



DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE (DASC) AGENDA

1 FEBRUARY 2022

COUNCIL CHAMBERS

COMMUNITY ADMINISTRATION CENTRE (CAC)

NOTICE OF MEETING

Notice is hereby given that the next meeting of the Development Assessment Special Committee (DASC) will be held at the Community Administration Centre (CAC), 47 Cole Street, Sorell on Tuesday, 1 February 2022 commencing at 4:30 pm.

C E R T I F I C A T I O N

I, Robert Higgins, General Manager of the Sorell Council, hereby certify that in accordance with Section 65 of the *Local Government Act 1993*, the reports in this Agenda have been prepared by persons who have the qualifications and experience necessary to give such advice. Information and recommendations or such advice was obtained and taken into account in providing general advice contained within the Agenda.

ROBERT HIGGINS
GENERAL MANAGER
27 January 2022



AGENDA

FOR THE DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE (DASC) MEETING
TO BE HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE
STREET, SORELL ON TUESDAY 1 FEBRUARY 2022

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1.0 ATTENDANCE

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Chairperson Mayor Vincent

Deputy Mayor N Reynolds

Councillor K Degrassi

Councillor V Gala

Councillor G Jackson

Councillor C Torenus

Councillor M Reed

Councillor D De Williams – apology – approved leave of absence

Councillor B Nichols

Robert Higgins, General Manager

2.0 CONFIRMATION OF THE MINUTES OF 18 JANUARY 2022

RECOMMENDATION

“That the Minutes of the Development Assessment Special Committee (DASC) Meeting held on 18 January 2022 be confirmed.”

3.0 DECLARATIONS OF PECUNIARY INTEREST



In considering the following land use planning matters the Development Assessment Special Committee intends to act as a planning authority under the *Land Use Planning and Approvals Act 1993*.

4.0 LAND USE PLANNING

4.1 DEVELOPMENT APPLICATION NO. SA 2020 / 00028 - 1

APPLICANT: T E CLARKE

PROPOSAL: 14 LOT SUBDIVISION & BALANCE INCLUDING NEW ROAD

ADDRESS: 212 GREENS ROAD, ORIELTON

RECOMMENDATION

That pursuant to Section 57 of the Land Use Planning and Approvals Act 1993, Council resolves that Development Application No. SA 2020 / 00028 - 1 for a 14 Lot Subdivision & Balance including New Road at 212 Greens Road, Orielton for T E Clarke be approved, subject to the following conditions:

1. Development shall generally be in accordance with the endorsed plans submitted on 5 November 2021 and 7 December 2021 except as may be amended by the conditions of this permit.
2. As no provision has been made for Public Open Space or improvements thereto and, having formed the opinion that such a provision should be made, Council invokes the provisions of Section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993 and requires security equivalent of 5% of the improved value of the gross area of the subdivision. This should be in the form of a direct payment made before the sealing of the final plan or, alternatively, in the form of security provided under Section 117 of the Act. The subdivider is to obtain a report from a Registered Valuer for the purposes of determining the improved value of the gross area of the subdivision.
3. All recommendations of the Bushfire Hazard Management Plan undertaken by North Barker Ecosystem Services dated 2 September 2021 must be implemented. Where recommendations are made around provision of water tanks as part of Stage 1, this must be completed prior to the final plan being approved by Council.
4. All recommendations of the Natural Values Assessment undertaken by North Barker Ecosystem Services dated 24 November 2020 must be implemented prior to works commencing on site.



Engineering Conditions

5. All works shall be constructed in accordance with Council's current Standard Drawings and Specifications, and under the direct supervision of a qualified civil engineer, except where specified by conditions in this permit. All information, design plans, and works shall be to the satisfaction of Council's Manager Engineering and Regulatory Services (ME&RS).
6. All works shall be undertaken at the developer's expense.
7. Prior to the commencement of the development of the site, revised detailed plans and specifications must be submitted to Council's ME&RS for approval. Such plans and specifications shall:
 - a) Include all infrastructure works required by the permit or shown on the endorsed plans;
 - b) Be prepared by a suitably qualified and experienced engineer or engineering consultancy;
 - c) Be prepared substantially in accordance with the current IPWEA Standard Drawings and Tasmanian Subdivision Guidelines available on the LGAT website;
 - d) Include best practice Water Sensitive Urban Design (WSUD) to prevent 80% of Total Suspended Solids (TSS), and 45% of Total Nitrogen (TN) and 45% Total Phosphorus (TP) from leaving the site.
8. If any changes to the Council approved detailed plans are required during construction, a revised set of plans must be submitted for further review and approval by Council's ME&RS, prior to any changes being implemented. Any fees associated with the review and approval of the engineering drawings may be required to be paid again.
9. Prior to the issue of the Certificate of Practical Completion, certification that all private and public infrastructure works have been constructed in accordance with the latest approved version of the detailed plans and specification, as approved by Council's ME&RS, will be required.
10. The new road shall be constructed generally in accordance with TSD-R02-v3 and finished with a two coat (14/7) bitumen seal as a minimum standard. The minimum sealed traffic width shall be 6.0 metres with 0.5 metre sealed shoulders and a 0.5 metre verge each side (minimum of 7.0 metres sealed carriageway). The road reservation shall have a minimum width of 18 metres.
11. Each lot shall be provided with a new access, constructed generally in accordance with TSD-R03-v3 and TSD-R04-v3 and finished with a 40mm thick DG asphalt seal over a minimum of 200mm compacted FCR base material (no clay content). The seal shall have a minimum width of 4.0 metres, and shall extend for 6 metres, or to the property boundary, whichever is greater.

12. Each sealed access must be shaped to direct all stormwater into the roadside table drains and drainage from each access must not cause ponding within the road reserve. Each access shall have a new DN300 RRJ RCP culvert (minimum) and headwalls installed generally in accordance with TSD-R03-v3 and TSD-R04-v3. The culvert size shall be increased where required by the revised detailed plans and specifications and in accordance with the concept plans completed by Poortenaar Consulting and dated December 2021. Driveway outfalls shall be constructed and directed into the roadside table drains with appropriate rock lining to prevent erosion.
13. The cul-de-sac head is to be constructed generally in accordance with TSD-R08-v3 and finished with a 40mm thick DG asphalt seal. The minimum sealed asphalt diameter shall be 25 metres and the minimum road reservation width shall be 31 metres. An amended subdivision plan is to be provided to the satisfaction of Council's ME&RS prior to civil works commencing.
14. The road shall be designed and certified by a suitably qualified and experienced engineer, to be generally in accordance with TSD-R02-v3. The road shall have a minimum of 100mm FCR Base 'Class A' material (no clay content) over 200mm thick sub-base 1 material and finished with a bitumen seal. Sub-grade improvement shall be implemented as required to achieve a minimum sub-grade C.B.R. of 4.0% soaked.
15. Steel-Flex, or equivalent, guideposts shall be installed to each access, culvert headwalls, and the new road as per TSD-R03-v3 and TSD-R25-v3.
16. Roadside table drains shall be constructed for the proposed road generally in accordance with TSD-R02-v3 and as required to safely carry all stormwater from the subdivision for a storm with an ARI of 100 years to the proposed bioretention basin adjacent to Lot 10. New culverts are to be constructed to suit the topography of the site and where required by the revised detailed plans and specifications and in accordance with the advertised concept engineering plans.
17. The proposed bioretention basin adjacent to lot 10 shall be designed and constructed with sufficient sand/loam and vegetation to achieve the stormwater quality targets identified above. The bioretention basin shall discharge stormwater via an overflow into the existing waterway identified on the advertised concept engineering plans.
18. The developer must provide a temporary turning head at the end of each stage of the subdivision which involves construction of a public road. This must be finished with an all-weather gravel seal and be a minimum of 25.0 metres in diameter, as required by the bushfire report completed by North barker Ecosystem Services and dated September 2021.

19. The new intersection between the proposed road and Greens Road shall be constructed in accordance with the relevant standard drawings and technical specifications to the satisfaction of Council's ME&RS. The intersection shall have a smooth transition from the existing road pavement to the proposed road.
20. The portion of land labelled as 'set apart for future road' on the advertised general arrangement by Poortenaar Consulting 21293-01 Rev. D and dated December 2021 shall be treated as a 'road lot' and conveyed to Council upon completion of the final stage.
21. All old fencing shall be removed and a new rural type fence installed on all road frontages and with all costs met by the developer. Gates shall be installed at all new accesses and they shall be set back off the road to allow vehicles to stop clear of the traffic lanes (minimum 6.0 metres).
22. A fee is associated with the review and approval of engineering design plans. The fee will be calculated at 1% of the construction estimate or contract price for stormwater, roadworks, and street lights. This shall be paid along with inspection fees prior to commencing works. An invoice will be provided with the approval letter.
23. The applicant must provide Council with three (3) proposed street names for each new road at submission of engineering design drawings. The names are to comply with Council's Policy and that of the Nomenclature Board through the Department of Primary Industries, Parks, Water and Environment (DPIPWE). Upon approval of names, the applicant must provide a street sign, post and associated fittings, to Council's Standards, for Council to install.
24. Any site filling must comply with the provisions of *AS 3798 Guidelines on Earthworks for Commercial and Residential Developments* current at the time of application. Prior to the use commencing, a Civil Engineer must certify that all the works have been carried out in accordance with AS 3798 and the Council endorsed engineering plan(s). Any fill placed within the road reserve (Lot 100 Road) shall be limited and shall be finished and seeded to the satisfaction of Council's Manager Engineering and Regulatory Services (ME&RS).
25. Prior to the commencement of any works, the developer/contractor shall:
 - a) Complete a Start Works Notice (copy available from Council);
 - b) Provide a copy of their current public liability insurance policy (certificate of currency) for the contractor and any subcontractors engaged to undertake the works;
 - c) Ensure that all traffic management and WH&S requirements are in place for the duration of the works.

26. Easements are required over all Council and third party services located in private property. The minimum width of any easement must be 3.0m for Council (public) mains. *Note: TasWater has its own requirements.*
27. Council is to be notified and engineering inspections are to be completed at the following stages of construction:
- Proof roll inspection of the sub-grade/sub-grade improvement; Proof roll inspection of the sub-base course(s);
 - Proof roll inspection of the base course, prior to sealing;
 - Laying of pipelines for stormwater drainage prior to back filling, including access culverts;
 - Inspection of the base course in any footpaths, kerb and gutter, and driveway accesses, prior to sealing;
 - Practical Completion of works (On Maintenance);
 - Final inspection at completion of Defects Liability Period (Off Maintenance);
 - Installation of all WSUD systems;
 - Any other inspections required during the construction of the public infrastructure.

Where the development is to be constructed in stages, the above inspections and associated fees will be required for each stage.

28. For each inspection required to be carried out, the applicant shall pay the prescribed fee as set annually by Council. This inspection fee shall be indexed at the CPI rate for Hobart until paid. Council will invoice the developer for the minimum number of inspections required together with the drawing review and approval. Where works do not meet Council requirements and/or further inspections are required, additional fees will be charged for each subsequent inspection at the prescribed inspection rate. The works will not be placed On Maintenance until payment of the above fees has been received.
29. A Construction Management Plan (CMP) shall be prepared by the successful civil contractor to the satisfaction of Council's ME&RS and is to be submitted to Council prior to any works commencing. This CMP shall include but not be limited to the following:
- Noise and Dust Management Plan;
 - Traffic Management Plan;
 - Soil and Stormwater Management Plan;
 - Weed Management Plan.
30. The Soil and Stormwater Management Plan must be approved by Council's ME&RS and fully implemented prior to any works commencing on site. No polluted and/or sediment laden runoff must discharge directly or indirectly into Council's drains or watercourses during development.
31. The Weed Management Plan must be prepared by a suitably qualified person and submitted by the applicant to be approved by Council's ME&RS before commencing any works on the property. It shall identify and detail how weeds

- will be eradicated on site, including a specification for 'clean fill' only to be used on site. In order to prevent the spread of weeds to off-site areas, it is essential to apply quarantine measures as follows:
- (a) Install a bunded and dedicated wash-down area located toward the lower area of the property;
 - (b) Wash down all earth moving machinery on-site prior to machinery leaving site.
32. The applicant shall provide Council with "As Constructed" drawings of the development and complete the Data Spreadsheet, copy available from Council, at the completion works. The following list must be submitted as part of these requirements:
- a) "As Constructed" drawings must be clearly understood and must provide all relevant information to the works. The minimum standard for "As Constructed" drawings is demonstrated through the *As Constructed Example Drawing*, available by contacting Council;
 - b) "As Constructed" drawing must be completed and certified by a qualified surveyor or engineer prior to the works being placed on maintenance;
 - c) "As Constructed" drawings must be accurate to AHD and GDA94 and must be drawn to an appropriate scale, show all top, inlet and outlet invert levels and shall be to the satisfaction of Council's ME&RS;
 - d) "As Constructed" drawings must be provided electronically in both .pdf and .dwg or .dxf formats, or as otherwise approved by Council's ME&RS;
 - e) The Data Spreadsheet must be completed and certified by a suitably qualified surveyor or engineer prior to the works being placed on maintenance;
 - f) The Data Spreadsheet must be provided to Council's Asset Manager along with the "As Constructed" drawings;
 - g) All height and special information must be accurate to AHD and GDA94, to the satisfaction of Council's ME&RS;
 - e) The data spreadsheet must be provided electronically, as an Excel document; Photographs of all newly constructed assets must be supplied to Council; a description of photos required is outlined in the Data Spreadsheet Information.
 - h) Compaction and soil tests results for all earthworks or pavement works;
 - i) An engineer's certificate stating that each component of the works complies with the approved engineering plans and Council standards.
33. The Defects Liability Period shall be a minimum of twelve (12) months from the date of Practical Completion. Prior to the sealing of the Final Plan of Survey, the person responsible must lodge with the Council a bond in the form of a bank guarantee or a cash deposit for the duration of the defect liability period for the amount equal to 5% of the total construction value.
34. All roads in the subdivision must be conveyed to the Council upon the issue of the Certificate under Section 10 (7) of the *Local Government (Highways) Act 1982*. All costs involved in this procedure must be met by the person responsible.

35. Underground power, street light poles and communication services (including NBN if available) are to be provided to each lot within the boundary adjustment in accordance with the relevant Authority's standards and specifications, with the developer to meet all costs. The developer is to reimburse Council for the cost of street lights and 14W LED lamps at a rate of \$625 per light (indexed with CPI).
36. The survey pegs for all lots in the boundary adjustment are to be certified correct after the construction is completed and prior to the works being placed On Maintenance.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

- This permit shall lapse at the expiration of two (2) years from the date on which it is granted if the development and use is not substantially commenced within that period.
- This permit does not imply that any other approval required under any other by-law or legislation has been granted.
- Separate Building Approval may be required prior to commencement of the development.

You may appeal against the above condition/s, any such appeal must be lodged within fourteen (14) days of service of this notice to the Resource Management and Planning Appeal Tribunal, Level 1, 144-148 Macquarie Street Hobart 7001.

Ph ☎ 6165 6794 or email rmpat@justice.tas.gov.au.

Introduction

Council received an application for the subdivision of land at Greens Road, Orielton. The parent title is a lot of approximately 20ha in area to the south of Greens Road. The lot currently accommodates a dam and a dwelling and associated outbuildings close to Greens Road which will all be accommodated on the Balance Lot.

The proposal will result in a balance lot of over 4ha, and then a further 14 lots which vary in size from 1ha through to 1.14ha. A road will be constructed as part of the works, and a link to a potential future road, to the land to the south is also provided, providing an opportunity for the southern lot to be subdivided in the future.

Strategic plan

The proposed subdivision will not impact upon Council's strategic plan.

Annual plan

The proposed subdivision will not have an impact upon Council's Annual Plan.

Policy

Relevant policies to this application include the Public Open Space policy.

Environmental implications

The site is currently used for grazing and is pasture and there will be no significant environmental implications through the works.

Asset management implications

The application will result in asset management implications, particularly around the construction of a new road which will become a Council asset.

Risk management implications

There are no risk management implications from the works.

Community implications

There are no community implications from the works.

Statutory implications

Zone: Rural Living

Use Classification: A subdivision is a discretionary use.



Representations

The application was advertised on 23 December 2021 and representations closed on 14 January 2022.

At the time of preparing this report, no representations were received.

Referrals

The application was referred to Council's Engineering, Plumbing and Environmental Health Departments.

Environmental Health and Plumbing had no comments or conditions.

The application was referred to TasNetworks on 21 December 2020 and a response was received on 24 December 2020 stating that no conditions were required.

The following comments were made by Council's Development Engineer:

The application is for a 14 Lot + Balance subdivision of 212 Greens Road. The subdivision involves a new road which will finish in a cul-de-sac. The new road will need to be constructed in accordance with Council's standards and sealed. The road reservation shall be 18-20 metres with a 7.0 metre wide sealed carriageway for the road and 31 metres with an asphalt turning circle of 24 metres diameter for the cul-de-sac.

Detailed engineering drawings were provided as part of the subdivision application and will need to be updated to comply with all conditions in this permit.

Stormwater must be directed towards the bioretention basin and then discharge into the existing watercourse. Due to the dam overflow and the significant increase in development potential, driveway culverts may need to be larger than the typical DN300 culvert. Details on the size required will be provided as part of the detailed engineering plans.

The bushfire plan makes reference to staging – have assumed the development will be completed in stages for my referral.

The general arrangement completed by Poortenaar Consulting identifies a section of land set apart for a future road. I have included a condition such that this land is treated as a road and conveyed to Council upon completion of the final stage.

Date of Receipt of Application

11/12/2020



Date by Which a Decision Must be Made

4 February 2022

Report

The property is a single title and is approximately 20ha in area.

Rural Living Zone

The application complies with the following standards within the Rural Living Zone:

- Clause 13.5.1, Lot Size. The application complies with this standard as each of the lots is at least 1ha or larger. No lot is an internal lot and the setbacks from existing buildings to new boundaries complies with the requirements of the Scheme.
- Clause 13.5.2

P2

The design of each lot must contain a building area able to satisfy all of the following:

- (a) is reasonably capable of accommodating residential use and development;*
- (b) meets any applicable standards in codes in this planning scheme;*
- (c) enables future development to achieve reasonable solar access, given the slope and aspect of the land;*
- (d) minimises the requirement for earth works, retaining walls, and cut & fill associated with future development;*
- (e) is sufficiently separated from the land zoned Rural Resource and Significant Agriculture to prevent potential for land use conflict that would fetter non-sensitive use of that land, and the separation distance is no less than:*
 - (i) 40 m from land zoned Rural Resource;*
 - (ii) 80 m from land zoned Significant Agriculture;*
- (f) is setback from land zoned Environmental Management to satisfy all of the following:*
 - (i) there is no significant impact from the development on environmental values;*
 - (ii) the potential for the spread of weeds or soil pathogens onto the land zoned Environmental Management is minimised;*
 - (iii) there is minimal potential for contaminated or sedimented water runoff impacting the land zoned Environmental Management;*
 - (iv) there are no reasonable and practical alternatives to developing close to land zoned Environmental Management.*

Each lot has a building envelope that is capable of being developed for a single dwelling. The building areas are encumbered with overlays, and in particular the



Bushfire prone areas overlay however this will be separately addressed in the Codes section of the Scheme.

Future dwellings will be able to achieve adequate solar access, and the site is relatively flat therefore there is less of a requirement for cut and fill works to occur. All lots are clear of setbacks from Rural Resource Zone, Significant Agriculture and Environmental Management zone, with the main lot over which this is impacted being lot 4. The potential for the spread of weeds to land zoned Environmental Management is relatively minimal given the distance from such land, however soil and water management and weed management requirements will be applied to protect nearby watercourses. The application complies with the performance criteria.

P3

The frontage of each lot must provide opportunity for reasonable vehicular and pedestrian access and must be no less than:

6m.

All lots have in excess of 40m of frontage except lots 11 and 12 which are at the head of the culdersac. They have frontages of 7 and 6m respectively, which meets the performance criteria.

P1

The arrangement and construction of roads within a subdivision must satisfy all of the following:

- (a) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised;*
- (b) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority;*
- (c) the subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries;*
- (d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy;*
- (e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum;*
- (f) internal lots are not created;*
- (g) connectivity with the neighbourhood road network is maximised;*
- (h) the travel distance between key destinations such as shops and services is minimised;*
- (i) walking, cycling and the efficient movement of public transport is facilitated;*

- (j) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A;
- (k) multiple escape routes are provided if in a bushfire prone area.

The application includes the construction of a new road. This road is required to fully subdivide the property and utilise all of the land. There is no relevant road network plan for this site therefore this is not applicable. The development includes a future road lot which will facilitate the future subdivision of neighbouring properties to the south which meets requirement (c). The road function is logical and provides convenient access to the site. Only one cul-de-sac is created which is considered appropriate. No internal lots are created, with network to the surrounding area maximised given the future road lot proposed. There is no public transport in this area but walking and cycling is maximised where possible. There are multiple escape routes in the case of bushfire. The application is considered to meet the performance criteria.

P1

The arrangement of ways and public open space within a subdivision must satisfy all of the following:

- (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;
- (b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;
- (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;
- (d) topographical and other physical conditions of the site are appropriately accommodated in the design;
- (e) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;
- (f) the route of new equestrian ways has regard to any equestrian trail plan adopted by the Planning Authority.

There are no public open space areas or ways proposed as part of these works therefore the application meets this requirement.

P2

Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.

The development does not include a land contribution for public open space. Therefore consideration must be given to cash in lieu of a public open space contribution. Reference is made to Councils open space policy.

It is noted that this area was not identified as being a location where additional open space facilities (in the form of land) were required, therefore a cash in lieu contribution is deemed the most appropriate response to this requirement.

The land is zoned Rural Living, therefore as specified within section 6 of Council's Public Open Space Policy, a contribution can be sought. As specified in section 6.4 of the Policy, the percentage of cash in lieu contributions can be determined once you establish the existing provision of open space in the area, the extent to which new lots will impact upon demand for open space, and the ability of the new lots to provide for some of their own open space needs.

Orielton has very little open space land available to it, nor are there any trails such as bridle ways or similar. The closest area of open space that is useable for the community is Pembroke Park which is over 7km away. The demand created from this subdivision will be in the vicinity of 14 additional lots beyond what is currently there. This is a not insignificant amount and represents a pattern of development that is occurring more frequently in the Orielton vicinity. With the increasing subdivisions, there will certainly be more demand on open space areas and a need for more easily accessible areas, including bridle ways. While the lots being 1ha in size, can provide for some of their open space needs, this does not negate the need to provide for open space beyond the property boundaries. Given this, it is considered warranted that a public open space contribution of the full 5% is suitable. A permit condition will be applied requiring a contribution of 5%.

The lots do not have access to reticulated water therefore cannot connect to these services. They will need to provide for the own onsite wastewater needs, and given their size, the application is exempt from the onsite wastewater management Code. Similar the lots will need to be able to accommodate their own stormwater requirements, and given the size of the lots and the fact that the water will be collected for re-use on site, this can be achievable.

CODES

The application must be considered against the following Codes:

- Bushfire Prone Areas Code;
- Parking and Access Code;
- Roads and Railway Assets Code;
- Stormwater Management Code;
- Waterway and Coastal Protection Code;

E1.0 Bushfire Prone Area

The site is bushfire prone and to demonstrate compliance with clause E1.6.1 of the Code. The application was accompanied by a report by North Barker regarding bushfire risk and hazard management requirements. The bushfire management plan determines that each lot can manage their bushfire risk within the property boundaries and meet a BAL 19 construction standard. Recommendations are made

regarding maintaining the hazard management areas in a low fuel state, and the need for a new water tank for lot 1 to be completed at the end of stage 1.

This assessment addresses the requirements of the Code.

E5.0 Road and Railway Assets Code

The development proposes a single access point for each new lot. This ensures compliance with Clause E5.6.2 of the Code.

E6.0 Parking and Access Code

The development proposes a new road with each of the proposed lots including a new access. This meets the requirements of the Code.

E7.0 Stormwater Management Code

The application includes analysis of drainage for each lot, but more critically drainage paths for stormwater from the new road, and where impacted, from overland flow. This has been conditioned by Council's Development Engineer to meet the requirements of the Code.

E11.0 Waterway and Coastal Protection Code

An existing watercourse traverses the proposed lots 10, 11, 12 and 13. For lots 10 and 13, all accesses and building areas are outside of the waterway overlay however for lots 11 and 12, their access in particular is within the waterway area. Therefore works in this area must be considered against the following clause:

P1

Subdivision of a lot, all or part of which is within a Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area, must satisfy all of the following:

- (a) minimise impact on natural values;*
- (b) provide for any building area and any associated bushfire hazard management area to be either:*
 - (i) outside the Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area; or*
 - (ii) able to accommodate development capable of satisfying this code.*
- (c) if within a Potable Water Supply Area, be in accordance with the requirements of the water and sewer authority.*

The lots are paddocks which include ephemeral watercourse travelling through them. The building areas are outside of this water course. To that end, the works are capable of meeting the requirements of the code. The most significant impact may be on access risk in the event of the water course running. Engineering details regarding access to these sites can address this requirement. A Natural Values Assessment was completed for the development and this details the recommended

actions to mitigate any impacts. This will form a condition of approval to be addressed prior to works commencing on site. The application meets the Code requirements.

Conclusion

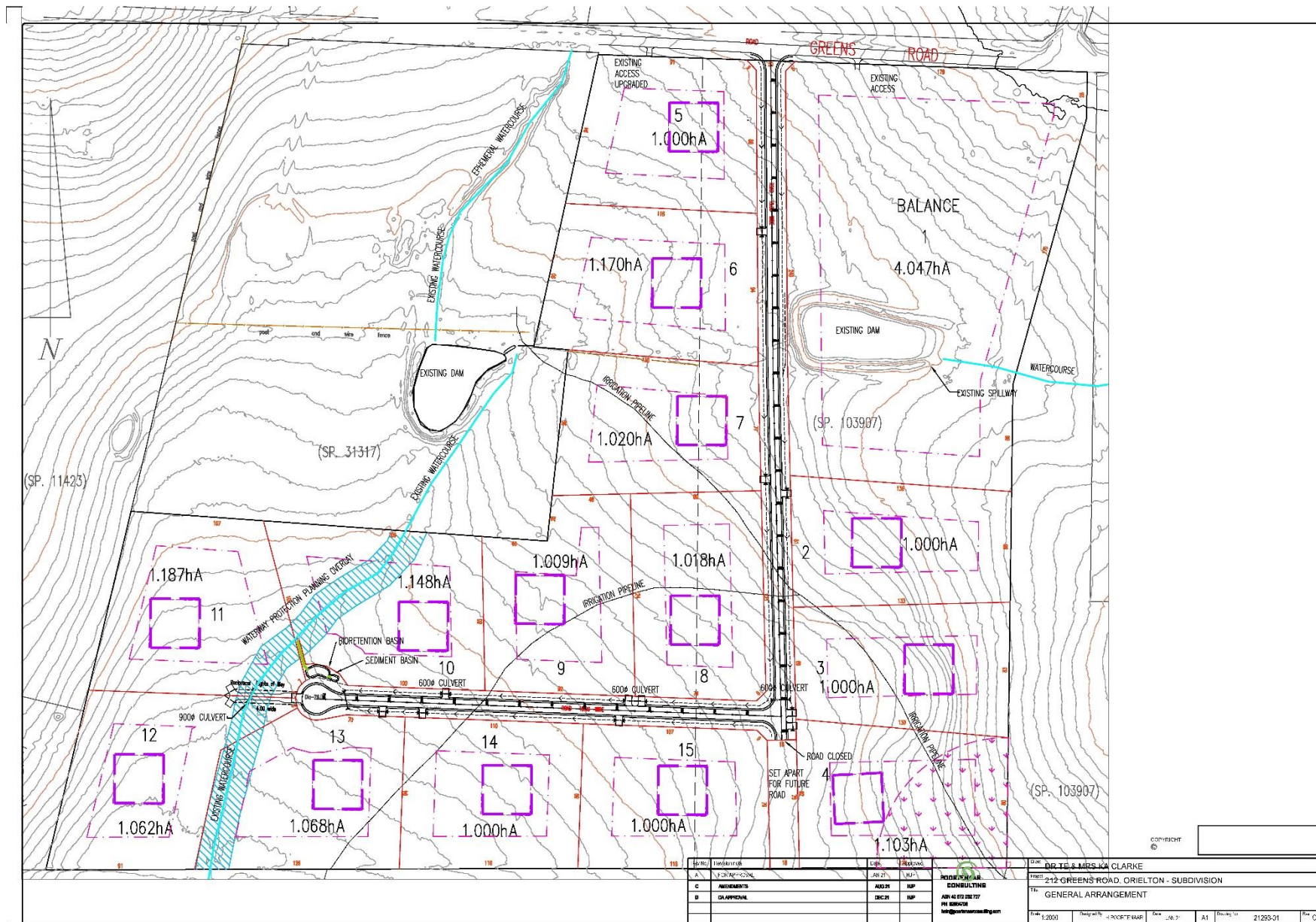
The application is for the subdivision of rural living land in Orielton. The subdivision of the land is undertaken in such a way that it maximises the use of the land which is otherwise left as vacant paddocks. A road has been constructed which will also provide access to the properties to the south. Subject to conditions, the application can be supported and is recommended for approval.

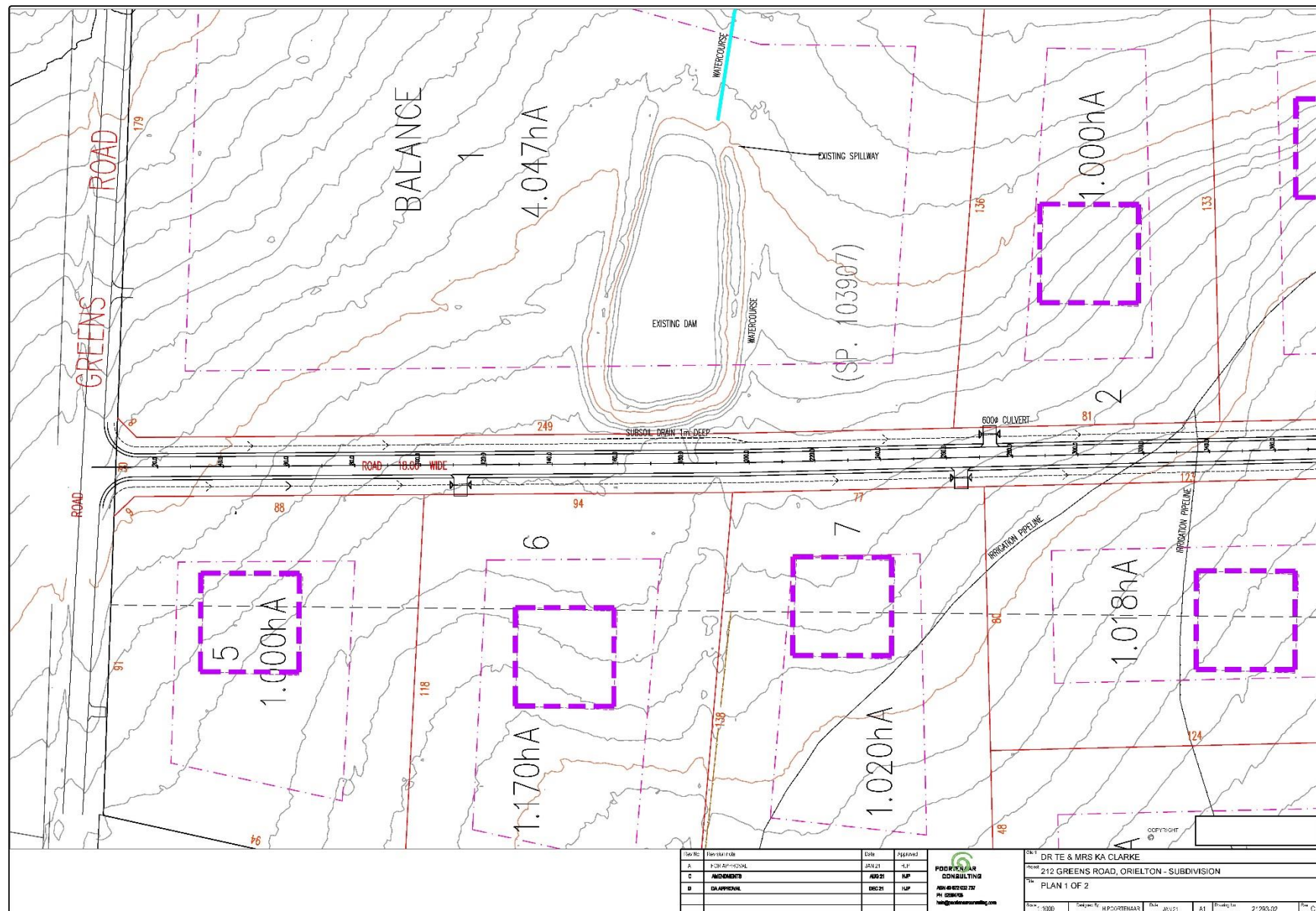
Caroline Lindus

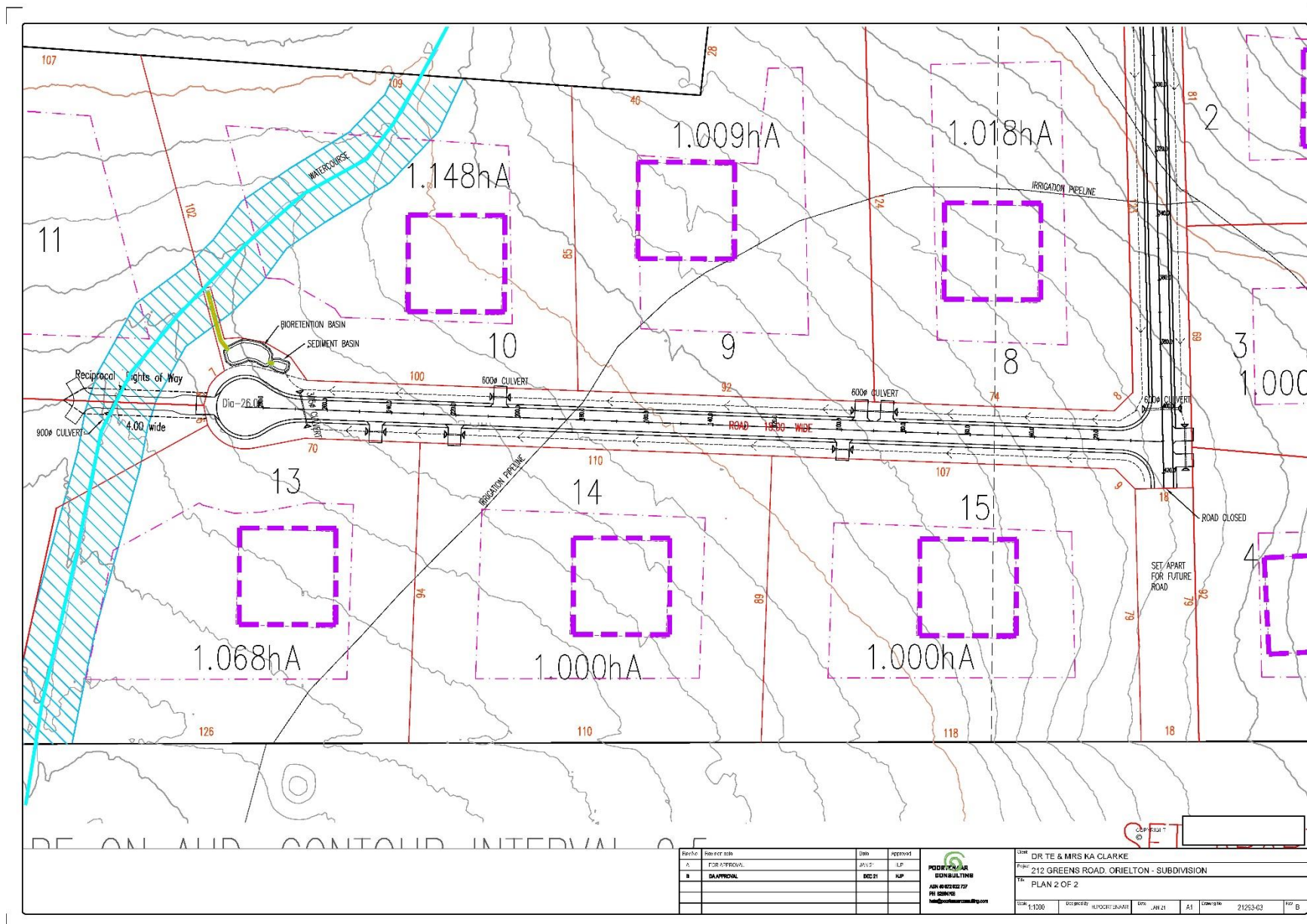
CONSULTANT SENIOR PLANNER

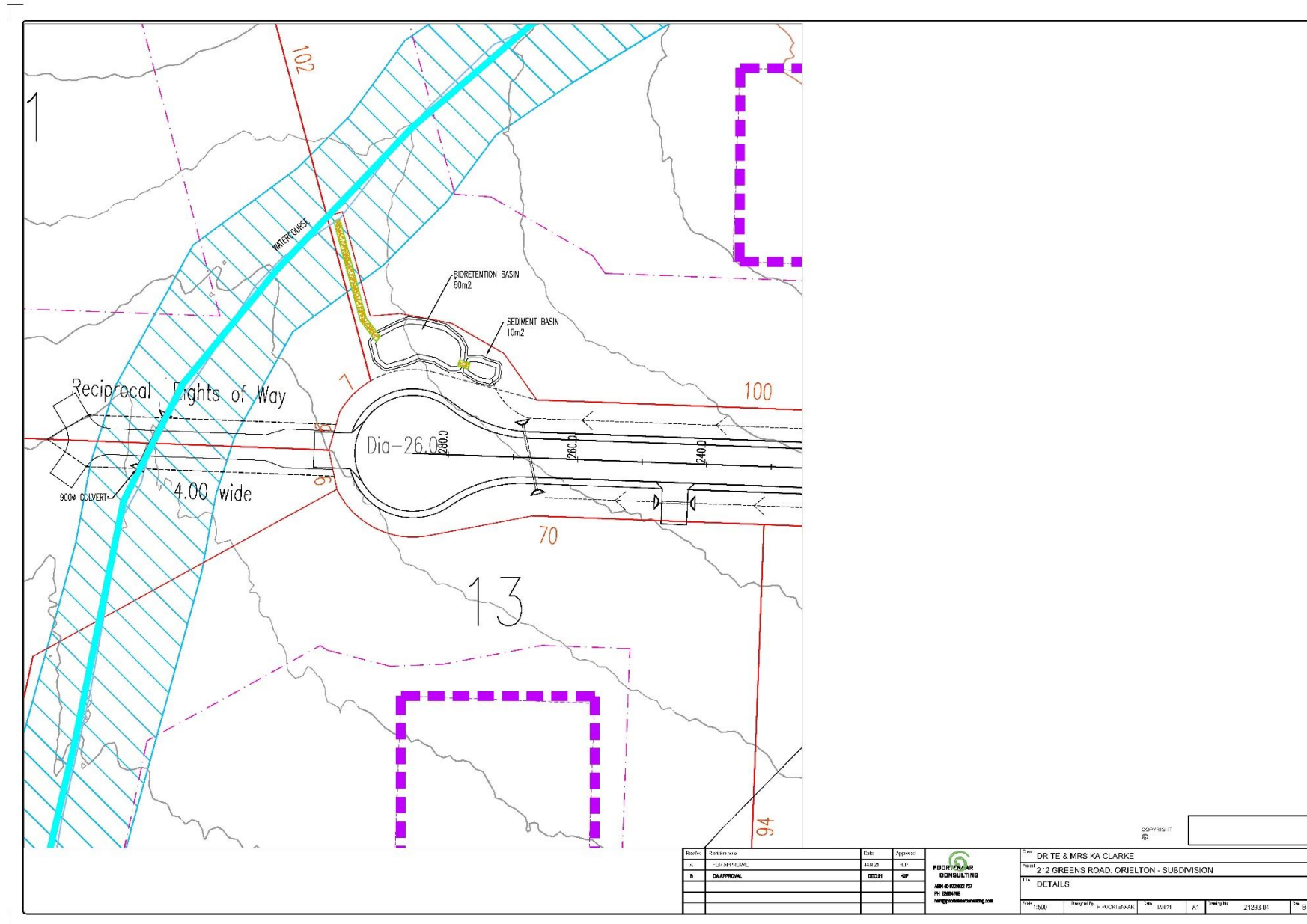
Date: 24th Jan 2022

Attachments: Bushfire Hazard Management Plan











7/12/2021

Sorell Council
47 Cole Street
SORELL TAS 7172

Dear Sir/Madam,

**SA 2020/28 1-14 LOT SUBDIVISION & BALANCE GREENS ROAD, ORIELTON FOR
TE.CLARKE (amended)**

I refer to your correspondence dated 23August Item 2:

The 20 year ARI storm flow from the Eastern catchment is 0.9m³/s.

The 100 year ARI storm flow from the Eastern catchment is 1.4m³/s.

The nominal road side drain is V shaped, 0.5m deep with 1in3 sides. Though it is able to be deepened to 1m without any safety or amenity issues. The grade varies but the flattest grade of the relevant section of road is 1.38%.

To cater for the 100 year flow it is intended to increase the depth of the drain to 0.7m below the road. With a freeboard of 0.1m the capacity is 1.5m³/s which is sufficient for the 100 year flow.

Yours Faithfully

A handwritten signature in black ink, appearing to read 'H. Poortenaar', is written over a light blue horizontal line.

Poortenaar Consulting Pty Ltd

POORTENAAR CONSULTING PTY LTD ACN 152 224 372
77 BANKSIA ROAD, MOUNTAIN RIVER, TAS 7109 M 0448 440 346
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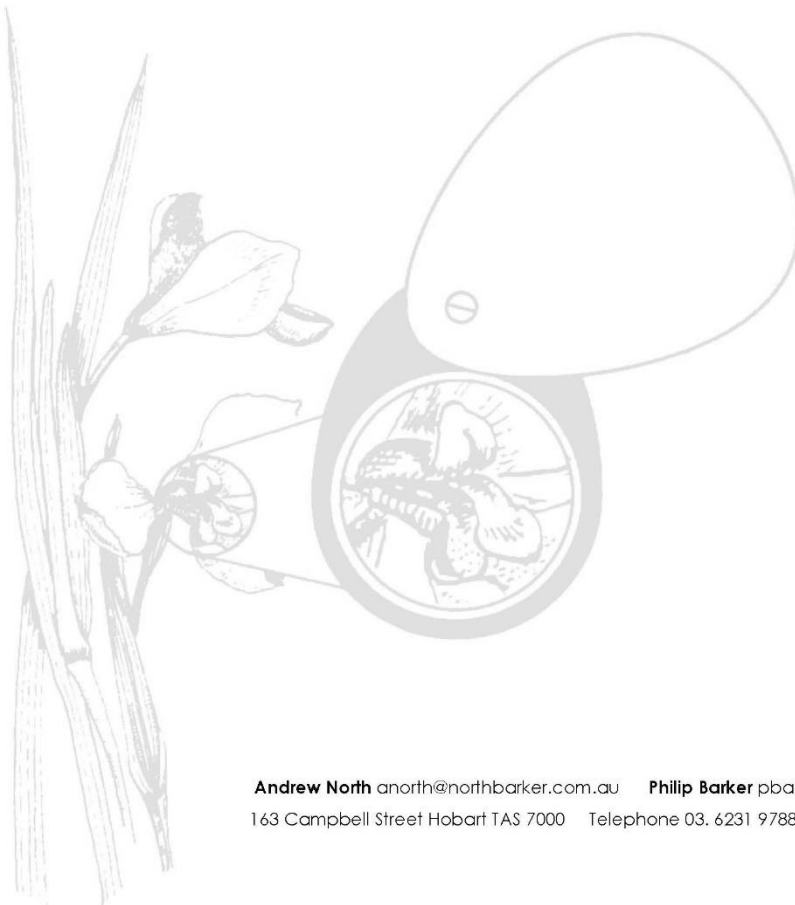


**212 Greens Road, Orielton
Fifteen lot residential subdivision**

Bushfire Report and Hazard Management Plan

2/09/2021

For T E Clarke (MED010)



Andrew North anorth@northbarker.com.au **Philip Barker** pbarker@northbarker.com.au
163 Campbell Street Hobart TAS 7000 Telephone 03. 6231 9788 Facsimile 03. 6231 9877



AGENDA
DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE (DASC) MEETING
1 FEBUARY 2022

212 Greens Road, Orielton

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1. INTRODUCTION

The following proposal is for the development of a 15 lot subdivision at 212 Greens Road Orielton. The land is within the municipality of Sorell. The Sorell Interim Planning Scheme (2015) identifies the land as being within the Bushfire Prone Areas overlay and as a Bush Fire Hazard Management Plan (BHMP) is required demonstrating compliance with Planning Directive No. 5.1 – Bushfire Prone Areas Code with reference to the setbacks to achieve the required Bushfire Attack Level (BAL) for the proposal and the proposed mitigation in compliance with the AS3959:2018 Construction of Buildings in Bushfire Prone Areas.

This bushfire hazard management plan addresses the requirements for all lots in the subdivision (Lots 1 – 15). There is an existing building on Lot 1 (Balance), new dwellings are proposed for Lots 2 – 15.

None of the buildings will be dependent upon another lot for hazard management requirements and so no lot requires protection from outside of its boundaries.

2. SITE DESCRIPTION

The development site is on a title of approximately 20.2 ha. The land has only low slopes with a rise towards the east. The elevation ranges from about 40 to 60 m ASL. The site is accessed from Greens Road.

The parcel and the surrounding land is zoned Rural Living. The site itself is grassland.

The predominant wind direction during summer in fire weather is from the south east¹.

See Figure 1 for the context and locality of the proposal.

Limitations:

This report is based on site measurements at the time of inspection and from information provided by the proponent. The report is limited in scope to bushfire hazard assessment only. The assessment is based on this subdivision proposal and its findings are for this site only. Future changes to the subdivision proposal or changes in the vegetation that affect bushfire hazard have not been considered.

3. PROPOSED USE

The proposal is to subdivide the parcel into 15 rural residential lots. The primary access and egress are off Greens Road. It is located within a water serviced area and it is intended that each lot will be reliant upon static water for fire fighting purposes.

A future road is being provided for that lies between lots 4 and 15. This section of land is being set aside for potential future use; however it is not being developed as part of this proposal.

¹ Monthly windrose data accessed from the Hobart Airport weather station 19/11/2020

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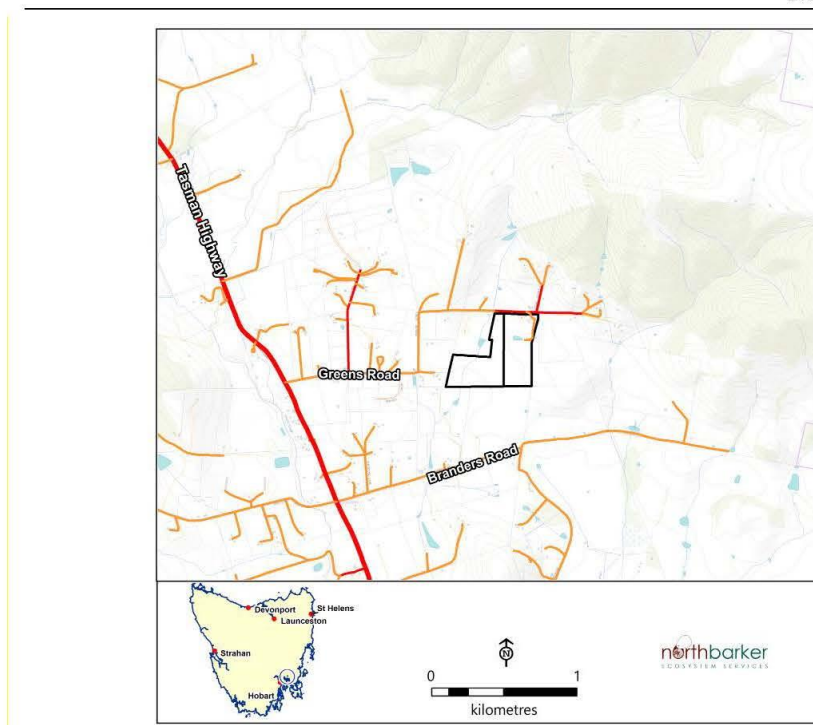


Figure 1. The location and context of the site.

4. BUSHFIRE SITE ASSESSMENT

4.1 Vegetation: There is an existing dwelling on Lot 1 which is surrounded by managed gardens, the remaining building areas (2 – 15) are located on land that is currently agricultural grassland.

The predominant vegetation type surrounding the subdivision is also grassland with a few areas of low threat vegetation surrounding existing dwellings.

The existing vegetation is depicted in Figure 2 and tabulated in Table 1.

4.2 Slope and fire paths: On the lot the slopes are low. The slopes are also tabulated in **Table 1**. Only the slopes that affect the BAL rating at the house site are reported although there are changes in slope within the 100m zone beyond the distance that affects the BAL rating.

The last mapped fire that impacted this area was in 1967 (the LIST accessed 19/11/2020).

4.3 Distance:

Table 1 and Figure 2 indicate the site characteristics for a 100 m radius that have been assessed to determine the bushfire attack level of the building and provide the dimensions for the BHMA for a BAL 19 solution as per Section 2 of AS 3959. All aspects have been resolved to BAL 19 by the bushfire hazard management plan (Appendix 1).

NOTE: All distances are based on the notional building area illustrated in Figure 2.

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Table 1. Slope and vegetation characteristics and AS3959 solution for BAL 19

Quadrant	Effective Vegetation class Table 2.3 AS3959	Effective Slope (degrees)	Distance under effective slope (m)	Compliant defensible Space Required for BAL- 19 (m)	Exclusions of low threat vegetation under 2.2.3.2 AS3959
Lot 1					
North east	Low threat vegetation	Flat / upslope	0-100 m	0 m	LTV
South east	Low threat vegetation	0- 5 °	0 - 25 m	0 m	LTV
South east	Grassland	0- 5 °	25 - 100 m	11 m	n/a
South west	Low threat vegetation	0- 5 °	0 – 43 m	0 m	LTV
South west	Grassland	0- 5 °	43 – 100 m	11 m	n/a
North west	Low threat vegetation		0 – 40 m	0 m	LTV
North west	Grassland	0- 5 °	40 – 100 m	11 m	n/a
Lots 2, 3 and 4					
North	Grassland	0- 5 °	0 - 100 m	11 m	n/a
East	Grassland	Flat / upslope	0 - 100 m	11 m	n/a
South	Grassland	0- 5 °	0 - 100 m	11 m	n/a
West	Grassland	0- 5 °	0 - 100 m	11 m	n/a
Lots 5 to 15 inclusive					
North	Grassland	Flat / upslope	0 - 100 m	11 m	n/a
East	Grassland	Flat / upslope	0 - 80 m	11 m	n/a
South	Grassland	0- 5 °	0 - 100 m	11 m	n/a
West	Grassland	0- 5 °	0 - 100 m	11 m	n/a

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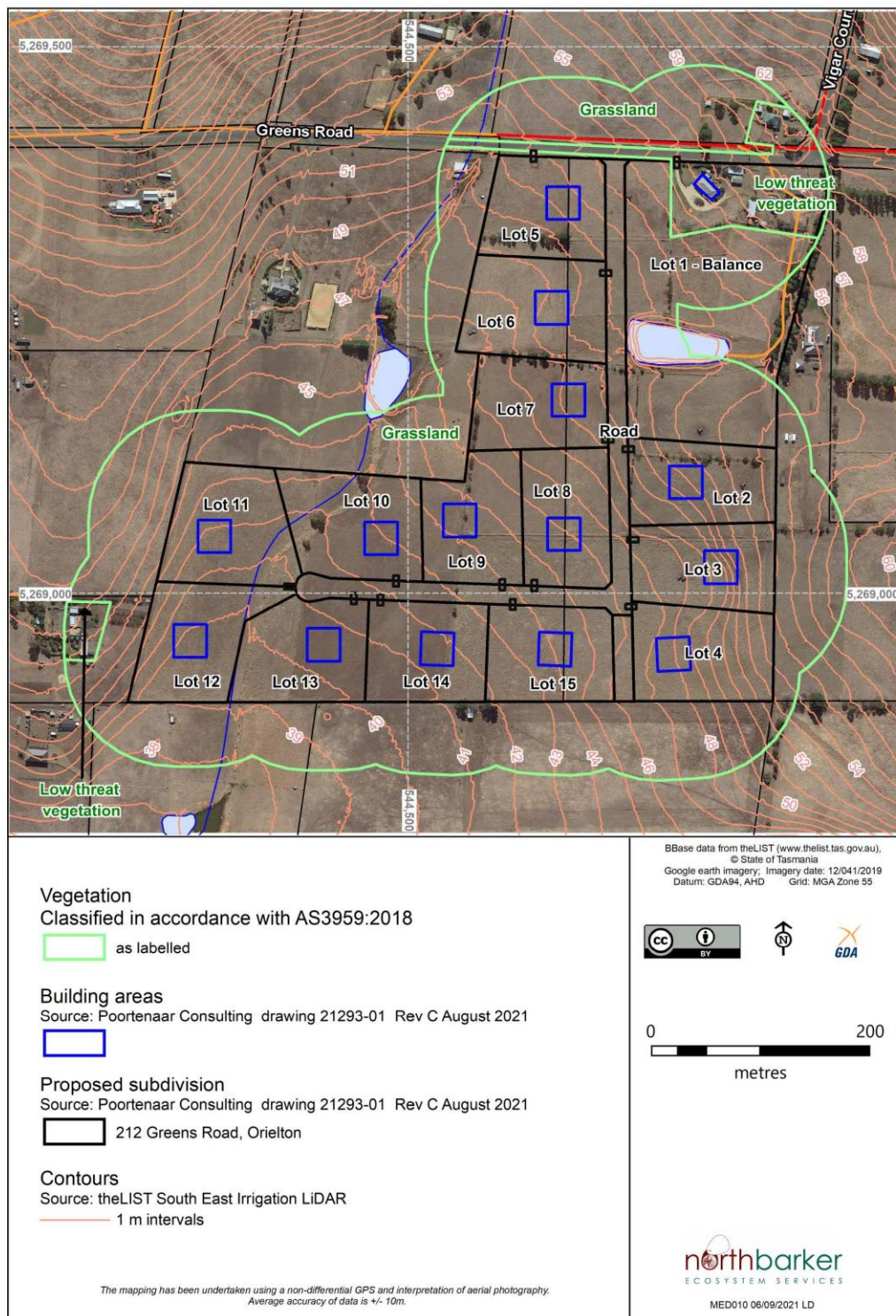


Figure 2. Vegetation and contours in relation to the site

212 Greens Road, Orielton



Plate 1 – Existing house and garden



Plate 2 – Existing wide formation and turning areas

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Plate 3 – Looking north to existing balance lot



Plate 4 – Facing south west from lot 9 towards lots 11-13

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Plate 5 – Facing south east towards lot 4



Plate 6 – Typical grassland on site

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BUSHFIRE PRONE AREAS MANAGEMENT OBJECTIVES

The Bushfire-Prone Areas Code (issued as Planning Directive No. 5.1) applies within all interim planning schemes and applies to the subdivision of land that is located within, or partially within, a bushfire prone area. This code has been developed to ensure that use and development is designed, located, serviced and constructed to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Appendix 2 of this report tabulates the specifications for standards set out in PD5.1 for subdivisions. This proposal must comply with this directive as set out in Table 2 below.

Table 2. Compliance of the accommodation building proposal Planning Directive No.5.1 Bushfire Prone Areas Code.

	Deemed to satisfy requirements (Elements)	Requirement (Appendix 2)	Compliance
	Construction requirements	AS 3959 - 2018	To be assessed by building surveyor.
E1.6.1	Hazard management area	A1 (a) A1 (b)	The hazard management area for Lot 1 (balance) is already managed in a low fuel environment. Subject to implementing the proposed BHMP, a BAL 19 area with appropriate hazard management areas as determined by using Table 2.4.4 of AS3959-2018 will be provided for Lots 2 -15. The subdivision is intended to be staged; however no lots are dependent upon each other for mutual hazard management. Each lot must have the HMA established before construction as a building Permit condition and confirmed by council.
E1.6.2	Firefighting access	A1 (b)	Yes. Proposed public access will comply with Table E1 of PD 5.1 The proposed road width is greater than 7 m wide. Each private access will comply with Table E2 of PD 5.1. All will greater than 30 m long. A turning area and hardstand will be provided for in each lot. There will be an interim turning area at the western end of stage 3. This must occur prior to sealing of titles for Stage 3 Lots and will be confirmed by Council.
E1.6.3	Provision of water supply for firefighting purposes	A2 (b)	Yes - Lot 1 will have a compliant water tank and fittings installed immediately adjacent to the pathway that leads to the backdoor of the house. There is already a hardstand in this area and adjoins the existing access. This is to occur at the completion of Stage 1. All habitable building areas on lots 2-15 will have a water supply compliant with Table E5 and within 90 m of the static water supply as measured by hose lay. Water supply must be installed and operation before occupancy and verified by a building surveyor.

5. MANAGEMENT OF THE HMA AND LANDSCAPING

The bushfire hazard management plan (Appendix 1) has resolved all aspects to BAL 19 as per Table 2. All vegetation within the HMA of the site will be managed in a low fuel state and the following recommendations are made.

1. Maintain HMA in a low fuel state. Ground cover vegetation less than 100 mm tall – this can be achieved by mowing and raking; larger trees pruned to at least 2m; and if necessary, remove sufficient trees to maintain a 3 m canopy separation; selectively removing small trees and shrubs to create clumps.
2. A new water tank to be installed for the balance lot (Lot 1). This is to be done at the completion of Stage 1.
3. The subdivision will be staged. However, none of the lots are reliant upon each other for mutual protection so interim hazard management areas aren't required.
4. An interim turning area will be installed for the development of stage 3.
5. Recommended - Gardens exclude shrubs from within 5 m of the building.
6. Recommended - All aspects to be mineral surface to a minimum of 0.5 m from the building.
7. Recommended - No trees or shrubs within 10 m to exceed the height of the gutters.

References

Australian Standard AS 3959 (2018) Construction of Buildings in Bushfire Prone Areas.

Planning Directive 5.1 – Bushfire-Prone Areas Code.

APPENDIX 1. BUSHFIRE HAZARD MANAGEMENT PLAN

Assessment date: 07/09/2021

Assessor: Philip Barker BFP- 147 (1, 2, 3A, 3B, 3C)

BUSHFIRE ATTACK LEVEL ASSESSMENT REPORT

Bushfire Attack Level (BAL) assessment conducted in accordance with Clause 2.2 Simplified Procedure (Method 1) of AS 3959 – 2018.

This BAL Assessment Report has been provided to determine the BAL (in accordance with AS3959-2018) for the site and where necessary provide recommendations for BAL reduction methods to comply Directors Determination 2.1. Requirements for water supply for fire fighting and vehicle access and egress for fire fighting have been included; and should part of the Building Surveyors Certificate of Likely Compliance assessment.

Limitations

All measurements have been made using standard practices and may contain small errors of precision.

Compliance with the AS3959 building standards referred to in this assessment does not mean that there is no risk to life or property as a result of bushfire.

A primary limitation is that the BAL value is determined under an FDI of 50. The FDI can be higher under certain weather and fuel conditions and consequently the BAL may also be higher than determined here.

Property Details

Applicants Name: T E & K A Clarke

Municipality: Sorell

PID: 331 1074

Certificate of title / number: CT 167839/1 and 167839/2

Address: 212 Greens Road, Orierton

Proposal: Fifteen lot subdivision

Bush Fire Attack Level (BAL) 19

Relevant fire danger index: (see clause 2.2.2) FDI 50

Summary of Compliance Requirements (see Figure 1):

Building materials and design must comply with BCA for BAL 19. Building construction requirements for this aspect are a min of BAL 19.

Each lot must have the HMA established before construction as a building Permit condition and confirmed by council.

Each private access will comply with Table E2 of PD 5.1. A turning area and hardstand will be provided for in each lot. There will be an interim turning area at the western end of stage 3. This must occur prior sealing of titles for Stage 3 Lots and will be confirmed by Council Road access requires a turning area for fire vehicles at the end and a hard stand within 3 m of the water source.

All habitable building areas on lots 2-15 will have a water supply compliant with Table E5 and within 90 m of the static water supply as measured by hose lay. Water supply must be installed and operation all before occupancy and verified by a building surveyor.

212 Greens Road, Orielton

Determination of vegetation and slope within 100m in all directions.

Quadrant	Effective Vegetation class Table 2.3 AS3959	Effective Slope (degrees)	Distance under effective slope (m)	Compliant defensible Space Required for BAL- 19 (m)	Exclusions of low threat vegetation under 2.2.3.2 AS3959
Lot 1					
North east	Low threat vegetation	Flat / upslope	0-100 m	0 m	LTV
South east	Low threat vegetation	0- 5 °	0 - 25 m	0 m	LTV
South east	Grassland	0- 5 °	25 - 100 m	11 m	n/a
South west	Low threat vegetation	0- 5 °	0 – 43 m	0 m	LTV
South west	Grassland	0- 5 °	43 – 100 m	11 m	n/a
North west	Low threat vegetation		0 – 40 m	0 m	LTV
North west	Grassland	0- 5 °	40 – 100 m	11 m	n/a
Lots 2, 3 and 4					
North	Grassland	0- 5 °	0 - 100 m	11 m	n/a
East	Grassland	Flat / upslope	0 - 100 m	11 m	n/a
South	Grassland	0- 5 °	0 - 100 m	11 m	n/a
West	Grassland	0- 5 °	0 - 100 m	11 m	n/a
Lots 5 to 15 inclusive					
North	Grassland	Flat / upslope	0 - 100 m	11 m	n/a
East	Grassland	Flat / upslope	0 - 80 m	11 m	n/a
South	Grassland	0- 5 °	0 - 100 m	11 m	n/a
West	Grassland	0- 5 °	0 - 100 m	11 m	n/a

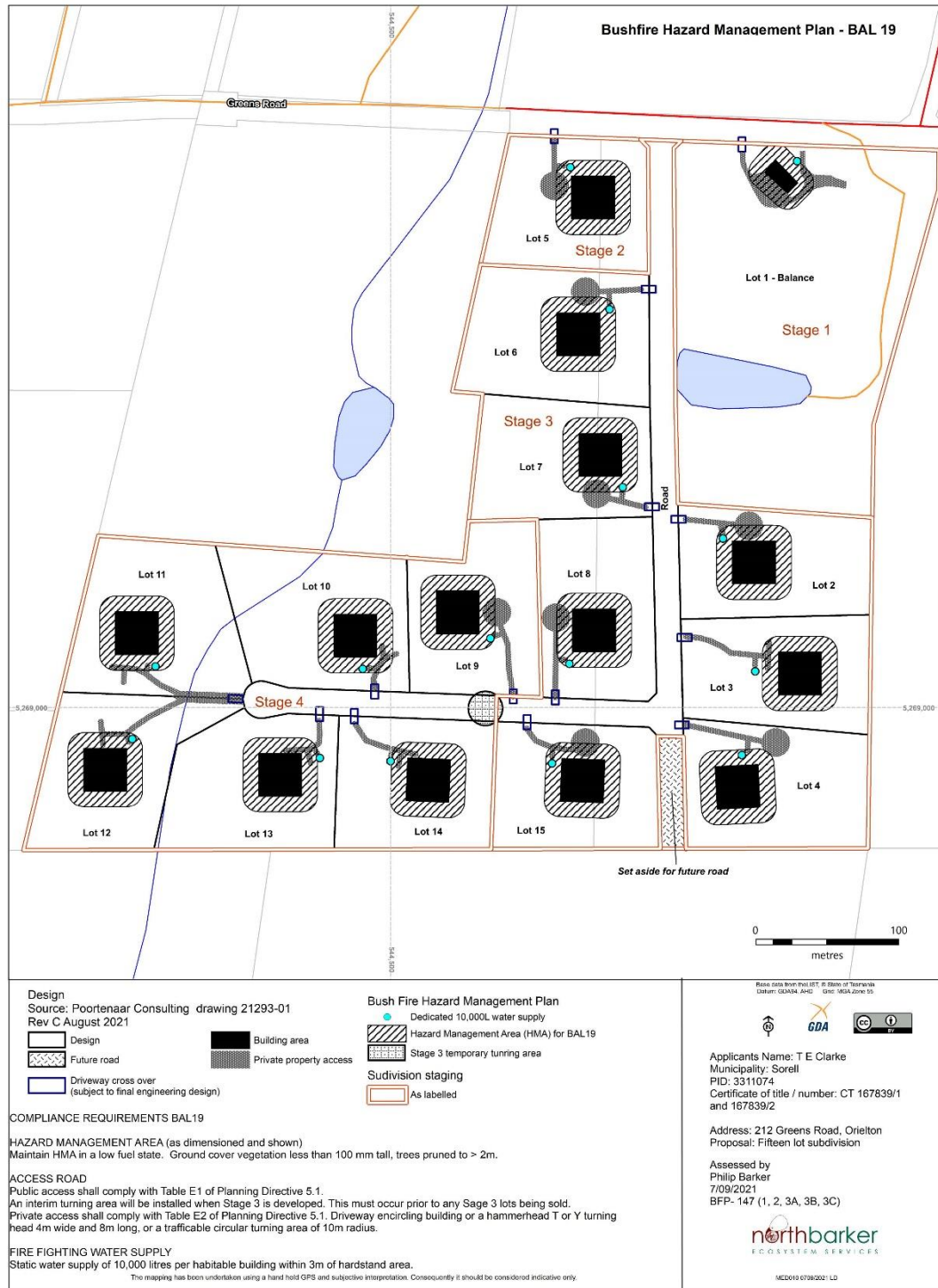
Determination of Bushfire Attack Level (BAL 19)**Recommendations**

The bushfire hazard management plan (Appendix 1) has resolved all aspects to BAL 19 as per Table 2. All vegetation within the HMA of the site will be managed in a low fuel state and the following requirements and recommendations are made.

1. Required - Maintain HMA in a low fuel state. Ground cover vegetation less than 100 mm tall – this can be achieved by mowing and raking; larger trees pruned to at least 2m.
2. Required - A new water tank to be installed for the balance lot (Lot 1). This is to be done at the completion of Stage 1.
3. Recommended - Gardens exclude shrubs from within 5 m of the building.
4. Recommended - All aspects to be mineral surface to a minimum of 0.5 m from the building.
5. Recommended - No trees or shrubs within 10 m to exceed the height of the gutters.

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**FIGURE 1. BUSHFIRE HAZARD MANAGEMENT PLAN**

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APPENDIX 3. PLANNING CERTIFICATE**BUSHFIRE-PRONE AREAS CODE****CERTIFICATE² UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993****1. Land to which certificate applies**

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

212 Greens Road, Orielton

Certificate of Title / PID:
 PID: 3311074
 Certificate of title / number: 167839/1 and 167839/2
2. Proposed Use or Development**Description of proposed Use and Development:**

15 Lot Subdivision

Applicable Planning Scheme:

Sorell Interim Planning Scheme 2015

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
212 Greens Road, Orielton, - 15 Lot Residential Subdivision Bushfire Report and Hazard Management Plan	NBES P Barker	07/09/2021	2
212 Greens Road, Orielton – Subdivision General Arrangement. 21293-01	H Poortenaar	August 2021	C

² This document is the approved form of certification for this purpose and must not be altered from its original form.

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4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/>	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots

212 Greens Road, Orielton

<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement
--------------------------	------------------------------	------------------------------

<input type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

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212 Greens Road, Orielton

5. Bushfire Hazard Practitioner**Name:** Philip Barker**Phone No:** 0438250713**Postal Address:** 163 Campbell Street Hobart 7000**Email Address:** pbarker@northbarker.com.au**Accreditation No:** BFP – 147**Scope:** 1,2,3A,3B,3C**6. Certification**

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier

Name: Philip Barker**Date:** 07/09/2021**Certificate Number:** MED010

(for Practitioner Use only)

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212 Greens Road, Orielton

Natural Values Determination

24th November 2020

For John Medbury (MED010)

Andrew North anorth@northbarker.com.au **Philip Barker** pbarker@northbarker.com.au
163 Campbell Street Hobart TAS 7000 Telephone 03. 6231 9788 Facsimile 03. 6231 9877



1. Project Details

Background

The landowner wishes to subdivide a 20.3 ha lot into 15 lots of approximately 1 ha per lot at 212 Greens Road, Orielton. Approximately 4 ha will be retained in the balance (Appendix A). John Medbury has engaged North Barker Ecosystem Services (NBES) to undertake a natural values assessment of the Greens Road property to determine natural values in the area subject to the Waterways and Coastal Protection Code.

Field Survey and Report: Jared Parry

Methods

The survey of plant species composition in the project area consisted of an area search based on the Timed Meander Search Procedure¹. Vegetation within the project area was classified according to TASVEG 4.0 units.

The Natural Values Atlas database was consulted for records of threatened species and vegetation types within a 5 km radius. The possibility of the project area supporting threatened values known from within this radius has been considered in the interpretation of results and discussion.

Limitations

Access to some areas were restricted due to the presence of animals within paddocks and electric fence lines, however the vegetation across the survey area was homogenous and it is unlikely that any threatened values were overlooked.

The field survey was undertaken in late spring. Values that are seasonal may have been overlooked or absent; the potential for this is considered where relevant in the discussion.

2. Site Values

Site Characteristics

The proposed subdivision is situated in cleared farmland on the southern side of Greens Road (Figure 1). Lot sizes vary from 1.00 ha to 1.19 ha, with a 4.05 ha balance remaining (Appendix A). An existing residential house and farm building is located in the far north east corner of the property. This house is included in the balance.

¹ F. G. Goff, G. A. Dawson, and J. J. Rochow, 1982. Site examination for threatened and endangered plant species. *Environmental Management* 6: 307–316.



Figure 1: Survey area with Waterways and Coastal Protection Code overlay (LISTmap).

The site is used for primarily for agriculture and is approximately 300 m from the nearest large native forest remnant. The site is situated largely on Tertiary sediments and is between 40 and 60 m above sea level.

Vegetation

The vegetation on site is mapped as FAG 'agricultural land' under TASVEG (Plate 1), which is clearly correct. FAG is not listed as threatened under the *Tasmanian Nature Conservation Act 2002* (NCA) or the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBCA).



Plate 1: Agricultural vegetation (FAG) at the 212 Greens Road property.

Plant Species of Conservation Significance

Thirty-one vascular plant species were recorded during the survey, 25 of which are introduced species (Appendix B).

No threatened flora species are known from the site according to the Natural Value Atlas. Similarly, the NVA² lists no observations of threatened flora species within 500 m of the study area. Several threatened flora have been reported from within 5 km according to the NVA, but none of these species have any chance of persisting through the intensive agriculture on site.

Threatened Fauna Habitat

The potential impact footprint is highly unlikely to contain any habitat elements that could be considered critical to the persistence of threatened fauna species at a local level or higher. No tree hollows viable for the nesting of vertebrate species, nor ground dens or burrows, etc., are likely to be disturbed.

Species known within 500 m

The Tasmanian Natural Values Atlas³ has no observations of threatened fauna species attributed to within 500 m of the study area.

Species within core range

The study area is located within 500 m of core range habitat for five TSPA or EPBCA listed species.

Eastern quoll, *Dasyurus viverrinus*

The site is not suitable for denning and the potential foraging habitat does not represent a limited resource for this species in the context of the broader landscape.

² nvr_2_09-Nov-2020

³ nvr_2_09-Nov-2020

Eastern barred bandicoot, *Perameles gunnii*

The site does not represent a limited resource for this species in the context of the broader landscape.

Swift parrot, *Lathamus discolor*

For nesting this species requires tree hollows adjacent to food plants, which are blue gums (*Eucalyptus globulus*) and black gums (*E. ovata*). Six black gums were observed in various locations along fence lines, however these trees are < 40 cm in diameter which do not represent good quality foraging habitat⁴. The removal of these trees will not adversely impact upon this species.

Tasmanian masked owl, *Tyto novaehollandiae ssp. castanops*

There is no likelihood of the proposal impacting a nest site of this species and the potential foraging habitat does not represent a limited resource in the context of the broader landscape.

Green and gold frog, *Litoria raniformis*

There is a small chance that this species occurs in the dam in the north east of the property. This dam will not be impacted based on the current subdivision plans, and thus works will not have adverse impacts to this species.

Weeds

No species listed as declared weeds under the Tasmanian Weed Management Act 1999 were recorded on site.

3. Impact Assessment and Scope for Mitigation**Vegetation Communities**

The proposal will have no impact to threatened vegetation communities listed under the NCA. No native vegetation will be impacted.

Figure 2 illustrates the extent of disturbance required for building footprints, access and HMA's. The entire area is non native agricultural land (FAG).

Threatened Flora Species

The proposed development is unlikely to impact on threatened flora.

Threatened Fauna Habitat and Trees

The proposed development is unlikely to meaningfully impact on threatened fauna habitat.

Weeds

As a measure of reducing the potential for introducing new weeds (and spreading the ones present), all machinery must be clean upon entering the site and cleaned before exiting. In addition, the following should be followed for best practice prescriptions:

- *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania (DPIPWE, Stewart and Askey-Doran, 2015)*

A follow-up weed inspection of the project area is recommended to establish if treatment is warranted for any proliferation of weeds due to the project disturbance – this should be undertaken in spring or summer and at least 3 months after works are completed.

⁴ Forest Practices Authority (2014) Fauna Technical Note No. 3: Identifying swift parrot breeding habitat Version 1.3 June 2014

Greens Road Subdivision, Orielton - Natural Values Assessment

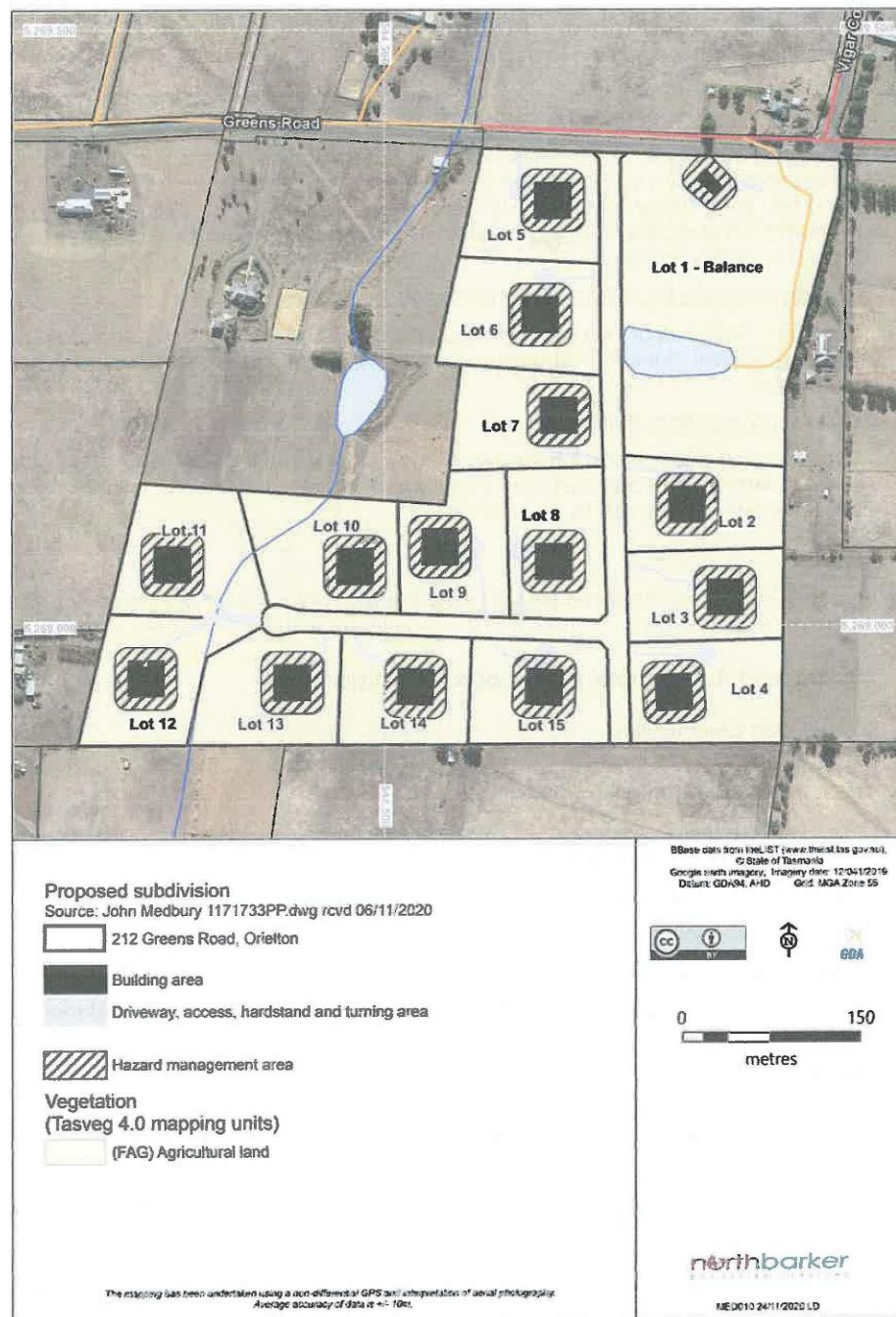


Figure 2. Vegetation, lots and buildings areas with HMA's

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4. Legislative Implications

Commonwealth Environment Protection and Biodiversity Conservation Act 1999

No action required.

Tasmanian Threatened Species Protection Act 1995

No action required.

Tasmanian Weed Management Act 1999

No action required. If declared weeds are identified during works, the proponent will be required to undertake appropriate mitigation to adhere to the principles of this Act.

Sorell Interim Planning Scheme 2015

The site is subject to meeting the provisions of the Rural Living Zone D13, and a small area in the west of the property is subject to the Waterways and Coastal Protection Code E11.

The Rural Living Zone provisions do not address natural values and thus are not discussed further in this report other than to say that no natural values of conservation significance occur on the land.

The relevant parts of the Code are discussed below with regards to the findings of the natural values assessment.

Waterway and Coastal Protection Code E11

E11.1 Purpose

E11.1.1 The purpose of this provision is to manage vegetation and soil disturbance in the vicinity of wetlands, watercourses and the coastline in order to:

- (a) *minimise impact on water quality, natural values including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes;*

The waterway identified in the study area is subject to seasonal inundation. It filters through several adjacent agricultural lots before eventually flowing to the Orielton Rivulet approximately 3 km downstream.

The highly modified nature of the watercourse (it is comprised primarily of introduced species) (Plate 2) renders the watercourse of limited ecological value in terms of native natural values. However, the vegetation does serve an ecological function in moderating flow to and in the waterway and hence flow to the surrounding properties and the Orielton Rivulet. Maintaining this ecological function is important. Through effective management of erosion and sediment it is expected that the potential development of Lots 10-13 could achieve this end; this would mitigate any potential impact to water quality and maintain the function of this watercourse in feeding the Orielton Rivulet.

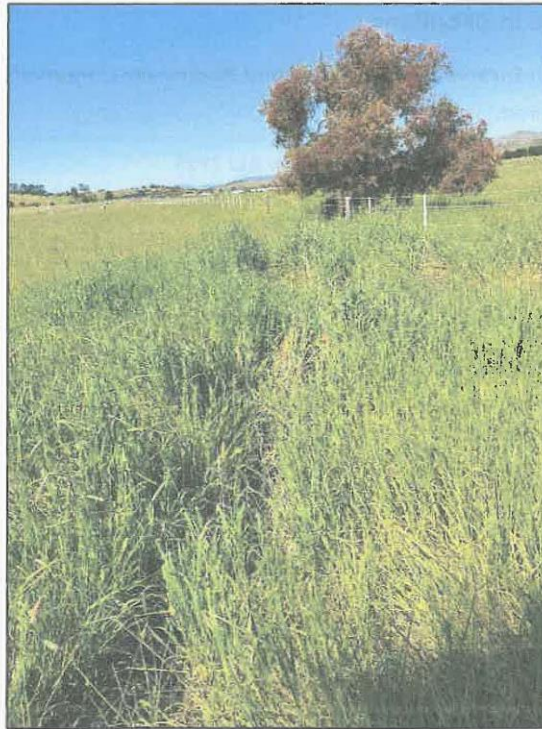


Plate 2: Creek line subject to the Waterways and Coastal Protection Code (E11). The vegetation is entirely introduced species.

Accordingly, based on the natural values present on the site it is our understanding that with effective management of erosion and sediment through the implementation of an erosion and sediment control plan the subdivision plan can meet this purpose of the Code.

- (b) *minimise impact on coastal and foreshore values, native littoral vegetation, natural coastal processes and the natural ecological function of the coast;*

This is a non-coastal site and this purpose is not applicable.

- (c) *protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.*

This is a non-coastal site and this purpose is not applicable.

- (d) *minimise impact on water quality in potable water supply catchment areas.*

It is expected that with effective management of erosion and sediment control through the implementation of an erosion and sediment control plan the proposed development can meet this purpose of the Code.

E11.8.1 Subdivision

The objective of Section E11.8.1 is to ensure that:

- a) works associated with subdivision in proximity to a waterway, the coast, identified climate change refugia and potable water supply areas will not have an unnecessary or unacceptable impact on natural values;

If works associated with the subdivision are likely to have any impact on the sediment load to the creek or the erosion of the area, these should be managed through the implementation of an erosion and sediment control plan. With such a plan in place and given the highly transformed nature of the area under the Code, including the waterway, no unnecessary or unacceptable impacts that will breach the objectives of this section of the Code are anticipated.

- b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural values.

Given the highly transformed nature of the area under the Code, including the waterway, and the recommended implementation of an erosion and sediment control plan, no future development of the lots is expected to have unnecessary or unacceptable impacts on natural values.

Acceptable Solutions

The proposed subdivision cannot meet the requirements of Acceptable Solutions A1.

Performance Criteria P1

Subdivision of a lot, all or part of which is within a Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area, must satisfy all of the following:

- (a) minimise impact on natural values;

Due to the high level of introduced species within the area under the Code, impact on the natural values within this area are expected not significant. No avoidance or mitigation measures are suggested or thought warranted to minimise impact; most of the watercourse is highly transformed and any potential mitigatory measures in this regard are unlikely to have a meaningful ecological gain. The implementation of erosion and sediment control plan is considered sufficient to minimise any potential impact to the watercourse; this is especially relevant for potential downstream impacts.

- (b) provide for any building area and any associated bushfire hazard management area to be either:
 - (i) outside the Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area; or
 - (ii) able to accommodate development capable of satisfying this code.

Performance criteria (b) cannot meet the requirements of part (i). However, at (ii) the site is able to accommodate development that is capable of satisfying this code as demonstrated under E11.1 and E11.8.1 above: notably, this is contingent on the implementation of an erosion and sediment control plan that will mitigate any potential impact to the ecological function of the watercourse.

- (c) if within a Potable Water Supply Area, be in accordance with the requirements of the water and sewer authority.

Potable water is not considered in this report.

In summary, based on the natural values present and the implementation of an erosion and sediment control plan, it is our understanding that the proposed subdivision does not conflict with the purpose or the provisions of the Waterways and Coastal Protection Code.

5. Recommendations

Based upon the findings of the survey the following recommendations have been made:

- Implement an erosion and sediment control plan to mitigate any potential impact to the ecological function of the watercourse.
- Due to the location and nature of the works, all machinery must be clean upon entering the site and cleaned before exiting.
- In addition, the following should be followed for best practice weed and hygiene prescriptions:
 - o *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania (DPIPWE, Stewart and Askey-Doran, 2015)*
- A follow-up weed inspection of the project area is recommended to establish if treatment is warranted for any proliferation of weeds due to the project disturbance – this should be undertaken in spring or summer and at least 3 months after works are completed.