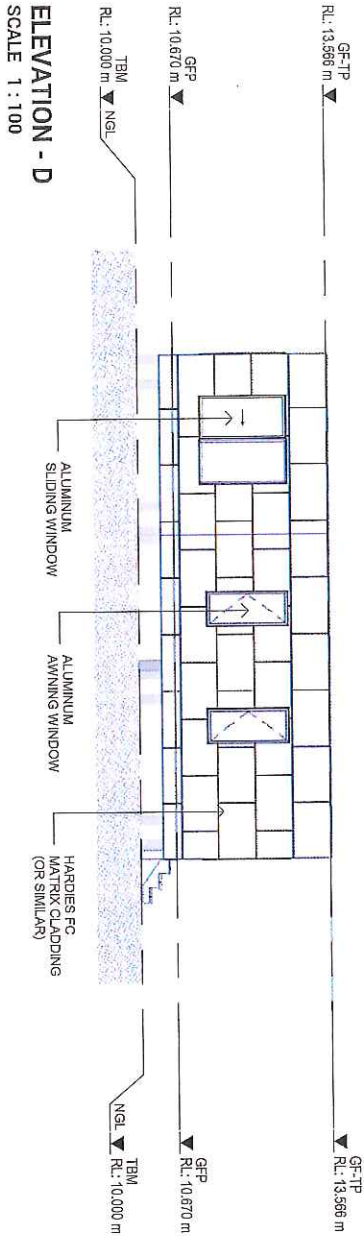
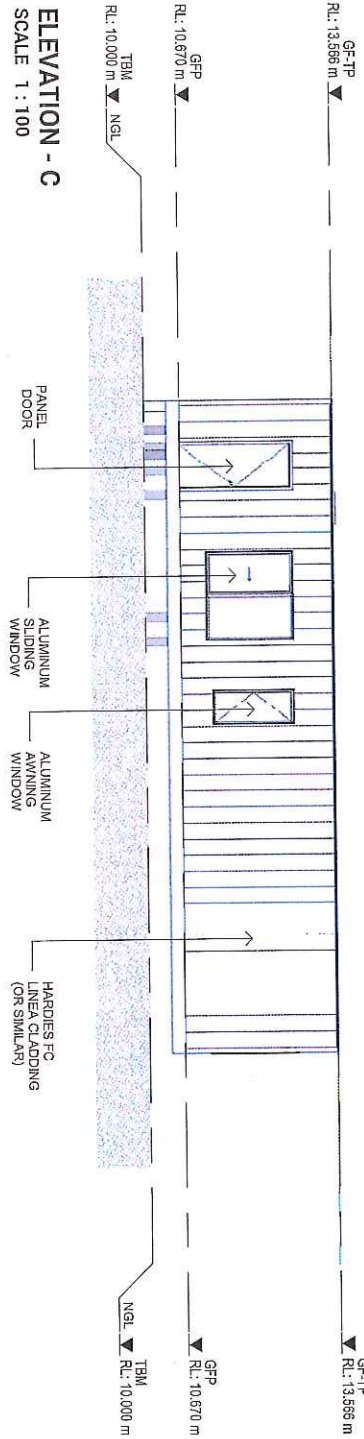
Phone: 03 8867 2118

Fax: 03 8867 2111

Email: info@draftree.com.au

7AS 406461166

QLD 19127266



**ELEVATION - C**  
SCALE 1 : 100

**ELEVATION - D**  
SCALE 1 : 100

<b>P R O J E C T</b>	<b>SHEET CONTENT:</b> ELEVATIONS C & D  <b>HOUSE TYPE:</b> 1 Storey Residential  <b>PROPERTY ADDRESS:</b> 499 NILE ROAD EVANDALE  <b>CLIENT:</b>	<b>SIGN OFF</b>	<b>CLIENT</b>  I / WE ..... SIGNATURE ..... SIGNED ..... DATE .....  I / WE ..... SIGNATURE ..... SIGNED ..... DATE .....																							
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Peter Holmes  
495 Nile Rd  
Evandale  
TAS 7212

[petersh352@gmail.com](mailto:petersh352@gmail.com)

12<sup>th</sup> August 2019

Dear Peter,

**Response to Council Request for Information (Planning Application PLN-19-0115)**

I understand you are in the process of seeking approval from Council for the construction of visitor accommodation at 495 Nile Rd, Evandale (CT 202939/1). The title is zoned Rural Resource under the *Northern Midlands Interim Planning Scheme 2013*. The Northern Midlands Council have requested additional information to allow consideration of the application, specifically a 'report demonstrating compliance with clauses 26.3.1 (in particular P3 and P4 (b)) of the Rural Resource Zone'.

The relevant sections of the Planning Scheme are as follows;

26.0 Rural Resource Zone

26.3.1 Discretionary Uses if not a single dwelling

Objective

- b) To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.
- c) Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.

Performance Criteria:

26.3.1 P3 The conversion of non-prime agricultural to non-agricultural use must demonstrate that:

- a) the amount of land converted is minimised having regard to:
  - (i) existing use and development on the land; and
  - (ii) surrounding use and development; and
  - (iii) topographical constraints; or
- b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as:
  - (i) limitations created by any existing use and/or development surrounding the site; and
  - (ii) topographical features; and
  - (iii) poor capability of the land for primary industry; or
- c) the location of the use on the site is reasonably required for operational efficiency.

ABN 12 206 730 093  
29 York Town Square  
Launceston Tas 7250  
Phone: (03) 6334 1033  
E: [office@akconsultants.com.au](mailto:office@akconsultants.com.au)  
Web: [www.akconsultants.com.au](http://www.akconsultants.com.au)

EXHIBITED

26.3.1 P4 It must be demonstrated that:

- b) primary industry uses will not be unreasonably confined or restrained from conducting normal operations.

A site assessment was undertaken on the 2<sup>nd</sup> of August 2019 and I have undertaken an assessment of the proposal in relation to the relevant clauses to enable Council to make an informed decision.

The title is 9.2ha in area and is situated on a relatively flat parcel of land with a slight westerly aspect. The title sits at approximately 160m above sea level. There is an existing dwelling and dam in the southern corner of the title. Published Land Capability at 1:100,000 maps the entire title as Class 4. Class 4 land is described by the LIST as; land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops. See Appendix 3 for full Land Capability definitions. The title is currently used to run approximately 10 cattle. A Land Capability Assessment at a scale of 1:10,000 was conducted on site, which included augering 9 assessment pits and confirmed the Published Land Capability mapping of Class 4 for the entirety of the title.

Soils mapping for this area indicates that the subject title and surrounding land to the north, east and south east is Brickendon Association (Bk). This mapping was confirmed on site. These soils are often used for grazing and should be capable of being cultivated or under improved pasture when managed appropriately (Spanswick & Zund 1999). This is confirmed further to the south along Nile Rd, where areas mapped with the same soils are under centre pivots and irrigated.

The majority of the title is mapped by TASVEG 3.0 as agricultural land (FAG). The southern corner of the title is mapped as an urban area (FUR), which correlates with the location of the existing dwelling. There are no records of any threatened flora or fauna species associated with the title (the LIST). The site visit confirmed this vegetation mapping, with only small amounts of vegetation present along some title boundaries and forming windbreaks/greenbelts within the title.

The title is located in the South Esk Catchment. There are no watercourses associated with the title, however, there is an existing small, unregistered dam on the property for stock and domestic use. According to DPIPWE's Water Information System of Tasmania (WIST) there are no water licences or allocations associated with the title. The dam on the title only fills when the dam on the adjacent property to the east overflows, hence the dam dries up most summers and is not a reliable source of water for stock or domestic use. The proponent also has a shared arrangement with three properties west of Nile Road to pump domestic and stock water from a water source west of Nile Rd. Water is pumped periodically and is stored in tanks north of house. Watering troughs for stock are in the same location.

The surrounding titles are all zoned Rural Resource. Adjacent to the east and south east is a 159.9ha title utilized for grazing modified pastures. This title encases a 0.2ha title, approximately 70m to the south east of the subject title, under the same ownership that contains an existing dwelling. The large title is farmed in conjunction with a 166.6ha title further to the south east. To the north and north west is a 445.5ha title split by Nile Road that is also utilised for grazing and contains a dwelling adjacent to the road. The western title boundary is adjacent to Nile Road, beyond which is a 139.2ha title and a 48.1ha title both utilised for grazing and irrigated cropping. The smaller of the two titles contains a dwelling

adjacent to Nile Road. Also adjacent to Nile Road, and otherwise surrounded by each of the two titles are two smaller titles (2ha and 0.3ha) containing an existing dwelling.

The proposal is to construct visitor accommodation adjacent to the south eastern title boundary, approximately 90m north east from the existing dwelling. There are four existing dwellings within 200m of the proposed development location, three of which are on adjacent titles. As the accommodation is adjacent to the south eastern boundary and in the same vicinity as surrounding existing dwellings, the amount of land converted from an agricultural use to a non-agricultural use as a result of the proposal is minimised, with the land on the title adjacent to the visitor accommodation still capable of being utilised for grazing.

Consideration also needs to be given to the potential of the visitor accommodation confining or restraining the normal operations of primary industry use in the vicinity. The accommodation is 14m from the title boundary and approximately 42m to the south east on the adjacent title is a shearing shed. This is approximately the same distance as an existing dwelling to the south west of the shearing shed on a small (0.2ha) title. Although this 0.2ha title is farmed in conjunction with the shearing shed, it could also be sold to a non-farming resident and thus presents the same risk of confining or restraining adjacent farming activities.

To assist with mitigating any potential restraints, between the proposed visitor accommodation and the adjacent farming land to the south, there is an existing stand of vegetation along the subject title boundary that will function as a buffer to the adjacent agricultural land use. In addition, the proponent will erect a wooden fence along the shared boundary to act as a solid screen. There is also scope to increase the density of the vegetation buffer between the proposed visitor accommodation and the shared boundary.

The accommodation is situated 65m from the north eastern title boundary. While the visitor accommodation may place some restraints on the normal operations of this adjacent primary industry use to the north east, there is a row of established vegetation along the title boundary that will act as a buffer to the adjacent grazing land. The accommodation will be approximately 130m from the adjacent titles to the west and is not expected to confine or restrain any primary industry use in this vicinity due to the number of existing dwellings in much closer proximity. The accommodation is also not expected to restrain or confine any primary industry to the north west as it will be over 450m from the shared boundary.

It is our assessment that the proposed visitor accommodation minimises the conversion of agricultural land to a non-agricultural use in regard to existing development on the title and in the surrounding area as a result of its siting adjacent to the south eastern title boundary, where there are four existing dwellings within 200m, one of which is on the subject title. The proposed visitor accommodation will be within approximately 42m of a shearing shed on adjacent land to the south east, however it is not expected to confine or restrain normal operations of the shearing shed any more than the existing dwelling on the subject title which is approximately 75m from the shearing shed. An existing strip of vegetation and the construction of a wooden fence along the shared boundary will further assist in preventing the visitor accommodation unreasonably confining and restraining the normal operations of the adjacent primary industry use to the south east. There is some risk that the accommodation may

confine and restrain the normal operations of adjacent primary industry use to the north east, however an existing vegetation buffer along the boundary will assist in reducing this risk.

It is our opinion that the proposal does not contravene the sections of the Planning Scheme in relation to minimising the conversion of agricultural land to a non-agricultural use. It is our opinion that there is some risk that the proposal may confine or restrain the normal operations of adjacent primary industry use to the north east and south, however, there are mitigating factors and further contingencies proposed which assist in reducing this risk.

Yours Sincerely,



**Astrid Ketelaar**

Business owner and Natural Resource Management Consultant

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**Michael Tempest**

Natural Resource Management Consultant

Ph: 6334 1033

Mbl: 0467 452 155

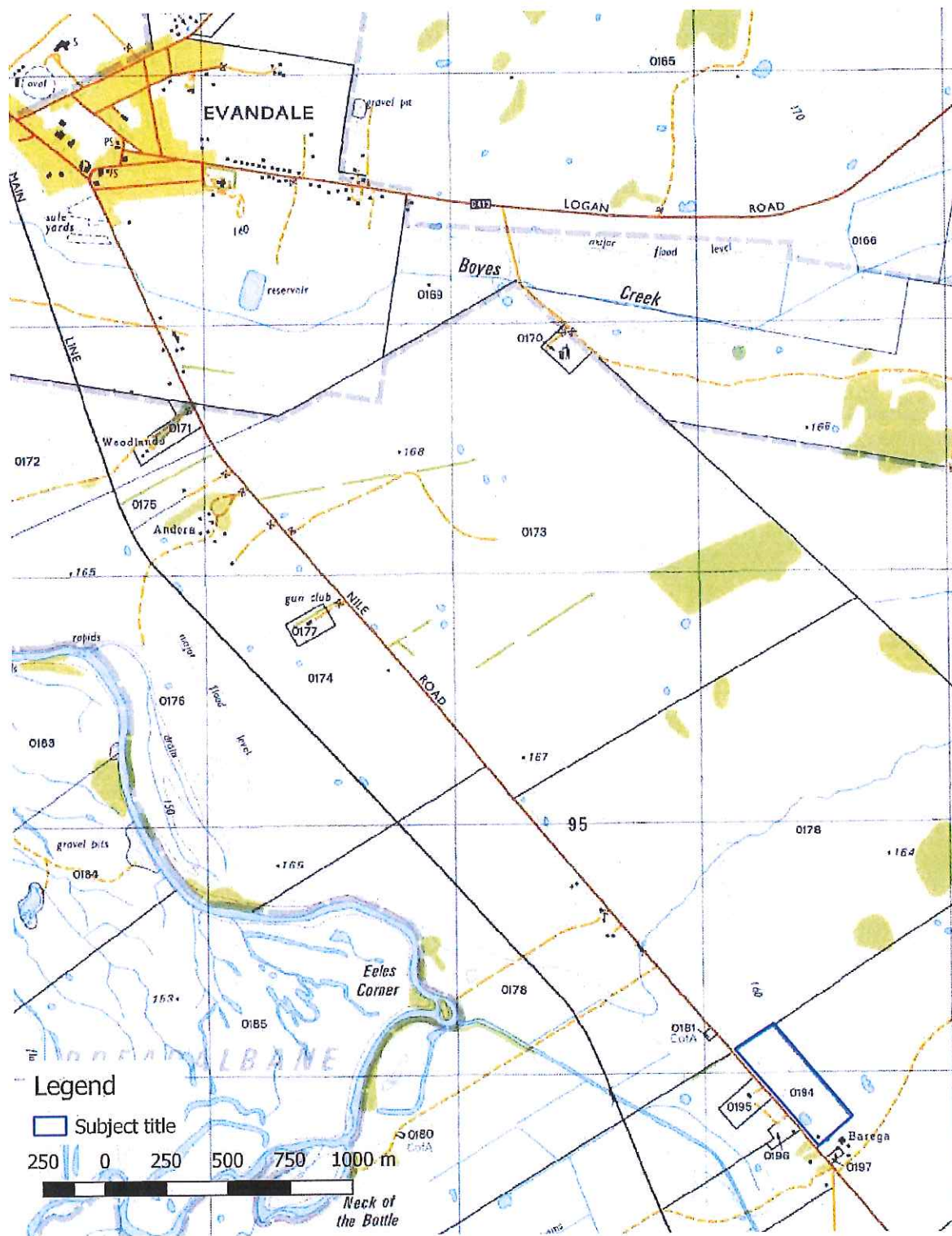
Email: [michael@akconsultants.com.au](mailto:michael@akconsultants.com.au)

Web: [www.akconsultants.com.au](http://www.akconsultants.com.au)

### **References**

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APPENDIX 1 – MAPS



Map Name: Location  
Project: Visitor Accommodation Proposal  
Client: Holmes  
Date: 12/08/2019

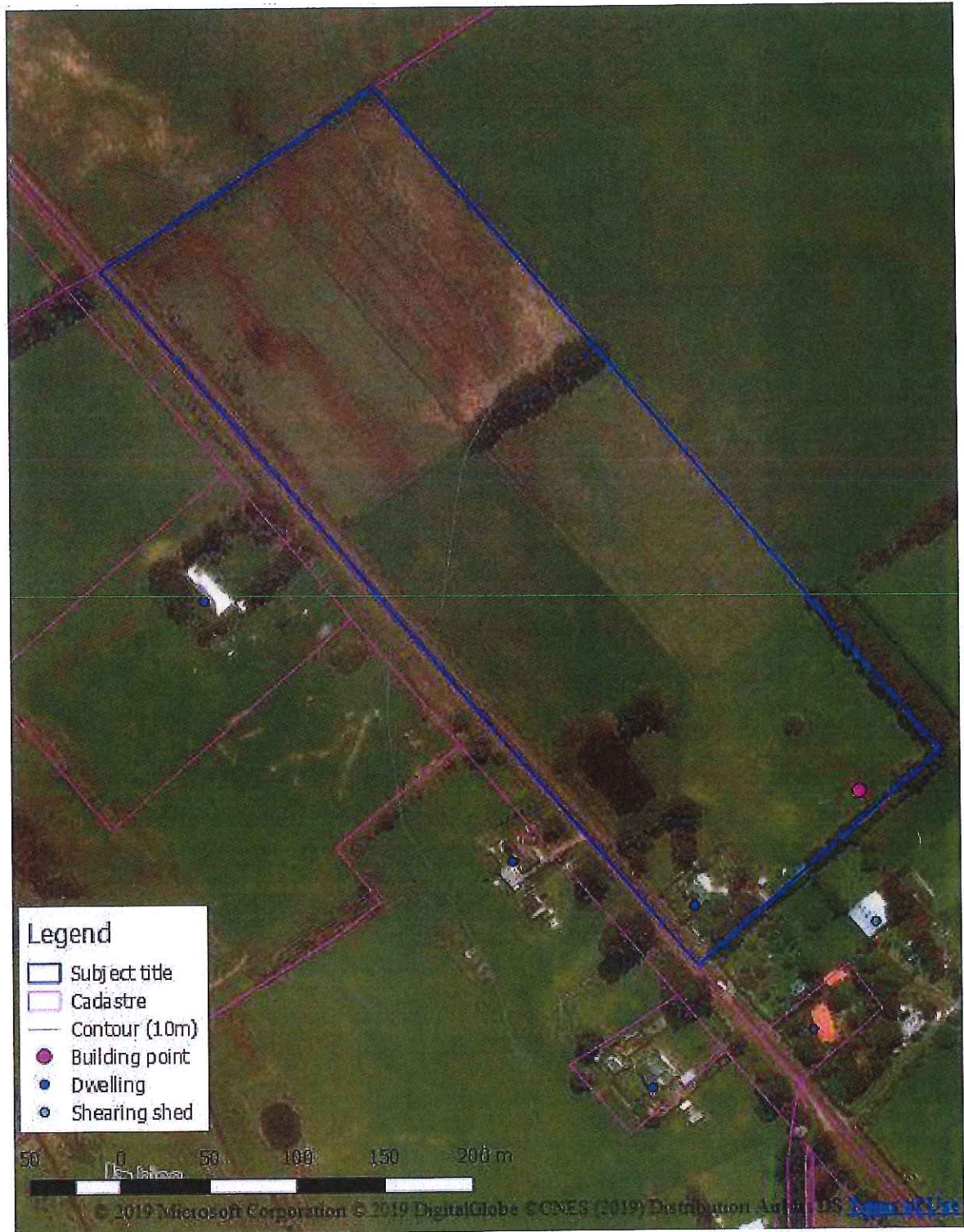
BaseMap image by Tasmap 25K  
Cadastre from LIST



Figure 1. Location

EXHIBITED





Map Name: Aerial Image  
Project: Visitor Accommodation Proposal  
Client: Holmes  
Date: 12/08/2019

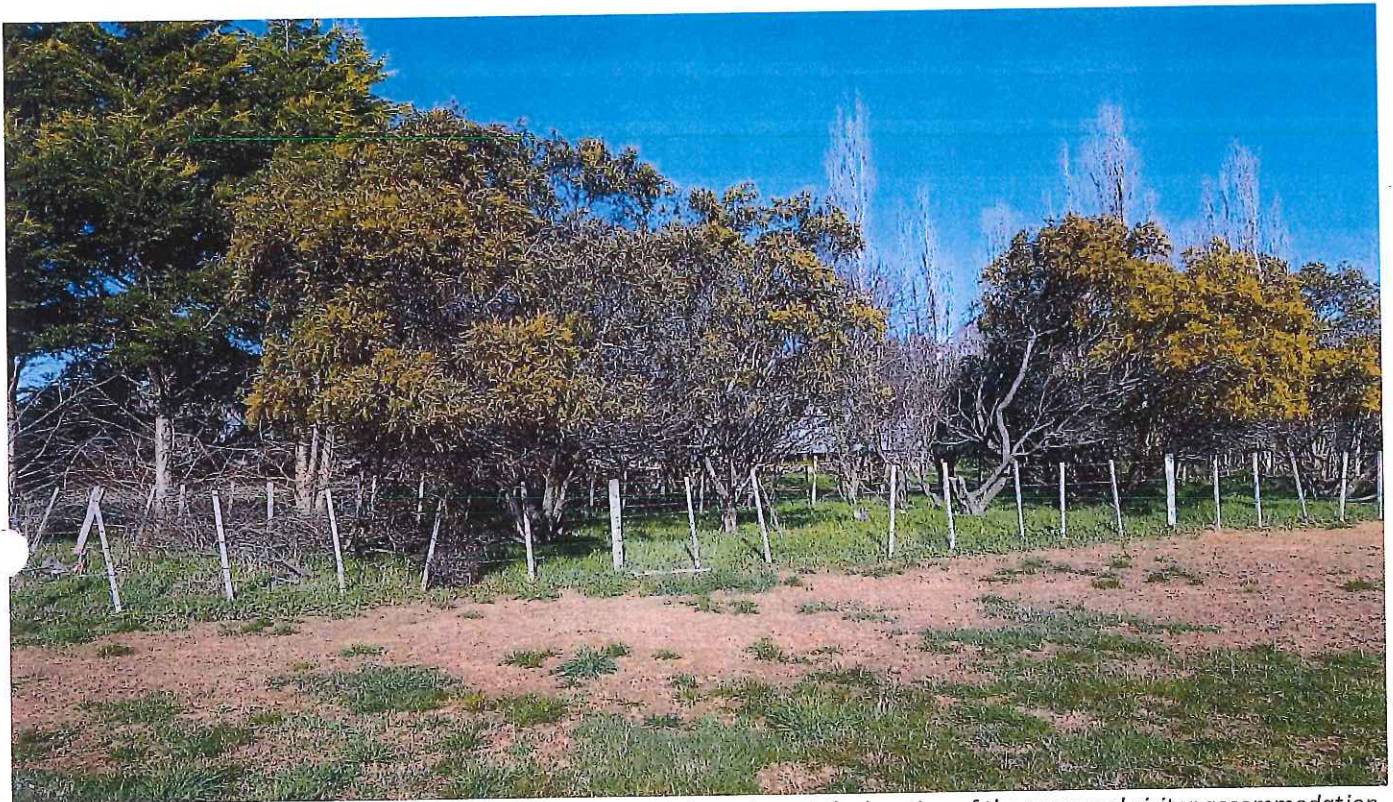
BaseMap image by Bing Aerial  
Cadastral from LIST



Figure 2. Aerial image

APPENDIX 2 - PHOTOGRAPHS

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*Plate 1. Existing vegetation buffer along the south eastern title boundary at the location of the proposed visitor accommodation. Note shearing shed in the background on adjacent land.*



*Plate 2. Existing vegetation buffer along the north eastern title boundary. View of the south eastern corner of the title.*

### APPENDIX 3 - LAND CAPABILITY DEFINITIONS FROM GROSE (1999)

#### PRIME AGRICULTURAL LAND AS DESCRIBED IN THE PROTECTION OF AGRICULTURAL LAND 2009:

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

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

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

#### NON-PRIME AGRICULTURAL LAND AS DESCRIBED IN THE PROTECTION OF AGRICULTURAL LAND 2009:

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

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

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

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

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# On-Site Waste Water Disposal Assessment

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495 Nile Road  
EVANDALE

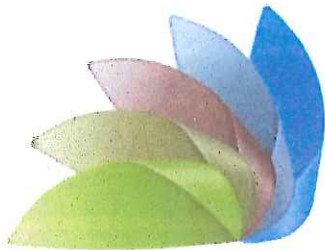
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For: Peter Holmes

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Project No: 6708

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# es&d

environmental service & design

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EXHIBITED

**Document Control**

Prepared & Published by:	ES&D		
Version:	1		
File:	6708		
Contact:	Bruce Harpley		
Phone No:	0429 355 259		
Prepared For:	Peter Holmes		
<hr/>			
Version:			Date:
DRAFT 1	Bruce Harpley	ES&D	28/05/2019
FINAL	Bruce Harpley	ES&D	29/05/2019

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EXHIBITED

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**Site Summary**

Municipality	Northern Midlands
Location	495 Nile Road Evandale
Client	Peter Holmes
Site Plan	ES&D
Date of Inspection	2 April 2019



**Figure 1 – Site Aerial**

## 1 Background

This assessment and system design is for an on-site waste water disposal system for a proposed 3 bed room dwelling.

AS/NZS1547-2012 recommends an equivalent population of 5 persons for a 3 bed room dwelling. The Director's Guidelines for On-site Wastewater Management Systems requires design based on a minimum of 5 persons.

Design and system sizing will be based on the recommendations of AS/NZS1547-2012 with all design calculations based on 5 persons.

A site visit was conducted on 2 April 2019 to determine potential areas for wastewater disposal and identify any site constraints.

## 2 Site Information

**Land Use Zone:** Rural Resource

**Method of Testing:** Core samples were taken by Tasman Geotechnical during the site assessment and soil samples assessed.

**Surface Water:** Dam 135m west and Golden Gully Creek 60m west and down slope of the proposed disposal area.

**Climate:** Annual mean rainfall for the area is 680mm (Refer BOM Site Evandale 1957-2019).

**Groundwater Bores:** The DPIPWE Groundwater Information Access Portal indicates the nearest bore is 190m south west of the proposed land application area.

Records show the bore depth at 45.7m with a standing water level of 1.0m and that the bore is abandoned. There are no functioning bores within 1500m of the proposed land application area.

Core samples 1 and 2 to a depth of 1.8m and 1.5m respectively did not intercept groundwater. Based on the findings from the soil samples a groundwater depth of 1.8m will be used for design purposes.



### 3 Soil Category

Core samples to a depth of 1.8m and 1.5m in the area of the proposed dwelling revealed a fine grained sand to 0.6m grading to a highly plastic clay. No groundwater was intercepted in either of these two bore samples.

The third core sample was taken in the area for the land application area. This soil bore revealed a silty sand grading to a gravelly clay with refusal at 0.7m on gravel

The presence of the highly plastic clay and the gravel limiting layer at 0.7m results in a category 6 soil for wastewater design purposes.



Figure 2 – proposed disposal area east of house site in corner of lot

EXHIBITED

#### 4 Site assessment factors (AS1547-2012 table D1)

Assessment date: 2 April 2019

Weather: Fine

**Table 1 Site Assessment Factors (AS1547-2012 table D1)**

<i>Item</i>	<i>Site Factor</i>	<i>Comments</i>
1	Slope	1° west.
2	Shape	Simple
3	Aspect	West
4	Exposure	Area exposed to sun to approximately 3pm. Will be affected by winds.
5	Erosion/mass movement/landslip	Very low – no hazard bands within 1000m
6	Boulders/rock outcrops	None visible.
7	Vegetation	Grass
8	Surface Water	Dam 135m and Golden Gully Creek 640m west
9	Soil water regime	Water table appears <1.8m.
10	Fill	None evident in core samples
11	Run-on/flooding potential	Disposal area above flood line.
12	Channelled (concentrated) runoff	Unlikely – very low slope angle
13	Soil surface condition	Uniform in vicinity of proposed disposal area.
14	Salinity	None evident
15	Soil type/category	Category 6.
16	Other relevant site specific factors	Nil

**Table 2 Subsurface Conditions**

<i>Depth (mm)</i>	<i>Description</i>
0 - 300	Silty sand
300 – 550	Silty sand – some gravel
500 – 700	Clay – fine gravel (refusal in gravel at 700mm)

## 5 Site specific factors

### 5.1 Vegetation

The proposed disposal area is currently grassed. There are no flora of conservation significance.

### 5.2 Surface Water

Dam 135m west and Golden Gully Creek 640m west and down slope of the land application area.

### 5.3 Slope

The lot has an overall simple slope of 1° west.

### 5.4 Groundwater

There is an abandoned groundwater bore 190m south west of the land application area. There are no functioning bores recorded within 1500m of the lot.

Core samples to 1.8m and 1.5m did not reveal any infiltration of water to the bore hole and a groundwater depth of 1.8m will be used for design purposes.

## 6 Separation Distances

The position of the land application area meets the requirements of the Director's Guidelines for On-site Wastewater Management Systems clause 3.1 as detailed below:

- A1(a) – Horizontal separation is 10.0m from the building and there are no downslope buildings. This exceeds the 6.0m horizontal separation required;
- A2 (a) – Horizontal separation of 135m to the dam and 640 to the creek exceeds the 100m horizontal separation required;
- A3 (a) – Horizontal separation to the western and northern boundaries exceeds the 40m required; and
- A3 (b) (i) – Horizontal separation of the land application area to southern and eastern boundaries at 2.0m and 35.0m exceeds the 1.5m required; and

EXHIBITED

- A4 – Horizontal separation to the nearest functioning bore is greater than 1500m which exceeds the 50m horizontal separation required. Bore is outside the calculated zone of influence of 27.0m;
- A5 (b) – Vertical separation to groundwater at 1.8m with a bed depth of 0.2 results in a vertical separation of 1.6m which exceeds the 0.6m vertical separation required for secondary treated effluent;
- A6 (b) – Soil profile shows a clay soil with a gravel limiting layer at 0.7m. With a maximum bed depth of 0.2m, this meets the 0.5m vertical separation required.

A reserve land application area is not specifically required for secondary treatment systems. It should be note that there is adequate area if required.

## 7 Summary of results

### System Selection:

The site is constrained by the clay soil type and the limiting layer at 0.7m. It is recommended that an aerated treatment system with a shallow sub-surface drip irrigation bed be installed.

### Treatment regime:

Based on the low slope of the lot, the soil type and limiting layer the site is considered suitable only for a secondary wastewater treatment system.

### System Sizing:

Design flow allowance has been taken from Table H2 of AS1547-2012 at 120L/per/day with a potential occupancy for a 3 bed room home at 5 people.

- 5 people x 120L/per/day = **600L/day design daily flow.**
- Design irrigation rate of 2.0mm/day.

Irrigation bed area required is calculated as follows:

Length = Design daily flow/(design irrigation rate x width)

Length = 600L/day/(2.0mm x 15m)

Length = 600/30

Length = 20.0m

**Bed Area = 20.m x 15.0m = 300.0m<sup>2</sup>**

## 8 Design Influences

The design has been based on the following;

- Dwelling should use minimum 3 star rated water saving fixtures and appliances (aerated taps, low flow shower fittings, dual flush cisterns, washing machine etc); and
- Lot utilises tank water; and
- Daily flow rate calculated at 600L/day; and
- Site has a slope of 1<sup>0</sup> in area proposed for disposal; and
- Category 6 soil; and
- Groundwater >1.8m.

## 9 System Recommendations

- All wastewater be directed to an aerated wastewater treatment system (AWTS) accredited for use in Tasmania; and
- Wastewater from the AWTS be directed to a shallow sub-surface drip irrigation bed; and
- Drip irrigation bed to be a minimum 300.0m<sup>2</sup> (20.0m x 15.0m nominal); and
- Drip irrigation bed must be installed in accordance with the manufacturers' installation instructions and the certificate of accreditation; and
- Drip irrigation bed to area must be laid on 200mm good quality topsoil; and
- Drippers to covered with grass or a minimum of 150mm of mulch and planted with water tolerant plants; and
- AWTS must have an audible and visual alarm hard wired to an internal area of the dwelling where it can be seen and heard and not obscured.

## 10 Limitations

Site and soil evaluation according to AS 1547-2012. Land application system design and sizing according to water budgeting in AS 1547-2012.

Valid for site and soil conditions at time of inspection. Valid for the loading rate assigned from proposed fixtures in the dwelling and the information supplied by or on behalf of the owners being true and correct. The system designed will in the future require additional maintenance to keep it operational.

## 11 Inspections

The Australian Standard requires a commissioning certificate and 'as constructed' plan for lodgement with Council. It is the responsibility of the owner or their agent to ensure adequate notice is given for the site inspection.

Failure to arrange the site inspection and certificate may result in Council refusing to issue a plumbing completion certificate.

The inspection for the commissioning certificate and 'as constructed' plan are an additional cost above the initial design. This will be invoiced separately on completion of the inspection.

## 12 Supporting Attachments

- Wastewater Site Plan - drawing No 6708-1 dated 29 May 2019;
- Irrigation bed plan – drawing number 6708-2 dated 29 May 2019;
- Loading Certificate dated 29 May 2019;
- Form 35 dated 29 May 2019.



Signed: B Harpley  
Building Services Designer – Hydraulic Domestic  
CC6481



Environmental  
Service & Design

1-122

**LOADING CERTIFICATE**

**To:**

Owner/Agent	Peter Holmes	Certificate Reference
Address	495 Nile Road	AS/NZS1547:2012 Sect 7.4.2
Suburb/Post Code	EVANDALE TAS 7212	PAF No: 6708

**Details of Work**

Address	495 Nile Road
Suburb/Post Code	EVANDALE TAS 7312
Work related to this certificate	on-site waste water system new dwelling

**Certificate Details**

In issuing this certificate the following matters are relevant –

Documents	Site Assessment and Design Report 29 May 2019 Wastewater Site Plan - drawing No 6708-1 dated 29 May 2019 Irrigation Bed Plan – drawing number 6708-2 dated 29 May 2019
Calculations	Design report dated 29 May
References	AS/NZS1547:2012 On-site Domestic Wastewater Management and Director's Guidelines for On-site Waste Water Management

**Substance of Certificate**

This certificate sets out the design criteria and the limitations associated with use of the system.

<b>Wastewater Characteristics</b>	
Population equivalent	5
Wastewater volume (L/day)	600
Approximate blackwater volume (L/day)	200
Approximate greywater volume (L/day)	400

EXHIBITED



<b>Soil characteristics/Design Criteria</b>	
Texture (Table E4 from AS/NZS 1547)	Clay
Soil category (Table E1 from AS/NZS 1547)	6
Soil structure (Table E4 from AS/NZS 1547)	
Indicative permeability (Table 5.1 from AS/NZS 1547)	<0.06-0.5mm/day
Measured permeability	
Adopted permeability	0.06m/day
Design Irrigation Rate	2mm/day
Soil thickness for disposal	0.7m
Minimum depth (m) to water	1.8m

<b>Design and dimensions for On-Site Treatment System</b>	
Disposal and treatment methods	Aerated wastewater treatment system and irrigation bed
Site modification and specific design	Nil
Bed Length	20.0m
Bed Width	15.0m
Bed Depth	0.2
Primary disposal area required	300.0m <sup>2</sup>
Reserve disposal area required	Not required but area available
Location and use of Reserve area	N/A
Is there sufficient area available on site for disposal (including reserve)	Yes

**NOTE:**

*The purpose of the reserve area is to allow for future extension of the land application system to allow a factor of safety against unforeseen malfunction or failure, perhaps following increased household occupancy or inadvertent misuse of the system.*

*The land application area may be reduced to account for flow reductions by water-saving devices, provided the organic loading rate is not higher than it would have been without the flow reduction.*

**Allowable Variation from Design Flow**

Based on a AWTs tank minimum treatment capacity of 1200L/day and wastewater design volume of 600L/day the allowable variation from design flow (peak loading events) would be an additional 400L/day (Total flow of 1000L/day).

## **System Limitations**

1-124

### *Consequences of overloading the system:*

Overloading the system can result in failure of the septic tank and land application system. This is a serious health and environmental hazard and can lead to any one or more of the following: Spread of infectious disease; breeding of mosquitoes and attraction of flies and rodents; nuisance and unpleasant odours; pollution of waterways; contamination of bores, wells and groundwater; and alteration to local ecology.

### *Consequences of underloading the system:*

Underloading the system may result in the bacteria ceasing to work and system failure.

## **Operation Requirements**

For an on-site wastewater system to work well the following is required:

- Reduce sludge building up through scraping all dishes to remove fats/grease; don't use a food waste disposal unit; and don't put sanitary napkins into the system.
- To keep bacteria working in the septic tank use biodegradable soaps; use a low phosphorous detergent; don't use powerful bleaches and disinfectants; and don't put chemicals or paint down the drain.
- Conservation of water will reduce the volume of effluent requiring disposal to the land application area, make it last longer and improve its performance.

Refer to Section T5.2.1 of AS/NZS 1547:2012 for additional requirements.

EXHIBITED

## Maintenance Requirements


1-125

Maintenance of the system should include the following:

- AWTs tanks must be pumped out regularly once the scum and sludge occupy two thirds of the tank volume. Typically at least every 3 to 5 years or more frequently depending on usage.
- Grease traps, where installed, must be inspected at least quarterly and cleaned out regularly.
- Deep rooting trees or shrubs should not be grown over absorption beds or pipes.
- Surface water diversion drains, if required, must be maintained upslope of and around the land application area and kept clean to reduce seepage of rainwater into the trenches.
- Maintain disposal area by maintaining plants and mowing grass to ensure that plants/grasses take up nutrients with maximum efficiency.
- Check disposal area for blockages such as wet spots and uneven grass colour.

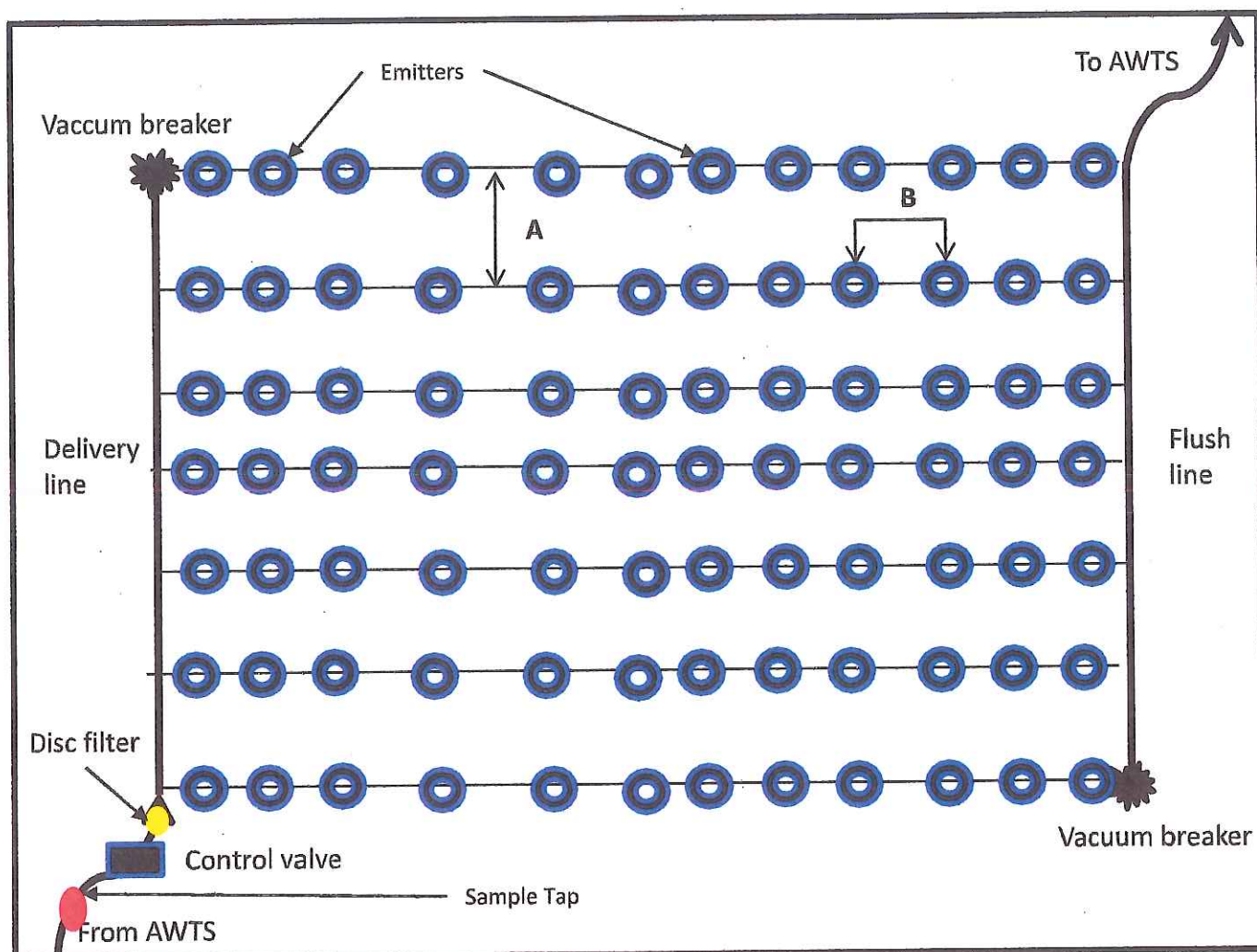
Refer to Section T5.2.2 of AS/NZS 1547:2012 for additional requirements.

I certify the details in this loading certificate:

Signed:  Bruce Harpley	Date: 29 May 2019	Certificate Number: 001/6708/2019
-----------------------------------------------------------------------------------------------------------------	----------------------	--------------------------------------

EXHIBITED

## Shallow sub-surface bed - plan view



## Design and construction notes

1. Delivery/flush line 25 – 40mm
2. Irrigation line 12-16mm (proprietary drip feed pipe with pressure compensating emitters)
3. Irrigation line spacing (A) 600mm for sandy loams. 400-500 for clay soils.
4. Dripper spacing (B) as per manufacturers specification
5. Vaccum breaker to be installed at highest point of irrigation area.
6. Breaker to be protected, boxed and purple cover
7. Flush line to be installed at lowest point incorporating a return valve for flushing to AWTS
8. An inline filter must be installed in the delivery line
9. 100mm (minimum) of good quality mulch over drip lines
10. Irrigation lines to be maintained with natural soil or mulch to depth 150mm minimum
11. Irrigation area to be planted with grass or planted to density of 1 plant per 4 sqm

Not to scale

EXHIBITED

# CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94  
Section 106  
Section 129  
Section 155

Form **35**

To:  Owner name  
 Address  
  Suburb/postcode

**Designer details:**

Name:  Category:   
 Business name:  Phone No:   
 Business address:   
  Fax No:   
 Licence No:  Email address:

**Details of the proposed work:**

Owner/Applicant  Designer's project reference No.   
 Address:  Lot No:   
   
 Type of work: Building work  Plumbing work  (X all applicable)

**Description of work:**

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

**Description of the Design Work (Scope, limitations or exclusions):** (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input checked="" type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> Other (specify)	

Deemed-to-Satisfy:  Performance Solution:  (X the appropriate box)

Other details: Design of on-site waste water system only

EXHIBITED

**Design documents provided:**

The following documents are provided with this Certificate –

*Document description:*

Drawing numbers: 6708-1 and -21	Prepared by: Bruce Harpley	Date: 29 May 2019
Schedules:	Prepared by:	Date:
Specifications: Design Report	Prepared by: Bruce Harpley	Date: 29 May 2019
Computations: Design Report	Prepared by: Bruce Harpley	Date: 29 May 2019
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

<b>Standards, codes or guidelines relied on in design process:</b>
AS/NZS 1547-2012 and Director's Guidelines for On-site Waste Water Management Systems

<b>Any other relevant documentation:</b>


**Attribution as designer:**

I Bruce Harpley..... am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

Name: (print)  
 Designer:   
 Licence No:

Signed  


Date

EXHIBITED

**Assessment of Certifiable Works: (TasWater)**


**Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.**  
**If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.**  
**TasWater must then be contacted to determine if the proposed works are Certifiable Works.**

**I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:**

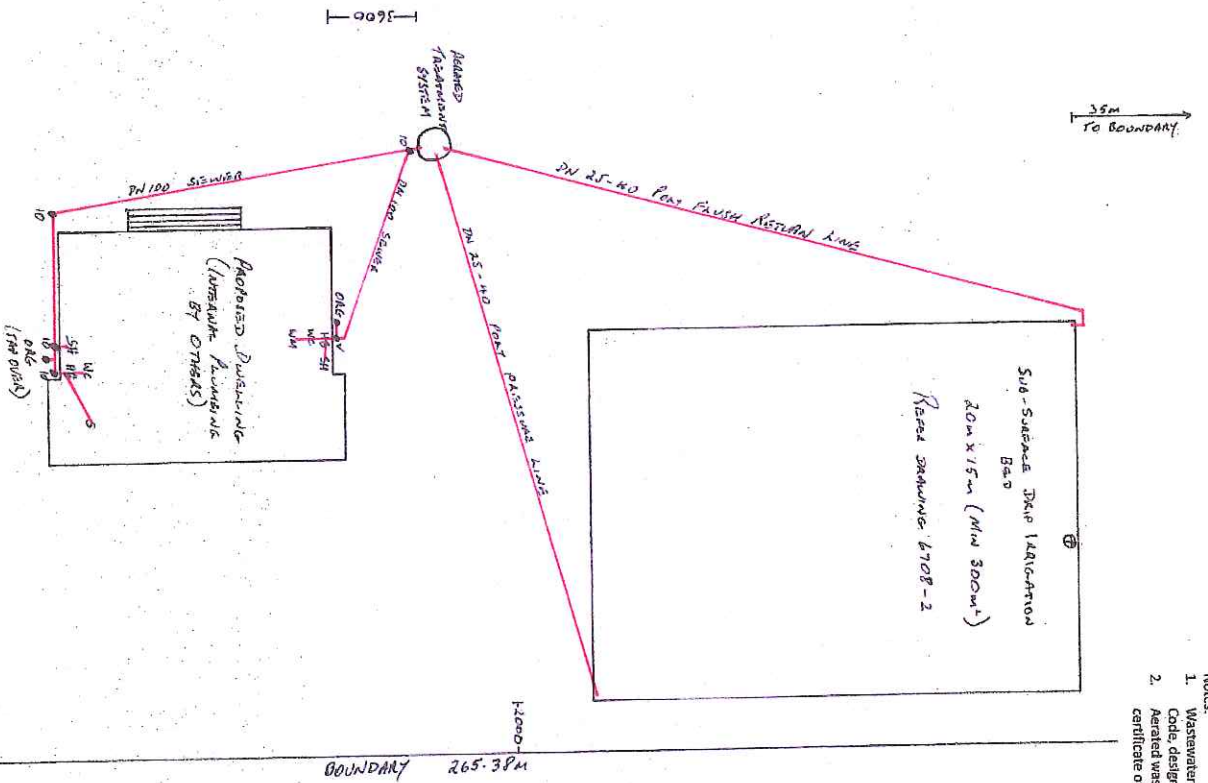
- The works will not increase the demand for water supplied by TasWater
- The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- The works will not damage or interfere with TasWater's works
- The works will not adversely affect TasWater's operations
- The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- I have checked the LISTMap to confirm the location of TasWater infrastructure
- If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

**Certification:**

I .....Bruce Harpley..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.  
 Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: [www.taswater.com.au](http://www.taswater.com.au)

	Name: (print)	Signed	Date
Designer:	Bruce Harpley		29/05/2019

EXHIBITED



- Notes:
1. Wastewater system to be installed in accordance with the Tasmanian Plumbing Code, design report and associated drawings;
  2. Aerated wastewater treatment system to be installed in accordance with certificate of accreditation and manufacturers installation instructions.

Legend:

- ⊕ - Soil Sample Site
- S - Sump
- HB - Head Basin
- SW - Sewer
- T - Tanker
- WMI - Subject to manufacturer's instructions

Client:	Peter Holmes
Location:	655 Nile Road Exendale
Project:	On-site Waste Water
Project Number:	6708
Waste Water Design Plan	
Dwg No:	6708-1
Scale:	1:200 A3
Date:	29 May 2019
Revision:	0
Environmental Service and Design Pty Ltd	
PO Box 651	
BURBIE TAS 7320	
www.esandd.com.au	





**NORTHERN MIDLANDS COUNCIL**

<b>REFERRAL TO:</b>	<b>ENVIRONMENTAL HEALTH OFFICER</b>	
Reference no:	PLN-19-0115; 6398718	
Site:	495 Nile Road, Evandale	
Proposed development:	Visitor Accommodation (vary setbacks of sensitive use)	
Applicant:	Mr Peter Holmes 495 Nile Rd Evandale 7212	
Owner:	Anthea Louise White	
Referral date:	27.08.19	
Timeline:	Advertised on:	28.08.19
	Closing date:	10.09.19
NMC contact:	<a href="mailto:Planning@nmc.tas.gov.au">Planning@nmc.tas.gov.au</a>	
Attachments	Application & plans	

**On-site Wastewater Management**

Council's Environmental Health Officer (Chris Wicks) reported that a design report for an on-site wastewater management system has been provided. The report specifies the installation of an accredited aerated wastewater treatment system and is in accordance with the Directors Specified List and Wastewater Guidelines. Therefore consent to install the system as specified in the report, can be provided.

Chris Wicks  
Environmental Health Officer

*email to EHO as:*

*Referral to EHO - PLN-19-0115, 495 Nile Road, Evandale*

Barega  
507 Nile Road  
Evandale Tas 7212

# ATTACHMENT C

10/09/2019

General Manager  
Northern Midlands Council  
13 Smith Street  
Longford Tas 7212

Dear General Manager

Representation regarding proposed development at 495 Nile Road, Evandale 7212 Ref no: PLN-19-0115

We own and live on the adjoining property at 507 Nile Road, Evandale 7212. We would like to make a representation having serious reservations to the development on the proposed site.

Our particular concerns about the development is that its proposed location that may confine or restrain farming business in our use and further development of existing infrastructure and surrounds i.e. shearing shed, covered treatment work area and surrounding yards in the operation of our primary production.

We are a 100% merino enterprise growing superfine wool, breeding our own replacements and merino lamb operation on 328ha property.

Our particular concerns are outlined below.

- 1.The sheep yards surrounding the shearing shed and outdoor covered treatment and sheep handling area are used and able to hold up to several hundred sheep at a time throughout the year for animal husbandry and treatment purposes.
- 2.The northern side of sheep yards do form part of the boundary fence that runs along 14 metres from the proposed development. The closeness of our yards to the proposed development is of concern.
- 3.This area and yards extending east of the shearing shed and including the outdoor covered treatment and handling areas are an intrinsic part of our enterprise operation which require us to be holding various classes, ages and numbers of stock in high concentration prior to, during and at times post operation.
- 4.We are concerned, not with the current applicants but with future owners or accommodation visitors of the proposed development hearing and seeing currently accepted animal welfare practices that they may not understand.
5. We are concerned the proponents report under estimates the impact of our working environment and surrounds will have on the applicant's development and how that may impact on the way we manage and run our operational area.

The existing home on farm and neighbours' home to our north are positioned directly onto Nile Road with road frontage completely west of the shearing shed and infrastructure. The homes are further protected with garages and gardens completely isolating the residential area from sheep yards and intensive farm work areas inclusive of the shearing shed and beyond.

The position of the proposed development however, is directly alongside the intensive and working sides of the sheep yards, shed and intensive sheep handling and treatment work areas and the closeness of the development to our working area will impact on any further extensions or development we have in this area.

6. Potential hazards for the proposal not considered: Yards become dry, dusty in the summer and with increased manure contamination with holding animals to empty out prior to a number of animal activities both in the shearing shed and under cover work area. The increased odour, noise, flies and air borne pathogens (i.e. Q Fever <https://www.healthdirect.gov.au/q-fever> ) over these periods may be of concern to those in a dwelling close by.

7. Holding sheep in confined space requires quiet surrounds from unexpected noise or close activity as they are vulnerable to crush and potential injury if suddenly disturbed by loud noise or sudden activity, they perceive to be a threat.

#### Summary

We look not only for now, as the current applicants are in tune with rural life, but more ahead to future owners or accommodation visitors of the proposed development, to put in place an environment that protects our right to farm.

Please consider that ideally the proposed development be located in an area further distance away from our concentrated farm animal management centre to an area of lower impact.

If the current proposed location for the development is chosen, i.e. the 14 m from holding yard boundary fence adjacent to shearing shed, handling and treatment areas, we then request that the screens proposed are substantial, both the solid timber and vegetation buffer be well defined/described in height and density and they be maintained in full ongoing.

Thank you for taking our comments into account

Kind regards

Chris Cocker and Shelley Saunders Cocker

Mobile:                      and

Email:

**Erin Boer**

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**From:** Erin Boer  
**Sent:** Friday, 11 October 2019 1:39 PM  
**To:** Erin Boer  
**Subject:** FW: PLN-19-0115 495 Nile Road Att: Erin  
**Attachments:** IMG\_2950.JPG; IMG\_2951.JPG; IMG\_2952.JPG

**Importance:** High

**From:** Anthea White <>  
**Sent:** Monday, 7 October 2019 5:09 PM  
**To:** NMC Planning <[planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)>  
**Subject:** PLN-19-0115 495 Nile Road Att: Erin

Good afternoon Erin,

This morning when Peter and I met with you at mediation , you referred to two clauses that you didn't think our application would meet. Could you please forward these to me.

No consideration has been given to the current buffer zone on my property which does shield the proposed area. I have attached photos of such for your information. The buffer zone is to be enhanced by a solid fence and more shrubs.

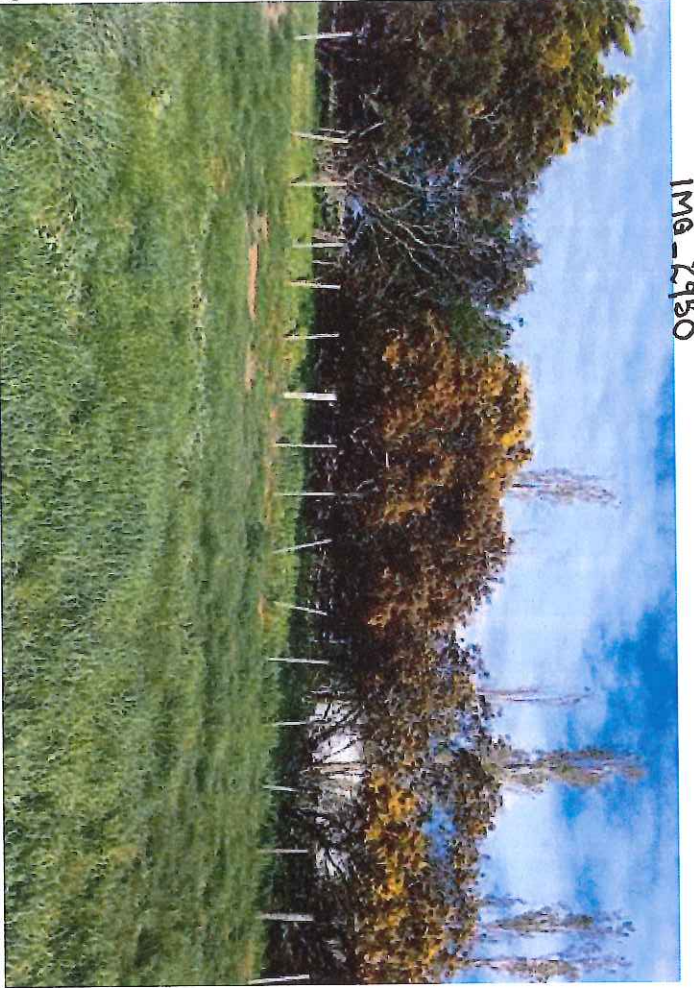
Our proposal does not impinge on the neighbouring property at all.

Thanks  
Anthea



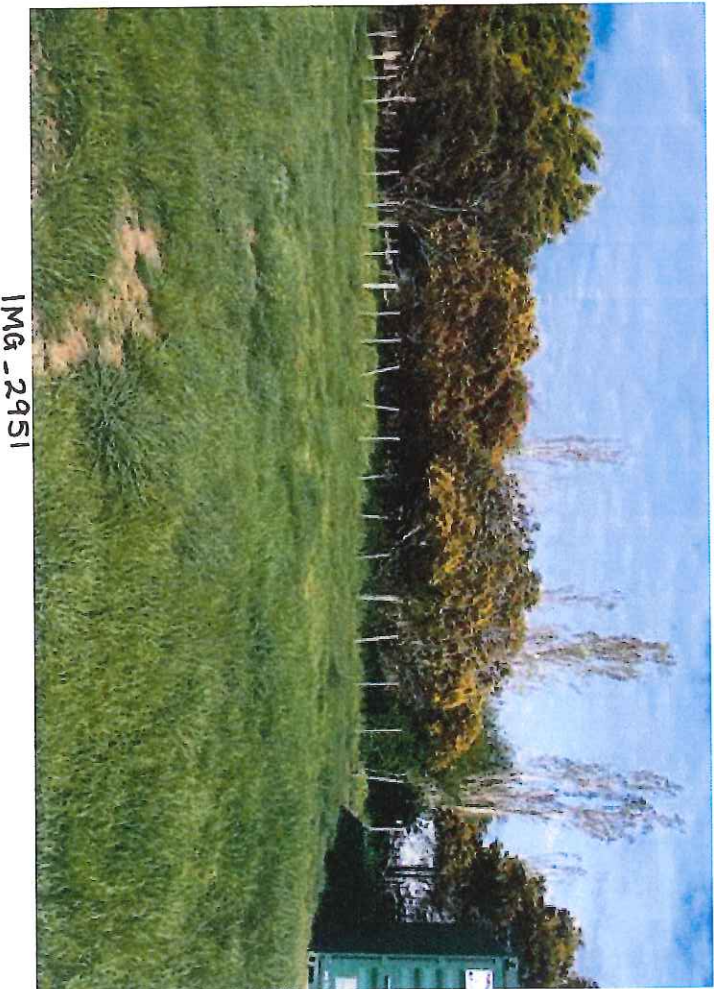
Virus-free. [www.avast.com](http://www.avast.com)

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IMG\_2952



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