SD 2096
1659 & 1699 Murchison Highway YOLLA

Proposal: Subdivision (Boundary Reconfiguration 2 into 2 Lots)
Discretionary Matter: Residential use 26.3.3 (P1), Location of development for sensitive uses 26.4.3 (P1), Subdivision 26.4.4 (P1) & Development in proximity to a water body, watercourse or wetland E10.6.1 (P1)

REPRESENTATIONS CLOSE ON:
Monday 31 August 2020

Please Note:

All documents contained herewith are for public viewing only and must not be removed from the Council offices.

7411494, 7057384

Documents Enclosed	Mon	Tue	Wed	Thu	Fri	Mon	Tue	Wed	Thu	Fri	Mon
Application Form											
Crown Landowner Consent Granted dated 11.05.2020											
Site Notice											
Location Map											
Proposed Subdivision and Adhesion Planning Report by GHD dated May 2020											
Titles											
Proposal Plan by L.C. Mackenzie & Associates P/L											
Site Suitability Assessment by SEAM Environmental											
Agricultural Report by AK Consultants											
Request for Additional Information dated 01.07.2020											
Response to Request for Further Information by GHD dated 10.08.2020											
Bushfire Assessment Report by SEAM Environmental											

PLANNING PERMIT APPLICATION
APPLICATION FOR PLANNING APPROVAL UNDER SECTION 51, LAND USE PLANNING & APPROVALS ACT 1993

PERMITTED APPLICATION - Assessment and determination of a permit application under *S58 Land Use Planning and Approvals Act 1993*	$250.00 plus $1.15 per $1,000 of value for use or development
DISCRETIONARY APPLICATION -- Assessment and determination of a permit application under *S57 Land Use Planning and Approvals Act 1993*	$350.00 plus $1.50 per $1,000 of value for use or development + advertising fee
Level 2 "Environmental Activity – Additional charge to permit application	$460.00 + advertising fee by quote
Advertising fee will be reimbursed if no advertising is required	
Please refer to www.warwyn.tas.gov.au (Council Services – Planning Services – Planning Fees) for all other fees	

Is a hard copy of planning permit and endorsed documents required? Yes ..... No ✓.....

1. Value of work (inc GST) $ Adhesion and subdivision only .....Contract Price .....Estimate ✓.....
2. Development Address 1659 & 1699 Murchison Highway Yolla .....
3. Full Name of Applicant(s) GHD Pty Ltd obo AJ, DR & SL Macdonald .....

   Contact Details: Address: 23 Paterson Street, Launceston, 7250 (GHD) .....

   Email Address ryan.robinson@ghd.com .....

   Telephone – Day 03 6332 5519 ..... Mobile .....

   For requests in hardcopy format all correspondence in relation to this application, will be sent to the postal address, otherwise all correspondence will be forwarded to the email address)

4. Would you like the contact address recorded above to be applied for all future Council correspondence? **(including rates/animal control etc)**? Yes..... No✓.....

5. **WHERE THE APPLICANT IS NOT THE OWNER**

   In accordance with Section 52 of the *Land Use Planning and Approvals Act 1993* if the applicant for the permit is not the owner of the land in respect of which the permit is required, the applicant must include in the application for the permit, a declaration that the applicant has notified the owner of the intention to make the application.

   In the event that the property is owned or managed by the Crown or Council, this application is to be signed by the relevant Crown Minister responsible, or General Manager of the Council, and accompanied by written permission of the Minister/General Manager to the making of this application.

   Name of Property Owner (see authorisation below)

   Full Name Duncan, Shannon, and Alastair Macdonald ..... Telephone – Home 0429187618 (Duncan) .....

   Address 1767 Murchison Hwy, Yolla Tas 7325 ..... Telephone Work/Business .....

   Delegate of
   Minister for Infrastructure
   Michael Ferguson MP
   11 May 2020

   Applicant's Notification to Owner

   I Ryan Robinson of GHD Pty Ltd .....
   Full Name of Applicant(s)

   of 23 Paterson Street, Launceston 7250 .....
   Applicant's Address

   Declare that I/we have notified the owner(s) of the property(ies) of the intention to make this application.

   I/We understand that in accordance with Section 52(2) of the *Land Use Planning and Approvals Act 1993* a person must not obtain or attempt to obtain a permit by wilfully making, or causing to be made, any false representation or declaration either orally or in writing.

   Applicant's Signature(s) ..... 08/04/2020 .....

6. Proposed Development (Fully describe intended use of land or premises)

Please refer to attached planning report

7. Supporting Information if necessary to explain special features of the proposal.
(Attach separate sheet if required)

Please refer to attached planning report

To include –

a. One Copy (electronic copy if available) of any plan(s) and/or specification(s) for the proposed development, showing where applicable:

- ☐ i. Sufficient information to demonstrate compliance with all applicable standards, purpose statements in applicable zones and codes, any relevant local area objectives or desired future character statements;
- ☐ ii. a full description of the proposed use or development;
- ☐ iii. a full description of the manner in which the use or development will operate;
- ☐ iv. a site analysis and site plan at an acceptable scale;
- ☐ v. a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200;
- ☐ vi. a plan of the proposed landscaping;
- ☐ vii. car parking facilities and capacity;
- ☐ viii. area of clearing of trees and bushland;
- ☐ ix. size, position, colour, illumination, fixing or support and other design details of advertising sign(s).

b. A full copy of your title shall also accompany the application.

Title Certificate ☐ Title Plan ☐ Schedule of Easements ☐

c. Relevant engineering pre-lodgement approvals

Access ☐ Stormwater ☐

8. Present use of site and/or buildings – full description

Please refer to attached planning report

9.

Car Parking		Floor Area		Site Area	
Existing on site	>2	Existing	Dwelling site coverage = 278 m^2		76.61ha m^2
Total no. proposed	No change	Proposed	No change m^2		
		Total	No change m^2		

Questions 10 to 13 relate to Commercial and Industrial Uses and Developments only

10. What days and hours of operation are proposed?

Monday to Friday: From ..... a.m. to ..... p.m.

Saturday: From ..... a.m. to ..... p.m.

Sunday: From ..... a.m. to ..... p.m.

11. Number of Employees?

Existing .....

Proposed .....

12. Vehicles visiting or delivering to or from the site?

Type No. Trips per day

.....

.....

13. What type of machinery is to be installed or used?

Type No.

.....

.....

DECLARATION BY APPLICANT *(mandatory)*

I declare that the information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with the development application may be made available to the public. I understand that the Council may make such copies of the information and materials as in its opinion are necessary to facilitate a thorough consideration of the Permit Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application for the purposes of assessment of that application. I indemnify the Waratah-Wynyard Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

I/We hereby acknowledge that Section 20(a) of the *Local Government Act 1993* provides the power for persons authorised by the General Manager to enter land without notice in relation to an application by the owner or occupier for a licence, permit or other approval given by the council.

Signature(s) .....
(all applicants to sign)

.....

Date 08/04/2020 .....

Department of State Growth

Salamanca Building Parliament Square
4 Salamanca Place, Hobart TAS
GPO Box 536, Hobart TAS 7001 Australia
Email permits@stategrowth.tas.gov.au Web www.stategrowth.tas.gov.au
Ref: D20/88016

Tasmanian Government

Mr Ryan Robinson
GHD
B.Urb & Env Plan, Planner
23 Paterson Street
LAUNCESTON TAS 7250

Dear Mr Robinson

Crown Landowner Consent Granted – 1659 and 1699 Murchison Highway, Yolla

I refer to your recent request for Crown landowner consent relating to the development application at 1659 and 1699 Murchison Highway, Yolla for subdivision of land.

I, Andrew Hargrave, Manager Asset Management, State Roads, the Department of State Growth, having been duly delegated by the Minister under Section 52 (1F) of the *Land Use Planning and Approvals Act 1993* (the Act), and in accordance with the provisions of Section 52 (1B) (b) of the Act, hereby give my consent to the making of the application, insofar as it affects the State road network and any Crown land under the jurisdiction of this Department.

The consent given by this letter is for the **making of the application only** insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 30 March 2020, and the documents approved, as follows:

Approved Document Name	**Author**	**Date Received**	**Notes**
Crown Consent Application Form	-	8/4/2020	
Waratah Wynyard Council Planning Permit Application Form	-	8/4/2020	
AJ, DR and SL MacDonald Proposed Subdivision and Adhesion Planning Report, dated April 2020	GHD	8/4/2020	*Including appendices*

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

Yours sincerely

Andrew Hargrave
MANAGER ASSET MANAGEMENT

Delegate of
Minister for Infrastructure and Transport
Michael Ferguson MP

11 May 2020

cc: General Manager, Waratah Wynyard Council

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for the following development:-

No.:	**SD 2096**
LOCATION:	**1659 & 1699Murchison Highway YOLLA**
APPLICANT:	**GHD Pty Ltd obo AJ, D & SL Macdonald**
ZONING:	**Rural Resource**
USE CLASS:	**Residential and Resource Development**
PROPOSAL:	**Subdivision (Boundary Reconfiguration 2 into 2 Lots)**

DISCRETIONARY MATTER:

Residential use 26.3.3 (P1), Location of development for sensitive uses 26.4.3 (P1), Subdivision 26.4.4 (P1) & Development in proximity to a water body, watercourse or wetland E10.6.1 (P1)

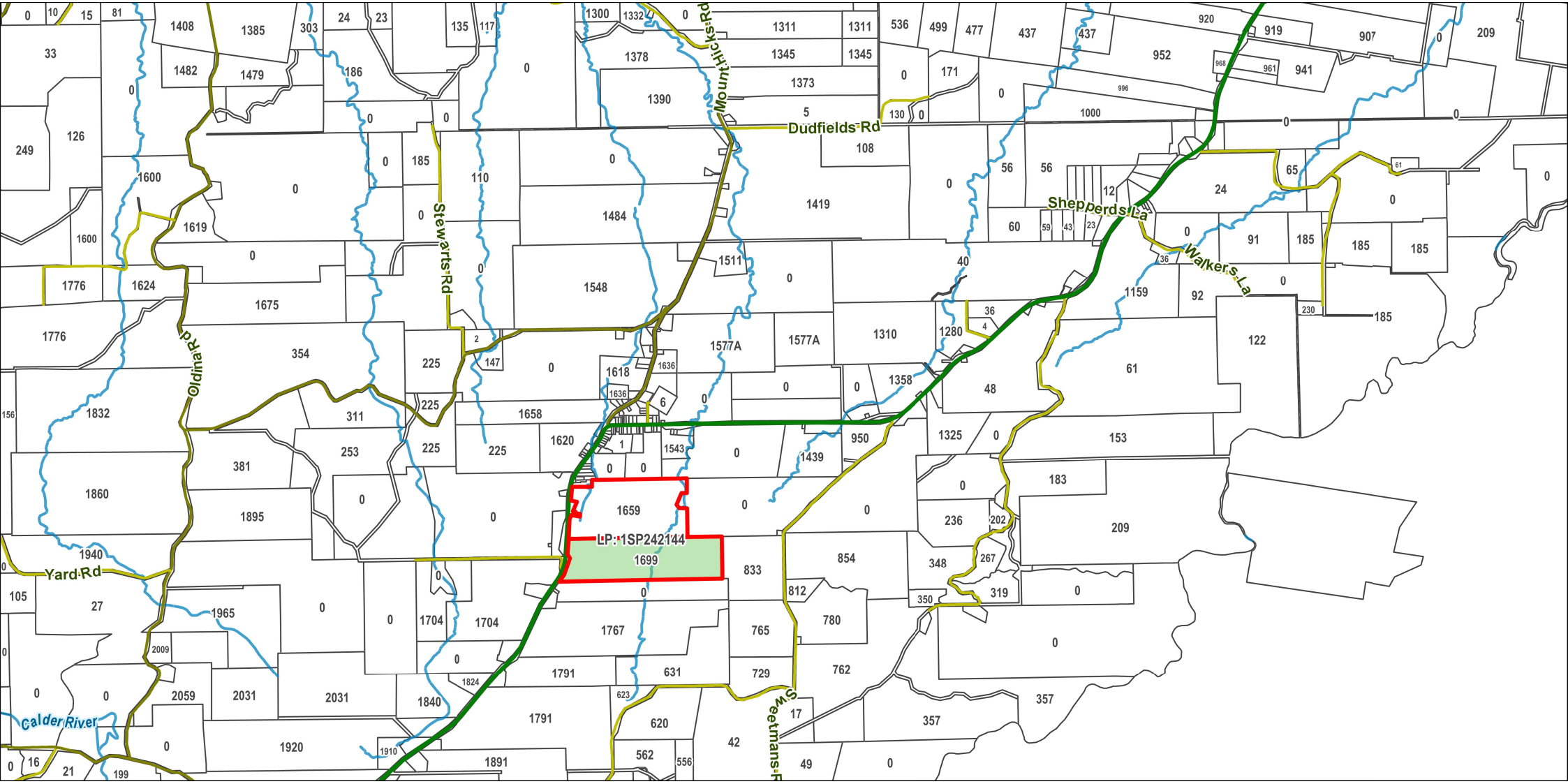
The application and associated plans and documents will be available for inspection during normal office hours for a period of 14 days from the date of this notice at the Council Office, Saunders Street, Wynyard or can be viewed on the Council website www.warwyn.tas.gov.au.

Any person who wishes to make representations in accordance with the *Land Use Planning and Approvals Act 1993*, must do so during the 14-day period.

Representations in writing will be received by the General Manager, PO Box 168, Wynyard, 7325, email council@warwyn.tas.gov.au by **Monday 31 August 2020.**

Dated Saturday 15 August 2020.

Shane Crawford
GENERAL MANAGER


LP: 1SP242144
1699
Dudfields Rd
Mount Hicks Rd
Stewarts Rd
Oldmans Rd
Shepperds La
Walkers La
Yard Rd
Calder River
Sweetmans Rd

AJ, DR & SL Macdonald

Proposed Subdivision and Adhesion Planning Report

May 2020

Executive summary

The proposed development will subdivide and adhere the boundaries of two (2) rural properties at 1659 and 1699 Murchison Highway, Yolla. The subdivision will remove a surplus residential use from a larger dairy production enterprise and will adhere the balance land to create a larger rural property.

The lot at 1659 will become a residential lot, within the Rural Resource Zone, with an area of 2.38 ha. The lot will adjoin residential land to the north and south, with properties to the north being subject to the Village Zone. The lot will have a new rear boundary to the east of Big Creek, with a minimum setback of 45.65 m, which is consistent with the rear boundary setbacks of adjoining residential properties. Gravel surfaced parking and circulation areas associated with the existing dwelling will be retained, and the dwelling will continue to be serviced by on-site water collection, and stormwater drainage. The existing wastewater system will be retired and a new septic system will be constructed.

A 4 m wide right of way will be applied to the existing access to agricultural land to the east of Big Creek. The right of way will favour the lot at 1699 Murchison Highway, and will provide access for agricultural vehicles to that land. The right of way and subdivision of land will not alter the intensity of vehicle movements to and from either site.

The balance land of 1659 Murchison Highway includes productive agricultural land that will be adhered to 1699 Murchison Highway, and will contribute to an existing dairy production enterprise that operates over both properties, and a further seven (7) properties in the surrounding area.

The reconfiguration of lots will consolidate productive agricultural land, and sources of water for irrigation, into a single lot, which will improve the economies of scale achievable for the property. The sale of the residential lot will provide revenue that can be used in the dairy production enterprise. As such, the proposed development is considered to provide an overall improvement in agricultural land use at the site.

A Land Capability Assessment, Wastewater Assessment, and Bushfire Report have been prepared for this application and are included as appendices to this report. This report provides an assessment of the proposed development against the *Waratah-Wynyard interim Planning Scheme 2013*, including the provisions of the Rural Resource Zone, the Traffic Generating Use and Parking Code, and the Water and Waterways Code. The Bushfire Report concludes that the proposed development does not pose a significant risk to warrant the provision of specific bushfire hazard management measures, and is therefore exempt from the Bushfire Prone Areas Code.

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Appendix A – Title Documents

Appendix B – Proposal Plan

Appendix C – Wastewater Assessment

Appendix D – Land Capability Assessment

Appendix E – Bushfire Report

1. Introduction

1.1 Purpose of this report

This report provides an assessment of the proposed development at 1659 and 1699 Murchison Highway, Yolla (the subject site) against the relevant provisions of the *Waratah-Wynyard Interim Planning Scheme 2013* (the Scheme) and refers to the associated Land Capability Assessment (LCA), Wastewater Assessment, Bushfire Report, and advice received from the Department of State Growth (State Growth) where applicable. This report is to be read in conjunction with those reports.

1.2 Scope and limitations

This report has been prepared by GHD for AJ, DR & SL Macdonald and may only be used and relied on by AJ, DR & SL Macdonald for the purpose agreed between GHD and the AJ, DR & SL Macdonald as set out in this report.

GHD otherwise disclaims responsibility to any person other than AJ, DR & SL Macdonald arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by AJ, DR & SL Macdonald and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

2. Site and surrounds

The subject site is comprised in Certificates of Title, Volume 120921 Folio 1, and Volume 242144 Folio 1 (copies of the Title documents are provided in Appendix A). The properties adjoin one another with a 908 m shared boundary. Both properties are owned by the applicant. A summary of each existing property is provided in Table 1.

Table 1 Summary table of existing properties

Item	1659 Murchison Highway, Yolla	1699 Murchison Highway, Yolla
Certificate of Title	120921/1	242144/1
Property ID	7411494	7057384
Area (ha)	38.03	38.58
Frontage (m)	371.4	351.74
Shared Boundary (m)		908.44
Dwellings	1	1
Outbuildings	4	3 (including 1 Dairy)

2.1 Site location, access and services

The subject site is located at 1659 and 1699 Murchison Highway Yolla, approximately 16 km south of Wynyard, and within 600 m (south) of the junction of the Murchison Highway and Mount Hicks Road (see Figure 1). The two properties have a combined area of 76.61 ha covering land spanning up to 1.2 km east of Murchison Highway, and 780 m north to south.

Each property includes a single dwelling with multiple separate sheds, and is accessed via unsealed/gravel driveways off the Murchison Highway, which lead either directly to the respective dwellings, or to unsealed internal access roads.

Neither site is serviced by water or sewerage infrastructure, with both utilising on-site water collection and wastewater management. Electricity is available to each property from alongside the Murchison Highway.

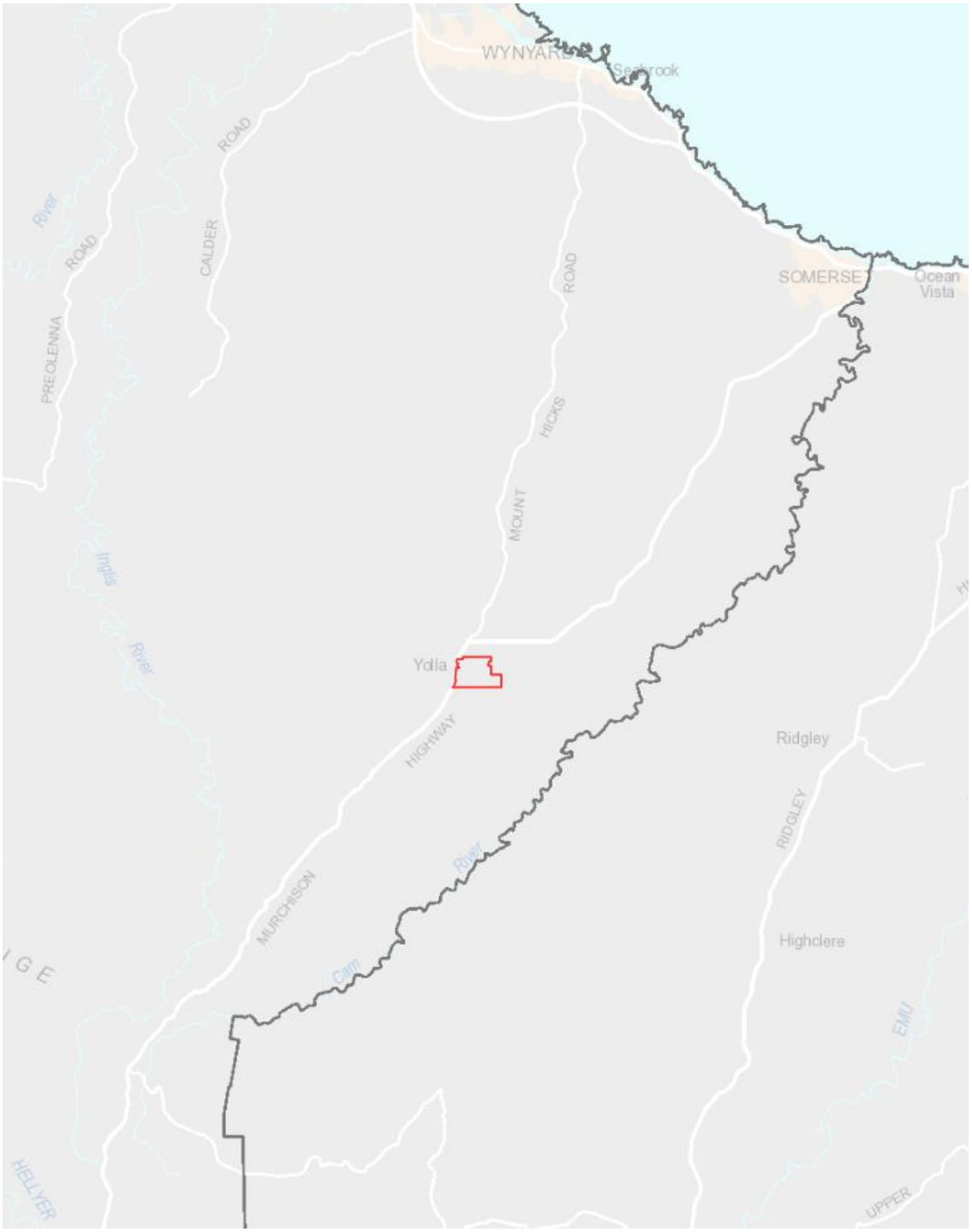


Figure 1 Location of subject site within the Waratah-Wynyard LGA

Base image sourced from www.thelist.tas.gov.au

2.2 Natural topography

Each property contains named creeks, unnamed tributaries and wetlands. A small portion of a manmade dam, fed by Camp Creek, is located within 1659 Murchison Highway. Otherwise, only 1699 Murchison Highway contains dams.

Elevation of the land across both properties ranges between 270 m and 340 m above sea level. Camp Creek, Big Creek and the unnamed tributaries within the site form its lowest points, with land falling generally to the north. High points within the site include land at the south-eastern corner, which forms a rise leading to Sweetmans Hill; land within 100 m of the eastern and western boundaries of 1699 Murchison Highway, and a hill located centrally to the property at 1659 Murchison Highway (see Figure 2).

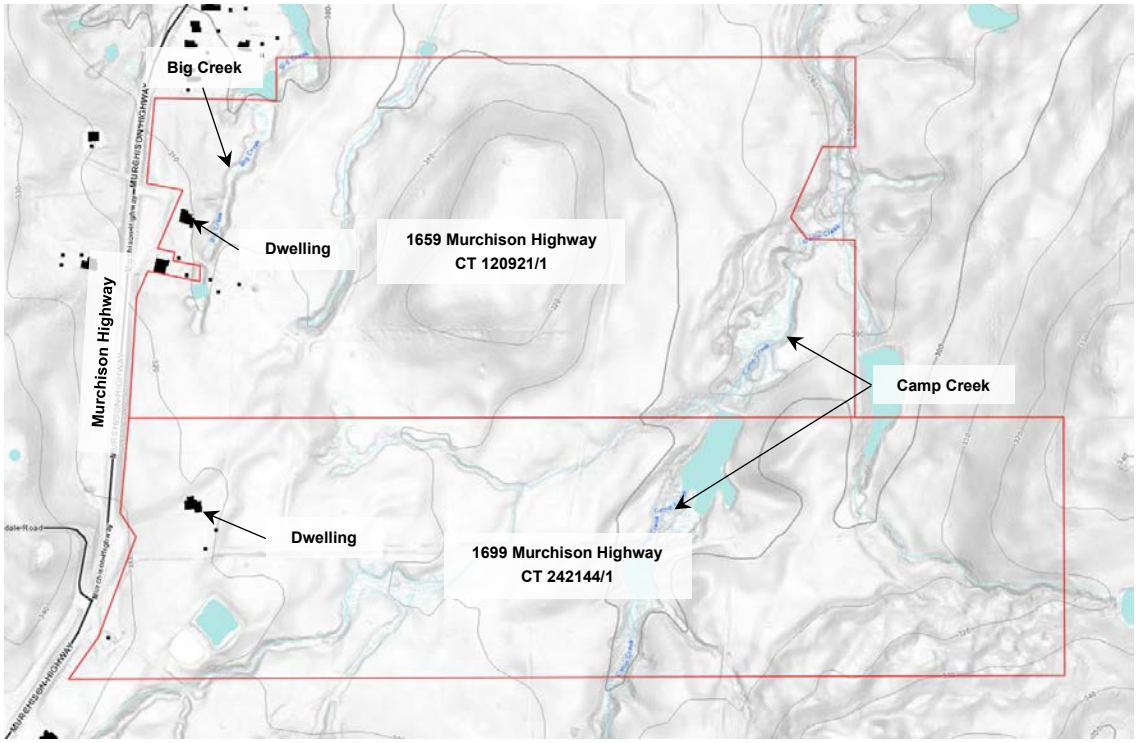


Figure 2 Site elevation and key topographic features

Base image sourced from www.thelist.tas.gov.au

The terrain is dominated by agricultural, urban and exotic vegetation (primarily pasture for grazing cattle), and includes a relatively small area of Acacia dealbata forest inside the eastern boundary of 1659 Murchison Highway, which is aligned with Camp Creek and land with a lower elevation. The site does not contain any threatened vegetation communities (see Figure 3).

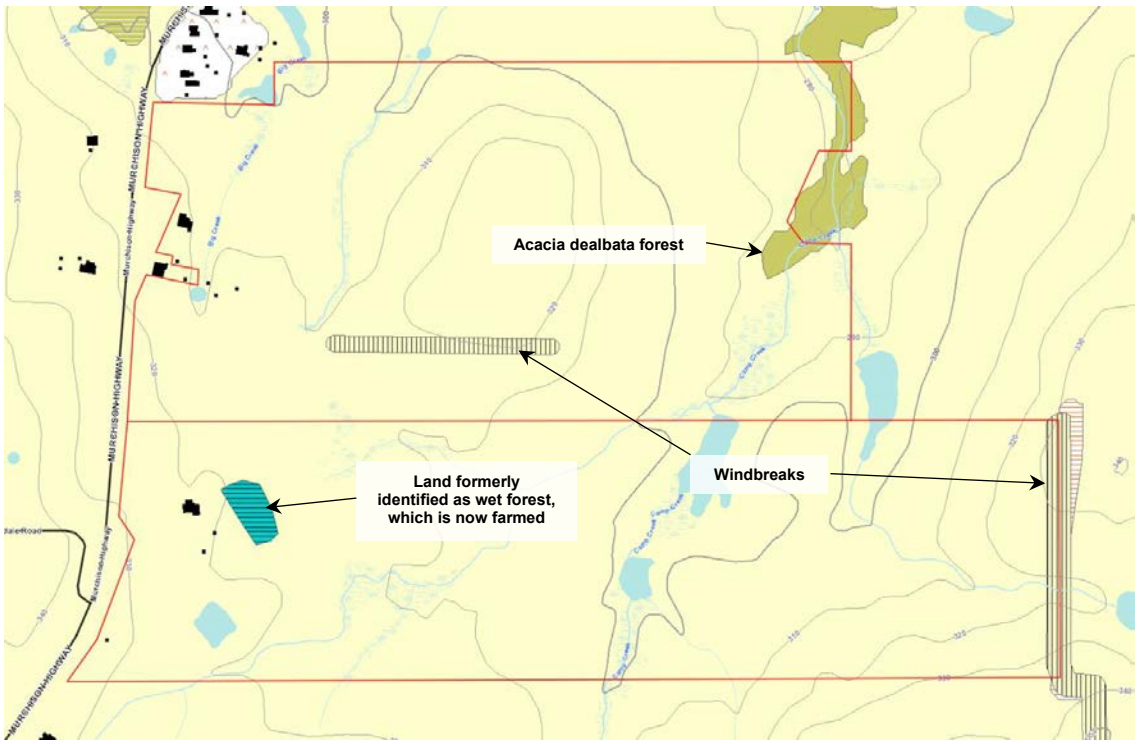


Figure 3 Vegetation types across the site

Base image sourced from www.thelist.tas.gov.au

2.3 Land use

The primary use of both properties is cattle grazing for dairy production. The properties are part of a larger enterprise that includes a further 273.4 ha of land incorporating four (4) adjoining properties to the south, and three (3) properties on the western side of the Murchison Highway. All nine (9) properties are owned and operated by the applicant.

Of the nine (9) properties, four (4) contain residential dwellings, including the two (2) properties within the subject site, and two (2) properties within 730 m (south) of the subject site. The property at 1699 Murchison Highway contains a Dairy that is used in the operations of the enterprise.

Figure 4 shows land use across the subject site (properties with red boundaries) and the other properties that form the overall enterprise (properties with blue boundaries).

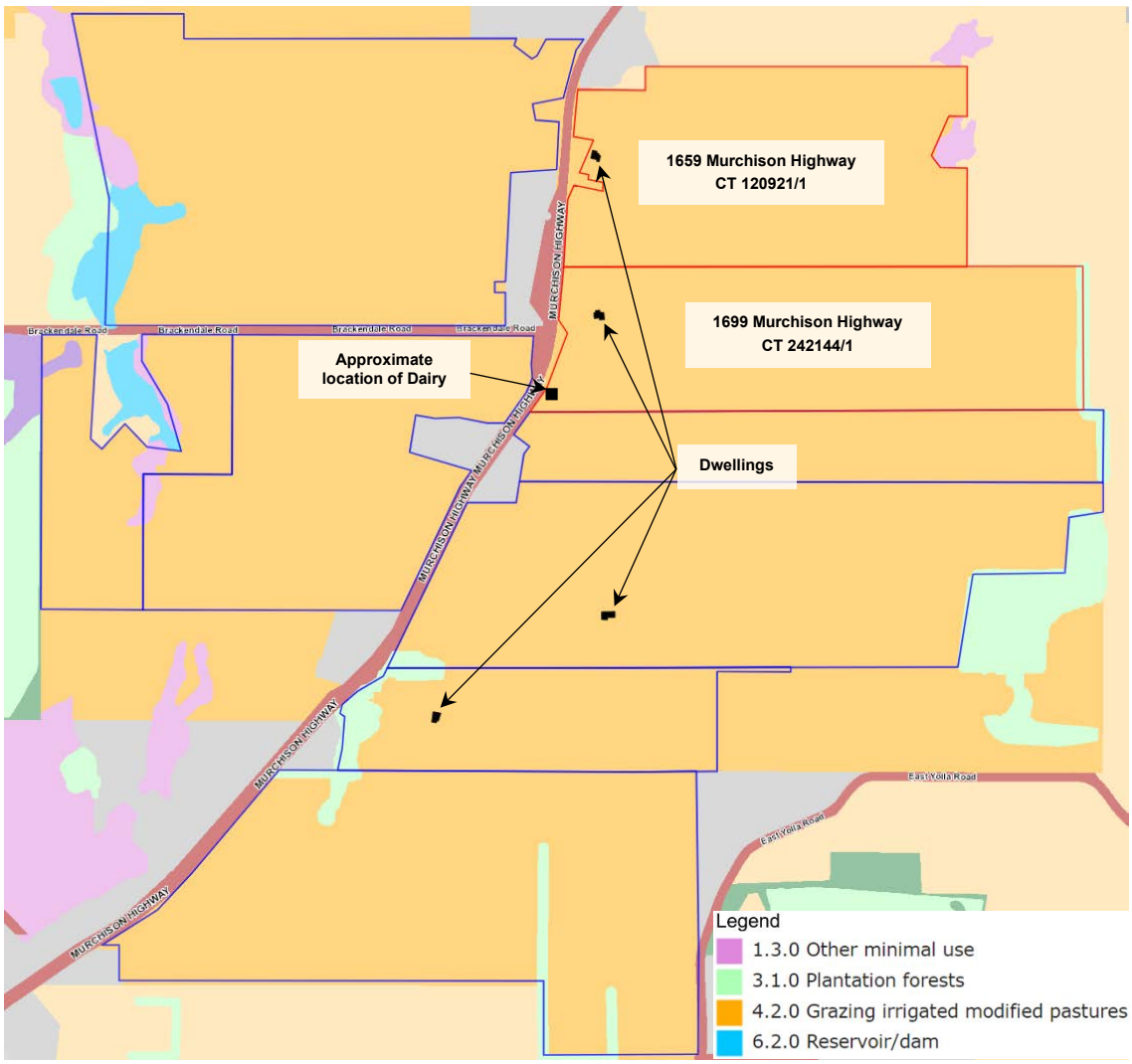


Figure 4 Land use across the subject site and associated enterprise

Base image sourced from www.thelist.tas.gov.au

2.4 Zoning and overlays

The site is subject to the Rural Resource Zone, and with the exception of land on which the Murchison Highway is located (Utilities Zone), and land that shares a boundary of approximately 240 m to the north of the site (Village Zone), the site is surrounded by land subject to the Rural Resource Zone. Figure 5 shows the zoning of the subject site and surrounding land.

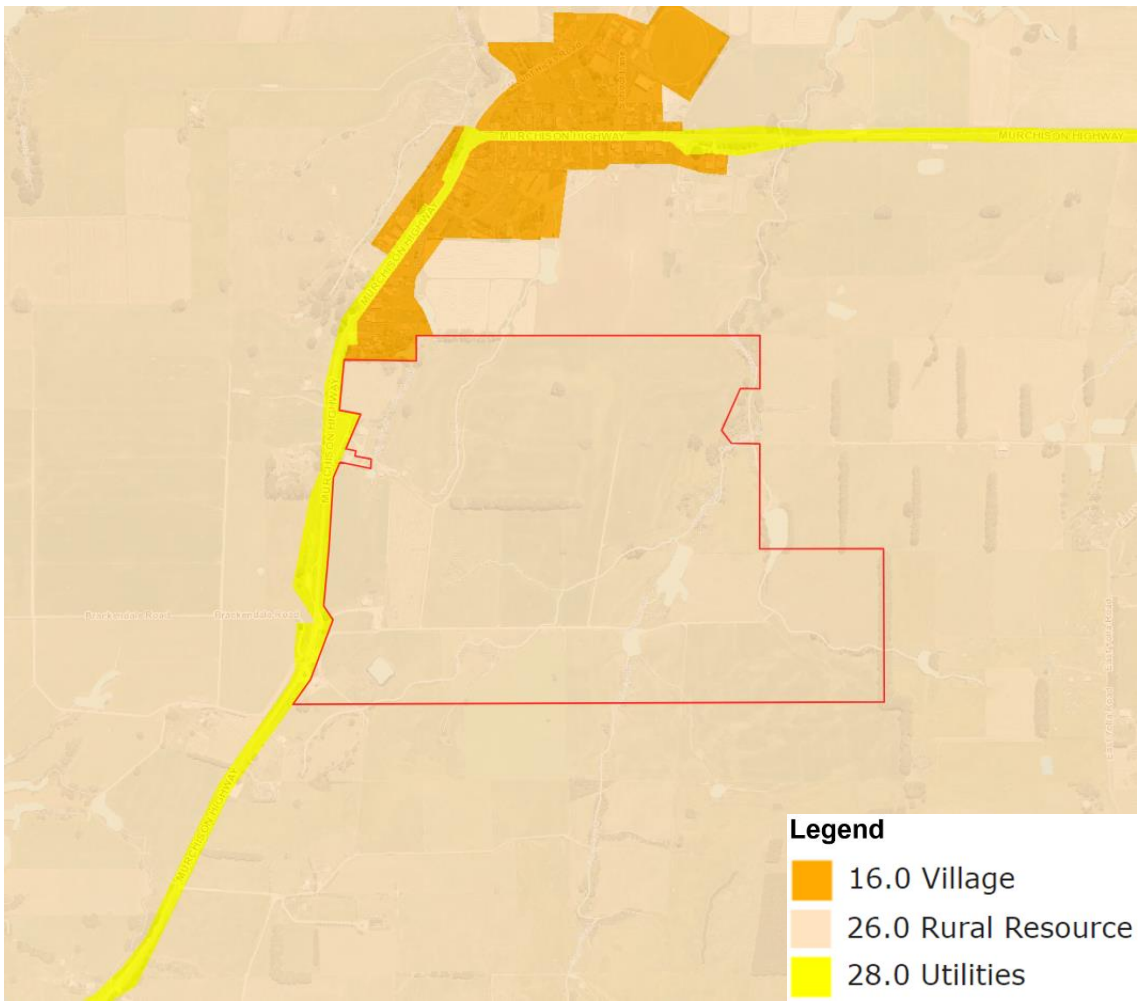


Figure 5 Zoning

Base image sourced from www.thelist.tas.gov.au

Only one overlay applies to the subject site. The land is shown to contain land identified as having a low risk of landslide hazard. Within the property at 1659 Murchison Highway, affected areas include the north and eastern side of the centrally located hill, and land to the east of Camp Creek in the south-eastern portion of the property. Within the property at 1699 Murchison Highway, affected areas include land along a rise in the south-eastern portion of the property. Figure 6 shows the land affected by the landslip hazard.

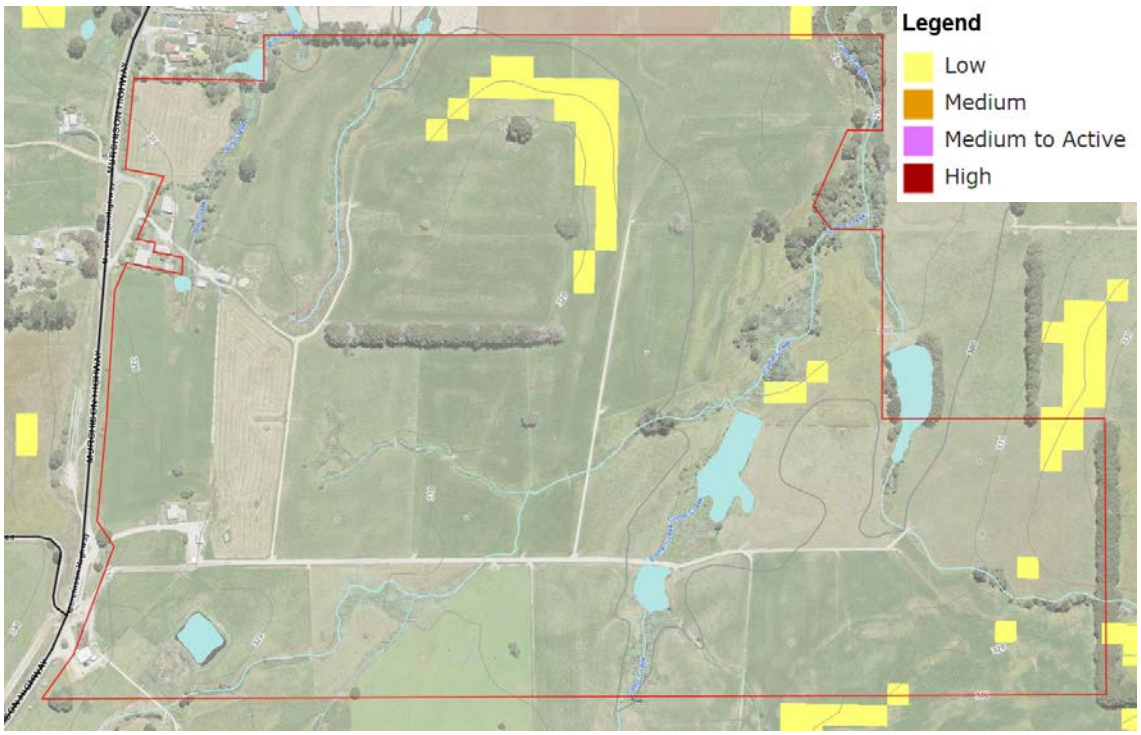


Figure 6 Overlays – landslip hazard

Base image sourced from www.thelist.tas.gov.au

3. Development proposal

The proposed development will adjust the boundaries between the two properties through a subdivision of 2.38 ha of land located within the north-western portion of 1659 Murchison Highway (Lot 1); and through the adhesion of the balance land with the property located at 1699 Murchison Highway, to create a rural lot of 74.23 ha (Lot 2). A Proposal Plan is included in Figure 7, and Appendix B of this report. A summary of each new lot is provided in Table 2.

Table 2 Summary table of proposed properties

Item	Lot 1	Lot 2
Area (ha)	2.38	74.23
Frontage (m)	371.4	351.74
Shared Boundary (m)		254.14
Dwellings	1	1
Outbuildings	1	6 (including 1 Dairy)

The boundary created between each new lot will be aligned with the eastern side of Big Creek, and the relevant section of the creek will be retained primarily within proposed Lot 1. Approximately 46 m of Big Creek will be retained within proposed Lot 2.

Each lot will retain a single dwelling, and a single outbuilding will be retained within Lot 1. All other outbuildings will be retained within Lot 2. There will be no changes to location of site access for either Lot. However, a 4 m wide right of way is proposed to be located through Lot 1, which will provide access for Lot 2 between the Murchison Highway and the pastures east of Lot 1.

The wastewater system servicing the dwelling at 1659 Murchison Highway is damaged and requires upgrading. A Site Suitability Assessment (Wastewater Assessment) has been prepared for the proposal, which addresses the topography, soils and geology, and site limitations and constraints for both lots.

The Wastewater Assessment, which is included in Appendix C, concludes that for Lot 1, a new septic tank, holding tank and submersible pump are required, and a new absorption bed will need to be constructed. The new absorption bed will be relocated to between 36 m and 58 m north-west of the existing dwelling.

The Wastewater Assessment also concludes that both proposed lots are suitable for on-site wastewater systems with the capacity to service larger dwellings, if such development should be proposed at a later date (note that this application is for the subdivision and adhesion of land only).

Lot 1 will have limited capacity for rural activities and is intended to become a residential lot. Section 4 of this report addresses land capability and the rationalisation of assets with respect to the larger farming enterprise, which will apply to Lot 2.

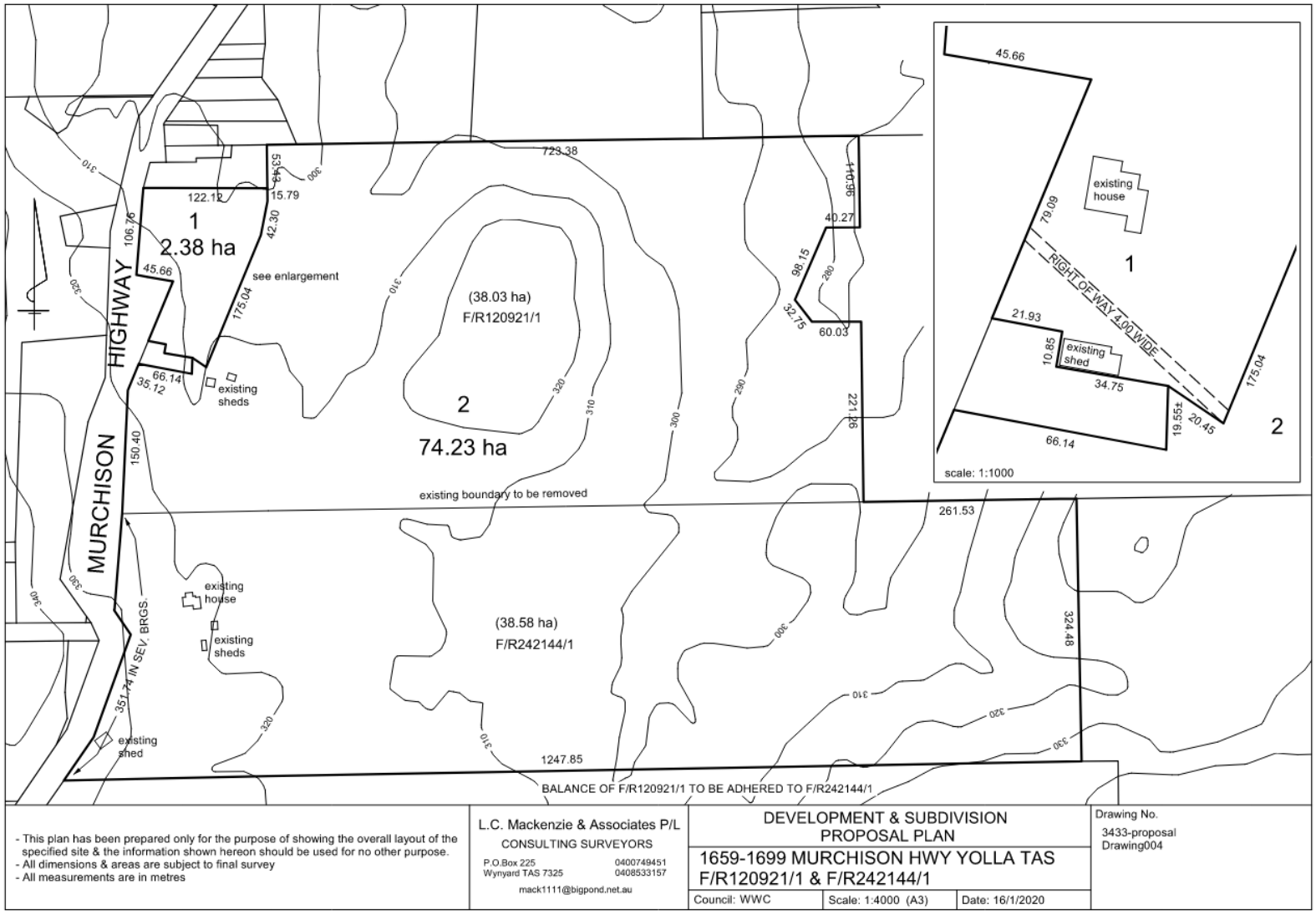


Figure 7 Proposal Plan

4. Land Capability Assessment

A LCA was undertaken for the subject site (a copy of which is included in Appendix D of this report). The LCA assesses agricultural aspects of the proposal, including the capability of land within Lot 1 that is to be removed from agricultural production, and the impact of consolidating productive land into a single agricultural lot (Lot 2).

The LCA was partially informed by discussions with the applicant to determine the optimum configuration of the lots with respect to requirements of the Scheme, including protecting the productive capacity of the land, and minimising the potential for constraint with of agricultural uses on adjacent rural lots.

4.1 Availability of water for irrigation

Neither site has a registered water licence. A large dam, which is fed by Camp Creek, is located primarily within the property at 1699 Murchison Highway, and crosses the boundary to 1659 Murchison Highway. The dam has a total 104 ML of surety 5 water available and 39 ML of surety 6 water available for winter take. The LCA identifies that water is also potentially available from tributaries and creeks originating within the subject site; including Big Creek and an adjacent unnamed tributary to the east; and two unnamed tributaries to Camp Creek, which join the system downstream of the existing dam.

4.2 Land capability

Published Land Capability shows the subject site as having 15 ha of Class 3 land, and 61 ha of Class 4 land. A more detailed assessment was conducted as part of the LCA at the location of proposed Lot 1, and on land to the east of Big Creek within proposed Lot 2.

Capability of the land comprising proposed Lot 1 is constrained, as it contains a relatively small area (1.3 ha) separated from the bulk of the associated farming enterprise. The land also has limited access to water for irrigation, and suffers constraints imposed by proximity to the existing dwelling at 1659 Murchison Highway, and at the adjoining property located at 1161 Murchison Highway.

The loss of this productive land is considered insignificant with respect to the proposed adhesion of the balance land to 1699 Murchison Highway.

4.3 Conflict with sensitive uses

Agricultural activities associated with grazing may impact residential amenity at proposed Lot 1. Such activities include fertiliser spreading, weed spraying and fodder conservation, occasional re-sowing of pastures, and noise from calves/cattle.

The Scheme recommends a separation of sensitive and agricultural uses of 200 m. However, based on published guidelines prepared by the Western Australia Department of Health, there is potential to minimise conflict between such land uses with the establishment of vegetative buffers, which if adequately designed, implemented and maintained, can achieve suitable separations at only 40 m.

The boundary between the proposed lots will be located approximately 47 m east of the existing dwelling at 1659 Murchison Highway. Proposed Lot 1 will contain most of the section of Big Creek within the subject site, and between 10 m and 25 m of land to the east of Big Creek. The associated riparian area contains a partial vegetative buffer, which can be improved to further minimise potential conflict between uses.

The recent purchase of properties to the south of 1699 Murchison Highway provide a more desirable location (being closer to the Dairy and primary activity centres of the enterprise) for housing new-born to two (2) month old calves, which are currently kept in a shed approximately 80 m east of the existing dwelling at 1659 Murchison Highway, and 50 m east of the dwelling at 1161 Murchison Highway. Calves in this age range are considered to be at their noisiest.

Following the relocation of calving from the current calving shed, the most likely source of conflict with sensitive uses will be grazing and fodder conservation on pastures immediately east of the proposed boundary. As the land is not irrigated, it is unlikely that cropping will be undertaken.

The inclusion of a right of way through proposed Lot 1 will provide access by the owners of Lot 2 for agricultural vehicles, and will ensure that such access is retained at the site.

4.4 Asset rationalisation

As the farming enterprise contains four (4) dwellings, two (2) of which are located within the subject site, the proposed subdivision and subsequent sale of Lot 1 will allow for the capital gained to be invested back into the enterprise. The LCA considers that the sale of Lot 1, and the consolidation of the balance land into Lot 2, will improve the productive capacity of Lot 2 as it will create a single medium-sized agricultural lot from two (2) small agricultural lots, and will be able to achieve improved economies of scale.

5. Planning assessment

Table 3 Summary of Planning Scheme discretions

Clause	Reason
26.3.3 P1	The use of land at proposed Lot 1 will become residential, and the boundaries will be altered, thereby changing the Title description of the Lot.
26.4.3 P1	Lot 1 will have a rear boundary setback of less than 200 m from agricultural land.
26.4.4 P1	The proposed subdivision and adhesion is not…*required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority*

5.1 Rural Resource Zone

26.1 Zone Purpose   ***26.1.1 Zone Purpose Statements***
26.1.1.1   *To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.*   *26.1.1.2*   *To provide for other use or development that does not constrain or conflict with resource development uses.*
Consistent   The proposed development will create a medium-sized agricultural lot from two (2) small agricultural lots. The agricultural lot (Lot 2) will continue to be used for grazing cattle as part of a larger dairy production enterprise that is connected to adjoining and adjacent rural properties. The combination of the two lots will improve access to natural resources, including pastures and dams, for Lot 2.   The subdivision of Lot 1 will separate one of the existing dwellings from an otherwise agricultural lot, but will not constrain the continued agricultural use on Lot 2, as access between the Murchison Highway and Lot 2 will be retained via a right of way across Lot 1.   Potential conflict for each lot will be minimised through the improvement and maintenance of a vegetative buffer within Lot 1.

26.1.2 Local Area Objectives
(a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;   *(b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;*   *(c) Air, land and water resources are protected against –*   *(i) permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and*

26.1.2 Local Area Objectives

(ii) use or development that has potential to exclude or unduly conflict, constraint, or interfere with the practice of primary industry or any other use dependent on access to a naturally occurring resource;

(d) Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;

(e) All agricultural land is a valuable resource to be protected for sustainable agricultural production;

(f) Rural land may be used and developed for economic, community, and utility activity that cannot reasonably be accommodated on land within a settlement or nature conservation area;

(g) Rural land may be used and developed for tourism and recreation use dependent upon a rural location or undertaken in association with primary industry;

(h) Residential use and development on rural land is appropriate only if –

(i) required by a primary industry or a resource based activity; or

(ii) without permanent loss of land significant for primary industry use and without constraint or interference to existing and potential use of land for primary industry purposes.

Consistent

The proposed development will continue to improve the utilisation of land suitable for grazing cattle, and access to existing dams, whilst the subdivision of Lot 1 will separate a surplus residential use from the agricultural use on Lot 2.

As concluded by the LCA prepared for this application, the development, which will not create a new use or introduce a new building, will have an insignificant impact the use of land for agricultural purposes within Lot 1.

Areas that have been identified as Category 3 or 4 agricultural land within Lot 1 include:

- Land on which an existing dwelling and associated infrastructure (driveways, outbuildings, and a wastewater system) are located; and
- Big Creek and the associated riparian area.

This land is necessarily retained within Lot 1 due to the need to retain a vegetative buffer between Lot 1 and 2, and because the riparian area, which contains established native vegetation, provides a suitable natural delineation between the lots.

The improvement and maintenance of the vegetative buffer will minimise and protect the agricultural land on Lot 2 from potential conflict with the residential use of Lot 1. Further, the agricultural use of Lot 2 will be supported through the consolidation of agricultural land within a single Title, and through the insertion of a right of way accessing the Murchison Highway across Lot 1.

In these ways, the residential use of the land comprised in proposed Lot 1 will protect against the fettering of agricultural land through the adhesion of small agricultural lots into a single medium agricultural lot.

26.1.3 Desired Future Character Statements

Use or development on rural land –

(a) may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring –

- *(i) expansive areas for agriculture and forestry;*
- *(ii) mining and extraction sites;*
- *(iii) utility and transport sites and extended corridors; and*
- *(iv) service and support buildings and work areas of substantial size, utilitarian character, and visual prominence that are sited and managed with priority for operational efficiency*

(b) may be interspersed with –

- *(i) small-scale residential settlement nodes;*
- *(ii) places of ecological, scientific, cultural, or aesthetic value; and*
- *(iii) pockets of remnant native vegetation*

(c) will seek to minimise disturbance to –

- *(i) physical terrain;*
- *(ii) natural biodiversity and ecological systems;*
- *(iii) scenic attributes; and*
- *(iv) rural residential and visitor amenity;*

(d) may involve sites of varying size –

- *(i) in accordance with the type, scale and intensity of primary industry; and*
- *(ii) to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources;*

(e) is significantly influenced in temporal nature, character, scale, frequency, and intensity by external factors, including changes in technology, production techniques, and in economic, management, and marketing systems

Consistent

The proposed use of land for Lot 2 will incorporate the existing rural landscape of 1659 Murchison Highway, which features pastures and outbuildings associated with the operation of the property as part of a larger dairy farming operation.

The development will improve the opportunity for Lot 2 to achieve greater economies of scale through the consolidation of agricultural land in a single Title, and through the excision of a surplus residential use at 1659 Murchison Highway, which otherwise contributes to overcapitalisation of the farming enterprise.

Lot 2 will retain a pocket of remnant native vegetation (the Acacia dealbata forest within the eastern extent of 1659 Murchison Highway), and Lot 1 will retain native vegetation within the riparian area of Big Creek.

Lot 1 will contribute to the existing residential node of the Yolla village as it will retain a residential use, and will have proportions that are similar to those of the existing residential lots that adjoin Lot 1 to the north and south, including a rear boundary setback from the property frontage of between 78 m and 153 m.

The development will not alter the physical terrain, biodiversity or ecological systems, scenic attributes, or rural residential and visitor amenity.

26.2 Use Table

Comment

The existing agricultural use at proposed Lot 2 will continue unchanged with respect to its dependence on soil as a growth medium for pasture. The operation of the site will continue to be undertaken in a manner that does not disturb or damage the existing soil profile. As such, the use is categorised as No Permit Required in accordance with the Use Table.

The proposed development will convert the use of Lot 1 from agricultural to residential. As such, the development is categorised as Discretionary in accordance with the Use Table.

26.3 Use Standards

26.3.1 Requirement for discretionary non-residential use to locate on rural resource land

Not applicable to this application

26.3.2 Required residential use

Not applicable to this application

26.3.3 Residential use

Objective:

Residential use that is not required as a part of other use –

(a) minimises the permanent and unnecessary loss of land with potential for resource development or an extractive industry; and

(b) minimises likelihood to interfere with or constrain the existing or potential use of land for resource development or an extractive industry

Consistent

Land within proposed Lot 1 that is categorised as Class 3 or 4 agricultural land contains the existing residential development, and Big Creek with its associated riparian area. As such, the ability for the land comprised in Lot 1 to be used for agricultural purposes is constrained.

The established vegetation within the riparian area of Big Creek can be utilised, with improvements, as a buffer between the residential and agricultural uses of the relevant lots.

In this context, the conversion of land comprised in proposed Lot 1 from an agricultural to residential use can be done in a manner that minimises the loss of agricultural land, and interference with or constraint on the continued agricultural use of Lot 2.

Acceptable Solutions	*Performance Criteria*
A1 *Residential use that is not required as part of another use must –* *(a) be an alteration or addition to an existing lawful and structurally sound residential building;*	*P1* *Residential use that is not required as a part of other use must –* *(a) be consistent with local area objectives;* *(b) be consistent with any applicable desired future character statement;*

26.3.3 Residential use

(b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling;

(c) not intensify an existing lawful residential use;

(d) not replace an existing residential use;

(e) not create a new residential use through conversion of an existing building;

(f) be an outbuilding with a floor area of not more than 100m^2 appurtenant to an existing lawful and structurally sound residential building; or

(g) be home based business in association with occupation of an existing lawful and structural sound residential building; and

(h) there is no change in the title description of the site on which the residential use is located

(c) be on a site within which the existing or proposed development area –

(i) is not capable by reason of one or more of factors of topography, resource capability, size or shape of being utilised for resource development or extractive industry use; and

(ii) is not capable of utilisation in the operations of a resource development or extractive industry enterprise, regardless of ownership; and

(iii) does not constrain or interfere with existing or potential resource development or extractive industry use of land including the balance area on the site.

(d) not be likely to impose an immediate demand or contribute to a cumulative requirement for public provision or improvement in reticulated or alternate arrangements for utilities, road access, or community service.

Complies with P1

The proposed development is for the subdivision and adhesion of land only, and will not:

- Alter or convert the existing dwelling;
- Introduce an ancillary dwelling or outbuilding;
- Intensify the existing residential use; or
- Introduce a home-based business.

Whilst the zoning will not change, the primary use of Lot 1 will become residential, and the boundaries of the lot will be altered. As such, the title description will change and the application therefore requires assessment against the Performance Criteria.

The proposed development is consistent with both the local area objectives, and the desired future character statement, as per the response to Clauses 26.1.2 and 26.1.3 above.

Lot 1 contains land that is classified as Class 3 (approximately 12,645 m^2) and Class 4 (approximately 7,390 m^2) agricultural land. However, this land contains the existing dwelling and ancillary development (including driveways, outbuildings, and a wastewater system) within Class 3 land, and Big Creek and its associated riparian area within Class 4 land. As such, only approximately 1,400 m^2 of Class 3 land, which is located between existing dwellings and the Murchison Highway, would remain suitable for agricultural use.

The land is separated from the balance agricultural land by Big Creek, and is accessed via an internal access road to the southern side of the dwelling, over which the proposed development will introduce a right of way favouring Lot 2.

26.3.3 Residential use

The limited amount of agricultural land within Lot 1, and its separation from the balance agricultural land, limits the value of the land for agricultural purposes. The LCA prepared for this application states:

"The loss of this productive land is considered insignificant when considered in the context of the balance of the productive land on the title [120921/1] *being adhered to another title* [242144/1] *with similar productive potential and an existing dairy."*

The development of a vegetative buffer within Lot 1, if properly maintained, is considered to be capable of minimising the potential for the residential use of Lot 1 to constrain or interfere with continued resource development on Lot 2.

Further, with the exception of required upgrades to the septic system servicing the dwelling at 1659 Murchison Highway, the residential use will not impose an immediate demand or contribute to a cumulative requirement for public provision of reticulated services or alternate arrangements for utilities, road access, or community service.

26.4 Development Standards

26.4.1 Suitability of a site or lot on a plan of subdivision for use or development

Objective:

The minimum properties of a site and of each lot on a plan of subdivision are to –

(a) provide a suitable development area for the intended use;

(b) provide access from a road; and

(c) make adequate provision for a water supply and for the drainage and disposal of sewage and stormwater

Consistent

The proposed development will not alter the existing development area within Lot 1, and the dwelling will maintain direct access across its frontage to the Murchison Highway, over land that includes the proposed right of way for access to Lot 2.

The dwelling is serviced by a rechargeable water supply, an on-site wastewater system that will be decommissioned and replaced, and stormwater is managed through in-ground absorption and drainage to Big Creek.

Acceptable Solutions	***Performance Criteria***
A1 *A site or each lot on a plan of subdivision must –* *(a) unless for agricultural use, have an area of not less than 1 hectare not including any access strip; and* *(b) if intended for a building, contain a building area –* *(i) of not more than 2000m^2 or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use;*	*P1* *A site or each lot on a plan of subdivision must be of sufficient area for the intended use or development without likely constraint or interference for –* *(a) erection of a building if required by the intended use;* *(b) access to the site;* *(c) use or development of adjacent land;* *(d) a utility; and* *(e) any easement or lawful entitlement for access to other land*

26.4 Development Standards *26.4.1 Suitability of a site or lot on a plan of subdivision for use or development*	
(ii) clear of any applicable setback from a frontage, side or rear boundary; *(iii) clear of any applicable setback from a zone boundary;* *(iv) clear of any registered easement;* *(v) clear of any registered right of way benefiting other land;* *(vi) clear of any restriction imposed by a utility;* *(vii) not including an access strip;* *(viii) accessible from a frontage or access strip*	
Complies with A1 Lot 1 will have an area of 2.347 ha, not including the proposed right of way favouring Lot 2. The site includes an existing dwelling, which has minimum frontage and side boundary setbacks of 9.67 m and 36.41 m respectively. The rear boundary setback of Lot 1 will be 45.65 m. The dwelling will have a minimum setback from the proposed right of way of 15.56 m. The site coverage on Lot 1 will be 423 m^2. The dwelling is clear of any restriction imposed by a utility and will remain accessible via the property frontage.	

26.4 Development Standards

26.4.1 Suitability of a site or lot on a plan of subdivision for use or development

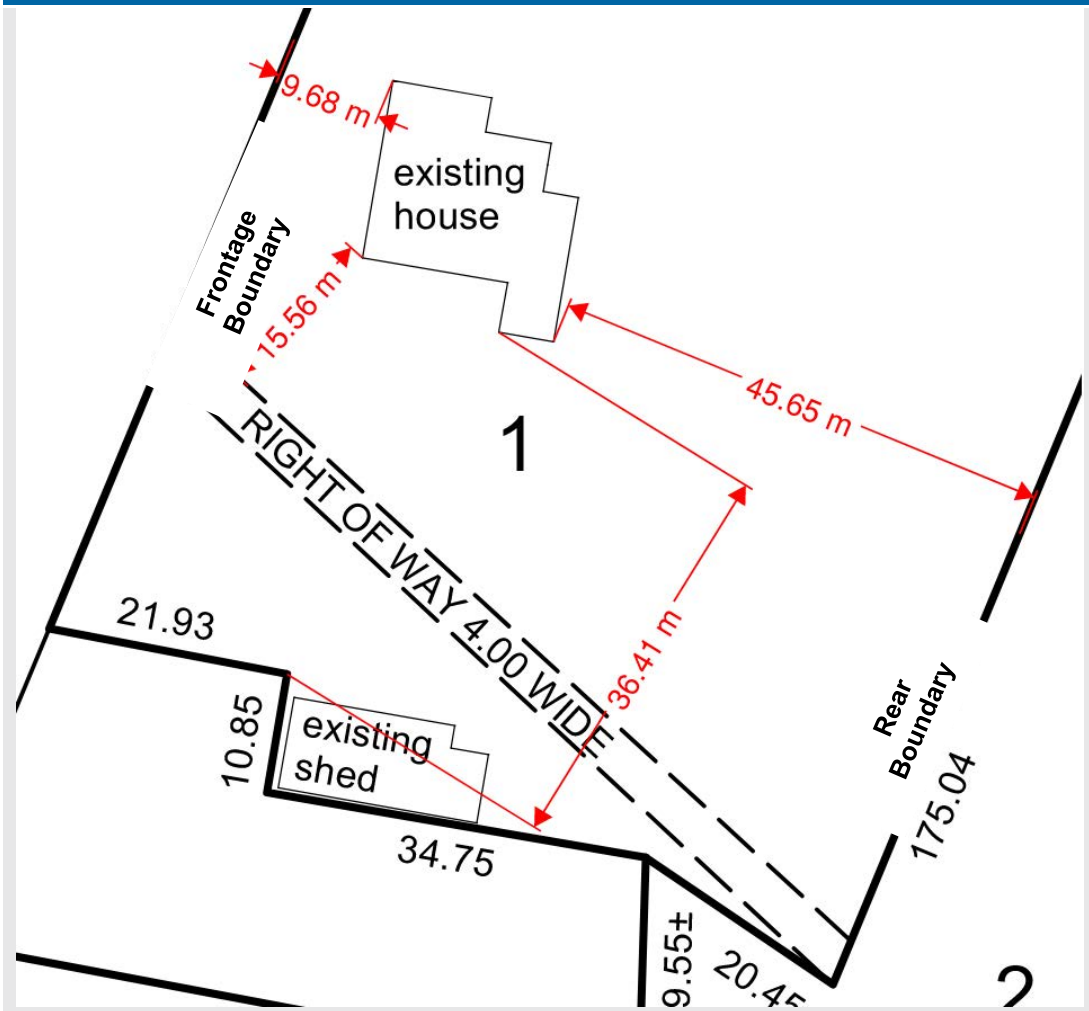


Figure 8 Lot 1 dwelling setbacks

A2 *A site or each lot on a subdivision plan must have a separate access from a road –* *(a) across a frontage over which no other land has a right of access; and* *(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or* *(c) by a right of way connecting to a road –* *(i) over land not required as the means of access to any other land; and* *(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and*	*P2* *(a) A site must have a reasonable and secure access from a road provided –* *(i) across a frontage; or* *(ii) by an access strip connecting to a frontage, if for an internal lot; or* *(iii) by a right of way connecting to a road over land not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and* *(iv) the dimensions of the frontage and any access strip or right of way must be adequate for the type and volume of traffic likely to be generated by –* *a. the intended use; and*

26.4 Development Standards	
26.4.1 Suitability of a site or lot on a plan of subdivision for use or development	
(d) with a width of frontage and any access strip or right of way of not less than 6.0 m; and *(e) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.*	*b. the existing or potential use of any other land which requires use of the access as the means of access for that land; and* *(v) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a subdivision plan; or* *(b) It must be unnecessary for the development to require access to the site or to a lot on a subdivision plan.*
Complies with A2 Lot 1 will retain access across its frontage to the Murchison Highway, and whilst a right of way that favours Lot 2 will be applied to the access, Lot 2 will maintain independent access to the Murchison Highway associated with the dwelling at 1699 Murchison Highway, located approximately 390 m south of the Lot 1 access. The 4 m wide right of way is suitable for the existing and anticipated type and volume of traffic, as it will service the dwelling on Lot 1 and agricultural vehicles servicing the operations of Lot 2, which will be intermittent and infrequent.	
A3 *Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of connecting to a water supply –* *(a) provided in accordance with the Water and Sewerage Industry Act 2008; or* *(b) from a rechargeable drinking water system with a storage capacity of not less than 10,000 litres if–* *(i) there is not a reticulated water supply; and* *(ii) development is for –* *a. a single dwelling; or*	*P3* *(a) There must be a water supply available for the site or for each lot on a plan of subdivision with an adequate level of reliability, quality, and quantity to service the anticipated use of the site or the intended use of each lot on a plan of subdivision; or* *(b) It must be unnecessary to require a water supply*

26.4 Development Standards ***26.4.1 Suitability of a site or lot on a plan of subdivision for use or development***	
b. a use with an equivalent population of not more than 10 people per day	
Complies with A3 The existing dwelling on Lot 1 is serviced by a rechargeable water system (rooftop rainwater collection).	
A4 *Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste –* *(a) to a sewerage system provided in accordance with the* Water and Sewerage Industry Act 2008*; or* *(b) by on-site disposal if –* *(i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and* *(ii) the development -* *a. is for a single dwelling; or* *b. provides for an equivalent population of not more than 10 people per day; or* *(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip*	*P4* *(a) A site or each lot on a plan of subdivision must drain and dispose of sewage and liquid trade waste –* *(i) in accordance with any prescribed emission limits for discharge of waste water;* *(ii) in accordance with any limit advised by the Tasmanian Environmental Protection Agency;* *(iii) without likely adverse impact for the health or amenity of the land and adjacent land;* *(iv) without compromise to water quality objectives for surface or ground water established under the State Policy on Water Quality Management 1997; and* *(v) with appropriate safeguards to minimise contamination if the use or development has potential to –* *a. indirectly cause the contamination of surface or ground water; or* *b. involve an activity or process which requires the use, production, conveyance or storage of significant quantities of sewage or liquid trade waste that may cause harm to surface or ground water if released through accident, malfunction, or spillage; or* *(b) It must be unnecessary to require the drainage and disposal of sewage or liquid trade waste*
Complies with A4 The existing dwelling on Lot 1 is serviced by an on-site wastewater system. The Wastewater Assessment prepared for this application recommends that the existing wastewater system be	

decommissioned, and a new wastewater system be installed. The Wastewater Assessment proposes the installation of a new septic tank, pump pit, and absorption beds. The new absorption beds will be located to the north of the existing dwelling, within an existing paddock.

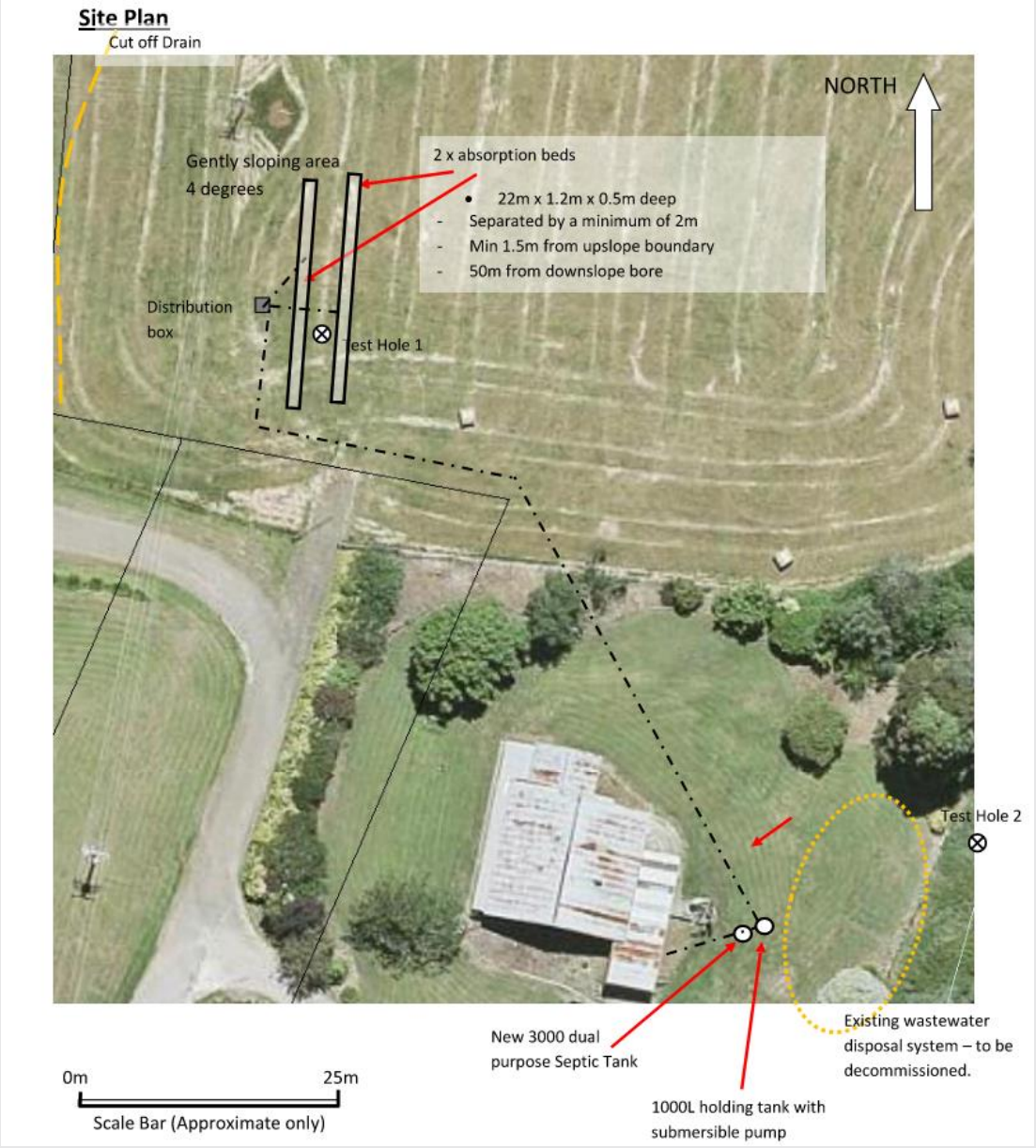


Figure 9 Proposed wastewater system site plan

A5 *Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater –*	*P5* *(a) A site or each lot on a plan of subdivision must drain and dispose of stormwater –* *(i) to accommodate the anticipated stormwater -* *a. currently entering from beyond its boundaries; and* *b. from the proposed development;* *(ii) without likelihood for concentration on adjacent land;*

26.4 Development Standards *26.4.1 Suitability of a site or lot on a plan of subdivision for use or development*	
(a) to a stormwater system provided in accordance with the Urban Drainage Act 2013*; or* *(b) if stormwater cannot be drained to a stormwater system –* *(i) for discharge to a natural drainage line, water body, or watercourse; or* *(ii) for disposal within the site if –* *a. the site has an area of not less than 5000 m²;* *b. the disposal area is not within any defined building area;* *c. the disposal area is not within any area required for the disposal of sewage;* *d. the disposal area is not within any access strip; and* *e. not more than 50% of the site is impervious surface*	*(iii) without creating an unacceptable level of risk for the safety of life or for use or development on the land and on adjacent land;* *(iv) to manage the quantity and rate of discharge of stormwater to receiving waters;* *(v) to manage the quality of stormwater discharged to receiving waters; and* *(vi) to provide positive drainage away from any sewer pipe, on-site sewage disposal system, or building area; or* *(b) It must be unnecessary to require the drainage and disposal of stormwater*
Complies with A1 The land on which the existing dwelling is located falls to the east, towards Big Creek, to which the site drains. Big Creek drains to the north, away from the proposed right of way. Otherwise, the site has sufficient area to accommodate in-ground absorption.	

26.4.2 Location and configuration of development	
Objective: *The location and configuration of development is to provide a reasonable consistency between sites for setback from a boundary, height of buildings, and location within the landscape*	
Consistent Proposed Lot 1 will not be altered, and as such will continue to provide consistency between adjacent sites with respect to frontage and side boundary setbacks, and building height and materials. The new boundary will change the rear setback of the dwelling, which will remain consistent with the requirements of the Clause.	
Acceptable Solutions	***Performance Criteria***
A1 *A building or a utility structure, other than a crop protection structure for an agricultural use, must be setback –* *(a) not less than 20.0 m from the frontage; or* *(b) if the development is for sensitive use on land that adjoins a road specified in*	*P1* *The setback of a building or utility structure must be –* *(a) consistent with the streetscape; and* *(b) required by a constraint imposed by –* *(i) size and shape of the site;* *(ii) orientation and topography of land;*

26.4.2 Location and configuration of development	
the Table to this Clause, not less than the setback specified from that road; *(c) not less than 10.0 m from each side boundary; and* *(d) not less than 10.0 m from the rear boundary; or* *(e) in accordance with any applicable building area shown on a sealed plan*	*(iii) arrangements for a water supply and for the drainage and disposal of sewage and stormwater;* *(iv) arrangements for vehicular or pedestrian access;* *(v) a utility; or* *(vi) any requirement of a conservation or urban design outcome detailed in a provision in this planning scheme;* *(vii) any lawful and binding requirement –* *a. by the State or a council or by an entity owned or regulated by the State or a council to acquire or occupy part of the site; or* *b. an interest protected at law by an easement or other regulation*
Complies with A1 The existing frontage and side boundary setbacks of the dwelling on Lot 1 will not be altered, and it is considered that the Clause does not apply to those setbacks. The new rear boundary setback will be approximately 45.65 m as a result of the proposed boundary change, which complies with subclause (d). There is no building area defined on the lot, and the property does not adjoin a road specified in the Table to the Clause.	
A2 *Building height must be not be more than 8.5 m*	*P2* *Building height must -* *(a) minimise likelihood for overshadowing of a habitable room or a required minimum area of private open space in any adjacent dwelling;* *(b) minimise apparent scale, bulk, massing and proportion in relation to any adjacent building;* *(c) be consistent with the streetscape and rural landscape;* *(d) respond to the effect of the slope and orientation of the site; and* *(e) take into account the effect and durability of screening other than vegetation to attenuate impact*
Complies with A1 The existing building height of the dwelling and outbuilding within Lot 1 do not exceed a height of 8 m.	

26.4.2 Location and configuration of development

A3.1 *A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must –* *(a) not project above an elevation 15 m below the closest ridgeline;* *(b) be not less than 30 m from any shoreline to a marine or aquatic water body, water course, or wetland;* *(c) be below the canopy level of any adjacent forest or woodland vegetation; and* *(d) clad and roofed with materials with a light reflectance value of less than 40%.* *A3.2* *Wind power turbines and wind power pumps must not exceed 20 m in height.*	*P3.1* *The location, height and visual appearance of a building or structure except for wind power turbines or wind power pumps must have regard to –* *(a) minimising the visual impact on the skyline;* *(b) minimising height above the adjacent vegetation canopy;* *(c) minimising visual impact on the shoreline or a marine or aquatic water body, water course, or wetland where possible; and* *(d) minimising reflection of light from an external surface.* *P3.2* *Wind power turbines or wind power pumps must minimise their impacts on the broader landscape having regard to –* *(a) the visual impacts of the development;* *(b) the characteristics of the vicinity of the site;* *(c) the characteristics of the wind resource;* *(d) the topography of the site and how that location affords access to wind; and* *(e) potential impacts on birds.*

Complies with A1

The existing dwelling and outbuilding within Lot 1 do not project above an elevation of 15 m below a ridgeline, and have a total height that is below the canopy level of nearby trees located within the riparian area of Big Creek. Notwithstanding the structure is existing.

Whilst the dwelling is within approximately 27 m of Big Creek, as it is already located in such proximity to a watercourse, and because no physical alterations are proposed with this application that might otherwise reduce the separation of the dwelling from Big Creek, it is considered that subclause (b) is not applicable.

The dwelling is clad in a combination of brick and corrugated sheet metal with a light reflectance value less than 40%.

26.4.3 Location of development for sensitive uses

Objective:

The location of development for sensitive uses on rural land does not unreasonably interfere with or otherwise constrain –

(a) agricultural land for existing and potential sustainable agricultural use dependent on the soil as a growth medium;

26.4.3 Location of development for sensitive uses	
(b) agricultural use of land in a proclaimed irrigation district under Part 9 Water Management Act 1999 *or land that may benefit from the application of broad-scale irrigation development;* *(c) use of land for agricultural production that is not dependent on the soil as a growth medium, including aquaculture, controlled environment agriculture, and intensive animal husbandry;* *(d) conservation management;* *(e) extractive industry;* *(f) forestry; and* *(g) transport and utility infrastructure*	
Consistent The proposed development will not alter the existing built form of the subject site. The boundary adjustment will place the existing dwelling at proposed Lot 1 within less than 200 m of agricultural land on Lot 2. However, as discussed in the LCA prepared for this application, the improvement and maintenance of a vegetative buffer between the properties, particularly along Big Creek, will be sufficient to minimise potential conflict between the residential and agricultural land uses on either site.	
Acceptable Solutions	***Performance Criteria***
A1 *New development, except for extensions to existing sensitive use where the extension is no greater than 30% of the existing gross floor area of the sensitive use, must –* *(a) be located not less than –* *(i) 200 m from any agricultural land;* *(ii) 200 m from aquaculture or controlled environment agriculture;* *(iii) 500 m from the operational area boundary established by a mining lease issued in accordance with the* Mineral Resources Development Act 1995 *if blasting does not occur; or* *(iv) 1000 m from the operational area boundary established by a mining lease issued in accordance with the* Mineral Resources Development Act 1995 *if blasting does occur; or* *(v) 500 m from intensive animal husbandry;* *(vi) 100 m from land under a reserve management plan;* *(vii) 100 m from land designated for production forestry;*	*P1* *New development, except for extensions to existing sensitive use where the extension is no greater than 30% of the existing gross floor area of the sensitive use, must minimise –* *(a) permanent loss of land for existing and potential primary industry use;* *(b) likely constraint or interference to existing and potential primary industry use on the site and on adjacent land;* *(c) permanent loss of land within a proclaimed irrigation district under Part 9* Water Management Act 1999 *or land that may benefit from the application of broad-scale irrigation development; and* *(d) adverse effect on the operability and safety of a major road, a railway or a utility*

26.4.3 Location of development for sensitive uses	
(viiii) *50 m from a boundary of the land to a road identified in Clause 26.4.2 or to a railway line; and* (ix) *clear of any restriction imposed by a utility; and* (b) *not be on land within a proclaimed irrigation district under Part 9* Water Management Act 1999 *or land that may benefit from the application of broad-scale irrigation development*	

Complies with P1

The proposed development will alter the rear boundary setback of the existing dwelling at Lot 1 to approximately 45.65 m. As such, the application requires assessment against the Performance Criteria.

The LCA prepared for this application determines that the loss of agricultural land from the subject site is insignificant considering the proposed adhesion of agricultural land to the adjoining title.

The land to form proposed Lot 1 is constrained for agricultural use due to separation from the balance agricultural land by Big Creek, lack of irrigation, proximity to existing dwellings and the Murchison Highway, and existing development on the property.

The improvement and maintenance of the existing tree line along Big Creek can form a vegetative buffer that that can effectively minimise potential conflict with the continued agricultural use of Lot 2.

The subject site is not within a proclaimed irrigation district, and the development will not have a significant impact on the Murchison Highway.

26.4.4 Subdivision	
Objective: *The division and consolidation of estates and interests in rural resource land is to create lots that are consistent with the purpose of the Rural Resource zone*	

Consistent

The proposed development will improve the agricultural operations of Lot 2 through the removal of a surplus residential use at Lot 1. Through the improvement and maintenance of a vegetative buffer between the lots, the potential for conflict between the residential and agricultural uses can be sufficiently minimised. Whilst Lot 2 has existing access to the Murchison Highway, access will also be retained via a proposed right of way across Lot 1.

Acceptable Solutions	*Performance Criteria*
A1 *Each new lot on a plan of subdivision must be –* (a) *a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the*	*P1* (a) *A plan of subdivision to reconfigure land must –* (i) *be required to restructure, re-size, or reconfigure land for primary industry use; and*

26.4.4 Subdivision	
State, a Council or by a statutory authority	*(ii) not create an additional lot;* *(b) A plan of subdivision to create a new lot must –* *(i) be required for a purpose permissible in the zone;* *(ii) be of a size and configuration that is not more than is required to accommodate the nominated use in accordance with the applicable standards of this planning scheme for such use;* *(iii) retain the balance area for primary industry use;* *(iv) minimise unnecessary and permanent loss of rural resource land for existing and potential primary industry use;* *(v) minimise constraint or interference to existing and potential primary industry use on the site and of adjacent land in the zone; and* *(vi) minimise unnecessary and permanent loss of land within a proclaimed irrigation district under Part 9* Water Management Act 1999 *or land that may benefit from the application of broad-scale irrigation development; or* *(c) A plan of subdivision to reduce the area of an existing lot on a sealed plan containing a lawful use must –* *(i) not be land containing a residential use approved by a permit granted under the* Land Use Planning and Approvals Act 1993 *as a required part of a permitted use;* *(ii) incorporate the excised area into an existing primary industry lot by amalgamation in a manner acceptable to the Recorder of Titles;* *(iii) minimise likelihood for the existing use on the reduced area lot to further constrain or interfere with use of the balance area or adjacent land for an existing or*

26.4.4 Subdivision	
	potential primary industry use; and *(iv) retain a lot with a size and shape that –* *a. can accommodate the lawful existing use or development in accordance with the applicable standards for that use; or* *b. does not further increase any non-compliance for use or development on the existing lot*

Complies with P1

The proposed subdivision and adhesion is for private use, and as such, the application requires assessment against the Performance Criteria.

The proposed subdivision and adhesion will not create a new lot, but will reduce the size of Lot 1 and increase the size of Lot 2.

The development will consolidate productive agricultural land into a single title, and will separate an existing surplus residential use from the agricultural land. The reconfiguration of the land will improve the scale of economy that can be achieved by Lot 2, which will remain part of a larger dairy production enterprise, whilst the sale of Lot 1 will provide revenue that can be returned to the agricultural operations of the dairy enterprise.

The existing dwelling on proposed Lot 1 was not approved as a required use under the *Land Use Planning and Approvals Act 1993*.

The improvement and maintenance of a vegetative buffer between the lots, particularly along Big Creek within Lot 1, will be sufficient to minimise the potential for conflict between the residential and agricultural uses. Further, Lot 1 will retain the ability to accommodate the existing residential use in accordance with the applicable standards of the Rural Resource Zone, and will not further increase non-compliance for residential use on the lot.

26.4.5 Buildings for Controlled Environment Agriculture
Not applicable to this application

5.2 Bushfire Prone Areas Code

The Code applies to subdivision of land that is located within, or partially within, a bushfire-prone area. Whilst the development is within a bushfire-prone area (land within 100 m of bushfire-prone vegetation greater than 1 ha in area), the proposed realignment of lot boundaries poses an insufficient increase in risk to warrant the provision of specific bushfire hazard management measures.

An assessment of the proposed development, prepared by an accredited bushfire practitioner, is provided in Appendix E of this report. The Bushfire Report concludes that the proposed development is exempt from the Bushfire-Prone Areas Code in accordance with Clause E1.4 (a).

5.3 Traffic Generating Use and Parking Code

The Code applies to all use and development.

E9.1 Purpose of the Traffic Generating Use and Parking Code
E9.1.1 *The purpose of this provision is to –* *(a) assist to protect the operational efficiency and safety of roads;* *(b) assist to protect public investment in road assets;* *(c) require on-site arrangements for –* *(i) circulation and passage of vehicles;* *(ii) loading and unloading of freight and people;* *(iii) parking to service vehicles having business on the site;* *(d) specify design standards for circulation, loading and unloading, and parking areas within a site; and* *(e) accommodate Local Area Parking Schemes*
Consistent The proposed development will not alter the existing number or form of parking or circulation for vehicles within, or moving to and from the subject site, including for agricultural vehicle access via the proposed right of way.

E9.5 Use Standards ***E9.5.1 Provision for parking***	
Objective: *Provision is to be made for convenient, accessible, and usable vehicle parking to satisfy requirements for use or development without impact for use or development of other land or for the safety and operation of any road*	
Consistent The existing parking spaces associated with the dwelling at Lot 1 will continue to provide convenient, accessible, and usable vehicle parking suitable for the residential use.	
Acceptable Solutions	***Performance Criteria***
A1 *Provision for parking must be –* *(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;*	*P1* *(a) It must be unnecessary or unreasonable to require arrangements for the provision of vehicle parking; or* *(b) Adequate and appropriate provision must be made for vehicle parking to meet -* *(i) anticipated requirement for the type, scale, and intensity of the use;* *(ii) likely needs and requirements of site users; and*

E9.5 Use Standards ***E9.5.1 Provision for parking***	
	(iii) likely type, number, frequency, and duration of vehicle parking demand
Complies with A1 Being a single dwelling, with no ancillary dwelling, other than in the General Residential Zone proposed Lot 1 requires a minimum of two (2) vehicle parking spaces in accordance with the Table to the Code. Lot 1 will retain a minimum of two vehicle parking spaces.	

E9.5.2 Provision for loading and unloading of vehicles
Not applicable to this application.

E9.6 Development Standards ***E9.6.1 Design of vehicle parking and loading areas***	
Objective: *Vehicle circulation, loading, and parking areas–* *(a) protect the efficient operation and safety of the road from which access is provided;* *(b) promote efficiency, convenience, safety, and security for vehicles and users; and* *(c) provide an appropriate layout and adequate dimension to accommodate passenger or freight vehicle associated with use of the site*	
Consistent The proposed development will not alter the existing safe and efficient vehicle access to the site, including the number of vehicle movements to and from the dwelling and adjacent farmland.	
Acceptable Solutions	***Performance Criteria***
A1.1 *All development must provide for the collection, drainage and disposal of stormwater; and* *A1.2* *Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –* *(a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities - Off Street Car Parking;*	*P1* *The layout and construction of a vehicle parking area, loading area, circulation aisle, and manoeuvring area must be adequate and appropriate for –* *(a) the nature and intensity of the use;* *(b) effect of size, slope and other physical characteristics and conditions of the site;* *(c) likely volume, type, and frequency of vehicles accessing the site;* *(d) likely demand and turnover for parking;* *(e) delivery and collection vehicles;* *(f) familiarity of users with the vehicle loading and vehicle parking area;*

E9.6 Development Standards ***E9.6.1 Design of vehicle parking and loading areas***	
(b) Be in accordance with AS/NZS2890.2 (2002) Parking Facilities - Off Street Commercial Vehicles; *(c) Be in accordance with AS/NZS 2890.3 1993) Parking Facilities – Bicycle Parking Facilities;* *(d) Be in accordance with AS/NZS 2890.6 Parking Facilities - Off Street Parking for People with Disabilities;* *(e) Each parking space must be separately accessed from the internal circulation aisle within the site;* *(f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and* *(g) Be formed and constructed with compacted sub-base and an all-weather surface.*	*(g) convenience and safety of access to the site from a road;* *(h) safety and convenience of internal vehicle and pedestrian movement;* *(i) safety and security of site users; and* *(j) the collection, drainage, and disposal of stormwater*
Complies with A1 The existing parking and circulation areas on proposed Lot 1 will continue to provide drainage over unsealed land to Big Creek; will continue to be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities - Off Street Car Parking; will be accessed from internal circulation within the site; will provide for movement of vehicles in a forward motion when either entering or exiting the site; and will be formed with a gravel surface.	
A2 *Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB*	*P2* *Design of internal access roads and vehicle circulation, movement and standing areas for permitted use on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be adequate and appropriate for the likely type, volume, and frequency of traffic*
Complies with A2 The existing site access, including land within the area to which a right of way will be applied, will be formed with a gravel surface, suitable for residential use, and for use by agricultural vehicles.	

5.4 Water and Waterways Code

The Code applies to the proposed development, as the boundary between proposed Lot 1 and Lot 2 is within 30 m of, and crosses the bank of a watercourse (Big Creek) and wetland. The existing boundary between 1659 and 1699 Murchison Highway, Yolla crosses an unnamed tributary and associated wetlands, and is within 30 m of Camp Creek (see Figure 10).

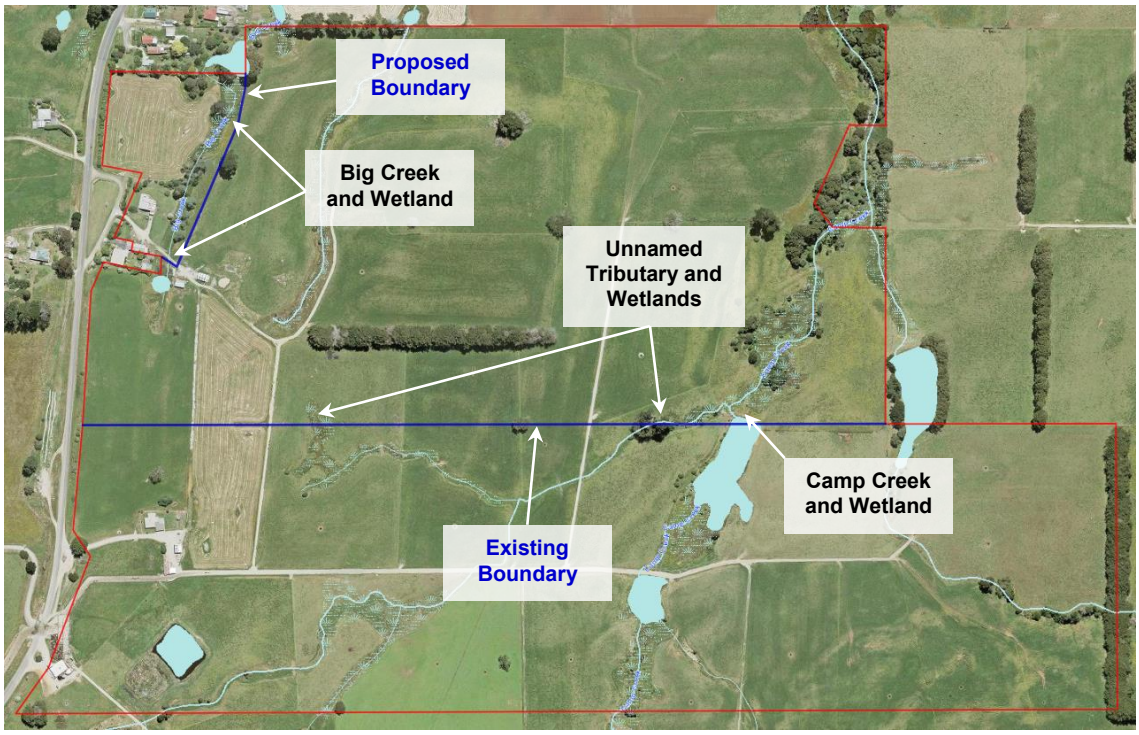


Figure 10 Location of watercourses and wetlands in relation to existing and proposed boundaries

Base image sourced from www.thelist.tas.gov.au

E10.1 Purpose of the Water and Waterways Code
E10.1.1 *The purpose of this provision is to assist protection and conservation of a water body, watercourse, wetland, or coastal shoreline area for –* *(a) ecosystem diversity and habitat value of native flora and fauna;* *(b) hydraulic capacity for water quality, yield, water table retention, flood flow, and waste water assimilation;* *(c) economic and utility importance to primary industry, settlement, industrial, irrigation and energy generation purposes; and* *(d) aesthetic and recreational use*
Consistent The proposed development will remove a boundary that currently crosses tributaries, Camp Creek, and a dam, and will locate the new boundary to the east of Big Creek. The reconfiguration of boundaries will not impact the function of any body of water or watercourse at the subject site.

E10.5 Use Standards

There are no use standards

E10.6 Development Standards

E10.6.1 Development in proximity to a water body, watercourse or wetland

Objective:

Development within 30 m of or located in, over, on or under a water body, water course or wetland is to have minimum impact on –

(a) the ecological, economic, recreational, cultural significance, water quality, and physical characteristic of a water body, watercourse or wetland;

(b) the hydraulic capacity and quality of a water body, watercourse or wetland for ecological viability, water supply, flood mitigation, and filtration of pollutants, nutrients and sediments;

(c) function and capacity of a water body, watercourse or wetland for recreation activity; and

(d) aesthetic features of a water body, watercourse or wetland in the landscape.

Consistent

There will be no alteration to the setback of the dwelling at proposed Lot 1 from Big Creek, and the adhesion of the balance land will remove the existing boundary between 1659 and 1699 Murchison Highway, which currently crosses tributaries, Camp Creek, and a dam.

The new boundary will be located to the east of Big Creek and will not impact the health or function of the creek or associated biodiversity.

Acceptable Solutions	***Performance Criteria***
A1 *There is no acceptable solution.*	*P1* *Development must –* *(a) minimise risk to the function and values of a water body watercourse or wetland, including for -* *(i) hydraulic performance;* *(ii) economic value;* *(iii) water based activity;* *(iv) disturbance and change in natural ground level;* *(v) control of sediment and contaminants;* *(vi) public access and use;* *(vii) aesthetic or scenic quality;* *(viii) water quality management arrangements for stormwater and sewage disposal;* *(ix) modification of a natural drainage channel;*

	(x) *biodiversity and ecological function;* (xi) *level of likely risk from exposure to natural hazards of flooding and inundation; and* (xii) *community risk and public safety; and* (b) *be consistent with any advice or decision of a relevant entity administering or enforcing compliance with an applicable protection and conservation regulation for –* (i) *impact of the development on the objectives and outcomes for protection of the water body, watercourse or wetland; and* (ii) *any condition or requirement for protection of the water body, water course or wetland.*

Complies with P1

The proposed development will not alter the existing built form of the land at Lot 1, nor will there be a change in ground level that might impact Big Creek. The dwelling will retain a minimum setback from Big Creek of approximately 27 m, and the existing area for vehicle crossings of Big Creek will continue in accordance with the current practice, which will not necessitate upgrades or alterations to the land or creek.

All other bodies of water and watercourses associated with the subject site will be retained within Lot 2, and there will be no alterations to those bodies of water or watercourses.

E10.6.2 Development in a shoreline area

Not applicable to this application

6. Conclusion

This report has assessed the proposed subdivision and adhesion of land at 1659 and 1699 Murchison Highway against the planning scheme provisions, standards and Codes. The application is supported by an associated LCA, Wastewater Assessment, Bushfire Report, and advice from State Growth. Whilst the application requires assessment against four (4) Performance Criteria it demonstrates that the proposed development is capable of satisfying all necessary provisions of the Scheme.

Appendices

Appendix A – Title Documents

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
120921	1
EDITION	DATE OF ISSUE
3	27-Jun-2014

SEARCH DATE : 23-Mar-2020
SEARCH TIME : 09.55 AM

DESCRIPTION OF LAND

Town of YOLLA
Lot 1 on Plan 120921
Derivation : Whole of Lot 40093 Gtd to E J Wilson & Anor and
Part of Lot 14513 Gtd to C R Knight
Prior CT 245467/1

SCHEDULE 1

D73741 TRANSFER to DUNCAN ROBERT MACDONALD and SHANNON LOUISE MACDONALD (jointly as between themselves) of one undivided 1/2 share and ALASTAIR JOHN MACDONALD of one undivided 1/2 share as tenants in common Registered 27-Jun-2014 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
B99597 ADHESION ORDER under Section 477A of the Local Government Act 1962 Registered 17-Jun-1987 at noon
D99000 MORTGAGE to Rabobank Australia Limited Registered 27-Jun-2014 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER ~~Eric James Wilson &~~ Vera May Wilson.

FOLIO REFERENCE ~~C.T. 4379-59~~ F/R 245467-1

GRANTEE Part of Lot 14513, 97A 1R 24P, Cecil Roberts Knight pur. Whole of Lot 40093. 4132m², Granted to Eric James Wilson & Vera May Wilson.

PLAN OF TITLE

LOCATION

TOWN OF YOLLA

FIRST SURVEY PLAN No. (15/14) L.O.

COMPILED BY Peacock, Darcey & Anderson P/L

SCALE 1: 5000 LENGTHS IN METRES

REGISTERED NUMBER

P 120921

APPROVED 8 NOV 1996

Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 127 (66)

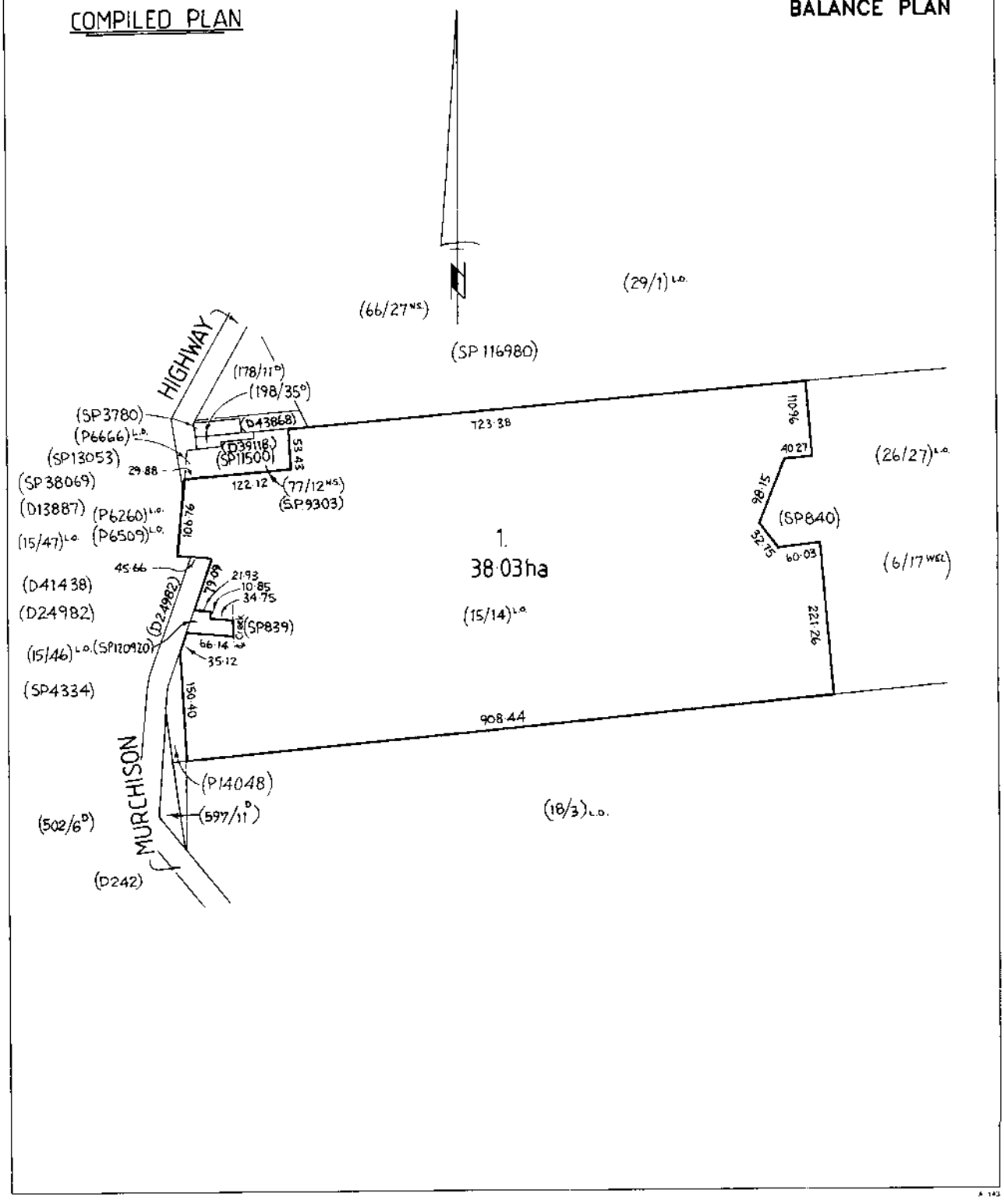
LAST UPI No. 6906

LAST PLAN No. SP839 & 15/14 L.O.

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

COMPILED PLAN

BALANCE PLAN



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
242144	1
EDITION	DATE OF ISSUE
4	27-Jun-2014

SEARCH DATE : 23-Mar-2020
SEARCH TIME : 10.03 AM

DESCRIPTION OF LAND

Town of YOLLA
Lot 1 on Plan 242144
Derivation : Whole of 6A-0R-21Ps. Gtd. to W.J. McCorkell and
Part of Lot 14167 Gtd. to W.D. Lewis
Prior CT 3898/99

SCHEDULE 1

D73741 TRANSFER to DUNCAN ROBERT MACDONALD and SHANNON LOUISE MACDONALD (jointly as between themselves) of one undivided 1/2 share and ALASTAIR JOHN MACDONALD of one undivided 1/2 share as tenants in common Registered 27-Jun-2014 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
D99000 MORTGAGE to Rabobank Australia Limited Registered 27-Jun-2014 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

03 D 416

ANNEXURE TO CERTIFICATE OF TITLE

VOL. 5898 **FOL.** 99

Recorder of Titles

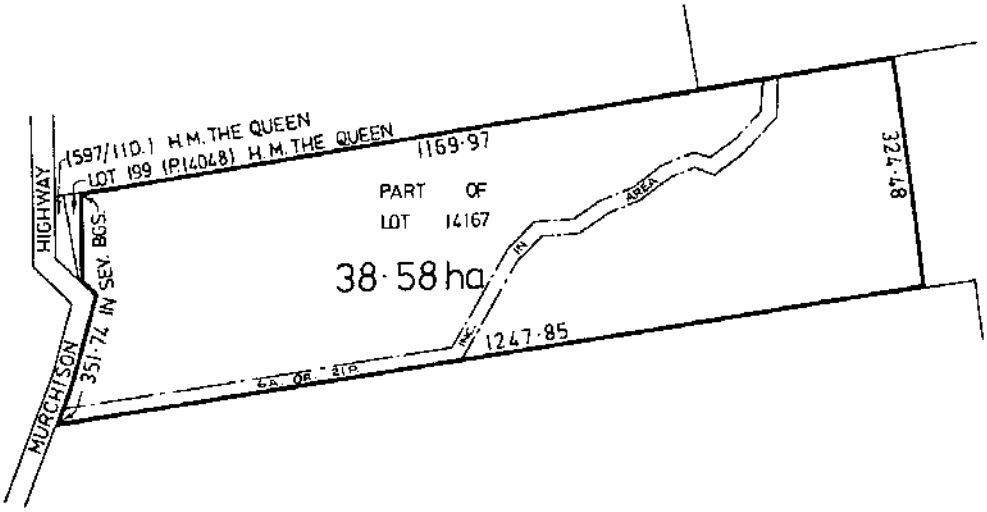
REGISTERED NUMBER

242144

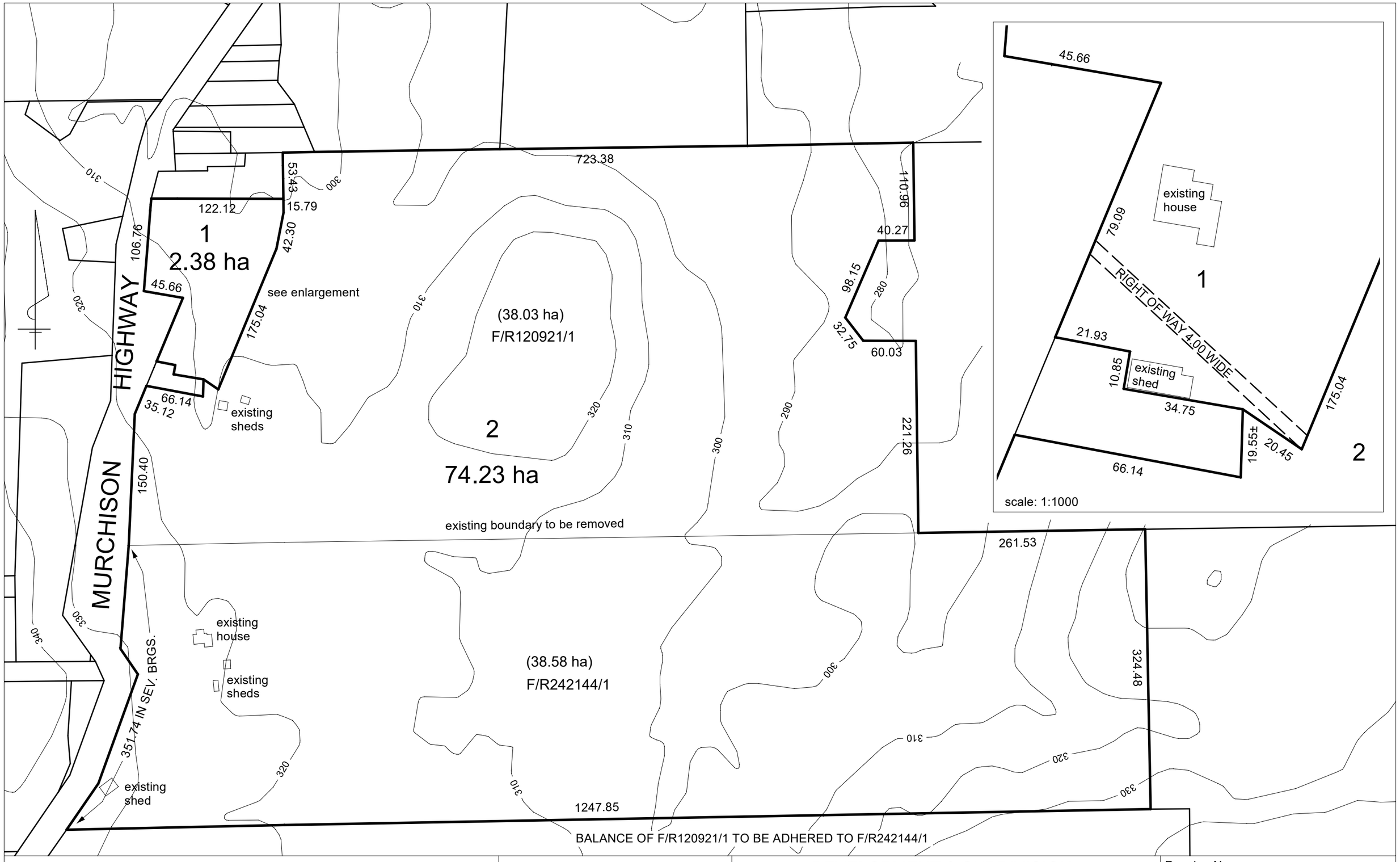
Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

TWN. YOLLA

MEAS. IN METRES



Appendix B – Proposal Plan



- This plan has been prepared only for the purpose of showing the overall layout of the specified site & the information shown hereon should be used for no other purpose.
- All dimensions & areas are subject to final survey
- All measurements are in metres

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DEVELOPMENT & SUBDIVISION PROPOSAL PLAN

1659-1699 MURCHISON HWY YOLLA TAS F/R120921/1 & F/R242144/1

Council: WWC | Scale: 1:4000 (A3) | Date: 16/1/2020

Drawing No.
3433-proposal Drawing004

Appendix C – Wastewater Assessment

SITE SUITABILITY ASSESSMENT FOR A PROPOSED 2 LOT SUBDIVISION

1659 Murchison Highway

Yolla 7325

15th March 2020

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41C Stewart Street DEVONPORT TAS 7310
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Introduction

This assessment follows a request to ascertain if the land proposed for a 2 lot subdivision (inclusive of the balance lot) are suitable for the installation of onsite wastewater disposal systems. The request was received from GHD on behalf of the land owner Duncan & Sharron McDonald.

The Site Plan with preferred lots is presented in Figure 1. The assessment provides an appraisal of suitability of onsite wastewater disposal systems for both the proposed lots.

Methodology

This wastewater assessment is based on the subdivision plan provided by the GHD. A site visit was undertaken on the 26th September 2019 and two test holes were excavated on the proposed lot. The approximate location of these test holes are illustrated on the Site Plan (Figure 1), and soil profiles are shown in Appendix D.

The assessment was carried out in accordance with AS 1547 – 2012 and using the EHA recognised *Trench 3* ™ program. The methodology for the assessment is in Appendix A. The modelling results are representative of only the proposed new lot, with a detailed design required for the new lot when Building approval is sought.

In preparing the assessment, the following documentation has been reviewed:

- Google Earth/Maps Imagery
- Subdivision plan provided by GHD
- Tasmania Department of Mines Geological Atlas 1:500,000
- Bureau Of Meteorology Rainfall Data for Yolla (Sea View)

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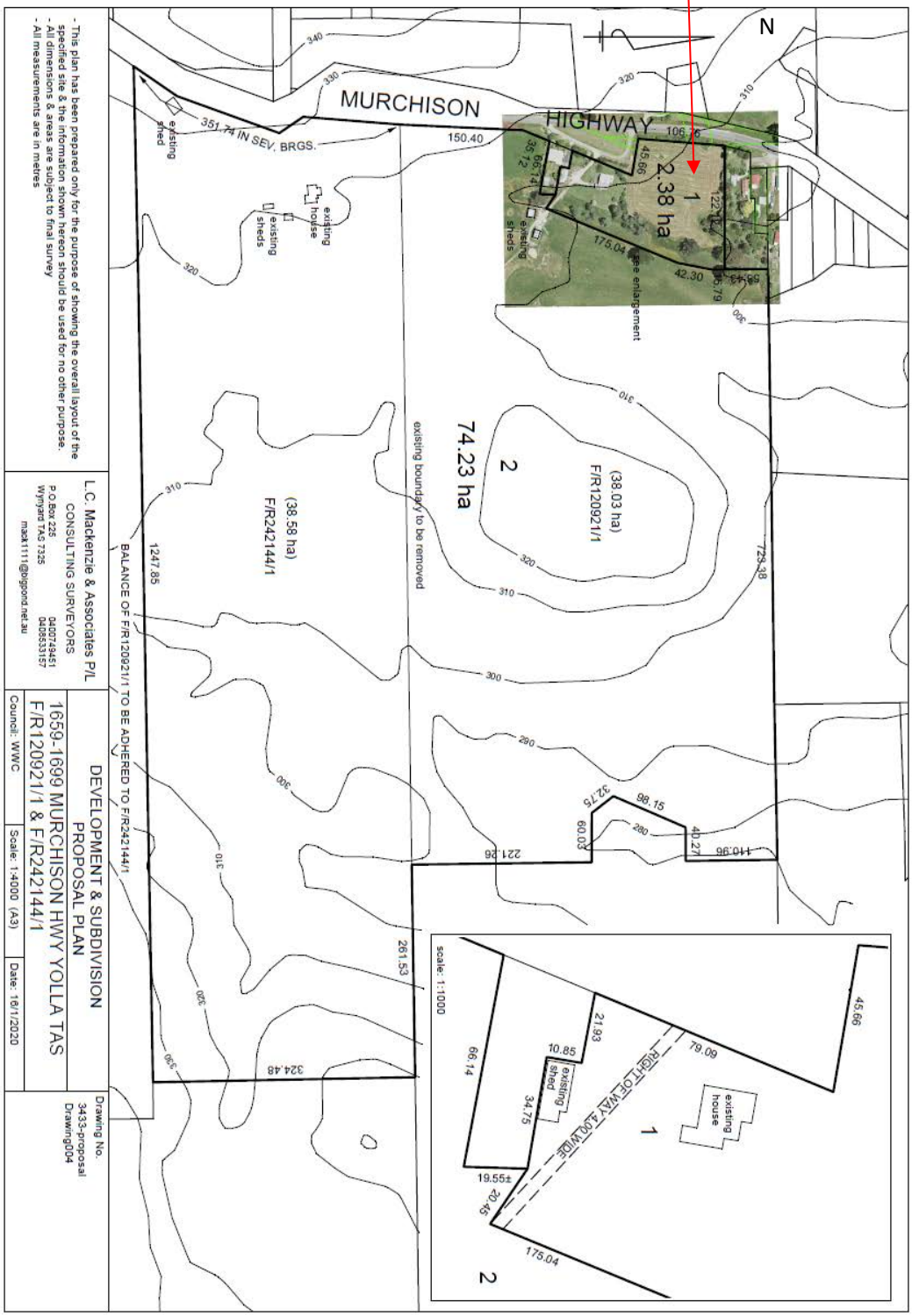

Figure 1a: Site Plan showing subdivision Layout

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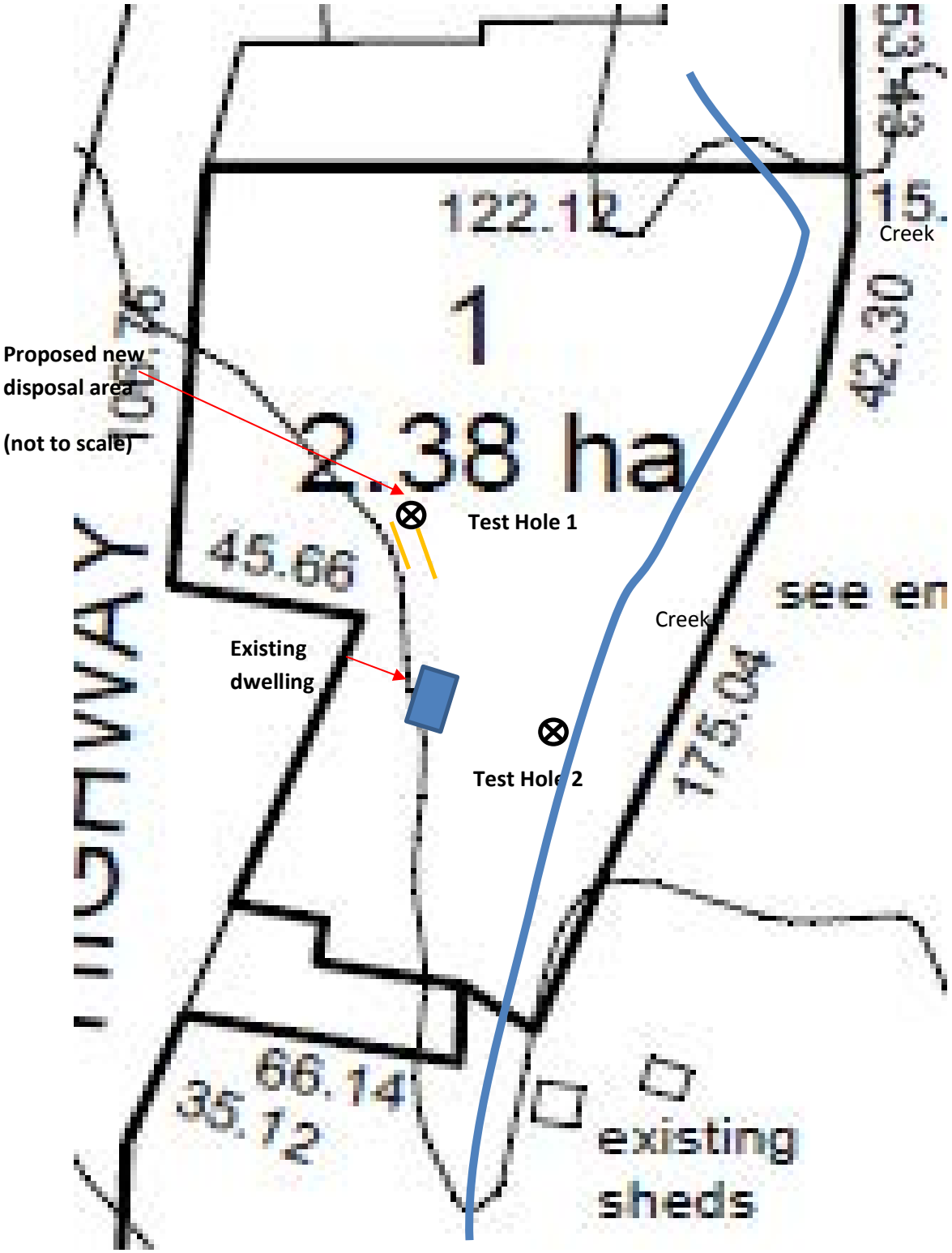

Figure 1b: Detail of proposed disposal area

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Figure 1c: New Boundary detail

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Site and Soil Evaluation Results

Topography

The slopes throughout the property are generally moderate, and ranging from 4-6 degrees, increasing towards the creek banks. The aspect varies, but is generally easterly.

Vegetation

The vegetation consists grassland and pasture.

Soils and Geology

The soils throughout the site consist of Tertiary Basalt – Clay Loam (Category 4), with good drainage.

The soil profiles are illustrated in Appendix D and their location on Figure 1. The assessment concurs with the Tasmania Department of Mines Geological map, Tertiary Basalt (Geology of Tasmania 1:500,000).

Site Limitations and Constraints

We have conducted a site evaluation for the proposed lot.

There were some site features that may restrict wastewater disposal. The features that were identified were:

- Potentially a large volume of wastewater
- Cation Exchange Capacity
- Annual Rainfall Excess

Positive aspects for the land overall include:

- Large land areas (for wastewater disposal)
- Good drainage
- Low density of other wastewater systems

Assessment Report

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The Assessment Report collates all the information from the Site Capability Report and the Environmental Sensitivity Report and provides advice on suitability of on-site wastewater management and recommended preliminary designs.

Proposed treatment and disposal for new lot.

This assessment assumes a 4 bedroom dwelling on tank water (without any water saving devises). The design assumes 2 people for the first two bedrooms and one person for the remaining two bedrooms. With each person generating 120L of wastewater per day, a total wastewater loading is calculated at: 6 x 120 = 720L / day. This is a large potential loading which has been used to provide a level of conservatism into the design.

This assessment has determined that both a septic tank with absorption trenches and an AWTS with irrigation are both suitable methods for wastewater within the proposed subdivision.

If a conventional septic with absorption trenches was to be used a total trench length of 57m x 1.2m x 0.5m would be required (e.g 3 trenches @ 19m x 1.2m x 0.6m), with a total area required including 100% reserve area of 700m^2.

If an AWTS with irrigation was to be installed, the area required for this is A=Q/DIR; A=720/3.5; A=205.7 (Sat 210m^2). Therefore the irrigation area would need to be 420m^2 with a 100% reserve area).

Due to the size of the proposed lot, both options are considered suitable.

Our assessment recommends that for the proposed new lots there is more than ample land available for onsite wastewater management. The methods of treatment and disposal will depend on a separate individual Site and Soil Evaluation to be prepared for the new lot and could include:

- Septic tank with absorption trenches
- Aerated wastewater treatment systems with surface irrigation
- Aerated wastewater treatment systems with subsurface irrigation

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Existing wastewater infrastructure

Lot 1 - Existing dwelling – The existing 3 bedroom dwelling has an old septic tank (damaged) with an (assumed) absorption trench below the septic tank.

With the damaged tank and the trench being considered too close to the creek, a new wastewater system will be required for the existing dwelling.

The system will include a new septic tank, holding tank with submersible pump and a new disposal area located towards the north of the dwelling. See appendix E for the new wastewater design, location and specifications.

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Conclusion

- It is concluded that the proposed lot (of 74 hectares) of the subdivision is suitable for onsite wastewater disposal systems, with the use of either a septic tank with absorption trenches OR an Aerated Wastewater Treatment System (AWTS) and irrigation.
- If 4 bedroom dwelling is constructed on the proposed new lot then with the use of a septic tank and trenches, a minimum total disposal area of 700m^2 (with 100% backup area included) would be required.
- Given that the proposed lot would be in the vicinity of 740,000m^2 it is deemed that there is sufficient area for a dwelling other outbuildings and access.
- The existing dwelling on Lot 1 will require a new wastewater disposal system, the details of which are outlined in Appendix E.

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Appendix A – Site and Soil Evaluations Methodology

The SSE is a report that identifies any significant issue that may inhibit or retard wastewater disposal. When an issue is identified then ways to ameliorate the impacts are considered. The outcomes of this process may result in the development being modified to try and resolve the issue. To populate the SSE report we use the outputs of Trench 3™ modelling which consist of 3 components: Site Capability Report, Environmental Sensitivity Report and Assessment Report

Site Capability

Site capability parameters include:

- Design area
- Density of disposal systems
- Slope angle
- Slope form
- Surface drainage
- Flood potential
- Heavy rain events
- Aspect
- Frequency of strong winds
- Wastewater volume
- Sodium Absorption Ratio (SAR) of septic tank effluent
- SAR of sullage
- Soil thickness
- Depth to bedrock
- Surface rock outcrop
- Cobbles in soil
- Soil pH
- Soil bulk density
- Soil dispersion
- Adopted permeability
- Long term acceptance rate and Design loading

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Environmental Sensitivity

Environmental Sensitivity parameters include:

- Cation exchange capacity
- Phosphorus absorption capacity
- Annual rainfall
- Minimum depth to water table
- Annual nutrient load
- Groundwater environmental values
- Minimum separation distance required
- Risk to adjacent bores
- Surface water environmental values
- Distance to nearest surface waters
- Distance to nearest other features
- Risk of slope instability
- Distance to landslip

Assessment Report

The Assessment Report collates all the information from the Site Capability Report and the Environmental Sensitivity Report and provides a recommended design including the size of the disposal field. In this case the design is indicative only, and the design is not be used for any particular dwelling or lot.

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Appendix B – Trench 3 Assessment Results

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Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

2 Lot subdivision - Proposed Lot (Lot 2)

Assessment for	GHD	Assess. Date	28-Nov-19
	C/- GHD	Ref. No.	19091
Assessed site(s)	1659 Murchison Highway, Yolla 7325	Site(s) inspected	26-Sep-19
Local authority	Waratah-Wynyard Council	Assessed by	Jamie Wood

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Expected design area	sq m	760,000	V. high	Very low		
	Density of disposal systems	/sq km	3	Mod.	Very low		
	Slope angle	degrees	4	V. high	Very low		
	Slope form	Straight simple		V. high	Low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods <1:100 yrs		Mod.	Very low		
	Heavy rain events	Infrequent		Mod.	Moderate		
	Aspect (Southern hemi.)	Faces NE or NW		V. high	Low		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	720	Mod.	Moderate		
	SAR of septic tank effluent		1.9	Mod.	Low		
	SAR of sullage		2.5	Mod.	Moderate		
	Soil thickness	m	2.0	High	Very low		
	Depth to bedrock	m	5.0	Mod.	Very low	Low	Other factors increase impact
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	5	V. high	Low		
	Soil pH		5.5	Mod.	Low		Other factors lessen impact
	Soil bulk density	gm/cub. cm	1.5	Mod.	Low		
	Soil dispersion	Emerson No.	8	High	Very low		
	Adopted permeability	m/day	0.2	High	Very low		
	Long Term Accept. Rate	L/day/sq m	16	Mod.	Very low	Moderate	Other factors increase impact

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Sustainable Environmental Assessment & Management (SEAM)

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

2 Lot subdivision - Proposed Lot (Lot 2)

Assessment for	GHD	Assess. Date	28-Nov-19
	C/- GHD	Ref. No.	19091
Assessed site(s)	1659 Murchison Highway, Yolla 7325	Site(s) inspected	26-Sep-19
Local authority	Waratah-Wynyard Council	Assessed by	Jamie Wood

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
A	Cation exchange capacity	mmol/100g	30	Mod.	High		
	Phos. adsorp. capacity	kg/cub m	0.8	Mod.	Moderate		
A	Annual rainfall excess	mm	739	High	High		
	Min. depth to water table	m	2	High	Low		
	Annual nutrient load	kg	7.0	Guess	Low		
	G'water environ. value	Agric sensit/dom irrig		High	Moderate		
	Min. separation dist. required	m	6	High	Very low		
	Risk to adjacent bores						Factor not assessed
	Surf. water env. value	Agric sensit/dom drink		High	Moderate		
	Dist. to nearest surface water	m	200	High	Moderate		
	Dist. to nearest other feature	m	200	High	Very low		
	Risk of slope instability	Very low		High	Very low		
	Distance to landslip	m	300	High	Very low		

The annual rainfall excess is high. With a cut of drain above the wastewater disposal area and the enlarged disposal area to compensate for this factor, this is not expected to be an issue.

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Sustainable Environmental Assessment & Management (SEAM)

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

2 Lot subdivision - Proposed Lot (Lot 2)

Assessment for	GHD	Assess. Date	28-Nov-19
	C/- GHD	Ref. No.	19091
Assessed site(s)	1659 Murchison Highway, Yolla 7325	Site(s) inspected	26-Sep-19
Local authority	Waratah-Wynyard Council	Assessed by	Jamie Wood

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 720 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 240

Sullage volume (L/day) = 480

Total nitrogen (kg/year) generated by wastewater = 4.7

Total phosphorus (kg/year) generated by wastewater = 2.3

Climatic assumptions for site (Evapotranspiration estimated using mean max. daily temperatures)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	61	64	73	111	143	157	192	181	144	128	98	91
Adopted rainfall (R, mm)	67	70	80	122	157	173	211	199	160	141	108	100
Retained rain (Rr, mm)	60	63	72	110	141	156	190	179	144	127	97	90
Max. daily temp. (deg. C)	21	21	20	18	15	13	13	13	14	16	18	19
Evapotrans (ET, mm)	78	65	62	53	43	47	48	48	50	60	65	71
Evapotr. less rain (mm)	**18**	**2**	**-10**	**-57**	**-98**	**-109**	**-142**	**-131**	**-94**	**-67**	**-32**	**-19**

Annual evapotranspiration less retained rain (mm) = -739

Soil characterisitics

Texture = Friable Clay Category = 4 Thick. (m) = 2

Adopted permeability (m/day) = 0.2 Adopted LTAR (L/sq m/day) = 16 Min depth (m) to water = 2

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In dual purpose septic tank(s)
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	Evapotranspiration bed(s)
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Are needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	57
Width (m) =	1.2
Depth (m) =	0.5
Total disposal area (sq m) required =	700
comprising a Primary Area (sq m) of:	350
and a Secondary (backup) Area (sq m) of:	350

Sufficient area is available on site

See full report for details.

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Appendix C – Site Photos

Plate A: Looking east over lot 1 (foreground) and Lot 2 (background) – Creek is the proposed boundary.

Plate B: Looking south over the proposed new disposal area (located to the north of the existing dwelling.

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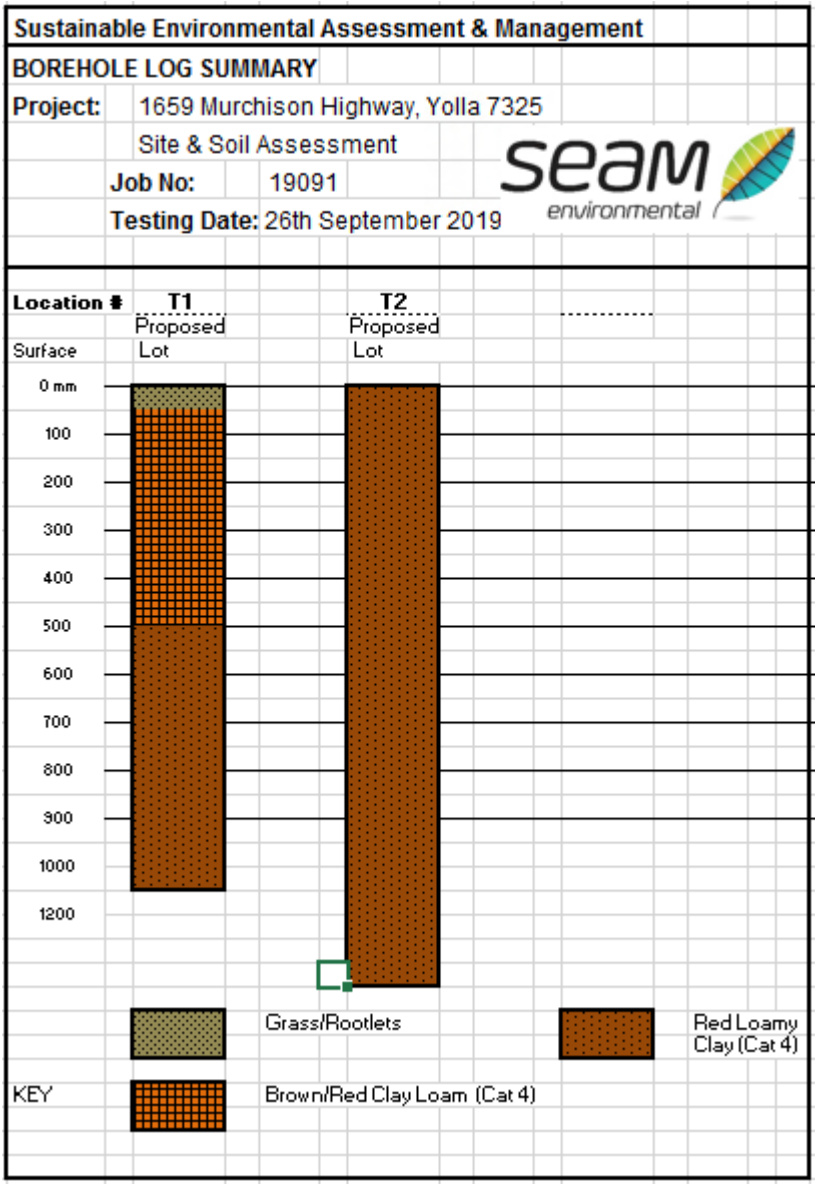
Appendix D – Soil Profiles



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Appendix E – Wastewater Design For Existing Dwelling

The existing dwelling consists of 3 bedrooms (connected to tank water). The projected wastewater loadings have been based on (up to) 5 persons, with each person generating 120L of wastewater per day. Therefore the maximum loading is calculated to be: **5 x 120L = 600L per day**

The existing septic tank is damaged and need to be replaced, and the disposal trench is within 5m of the creek making its location unacceptable. Therefore it is proposed to decommission and remove the existing system and install an entirely new system (in a different location).

Disposal Method:

Collect all the wastewater in a new 3000L dual purpose septic tank (with effluent filter), then gravity feed the wastewater into a 1000L holding tank with submersible pump and pump the wastewater to a new disposal area located to the north of the dwelling (see site plan)/

The disposal area will consist of two absorption trenches (separated by a indexing valve) with each trench being 22m x 1.2m x 0.5m (total of 44m x 1.2m).

Two trenches – each 22m x 1.2m x 0.5m

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Site Capability Issues for On-site Wastewater Management

Sustainable Environmental Assessment & Management (SEAM)

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

2 Lot subdivision - Existing Dwelling (Lot 1)

Assessment for	GHD C/- GHD	Assess. Date Ref. No.	28-Nov-19 19091
Assessed site(s)	1659 Murchison Highway, Yolla 7325	Site(s) inspected	26-Sep-19
Local authority	Waratah-Wynyard Council	Assessed by	Jamie Wood

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation: Trench	Limitation: Amended	Remarks
	Expected design area	sq m	19,100	V. high	Very low		
	Density of disposal systems	/sq km	3	Mod.	Very low		
	Slope angle	degrees	3	V. high	Very low		
	Slope form	Straight simple		V. high	Low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods <1:100 yrs		Mod.	Very low		
	Heavy rain events	Infrequent		Mod.	Moderate		
	Aspect (Southern hemi.)	Faces NE or NW		V. high	Low		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	600	Mod.	Moderate		
	SAR of septic tank effluent		1.9	Mod.	Low		
	SAR of sullage		2.5	Mod.	Moderate		
	Soil thickness	m	2.0	High	Very low		
	Depth to bedrock	m	5.0	Mod.	Very low	Low	Other factors increase impact
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	5	V. high	Low		
	Soil pH		5.5	Mod.	Low		Other factors lessen impact
	Soil bulk density	gm/cub. cm	1.5	Mod.	Low		
	Soil dispersion	Emerson No.	8	High	Very low		
	Adopted permeability	m/day	0.2	High	Very low		
	Long Term Accept. Rate	L/day/sq m	16	Mod.	Very low	Moderate	Other factors increase impact

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Environmental Sensitivity Issues for On-site Wastewater Management

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Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

2 Lot subdivision - Existing Dwelling (Lot 1)

Assessment for	GHD	Assess. Date	28-Nov-19
	C/- GHD	Ref. No.	19091
Assessed site(s)	1659 Murchison Highway, Yolla 7325	Site(s) inspected	26-Sep-19
Local authority	Waratah-Wynyard Council	Assessed by	Jamie Wood

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with High (A) or very High (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
A	Cation exchange capacity	mmol/100g	30	Mod.	High		
	Phos. adsorp. capacity	kg/cub m	0.8	Mod.	Moderate		
A	Annual rainfall excess	mm	739	High	High		
	Min. depth to water table	m	2	High	Low		
	Annual nutrient load	kg	5.8	Guess	Low		
	G'water environ. value	Agric sensit/dom irrig		High	Moderate		
	Min. separation dist. required	m	6	High	Very low		
	Risk to adjacent bores						Factor not assessed
	Surf. water env. value	Agric sensit/dom drink		High	Moderate		
	Dist. to nearest surface water	m	200	High	Moderate		
	Dist. to nearest other feature	m	200	High	Very low		
	Risk of slope instability	Very low		High	Very low		
	Distance to landslip	m	300	High	Very low		

The annual rainfall excess is high. With a cut of drain above the wastewater disposal area and the enlarged disposal area to compensate for this factor, this is not expected to be an issue.

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Assessment Report from Trench 3™ modelling program

Sustainable Environmental Assessment & Management (SEAM)

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

2 Lot subdivision - Existing Dwelling (Lot 1)

Assessment for	GHD	Assess. Date	28-Nov-19
	C/- GHD	Ref. No.	19091
Assessed site(s)	1659 Murchison Highway, Yolla 7325	Site(s) inspected	26-Sep-19
Local authority	Waratah-Wynyard Council	Assessed by	Jamie Wood

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with High (A) or very High (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 600 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 200

Sullage volume (L/day) = 400

Total nitrogen (kg/year) generated by wastewater = 3.9

Total phosphorus (kg/year) generated by wastewater = 1.9

Climatic assumptions for site (Evapotranspiration estimated using mean max. daily temperatures)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	61	64	73	111	143	157	192	181	144	128	98	91
Adopted rainfall (R, mm)	67	70	80	122	157	173	211	199	160	141	108	100
Retained rain (Rr, mm)	60	63	72	110	141	156	190	179	144	127	97	90
Max. daily temp. (deg. C)	21	21	20	18	15	13	13	13	14	16	18	19
Evapotrans (ET, mm)	78	65	62	53	43	47	48	48	50	60	65	71
Evapotr. less rain (mm)	**18**	**2**	**-10**	**-57**	**-98**	**-109**	**-142**	**-131**	**-94**	**-67**	**-32**	**-19**

Annual evapotranspiration less retained rain (mm) = -739

Soil characterisitics

Texture = Friable Clay Category = 4 Thick. (m) = 2

Adopted permeability (m/day) = 0.2 Adopted LTAR (L/sq m/day) = 16 Min depth (m) to water = 2

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In dual purpose septic tank(s)
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	Evapotranspiration bed(s)
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Are needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	44
Width (m) =	1.2
Depth (m) =	0.5
Total disposal area (sq m) required =	540
comprising a Primary Area (sq m) of:	270
and a Secondary (backup) Area (sq m) of:	270

Sufficient area is available on site

See full report for details.

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AS1547:2012 – Loading Certificate

1659 Murchison Highway, Yolla 7325

- System capacity (number of persons and daily flow)

The system has been based on tank water, with up to 5 persons per day, with each person generating up to 120L of wastewater per day. This creates a total daily wastewater loading of 600L per day.

- Summary of design criteria

This report is to calculate and design a wastewater disposal system that can dispose of all the effluent generated by up to 5 persons at an existing dwelling (proposed subdivision) at 1659 Murchison Highway, Yolla 7325.

- The location of and use of the 'reserve area'

There is adequate space for a 100% reserve area within the site.

- Use of water efficient fittings, fixtures, or appliances

The report has been based on figures using town water without any water saving devises. Figures used have been obtained from Table H1 – Typical Domestic Wastewater Design Flow Allowances (Australia). This figure is 120L per person per day (tank water supply).

- Allowable variation from design flows (peak loading events)

The wastewater figures used for this report have been based on the **maximum** number of persons to be using the dwelling at any one time (5 persons).

- Consequences of changes in loading (due to varying wastewater characteristics)

With the system designed for the maximum wastewater loading, there is expected to be no issues with wastewater disposal for the site.

- Consequences of overloading the system

If the system is continuously overloaded (e.g. higher than 600L per day for many days) then there is a chance that the disposal area could fail. If this is the case the disposal area could be enlarged by 50%.

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- Consequences of underloading the system

The design has used a conventional septic tank and absorption trench based system. The benefit of this is, that if the system is only used infrequently used there are no detrimental effects to either the septic tank or the disposal area. There are no consequences expected for the under loading of the system.

- Consequences of lack of operation, maintenance, and monitoring attention

The septic tank should be pumped out as per the standard. Inspection Openings will be fitted to the system at the time of installation so that the system can be checked for blockages as required. The owners should familiarise themselves with the maintenance schedule attached to the site & soil report.

In such instances, compliance can be regulated by the Local Authority Environmental Health Officer through a range of regulatory tools to ensure compliance.

- Other considerations

Owners/occupiers should be made aware of the importance of maintaining their onsite waste water management system including the irrigation area the maintenance contract for the system.

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Acceptable Solutions	Performance Criteria	Compliance
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: - be no less than 6m; or - be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that: (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation.	**Complies with A1** **Disposal area is <6m from building. (LAA is downslope from building)**
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that	**Complies with A2(b-i)** **Disposal Area is greater than 29m upslope from the nearest surface water** **15m + 7m x 2 degrees = 29m.** **Nearest surface water is approximately 25m away.**
A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than:	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	**Complies with A3 (a and b-i)** **Disposal area is located <40m from downslope boundary & <1.5m from side boundary.**

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(i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.		
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	**Complies with A4** **There is no bore within 50m of the proposed disposal area.** **(Nearest bore is 60m from proposed disposal area)**
A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	**Complies with A5(a)**
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent.	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	**Complies with A6** **There is no limiting layer within 1.5m for the disposal area.**
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an	**Complies with A7**

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	environmental nuisance to the residents of those properties *Note: Part 6 of the Building Act 2016 specifies requirements for protection work which apply to plumbing work including a wastewater treatment unit.*	

Wastewater System Design

The existing dwelling consists of 3 bedrooms (connected to tank water). The projected wastewater loadings have been based on (up to) 5 persons, with each person generating 120L of wastewater per day. Therefore the maximum loading is calculated to be: **5 x 120L = 600L per day**

The existing septic tank is damaged and need to be replaced, and the disposal trench is within 5m of the creek making its location unacceptable. Therefore it is proposed to decommission and remove the existing system and install an entirely new system (in a different location).

Disposal Method:

Collect all the wastewater in a new 3000L dual purpose septic tank (with effluent filter), then gravity feed the wastewater into a 1000L holding tank with submersible pump and pump the wastewater to a new disposal area located to the north of the dwelling (see site plan)/

The disposal area will consist of two absorption trenches (separated by a indexing valve) with each trench being 22m x 1.2m x 0.5m (total of 44m x 1.2m).

Two trenches – each 22m x 1.2m x 0.5m

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Specifications:

- An outlet filter is to be fitted to the septic tank
- A 1000L holding tank & submersible pump will be required to pressure dose the beds
- The 1000L holding tank with submersible pump to be fitted with an alarm that is hard wired back to the house
- Submersible pump to have a head of 25m
- Cut off drain to be installed above the disposal area
- 350mm trench arch to be used
- The base of the beds are to be level
- The beds are to be constructed parallel to the contours of the land
- Disposal Area to be kept free of vehicular traffic
- Disposal area to be kept free of hard hefted animals
- Raised bed to be backfilled with sand and top-dressed with sandy loam & planted out with either grass or shallow rooted approved shrubs

Notes:

- If the soil varies significantly than that illustrated in this report please contact the designer immediately
- If bedrock is encountered during the excavation of the beds the designer is to be contacted immediately
- If ground water is encountered during the excavation of the beds the designer is to be contacted immediately

See cross sections over page

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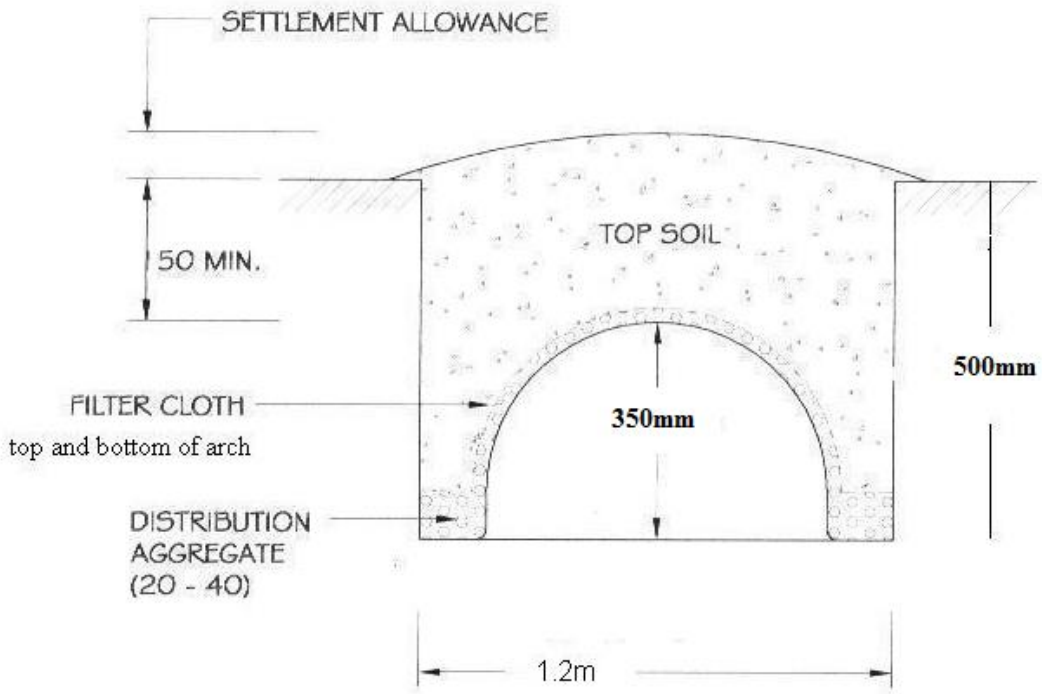
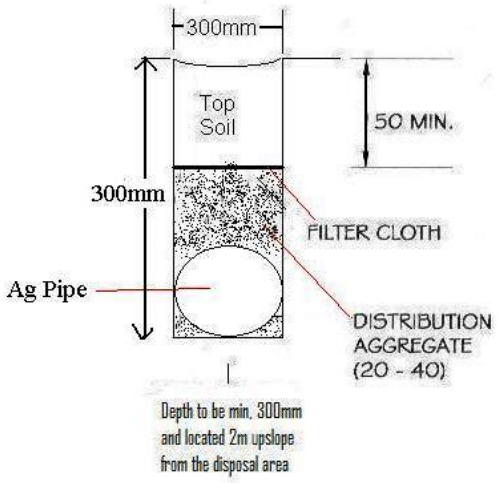
Absorption bed



Cut off drain



CUT-OFF DRAIN DETAIL

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Location Plan

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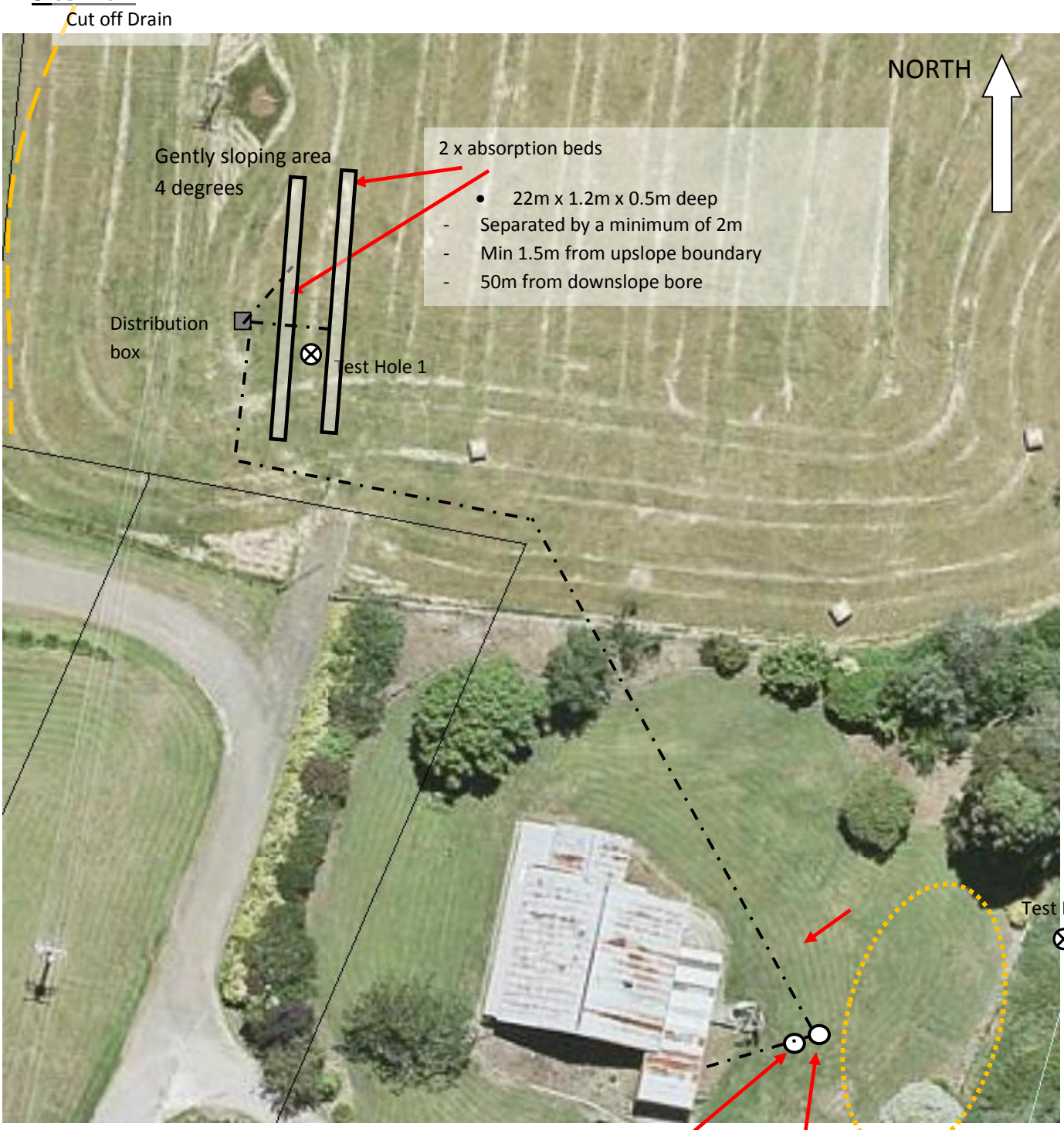
Web: www.seam.com.au

Site Plan



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RECOMMENDED SYSTEMS DESIGNS

I/We authorise the Waratah Wynyard City Council to make copies of the report for internal office use. Attached with the report or included with the application are original copies of all required certifications from suitably qualified persons.

The design of this on-site wastewater system is suitable for the property referred to in this report and the application.

DESIGNER	
Name of Organisation	Sustainable Environmental Assessment and Management (SEAM)
Address	PO Box 2064, Lower Sandy Bay TAS 7005
Phone	(03) 6228 1600
Mobile	0419 330 686
Fax	(03) 6228 1700
Prepared By	T Speed, J.Wood
Reviewed By	J.Wood

Signed _____ Date 15th March 2020

James Wood - Principal Consultant

Accredited Building Practitioner – Designer Hydraulic # CC1984K

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Email: admin@seam.com.au
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Appendix D – Land Capability Assessment

Agricultural Report

Report for: D, S and A Macdonald

Property Location: 1659 & 1699 Murchison Highway, Yolla

Prepared by:
Astrid Ketelaar and Michael Tempest
AK Consultants
29 York Town Square
LAUNCESTON, TAS 7250

Date: 6th February 2020

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Summary

Client:	Duncan, Shannon & Alistair Macdonald
Property identification:	1659 Murchison Highway, 38.1ha, CT 1120921/1 & 1699 Murchison Highway, 38.5ha, CT 242144/1 Titles zoned Rural Resource Zone, (*Waratah-Wynyard Interim Planning Scheme, 2013)*.
Proposal:	Proposed Subdivision (no additional lots) between two existing titles.
Purpose:	To assess the agricultural aspects of the proposal.
Published Land Capability:	Published Land Capability at 1:100 000 maps land associated with the two titles as Class 3 (15ha) & Class 4 (61ha). The Land Capability of the assessed area (3.6ha) at 1:5,000 around the dwelling on CT 1120921/1 is 1.3ha of Class 3 land, 1.4ha of Class 4 land, 0.2ha of Class 5 land and 0.8ha of Class 6 land.
Assessment comments:	An initial desktop feasibility assessment was undertaken followed by a field inspection on the 8th November 2019 to confirm or otherwise the desktop study findings of the agricultural assessment. This report summarises the findings of the desktop and field assessment.
Conclusion:	The proposed subdivision (no additional lots) between CT 120921/1 & CT 242144/1 consolidates productive land on to a single title (74.2ha) with a dairy and a large dam site. It also removes a dwelling that is surplus to requirements for the agricultural operation. Whilst land associated with the dwelling title (2.4ha) will be removed from agricultural production, the net benefit will be an improvement in the productive capacity of the land. The proposed new boundaries of Lot 1 provide adequate setbacks, under the circumstances, and buffers from the adjacent existing and potential agricultural activities that occur on the adjacent land to minimise the risk of the house constraining adjacent agricultural activity. There are no changes to setbacks for the house associated with Lot 2.

Assessment by:

Astrid Ketelaar, Natural Resource Management Consultant, Member, Agricultural Institute Australia (current)

and

Michael Tempest, Natural Resource Management Consultant

AK Consultants

INTRODUCTION

The subject titles are located at 1659 (CT 120921/1) & 1699 (CT 242144/1) Murchison Highway, Yolla. The titles are currently under the same ownership and are zoned Rural Resource under the *Waratah-Wynyard Interim Planning Scheme 2013* (the Planning Scheme).

The proponents seek to adjust the boundaries through a subdivision (no additional lots) of the two titles CT 120921/1 & CT 242144/1. The proposal seeks to remove the existing dwelling, sheds and a small paddock from CT 120921/1 (Lot 1) (size will be 2.4ha). The balance will be adhered to CT 242144/1 which will continue to be utilised for productive agriculture (Lot 2). This is to facilitate the sale of the dwelling on Lot 1 that is surplus to the requirements of the existing agricultural enterprise.

The following section of the Planning Scheme is relevant;
26.4.4 Subdivision
(P1)

a. A plan of subdivision to reconfigure land must –
    i. Be required to restructure, re-size, or reconfigure land for primary industry use; and
    ii. Not create an additional lot.

Discussions were held with the proponents, to determine the optimum configuration to meet the Planning Scheme requirements, protect the productive capacity of the resource development operation whilst minimising the risk of constraining future agricultural use as a result of potential land use conflicts.

A site assessment was conducted on the 8th of November and the 10th of December 2019 to confirm or otherwise the desktop study findings. This report assesses the agricultural aspects of the proposal and summarises the findings from the desktop and field assessments to enable Council to make an informed decision.

DESCRIPTION

The subject titles are located on the Murchison Highway, Yolla. Both titles are situated on the eastern side of the highway, directly south of the Yolla Village area. The prevailing wind is from the west and south west.

Both titles are currently utilised as part of a dairy enterprise, with the dairy located on CT 242144/1. The titles are part of a larger holding which includes a further seven titles and has a total area of approximately 350ha; this includes approximately 134ha over three titles that have recently been purchased and incorporated into the existing enterprise (see Figure 4). There are currently four houses associated with the enterprise.

CT 120921/1 is approximately 38.1ha in area. The title has a hilltop in the middle at 330m Above Sea Level (ASL), with gentle to moderate slopes sloping away from the hilltop in all directions. The lowest elevation on the title is in the north eastern corner where it is 208m ASL. The title has an existing dwelling on the western boundary, there are also some sheds located near the dwelling.

Approximately 80m southwest of the dwelling on the title is a cluster of 3 sheds which are utilised for housing newborn calves. According to TasVeg 3.0 Live the title is almost all completely managed as agricultural land (FAG), with the exception of a shelter belt of pines in the central south of the title which are mapped as plantations for silviculture – softwood (FPS) and a small area (0.6ha) of native vegetation along the unnamed tributary of Camp Creek along the eastern title boundary which is mapped as *Acacia dealbata* forest (NAD).

There are currently no registered water licences associated with CT 120921/1 or CT 242144/1. However, there is an existing dam (size unknown) which crosses the existing boundary of both subject titles in the south eastern area of CT 120921/1 (and the north eastern area of CT 242144/1). This dam is also the location of a previously proposed large dam, with a 15.5m wall height and a capacity of 184.3ML. In the Department's database the status of this dam proposal is 'refused'. Through discussions with the landowner it's been established that the dam permit was not pursued, hence the 'refused' status (pers. comms. 8/10/19 Duncan Macdonald). According to the Department's Water Assessment Tool (WAT) there is a total of 104MLof surety 5 water available and 39ML of Surety 6 water available at this dam site for winter take. Surety 5 water is expected to be available eight years out of ten and Surety 6, approximately six to seven years out of ten. Contours suggest this is an excellent dam site. This dam is located on Camp Creek. Camp Creek flows in a south to north direction near the eastern boundary of the title.

There are a further two drainage lines located on the western section of CT 120921/1 that both originate on the subject title and flow to the north. The most western is an unnamed tributary of Big Creek. This drainage line is just to the east of the existing dwelling. Where this stream leaves the northern boundary of the title is a crossing that is utilised to move stock in and out of the small paddock that is directly north of the existing dwelling. For these streams the WAT analysis indicates there is a combined total of 22ML of Surety 5 water available and 8Ml of Surety 6 water available for winter take. To utilise this water in summer a storage would need to be constructed.

North and east of CT 120921/1 are four titles that range in size from 5ha to 41ha. All titles are zoned as Rural Resource and appear to be utilised for grazing and there are no dwellings associated with these titles. South is CT 242144/1. The western boundary is bound by the Murchison Highway; there is also a small title (0.14ha) 40m to the south of the existing dwelling on CT 120921/1. This small title (CT 120920/1) is bound by CT 120921/1 to the north, east and south and has an existing dwelling located on it. Adjacent to the northwest corner of CT 120921/1 are titles zoned as Village, which are associated with the Yolla Village, there are two titles directly adjacent, one of which has an existing dwelling, while the other one is associated with another title that has a dwelling.

CT 242144/1 is approximately 38.5ha in area. Camp Creek flows through the central eastern section of the title. West of the creek the land has an easterly aspect, with the highest point on the western boundary at 330m and the lowest adjacent to Camp Creek on the western side at 300m ASL. East of the tributary the land has a north westerly aspect that is steeper than the western side. On this side the highpoint is in the south western corner at 330m ASL, with the lowest near the creek at 300m ASL. There is an existing dwelling located in the western section of this title. The farm dairy is also located on this title in the south western corner of the title. According to TasVeg Live 3.0, almost the entirety of the title is mapped as FAG. The only area that is not, is a small area near the dwelling which is mapped as *Eucalyptus obliqua* wet forest (WOU), however this area is also actually farmland rather than native vegetation.

Although there are no registered dams or water licence associated with CT 242144/1, there is the existing dam on Camp Creek that is also partly located on CT 120921/1; as discussed previously land on this title forms part of an excellent potential dam site. There is also another smaller dam located to the south, still on Camp Creek. There is another off-stream dam located in the south west of the title. The capacity of all the dams is unknown. There are two unnamed tributaries of Camp Creek that flow through the title. One in the north eastern section of the title and one in the central west section of the title. On the eastern tributary there is the tail end of a storage area on the title with the balance, including the dam wall on the adjacent title to the north east (CT 250602/1). According to the WAT tool there is 27ML of Surety 5 water and 10ML of surety 6 water available for irrigation through winter takes from this tributary. For the western tributary, available water for irrigation from this tributary is included in the water that is potentially available for the Camp Creek dam site as previously described.

Published Land Capability (1:100,000 scale) maps the two titles as having 15ha of Class 3 land and 61ha of Class 4 land. Class 3 is described as; 'land suited to cropping and intensive grazing with moderate limitations to use', (the LIST). It is also considered Prime Agricultural Land under the State Government's *Protection of Agricultural Land Policy* 2009 (PAL Policy). Class 4 land is described as; 'land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops'.

A Land Capability Assessment at a scale of 1:5,000 for the 2.4ha of land proposed to be included on lot 1, as well as land in the adjacent paddock to the east on Lot 2 (total assessed area 3.6ha) was undertaken on 8th November 2019 and 10th December 2019. For this 3.6ha area it was determined that there is 1.3ha of Class 3 land, 1.4ha of Class 4 land, 0.2ha of Class 5 land and 0.8ha of Class 6 land. The key factor in determining the separation of the Land Capability classes is drainage, which is determined by mottling in the soil profile. Land Capability Class descriptions are in Appendix 4 and full descriptions of the assessment pits and Land Capability assessment method are in Appendix 5.

The soils across both titles and surrounding land is mapped as 'Yolla Association'. These soils are described as brown to dark brown friable clay loam, with a moderately well-developed granular structure, generally occurring above 20m ASL (Spanwick & Kidd 2000). Soils with similar characteristics to the Yolla Association descriptions were identified on site.

DISCUSSION

The proposal will realign the boundaries (subdivision – no additional lots) and will see the excision of a non-required dwelling from productive agricultural land with the balance adhered to another title with similar agricultural productivity characteristics. Both titles involved are under the same ownership and farmed in conjunction with a further seven titles, with the overall land holding having 350ha of land associated with it. The purpose behind the proposal is to enable sale of the dwelling currently associated with CT 120921/1 (Lot 1). While the balance of the two titles (Lot 2) will continue to be utilised as part of the dairy enterprise.

The result of consolidating the productive land on the two titles together as one lot will mean two small agricultural lots (38.1ha + 38.5ha) will be combined into one medium agricultural lot (74.2ha)[1]. This inherently improves the productive capacity of the land through consolidation. From a farming perspective this increases the likelihood of the land being utilised as part of a commercial scale operation where economies of scale can be achieved. This larger title has an existing dairy. The consolidation of the productive land will also ensure that the potential dam site on Camp Creek is located on a single title rather than two.

With the existing enterprise recently purchasing 3 titles to the south that were run as a separate dairy and incorporating this into the existing dairy there are now four houses across the total enterprise. The dwelling on proposed lot 1 is now surplus to requirements for the existing enterprise, so the intention is to sell it. This will then enable the capital raised to be invested back into the farming enterprise.

The proposal means Lot 1 and associated land is effectively converted to a lifestyle lot. Lot 1 has been designed to minimise the loss of productive agricultural land, whilst ensuring practical management boundaries. A portion of land associated with this area is classed as 'Prime Agricultural Land' due to its assessed Land Capability, however, its small area (1.3ha), lack of an irrigation water resource, isolation from the rest of the farm and existing constraints from the dwelling on the lot and the adjacent dwelling to the south which is also a lifestyle lot, means the productive use of this land is very constrained. The loss of this productive land is considered insignificant when considered in the context of the balance of the productive land on the title being adhered to another title with similar productive potential and an existing dairy.

While the overall productive capacity of the land will be improved through the subdivision (no additional lots), consideration also needs to be given to the location of the dwelling on Lot 1 in relation to the proposed new boundaries. There are a range of activities associated with grazing and cropping, Learmonth *et.al.* (2007) detail the common range of issues associated with sensitive uses, such as residential use in the Rural Resource zone which can constrain agricultural activities (see Appendix 3). The types of activities associated with irrigated cropping which may affect residential amenity include chemical spray drift from fungicide, herbicide and fertiliser, noise from equipment (irrigation equipment, tractors, harvesters, aircraft etc. including during the night and early morning), irrigation water spray drift (generally not potable water), odour from fertilisers and chemicals and dust during harvesting and ground preparation. The types of activities associated with irrigated cropping which may affect residential amenity are generally much more frequent and of greater concern than activities associated with grazing activities. These are generally limited to fertiliser spreading, perhaps weed spraying and fodder conservation, and occasional cultivation and re-sowing of pastures.

The Western Australia Department of Health (DOH, 2012) has published guidelines relating specifically to minimising conflict between agricultural activities and residential areas through management of buffer areas. This study particularly focuses on spray drift and dust generation and recommends a minimum separation of 300m to reduce the impact of spray drift, dust, smoke and ash. Through the establishment of an adequately designed, implemented and maintained vegetative

[1] The land associated with excising the dwelling is 2.4ha

buffer, this minimum separation distance can be reduced to 40m. *The Waratah-Wynyard Planning Scheme 2013* recommends a distance of 200m as a buffer.

For the proposal, the dwelling on Lot 1 will be 47m from the eastern boundary. With the existing stream line east of the dwelling being retained with the dwelling on Lot 1, the existing vegetation along this creek will assist as providing a further buffer. There may also be scope for a future owner of Lot 1 to apply for funding to assist with rehabilitation of the riparian area including revegetation. This would improve the vegetated buffer between the dwelling and adjacent agricultural activity.

The paddock to the north of north of the dwelling on Lot 1, is separated from the rest of the farm by an existing drainage line associated steep banks and is not utilised as part of the milking rotational paddocks. The prime use for this paddock currently is to house 2 months old and older calves. By the time calves are moved into this paddock they have been weaned off milk replacer and require less daily care. However, with the recent purchase of the farm to the south, the owners now have more land to utilise for calves and because of existing dwellings, and isolation from the rest of the farm, this paddock is less than desirable to be utilised for this use in the future.

Another consideration is that currently newborn to 2-month-old calves are kept in sheds 80m to the south east of the dwelling. The two months of the year (typically September and October) when calves are kept in the sheds is when they are at their noisiest. This is considered to be the most likely source of potential future conflict between the dwelling on Lot 1 and the adjacent agricultural land. However, there are a few mitigating circumstances to assist with reducing potential future conflict; firstly, it is the owners intention to move the location of the calf shed , as there is already a dwelling under different ownership that is only 50m from the sheds (on 120920/1). The second mitigating factor is in relation to the current access to Lot 1 and Lot 2 from the Murchison Highway. As part of the proposal the access to Lot 2 will be retained as a Right of Way over Lot 1. This clearly establishes the rural context and potential for farm vehicle access in close proximity to the dwelling, for any future potential purchasers.

The only immediately adjacent agricultural use that will occur in future in proximity to the dwelling is on the eastern side and this is most likely to be grazing and associated pasture based activity such as fodder conservation. Whilst there is some potential for cropping there currently is no irrigation water resource. Whilst dryland cropping could occur this is less likely.

The setbacks of the proposed subdivision boundaries and mitigating factors under these circumstances are considered adequate to mitigate the risk of future agricultural activities on the agricultural lot being constrained.

CONCLUSIONS

The proposed subdivision (no additional lots) between CT 120921/1 & CT 242144/1 consolidates productive land on to a single title (74.2ha) with a dairy and a large dam site. It also removes a dwelling that is surplus to requirements for the agricultural operation. Whilst land associated with the dwelling title (2.4ha) will be removed from agricultural production, the net benefit will be an improvement in the productive capacity of the land.

The proposed new boundaries of Lot 1 provide adequate setbacks, under the circumstances, and buffers from the adjacent existing and potential agricultural activities that occur on the adjacent land to minimise the risk of the house constraining adjacent agricultural activity. There are no changes to setbacks for the house associated with Lot 2.

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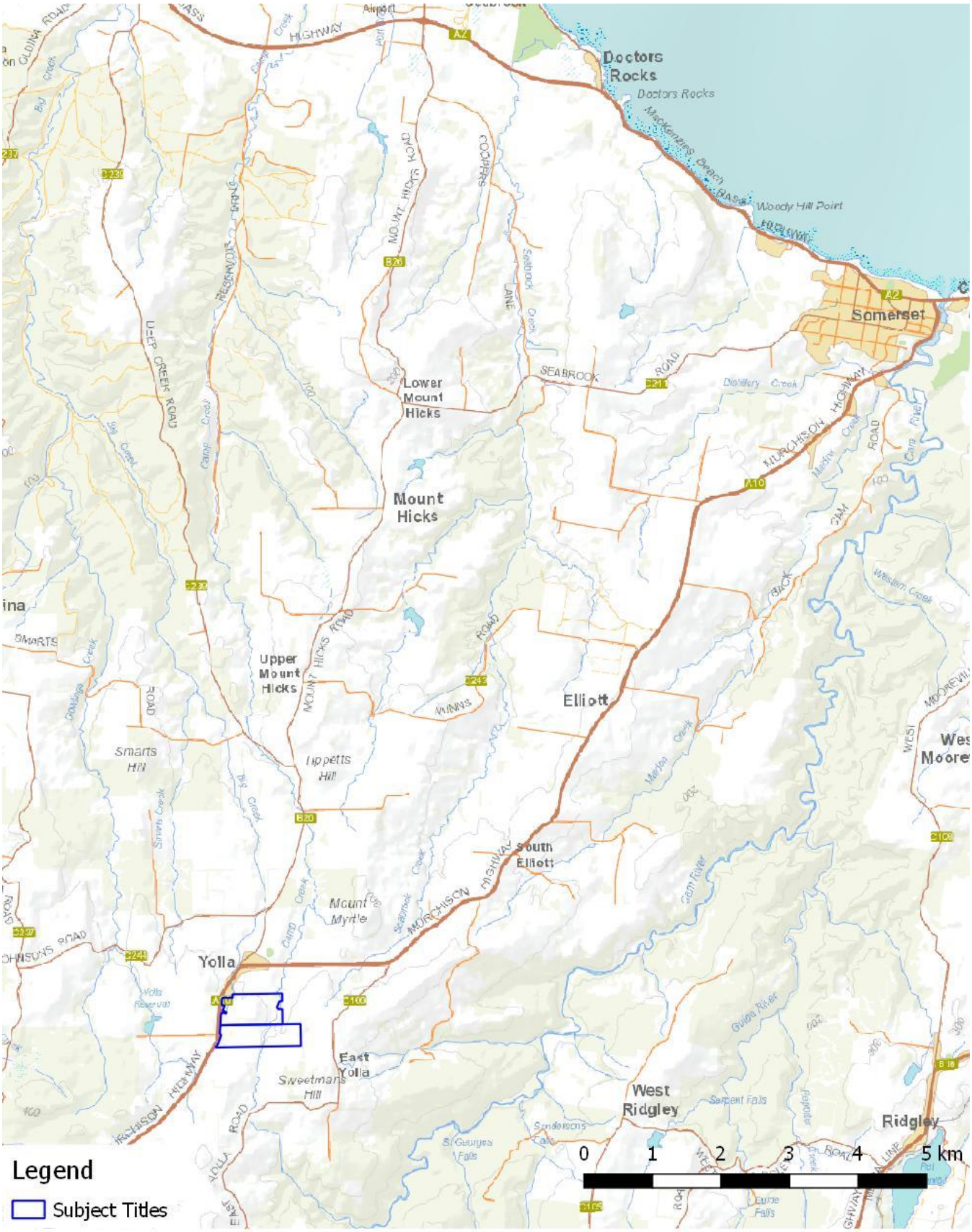


Map Name: Location
Project: Subdivision (no addtional lots)
Client: Macdonald
Date: 22/11/2019

BaseMap image by LIST Topo
Cadastre from LIST (C) State of Tas

N

AK Consultants

Figure 1. Location

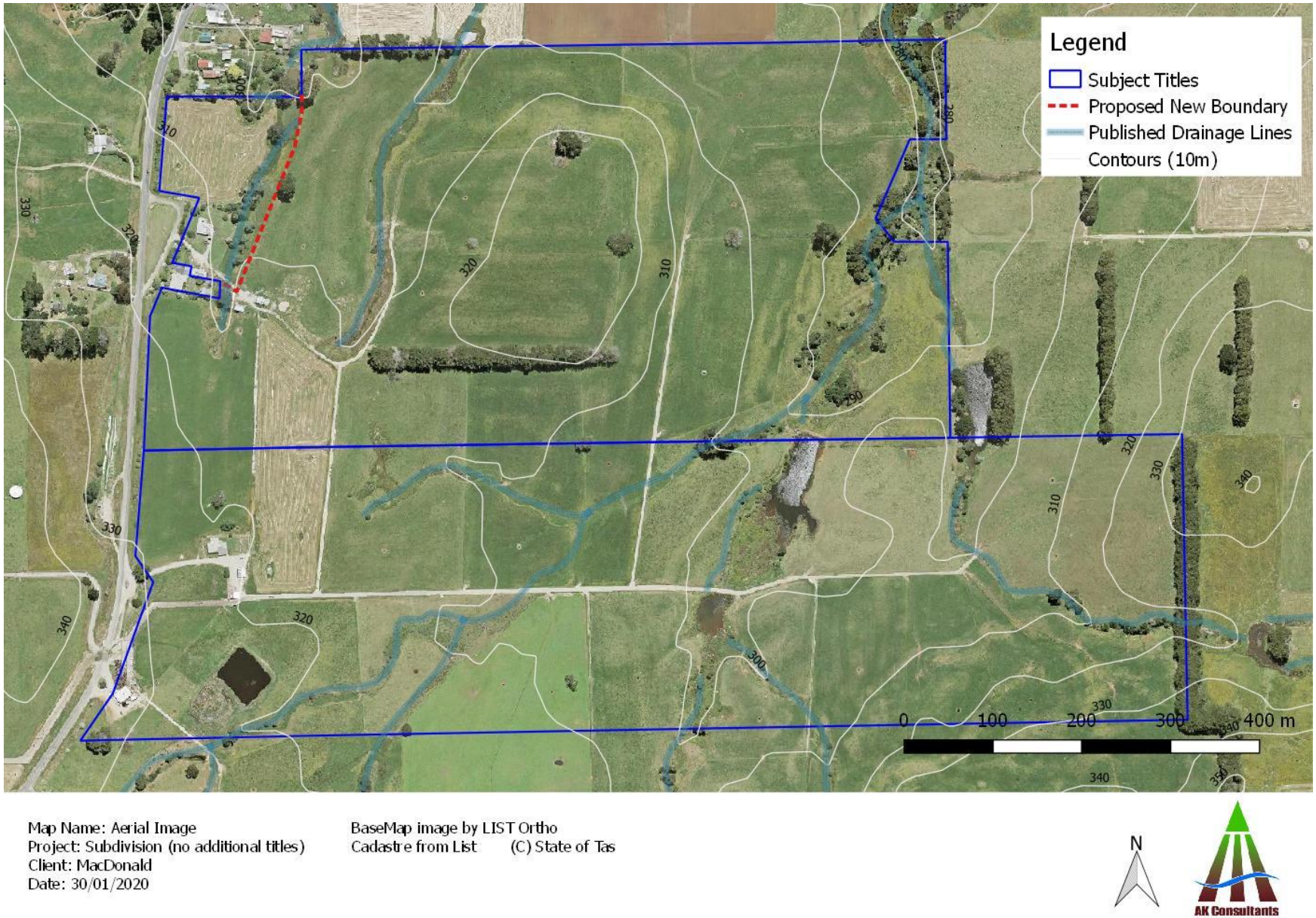


Figure 2. Aerial Image.

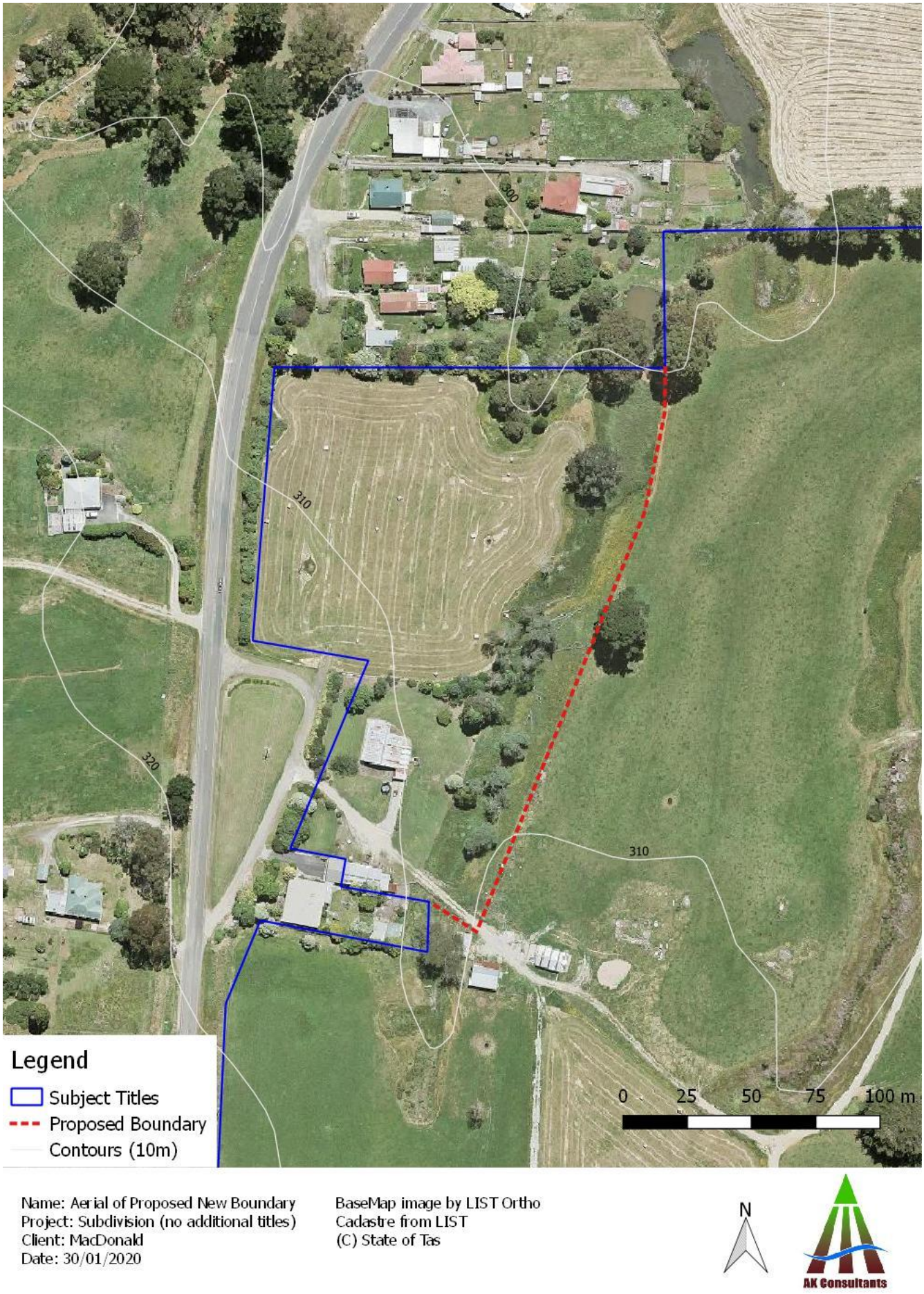


Figure 3. Aerial Image of proposed new boundary.

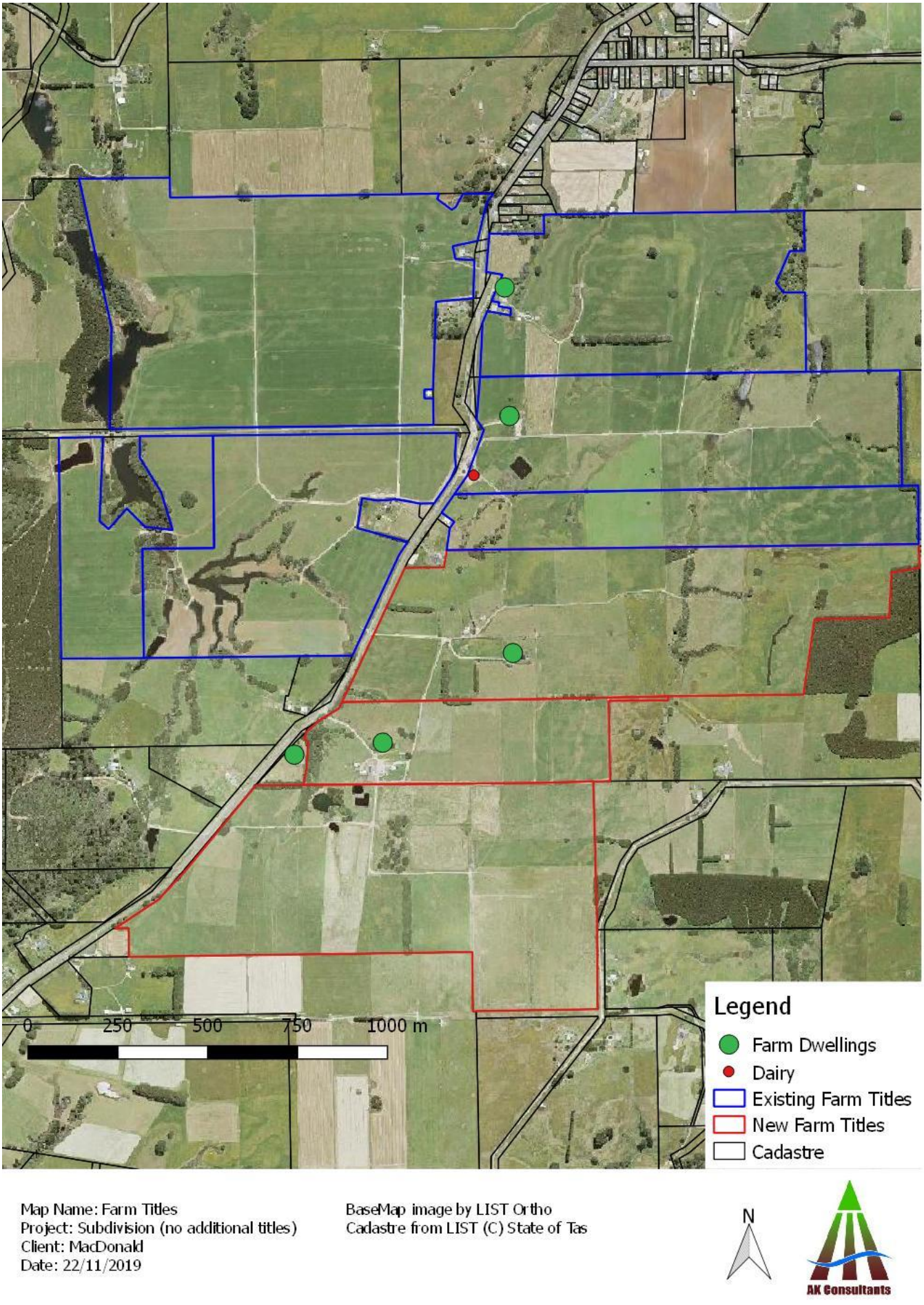


Figure 4. Property titles and associated dwellings.

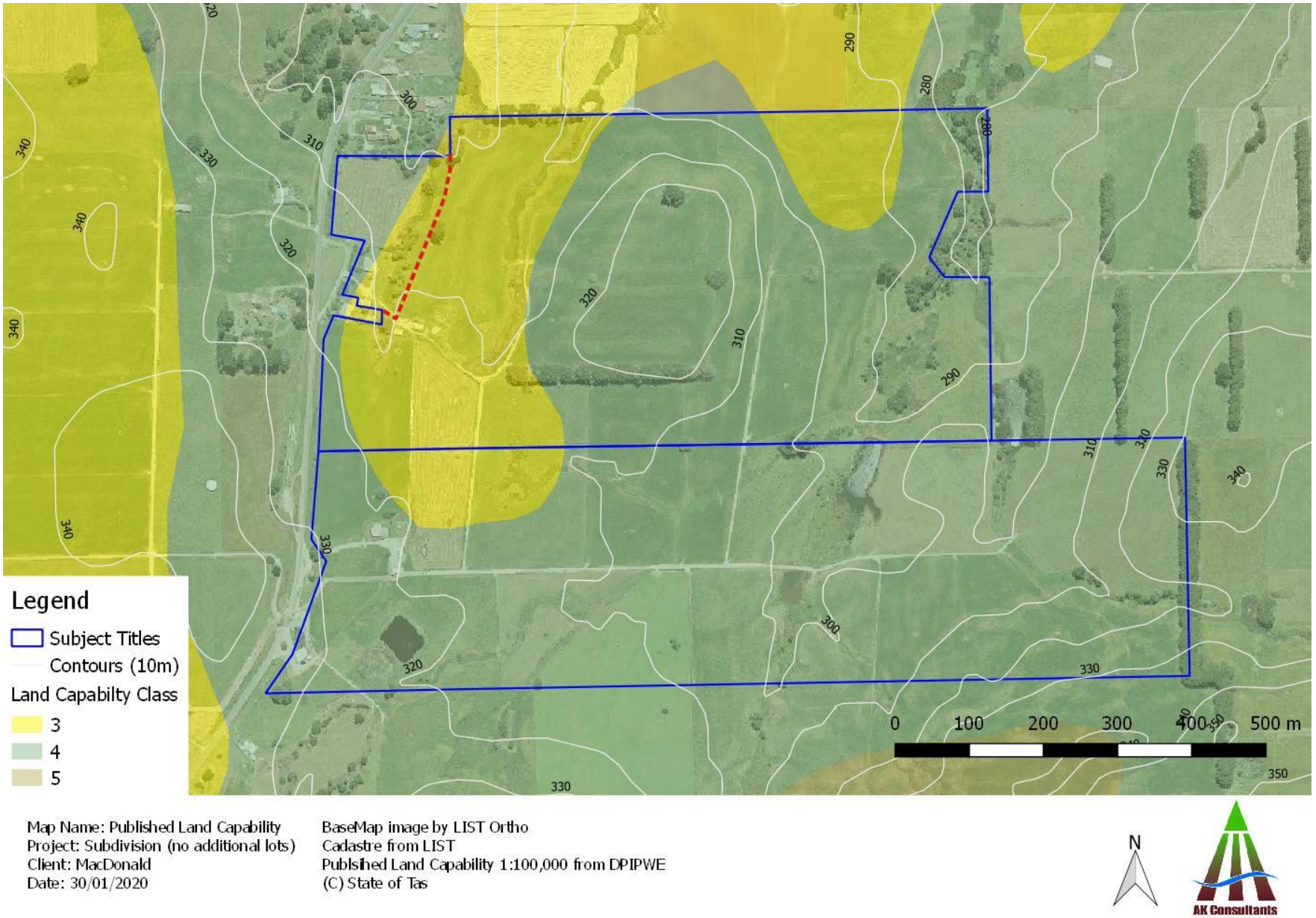
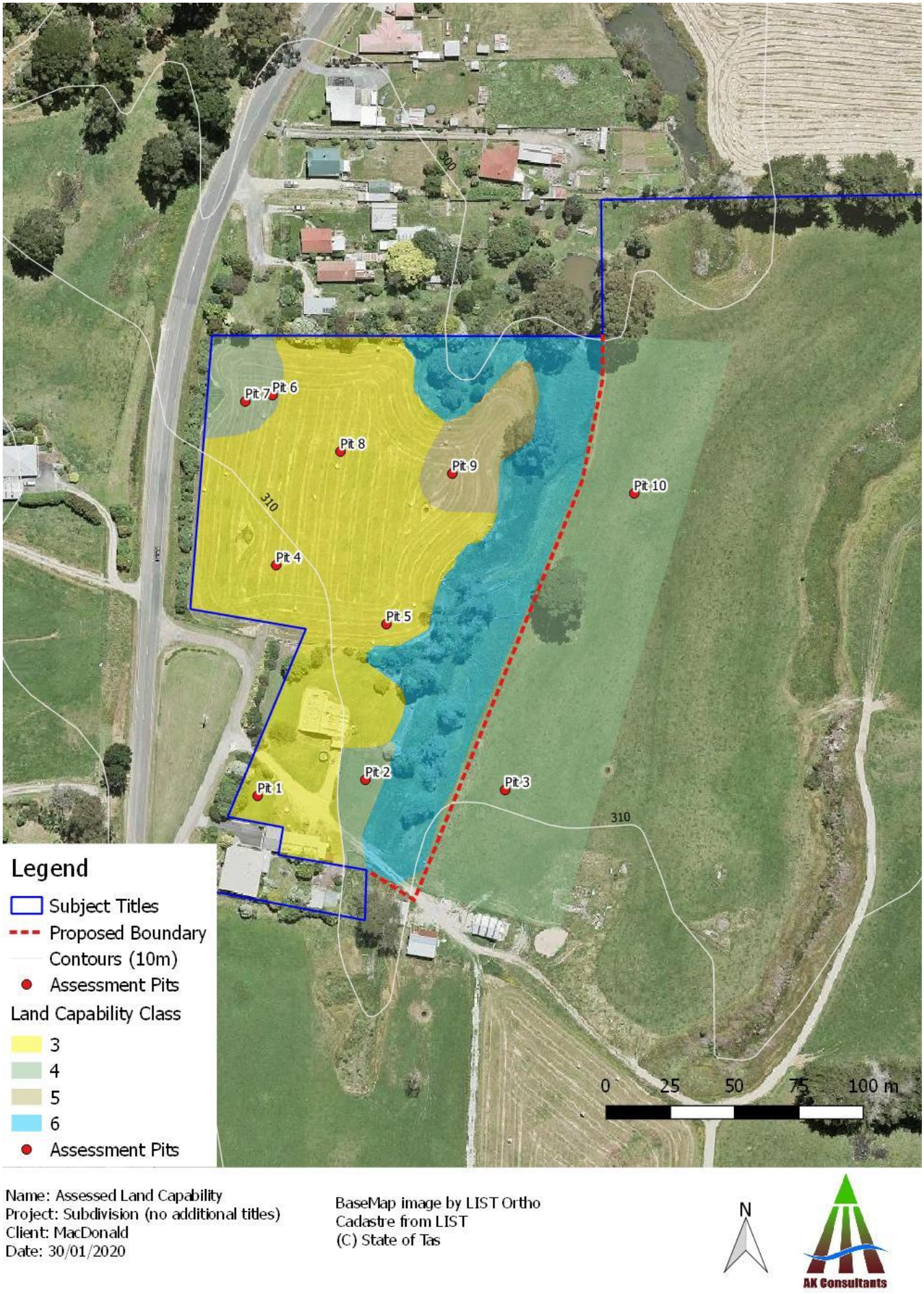


Figure 5. Published Land Capability (1:100,000).



Name: Assessed Land Capability
Project: Subdivision (no additional titles)
Client: MacDonald
Date: 30/01/2020

BaseMap image by LIST Ortho
Cadastre from LIST
(C) State of Tas

Figure 6. Published Land Capability, 1:100,000

APPENDIX 2. PHOTOS (DATED 4/10/2019)

Photo 1. In the yard of the dwelling on Lot 1 looking south east at the sheds on Lot 2 currently utilised to house newborn calves.

Photo 2. Looking south at creek line between dwelling on Lot 1 and agricultural land to the east on Lot 2.

Photo 3. Existing access to CT 120921/1 past the dwelling. It is proposed that this will be retained as a right of way to Lot 2.

Photo 4. View from the south west corner of the paddock north of the dwelling on Lot 1 looking north east. With agricultural land on Lot 2 in distance.

Photo 5. View from the north east corner of Lot 1 looking south west at sediment filled dam on creek line, paddock and dwelling on Lot 1.

Photo 6. View from Paddock on Lot 2 looking west at dwelling on Lot 1.

APPENDIX 3. POTENTIAL CONFLICT ISSUES

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

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

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

APPENDIX 4. 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 I 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 yens out of ten in a rotation with pasture or equivalent during normal years.

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

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

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

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

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

APPENDIX 5. PROTOCOL FOR LAND CAPABILITY ASSESSMENT USED BY AK CONSULTANTS

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

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

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

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

Scale	Area (ha) per observation	Minimum width of map unit on ground	Minimum area of map unit on ground	Recommended use
1:100 000	**400ha**	**300m**	**20ha**	**Confirmation of published land capability mapping**
1:25 000	**25ha**	**75m**	**1.25ha**	**Assessments of farms, fettering or alienation of Prime Agricultural Land**
1:10 000	**4ha**	**30m**	**2,000m^2**	**Area assessments of less than 15ha**
1:5 000	**1ha**	**15m**	**500m^2**	**Site specific assessments for houses and areas less than 4ha**
1:1 000	**0.04ha**	**3m**	**20m^2**	**Not used. Shown for comparison purposes**

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

ASSESSMENT METHODOLOGY

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

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

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

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

DEFINITIONS

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

PROTOCOL REFERENCES

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

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

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

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

ON SITE LAND CAPABILITY ASSESSMENT

Published Land Capability (LIST at 1:100,000) maps the subject titles as; 15ha of Class 3 land and 61ha of Class 4 land.

At the site inspection, ten assessment pits were augured across the proposed Lot 1 and the adjacent paddock to the east of Lot 1 on Lot 2, along with a visual inspection and slope calculations using a clinometer. One representative pit has been described below. The assessment was conducted at a scale of 1:5,000.

The Land Capability Assessment determined that within the assessment area there is 1.3ha of Class 3 land, 1.4ha of Class 4 land, 0.2ha of Class 5 land and 0.8ha of Class 6 land. Soils were all strongly structured. Class 3 soils were well-drained with the only identified limitation being altitude (t) (>260m ASL) which dictated the Class 3 rating.

For Class 4 soils there were two limiting factors identified. For the most north western area mapped as Class 4 the soil depth (l) was a limiting factor, with auger refusal occurring for the two pits in this area at 20cm and 45cm. All other Class 4 pits show signs of drainage (d) issues with mottling common and faint as shallow as 10cm and common and distinct mottling occurring at depth. The depth and prevalence of the mottling indicates that these soils are imperfectly drained which dictates the Class 4 rating. The area of Class 5 had mottling from a depth of 20cm that was common and distinct. Mottling at this depth at this ratio indicates that the soil is poorly drained and dictates the Class 5 rating.

It was determined that the land associated with the riparian area of the drainage line has Class 6 characteristics. This land has severe limitations to grazing due to risk of erosion and flooding.

Table 1. Land Capability Assessment Summary Table

	Soil	Comments	Coarse fragment size (g)	Coarse fragment abundance (g)	Soil Drainage (d)	Surface Stone (r)	Texture	Structure (e)	Slope (e)	Erosion Risk		Flood Risk	Colour	Land Capability
Pit No	Depth (cm)		Type, mm	%	Mottle Severity	Presence			%	Water	Wind			
1	0-20	Mottling from 40cm					Clay Loam	Strong	5-12	Very Low	Very Low	Low	Dark yellowish brown	**3dt**
	20-60				Common/faint from 40cm		Light Clay	Strong to Moderate					Dark yellowish brown	
2	0-20				Common/faint from 10cm		Clay Loam	Strong	12-18	Moderate	Low	Moderate	Dark yellowish brown	**4d**
	20-60				Common/distinct from 40cm		Light Clay	Strong					Dark yellowish brown	
3		Same as Pit 2												**4d**
4		Same as Pit 1												**3dt**
5		Same as Pit 1												**3dt**
6	0-20	Auger refusal at 20cm					Clay Loam	Strong	5-12	Low	Low	Low	Dark yellowish brown	**5l**
7	0-20	Auger refusal at 45cm					Clay Loam	Strong	5-12	Very Low	Very Low	Low	Dark yellowish brown	**4l**
	20-45						Light Clay	Strong to Moderate					Dark yellowish brown	

8		Same as Pit 1, however there was no mottling from 40cm. Altitude is the limiting factor												**3t**
9	0-20						Clay Loam	Strong	0-5	Very Low	Very Low	High	Dark yellowish brown	**5d**
	20-40				Common/distinct		Light Clay	Strong					Dark yellowish brown	
10	0-30						Clay Loam	Strong	0-5	Very Low	Very Low	Moderate	Dar yellowish brown	**4d**
	30 -60				Common/faint from 30cm, common/distinct from50cm		Light Clay	Strong					Dark yellowish brown	

Pit 1

Site: 1659 Murchison Hwy
Date: 8th November 2019
Pit: 1; within curtilage of dwelling
Flood Risk: Moderate
Slope: 5-12%
Morphology: Westerly hill slope
Surface condition: Lawn.

Profile Description

Depth (cm)		Munsell Colour		Structure	Texture	Gravel	Mottle	Comments
0	20	10YR	3 / 4	S	CL	-	4	
20	60	10YR	4 / 6	S	LC		5	Mottling at 40cm

Duplex Profile. A Strongly structure clay loam over a light clay at depth. The soil is moderately well drained, with mottling occurring from 40cm, which is an indicator of drainage issues. The land also sits at approximately 315m ASL, at this altitude, the range of crops that can be grown are limited because of threat of frost. Drainage and altitude dictate a Land Capability Class of 3dt.

GHD

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12517148-83775-1/https://projectsportal.ghd.com/sites/pp16_02/subdivision1659murch/ProjectDocs/12517148-REP-0_Subdivision and Adhesion - Yolla.docx

Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
A	Ryan Robinson	John Ayers		John Ayers		8 April 2020
0	Ryan Robinson	John Ayers		John Ayers		11 May 2020

www.ghd.com

WARATAH WYNYARD COUNCIL

1 July 2020

Enquiries: Development & Regulatory Services
Phone: (03) 6443 8333 option 1
Our Ref: 7411494, 7057384 & SD2096

GHD Pty Ltd
23 Paterson Street
LAUNCESTON TAS 7250

Dear Sir/Madam,

ADDITIONAL INFORMATION REQUIRED
DEVELOPMENT APPLICATION – Subdivision (boundary reconfiguration - 2 into 2 lots)
1659 & 1699 Murchison Highway YOLLA

I advise that under *Section 54* of the *Land Use Planning and Approvals Act 1993* Council seeks further information in relation to application SD2096 for a Subdivision (boundary reconfiguration - 2 into 2 lots) at 1659 & 1699 Murchison Highway YOLLA. To progress the assessment of your application, please provide the following: -

- Revised bushfire hazard management report. Exemption under Clause E1.4 of the Bushfire Prone Areas Code (copy attached) is limited to applications which satisfy both E1.4(a) and E1.4(b). As the proposal is not for adjustment of a boundary in accordance with Clause 9.3 of the Planning Scheme, E1.4(b) is not satisfied. A full assessment against the provisions of the Bushfire Prone Areas Code is required.

Your application has been placed on hold until all relevant documentation has been received to the satisfaction of the Planning Authority.

If you have any queries or require further information, please do not hesitate to contact Council's Town Planners on (03) 6443 8305/8308.

Yours faithfully

Ashley Thornton
MANAGER DEVELOPMENT & REGULATORY SERVICES
Enc.

10 August 2020

Jasmin Briggs
Town Planner Graduate
Waratah-Wynyard Council
21 Saunders Street
Wynyard TAS 7325

Our ref: 12517148-69794-6
Your ref:

Dear Jasmin

Subdivision at 1659 & 1699 Murchison Highway, Yolla
Response to Request for Further Information

Please find attached with this letter a copy of the Bushfire Hazard Management Plan prepared for the proposed development at 1659 and 1699 Murchison Highway, Yolla. A response to each relevant Clause of the Bushfire-Prone Area Code is provided below, and it is considered that the proposed development complies with all Acceptable Solutions.

E1 Bushfire-Prone Areas Code
E1.1 Purpose of the Bushfire-Prone Areas Code
E1.1.1
The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.
Consistent
A Bushfire Hazard Management Plan (BHMP) has been prepared for this proposal, which determines that the proposed realignment of lot boundaries will not impact upon the ability of the two dwellings at the subject site to maintain a Bushfire Attack Level (BAL) rating of 19, which is required to ensure that risk to human life and property, and the cost to the community caused by bushfires, is minimised.

E1.5 Use Standards
E1.5.1 Vulnerable Uses
Not applicable

E1.5.2 Hazardous Uses
Not applicable

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E1.6 Development Standards

E1.6.1 Subdivision: Provision of hazard management areas

Objective:

Subdivision provides for hazard management areas that:

(a) facilitate an integrated approach between subdivision and subsequent building on a lot;

(b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and

(c) provide protection for lots at any stage of a staged subdivision.

Consistent

The BHMP prepared for this proposal demonstrates that the new lot boundaries will not impact upon the ability of each respective lot to maintain a BAL rating of 19. This will be achieved through the maintenance of a Hazard Management Area (HMA) around each dwelling, which will ensure bushfire-prone vegetation is reduced to a manageable level.

Acceptable Solutions	**Performance Criteria**
A1 *(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or* *(b) The proposed plan of subdivision:* *(i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;* *(ii) shows the building area for each lot;* *(iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas; and* *(iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the*	*P1* *A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:* *(a) the dimensions of hazard management areas;* *(b) a bushfire risk assessment of each lot at any stage of staged subdivision;* *(c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;* *(d) the topography, including site slope;* *(e) any other potential forms of fuel and ignition sources;* *(f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;* *(g) an instrument that will facilitate management of fuels located on land external to the subdivision; and*

E1.6 Development Standards E1.6.1 Subdivision: Provision of hazard management areas	
TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas; and *(c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.*	*(h) any advice from the TFS.*

Complies with A1(b)&(c)

The BHMP prepared for this proposal assessed the BAL for each of the two dwellings located at 1659 and 1699 Murchison Highway respectively.

The BAL rating for both dwellings is 12.5 (low). The new boundaries for proposed Lot 1 provide sufficient area for the dwelling to continue to comply with a BAL rating of 19. Lot 2 (the balance lot) will also continue to comply with a BAL rating of 19.

The proposed subdivision plan:

- shows both lots, each of which is within a Bushfire-Prone Area (BPA)
- shows the building area (established) for each dwelling on the subject site
- provides detail of the HMA required to be maintained for continued compliance with a BAL rating of 19

The HMA for each lot are contained within each lot respectively.

The BHMP advises that the proposed development complies with A1 of Clause 1.6.1 provided that the prescribed HMA are maintained.

E1.6.2 Subdivision: Public and firefighting access

Objective

Access roads to, and the layout of roads, tracks and trails, in a subdivision:

(a) allow safe access and egress for residents, firefighters and emergency service personnel;

(b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;

(c) are designed and constructed to allow for fire appliances to be manoeuvred;

(d) provide access to water supplies for fire appliances; and

(e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Consistent

The BHMP prepared for this proposal states that the access to each lot can comply with the provisions of Table E.1, and therefore complies with the requirements for access to a development within a bushfire-prone area.

Acceptable Solutions	**Performance Criteria**
A1 *(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of firefighting; or* *(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that:* *(i) demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and* *(ii) is certified by the TFS or an accredited person.*	*P1* *A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:* *(a) appropriate design measures, including:* *(i) two way traffic;* *(ii) all weather surfaces;* *(iii) height and width of any vegetation clearances;* *(iv) load capacity;* *(v) provision of passing bays;* *(vi) traffic control devices;* *(vii) geometry, alignment and slope of roads, tracks and trails;* *(viii) use of through roads to provide for connectivity;* *(ix) limits on the length of cul-de-sacs and dead-end roads;*

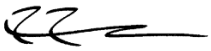
E1.6.2 Subdivision: Public and fire fighting access	
	(x) provision of turning areas; *(xi) provision for parking areas;* *(xii) perimeter access; and* *(xiii) fire trails;* *(b) the provision of access to:* *(i) bushfire-prone vegetation to permit the undertaking of hazard management works; and* *(ii) firefighting water supplies; and* *(c) any advice from the TFS.*
Complies with A1(b) The BHMP prepared for this proposal refers to the Proposal Plan (Appendix B of the Planning Report dated May 2020) as illustrating that each proposed lot will have access off the Murchison Highway, noting that each dwelling is greater than 30 m from each respective site access and will need to comply with the relevant design standards for site access. The BHMP states that the access to each lot can comply with the provisions of Table E.1, and therefore meets the A1(b) of Clause 1.6.2.	

E1.6.3 Subdivision: Provision of water supply for firefighting purposes	
Objective *Adequate, accessible and reliable water supply for the purposes of firefighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.*	
Consistent The BHMP prepared for the proposed development determines that the provision of a static water supply for firefighting purposes is required at each proposed lot, which will satisfy the relevant Acceptable Solution. It is considered that the provision of a static water supply will ensure that risk to life and property from bushfire is minimised.	
Acceptable Solutions	**Performance Criteria**
A1 *In areas serviced with reticulated water by the water corporation:*	*P1* *No Performance Criterion.*

E1.6.3 Subdivision: Provision of water supply for firefighting purposes	
(a) *TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provi**sion of a water supply for fire**fighting purposes;* (b) *A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or* (c) *A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for firefighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.*	
Not applicable	
A2 *In areas that are not serviced by reticulated water by the water corporation:* (a) *The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for firefighting purposes;* (b) *The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to firefighting, will be provided and located compliant with Table E5; or* (c) *A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for firefighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.*	*P2* *No Performance Criterion.*
Complies with A2(b) The BHMP prepared for this proposal states that each lot is greater than 120 m from a fire hydrant, and will require a static supply of water for bushfire fighting purposes. The BHMP states that each	

E1.6.3 Subdivision: Provision of water supply for firefighting purposes
lot will need to include a suitable static water supply, including hardstand area and signage that complies with the provisions of Table E5. It is considered that the provision of a compliant static water supply for each lot can be a condition of approval for the proposed development.

Kind regards



Ryan Robinson
Planner
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Attachment: Bushfire Assessment Report

Bushfire Assessment Report

Client: Michael Earnshaw
Site Address: 1659-1699 Murchison Highway, Yolla 7325
Postal Address: C/- GHD
Proposal: Proposed 2 lot subdivision

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Bush Fire Attack Level (BAL) proposed Lot 2 (<75hectares) 7
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Refer to this report as:

SEAM; 2020. Bushfire Assessment Report – 1659-1699 Murchison Highway, Yolla 7325

Sustainable Environmental Assessment and Management [SEAM] [1]
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[1] SEAM is an environmental consultancy service specialising in a range of environmental management services including environmental assessments and environmental management plans for new and existing developments. An aspect of the work is to strive for sustainable management of our resources.

Report Scope

1.1 Introduction

This Bushfire Assessment report follows the approved form of a Bushfire Hazard Management Plan as issued by the Chief Officer of the Tasmanian Fire Service on 7 February 2014 and as called into the Warratah Wynyard Council Planning Scheme 2013. It is in 3 parts

1. Report Scope
2. Bushfire Report including a Bushfire Attack Level (BAL) Assessment for a proposed subdivision at 1659-1699 Murchison Highway, Yolla 7325. The report is based on and in accordance with the AS 3959-2018 – Construction of Buildings in Bush Fire prone areas and the Guidelines for Development in Bushfire Prone Areas of Tasmania (Tasmania Fire Service 2005), and a
3. Bushfire Hazard Management Plan (BHMP) which includes as an attachment a Certificate of Compliance to the Bush-fire Area Code under Planning Directive 5.1 – Bushfire-Prone Areas Code

In accordance with the Planning Directive, it is essential to establish if the use or development is exempt.

The Bushfire Assessment Report should be submitted to the Tasman Council for approval, along with other relevant documents for a planning permit.

1.2 Limitations

Field conditions observed may vary from those observed at the site therefore SEAM should be advised prior to construction if site conditions change. SEAM can modify this plan if necessary to meet such changed field conditions. **It should also be noted that the vegetation can grow back over time and for effective fire management, the site management should be maintained while the dwelling is habitable.**

This report has been prepared in accordance with any terms and Scope of Works described in an exchange of correspondence between SEAM and the client. This report has been prepared solely for the Client and SEAM accepts no responsibility for its use by other parties.

The conclusions and recommendations are those of SEAM, made professionally and subject to any qualifications made.

1.3 Background

The broad objectives for designing bushfire protection measures include:

- Minimize perimeters exposed to bush fire hazard
- Minimize bushland corridors
- Siting away from ridge tops, steep slopes, saddles and narrow ridge crests
- Defendable space that permits suitable building solutions
- Open space as refuges where possible
- Ensure maintenance of defendable space
- Access and egress from properties to public road system
- Provision of water for fire fighting
- Design of house and landscaping minimize attack from embers

1.4 Assessment Methodology

The site was visited on 10th July 2020 by Jamie Wood. Slope angles were measured with an inclinometer and averaged over a 100m distance from the proposed dwelling, or development, distance measured with a Yardage Pro or by actual measurement with a tape or similar and vegetated assessed against the various vegetation types.

The BAL assessment was recorded using a 5 step approach as detailed in training notes; water supply information is derived from tank water.

NOTE: This bushfire report and its contents cannot guarantee that a building will survive a bushfire event on every occasion. This is due to the highly variable and unpredictable behavior of bushfires and weather conditions.

2. Bushfire Report

2.1 Site Description

The site for the proposed subdivision of two lots (including balance lot) is located on the eastern side of the Murchison Highway. The current site is a large lot of 76.19 hectares (approx.). It is proposed to subdivide the existing lot into 1 smaller lot, and the large lot (balance).

The site itself is almost entirely covered with grassland (pasture), with some small areas of trees plus some scrub along the creek banks. The neighbouring properties are also pasture and are actively managed. The vegetation can be clearly seen in the aerial image below.

In general, the slopes surrounding the proposed subdivision are gentle and consist of 5-10 degrees with a north easterly aspect.

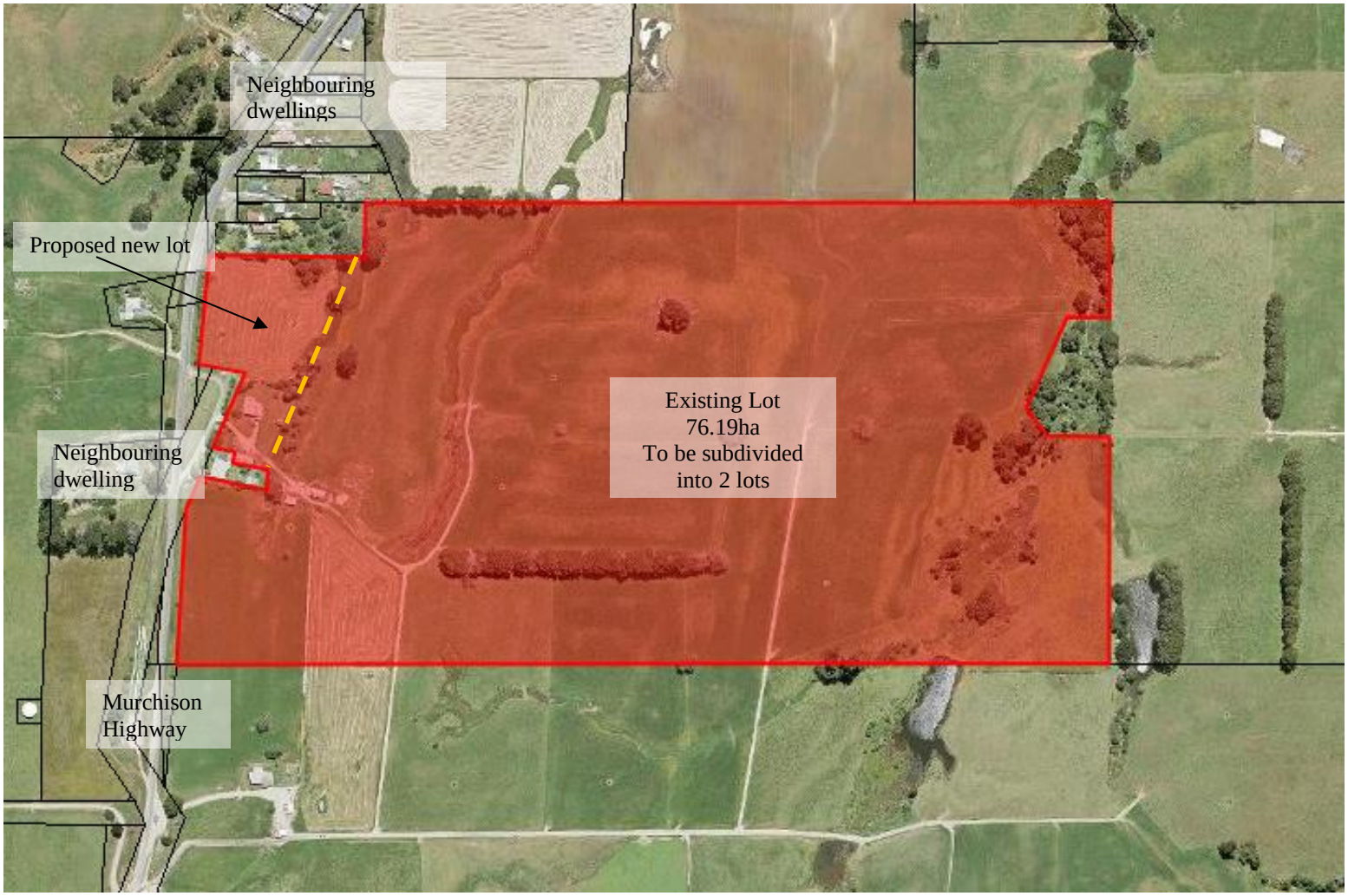


Figure 1 – Site Location

2.2 Description of Use or Development

It is proposed to subdivide the existing property into two lots (Including balance). See proposed subdivision plan on page 8 for details.

2.3 BUSH FIRE ATTACK LEVEL (LOT 1 – 1.91HA – EXISTING DWELLING)

Vegetation classification (see Table 2.3)	North	North East	East	South East	South	South West	West	North West
Group A Forest								
Group B Woodland								
Group C Shrub-Land								
Group D Scrub								
Group E Mallee/Mulga								
Group F Rainforest								
Group G (FDI 50)Grassland	✓	✓	✓	✓	✓	✓	✓	✓
Exclusions (where applicable)* See clause 2.2.3.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Distance to classified vegetation (in meters)	100m	42m	32m	36m	50m	60m	27m	90m
Effective Slope Slope under the classified vegetation	0-5 degrees	0-5 degrees	5-10 degrees	5-10 degrees	Upslope	Upslope	Upslope	Upslope
Current BAL rating for each aspect	Low	12.5	12.5	12.5	12.5	Low	12.5	Low
Required distances to maintain **BAL 19**	Maintain grassland to min 11m	Maintain grassland to min 11m	Maintain grassland to min 13m	Maintain grassland to min 13m	Maintain grassland to min 10m	Maintain grassland to min 10m	Maintain grassland to min 10m	Maintain grassland to min 10m
Notes								

Table 1.1 – Bushfire Attack Level Assessment table

BUSH FIRE ATTACK LEVEL (BAL) PROPOSED LOT 2 (<75HECTARES)

Vegetation classification (see Table 2.3)	North	North East	East	South East	South	South West	West	North West
Group A Forest								
Group B Woodland								
Group C Shrub-Land								
Group D Scrub								
Group E Mallee/Mulga								
Group F Rainforest								
Group G (FDI 50)Grassland	✓	✓	✓	✓	✓	✓	✓	✓
Exclusions (where applicable)* See clause 2.2.3.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Distance to classified vegetation (in meters)	160m	100m	100m	100m	100m	90m	75m	130m
Effective Slope Slope under the classified vegetation	0-5 degrees	0-5 degrees	0-5 degrees	0-5 degrees	Upslope	Upslope	Upslope	Upslope
Current BAL rating for each aspect	Low	Low	Low	Low	Low	Low	Low	Low
Required distances to maintain **BAL 19**	Maintain grassland to min 11m	Maintain grassland to min 11m	Maintain grassland to min 11m	Maintain grassland to min 11m	Maintain grassland to min 10m	Maintain grassland to min 10m	Maintain grassland to min 10m	Maintain grassland to min 10m
Notes								

Table 1 – Bushfire Attack Level Assessment table

Table 2 : Images Lot 1

Looking North

Looking North East

Looking East

Looking South East

Looking South

Looking South West

Existing Dwelling

Table 3 – Images of Lot2

Looking North

Looking East

Looking South

Looking West

Existing Dwelling

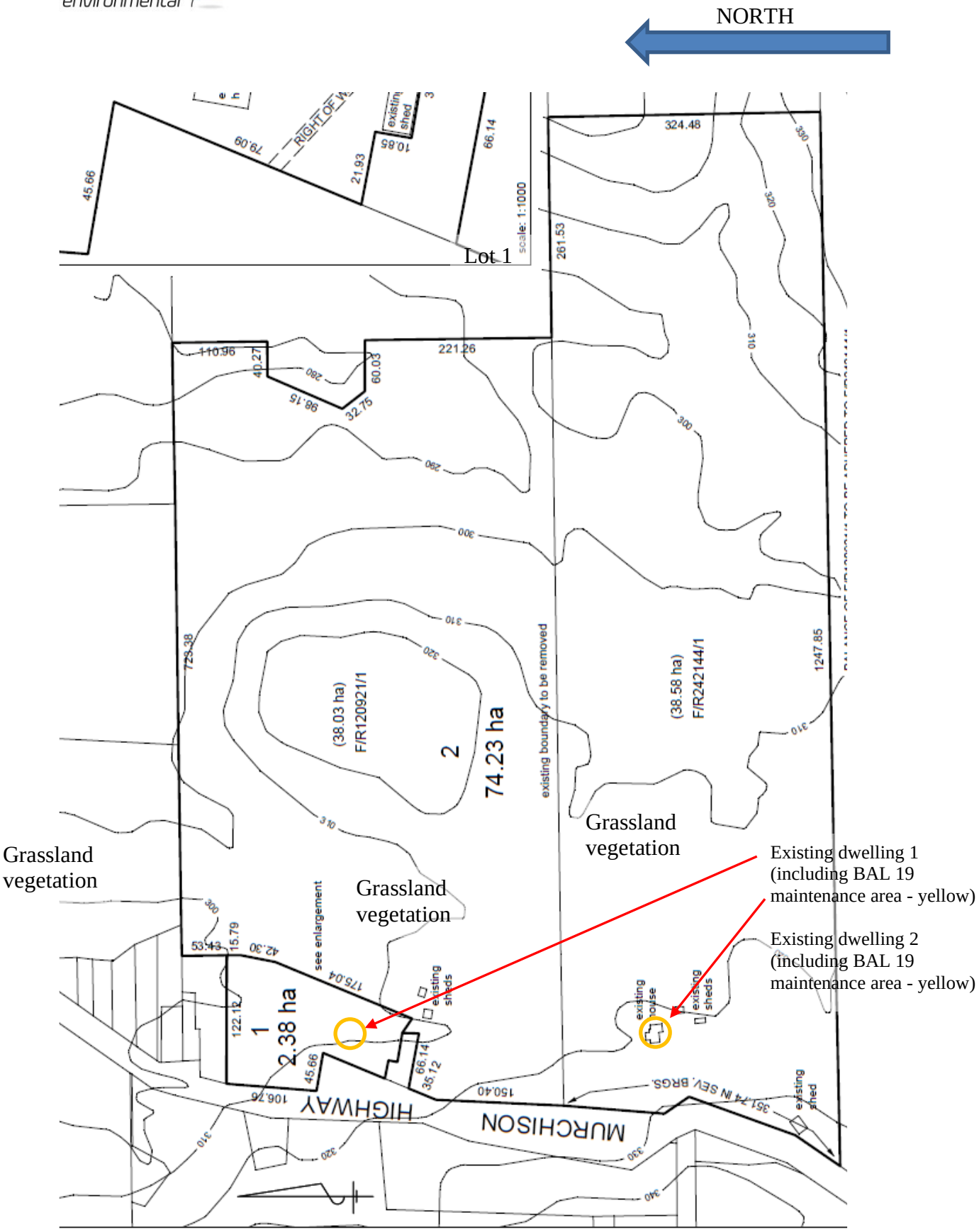


Figure 2 – Proposed Subdivision Plan (prepared by LC McKenzie & Assoc 16/1/20)

Hazard Management Areas around proposed new lot 1 (Clause E 1.6.1 of Planning Directive # 5.1)

Tables 1.1, indicate that the BAL ratings are BAL Low or 12.5. This is due to maintained grassland that surrounds the existing dwelling.

The proposed subdivision allows the existing dwelling to comply with the required BAL 19, as even with the new boundaries there is ample space available to maintain the grassland to continue to achieve a BAL rating of 19.

LOT 1 – Smaller Lot:
The proposed lot 1 has grassland vegetation on all aspects with the nearest boundary being 32m away. This will allow of the grassland to be managed to a BAL 19.

Distances required for continued BAL 19

- **North** – Grassland to be maintained to a minimum distance of 11m to continue to achieve BAL 19.
- **North East** – Grassland to be maintained to a minimum distance of 11m to continue to achieve BAL 19.
- **East -** Grassland to be maintained to a minimum distance of 13m to continue to achieve BAL 19.
- **South East** – Grassland to be maintained to a minimum distance of 13m to continue to achieve BAL 19.
- **South -** Grassland to be maintained to a minimum distance of 10m to continue to achieve BAL 19.
- **South West** – Grassland to be maintained to a minimum distance of 10m to continue to achieve BAL 19.
- **West** - Grassland to be maintained to a minimum distance of 10m to continue to achieve BAL 19.
- **North West** - Grassland to be maintained to a minimum distance of 10m to continue to achieve BAL 19.

LOT 2 – Large Lot:
The proposed lot 2 is vast, over 75 hectares. It is covered entirely with grassland vegetation, with the nearest boundary being 75m away. This will allow of the grassland to be managed to a BAL 19.

Distances required for continued BAL 19

- **North** – Grassland to be maintained to a minimum distance of 11m to continue to achieve BAL 19.
- **North East** – Grassland to be maintained to a minimum distance of 11m to continue to achieve BAL 19.
- **East -** Grassland to be maintained to a minimum distance of 11m to continue to achieve BAL 19.
- **South East** – Grassland to be maintained to a minimum distance of 11m to continue to achieve BAL 19.
- **South -** Grassland to be maintained to a minimum distance of 10m to continue to achieve BAL 19.
- **South West** – Grassland to be maintained to a minimum distance of 10m to continue to achieve BAL 19.
- **West** - Grassland to be maintained to a minimum distance of 10m to continue to achieve BAL 19.
- **North West** - Grassland to be maintained to a minimum distance of 10m to continue to achieve BAL 19.

The proposal new lots therefore meet the Acceptable Solutions A1 of Clause 1.6.1 provided the Hazard Management Areas listed above are adhered to

Public and fire Fighting Access (Clause E 1.6.2 of Planning Directive # 5.1)

The plan of subdivision illustrates that all of the proposed lots will have access off the Murchison Highway.

The location of property access to building area on both of the proposed lots is greater than 30m long. As such the access will need to meet the requirements for access and shall be a minimum of 4m wide and have passing lanes 6m wide and 20m long every 100m. The accesses shall be all weather access and have a load capacity of 20T and terminate with a turning circle of 10m radius, **or** a hammer head access 8m x 4m **or** have a road that circles the buildings. The full requirements for the driveway are outlined in **Appendix A**

The Bushfire Hazard Management Plan indicates access to each lot which can comply with Table E.1.

The proposal therefore meets the Acceptable Solutions A1 (b) of Clause 1.6.2

Provision of water supply for fire fighting purposes (Clause E 1.6.3 of Planning Directive # 5.1)

Both of the proposed lots are not within 120m of a fire hydrant and will therefore rely on tank water for fire fighting purposes.

Therefore all of the proposed lots will need to have a static supply of a minimum of 10,000L per building area. The supply shall meet the provisions of Table E5 of clause E1.6.3 of PD 5.1. These requirements are detailed in this report. The tank to have signage and a hardstand area. Full specifications are provide in Appendix A.

The static supply shall meet the requirements listed below:

(a) May have a remotely located offtake connected to a static water supply
(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
(c) Must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including spray systems;
(d) Must be metal, concrete, or lagged by non-combustible material if above ground, and
(e) If a tank can be located so it is shielded in all directions in compliance with section 3.5 of AS 3959-2009 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: metal, non-combustible material or fibrocement a minimum of 6mm thickness.

SCHEDULE OF BUSHFIRE MANAGEMENT AND MITIGATION MEASURES

Hazard Management Areas around future dwellings

LOT 1:
The proposed lot 2 has grassland vegetation on all aspects. To ensure that the required BAL rating of BAL 19 is achieved the grassland vegetation must be maintained to:

- **North** – Grassland to be maintained to a minimum distance of 11m to continue to achieve BAL 19.
- **North East** – Grassland to be maintained to a minimum distance of 11m to continue to achieve BAL 19.
- **East -** Grassland to be maintained to a minimum distance of 13m to continue to achieve BAL 19.
- **South East** – Grassland to be maintained to a minimum distance of 13m to continue to achieve BAL 19.
- **South -** Grassland to be maintained to a minimum distance of 10m to continue to achieve BAL 19.
- **South West** – Grassland to be maintained to a minimum distance of 10m to continue to achieve BAL 19.
- **West** - Grassland to be maintained to a minimum distance of 10m to continue to achieve BAL 19.
- **North West** - Grassland to be maintained to a minimum distance of 10m to continue to achieve BAL 19.

LOT 2:
The proposed lot 2 has grassland vegetation on all aspects. To ensure that the required BAL rating of BAL 19 is achieved the grassland vegetation must be maintained to:

- **North** – Grassland to be maintained to a minimum distance of 11m to continue to achieve BAL 19.
- **North East** – Grassland to be maintained to a minimum distance of 11m to continue to achieve BAL 19.
- **East -** Grassland to be maintained to a minimum distance of 11m to continue to achieve BAL 19.
- **South East** – Grassland to be maintained to a minimum distance of 11m to continue to achieve BAL 19.
- **South -** Grassland to be maintained to a minimum distance of 10m to continue to achieve BAL 19.
- **South West** – Grassland to be maintained to a minimum distance of 10m to continue to achieve BAL 19.
- **West** - Grassland to be maintained to a minimum distance of 10m to continue to achieve BAL 19.
- **North West** - Grassland to be maintained to a minimum distance of 10m to continue to achieve BAL 19.

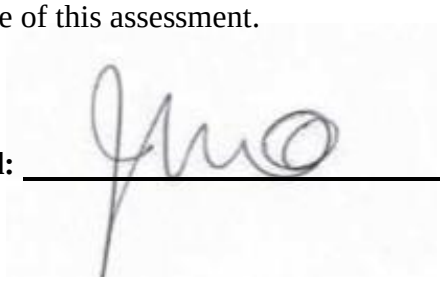
This assessment has been completed to the Tas Fire Service Guidelines for Development in Bush Fire Prone areas and AS 3959 – 2009 and PD 5.1.

Assessors Name: James Wood (Accredited Bush Fire Assessor)

Accreditation Number BFP-119 (accredited for scopes 1, 2, 3A, and 3B as per Part 4A of the Fire Service Act 1979.)

Assessors Contact Number: (W):03 6228 1600 (Mob): 0419 330 686

Statement I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.



Signed: _____ **Date: 22nd July 2020**

References

1. **Standards Australia, 2009;** AS 3959, Australian Standard for Construction of Buildings in Bushfire prone areas

2. **Tasmania Fire Service 2005**; Guidelines For Development In Bushfire Prone Areas Of Tasmania, Tasmania Fire Service

3. **Tasmanian Planning Commission, 2017**; Planning Directive # 5.1 – Bushfire Prone Areas Code

Appendix A - Access and Water Supply Requirements

STANDARDS FOR PROPERTY ACCESS

The maximum distance from the roadside to the accommodation is approximately 180m. The requirements for the driveway are outlined below.

Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead “T” or “Y” turning head 4m wide and 8m long.

ACCESS TO WATER SUPPLY

The property is services by tank water. Therefore the property will require a designated water tank for fire fighting. It is to meet the following requirements.

Requirement	
Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
Static Water Supplies	A static water supply: (a) may have a remotely located offtake connected to the static water supply; (b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) must be a minimum of 10,000l per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) must be metal, concrete or lagged by non-combustible materials if above ground; and (e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of *Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas*, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness.

Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm[2]; (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) if a remote offtake is installed, ensure the offtake is in a position that is: (i) visible; (ii) accessible to allow connection by fire fighting equipment; (iii) at a working height of 450 – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles.

Signage for static water connections.	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems;* or (b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

[2] Compliant with *Australian/New Zealand Standard AS/NZS 3500.1-2003 Plumbing and drainage, Part 1: Water Services,* Clause 5.23

Hardstand	A hardstand area for fire appliances must be: (a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

Appendix B
Planning Directive No 5.1

CODE E1 – BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[3] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies[4]

Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:	**Warratah-Wynyard Council Interim Planning Scheme 2013**
Street address:	1659 – 1699 Murchison Hwy Yolla
Certificate of Title / PID:	Title Reference: F/R 120921/1 and F/R 242144/1

2. Proposed Use or Development

Description of Use or Development:

(Provide a brief description of the proposed use or development; including details of scale, siting and context.)

2 lot subdivision

Code Clauses[5]:

- ❑ **E1.4 Exempt Development**
- ❑ **E1.5.1 Vulnerable Use**
- ❑ **E1.5.2 Hazardous Use**
- X **E1.6.1 Subdivision**

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

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

[5] Indicate by placing X in the corresponding ❑ for the relevant clauses of E1.0 Bushfire-prone Areas Code.

3. Documents relied upon[6]

Documents, Plans and/or Specifications

Title:	Development & Subdivision Proposal plan at 1659-1699 Murchison Hwy Yolla		
Author:	*L. C. McKenzie & Assoc P/L*		
Date:	16/1/20	**Version:**	

Bushfire Hazard Report

Title:	Bushfire Hazard Report at 1659-1699 Murchison Hwy Yolla		
Author:	SEAM Environmental		
Date:	22/7/20	**Version:**	2

Bushfire Hazard Management Plan

Title:	Bushfire Hazard Report at 1659-1699 Murchison Hwy Yolla		
Author:	SEAM Environmental		
Date:	22/7/20	**Version:**	2

Other Documents

Title:			
Author:			
Date:		**Version:**	

[6] List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire. Each document must be identified by reference to title, author, date and version.

	4. Nature of Certificate[7]		
❑	**E1.6 – Development standards for subdivision**		
	E1.6.1 Subdivision: Provision of hazard management areas		
	Assessment Criteria	**Compliance Requirement**	**Reference to Applicable Document(s)**
X	E1.6.1 P1	Hazard Management Areas are sufficient to mitigate risk	Bushfire Hazard report by SEAM of 22/7/20
❑	E1.6.1 A1 (a)	Insufficient increase in risk	
X	E1.6.1 A1 (b)	Provides BAL 19 for all lots	Bushfire Hazard report by SEAM of 22/7/20
❑	E1.6.1 A1 (c)	Consent for Part 5 Agreement	

	E1.6.2 Subdivision: Public and fire fighting access		
	Assessment Criteria	**Compliance Requirement**	**Reference to Applicable Document(s)**
❑	E1.6.2 P1	Access is sufficient to mitigate risk	
❑	E1.6.2 A1 (a)	Insufficient increase in risk	
X	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Bushfire Hazard report by SEAM of 22/7/20

	E1.6.3 Subdivision: Provision of water supply for fire fighting purposes		
	Assessment Criteria	**Compliance Requirement**	**Reference to Applicable Document(s)**
❑	E1.6.3 A1 (a)	Insufficient increase in risk	
X	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	Bushfire Hazard report by SEAM of 22/7/20
❑	E1.6.3 A1 (c)	Water supply consistent with the objective	
❑	E1.6.3 A2 (a)	Insufficient increase in risk	

[7] The certificate must indicate by placing X in the corresponding ❑ for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

❑	E1.6.3 A2 (b)	Static water supply complies with Table E5	
❑	E1.6.3 A2 (c)	Static water supply is consistent with the objective	

5. Bushfire Hazard Practitioner[8]

Name:	James Wood	**Phone No:**	0419330686
Address:	160 New Town Road	**Fax No:**	-
	New town	**Email Address:**	James.wood@seam.com.au
Accreditation No:	BFP – BFP-119	**Scope:**	1, 2, 3A, 3B

6. Certification[9]

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

The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.	X

Signed:
certifier

Date: 22/7/20 **Certificate No:** 19091

[8] A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of *Fire Service Act 1979.* The list of practitioners and scope of work is found at www.fire.tas.gov.au.

[9] The relevant certification must be indicated by placing X in the corresponding ❑.