central highlands COUNCIL

Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Phone: (03) 6259 5503
Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

OFFICE USE ONLY

Application No.: _____

Property ID No.: _____

Date Received: _____

Application for Planning Approval
Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Applicant Name	Michael Overeem		
Postal Address	7B/54 Browns Road	Phone No:	0409 296 502
	Kingston 7050	Fax No:	
Email address	michael@overeem.com.au		
Owner/s Name (if not Applicant)	Michael Wilson		
Postal Address	C/O Applicant	Phone No:	
		Fax No:	
Email address:			

Description of proposed use and/or development:

Address of new use and development:	Lot 3 Meadowbank Road, Meadowbank Lot 4 Meadowbank Road, Meadowbank (access only)		
Certificate of Title No:	Volume No 163527 163527	Lot No:	3 4
Description of proposed use or development:	Holiday cabins and shed	ie: New Dwelling /Additions/ Demolition / /Shed / Farm Building / Carport / Swimming Pool or detail other etc.	
Current use of land and buildings:	N/A	Eg. Are there any existing buildings on this title? If yes, what is the main building used as?	

Proposed Material	What are the proposed external wall colours	see attached plans	What is the proposed roof colour	see attached plans
	What is the proposed new floor area m^2.	see attached plans	What is the estimated value of all the new work proposed:	$ 400,000

Is proposed development to be staged:	*Yes* ☐	*No* ✓	Tick ✓
Is the proposed development located on land previously used as a tip site?	*Yes* ☐	*No* ✓	
Is the place on the Tasmanian Heritage Register?	*Yes* ☐	*No* ✓	
Have you sought advice from Heritage Tasmania?	*Yes* ☐	*No* ✓	
Has a Certificate of Exemption been sought for these works?	*Yes* ☐	*No* ✓	

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this 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 Development 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 Central Highlands 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.

2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.

3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature);
Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Applicant Signature (if not the Owner)	Applicant Name (*Please print*)	Date
Michael Overeem	Michael Overeem	18 January 2021

Land Owner(s) Signature	Land Owners *Name (please print)*	Date
Michael Wilson Digitally signed by Michael Wilson Date: 2022.01.18 11:42:49 +11'00'	Michael Wilson	18 January 2022

Land Owner(s) Signature	Land Owners *Name (please print)*	Date

Information & Checklist sheet

	✓
1. A completed Application for Planning Approval – Use and Development form. *Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant.*	❑
2. A current copy of the Certificate of Title for all lots involved in the proposal. *The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants, Council notification or conditions of transfer.*	❑
3. Two (2) copies of the following information - a) An analysis of the site and surrounding area setting out accurate descriptions of the following - (i) topography and major site features including an indication of the type and extent of native vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability; (ii) soil conditions (depth, description of type, land capability etc); (iii) the location and capacity of any existing services or easements on the site or connected to the site; (iv) existing pedestrian and vehicle access to the site; (v) any existing buildings on the site; (vi) adjoining properties and their uses; and (vii) soil and water management plans. b) A site plan for the proposed use or development drawn, unless otherwise approved, at a scale of not less than 1:200 or 1:1000 for sites in excess of 1 hectare, showing - (i) a north point; (ii) the boundaries and dimensions of the site; (iii) Australian Height Datum (AHD) levels; (iv) natural drainage lines, watercourses and wetlands; (v) soil depth and type; (vi) the location and capacity of any existing services or easements on the site or connected to the site; (vii) the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways; (viii) the use of adjoining properties; (ix) shadow diagrams of the proposed buildings where development has the potential to cause overshadowing; (x) the dimensions, layout and surfacing materials of all access roads, turning areas, parking areas and footpaths within and at the site entrance; (xi) any proposed private or public open space or communal space or facilities; (xii) proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and (xiii) methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site. c) Plans and elevations of proposed and existing buildings, drawn at a scale of not less than 1:100, showing internal layout and materials to be used on external walls and roofs and the relationship of the elevations to natural ground level, including any proposed cut or fill.	❑ ❑ ❑
4. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Polices and the Central Highlands Interim Planning Scheme 2015, including for industrial and commercial uses, the hours of operation, number of employees, details of any point source discharges or emissions, traffic volumes generated by the use and a Traffic Impact Statement where the development is likely to create more than 100 vehicle movements per day.	❑
5. Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has been received.	

Information If you provide an email address in this form then the Central Highlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act"). If you provide an email address, the Council will not provide hard copy documentation unless specifically requested. It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council. If you do not wish for the Council to use your email address as the method of contact and for the giving of information, **please tick** ✓ the box	❑
Heritage Tasmania If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)	
TasWater Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)	

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
163527	3
EDITION	DATE OF ISSUE
4	24-Mar-2021

SEARCH DATE : 13-Jan-2022
SEARCH TIME : 07.12 AM

DESCRIPTION OF LAND

Parish of ARGYLE Land District of BUCKINGHAM
Lot 3 on Sealed Plan 163527
Derivation : Part of 360 Acres Gtd to Mary Rayner & William Watchorn & Part of Lot 7045, 4655 Acres Gtd. to Nicholas John Brown
Prior CTs 138542/2 and 138542/3

SCHEDULE 1

M869320 TRANSFER to MICHAEL WILSON Registered 24-Mar-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP163527 EASEMENTS in Schedule of Easements
SP163527 COVENANTS in Schedule of Easements
SP163527 FENCING PROVISION in Schedule of Easements
SP163527 WATER SUPPLY RESTRICTION
SP163527 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP138542 FENCING PROVISION in Schedule of Easements
SP138542 SEPTIC TANK NOTIFICATION

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER:
MURRAY NEIL WINTER & MARGARET TERESA WINTER
MARGARET TERESA WINTER
G. & S. ELLIS HOLDINGS PTY. LTD.

FOLIO REFERENCE:
CT138542/1, CT138542/2, CT138542/3,
CT39597/2, CT49633/1

GRANTEE: PART OF LOT 6512 4455 Ac. J.F. WALKER & OTHERS

PART ~~WHOLE~~ OF 125 ACRES GTD TO GEORGE RAYNER, PART OF LOT 2, 300 ACRES GTD TO GEORGE RAYNER, PART OF 360 ACRES GTD TO MARY RAYNER & WILLAM WATCHORN, PART OF LOT 7045, 4655 ACRES GTD TO NICHOLAS JOHN BROWN AND PART OF LOT 21120 81A - 0R - 16P GTD TO ERNEST HALYER RAYNER.

PLAN OF SURVEY

BY SURVEYOR: GARRY BRUCE COOMBE

LOCATION

LAND DISTRICT OF BUCKINGHAM
PARISH OF ARGYLE

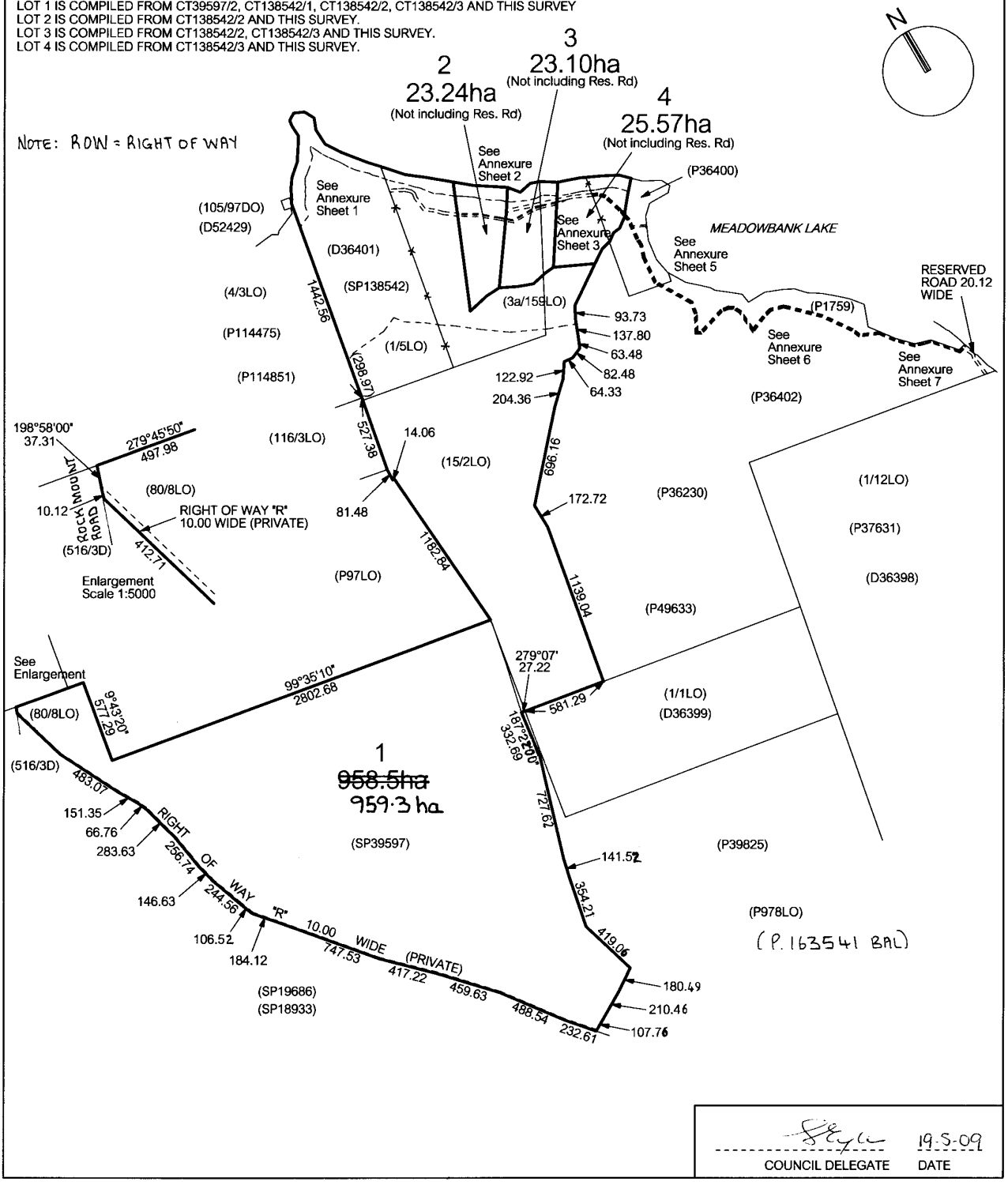
SCALE 1: 25000 LENGTHS IN METRES

REGISTERED NUMBER
SP163527

APPROVED 30 APR 2012
EFFECTIVE FROM .....
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No.: 105 (4828)	LAST UPI No. ZOOO3OS-7 FXXZZ GCJS9	LAST PLAN No.: SP138542, SP39597, P49633	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 1 IS COMPILED FROM CT39597/2, CT138542/1, CT138542/2, CT138542/3 AND THIS SURVEY
LOT 2 IS COMPILED FROM CT138542/2 AND THIS SURVEY.
LOT 3 IS COMPILED FROM CT138542/2, CT138542/3 AND THIS SURVEY.
LOT 4 IS COMPILED FROM CT138542/3 AND THIS SURVEY.



19-5-09
COUNCIL DELEGATE DATE

PLAN OF SURVEY
ANNEXURE SHEET
SHEET 1 OF 7 SHEETS

OWNER: MURRAY NEIL WINTER & MARGARET TERESA WINTER
MARGARET TERESA WINTER
G. & S. ELLIS HOLDINGS PTY. LTD.

FOLIO REFERENCE: CT138542/1. CT138542/2, CT138542/3
CT39597/2, CT49633/1

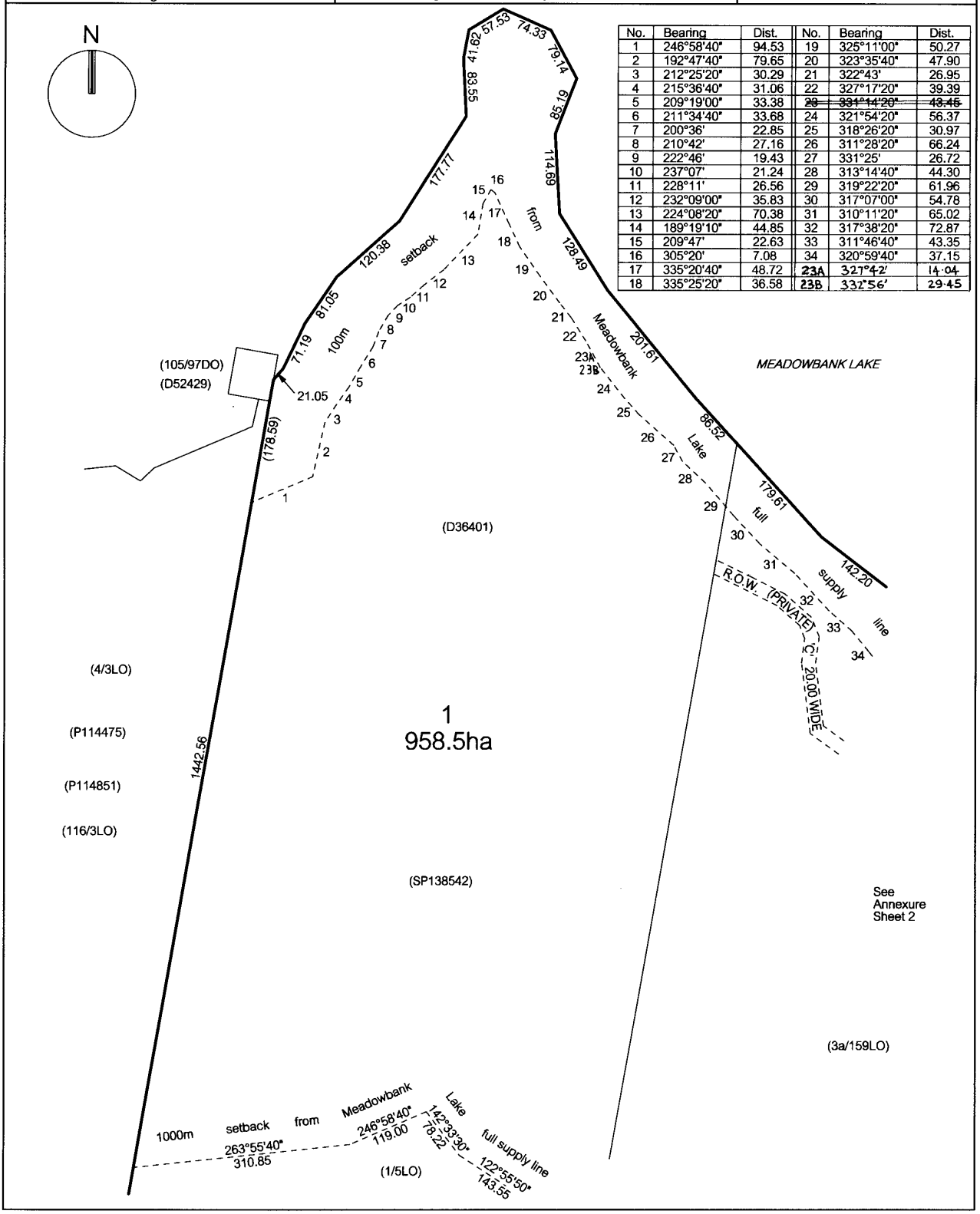
SCALE 1: 5000 LENGTH IN METRES

Registered Number
SP 163527

SIGNED FOR IDENTIFICATION PURPOSES
Council Delegate 19.5.09 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET
Registered Land Surveyor 13/2/2012 Date

APPROVED
EFFECTIVE FROM 30 APR 2012
Alice Kawa
Recorder of Titles



No.	Bearing	Dist.	No.	Bearing	Dist.
1	246°58'40"	94.53	19	325°11'00"	50.27
2	192°47'40"	79.65	20	323°35'40"	47.90
3	212°25'20"	30.29	21	322°43'	26.95
4	215°36'40"	31.06	22	327°17'20"	39.39
5	209°19'00"	33.38	~~23~~	~~331°14'20"~~	~~43.45~~
6	211°34'40"	33.68	24	321°54'20"	56.37
7	200°36'	22.85	25	318°26'20"	30.97
8	210°42'	27.16	26	311°28'20"	66.24
9	222°46'	19.43	27	331°25'	26.72
10	237°07'	21.24	28	313°14'40"	44.30
11	228°11'	26.56	29	319°22'20"	61.96
12	232°09'00"	35.83	30	317°07'00"	54.78
13	224°08'20"	70.38	31	310°11'20"	65.02
14	189°19'10"	44.85	32	317°38'20"	72.87
15	209°47'	22.63	33	311°46'40"	43.35
16	305°20'	7.08	34	320°59'40"	37.15
17	335°20'40"	48.72	~~23A~~	~~321°42'~~	~~14.04~~
18	335°25'20"	36.58	~~23B~~	~~332°56'~~	~~29.45~~

PLAN OF SURVEY
ANNEXURE SHEET

SHEET 2 OF 7 SHEETS

OWNER: MURRAY NEIL WINTER & MARGARET TERESA WINTER
MARGARET TERESA WINTER
G. & S. ELLIS HOLDINGS PTY. LTD.

FOLIO REFERENCE: CT138542/1, CT138542/2, CT138542/3
CT39597/2, CT49633/1

SCALE 1: 5000 LENGTH IN METRES

Registered Number

SP 163527

SIGNED FOR IDENTIFICATION PURPOSES

Council Delegate 19-5-09 Date

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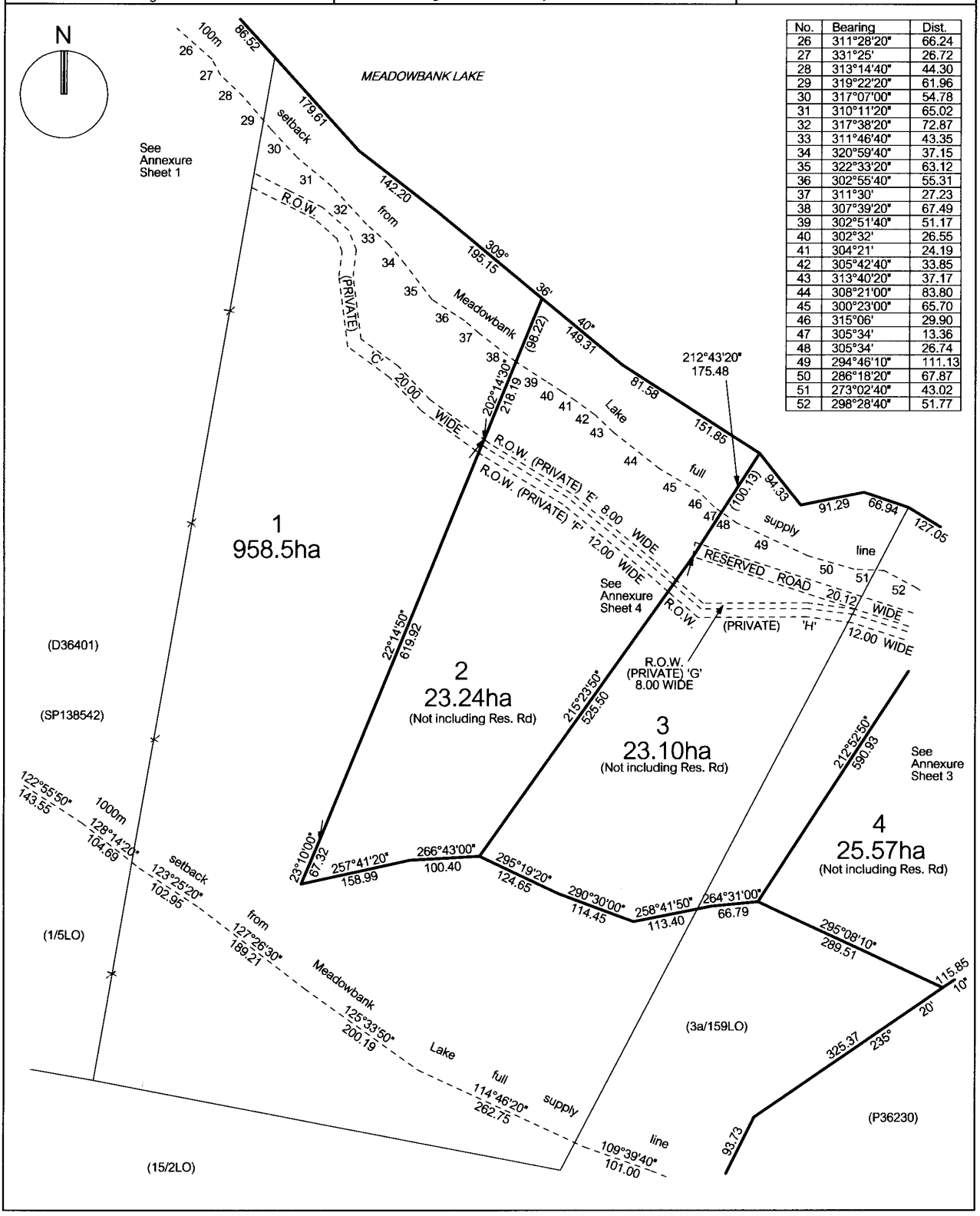
Registered Land Surveyor 13/2/2012 Date

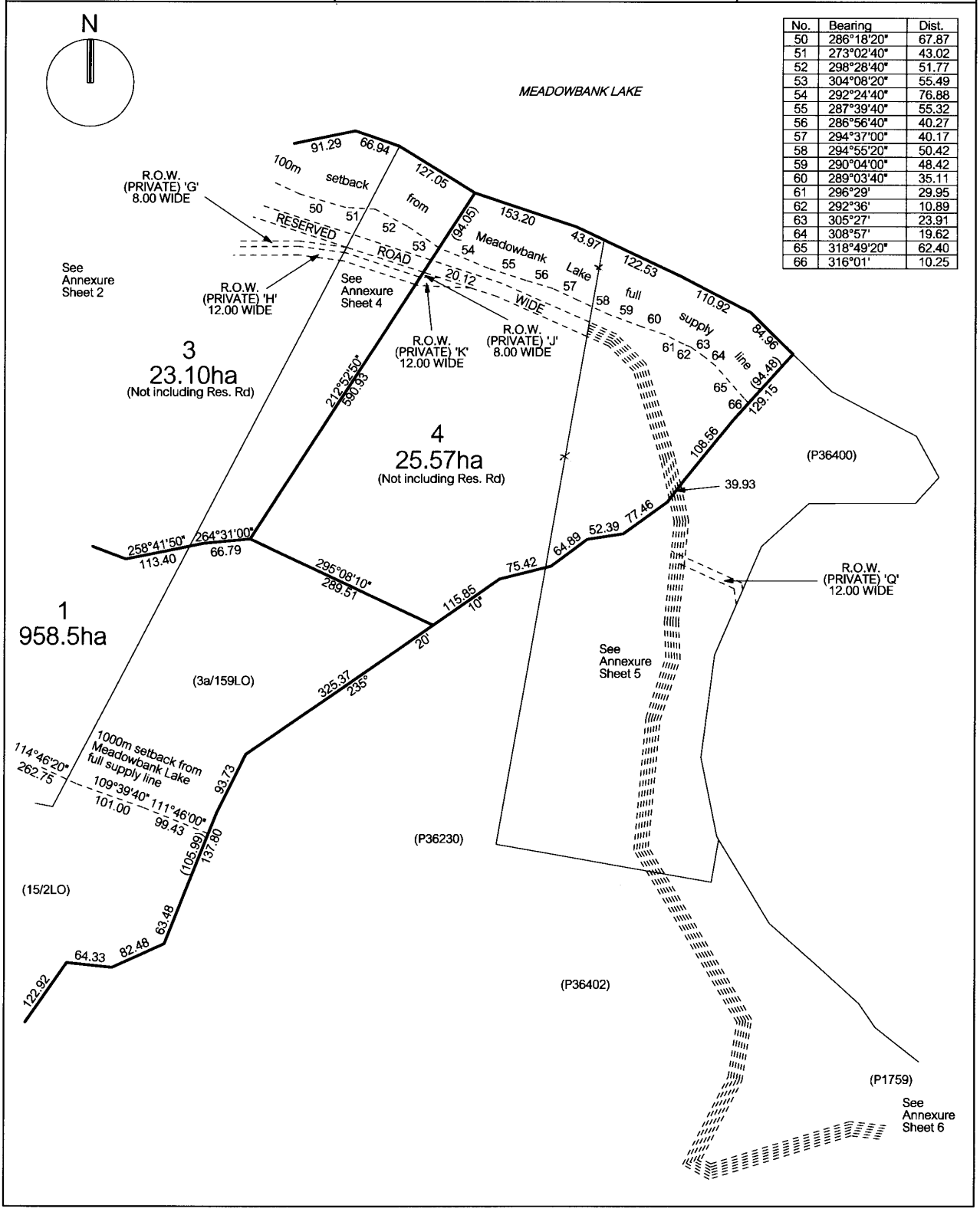
APPROVED
EFFECTIVE FROM 30 APR 2012

Recorder of Titles



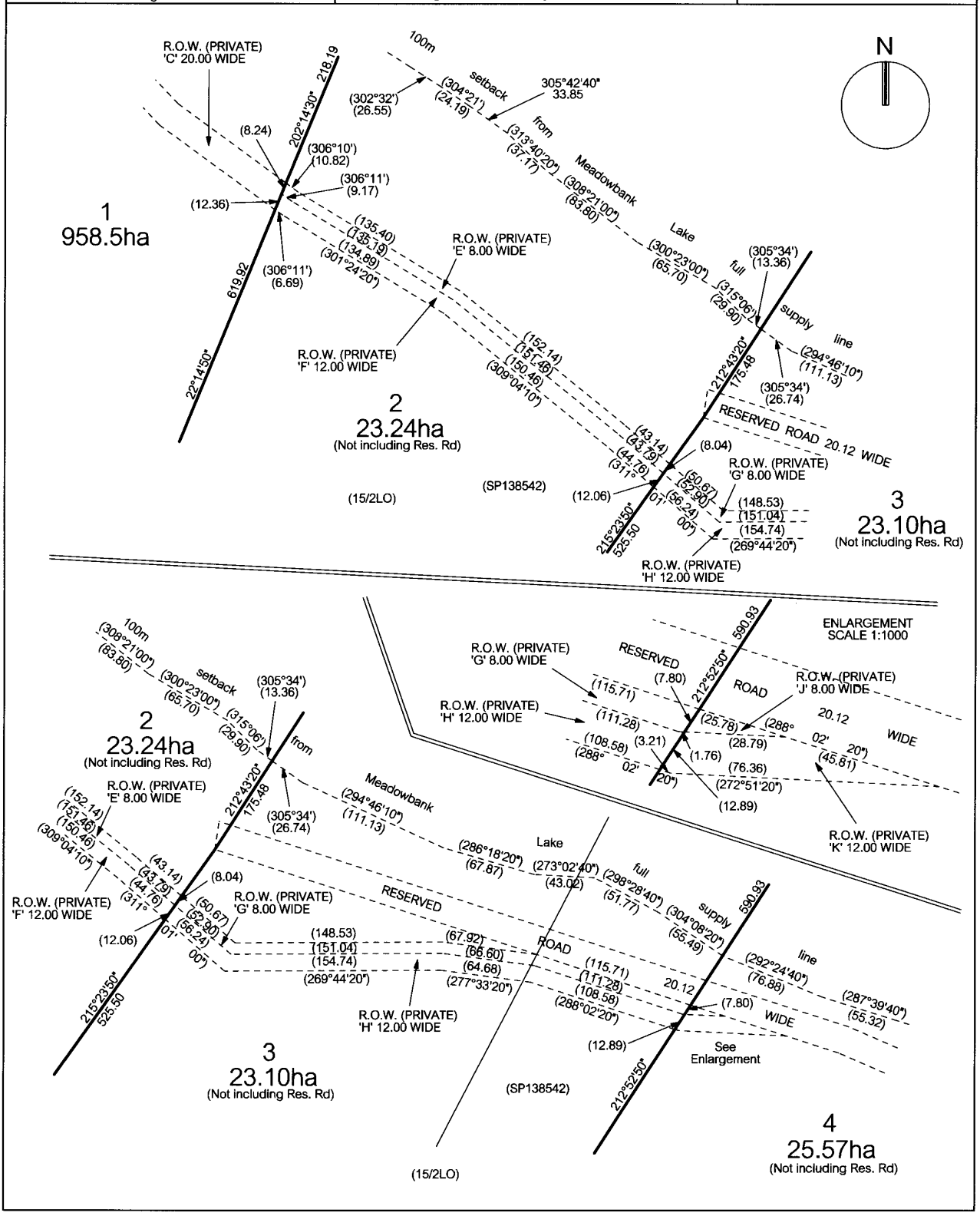
No.	Bearing	Dist.
26	311°28'20"	66.24
27	331°25'	26.72
28	313°14'40"	44.30
29	319°22'20"	61.96
30	317°07'00"	54.78
31	310°11'20"	65.02
32	317°38'20"	72.87
33	311°46'40"	43.35
34	320°59'40"	37.15
35	322°33'20"	63.12
36	302°55'40"	55.31
37	311°30'	27.23
38	307°39'20"	67.49
39	302°51'40"	51.17
40	302°32'	26.55
41	304°21'	24.19
42	305°42'40"	33.85
43	313°40'20"	37.17
44	308°21'00"	83.80
45	300°23'00"	65.70
46	315°06'	29.90
47	305°34'	13.36
48	305°34'	26.74
49	294°46'10"	111.13
50	286°18'20"	67.87
51	273°02'40"	43.02
52	298°28'40"	51.77

PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 7 SHEETS	OWNER: MURRAY NEIL WINTER & MARGARET TERESA WINTER MARGARET TERESA WINTER G. & S. ELLIS HOLDINGS PTY. LTD. FOLIO REFERENCE: CT138542/1. CT138542/2, CT138542/3 CT39597/2, CT49633/1 SCALE 1: 5000 LENGTH IN METRES	Registered Number SP 163527
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 19.5.09 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor 13/2/2012 Date	APPROVED 30 APR 2012 EFFECTIVE FROM Alice Kawa Recorder of Titles



No.	Bearing	Dist.
50	286°18'20"	67.87
51	273°02'40"	43.02
52	298°28'40"	51.77
53	304°08'20"	55.49
54	292°24'40"	76.88
55	287°39'40"	55.32
56	286°56'40"	40.27
57	294°37'00"	40.17
58	294°55'20"	50.42
59	290°04'00"	48.42
60	289°03'40"	35.11
61	296°29'	29.95
62	292°36'	10.89
63	305°27'	23.91
64	308°57'	19.62
65	318°49'20"	62.40
66	316°01'	10.25

PLAN OF SURVEY ANNEXURE SHEET SHEET 4 OF 7 SHEETS	OWNER: MURRAY NEIL WINTER & MARGARET TERESA WINTER MARGARET TERESA WINTER G. & S. ELLIS HOLDINGS PTY. LTD. FOLIO REFERENCE: CT138542/1. CT138542/2, CT138542/3 CT39597/2, CT49633/1 SCALE 1: 2500 LENGTH IN METRES	Registered Number SP 163527
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 19.3.09 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor 13/2/2012 Date	APPROVED EFFECTIVE FROM 30 APR 2012 Recorder of Titles



PLAN OF SURVEY ANNEXURE SHEET SHEET 5 OF 7 SHEETS	OWNER: MURRAY NEIL WINTER & MARGARET TERESA WINTER MARGARET TERESA WINTER G. & S. ELLIS HOLDINGS PTY. LTD. FOLIO REFERENCE: CT138542/1. CT138542/2, CT138542/3 CT39597/2, CT49633/1 SCALE 1: 2500 LENGTH IN METRES	Registered Number SP 163527
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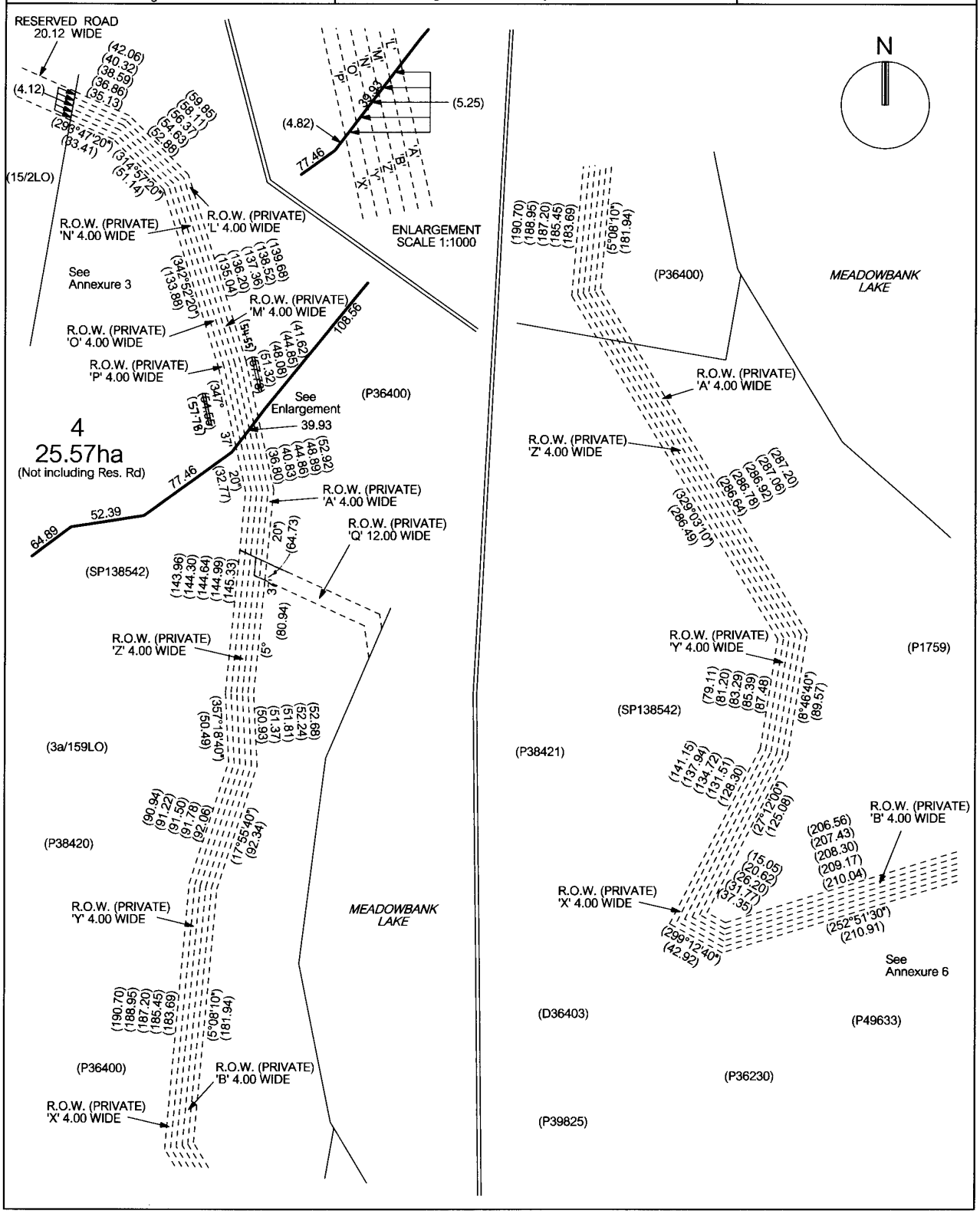

PLAN OF SURVEY ANNEXURE SHEET SHEET 6 OF 7 SHEETS	OWNER: MURRAY NEIL WINTER & MARGARET TERESA WINTER MARGARET TERESA WINTER G. & S. ELLIS HOLDINGS PTY. LTD. FOLIO REFERENCE: CT138542/1. CT138542/2, CT138542/3 CT39597/2, CT49633/1 SCALE 1: 2500 LENGTH IN METRES	Registered Number SP 163527
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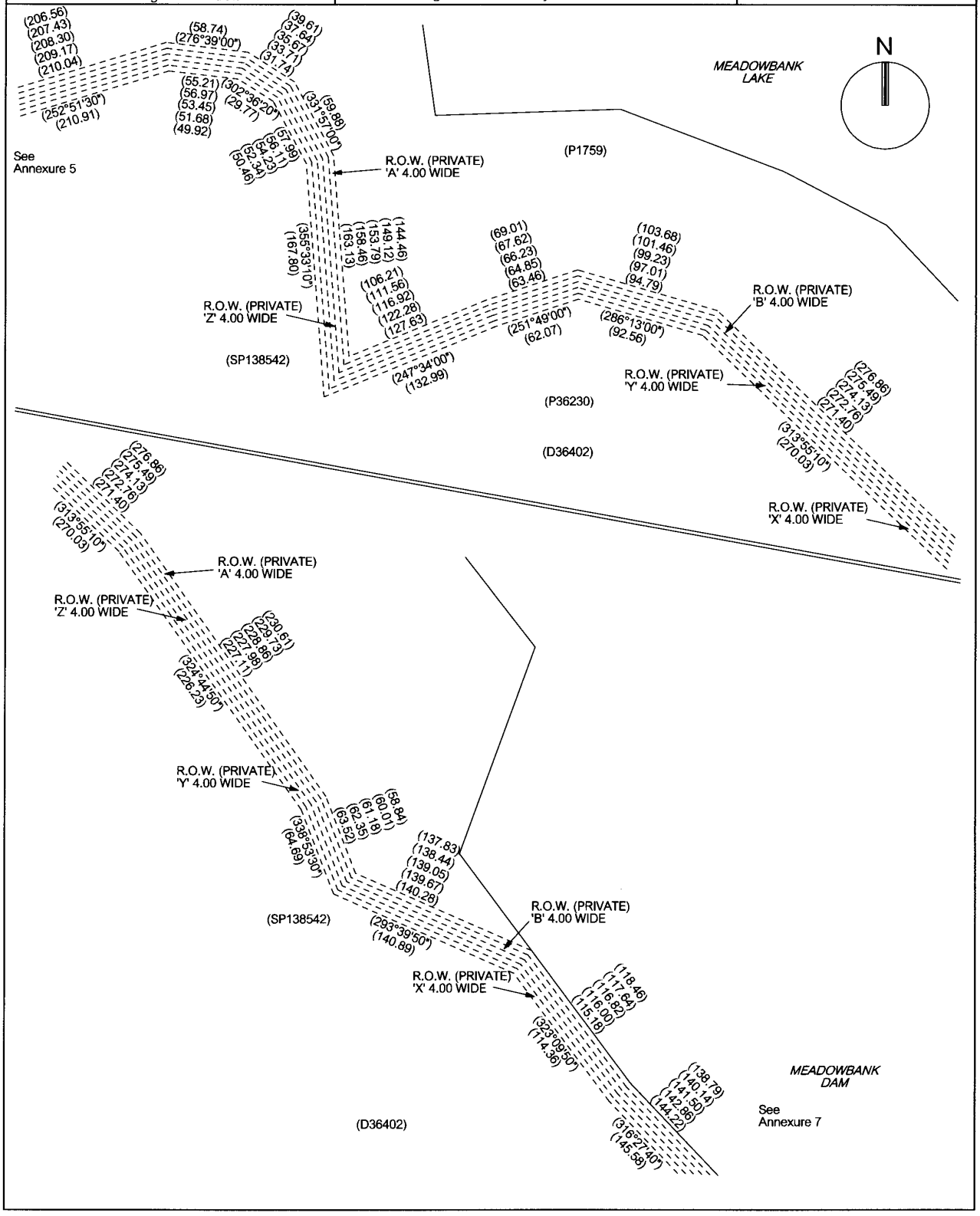
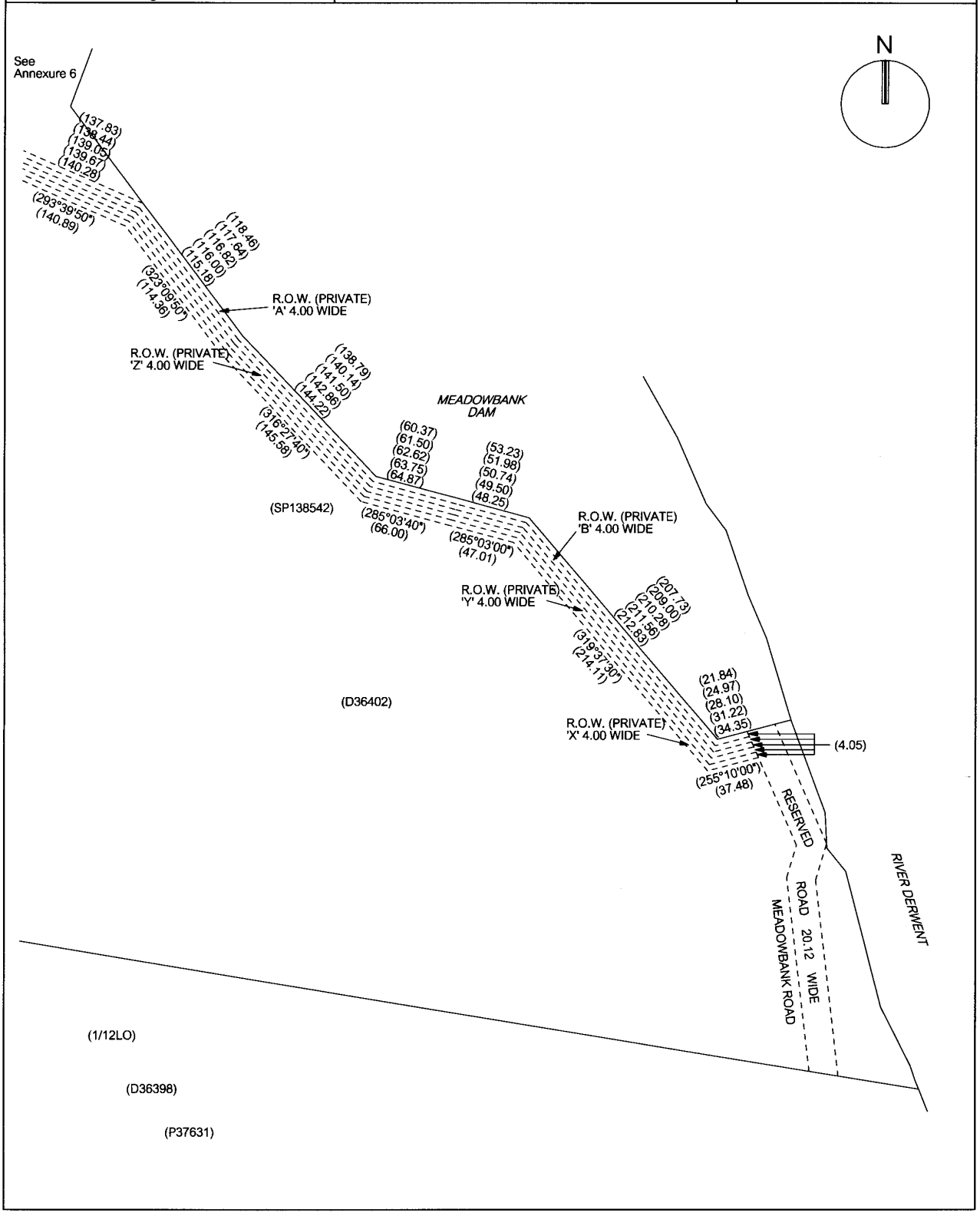


PLAN OF SURVEY ANNEXURE SHEET SHEET 7 OF 7 SHEETS	OWNER: MURRAY NEIL WINTER & MARGARET TERESA WINTER MARGARET TERESA WINTER G. & S. ELLIS HOLDINGS PTY. LTD. FOLIO REFERENCE: CT138542/1, CT138542/2, CT138542/3 CT39597/2, CT49633/1 SCALE 1: 2500 LENGTH IN METRES	Registered Number SP 163527
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 19.5.09 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor 13/2/2012 Date	APPROVED 30 APR 2012 EFFECTIVE FROM Recorder of Titles



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 163527

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 is together with a right of carriageway over the lands marked RIGHT OF WAY (PRIVATE) "E" 8.00 WIDE, RIGHT OF WAY (PRIVATE) "F" 12.00 WIDE, RIGHT OF WAY (PRIVATE) "G" 8.00 WIDE, RIGHT OF WAY (PRIVATE) "H" 12.00 WIDE, RIGHT OF WAY (PRIVATE) "J" 8.00 WIDE, RIGHT OF WAY (PRIVATE) "K" 12.00 WIDE, RIGHT OF WAY (PRIVATE) "N" 4.00 WIDE, RIGHT OF WAY (PRIVATE) "O" 4.00 WIDE and RIGHT OF WAY (PRIVATE) "P" 4.00 WIDE on the plan

The portion of lot 1 formerly comprised in folio of the Register volume 138542 folio 3 is together with a right of carriageway over the lands marked RIGHT OF WAY (PRIVATE) "Y" 4.00 WIDE and RIGHT OF WAY (PRIVATE) "Z" 4.00 WIDE on the plan
Right of Way (private) "X" 4.00 wide and Right of Way (private) "A" 4.00 wide

The portion of lot 1 formerly comprised in folio of the Register volume 138542 folio 1 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "Q" 12.00 WIDE on the plan

The portion of lot 1 formerly comprised in folios of the Register volume 138542 folios 1, 2 & 3 is together with a right of carriageway over the lands marked "CD" & "DE" on Plan 36230

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REF: 138542/1-3 and 49633/1 SOLICITOR & REFERENCE: DOBSON MITCHELL & ALLPORT (JSB)	PLAN SEALED BY: CENTRAL HIGHLANDS COUNCIL DATE: 19-8-2009 DA 1/05 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 7 PAGES	Registered Number SP 163527
SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REFERENCE: 138542/1-3 , 39597/2 and 49633/1	

Lot 1 is subject to a right of carriageway (appurtenant to lots 1 & 2 on Plan 49633) over the land marked RIGHT OF WAY (PRIVATE) "R" 10.00 WIDE passing through that lot on the plan

Lot 1 is subject to a right of carriageway (appurtenant to lot 1 on Sealed Plan 138542) over the lands marked RIGHT OF WAY (PRIVATE) "C" 20.00 WIDE passing through that lot on the plan

Lot 2 is together with a right of carriageway over the lands marked RIGHT OF WAY (PRIVATE) "G" 8.00 WIDE, RIGHT OF WAY (PRIVATE) "J" 8.00 WIDE, RIGHT OF WAY (PRIVATE) "M" 4.00 WIDE and RIGHT OF WAY (PRIVATE) "B" 4.00 WIDE on the plan

Lot 2 is together with a right of carriageway over the lands marked "CD" & "DE" on Plan 36230

Lot 2 is subject to a right of carriageway (appurtenant to lot 1 and lot 1 on Sealed Plan 138542) over the lands marked RIGHT OF WAY (PRIVATE) "E" 8.00 WIDE and RIGHT OF WAY (PRIVATE) "F" 12.00 WIDE passing through that lot on the plan

Lot 3 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "L" 4.00 WIDE on the plan

The portion of lot 3 formerly comprised in folio of the Register volume 138542 folio 3 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "A" 4.00 WIDE on the plan

Lot 3 is together with a right of carriageway over the lands marked "CD" & "DE" on Plan 36230

Lot 3 is subject to a right of carriageway (appurtenant to lot 1 and lot 1 on Sealed Plan 138542) over the lands marked RIGHT OF WAY (PRIVATE) "G" 8.00 WIDE and RIGHT OF WAY (PRIVATE) "H" 12.00 WIDE passing through that lot on the plan

M N Winter: ..... M T Winter: ..... G Ellis: ..... S Ellis: .....

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF7 PAGES	Registered Number SP 163527
SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REFERENCE: 138542/1-3 , 39597/2 and 49633/1	

Lot 3 is subject to a right of carriageway (appurtenant to lot 2) over the land marked RIGHT OF WAY (PRIVATE) "G" 8.00 WIDE passing through that lot on the plan

Lot 4 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "X" 4.00 WIDE on the plan

Lot 4 is together with a right of carriageway over the lands marked "CD" & "DE" on Plan 36230

Lot 4 is subject to a right of carriageway (appurtenant to lot 1 and lot 1 on Sealed Plan 138542) over the lands marked RIGHT OF WAY (PRIVATE) "J" 8.00 WIDE, RIGHT OF WAY (PRIVATE) "K" 12.00 WIDE, RIGHT OF WAY (PRIVATE) "N" 4.00 WIDE, RIGHT OF WAY (PRIVATE) "O" 4.00 WIDE and RIGHT OF WAY (PRIVATE) "P" 4.00 WIDE passing through that lot on the plan

Lot 4 is subject to a right of carriageway (appurtenant to lot 2) over the lands marked RIGHT OF WAY (PRIVATE) "J" 8.00 WIDE and RIGHT OF WAY (PRIVATE) "M" 4.00 WIDE passing through that lot on the plan

Lot 4 is subject to a right of carriageway (appurtenant to lot 3) over the lands marked RIGHT OF WAY (PRIVATE) "L" 4.00 WIDE passing through that lot on the plan

Lot 4 is subject to a right of carriageway (appurtenant to lot 2 on Sealed Plan 138542) over the land marked RIGHT OF WAY (PRIVATE) "M" 4.00 WIDE passing through that lot on the plan

M N Winter: ..... M T Winter: ..... G Ellis: ..... S Ellis: .....

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF7 PAGES	Registered Number SP 163527
SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REFERENCE: 138542/1-3 , 39597/2 and 49633/1	

Covenants

The owner of each lot on the plan covenants with the Central Highlands Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with the Central Highlands Council to observe the following stipulations-

1. Not to construct any building on such lot north east of the line marked 100 METRE SET BACK FROM MEADOWBANK LAKE FULL SUPPLY LINE on the plan
2. Not to construct or maintain any wastewater infrastructure on such lot north east of the line marked 100 METRE SET BACK FROM MEADOWBANK LAKE FULL SUPPLY LINE on the plan
3. Not to place a caravan on such lot as a permanent fixture
4. Not to use a caravan on such lot for permanent occupation

The owner of lot 1 on the plan covenants with the Central Highlands Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with the Central Highlands Council to observe the following stipulations-

5. Not to further subdivide such lot north east of the line marked 1000 METRE SET BACK FROM MEADOWBANK LAKE FULL SUPPLY LINE on the plan

The owners of lots 2, 3 & 4 on the plan each covenant with the Central Highlands Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with the Central Highlands Council to observe the following stipulations-

6. Not to further subdivide such lot

~~**Fencing covenant**~~

~~The owners of the lots on the plan are subject to the fencing covenants created by and set forth in Sealed Plan 138542~~

M N Winter: ..... M T Winter: ..... G Ellis: ..... S Ellis: .....

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 7 PAGES	Registered Number SP 163527
SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REFERENCE: 138542/1-3 , 39597/2 and 49633/1	

Fencing provision

In respect to the lots on the plan the subdivider (Murray Neil Winter and Margaret Therese Winter) shall not be required to fence

~~The owner of the portion of lot 1 formerly comprised in folio of the Register volume 39597 folio 1 is subject to the fencing provision created by and set forth in Sealed Plan 39597~~

M N Winter: ..... M T Winter: ..... G Ellis: ..... S Ellis: .....

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 7 PAGES	Registered Number SP 163527
SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REFERENCE: 138542/1-3 , 39597/2 and 49633/1	

Signed by the said MURRAY NEIL WINTER being the registered proprietor in folios of the Register volume 138542 folios 1 & 2 and folio of the Register volume 39597 folio 2 in the presence of-)

Witness: .....

name: GARRY BRUCE COOMBE

address: 60 EVERTON PLACE, ACTON PARK

occupation: SURVEYOR

Signed by the said MARGARET THERESE WINTER being the registered proprietor in folios of the Register volume 138542 folios 1, 2 & 3 and folio of the Register volume 39597 folio 2 in the presence of-)

Witness: .....

name: GARRY BRUCE COOMBE

address: 60 EVERTON PLACE, ACTON PARK

occupation: SURVEYOR

COMMONWEALTH BANK OF AUSTRALIA as mortgagee in Mortgage No C506126 over folio of the Register volume 138542 folio 1 hereby consents to the subdivision-

SIGNED SEALED and DELIVERED for and on behalf of COMMONWEALTH BANK OF AUSTRALIA by its Attorney
LISA JANE WEBB
under Registration Power of Attorney No. 72/6177 who certifies that he/she is
A SUNLENDING OFFICER
of the COMMONWEALTH BANK OF AUSTRALIA and declares that he/she has recieved no notice of revocation of the said Power of Attorney and in the presence of:

.....
Bank Officer, Melbourne
OSMOND GAY
LEVEL 8
385 BOURKE ST

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 7 PAGES	Registered Number SP 163527
SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REFERENCE: 138542/1-3 , 39597/2 and 49633/1	

Executed by G. & S. ELLIS HOLDINGS PTY LTD)
under section 127 of the Corporations Act 2001 by)
being signed by two directors-)

Director: .....

Director: .....

WESTPAC BANKING CORPORATION as mortgagee in Mortgage No 413197 over folio of the Register volume 49633 folio 1 hereby consents to the subdivision

SIGNED by Vandna Wadhawan as attorney for Westpac Banking Corporation under power of attorney registered No. 72/5446.

.....
(Signature) Tier Three Attorney
By executing this instrument the attorney states that the attorney has received no notice of the revocation of the power of attorney.

I certify that the Attorney for the Mortgagee, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of Witness: .....

Name of Witness: TED LLOYD

Address of Witness: 360 Collins Street, Melbourne

John Christopher Bullock and Sheryl Anne Bullock as mortagagee in Mortgage NoC835929 over the folio of the Register volume 49633 Folio 1 hereby consent to the subdivision

.....
JOHN CHRISTOPHER BULLOCK
in the presence of-
Witness: .....
name: EMILY BULLOCK
address: 20 RECREATION ST KINGSTON BEACH.
occupation: UNIVERSITY LECTURER

.....
SHERYL ANNE BULLOCK
in the presence of-
Witness: .....
name: EMILY BULLOCK
address: 20 RECREATION ST KINGSTON BEACH
occupation: UNIVERSITY LECTURER.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
163527	4
EDITION	DATE OF ISSUE
4	28-Apr-2021

SEARCH DATE : 18-Jan-2022
SEARCH TIME : 08.01 AM

DESCRIPTION OF LAND

Parish of ARGYLE Land District of BUCKINGHAM
Lot 4 on Sealed Plan 163527
Derivation : Part of 125 Acres Gtd. to George Rayner & Part of Lot 7045, 4655 Acres Gtd to Nicholas John Brown
Prior CT 138542/3

SCHEDULE 1

M856176 TRANSFER to MAKRO PROPERTY PTY LTD Registered 28-Apr-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP163527 EASEMENTS in Schedule of Easements
SP163527 COVENANTS in Schedule of Easements
SP163527 FENCING PROVISION in Schedule of Easements
SP163527 WATER SUPPLY RESTRICTION
SP163527 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP138542 FENCING PROVISION in Schedule of Easements
SP138542 SEPTIC TANK NOTIFICATION

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER:
MURRAY NEIL WINTER & MARGARET TERESA WINTER
MARGARET TERESA WINTER
G. & S. ELLIS HOLDINGS PTY. LTD.

FOLIO REFERENCE:
CT138542/1, CT138542/2, CT138542/3,
CT39597/2, CT49633/1

GRANTEE: PART OF LOT 6512 4455 Ac. J.F. WALKER & OTHS

PART ~~WHOLE~~ OF 125 ACRES GTD TO GEORGE RAYNER, PART OF LOT 2, 300 ACRES GTD TO GEORGE RAYNER, PART OF 360 ACRES GTD TO MARY RAYNER & WILLAM WATCHORN, PART OF LOT 7045, 4655 ACRES GTD TO NICHOLAS JOHN BROWN AND PART OF LOT 21120 81A - 0R - 16P GTD TO ERNEST HALYER RAYNER.

PLAN OF SURVEY

BY SURVEYOR: GARRY BRUCE COOMBE

LOCATION

LAND DISTRICT OF BUCKINGHAM
PARISH OF ARGYLE

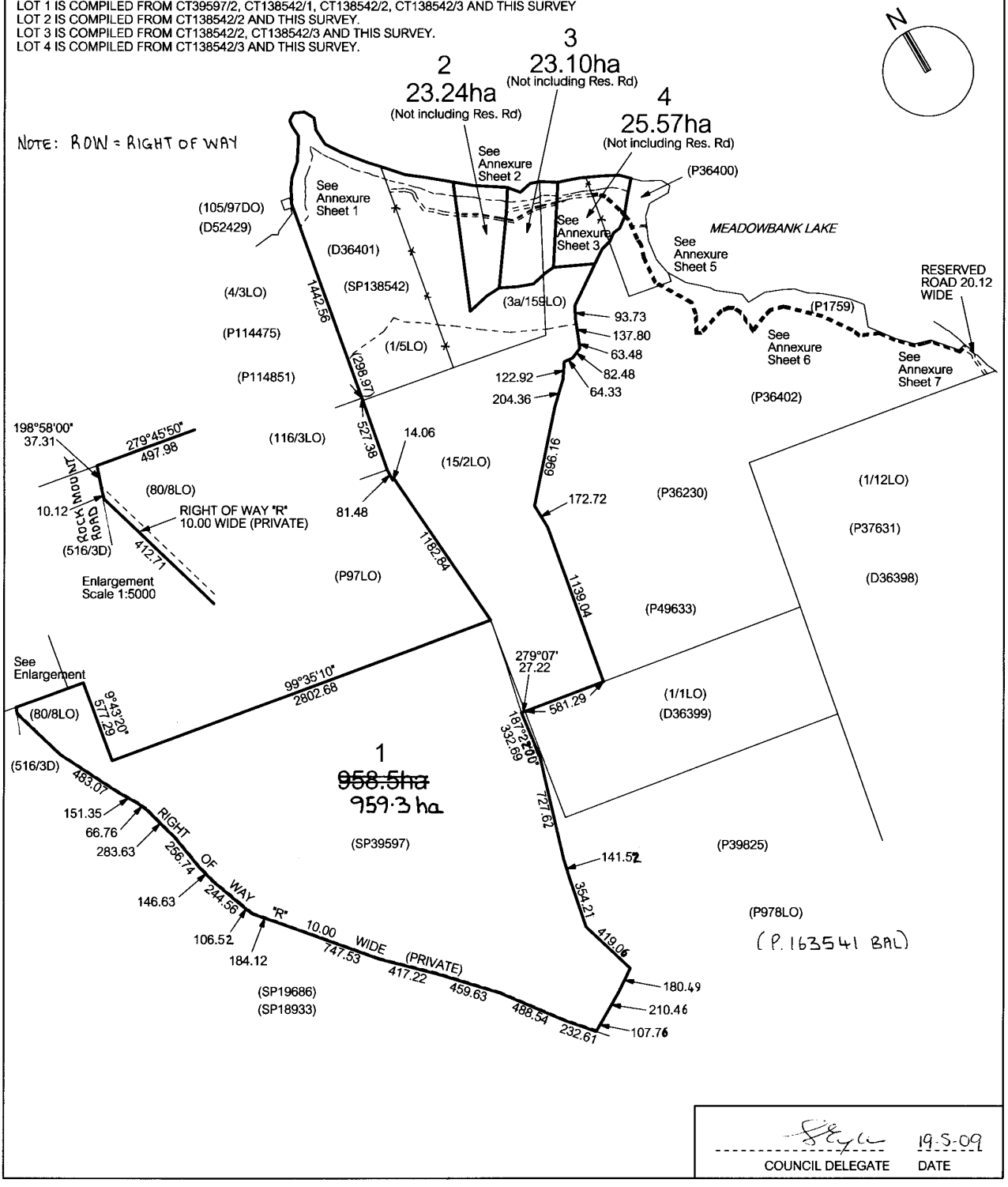
SCALE 1: 25000 LENGTHS IN METRES

REGISTERED NUMBER
SP163527

APPROVED 30 APR 2012
EFFECTIVE FROM .....
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No.: 105 (4828)	LAST UPI No. ZOOO3OS-7 FXXZZ GCJ59	LAST PLAN No.: SP138542, SP39597, P49633	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 1 IS COMPILED FROM CT39597/2, CT138542/1, CT138542/2, CT138542/3 AND THIS SURVEY
LOT 2 IS COMPILED FROM CT138542/2 AND THIS SURVEY.
LOT 3 IS COMPILED FROM CT138542/2, CT138542/3 AND THIS SURVEY.
LOT 4 IS COMPILED FROM CT138542/3 AND THIS SURVEY.



COUNCIL DELEGATE 19-5-09 DATE

PLAN OF SURVEY
ANNEXURE SHEET
SHEET 1 OF 7 SHEETS

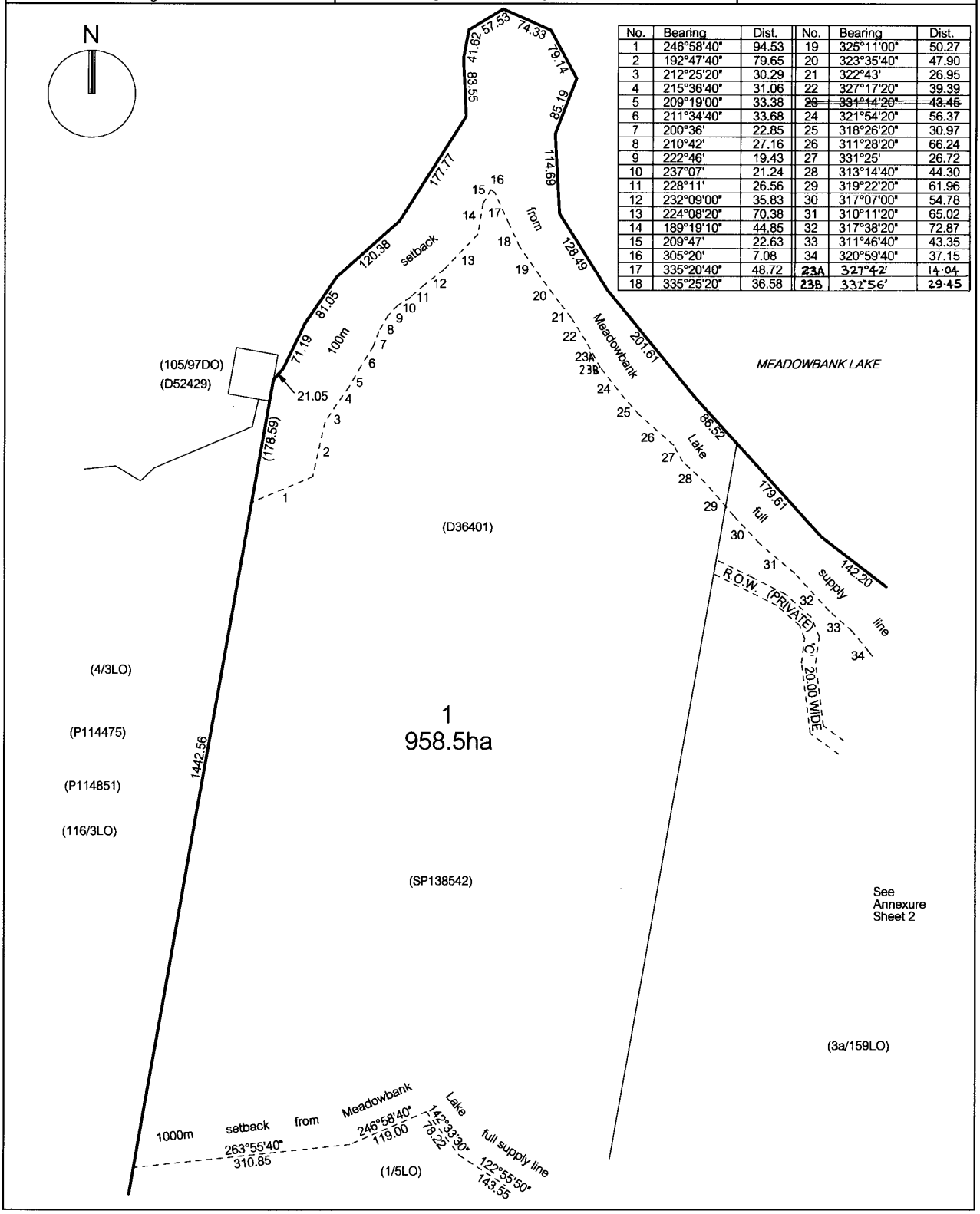
OWNER: MURRAY NEIL WINTER & MARGARET TERESA WINTER
MARGARET TERESA WINTER
G. & S. ELLIS HOLDINGS PTY. LTD.
FOLIO REFERENCE: CT138542/1. CT138542/2, CT138542/3
CT39597/2, CT49633/1
SCALE 1: 5000 LENGTH IN METRES

Registered Number
SP 163527

SIGNED FOR IDENTIFICATION PURPOSES
Council Delegate 19.5.09 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET
Registered Land Surveyor 13/2/2012 Date

APPROVED
EFFECTIVE FROM 30 APR 2012
Recorder of Titles



No.	Bearing	Dist.	No.	Bearing	Dist.
1	246°58'40"	94.53	19	325°11'00"	50.27
2	192°47'40"	79.65	20	323°35'40"	47.90
3	212°25'20"	30.29	21	322°43'	26.95
4	215°36'40"	31.06	22	327°17'20"	39.39
5	209°19'00"	33.38	~~23~~	~~331°14'20"~~	~~43.45~~
6	211°34'40"	33.68	24	321°54'20"	56.37
7	200°36'	22.85	25	318°26'20"	30.97
8	210°42'	27.16	26	311°28'20"	66.24
9	222°46'	19.43	27	331°25'	26.72
10	237°07'	21.24	28	313°14'40"	44.30
11	228°11'	26.56	29	319°22'20"	61.96
12	232°09'00"	35.83	30	317°07'00"	54.78
13	224°08'20"	70.38	31	310°11'20"	65.02
14	189°19'10"	44.85	32	317°38'20"	72.87
15	209°47'	22.63	33	311°46'40"	43.35
16	305°20'	7.08	34	320°59'40"	37.15
17	335°20'40"	48.72	~~23A~~	~~321°42'~~	~~14.04~~
18	335°25'20"	36.58	~~23B~~	~~332°56'~~	~~29.45~~

PLAN OF SURVEY
ANNEXURE SHEET

SHEET 2 OF 7 SHEETS

OWNER: MURRAY NEIL WINTER & MARGARET TERESA WINTER
MARGARET TERESA WINTER
G. & S. ELLIS HOLDINGS PTY. LTD.

FOLIO REFERENCE: CT138542/1, CT138542/2, CT138542/3
CT39597/2, CT49633/1

SCALE 1: 5000 LENGTH IN METRES

Registered Number

SP 163527

SIGNED FOR IDENTIFICATION PURPOSES

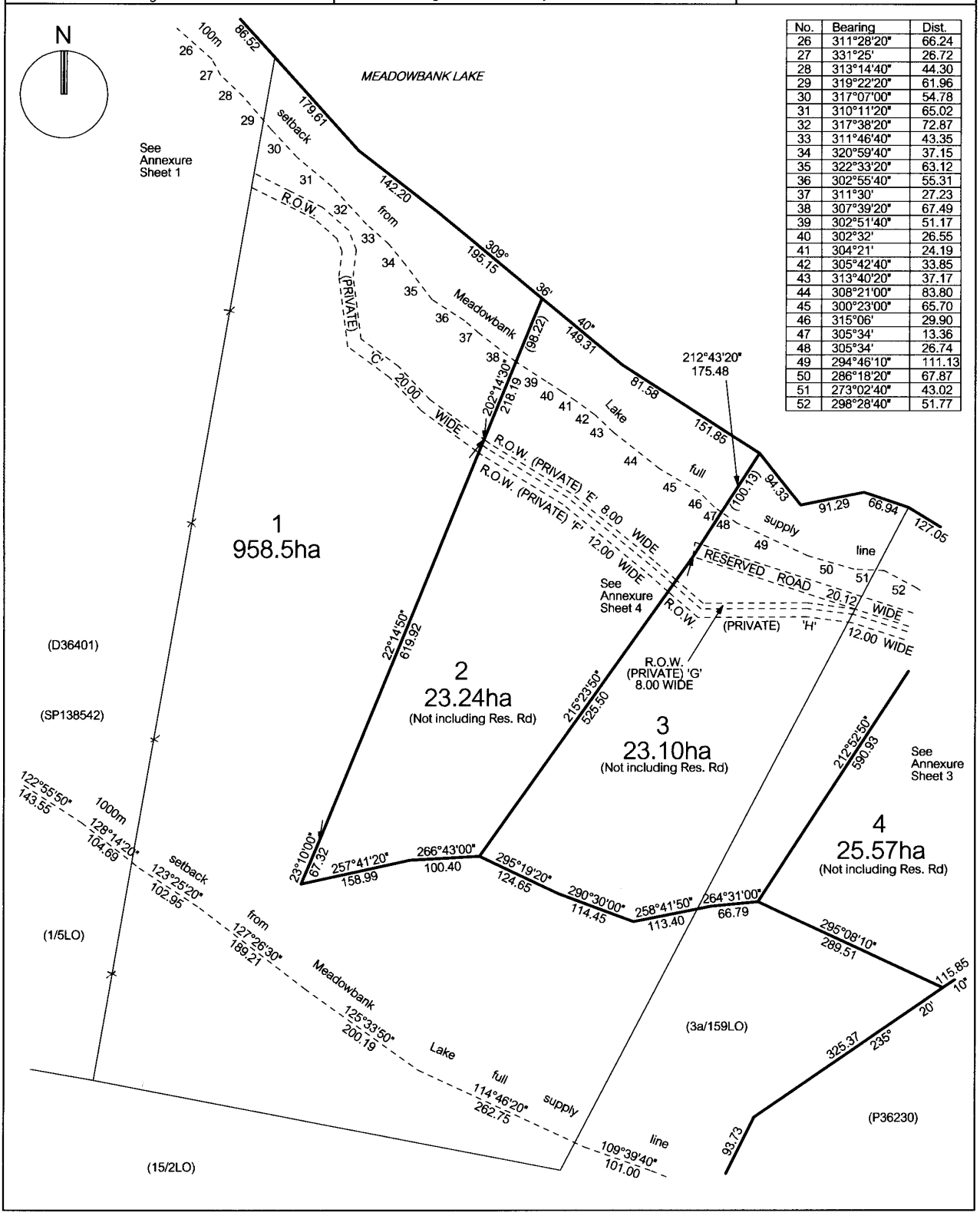
Council Delegate 19-5-09 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET

Registered Land Surveyor 13/2/2012 Date

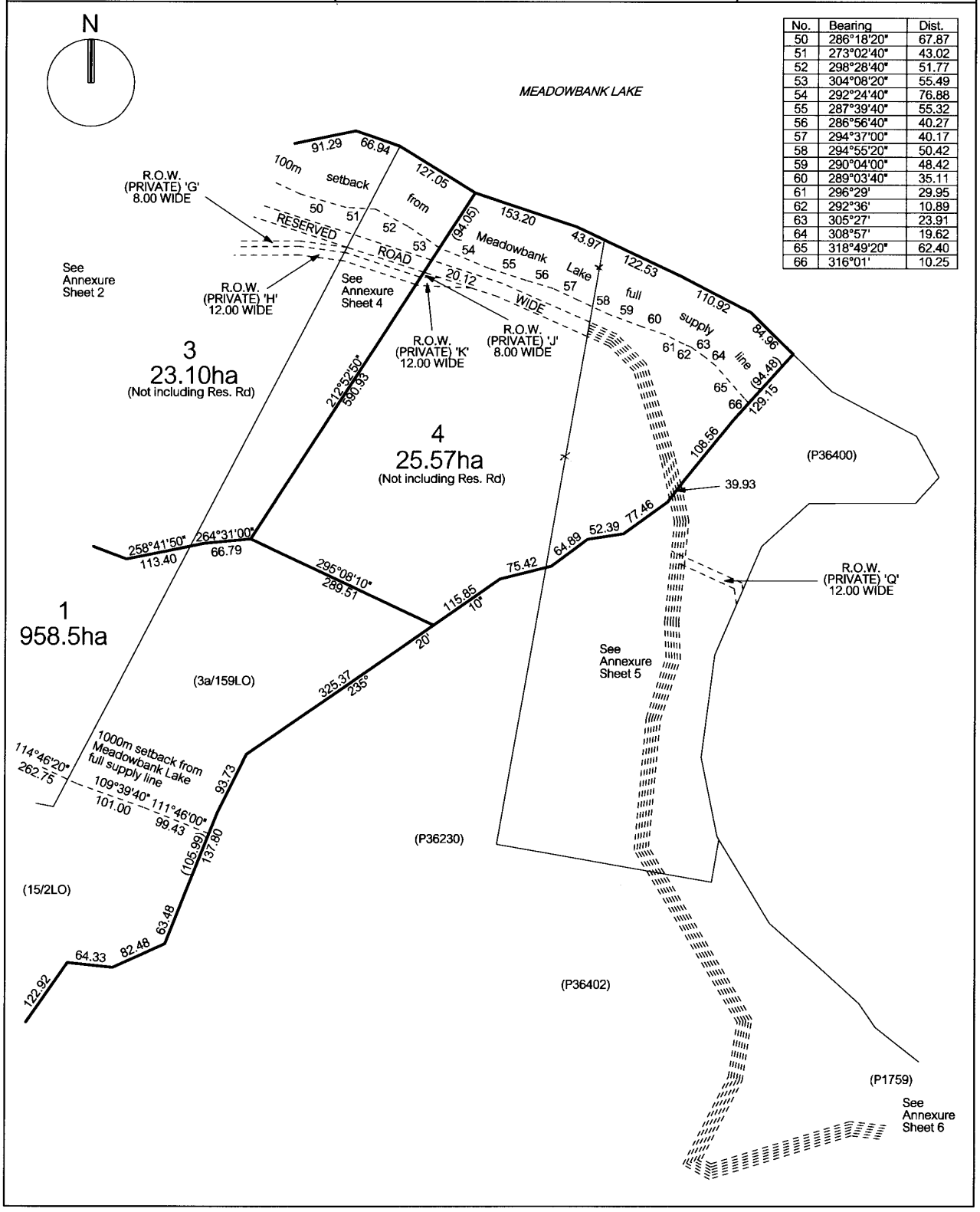
APPROVED
EFFECTIVE FROM 30 APR 2012

Recorder of Titles



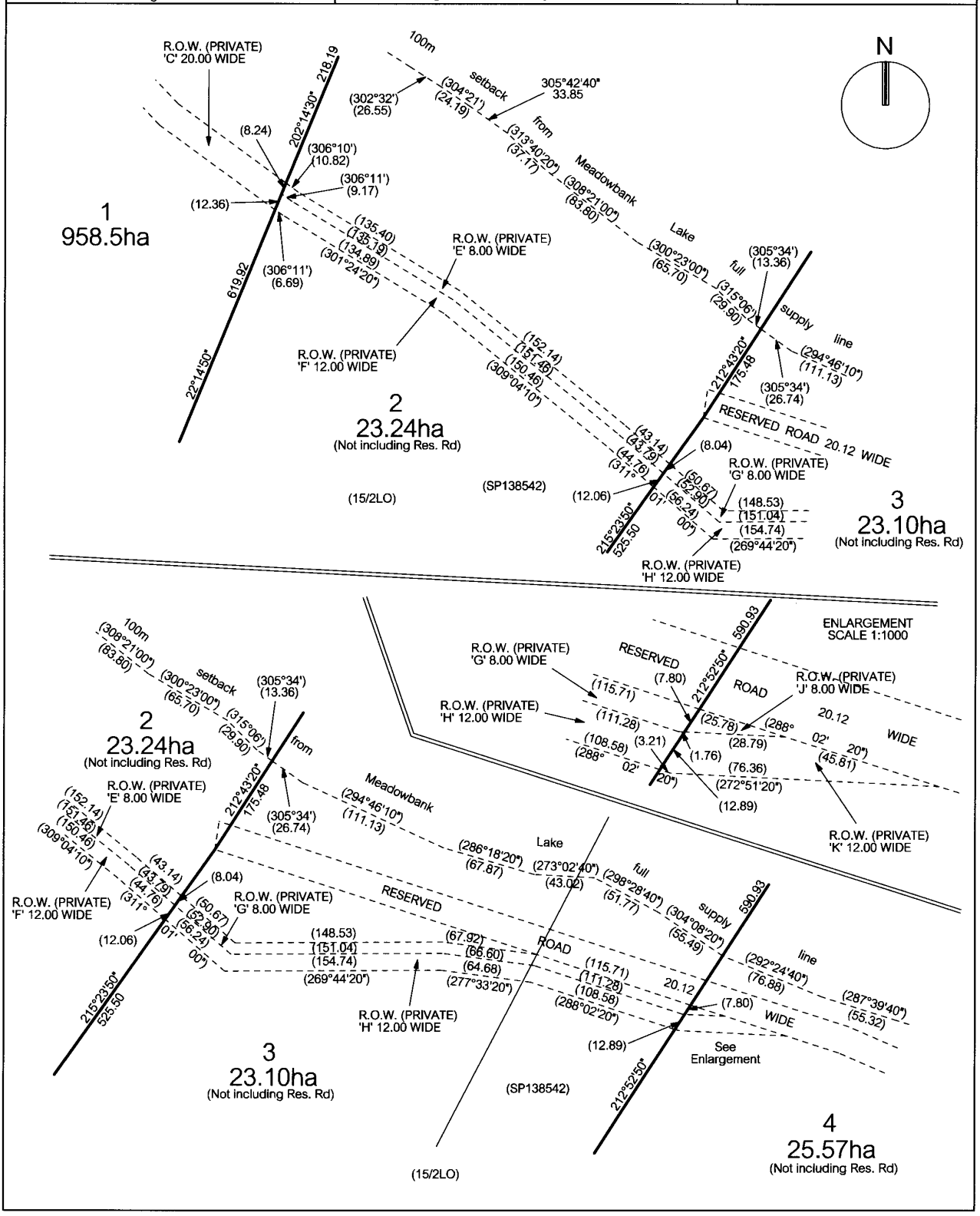
No.	Bearing	Dist.
26	311°28'20"	66.24
27	331°25'	26.72
28	313°14'40"	44.30
29	319°22'20"	61.96
30	317°07'00"	54.78
31	310°11'20"	65.02
32	317°38'20"	72.87
33	311°46'40"	43.35
34	320°59'40"	37.15
35	322°33'20"	63.12
36	302°55'40"	55.31
37	311°30'	27.23
38	307°39'20"	67.49
39	302°51'40"	51.17
40	302°32'	26.55
41	304°21'	24.19
42	305°42'40"	33.85
43	313°40'20"	37.17
44	308°21'00"	83.80
45	300°23'00"	65.70
46	315°06'	29.90
47	305°34'	13.36
48	305°34'	26.74
49	294°46'10"	111.13
50	286°18'20"	67.87
51	273°02'40"	43.02
52	298°28'40"	51.77

PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 7 SHEETS	OWNER: MURRAY NEIL WINTER & MARGARET TERESA WINTER MARGARET TERESA WINTER G. & S. ELLIS HOLDINGS PTY. LTD. FOLIO REFERENCE: CT138542/1. CT138542/2, CT138542/3 CT39597/2, CT49633/1 SCALE 1: 5000 LENGTH IN METRES	Registered Number SP 163527
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 19.5.09 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor 13/2/2012 Date	APPROVED 30 APR 2012 EFFECTIVE FROM Alice Kawa Recorder of Titles

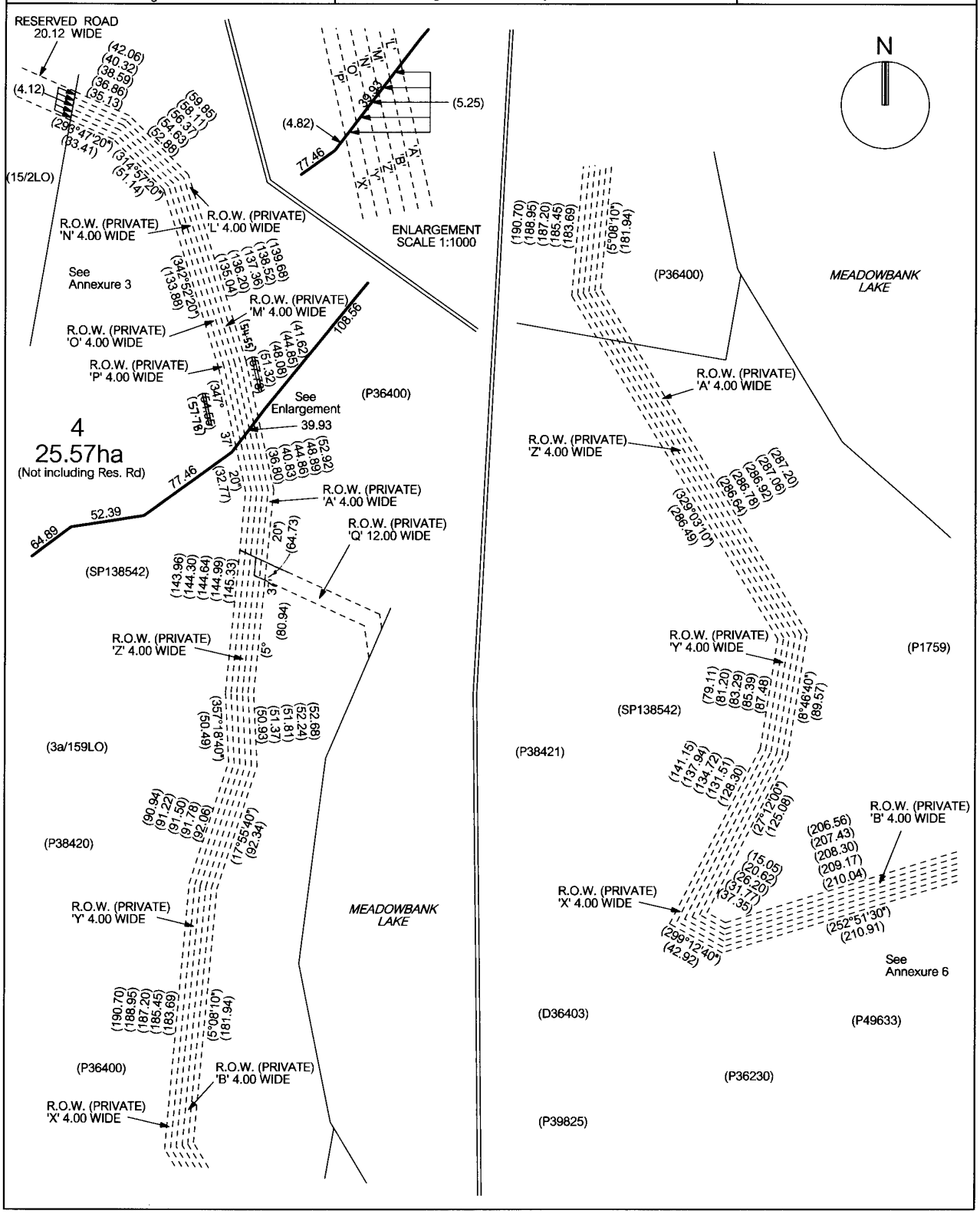


No.	Bearing	Dist.
50	286°18'20"	67.87
51	273°02'40"	43.02
52	298°28'40"	51.77
53	304°08'20"	55.49
54	292°24'40"	76.88
55	287°39'40"	55.32
56	286°56'40"	40.27
57	294°37'00"	40.17
58	294°55'20"	50.42
59	290°04'00"	48.42
60	289°03'40"	35.11
61	296°29'	29.95
62	292°36'	10.89
63	305°27'	23.91
64	308°57'	19.62
65	318°49'20"	62.40
66	316°01'	10.25

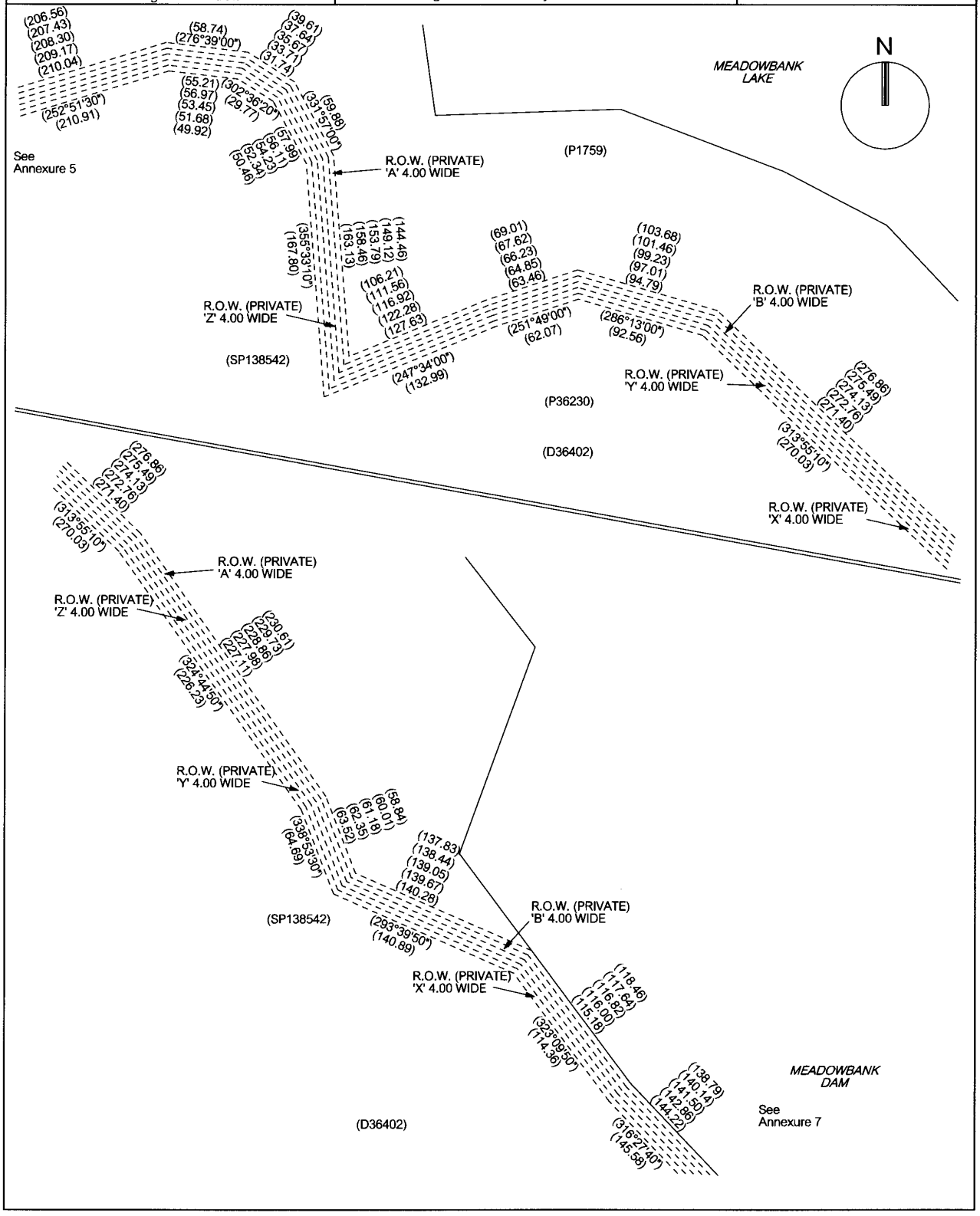
PLAN OF SURVEY ANNEXURE SHEET SHEET 4 OF 7 SHEETS	OWNER: MURRAY NEIL WINTER & MARGARET TERESA WINTER MARGARET TERESA WINTER G. & S. ELLIS HOLDINGS PTY. LTD. FOLIO REFERENCE: CT138542/1. CT138542/2, CT138542/3 CT39597/2, CT49633/1 SCALE 1: 2500 LENGTH IN METRES	Registered Number SP 163527
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 19.3.09 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor 13/2/2012 Date	APPROVED EFFECTIVE FROM 30 APR 2012 Recorder of Titles



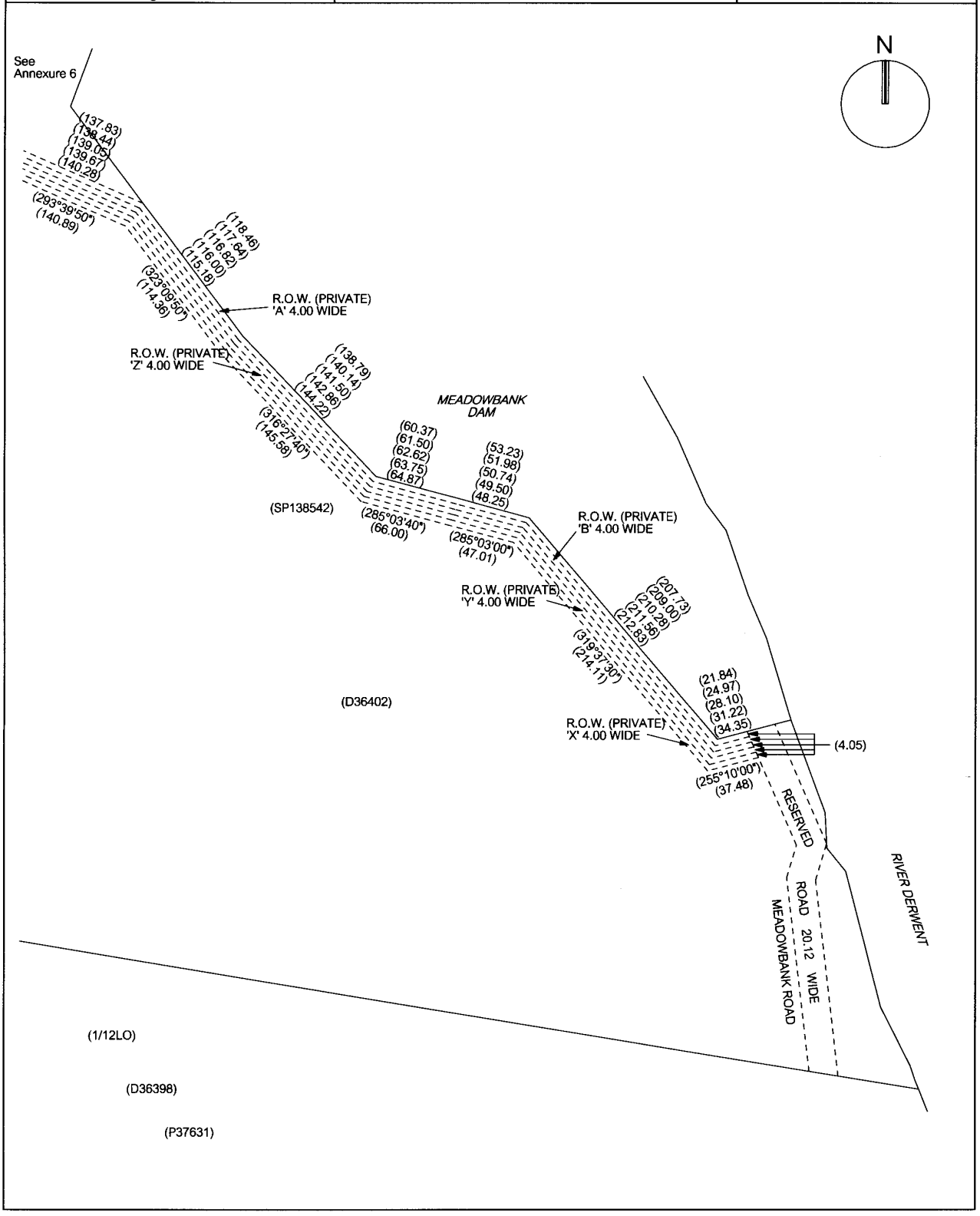
PLAN OF SURVEY ANNEXURE SHEET SHEET 5 OF 7 SHEETS	OWNER: MURRAY NEIL WINTER & MARGARET TERESA WINTER MARGARET TERESA WINTER G. & S. ELLIS HOLDINGS PTY. LTD. FOLIO REFERENCE: CT138542/1. CT138542/2, CT138542/3 CT39597/2, CT49633/1 SCALE 1: 2500 LENGTH IN METRES	Registered Number SP 163527
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 19.5.09 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor 13/2/2012 Date	APPROVED 30 APR 2012 EFFECTIVE FROM Recorder of Titles



PLAN OF SURVEY ANNEXURE SHEET SHEET 6 OF 7 SHEETS	OWNER: MURRAY NEIL WINTER & MARGARET TERESA WINTER MARGARET TERESA WINTER G. & S. ELLIS HOLDINGS PTY. LTD. FOLIO REFERENCE: CT138542/1, CT138542/2, CT138542/3 CT39597/2, CT49633/1 SCALE 1: 2500 LENGTH IN METRES	Registered Number SP 163527
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 19.5.09 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor 13/2/2012 Date	APPROVED 30 APR 2012 EFFECTIVE FROM Recorder of Titles



PLAN OF SURVEY ANNEXURE SHEET SHEET 7 OF 7 SHEETS	OWNER: MURRAY NEIL WINTER & MARGARET TERESA WINTER MARGARET TERESA WINTER G. & S. ELLIS HOLDINGS PTY. LTD. FOLIO REFERENCE: CT138542/1, CT138542/2, CT138542/3 CT39597/2, CT49633/1 SCALE 1: 2500 LENGTH IN METRES	Registered Number SP 163527
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 19.5.09 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor 13/2/2012 Date	APPROVED 30 APR 2012 EFFECTIVE FROM Recorder of Titles



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 163527

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 is together with a right of carriageway over the lands marked RIGHT OF WAY (PRIVATE) "E" 8.00 WIDE, RIGHT OF WAY (PRIVATE) "F" 12.00 WIDE, RIGHT OF WAY (PRIVATE) "G" 8.00 WIDE, RIGHT OF WAY (PRIVATE) "H" 12.00 WIDE, RIGHT OF WAY (PRIVATE) "J" 8.00 WIDE, RIGHT OF WAY (PRIVATE) "K" 12.00 WIDE, RIGHT OF WAY (PRIVATE) "N" 4.00 WIDE, RIGHT OF WAY (PRIVATE) "O" 4.00 WIDE and RIGHT OF WAY (PRIVATE) "P" 4.00 WIDE on the plan

The portion of lot 1 formerly comprised in folio of the Register volume 138542 folio 3 is together with a right of carriageway over the lands marked RIGHT OF WAY (PRIVATE) "Y" 4.00 WIDE and RIGHT OF WAY (PRIVATE) "Z" 4.00 WIDE on the plan
Right of Way (private) "X" 4.00 wide and Right of Way (private) "A" 4.00 wide

The portion of lot 1 formerly comprised in folio of the Register volume 138542 folio 1 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "Q" 12.00 WIDE on the plan

The portion of lot 1 formerly comprised in folios of the Register volume 138542 folios 1, 2 & 3 is together with a right of carriageway over the lands marked "CD" & "DE" on Plan 36230

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REF: 138542/1-3 and 49633/1 SOLICITOR & REFERENCE: DOBSON MITCHELL & ALLPORT (JSB)	PLAN SEALED BY: CENTRAL HIGHLANDS COUNCIL DATE: 19-8-2009 DA 1/05 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 7 PAGES	Registered Number SP 163527
SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REFERENCE: 138542/1-3 , 39597/2 and 49633/1	

Lot 1 is subject to a right of carriageway (appurtenant to lots 1 & 2 on Plan 49633) over the land marked RIGHT OF WAY (PRIVATE) "R" 10.00 WIDE passing through that lot on the plan

Lot 1 is subject to a right of carriageway (appurtenant to lot 1 on Sealed Plan 138542) over the lands marked RIGHT OF WAY (PRIVATE) "C" 20.00 WIDE passing through that lot on the plan

Lot 2 is together with a right of carriageway over the lands marked RIGHT OF WAY (PRIVATE) "G" 8.00 WIDE, RIGHT OF WAY (PRIVATE) "J" 8.00 WIDE, RIGHT OF WAY (PRIVATE) "M" 4.00 WIDE and RIGHT OF WAY (PRIVATE) "B" 4.00 WIDE on the plan

Lot 2 is together with a right of carriageway over the lands marked "CD" & "DE" on Plan 36230

Lot 2 is subject to a right of carriageway (appurtenant to lot 1 and lot 1 on Sealed Plan 138542) over the lands marked RIGHT OF WAY (PRIVATE) "E" 8.00 WIDE and RIGHT OF WAY (PRIVATE) "F" 12.00 WIDE passing through that lot on the plan

Lot 3 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "L" 4.00 WIDE on the plan

The portion of lot 3 formerly comprised in folio of the Register volume 138542 folio 3 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "A" 4.00 WIDE on the plan

Lot 3 is together with a right of carriageway over the lands marked "CD" & "DE" on Plan 36230

Lot 3 is subject to a right of carriageway (appurtenant to lot 1 and lot 1 on Sealed Plan 138542) over the lands marked RIGHT OF WAY (PRIVATE) "G" 8.00 WIDE and RIGHT OF WAY (PRIVATE) "H" 12.00 WIDE passing through that lot on the plan

M N Winter: ..... M T Winter: ..... G Ellis: ..... S Ellis: .....

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF7 PAGES	Registered Number SP 163527
SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REFERENCE: 138542/1-3 , 39597/2 and 49633/1	

Lot 3 is subject to a right of carriageway (appurtenant to lot 2) over the land marked RIGHT OF WAY (PRIVATE) "G" 8.00 WIDE passing through that lot on the plan

Lot 4 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "X" 4.00 WIDE on the plan

Lot 4 is together with a right of carriageway over the lands marked "CD" & "DE" on Plan 36230

Lot 4 is subject to a right of carriageway (appurtenant to lot 1 and lot 1 on Sealed Plan 138542) over the lands marked RIGHT OF WAY (PRIVATE) "J" 8.00 WIDE, RIGHT OF WAY (PRIVATE) "K" 12.00 WIDE, RIGHT OF WAY (PRIVATE) "N" 4.00 WIDE, RIGHT OF WAY (PRIVATE) "O" 4.00 WIDE and RIGHT OF WAY (PRIVATE) "P" 4.00 WIDE passing through that lot on the plan

Lot 4 is subject to a right of carriageway (appurtenant to lot 2) over the lands marked RIGHT OF WAY (PRIVATE) "J" 8.00 WIDE and RIGHT OF WAY (PRIVATE) "M" 4.00 WIDE passing through that lot on the plan

Lot 4 is subject to a right of carriageway (appurtenant to lot 3) over the lands marked RIGHT OF WAY (PRIVATE) "L" 4.00 WIDE passing through that lot on the plan

Lot 4 is subject to a right of carriageway (appurtenant to lot 2 on Sealed Plan 138542) over the land marked RIGHT OF WAY (PRIVATE) "M" 4.00 WIDE passing through that lot on the plan

M N Winter: ..... M T Winter: ..... G Ellis: ..... S Ellis: .....

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 7 PAGES	Registered Number SP 163527
SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REFERENCE: 138542/1-3 , 39597/2 and 49633/1	

Covenants

The owner of each lot on the plan covenants with the Central Highlands Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with the Central Highlands Council to observe the following stipulations-

1. Not to construct any building on such lot north east of the line marked 100 METRE SET BACK FROM MEADOWBANK LAKE FULL SUPPLY LINE on the plan
2. Not to construct or maintain any wastewater infrastructure on such lot north east of the line marked 100 METRE SET BACK FROM MEADOWBANK LAKE FULL SUPPLY LINE on the plan
3. Not to place a caravan on such lot as a permanent fixture
4. Not to use a caravan on such lot for permanent occupation

The owner of lot 1 on the plan covenants with the Central Highlands Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with the Central Highlands Council to observe the following stipulations-

5. Not to further subdivide such lot north east of the line marked 1000 METRE SET BACK FROM MEADOWBANK LAKE FULL SUPPLY LINE on the plan

The owners of lots 2, 3 & 4 on the plan each covenant with the Central Highlands Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with the Central Highlands Council to observe the following stipulations-

6. Not to further subdivide such lot

~~**Fencing covenant**~~

~~The owners of the lots on the plan are subject to the fencing covenants created by and set forth in Sealed Plan 138542~~

M N Winter: ..... M T Winter: ..... G Ellis: ..... S Ellis: .....

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 7 PAGES	Registered Number SP 163527
SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REFERENCE: 138542/1-3 , 39597/2 and 49633/1	

Fencing provision

In respect to the lots on the plan the subdivider (Murray Neil Winter and Margaret Therese Winter) shall not be required to fence

~~The owner of the portion of lot 1 formerly comprised in folio of the Register volume 39597 folio 1 is subject to the fencing provision created by and set forth in Sealed Plan 39597~~

M N Winter: ..... M T Winter: ..... G Ellis: ..... S Ellis: .....

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 7 PAGES	Registered Number SP 163527
SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REFERENCE: 138542/1-3 , 39597/2 and 49633/1	

Signed by the said MURRAY NEIL WINTER being the registered proprietor in folios of the Register volume 138542 folios 1 & 2 and folio of the Register volume 39597 folio 2 in the presence of-)

Witness: .....

name: GARRY BRUCE COOMBE

address: 60 EVERTON PLACE, ACTON PARK

occupation: SURVEYOR

Signed by the said MARGARET THERESE WINTER being the registered proprietor in folios of the Register volume 138542 folios 1, 2 & 3 and folio of the Register volume 39597 folio 2 in the presence of-)

Witness: .....

name: GARRY BRUCE COOMBE

address: 60 EVERTON PLACE, ACTON PARK

occupation: SURVEYOR

COMMONWEALTH BANK OF AUSTRALIA as mortgagee in Mortgage No C506126 over folio of the Register volume 138542 folio 1 hereby consents to the subdivision-

SIGNED SEALED and DELIVERED for and on behalf of COMMONWEALTH BANK OF AUSTRALIA by its Attorney
LISA JANE WEBB
under Registration Power of Attorney No. 72/6177 who certifies that he/she is
A CONVEYANCING OFFICER
of the COMMONWEALTH BANK OF AUSTRALIA and declares that he/she has recieved no notice of revocation of the said Power of Attorney and in the presence of:

.....
Bank Officer, Melbourne
DESMOND GAY
LEVEL 8
385 BOURKE ST

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 7 PAGES	Registered Number SP 163527
SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REFERENCE: 138542/1-3 , 39597/2 and 49633/1	

Executed by G. & S. ELLIS HOLDINGS PTY LTD)
under section 127 of the Corporations Act 2001 by)
being signed by two directors-)

Director: .....

Director: .....

WESTPAC BANKING CORPORATION as mortgagee in Mortgage No 413197 over folio of the Register volume 49633 folio 1 hereby consents to the subdivision

SIGNED by Vandna Wadhawan as attorney for Westpac Banking Corporation under power of attorney registered No. 72/5446.

.....
(Signature) Tier Three Attorney
By executing this instrument the attorney states that the attorney has received no notice of the revocation of the power of attorney.

I certify that the Attorney for the Mortgagee, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of Witness: .....

Name of Witness: TED LLOYD

Address of Witness: 360 Collins Street, Melbourne

John Christopher Bullock and Sheryl Anne Bullock as mortagagee in Mortgage NoC835929 over the folio of the Register volume 49633 Folio 1 hereby consent to the subdivision

.....
JOHN CHRISTOPHER BULLOCK
in the presence of-
Witness: .....
name: EMILY BULLOCK
address: 20 RECREATION ST KINGSTON BEACH.
occupation: UNIVERSITY LECTURER

.....
SHERYL ANNE BULLOCK
in the presence of-
Witness: .....
name: EMILY BULLOCK
address: 20 RECREATION ST KINGSTON BEACH
occupation: UNIVERSITY LECTURER.

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DRAWING SCHEDULE

Architectural Drawings:

A00 Cover Page
A01 Site Plan & Legend
A02 Location Plan
A03 Bulk Excavation Plan
A04 Proposed Cabin 1, 2 & 3 Floor Plan (Typ)
A05 Proposed Cabin Elevations (Typ)
A06 Proposed Shed Plan
A07 Proposed Shed Elevations

Structural Drawings:

T.B.A

Electrical Drawings:

T.B.A

Hydraulics Drawings:

H01 Site Drainage Plan
H02 Location Drainage Plan

PROPOSED TRANSPORTABLE CABIN DEVELOPMENT
3/380 Meadowbank Road, Meadowbank, Tasmania

GENERAL INFORMATION

FOLIO NUMBER:	3
VOLUME NUMBER:	163527
LAND AREA:	51.66 acres
ZONING:	
MUNICIPLAITY:	Central Highlands Council
FLOOR AREAS:	
Proposed Cabin (3)	49m2
Proposed Deck (3)	28m2
Proposed Shed	120m2
Total =	351m2
WIND CLASSIFICATION:	N3
DESIGN WIND SPEED:	50MS-1
CORROSION ENVIRONMENT: (Refer to General Notes 1)	Low
CLIMATE ZONE:	7
BUSH FIRE ATTACK LEVEL (BAL):	T.B.A

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ACC No: CC5753 F

GENERAL NOTES
Confirm all dimensions on site prior to commencement of any work.
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Figured dimensions take preference to scaled dimensions.
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No:	Amendment:	Date:

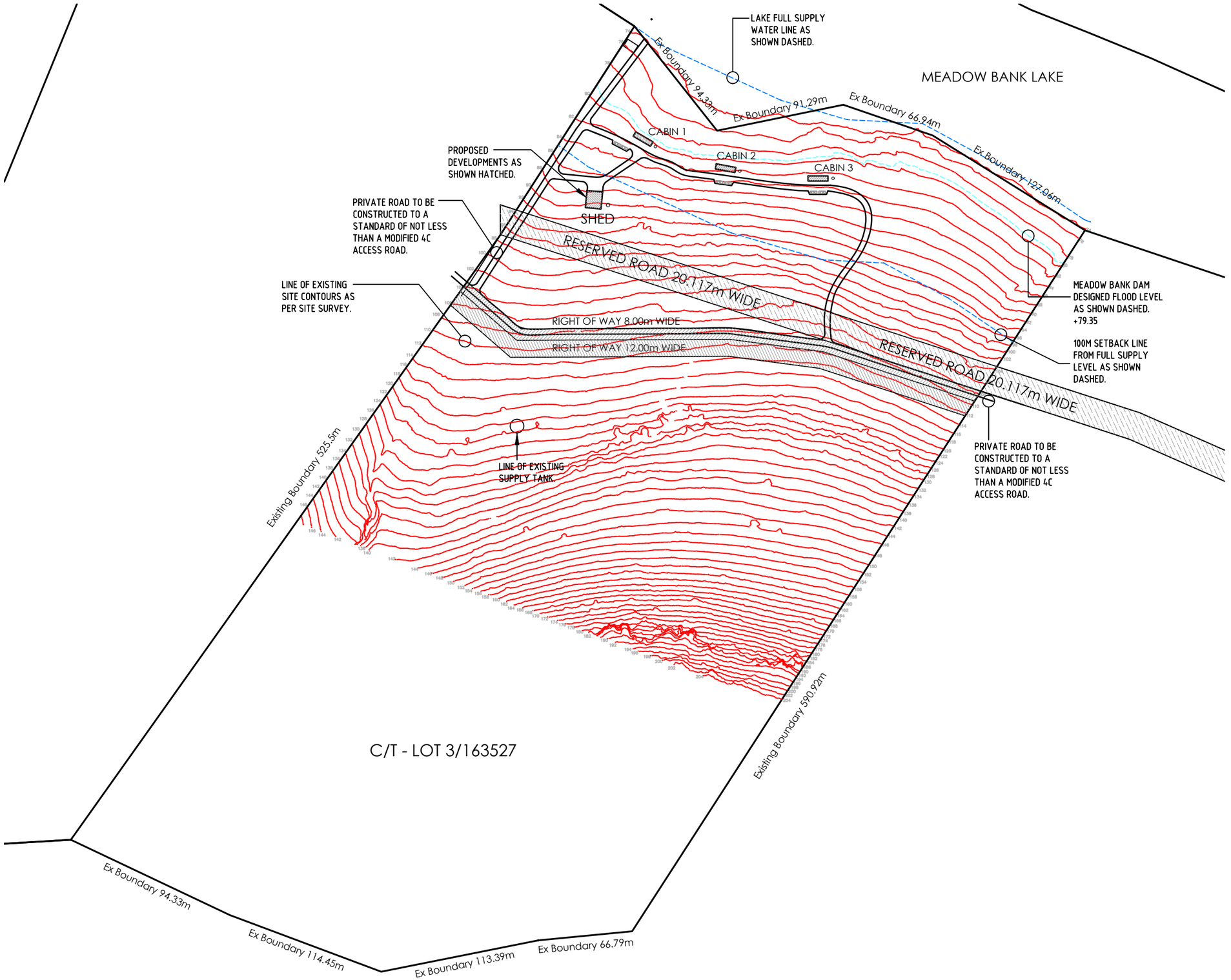
Overeem, Morgan & Wilson
3/380 Meadowbank Road, Meadowbank

PROPOSED TRANSPORTABLE CABIN DEVELOPMENT

Cover Page

Scale N.T.S @ A3
December 2021

A00



LEGEND

D2.01/W2.01	DOOR/WINDOW CODE
+ 35.00	FINISHED LEVEL
	STUD FRAMED PARTITION
	INSULATED PARTITION
	MASONARY WALL
BH	BULKHEAD
FW	FLOOR WASTE
GL	GROUND LEVEL
FFL	FINISHED FLOOR LEVEL
AFL	ABOVE FLOOR LEVEL
RWP	RAIN WATER PIPE
2990	CEILING HEIGHT ABOVE FL
GS	GRATED SUMP
GP	GRATED PIT
RWH	RAIN WATER HEAD
BD	BIDET
BSN	BASIN
SHWR	SHOWER
WC	WATER CLOSET
DS	DOUBLE STUD
Col.	COLUMN
BH	BULKHEAD

FINISHES

CONC	MONOLITHIC CONCRETE
CA	CARPET
TIM	TIMBER
FC	FIBRE CEMENT
PCONC	POLISHED CONCRETE
CT	CERAMIC TILES
PBD	PLASTERBOARD
PLY	PLYWOOD
PV	PAVERS
SPBD	SUSPENDED PLASTERBOARD
RPBD	RAKING PLASTERBOARD
EPS	EXPANDED POLYSTRENE
SS	STAINLESS STEEL

SERVICES LEGEND

	MECHANICAL EXHAUST FAN
RH	RANGE HOOD MECHANICAL EXHAUST FAN
S	HARD WIRED FIRE DETECTOR

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Overeem, Morgan & Wilson
3/380 Meadowbank Road, Meadowbank

PROPOSED TRANSPORTABLE CABIN DEVELOPMENT

Site Plan & Legend

north

Scale 1:2500 @ A3
December 2021

A01

MEADOW BANK LAKE

LOCATION OF PROPOSED SOLAR COLLECTION PANELS. BY OTHERS. TO LATER DETAIL.

LINE OF EXISTING SITE CONTOURS AS PER SITE SURVEY.

LAKE FULL SUPPLY WATER LINE AS SHOWN DASHED.

REFER TO A01 FOR FULL SITE PLAN.

Existing Boundary 365.71m

Ex Boundary 94.33m

Ex Boundary 91.29m

Ex Boundary 66.94m

Ex Boundary 127.05m

PROPOSED TRANSPORTABLE CABINS ON GROUND SCREW SYSTEM.

CABIN 1

CABIN 2

CABIN 3

MEADOW BANK DAM DESIGNED FLOOD LEVEL AS SHOWN DASHED. +79.35

5000L RAINWATER TANK TO EACH CABIN. OVERFLOW TO SWALE.

SHED

PROPOSED SHED. BY OTHERS.

PROPOSED 10,000L RAIN WATER TANK TO PROPOSED SHED. OVERFLOW TO BE DIRECTED AWAY FROM BUILDINGS TO SWALE.

100M SETBACK LINE FROM FULL SUPPLY LEVEL AS SHOWN DASHED.

PRIVATE ROAD TO BE CONSTRUCTED TO A STANDARD OF NOT LESS THAN A MODIFIED 4C ACCESS ROAD.

2 X PARKING SPACES ADJACENT TO EACH CABIN.

PRIVATE ROAD TO BE CONSTRUCTED TO A STANDARD OF NOT LESS THAN A MODIFIED 4C ACCESS ROAD.

RESERVED ROAD 20.117m WIDE

RESERVED ROAD 20.117m WIDE

RIGHT OF WAY 8.00m WIDE

RIGHT OF WAY 12.00m WIDE

74 76 78 80 82 84 86 88 90 92 94 96 98 100 102

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No:	Amendment:	Date:

Overeem, Morgan & Wilson
3/380 Meadowbank Road, Meadowbank

PROPOSED TRANSPORTABLE CABIN DEVELOPMENT

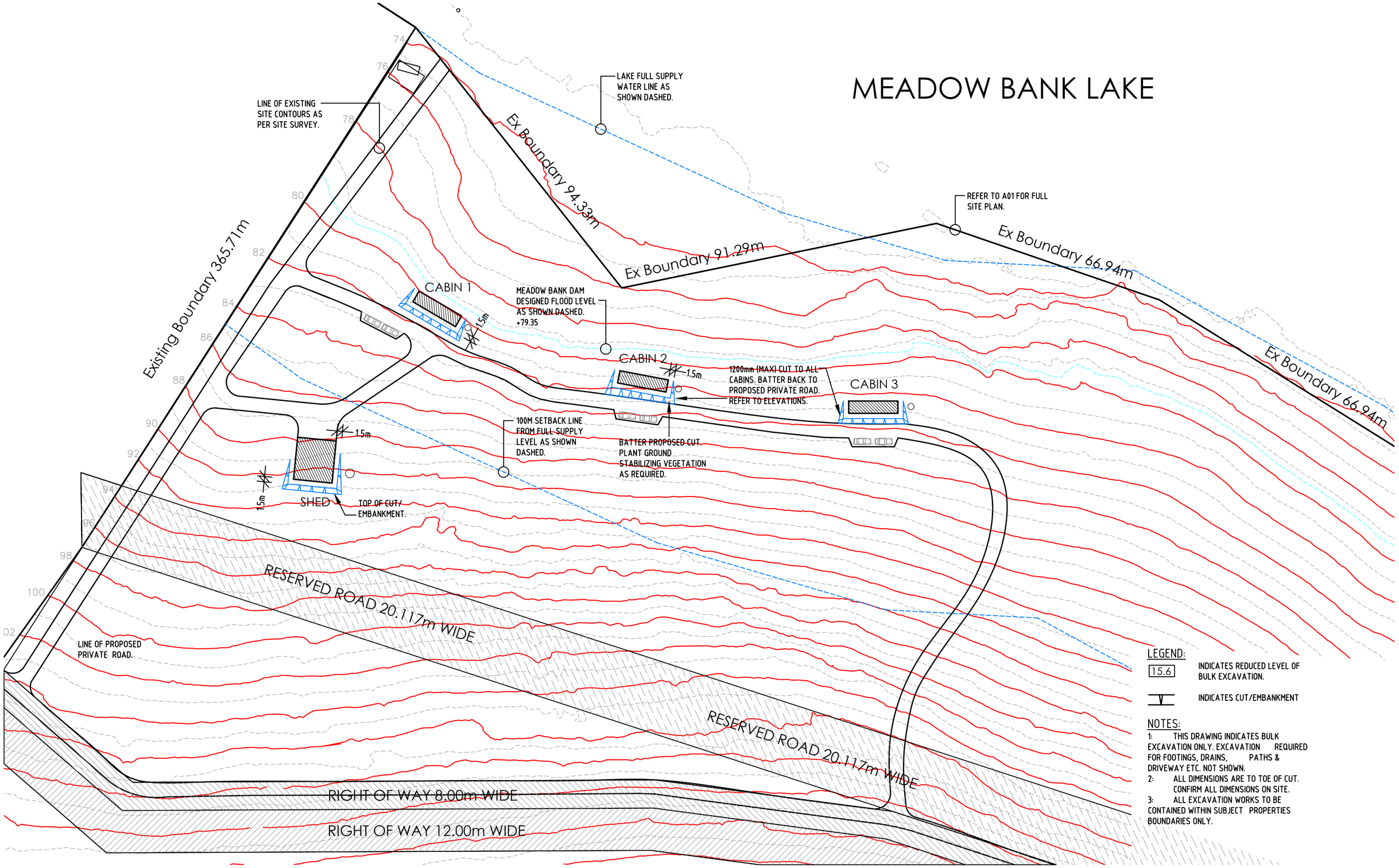
Location Plan

north

Scale 1:1000 @ A3
December 2021

A02

MEADOW BANK LAKE



LEGEND:

15.6 — INDICATES REDUCED LEVEL OF BULK EXCAVATION.

INDICATES CUT/EMBANKMENT

NOTES:

1: THIS DRAWING INDICATES BULK EXCAVATION ONLY. EXCAVATION REQUIRED FOR FOOTINGS, DRAINS, PATHS & DRIVEWAY ETC. NOT SHOWN.

2: ALL DIMENSIONS ARE TO TOE OF CUT. CONFIRM ALL DIMENSIONS ON SITE.

3: ALL EXCAVATION WORKS TO BE CONTAINED WITHIN SUBJECT PROPERTIES BOUNDARIES ONLY.

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Overeem, Morgan & Wilson
3/380 Meadowbank Road, Meadowbank

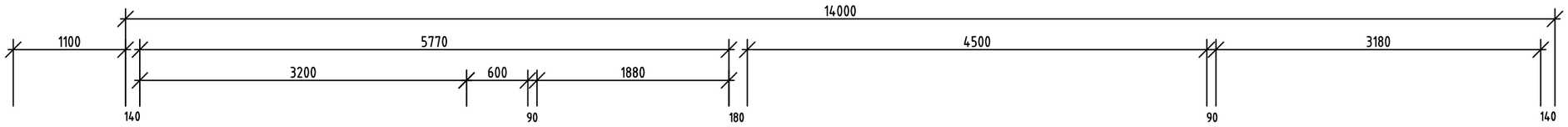
PROPOSED TRANSPORTABLE CABIN DEVELOPMENT

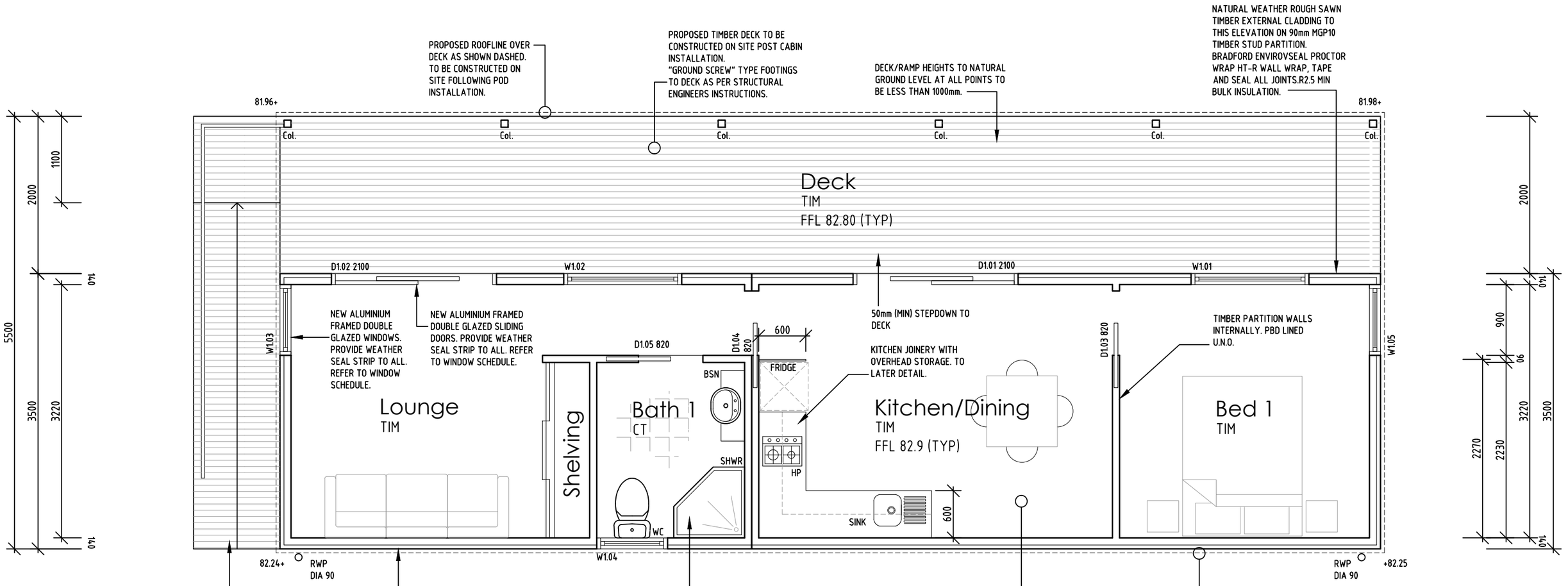
Bulk Excavation Plan

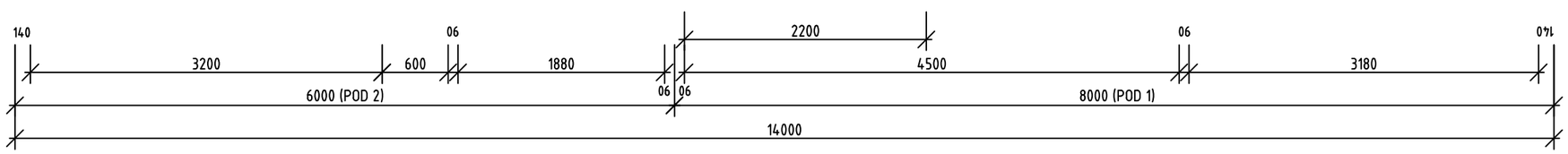
north

Scale 1:1000 @ A3
December 2021

A03







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Overeem, Morgan & Wilson
3/380 Meadowbank Road, Meadowbank

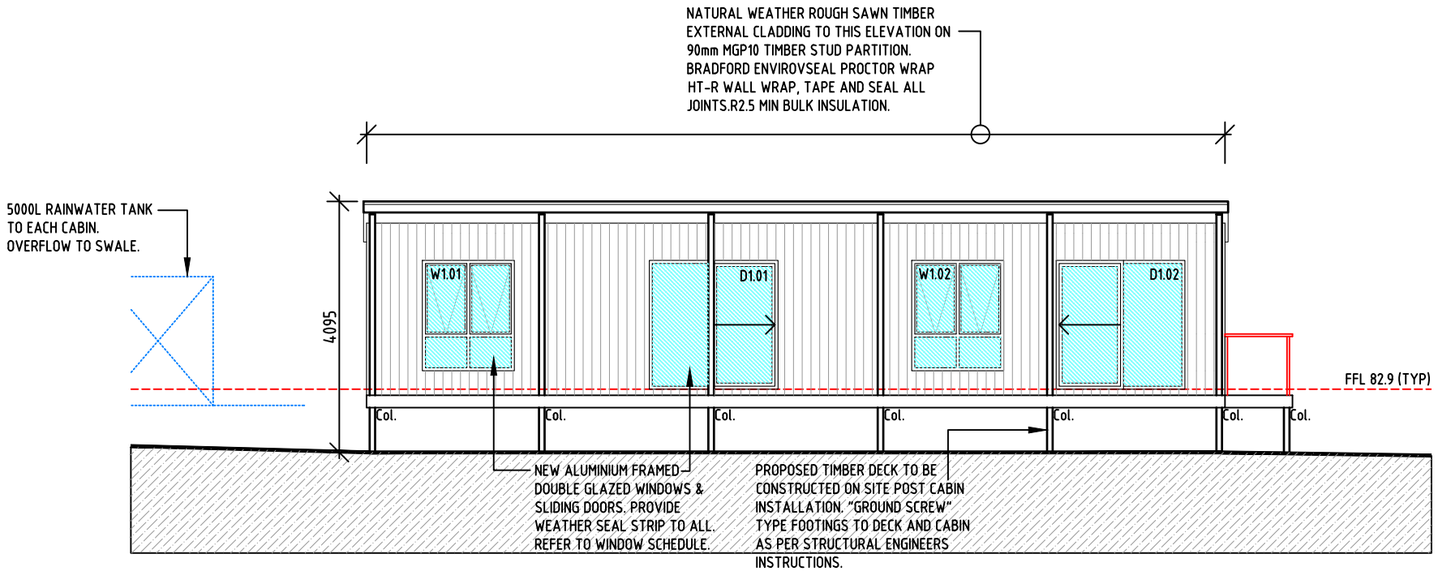
PROPOSED TRANSPORTABLE CABIN DEVELOPMENT

Proposed Cabin 1, 2 & 3 Floor Plan

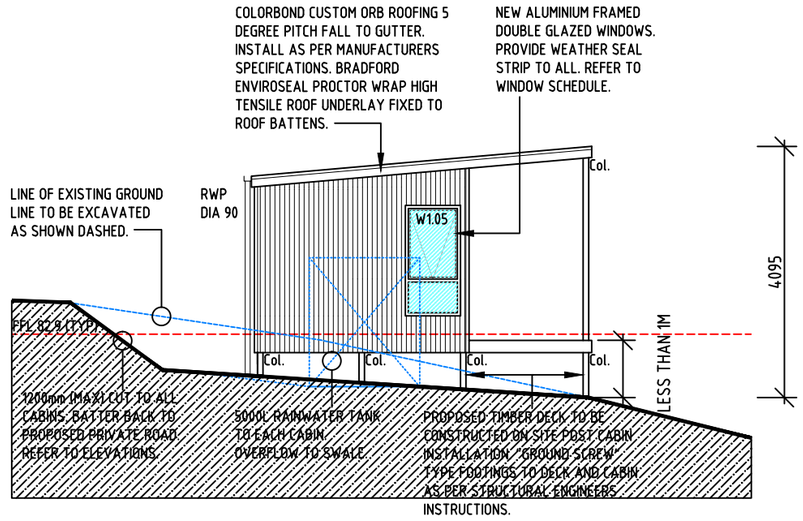
north

Scale 1:50 @ A3
December 2021

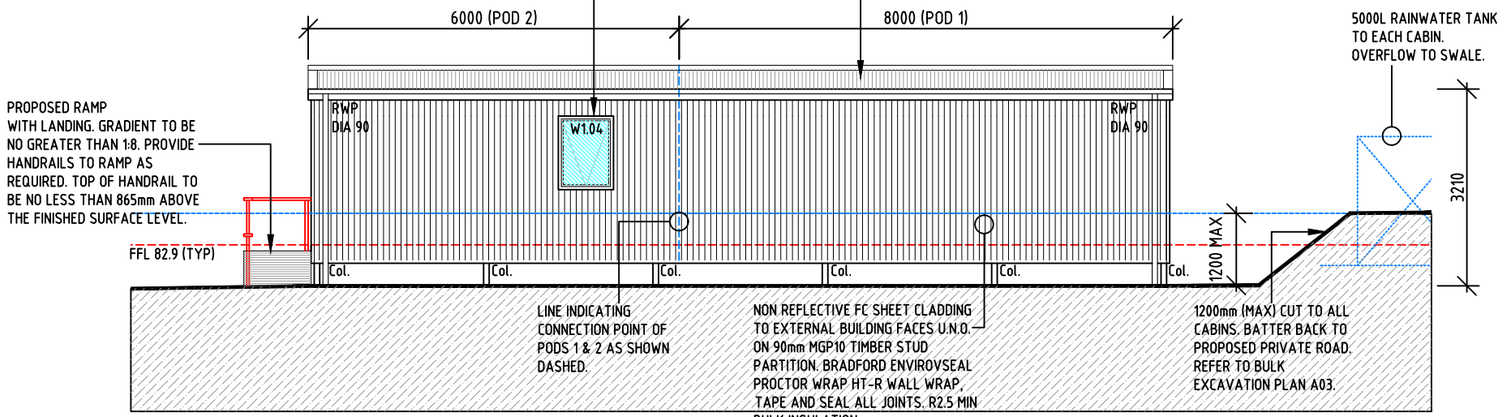
A04



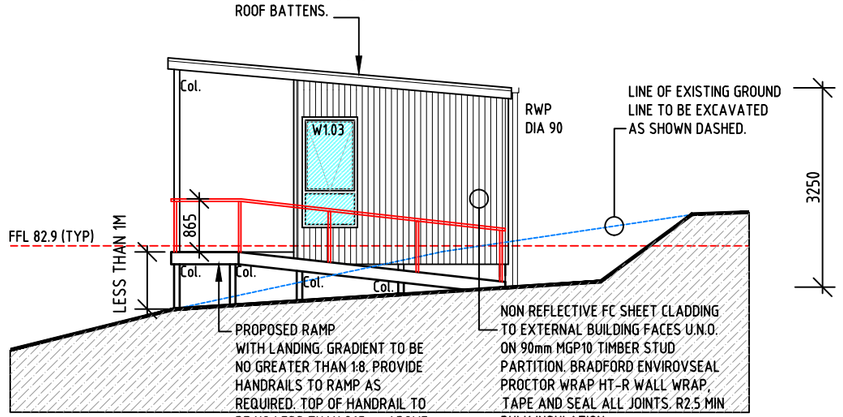
North Elevation (Typ)



East Elevation (Typ)



South Elevation (Typ)



West Elevation (Typ)

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No:	Amendment:	Date:

Overeem, Morgan & Wilson
3/380 Meadowbank Road, Meadowbank

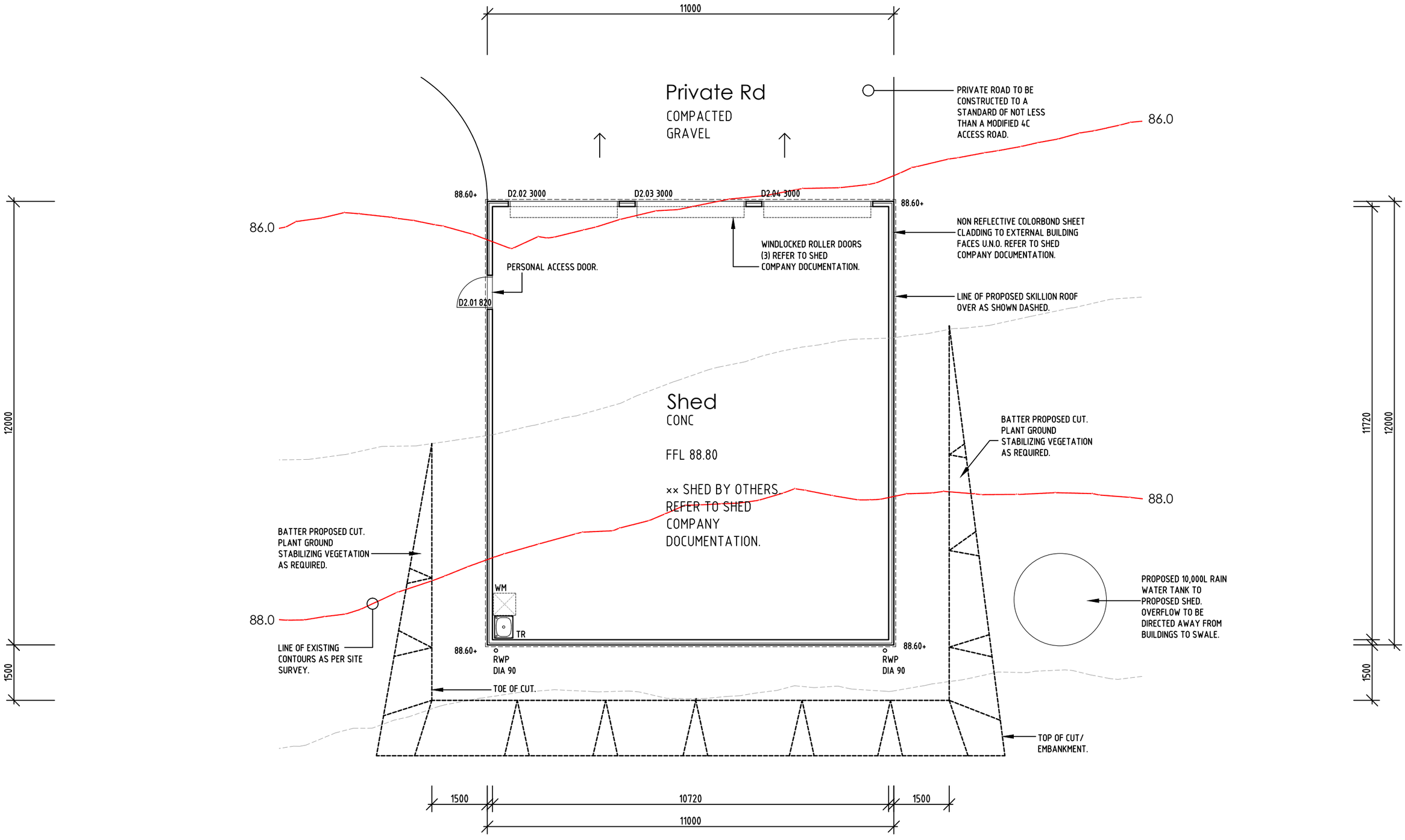
PROPOSED TRANSPORTABLE CABIN DEVELOPMENT

Proposed Cabin Elevations (Typ)

north

Scale 1:100 @ A3
December 2021

A05



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No:	Amendment:	Date:

Overeem, Morgan & Wilson
3/380 Meadowbank Road, Meadowbank

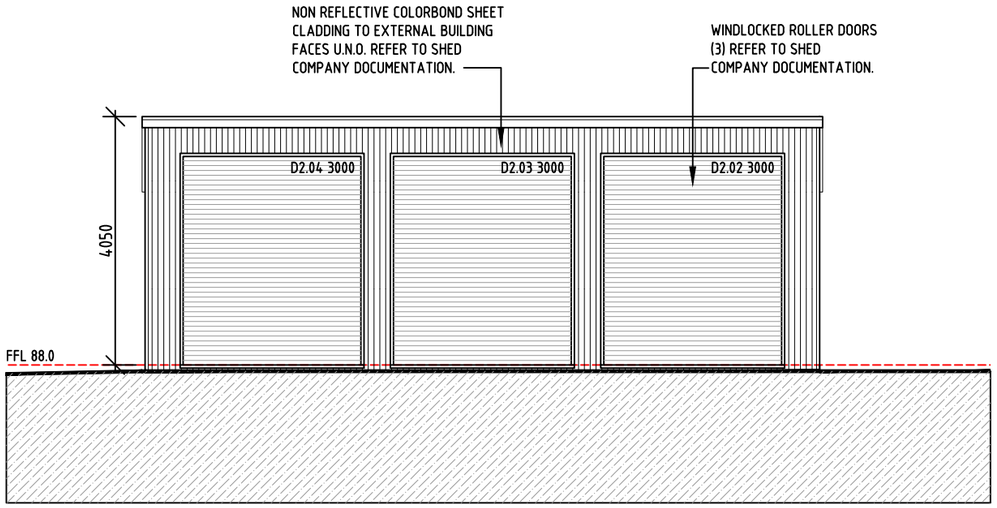
PROPOSED TRANSPORTABLE CABIN DEVELOPMENT

Proposed Shed Plan

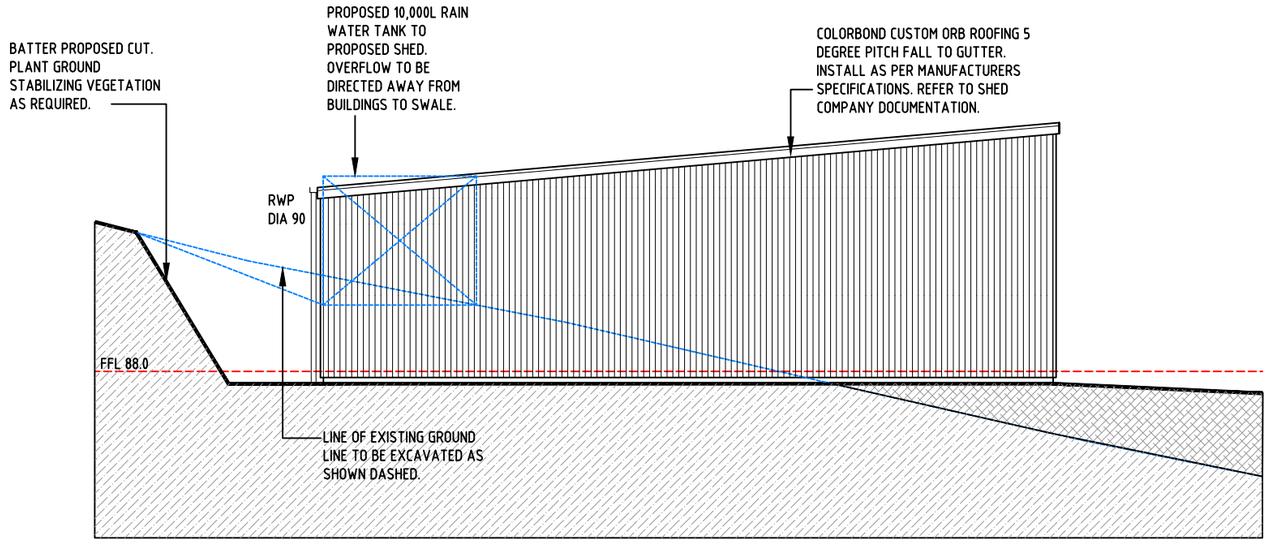
north

Scale 1:100 @ A3
December 2021

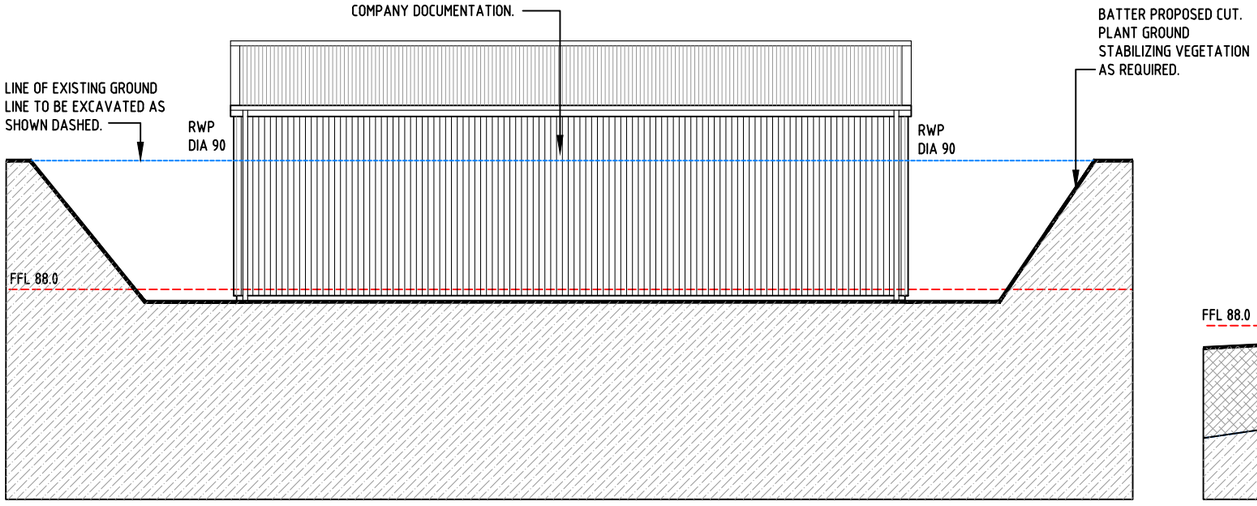
A06



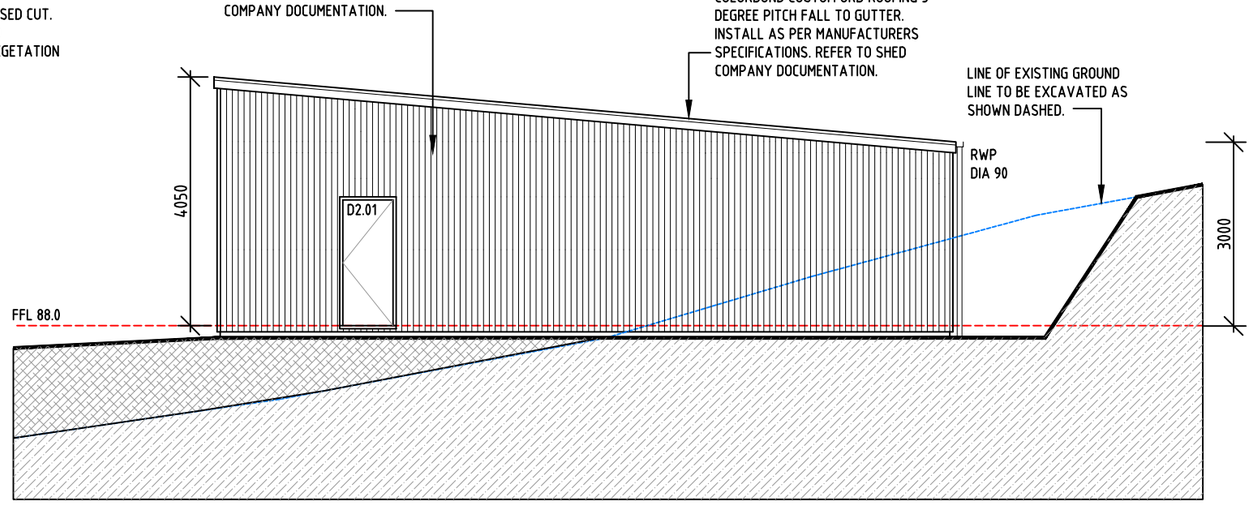
North Elevation



East Elevation



South Elevation



West Elevation

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No:	Amendment:	Date:

Overeem, Morgan & Wilson
3/380 Meadowbank Road, Meadowbank

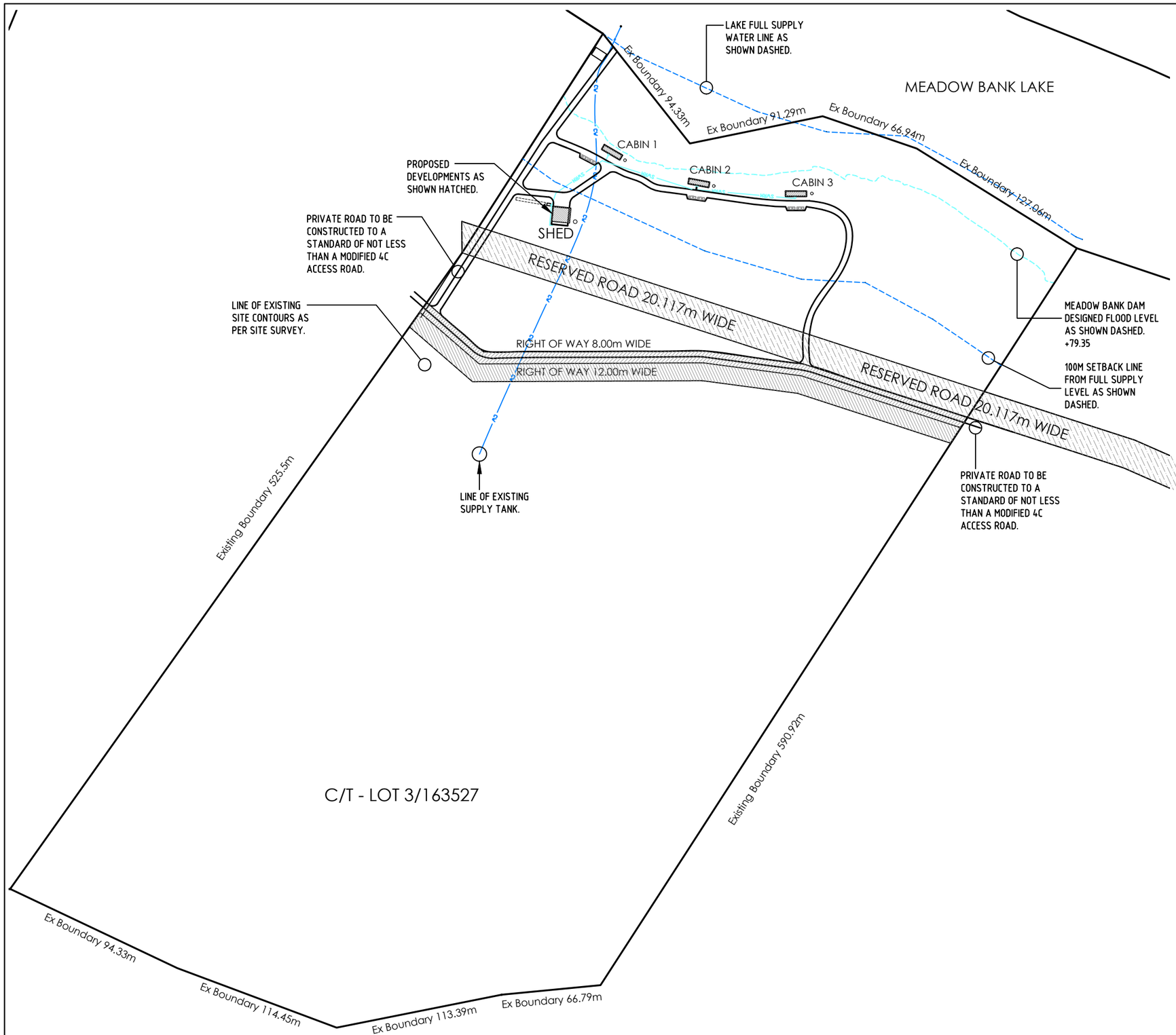
PROPOSED TRANSPORTABLE CABIN DEVELOPMENT

Proposed Shed Elevations

north

Scale 1:100 @ A3
December 2021

A07



SOIL & WATER MANAGEMENT NOTES GENERAL:

BUILDER IS RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
BUILDER AND ALL SITE CONTRACTORS TO IMPLEMENT AND COMPLY TO:

ACCESS:
Single site access at point at existing cross over point only.
Stabilize access by laying down 200MM of aggregate, add new gravel as required to maintain access. Alternatively permanent driveway measures may be installed in accordance to drawings.
Avoid unnecessary vehicle access to site at all times.
All deliveries to be made at this single site access point.
Any damage to existing infrastructure will be at the cost of the Builder/Client.
Site access shall be at the location of the existing formed cross-over only, for the purpose of excavation.
No vehicle access on/over existing Drainage Easement.

VEGETATION:
Retain and protect natural vegetation wherever practical.
All existing shurbs/grass on existing site to be retained outside of building envelope throughout building/construction phase. Maintain in good condition to ensure stabilization.
No vehicle access to these areas.
Ensure a one metre grass buffer zone is retained and maintained to the front property boundary.
Introduce additional seeding, erosion control mats/blankets as necessary to maintain stabilization of exposed soil zones.

EXCAVATION:
Excavation to be limited to building envelope only.
Keep removed topsoil for respreading over the developed area.

DRAINAGE CONTROL:
All services shown on this drawing are based on available and above ground analysis. Verify extent and exact location of such services on site prior to commencement of works. Any damage/disruption to such services will be to the cost of the Builder/Client.
Connect all roof and rain water pipes in place as soon as applicable. If road connection can not be achieved at early stage disperse catchment to a turfed area or infiltration trench.
Do not at any time divert stormwater onto adjacent properties, always discharge on work site at legal point of discharge.
Diversion channels to be constructed with a curved shape and to a minimum of 150mm deep and 2000mm wide (including raised berm). Place any excavated soil from diversion channel on the down-slope border to increase capacity to a maximum height of 200mm.
Add additional diversion channels onsite as deemed necessary throughout construction to ensure all stormwater is diverted around the disturbed or active work area.
All new drainage to comply with AS3500 and Local Authority Guidelines.

MAINTENANCE:
Ensure regular maintenance and monitoring of all sediment and erosion controls.
Generally inspect all sediment and erosion controls weekly and after all major rainfalls.
Remove all sediment build up from said measures. Check for holes breaks, clogging & blockages. Replace any measures as required.
Add additional rock/gravel to stabilized site access as/when required to maintain stability.

SEDIMENT GENERATING ACTIVITIES:
Sediment generating activities may take place in the vacinity of the dedicated stockpile area as indicated. Activities to occur above proposed diversion channel. Do not discharge into stormwater system at anytime.
Line diversion channel with plastic or geotextile lining. Dispose/clear all solid materials from channel and dispose of, or reuse as fill.
Use only hoses with automatic shut off nozzles.

SITE REVEGITATION:
Primarily use revegetation for protection against soil erosion. Control mats and blankets to be used as deemed necessary.
Revegetate any areas as disturbed by the building and construction process. Revegetation may include perennial grasses, turf strips and native plant seedlings. Use only natives relative to the region. For more advice on appropriate species contact the Local Council.
Apply 75-100mm of mulch to new garden beds and use tree guards and stakes to protect vegetation.

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GENERAL NOTES
Confirm all dimensions on site prior to commencement of any work.
All dimensions noted are in millimetres unless stated otherwise.
Figured dimensions take preference to scaled dimensions.
Services shown on this drawing are based on available and above ground analysis. Exact location and extent of services to be verified on site.
Refer to relevant engineers drawings for Structural, Hydraulics and services details.

No:	Amendment:	Date:

Overeem, Morgan & Wilson
3/380 Meadowbank Road, Meadowbank

PROPOSED TRANSPORTABLE CABIN DEVELOPMENT

Site Drainage Plan

north

Scale 1:2500 @ A3
December 2021

H01

MEADOW BANK LAKE

PROPOSED WATER PUMP TO WATER STORAGE TANK.

LOCATION OF PROPOSED SOLAR COLLECTION PANELS. BY OTHERS. TO LATER DETAIL.

LINE OF EXISTING SITE CONTOURS AS PER SITE SURVEY.

LAKE FULL SUPPLY WATER LINE AS SHOWN DASHED.

Ex Boundary 94.33m

Ex Boundary 91.29m

REFER TO A01 FOR FULL SITE PLAN.

Ex Boundary 66.94m

Ex Boundary 127.05m

Existing Boundary 365.71m

CABIN 1

MEADOW BANK DAM DESIGNED FLOOD LEVEL AS SHOWN DASHED. +79.35

5000L RAINWATER TANK TO EACH CABIN. OVERFLOW TO SWALE.

CABIN 2

CABIN 3

5000L RAINWATER TANK TO EACH CABIN. OVERFLOW TO SWALE.

PROPOSED LAA 20 x 1.8 x 0.6M.

PROPOSED SEPTIC TANK AND LAA TRENCH.

SHED

PROPOSED 10,000L RAIN WATER TANK TO PROPOSED SHED. OVERFLOW TO BE DIRECTED AWAY FROM BUILDINGS TO SWALE.

100M SETBACK LINE FROM FULL SUPPLY LEVEL AS SHOWN DASHED.

PROPOSED RISING SEWER MAIN TO SEPTIC TANK AS INDICATED.

600L PUMP STATION (TYP) TO EACH CABIN.

PRIVATE ROAD TO BE CONSTRUCTED TO A STANDARD OF NOT LESS THAN A MODIFIED 4C ACCESS ROAD.

RESERVED ROAD 20.117m WIDE

RESERVED ROAD 20.117m WIDE

PRIVATE ROAD TO BE CONSTRUCTED TO A STANDARD OF NOT LESS THAN A MODIFIED 4C ACCESS ROAD.

TO EX SUPPLY TANK.

RIGHT OF WAY 8.00m WIDE

RIGHT OF WAY 12.00m WIDE

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GENERAL NOTES

Confirm all dimensions on site prior to commencement of any work.
All dimensions noted are in millimetres unless stated otherwise.
Figured dimensions take preference to scaled dimensions.
Services shown on this drawing are based on available and above ground analysis. Exact location and extent of services to be verified on site.
Refer to relevant engineers drawings for Structural, Hydraulics and services details.

No:	Amendment:	Date:

Overeem, Morgan & Wilson
3/380 Meadowbank Road, Meadowbank

PROPOSED TRANSPORTABLE CABIN DEVELOPMENT

Location Drainage Plan

north

Scale 1:1000 @ A3
December 2021

H02

1. Proposal

The proposal is for the development of 3 cabins (49 m^2 each), a 120 m^2 shed and access road. The holiday cabins will be used for visitor accommodation with the shed to be ancillary to this use, storing recreation equipment and equipment and material for maintenance of the site as required.

2. Planning Assessment

The site is zoned Rural Resource under the *Central Highlands Interim Planning Scheme 2015* (planning scheme) and is subject to the Landslide Hazard Area (low) overlay and the Specific Area Plan (Lake Meadowbank Precinct).

In accordance with clause 7.4.2 of the planning scheme where there is a conflict between a provision in a specific area plan and a provision in a zone or code, the specific area plan prevails. Accordingly, the visitor accommodation proposed has been assessed against the use standards, the zone purpose statements and all development standards of the specific area plan and two development standards only of the Rural Resource Zone.

2.1 Rural Resource Zone

The proposed visitor accommodation is a discretionary use in the Rural Resource Zone. The relevant standards are assessed in the Table 1 below.

Table 1: development standard assessment – Rural Resource Zone

Planning scheme requirement	
Acceptable solution	**Performance criteria**
26.4.3 Design	
A1 The location of buildings and works must comply with any of the following: (a) be located within a building area, if provided on the title; (b) be an addition or alteration to an existing building; (c) be located in and area not require the clearing of native vegetation and not on a skyline or ridgeline.	**P1** The location of buildings and works must satisfy all of the following: (a) be located on a skyline or ridgeline only if: i. there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure; ii. significant impacts on the rural landscape are minimised through the height of the structure, landscaping and use of colours with a light reflectance value not greater than 40 percent for all exterior building surfaces; (b) be consistent with any Desired Future Character Statements provided for the area; (c) be located in and area requiring the clearing of native vegetation only if: i. there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;

	ii. the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures.
Response The proposal does not involve the clearance of native vegetation and is not located on a skyline or ridgeline. The proposal satisfies A1.	
A3 The depth of any fill or excavation must be no more than 2 m from natural ground level, except where required for building foundations.	**P3** The depth of any fill or excavation must be kept to a minimum so that the development satisfies all of the following: (a) does not have significant impact on the rural landscape of the area; (b) does not unreasonably impact upon the privacy of adjoining properties; (c) does not affect land stability on the lot or adjoining areas.
Response There is no fill proposed with all excavation less than 1 m. The proposal satisfies A3.	

2.2 Lake Meadowbank Specific Area Plan

Visitor accommodation is a discretionary use under table F1.4 of the specific area plan. The purpose of the specific area plan is to provide for the use and development of the land immediately adjoining Lake Meadowbank for recreational purposes whilst maintaining environmental quality consistent with Local Area Objectives and Desired Future Character Statements for the area. The proposed visitor accommodation, which is clustered near to Lake Meadowbank, does not involve the clearance of native vegetation and includes a wastewater treatment system that ensures there are no environmental impacts, is consistent with the zone purpose statement, the Local Area Objectives and Desired Future Character Statements for the area.

Table 2: development standard assessment – Specific Area Plan

Planning scheme requirement	
Acceptable solution	**Performance criteria**
F1.6.2 Waste Treatment Systems	
A1 Waste treatment systems must be setback a minimum of 100 m from the full supply level or above the maximum flood level of the lake, whichever is the greater.	**P1** Wastewater treatment systems incorporating communal waste facilities to be setback sufficiently to satisfy all of the following: (a) local topography or other site characteristics mean that the Acceptable Solution cannot be achieved; (b) that the waste treatment system will not result in adverse environmental impacts (e.g. water quality).
Response The waste treatment system will be setback over 100 m from the full supply level of the Lake Meadowbank. The proposal satisfied A1.	
F1.7.1 Tourism operations and visitor accommodation	
A1 Development associated with tourist operation and visitor accommodation use classes must be in accordance with a development plan approved by	**P1** No performance criteria.

Council that provides an overall site layout of buildings and infrastructure, and a total building footprint, and other relevant matters that are consistent with the provisions of this Specific Area Plan.	
Response The site plan that forms part of the application documents shows the site layout of buildings and infrastructure, the total building footprint and access to the site. The proposal satisfied A1.	
A2 Building height must be no more than 5m.	**P2** No performance criteria.
Response All buildings will be less than 5 m above natural ground level. The proposal satisfies A2.	
A3 Buildings must be setback a minimum of 100m from all of the following: (c) fully supply level; (d) maximum flood level.	**P3** Buildings setback must be sufficient to satisfy all of the following: (a) have a waste treatment system suitable for the site conditions; (b) not compromise the visual amenity of the rural setting when viewed from adjoining lots, or from the lake.
Response The proposed cabins are less than 100 m from the full supply level and therefore must be assessed against P3. The application documents include details of the wastewater treatment system that is suitable for the site conditions and is consistent with the requirements of the *Building Act 2016 Guidelines for On-site Wastewater Disposal.* The cabins which are single storey, have an internal floor area of less than 50 m^2 and are clad in timber will not compromise the visual amenity of the rural setting. The proposal satisfies P3.	
A4 Buildings must not be developed on land with a slope greater than 1:5 or 20%.	**P4** No performance criteria.
Response In accordance with the Geo-Environmental Assessment undertaken for the site there is a natural slope of 8 – 14%. The proposal satisfies A4.	
A5 Buildings and outbuildings must have external finishes that are non-reflective (excluding photovoltaic panels, solar panels, solar water heaters, windows and door glazing).	**P5** No performance criteria.
Response The cabins will be clad with natural rough sawn timber, which will have a light reflectance value less than 40 percent. The shed will be clad in non-reflective colorbond. The proposal satisfies A5.	
F1.7.2 Roads and Tracks	
A1 Visitor accommodation is to be accessed from existing road infrastructure by one main road, from	P1 No performance criteria

which individual driveways will originate, all of which must comply with E1.0 Bushfire-Prone Areas Code.	
Response The application documents include a bushfire assessment report that details the construction requirements for the access road. The planning permit can be conditioned to ensure the access road is consistent with the requirements of the bushfire assessment report and therefore A1 will be satisfied.	
F1.7.3 Aquatic Structures	
There are no aquatic structures proposed.	

2.3 Codes

E3.0 Landslide code

The proposed buildings and access road are within the Landslide Hazard Area overlay. A site and soil classification assessment was undertaken by Geo Environmental Solutions which recommends that all site earthworks to comply with AS3798-2012 and drainage and sediment control to be managed on site during and after construction.

The proposal will be developed in accordance with this report and therefore the landslide risk associated with the building and works proposed is acceptable and the landslide code satisfied.

E6.0 Road and Railway Assets Code

The proposal includes 2 car parking space per holiday cabin which is greater than that required by the road and railway assets code. All parking, access and manoeuvring areas will be constructed in accordance with Council standards.

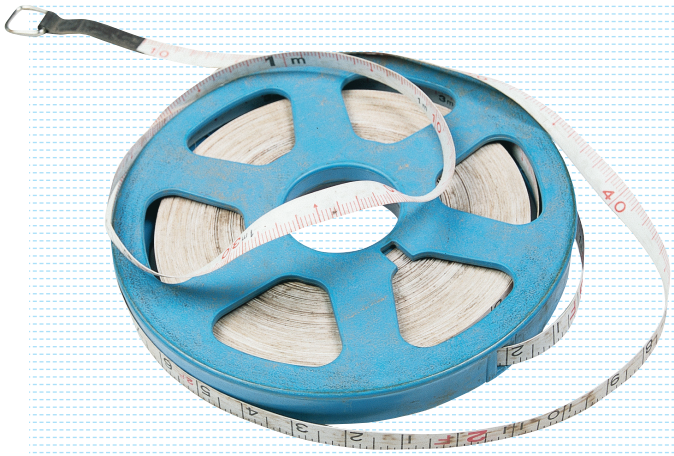
The proposal is consistent with the requirements of the code.

E7.0 Stormwater management code

There is no reticulated or public stormwater infrastructure on the site. All stormwater will be collected for reuse on the site. The proposal satisfies the stormwater code.

3. Conclusion

The above assessment demonstrates the holiday cabins, which will facilitate the recreation use of Lake Meadowbank, have been designed to maintain and enhance the rural character of the area and will not impact on natural values, water quality or the soil resource of the area. The proposal satisfes the requirements of the planning scheme and should be approved.



Development Proposal for Lot 3 Meadowbank Road, Meadowbank

Aboriginal Heritage Assessment Report
Final Draft Version 1

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CLIENT: Michael Overeem

24.9.2021

CULTURAL HERITAGE MANAGEMENT AUSTRALIA

Report Version Control

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Executive Summary

Project Details

Michael Overeem is proposing to develop visitor accommodation on his property at Lot 3 Meadowbank Road, Meadowbank, in the Southern Highlands Region of Tasmania. (see Figure 1). The property encompasses approximately 25ha and is situated on the southern margins of Meadowbank Lake. It is accessed via Meadowbank Road. Figure 2 shows the boundaries of the property.

The proposed development on the property will include the following infrastructure.

- Three visitor accommodation cabins, each measuring 12m x 3m.
- A boat shed measuring 12m x 10m.
- A boat ramp and jetty.
- Ancillary infrastructure including on-site wastewater systems and internal access tracks to each cabin.

All of the infrastructure associated with the development proposal will be sited within the northern portion of the property, in the area to the north of Meadowbank Road. Figure 3 shows the preliminary concept designs for the proposed development.

CHMA Pty Ltd and Aboriginal Heritage Officer (AHO) Rocky Sainty have been engaged by Michael Wilson to undertake an Aboriginal heritage assessment for the proposed development at Lot 3 Meadowbank Road (the study area), in order to identify any potential Aboriginal heritage constraints. This report presents the findings of the assessment.

Registered Aboriginal Sites in the Vicinity of the Study Area

As part of Stage 1 of the present assessment a search was carried out of Aboriginal Heritage Register (AHR) to determine the extent of registered Aboriginal heritage sites within and in the general vicinity of Lot 3 Meadowbank Road. The search shows that there are 44 registered Aboriginal sites that are situated within an approximate 6km radius of the study area (search results provided by Kate Moody from AHT on the 13/8/2021). None of these 44 registered Aboriginal sites appear to be situated within or in the immediate vicinity of the boundaries of the property at Lot 3 Meadowbank Road. The closest registered sites are AH4047 (an artefact scatter) and AH7185 (a rock shelter), which are situated between 800m and 1km to the north-west. The detailed AHR search results are presented in section 4.3 of this report.

Summary of Results

The field survey was undertaken over a period of one day (13/9/2021) by Stuart Huys (CHMA archaeologist) and Rocky Sainty (Aboriginal Heritage Officer). The field survey assessment was focused in the northern portion of the property, north of Meadowbank Road, in the area where the proposed development footprint is located.

During the course of the field survey assessment, the field team identified one Aboriginal site (AH13949). The site is low density artefact scatter comprising seven artefacts. It is positioned on a large erosion scald, on the northern boundary of the

study area, on the bank immediately above the southern margins of the lake. The artefacts associated with the site were spread across an area measuring 30m (east-west) x 5m, on a large erosion scald area on the southern edge of the lake. Table i provides the summary details for site AH13949, with Figurei showing the location of the site within the study area. The detailed description and photos for site AH13949 is provided in Appendix 2.

Site AH13949 is not located within the footprint of any of the proposed infrastructure associated with the development proposal. The proposed location of the cabin 3 footprint is the closest infrastructure to the site. This cabin footprint is situated 40m to the south of the site.

Besides site AH13949, no other Aboriginal heritage sites, suspected features or specific areas of elevated archaeological potential were identified in the study area. As described in section 4.3 of this report, a search of the AHR shows that there no registered Aboriginal sites within or in the immediate vicinity of the study area. On this basis, it is apparent that the current layout for the proposed development at Lot 3 Meadowbank Road will have no direct impacts on any known Aboriginal sites.

The issue then becomes whether the development proposal poses a risk for impacting on any undetected Aboriginal heritage sites or features. As described in section 6 of this report, there were some constraints in surface visibility experienced across the study area, with visibility ranging between 10%-70%, with the estimated average being 40%. Given that there were some visibility constraints, it can't be stated with absolute certainty, that there are no undetected Aboriginal sites located within the study area. With this acknowledged, an average surface visibility of 40% is comparatively good for Tasmania, where dense vegetation cover is a common occurrence. The negative survey findings across the remainder of the study area can therefore be taken as providing a reasonable indication that sites are either absent across the rest of the study area, or alternatively, if sites are present, they are likely to be low density artefact scatters or isolated artefacts representing more sporadic activity. Importantly, surface visibility across the proposed footprint areas of the development proposal (the three cabin sites, the shed and access road) was quite good, ranging between 30%-50%. Soils in these areas were also quite shallow. Taking these factors into account, it is assessed that the potential for undetected Aboriginal sites to be present within the proposed development footprint is significantly reduced.

The field survey assessment was able to confirm that there are no sandstone outcrop features present within the study area that would be suitable for human occupation. Whilst sandstone bedrock is exposed to the surface across much of the study area, the outcroppings are all under 1m in height. As part of the survey assessment, a survey inspection was undertaken of the shoreline to check if there may be any submerged sandstone features in this area. No submerged sandstone features were observed. It should be noted that there are sandstone outcrops present on the steeper hill slopes in the southern portion of the Lot 3 Meadowbank Road property. These outcrops are well outside (to the south) of the boundaries of the study area

and were not inspected as part of this assessment. There is some potential for rock shelter features to occur in these areas.

The detailed survey results and discussions are presented in section 7 of this report.

Table i: Summary details for site AH13949

AH No.	Grid Reference (GDA 94)	Site Type	Site Description
AH13949	E485485 N5284308 E485484 N5284303 E485470 N5284313 E485470 N5284309 E485456 N5284314 E485456 N5284310	Artefact scatter	Low density artefact scatter comprising seven stone artefacts. The site is located on the basal northern side slopes of a series of foothills, just above the highwater mark of south margins of Meadowbank Lake. The artefacts associated with site AH13949 were spread across an area measuring 30m (east-west) x 5m, on a large erosion scald area on the southern edge of the lake.

Significance Assessment

Site AH13949 has been assessed and allocated a rating of significance. A five tiered rating system has been adopted for the significance assessment; low, low-medium, medium, medium-high and high. Table ii provides the summary details for significance ratings for site AH13949. A more detailed explanation for the assessment ratings are presented in section 8 of this report. A statement of social significance, prepared by Rocky Sainty is presented in section 9 of this report.

Table ii: Summary significance ratings for the Aboriginal site AH13949

TASI Site Number	Site Type	Scientific Significance	Aesthetic Significance	Historic Significance	Social Significance
AH13949	Artefact scatter	Low-Medium	Medium	N/A	High

Management Recommendations

Recommendation 1 (Conservation and Protection of Site AH13949)
Grid references: (GDA 94)

- **E485485 N5284308**
- **E485484 N5284303**
- **E485470 N5284313**
- **E485470 N5284309**
- **E485456 N5284314**
- **E485456 N5284310**

Site AH13949 is low density artefact scatter (7 artefacts). The site has been assessed as being of Low-medium scientific significance and high social significance. The grid references above denote the recorded site boundaries, with Figure i showing the spatial extent of the site. Site AH13949 is not located within the footprint of any of the proposed infrastructure associated with the development proposal. The

proposed location of the cabin 3 footprint is the closest infrastructure to the site. This cabin footprint is situated 40m to the south of the site.

It is recommended that site AH13949 is conserved in-situ and protected from any future proposed development works on Lot 3 Meadowbank Road. To this end, the following measures should be implemented.

- The spatial extent of site AH13949 should be plotted onto any design plans for the development and it noted that the site is not to be impacted.
- Any contractors undertaking construction works on the property should be made aware of the presence of site AH13949 and informed that the site is not to be impacted.
- In terms of medium and long term management of the site, the site area should be allowed to naturally re-vegetate, which will assist in stabilisation of exiting erosion activity. It is noted that re-vegetation has already started to occur across the site area. If wave erosion along the foreshore in front of site AH13949 continues, then consideration should be given to stabilising the base of the eroded banks with rocks. This should be done without any impacts to the recorded boundaries of the site.

As specified in section 10.1 of this report, all Aboriginal relics are protected under the *Aboriginal Heritage Act 1975* (The Act). It is illegal to destroy, damage, deface, conceal or otherwise interfere with a relic, unless in accordance with the terms of a permit granted by the Minister. Therefore, if there is a risk of site AH13949 being impacted by proposed development works, then the proponent will need to apply for and obtain a permit to impact the site prior to any works proceeding.

Recommendation 2 (The Remainder of the study area)
Besides site AH13949, no other Aboriginal heritage sites, suspected features or specific areas of elevated archaeological potential were identified within the study area on Lot 3 Meadowbank Road. A search of the AHR shows that there are no other registered Aboriginal sites situated within or in the immediate vicinity of the study area. It is assessed that there is a low potential for undetected Aboriginal heritage sites to be present in the proposed development footprint. On this basis it is advised that there are no other Aboriginal heritage constraints to development works proceeding.

Recommendation 3 (General Recommendations)
If previously undetected Aboriginal heritage sites, objects or suspected features are located during the course of the proposed development works, the processes outlined in the Unanticipated Discovery Plan should be followed (see Appendix 3). A copy of the Unanticipated Discovery Plan (UDP) should be kept on site during all ground disturbance work. All construction personnel should be made aware of the Unanticipated Discovery Plan and their obligations under the *Aboriginal Heritage Act 1975* (the Act).

Copies of this report should be submitted to Aboriginal Heritage Tasmania (AHT) and the Aboriginal Heritage Council (AHC) for review and comment.

Figure i: Aerial image showing the location and spatial extent of site AH13949

1.0 Project Outline

1.1 Project Details

Michael Overeem is proposing to develop visitor accommodation on his property at Lot 3 Meadowbank Road, Meadowbank, in the Southern Highlands Region of Tasmania. (see Figure 1). The property encompasses approximately 25ha and is situated on the southern margins of Meadowbank Lake. It is accessed via Meadowbank Road. Figure 2 shows the boundaries of the property.

The proposed development on the property will include the following infrastructure.

- Three visitor accommodation cabins, each measuring 12m x 3m.
- A boat shed measuring 12m x 10m.
- A boat ramp and jetty.
- Ancillary infrastructure including on-site wastewater systems and internal access tracks to each cabin.

All of the infrastructure associated with the development proposal will be sited within the northern portion of the property, in the area to the north of Meadowbank Road. Figure 3 shows the preliminary concept designs for the proposed development.

CHMA Pty Ltd and Aboriginal Heritage Officer (AHO) Rocky Sainty have been engaged by Michael Wilson to undertake an Aboriginal heritage assessment for the proposed development at Lot 3 Meadowbank Road (the study area), in order to identify any potential Aboriginal heritage constraints. This report presents the findings of the assessment.

1.2 Aims of the Investigation

The principal aims of the current Aboriginal Heritage assessment are as follows.

- To undertake an Aboriginal cultural heritage assessment for the proposed development on Lot 3 Meadowbank Road (the study area, as shown in Figures 1-3). The assessment is to be compliant with both State and Commonwealth legislative regimes, in particular the intent of the *Aboriginal Heritage Act 1975* and the associated *Aboriginal Heritage Standards and Procedures (June 2018).*
- Search the Aboriginal Heritage Register (AHR) to identify previously registered Aboriginal heritage sites within and in the general vicinity of the study area.
- Undertake relevant archaeological, environmental and ethno-historical background research to develop and understanding of site patterning within the study area.
- To locate, document and assess any Aboriginal heritage sites located within the study area.
- To assess the archaeological and cultural sensitivity of the study area.
- To assess the scientific and Aboriginal cultural values of any identified Aboriginal cultural heritage sites located within the study area.

- Consult with (or ensure the Aboriginal community representative consults with) Aboriginal organisation(s) and/or people(s) with an interest in the study area in order to obtain their views regarding the cultural heritage of the area.
- To develop a set of management recommendations aimed at minimising the impact of the proposed development on any identified Aboriginal heritage values.
- Prepare a report which documents the findings of the Aboriginal heritage assessment and meets the standards and requirements of the current *Aboriginal Heritage Standards and Procedures* prepared by AHT, Department of Primary industries, Parks, Water and Environment.

1.3 Project Limitations

All archaeological investigations are subject to limitations that may affect the reliability of the results. The main constraint to the present investigation was restricted surface visibility due primarily to vegetation cover. Surface visibility across the inspected areas in the northern portion of the property was estimated to range between 20%-70%, with the estimated average being 40%. There were numerous erosion scalds, vehicle tracks and animal tracks throughout the northern portion of the study area provided locales of improved visibility.

These constraints in surface visibility limited the effectiveness of the survey assessment to some degree. However, in the context of Tasmania this level of surface visibility is comparatively good. The issue of surface visibility is further discussed in Section 6 of this report.

1.4 Project Methodology

A three stage project methodology was implemented for this assessment.

Stage 1 (Pre-Fieldwork Background Work)

Prior to field work being undertaken, the following tasks were completed by CHMA staff.

Consultation with Aboriginal Heritage Tasmania

AHT was contacted and informed that a field survey was to be undertaken for the proposed visitor accommodation project at Lot 3 Meadowbank Road. As part of this initial contact a search request of the Aboriginal Heritage Register (AHR) was submitted to AHT in order to ascertain the presence of any previously registered sites in the vicinity of the study area (search request dated 8/8/2021).

The collation of relevant documentation for the project

As part of Stage 1 the following research was carried out and background information was collated for this project:

- The collation of information pertaining to any registered heritage sites located within the general vicinity of the study area.
- Maps of the study area;
- Relevant reports documenting the outcomes of previous Aboriginal heritage studies in the vicinity of the study area;

- Ethno-historic literature for the region;
- References to the land use history of the study area;
- GIS Information relating to landscape units present in the study area;
- Geotechnical information for the study area, including soil and geology data.

Consultation with Aboriginal Heritage Officer (AHO)
Rocky Sainty is the AHO for this project. As part of Stage 1 works Stuart Huys (CHMA archaeologist) was in regular contact with Rocky Sainty. The main purpose of this contact was to discuss the scope of the present investigations, to ratify the proposed methodology for the investigations and to co-ordinate the timeframes for implementing field work.

Stage 2 (Field Work)
Stage 2 entailed the field work component of the assessment. The field survey was undertaken over a period of one day (13/9/2021) by Stuart Huys (CHMA archaeologist) and Rocky Sainty (Aboriginal Heritage Officer).

The field survey assessment was focused in the northern portion of the property, north of Meadowbank Road, in the area where the proposed development footprint is located. A total of 4.1km of survey transects were walked across this area, with the average width of each transect being 10m. The survey transects were aligned to cover all parts of the northern portion of the property, with a specific focus on the proposed locations for the infrastructure specified in section 1.1 of this report. The transects also covered the section of Meadowbank Road that runs through the property. Section 6 provides further details as to the survey coverage achieved by the field assessment.

Where Aboriginal heritage sites were identified, the following site features were recorded.

- The spatial extent of the site (polygon co-ordinates).
- The nature of Aboriginal heritage deposits and features associated with the site.
- Any intra-site variations that occur.
- The condition of each site, and any notable impacts to the site.
- Photos and site maps.
- Proposed management recommendations (as discussed between the archaeologist and AHO).

The results of the field investigation were discussed by Rocky Sainty and Stuart Huys. This included the potential cultural and archaeological sensitivity of the study area, the significance of recorded sites and possible site management options.

Stage 3 (Report preparation)
Stage three of the project involves the production of a Draft and Final Report that includes an analysis of the data obtained from the field survey, an assessment of archaeological sensitivity and management recommendations. The report has been prepared by Stuart Huys in consultation with Rocky Sainty. The report has been

structured to be compliant with the *Aboriginal Heritage Standards and Procedures 2018* prepared by AHT.

A draft copy (one electronic copy) of the report has been submitted to the proponent and AHT for review. In addition, CHMA has provided AHT with all site spatial data files, and mapping associated with the project (in ESRI shape file format (GDA94).

The draft report has been sent out to a range of Tasmanian Aboriginal organisations in the South of the State for information purposes.

Plate 1: Rocky Sainty, the AHO for this project

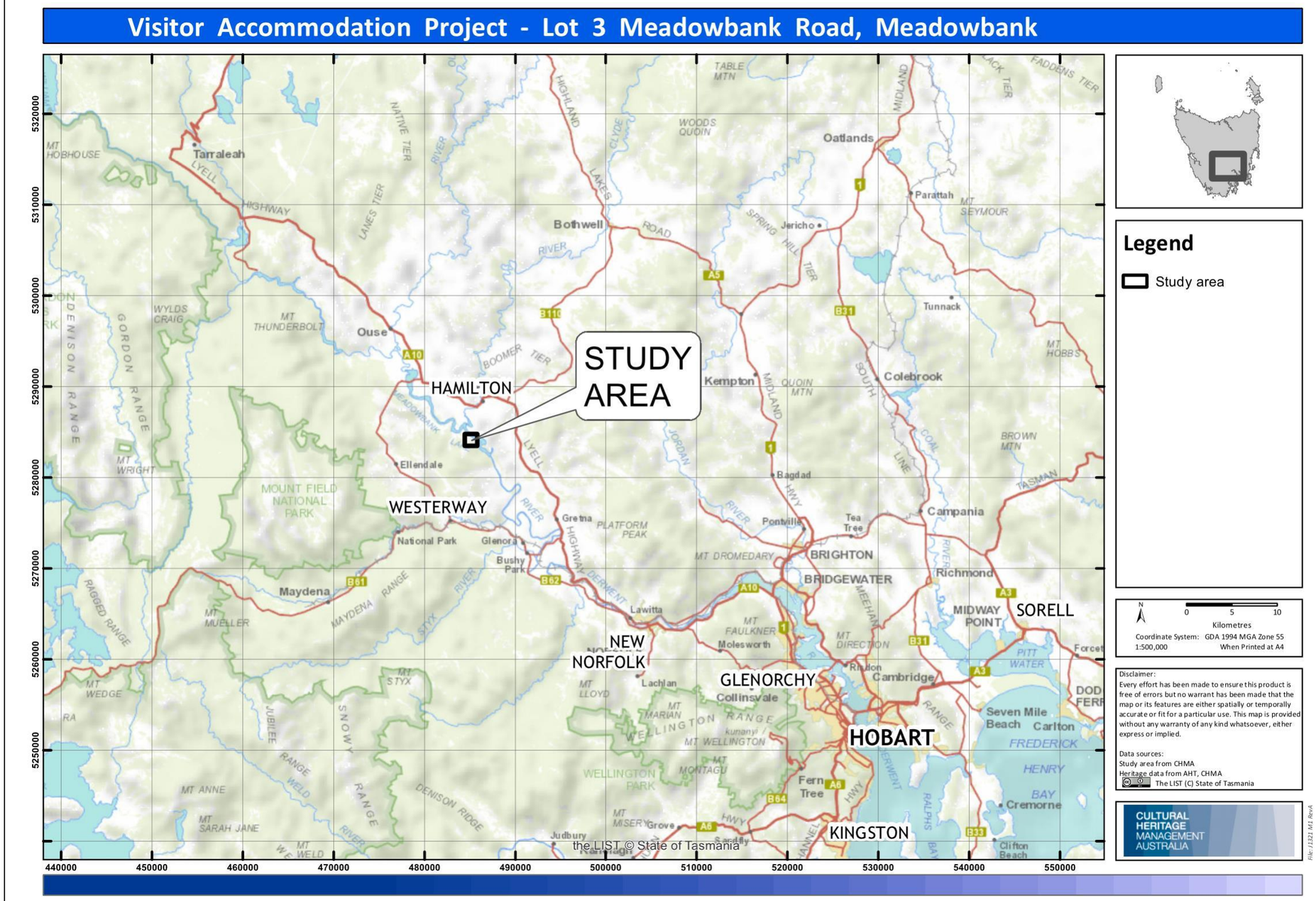

Figure 1: Topographic map showing the general location of the study area at Lot 3 Meadowbank Road, in the Southern Highlands Region of Tasmania

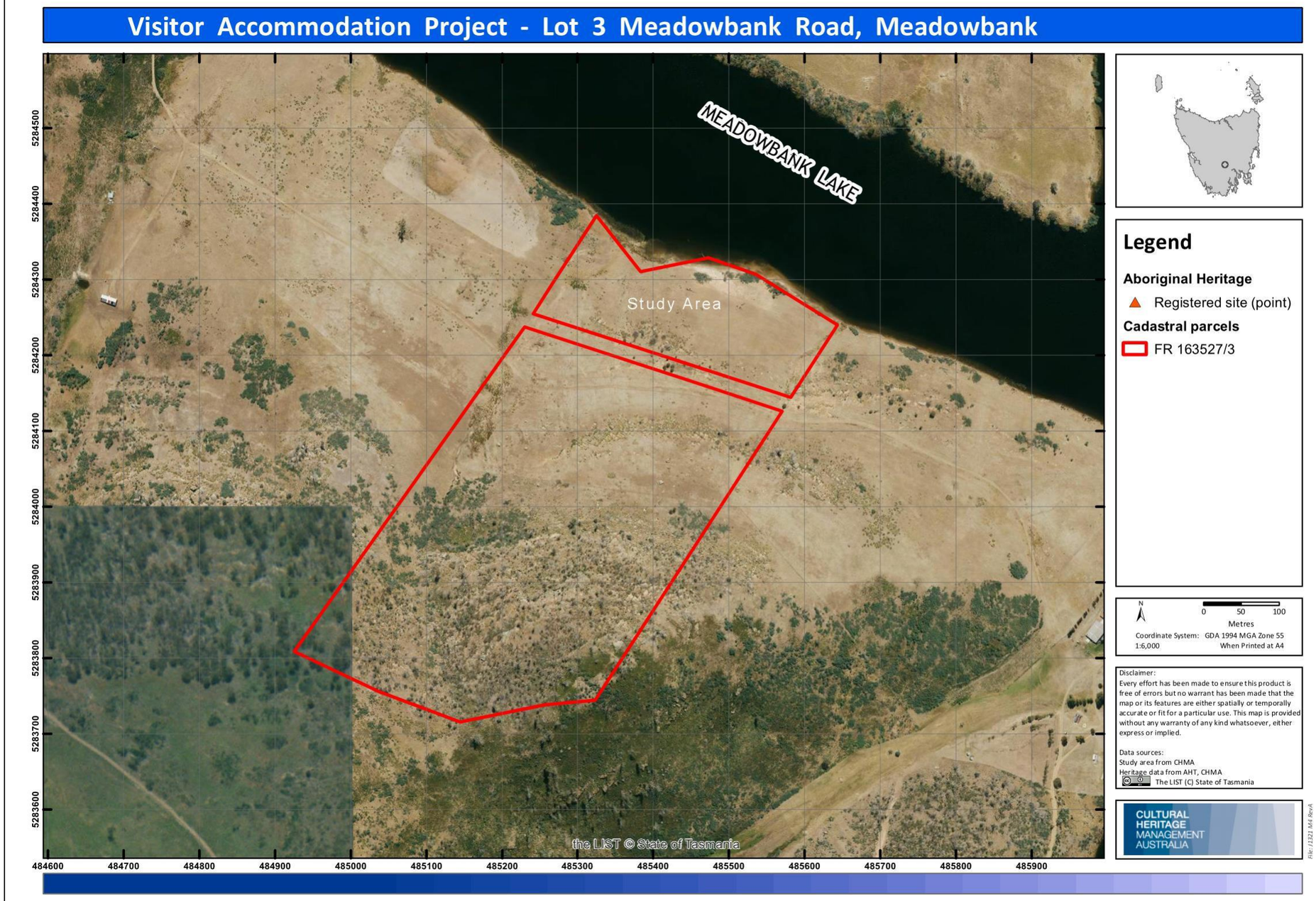

Figure 2: Aerial image showing the boundaries of Lot 3 Meadowbank Road and the northern portion of the property that was the focus of this assessment

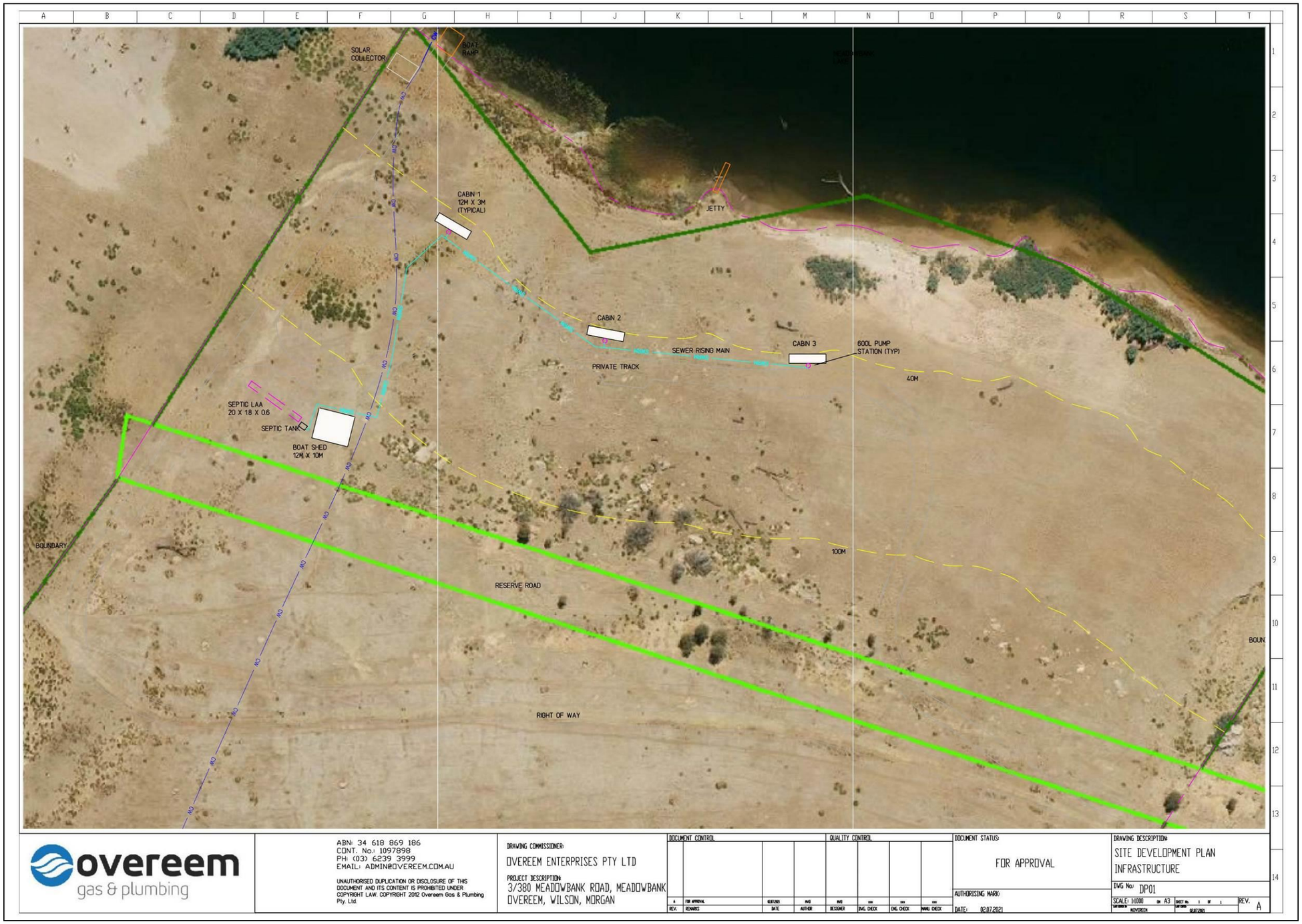

Figure 3: Aerial image showing the three proposed visitor accommodation footprint at Lot 3 Meadowbank Road

2.0 Environmental Setting of the Study Area

2.1 Introduction

Prior to undertaking archaeological survey of the study area, it is necessary to characterise the landscape. This includes considering environmental factors such as topography, geology, climate, vegetation and past and current landscape use. An assessment of the environmental setting helps to develop understanding of the nature of Aboriginal occupation and site patterning that might be expected to occur across the study area. In addition, it must be remembered that in Aboriginal society, the landscape extends beyond economic and technological behaviour to incorporate social geography and the embodiment of Ancestral Beings.

The archaeological context is generally only able to record the most basic aspects of Aboriginal behaviour as they relate to artefact manufacture and use and other subsistence related activities undertaken across the landscape such as raw material procurement and resource exploitation. The distribution of these natural resources occurs intermittently across the landscape and as such, Aboriginal occupation and associated archaeological manifestations occur intermittently across space. However, the dependence of Aboriginal populations on specific resources means that an understanding of the environmental resources of an area accordingly provides valuable information for predicting the type and nature of archaeological sites that might be expected to occur within an area.

The primary environmental factors known to affect archaeological patterning include the presence or absence of water, both permanent and ephemeral, animal and plant resources, stone artefact resources and terrain.

Additionally, the effects of post-depositional processes of both natural and human agencies must also be taken into consideration. These processes have a dramatic effect on archaeological site visibility and conservation. Geomorphological processes such as soil deposition and erosion can result in the movement of archaeological sites as well as their burial or exposure. Heavily vegetated areas can restrict or prevent the detection of sites, while areas subject to high levels of disturbance may no longer retain artefacts or stratified deposits.

The following sections provide information regarding the landscape context of the study area including topography, geology, soils and vegetation.

2.2 Landscape Setting of the Study Area

The study area is situated on the southern margins of Meadowbank Lake, around 3km to the south-east of the town of Hamilton, in the Southern Highlands Region. The property is accessed via Meadowbank Road (see Figure 4).

Meadowbank Lake is one of four dams that have been constructed along the 30km section of the River Derwent, between the Wayatinah Power Station and the Meadowbank dam wall. The others being Lake Repulse, Lake Catagunya and Cluny Lagoon. Meadowbank Lake is the largest of these artificial water bodies, and extends

for a distance of approximately 14km. This section of the River flows through a quite narrow valley system, which varies in width from between 300m to 500m. The side slopes of the valley are typically moderately inclined (see Plate 2). Besides the River Derwent, there are two are two other major water courses in reasonably close proximity to the study area, these being the River Clyde and the Jones River. The River Clyde merges with the River Derwent 1.5km to the north-west of the study area. The Jones River joins with the River Derwent around 6km to the north-west of the study area.

Lot 3 Meadowbank Road encompasses approximately 25ha and is situated on the northern side slopes of a series of foothills associated with Mt Bethune, which is the dominant landscape feature within this part of the River Derwent Valley. In the southern portion of the property, the slope gradients are steep (up to 50º), with a series of rocky outcrops present on the upper parts of the hill slopes (see Plate 3). Slope gradients gradually decrease within the northern portion of the property, approaching Meadowbank Lake. Within the study area to the north of Meadowbank Road (the area that is the focus of this assessment), the slope gradients range from between 15º down to 3º along the margins of the lake (see Plate 4).

The underlying geology across the entire property and surrounds is Quartz sandstone from the Upper Parmeener Supergroup. The Parmeener Supergroup is generally divided into a Lower division which includes all known glaucomarine strata and an Upper division which includes all freshwater strata. The Lower Parmeener group consists of muddy lagoonal and estuarine rocks. The change from rocks of a restricted glaciomarine environment to rocks of a fluviatile environment is relatively abrupt in stratigraphic sections. A eustatic fall in sea level or regional uplift in eastern Australia may have contributed to the abrupt change in the Lower/Upper Parmeener Supergroup boundary. The Upper Parmeener Supergroup consists predominantly of sandstone, siltstone, mudstone and coal measures (Forsyth 1987:01).

Within the study area and general surrounds, the bedrock sandstone is exposed to the surface across the upper and mid side slopes of the hills that fringe the southern margins of Meadowbank Lake. In some discrete locations within the southern portion of the property, the sandstone outcrops have formed sandstone overhang features, that are potentially suited for habitation. A number of occupied Aboriginal rock shelter sites have been recorded within the general surrounds of the study area although no Aboriginal rock shelters have been recorded in the study area itself (see section 4 of this report for further details). Within the northern portion of the property (the study area), the sandstone bedrock is just exposed to the surface, but there are no large outcroppings that would be suited for habitation (see Plate 5).

Soils within the study area comprise Podzolic soils on sandstone, described as ‘imperfectly drained texture contrast soils and well drained deep sands developed on Triassic sandstone bedrock and colluvium on undulating to rolling (3-32%) land’ (Spanswick and Kidd 2000). Soils which have formed on the sedimentary rocks of the Parmeener Supergroup have a tendency to be highly erodible. The soil depth across the majority of the study area is typically shallow to skeletal, with the sandstone bedrock exposed to the surface across much of the hill slopes. Soil

erosion has occurred in several areas (see Plate 6). Along the northern edge of the study area, on the southern margins of Meadowbank Lake, there is a build up of sand deposits up to a metre thick (see Plate 7). These sand deposits have been derived through the decomposition of the parent bedrock and have presumably washed down slope and have accumulated in this area. From an archaeological perspective the greatest potential for sub-surface archaeological deposits to be encountered is along the margins of Meadowbank Lake.

The native vegetation across the northern portion of Lot 3 Meadowbank Road has been virtually entirely cleared as part of past farming practices and has been replanted with grasses (see Plate 8). There is some patches of wattle and casuarina regrowth in parts as well as remnant patches of native tussocks. In the steeper, rockier terrain in the southern portion of the property (to the south of the study area), the native vegetation structure is still largely intact, and comprises open Eucalypt woodland.

From an archaeological perspective, any Aboriginal sites that that may be located within these cleared pastoral areas will have been adversely impacted by activities such as land clearing, pasture improvement and/or animal grazing. Impacts will primarily be confined to the top 40cm of the soil horizon.

Existing infrastructure on the property includes a small shed, a solar unit a day-use area and irrigation piping.

Plate 2: View north west across the study area towards Meadowbank Lake

Plate 3: View south at the steep hills in the southern portion of the property where are sandstone rock outcrops present

Plate 4: View west across the study area within the northern portion of the property showing typical hill slope gradients

Plate 5: Sandstone rock outcrops occurring within the study area

Plate 6: View west at eroded soil deposits within the study area, exposing the underlying sandstone bedrock

Plate 7: View west at the deeper accumulation of sand deposits along the margins of Meadowbank Lake

Plate 8: View east across the study area, showing the area cleared of native vegetation and an existing shed

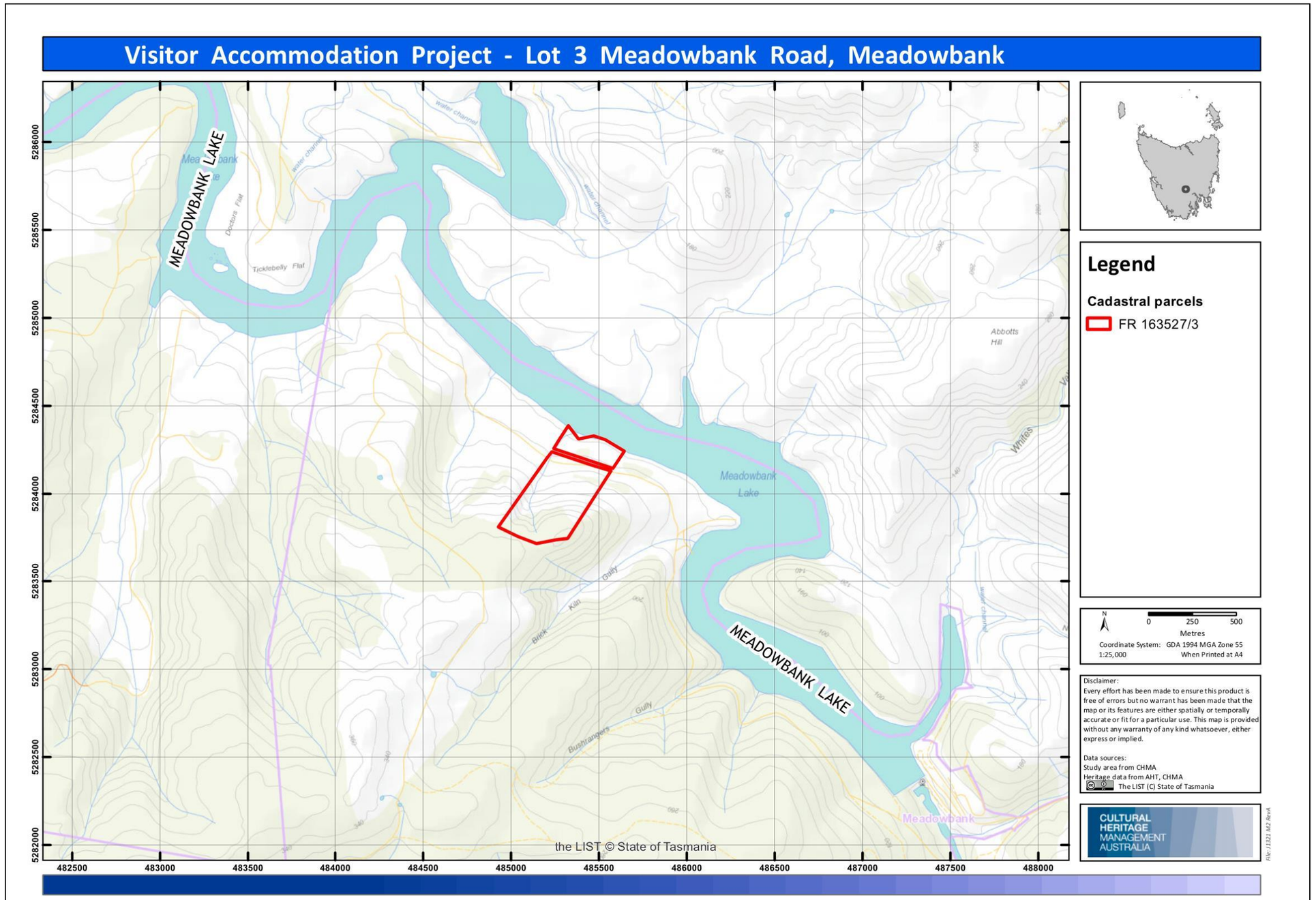

Figure 4: Topographic map showing the general landscape setting of Lot 3 Meadowbank Road

3.0 Ethno-historic Background

3.1 Aboriginal Social Organisation in Tasmania

According to Jones (1974), the social organisation of Tasmanian Aboriginal society appears to have consisted of three social units, these being the hearth group, the band (clan) and the tribe (nation). The hearth group was the basic family unit and would generally have consisted of a man and woman, their children, aged relatives and sometimes friends and other relatives. The size of hearth groups would generally range from between 2-8 individuals (Jones 1974: Plomley 1983). Plomley (1983) provides a description made by Peron of a hearth group he encountered at Port Cygnet:

> *There were nine individuals in this family, and clearly they represented a hearth group, because Peron visited their campsite with its single hut. The group comprised an older man and wife, a younger man and wife, and five children, one a daughter (Oure-Oure) of the older man and wife, and the other four the children of the younger man and wife.* (Plomley 1983:168).

The clan appears to have been the basic social unit and was comprised of a number of hearth groups (Jones 1974). Jones (1974:324-325) suggests that the clan owned a territory and that the boundaries of this territory would coincide with well-marked geographic features such as rivers and lagoons. Whilst the clan often resided within its territory, it also foraged widely within the territories of other clans. Brown (1986:21) states that the band was led by a man, usually older that the others and who had a reputation as a formidable hunter and fighter. Brown also suggests that the clan (as well as the hearth group) was ideally exogamous, with the wife usually moving to her husband's band and hearth group.

Each clan was associated with a wider political unit, the nation. Jones (1974:328-329) defines the tribe (or nation) as being:

> *…that agglomeration of bands which lived in contiguous regions, spoke the same language or dialect, shared the same cultural traits, usually intermarried, had a similar pattern of seasonal movement, habitually met together for economic and other reasons, the pattern of whose peaceful relations were within the agglomeration and of whose enmities and military adventures were directed outside it. Such a tribe had a territory, consisting of the sum of the land owned by its constituent bands…The borders of a territory ranged from a sharp well defined line associated with a prominent geographic feature to a broad transition zone*. (Jones 1974:328-329)

Ryan (2012) explains that the terms 'nation' and 'clan' are the preferred terms used by the Tasmanian Aboriginal community in place of 'tribe' and 'band' respectively. This terminology has been adopted in the following discussion.

According to Ryan (2012:11), the Aboriginal population of Tasmania was aligned within a broad framework of nine nations, with each nation comprising between six to fifteen clans (Ryan 2012:14). The mean population of each Nation is estimated to have been between 350 and 470 people, with overall population estimates being in

the order of five to ten thousand people prior to European occupation (Ryan 2012:14). Ryan (2012:13) presents a map showing the approximate boundaries for the nine Tasmanian Aboriginal Tribes. The present study area falls within the territory of the Big River Nation (see Figure 5).

The Big River Nation occupied the Central Highlands and are estimated to have numbered between four and five hundred people at the time of contact with European settlers (Ryan 2012:26). They were the only Tasmanian nation without access to a coastal strip. However, this was compensated by the highland lake system, control over Great Lake, and visiting arrangements with the neighbouring North and Oyster Bay Nations (Ryan 2012:25). Through these relationships the Big River people had seasonal access to the east, north and west coasts, and to the ochre sources in the mountains to the north (Ryan 2012:28). The Big River Nation interacted with a greater number of diverse nations and clans than any other Tasmanian nation (Ryan 2012:27). This suggests an active and dynamic social unit continually exposed to varying cultures and ideas through this high level of interaction outside the nation.

The Big River Nation is believed to have comprised five clans; the Leenowwenne people who lived near New Norfolk, the Pangerninghe who lived on the west bank of the River Derwent just opposite the meeting of the Derwent and Clyde Rivers, the Braylwunyer people who lived on the hilly plains between the Ouse and Dee Rivers, the Larmairrenener people lived in the high country west of the Dee River and the Luggermairrernerpairner people who lived north of the Great Lake (Ryan 2012:16). The study area appears to be situated within the territory of the Pangerninghe clan, based around the Clyde-Derwent Junction (Ryan 2012:16).

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In return, neighbouring nations were granted access to the resources of the highlands in the territory of the Big River Nation. Oyster Bay people are known to have travelled up the Clyde and Ouse River valleys during the summer months to hunt, and to harvest the *eucalyptus gurii* forests, a tree confined to the highlands that produces an intoxicating gum (Ryan 2012:26).

Travel across the Big River Nation's lands was via well maintained and regularly used travelling routes. Ryan (2012: 26-7) describes the Big River Nation as having two routes running north out of their country (see Figure 6). One route ran along their western boundary "from near Lake St Clair, past Cradle Mountain and Lake Dove, to south of Black Bluff". The second route, being the one "they most commonly

used went past the Great Lake and through a pass in the Great Western Tiers near Quamby Bluff where the present-day Lake Highway makes its descent."

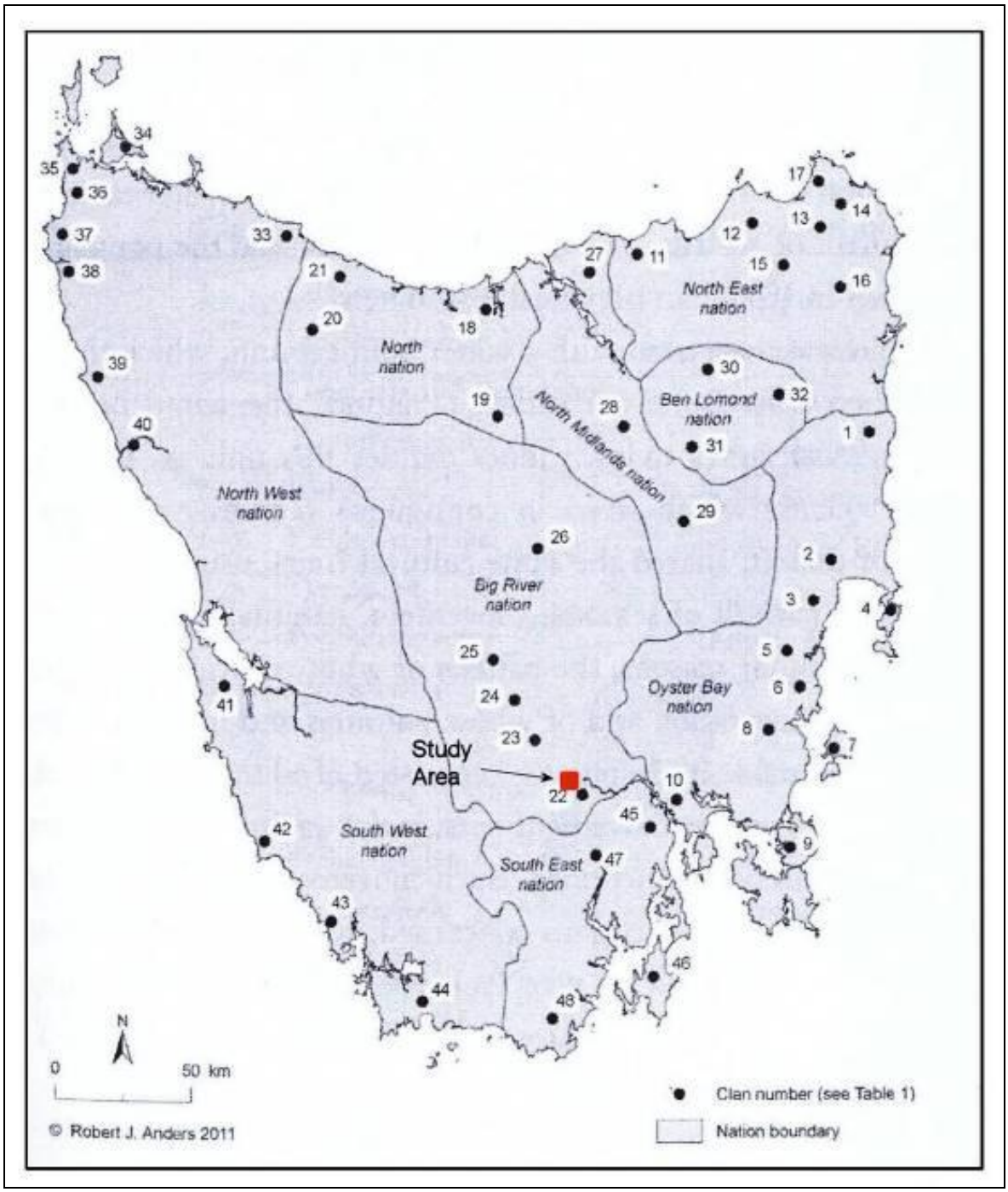

Figure 5: The location of the study area within the territory of the Big River Nation (taken from Ryan 2012:13)

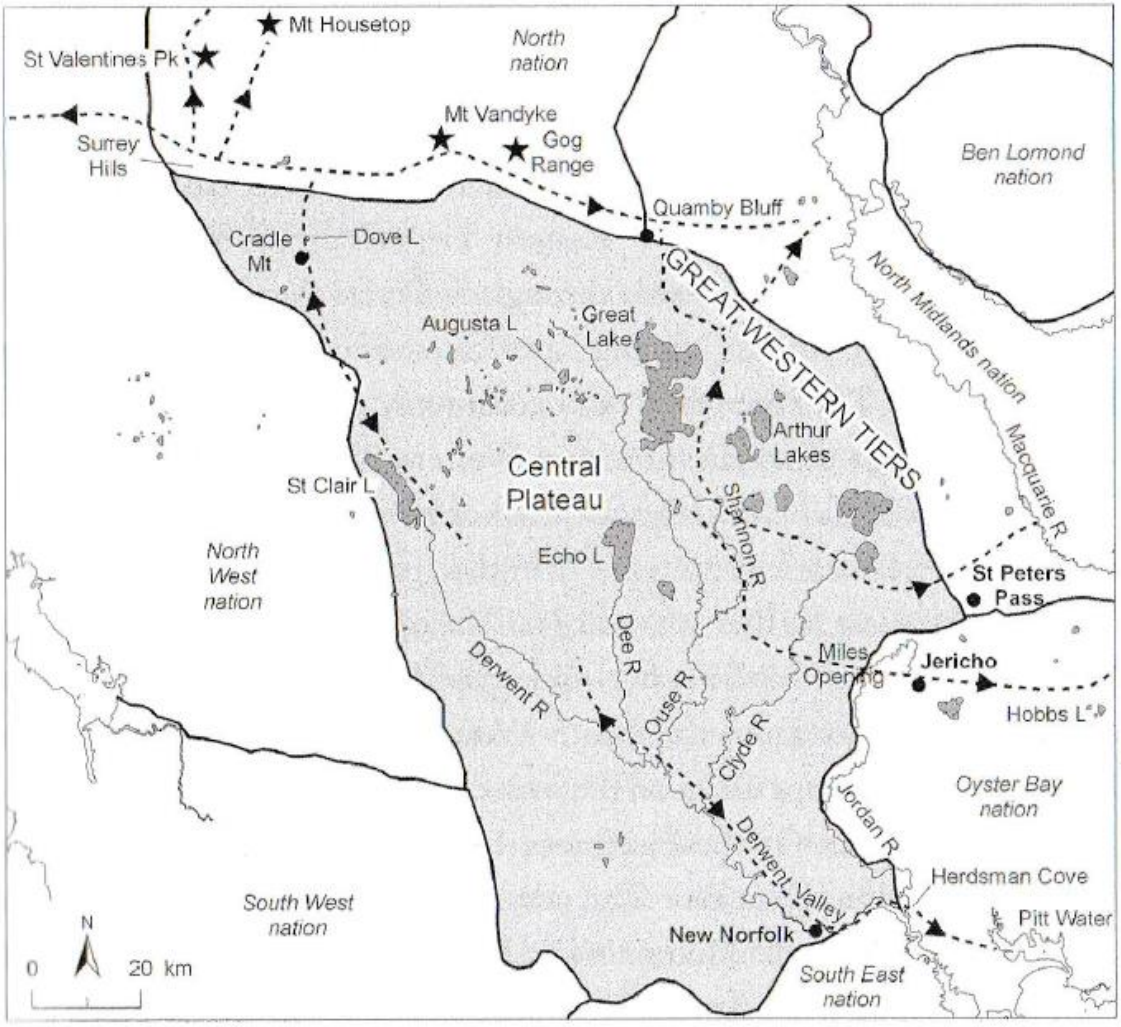

Figure 6: Trade routes and seasonal movements of the Big River Nation (Ryan 2012: 27)

Ethnographic Accounts of the Big River Nation

Several early explorers and ethnographers have left accounts of their observations of the Big River Nation that provide an insight into the economy, material culture and social customs of the people prior to European settlement. Primary among the ethnographic sources are the diaries of George Augustus Robinson, appointed as government Protector of Aborigines who followed a policy of conciliation with the ultimate aim of removing Aboriginal people to offshore islands (Plomley 2008:515). Around the Lake Echo area, Robinson records Aboriginal hut sites along the margins of the marshy lagoons that intercept the rugged hills (Plomley 2008:543-44). There are often large numbers of huts that Robinson describes as 'villages' (Plomley 2008:548). When Robinson approached the huts they were empty but showed signs of having recently been occupied. He repeatedly described the abundance of 'kangaroo' (Bennett's wallaby), 'native bread' (a tuber, *Polyporus myllitae*) and duck and bird life that abounded in: 'the place of resort … and their hunting grounds' (Plomley 2008:542). There is also reference to a plant with a red berry that the Larmairrenener people call *Murerleener* (Plomley 2008:543). The plant was unknown to those Aboriginal people from the south that were with Robinson.

The valleys of the Big River Nation that Robinson travelled through had been burnt to facilitate access and attract game. Robinson records the evidence of this as he travels through the area around modern day Bronte Lagoon (Plomley 2008:545). Robinson also recorded the petrified wood artefacts that he found across the southern plateau country (Plomley 2008:548). There were worn paths through the country that Robinson in some cases followed. One ran along the Dee River valley, and it seems that this was a major seasonal travel route for the Big River people (Plomley 2008:549).

There is evidence that the Big River people put ochre in their hair. In a wonderful example of culture contact, Robinson recorded that when his party passed through Campbell Town some of the Big River people pound a brick to a fine powder and mixed it with animal grease to apply a thick coat to their hair (Plomley 2008:535).

3.2 European Settlement of the Big River Nation

European exploration into the central highlands occurred early in the settlement phase of the colony. Robert Brown led a reconnaissance of the River Derwent in 1803. Brown followed the course of the river for about fifty miles upstream, sighting the Clyde and Ouse Rivers in the process. This was followed four years later by an excursion into the Western Tiers and central highlands by Laycock and his party in 1807, seeking an overland route between Port Dalrymple and Hobart in order to obtain supplies. Following Laycock's expedition there was a hiatus of almost ten years until John Beamont and his exploration party were dispatched to examine the land around the Great Lake (Jetson 1989:xiii). Beaumont is reported to have penetrated west to the highlands north of Lake St Claire.

The first Europeans to venture into the highlands with any sense of permanency were kangaroo hunters, stockkeepers and bushrangers (Jetson 1989:12). One hunter called Toombs is reported to have advanced as far as the Great Lake by 1815 (Kostoglou 1998). The notorious bushranger Michael Howe made the highlands his home, living off the bush and wearing skins until his violent death at the hands of a past accomplice near Bothwell in 1818 (Jetson 1989:16). Robinson gives a sense of the violence of these people, who were more than ready to attack the Aboriginal inhabitants of the highlands. Robinson described numerous attacks by the settlers and gives a revealing description of a typical stockkeepers hut that he observed near Lake Echo:

> *A formidable construction … made by piling large rolled logs horizontally upon each other, halved together at the ends, with portholes to fire out of. The roof is barked and covered with turf so as not to ignite. (Plomley 2008:541)*

For the first two decades of European settlement in Van Diemen's Land the highlands provided something of a refuge for members of the Big River Nation as the plains below became settled. Robinson claimed in 1831 that in this country '[the Big River Nation] had remained undisturbed by their white enemies' (Plomley 2008:548). However, all this was about to change.

From the early 1820s European settlement of the central highlands began to have a devastating impact on the Big River Nation. Within one year from 1822 to 1823 the

European population of the highlands multiplied tenfold; from a population of less than ten men and a few thousand sheep to over sixty settlers with their families and upwards of sixty thousand sheep (Ryan 2012:115). The Big River Nation responded to this rapid colonisation with the onset of guerrilla war.

Initial contact between the Big River Nation and European settlers had aspects of an exchange dialogue. Ryan (2012:115) records that in the autumn of 1822 Big River people visited the east coast, and on their return to their territory encountered the new wave of settlers. Ryan notes that Big River women were traded to the settlers in exchange for food (2012:115). This suggests either a very rapid adaptation to European dietary staples, or the rapid devastation of traditional hunting grounds and resources.

The 1820s through to the mid 1830s saw an increased number of surveying and exploration parties entering the central highlands. These included Scott (1821-23), Helder (1825), Sharland (1832) and Frankland (1835). The increasing shortage of food supplies in the colonies led to the dispatch of kangaroo hunters into the un-settled parts of the colonies. These hunting parties were soon roaming areas well beyond the borders of the colonised areas.

Pastoralists soon followed the hunting parties, with shepherds penetrating into the eastern fringes of the Lakes District by 1818. By the early 1820s larger flocks of sheep were grazing as far west as the Great Lake (Kostoglou 1998). Wild cattle were sighted in these areas in the early 1820s. Grazing operations in the central highlands during this early period were generally small scale operations run by a single shepherd or small groups of men, with the herds rarely being contained by fences. By the latter part of the 18th century, many of the small scale pastoral holdings had been abandoned or bought out by large sheep stations that had begun to operate in the district (Kostoglou 1998).

From 1824 violence and guerrilla attacks came to characterise the highlands. In January 1824 a European stockman was killed at Abyssinia when he attempted to abduct a Big River woman (Ryan 2012:115). This led to a skirmish in which the stockman was speared and his hut burnt (Ryan 2012:115). Attacks continued from both the Big River people and the Europeans throughout the 1820s.

In 1827 Luggermairrernerpairner people robbed five huts along the Ouse and Shannon Rivers, creating panic among the European settlers (Ryan 2012:118). By the end of the year the Luggermairrernerpairner had moved west into more rugged country, although they continued to attack and raid settler's huts. Firearms were sometimes taken during these raids, and Ryan suggests that these were useful trade items (2012:118).

Ryan argues that firearms were quickly absorbed into the material culture of the Big River people and were exchange items rather than valued weapons (1996:118). However, Robinson claims that his companions saw the firearms as weapons, to use against the Europeans but also in fights with antagonistic neighbouring tribes, such as the North Tribe (Plomley 2008:547). In his 1830 expedition through the highlands

Robinson expresses surprise at the sheer number of weapons caches that his companions reveal to him (Plomley 2008:547). This demonstrates the volatile situation in the highlands, and the rapidity with which violence could erupt.

By 1828 the two surviving Big River clans, the Luggermairrernerpairner and the Larmairrenener, had moved to the Lagoon of Islands and Regents Plains areas (Ryan 2012:118). This congregation of people was seen as a threat by the Europeans and prompted the settlers to appeal to Hobart for protection (Ryan 2012:118). Military parties were dispatched to disperse the Aboriginal people, but the bands were not located. Ryan suggests that the Big River people had travelled to the north coast for the winter (2012:118). However, by October the surviving members of the Big River Nation returned to the highlands, and guerrilla warfare intensified (Ryan 2012:118). The Larmairrenener people travelling with Robinson told him how during the cold winter of 1830, the people stayed in the highlands rather than follow seasonal migration patterns to Oyster Bay (Jetson 1989:32). This demonstrates the danger on the midlands to Aboriginal people by the early 1830s.

In September 1830 the 'Black Line' moved through the central highlands; a military operation aimed at forcibly removing Aboriginal people from pastoral districts across Tasmania. Ryan (2012:120) argues that the Big River people once again moved to the high country to the west in order to avoid the armed parties. The Black Line was largely ineffective in the highlands; Robinson relates how his companions showed him how people avoided the line in the steep terrain and thick bush (Plomley 2008:547). He writes that 'the people here had avoided the strictest search' (Plomley 2008:547).

Robinson met the surviving Big River people on December 1831 just north of Lake Echo (Ryan 2012:120). At this point the group numbered only twenty six people, and were led by Montpeilliater of the Big River Tribe and Tongerlongton from the Oyster Bay Nation (Ryan 2012:121). The group agreed to accompany Robinson to Hobart in order to claim compensation for the loss of their land and the lives of many of their people (Ryan 2012:122). This compensation never eventuated and the people were eventually resettled on offshore islands.

The Big River Nation was dispossessed of their country by the killing of an estimated two hundred and forty people, while around sixty Europeans were also killed in frontier violence on the highlands (Ryan 2012:122). In addition, the trade and abduction of Big River women by male European stockmen and settlers contributed to the decimation of the Big River people.

4.0 Background Archaeology

4.1 Previous Archaeological Research in the Region

The study area is located within the Southern Highlands region of Tasmania.

Probably the most comprehensive archaeological investigation undertaken within the Highlands region is that of Cosgrove (1984), who implemented the Central Highlands Prehistory Project. This project entailed the collation of ethno-historic literature for the region, and the undertaking of a range of field survey investigations, with the primary aim being to compile a database for future archaeological work in the region and to establish a preliminary model of Aboriginal settlement in the central highlands.

For the purposes of his field survey assessment, Cosgrove (1984) divided the central highlands into five areas based on variations in climate, altitude, vegetation and geomorphology. The five areas were defined as High Plateau Surface, Low Plateau Surface, St Clair Surface, High Coastal Surface and South-West Derwent Catchment Area. These categories were then further divided into riverine and lacustrine environments.

The area most applicable to the present study is the Jordan and Clyde river valley systems. The Jordan River has its origins at Lake Dulverton, near the town of Oatlands in the Tasmanian Midlands. A total of sixteen sites were identified by Cosgrove (1984) within the Jordan River valley, with the vast majority of sites being located on flat or gently sloping ground. Fourteen of these sites were artefact scatters, with the largest site comprising over 350 artefacts and numerous hearths, located on a sand sheet 200m south of the River. The other two sites identified in the Jordan River valley were both sandstone shelters, which are described as comprising moderate quantities of cultural deposits (Cosgrove 1984).

The Clyde River has its origins at Lake Crescent, a naturally occurring body of water located on the eastern side of the Central Plateau. In the course of the field assessment, Cosgrove (1984) identified a total of twenty sites in the vicinity of the Clyde River. Eighteen of these sites were classified as artefact scatters, with the remaining two sites being sandstone rock shelters. The vast majority of these sites were situated within 200m of the River and had northerly or easterly aspects. The largest of the artefact scatters was identified in a large deflated sand sheet, 400m south-east of the River and comprised over 350 artefacts as well as a number of hearths. The other seventeen artefact scatters each comprised less than 25 artefacts (Cosgrove 1984).

Overall, the field survey investigations undertaken by Cosgrove (1984) in the Central Highlands resulted in the identification of 202 Aboriginal sites. The vast majority of these were classified as artefact scatters or isolated artefacts (193 sites). Of the remaining nine sites, four were classified as sandstone rock shelters, three were rock cairns of possible Aboriginal origin and two were quarry sites. Cosgrove (1984) is of the opinion that most, if not all of these sites date to within the Holocene period. The overall evidence (ethno-historic accounts and archaeological results) indicate that

Aboriginal settlement patterns show a preference towards occupying those areas where there is the interface of the boundaries of lake and forest environments, where maximum resources were available. This is seen as a decisive Sub-Alpine adaptation strategy (Cosgrove 1984).

Exploitation of the Central Highlands region was characterised by two main forms of economic strategy (Cosgrove 1984). The first is a subsistence economy based on the exploitation of forest resources, primarily arboreal and terrestrial animals, and to a limited degree a small range of forest plants. The second is the exploitation of lake and riverine resources, which includes the hunting of birds and aquatic mammals, as well as the harvesting of aquatic plants. The evidence available for settlement patterns in the Central Highlands indicates that there was a distinct concentration of activity in the contact zones between lake and forest environments, where presumably the available resources were maximised (Cosgrove 1984).

The movement of Aboriginal people through the Central Highlands was primarily via the use of a network of tracks that crossed the region. Aboriginal movement through this region was facilitated by the use of fire. The practice of firing both grassland and forest was common and observed by early European settlers or explorers in the region to take place between the months of October and March. The result on the landscape was to limit vegetation regrowth thereby providing easier movement through otherwise densely forested areas (Cosgrove 1984).

Cosgrove (1984) highlights the use of fire and the practice of barking trees as two adaptive practices that greatly enhanced the success of Aboriginal people occupying this region. Barking of trees was primarily for the purpose of constructing bark huts. These bark huts not only provided essential shelter in this harsh environment, but the practice of tree barking also had the long term effect of further opening up the forested areas, eventually producing a mosaic of forest and grassland vegetation (Cosgrove 1984). These strategies reflect management of and adaptation to the harsh highlands environment.

4.2 Previous Studies in the Vicinity of the Study Area

There have been a number of smaller heritage investigations carried out within the general vicinity of the study area. The majority of these studies have been undertaken as part of impact assessments associated with specific development projects such as proposed dam sites and pipeline easements. The following provides a brief overview of a select range of the more recent of these investigations.

Stanton (1999)

In 1999 Stanton was engaged to undertake a cultural heritage assessment of the site of a proposed Salmonoid Hatchery at Cluny Lagoon, near Ouse. The area investigated covered 4ha of level alluvial floodplains created by the River Derwent, with areas of slight elevation above Cluny Lagoon. The area offered generally poor visibility due to pasture however a stone artefact scatter, comprising 4 artefacts and potentially more subsurface, was identified (AH 8267) along a vehicle track (Stanton 1999).

Everett (2007)

Aaron Everett (Aboriginal Heritage Officer) was commissioned by Pip and James Allwright to undertake a cultural heritage assessment of the proposed 20ha sub-division on the "Ellendale" property. In the course of his investigations, Everett (2007) identified a total of eight Aboriginal heritage sites. Seven of these sites were classified as isolated artefacts, with the remaining site being a small artefact scatter comprising six artefacts. Everett (2007) states that the majority of sites were located in eroding areas such as sheep and native animal tracks which would indicate the possibility of more sites occurring in these locations. Unfortunately, Everett (2007) did not provide a map showing the location of these sites, nor did he provide the grid datum for the GPS location recordings of the sites. As such, it is difficult to determine exactly where these sites were situated. Based on the findings of his investigation, Everett (2007) recommended that a further survey should be undertaken within the proposed sub-division by a qualified archaeologist and an Aboriginal Heritage Officer.

Graham (2008)

Graham (2008) subsequently undertook a cultural heritage survey of a proposed access road to the Ellendale subdivision. Graham identified a small artefact scatter (2 artefacts) and 4 isolated finds (AH sites 10633-10637 inclusive) within the proposed access road easement. The artefacts comprised flakes and a core manufactured from 'cherty hornfels' and quartzite (Graham 2008).

CHMA (2009)

CHMA (2009) later undertook a heritage survey of the 20ha residential subdivision on Meadowbank Lake. The study identified 5 Aboriginal sites (AH 10858-10862 inclusive), all of which were classified as small open artefact scatters (numbering 5 artefacts or less) or isolated artefacts (CHMA 2009).

All five sites were located either on the level eastern edge of the spine of a broad spur line running through the study area, or on the associated upper north-east side slopes of this spur. A sixth site (AH 10657), previously identified by Graham (2008) was also re-identified during the assessment. This site too was an isolated find. All six sites were assessed as being of low archaeological significance (CHMA 2009).

As part of the present investigations, CHMA (2009) also attempted to re-locate three registered rock shelter sites that were reported as occurring within or in the immediate vicinity of the study area (AH0397, AH0444 and AH0445).

CHMA (2009) observed that site AH0444 (Unoccupied shelter/painting) appeared to have been submerged by the inundation of the Meadowbank Lake. Sites AH0397 and AH0445 were both re-located. Site 0397 (occupied shelter) was located on the east margins of Jones River, around 200m from the junction point with Meadowbank Lake. This site was reported as being situated outside the proposed 20ha sub-division. The inspection of the shelter did not result in the identification of any surface artefacts, and there were no visible signs of disturbance to the shelter overhang.

Site AH0445 (Occupied shelter/painting) was located on the "Ellendale" property, approximately 400m to the south-east of the proposed 20 ha sub-division area.

CHMA (2009) noted that the art shelter site generally appeared to be in good condition. There were no signs of vandalism to the site, and no evidence of insect infestation on the rock art itself (wasp or bee nests). There was no evidence of water damage to the rock art (water drip), nor of exfoliation of the rock surface in the immediate vicinity of the art. The art did not appear to be situated in direct sunlight, so there was no fading resulting from direct UV exposure. The rock art was noted to be fading. It was noted that the rock art/shelter site was reasonably well hidden from view from the southern approaches to the site, but it appeared to quite easily visible from the Lake. This had implications for future management strategies.

CHMA (2017a)

CHMA (2017a) were engaged to undertake an assessment for three proposed pontoon locations on the margins of Meadowbank Lake, on privately owned properties along Jones Road. This is around 6km to the north-west of the current study area. CHMA (2017a) identified one Aboriginal site (AH13355), which was classified as Potential Aboriginal Rock shelter feature. The site was located approximately 30m to the west of Meadowbank Lake, on the mid to upper side slopes leading down to the lake margins. An inspection of the shelter walls revealed no evidence for Aboriginal rock paintings or engraved motifs. No stone artefacts or any other evidence of Aboriginal occupation was identified within the shelter, or within the general surrounds of the sandstone rock shelter. Given that there was some deposit present on the shelter floor, it was assessed that there was some potential for sub-surface cultural deposits to be present. However, CHMA (2017a) noted that the shelter feature was only small, and the deposit build up was quite shallow. Therefore, if cultural deposits were present, they were likely to be minimal in extent.

CHMA (2017b)

CHMA (2017b) was engaged by G & S Ellis Holdings Pty Ltd to undertake an Aboriginal heritage assessment of a proposed sandstone quarry on the Meadowbank property at 584 Meadowbank Rd Meadowbank, which is located approximately 5km to the south of the current study area. CHMA (2017b) identified one Aboriginal site (AH13274). The site is classified as an Occupied Rock shelter, which was located at the south-west end of a small sandstone outcrop that measured approximately 150m in length (north-south) x 80m wide. This is the most prominent portion of the outcrop, where the sandstone is exposed to a height of around 3m above the ground surface. The rock shelter was located on the lower west side slopes of a hill, around 100m east of Meadowbank Creek. The shelter was only small, measuring approximately 2m in height, 1.8m wide and 1.5m deep. One stone artefact was identified in the rock. The artefact was located on the drip line of the shelter, where there was a shallow soil deposit build up. Given the very shallow soil deposits, it was assessed that there was a very low potential for additional undetected artefacts to be present in the shelter.

CHMA (2019)

CHMA (2019) was later engaged by G & S Ellis Holdings Pty Ltd to undertake an Aboriginal heritage assessment for a single residential dwelling on the same Meadowbank property. No Aboriginal heritage sites were identified during the field

survey assessment of the proposed residential dwelling development footprint. CHMA (2019) noted that surface visibility across the development footprint was sufficient to generate an accurate impression of the general level of site densities that can be expected to occur in the area. The indications were that site and artefact densities were likely to be low to very low, consistent with sporadic activity.

4.3 Registered Aboriginal Sites in the Vicinity of the Study Area

As part of Stage 1 of the present assessment a search was carried out of Aboriginal Heritage Register (AHR) to determine the extent of registered Aboriginal heritage sites within and in the general vicinity of Lot 3 Meadowbank Road. The search shows that there are 44 registered Aboriginal sites that are situated within an approximate 6km radius of the study area (search results provided by Kate Moody from AHT on the 13/8/2021).

Thirteen of these sites are classified as occupied Aboriginal rock shelters, with occupation evidence including either the presence of artefacts or rock art. Site AH445 and AH444 are noted to be duplicate recording of the same site. Of the remaining 31 registered sites, 17 sites are classified as artefact scatters, and 14 sites are isolated artefacts. Table 1 provides the summary details for these 44 sites, with Figure 7 showing the location of the sites in relation to the property at Lot 3 Meadowbank Road.

None of these 44 registered Aboriginal sites appear to be situated within or in the immediate vicinity of the boundaries of the property at Lot 3 Meadowbank Road. The closest registered sites are AH4047 (an artefact scatter) and AH7185 (a rock shelter), which are situated between 800m and 1km to the north-west.

Table 1: Registered Aboriginal Sites located within a 6km radius of Lot 3 Meadowbank Road (Based on search results dated 13-8-2021)

AH Number	Site Type	Locality	Grid Reference Easting (GDA94)	Grid Reference Northing (GDA94)
10	Rock Marking Painting, Occupied Rockshelter, Artefact Scatter	Ellendale	481210	5286463
397	Occupied Rockshelter, Unoccupied Rockshelter	Ellendale	480512	5287582
398	Artefact Scatter, Occupied Rockshelter	Hamilton	481112	5286782
399	Artefact Scatter, Occupied Rockshelter	Hamilton	481712	5286082
444	Rock Marking Painting, Occupied Rockshelter	Ellendale	480951	5286627
445	Rock Marking Painting, Occupied Rockshelter, Duplicate site	Ellendale	481209	5286462
607	Isolated Artefact	Gretna	487812	5281382
10633	Artefact Scatter	Ellendale	479239	5286257
10634	Isolated Artefact	Ellendale	479498	5286719
10635	Isolated Artefact	Ellendale	479811	5286925
10636	Isolated Artefact	Ellendale	479959	5287065
10637	Isolated Artefact	Ellendale	480786	5286821

AH Number	Site Type	Locality	Grid Reference Easting (GDA94)	Grid Reference Northing (GDA94)
10857	Artefact Scatter	Ellendale	479416	5286551
10858	Artefact Scatter	Ellendale	480765	5286996
10859	Isolated Artefact	Ellendale	480814	5286887
10860	Artefact Scatter	Ellendale	480878	5286863
10861	Artefact Scatter	Ellendale	480919	5286671
10862	Isolated Artefact	Ellendale	480891	5286509
11727	Isolated Artefact	Gretna	488645	5279725
11889	Artefact Scatter	Ellendale	480976	5286582
1479	Artefact Scatter	Ellendale	477312	5286682
2768	Isolated Artefact	Ellendale	481412	5286282
4047	Artefact Scatter	Meadowbank	484712	5284782
4050	Occupied Rockshelter	Meadowbank	488412	5279382
4051	Artefact Scatter	Meadowbank	487532	5281785
4052	Artefact Scatter	Meadowbank	489312	5277182
4053	Artefact Scatter, Occupied Rockshelter	Meadowbank	486212	5280782
4056	Occupied Rockshelter, Isolated Artefact	Ellendale	482191	5285887
4057	Occupied Rockshelter	Meadowbank	489612	5277682
4058	Artefact Scatter	Meadowbank	489112	5276982
7185	Occupied Rockshelter	Ellendale	483912	5284882
13140	Artefact Scatter	Ellendale	480403	5287431
13274	Occupied Rockshelter	Meadowbank	487208	5278935
13355	Unoccupied Rockshelter	Ellendale	480738	5287283
13882	Artefact Scatter	Ellendale	481930	5285787
13883	Isolated Artefact	Ellendale	482056	5285800
13884	Isolated Artefact	Ellendale	481654	5285810
13885	Artefact Scatter	Ellendale	481990	5285637
13886	Artefact Scatter	Ellendale	481954	5285666
13887	Artefact Scatter		481298	5286193
13888	Isolated Artefact	Ellendale	481158	5286520
13889	Isolated Artefact	Ellendale	481398	5286021
13890	Artefact Scatter	Ellendale	481551	5285883
13891	Isolated Artefact	Ellendale	481868	5285761

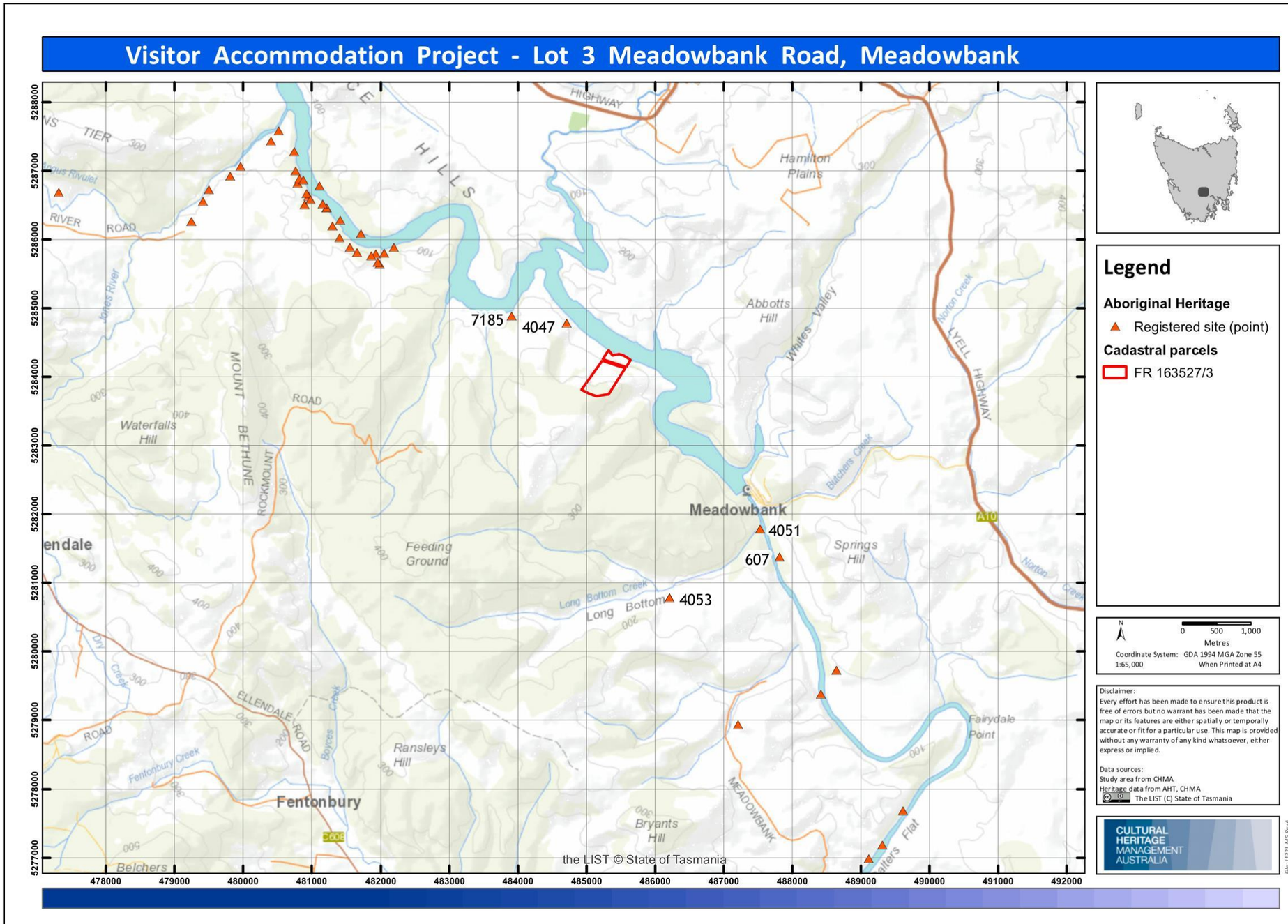

Figure 7: Topographic map showing the location of registered Aboriginal Sites located within a 6km radius of Lot 3 Meadowbank Road (Based on search results dated 13-8-2021)

5.0 Predictive Modelling

5.1 Introduction to Predictive Modelling

Predictive modelling, in an archaeological context, is a fairly straightforward concept and has been utilised by archaeologists in Australia for a number of years as a tool for undertaking research into Aboriginal heritage sites. In summary, predictive modelling involves the collation of information generated from previous archaeological research in a given region, and using this information to establish patterns of Aboriginal site distributions within the landscape of that particular region. On the basis of perceived patterns of site distribution, archaeologists can then make predictive statements regarding the potential for various Aboriginal site types to occur within certain landscape settings, and can make preliminary assessments regarding the potential archaeological sensitivity of landscape types within a given region.

5.2 Predictive Models; Strengths and Weaknesses

It should be acknowledged that most, if not all predictive models have a number of potential inherit weaknesses, which may serve to limit their value. These include, but may not be limited to the following:

1) The accuracy of a predictive model is directly influenced by the quality and quantity of available site data and information for a given region. The more data available and the greater the quality of that data, the more likely it is that an accurate predictive model can be developed.
2) Predictive modelling works very well for certain types, most particularly isolated artefacts and artefact scatters, and to a lesser extent scarred trees. For other site types it is far more difficult to accurately establish distribution patterns and therefore make predictive modelling statements. Unfortunately, these site types are generally the rarer site types (in terms of frequency of occurrence) and are therefore generally the most significant sites.
3) Predictive modelling (unless it is very sophisticated and detailed) will generally not take into account micro-landscape features within a given area. These micro features may include (but is certainly not limited to) slight elevations in the landscape (such as small terraces) or small soaks or drainage depressions that may have held water. These micro features have been previously demonstrated to occasionally be focal points for Aboriginal activity.
4) Predictive modelling to a large extent is often predicated on the presence of watercourses. However, in some instances the alignment of these watercourses has changed considerably over time. As a consequence the present alignment of a given watercourse may be substantially different to its alignment in the past. The consequence of this for predictive modelling (if these ancient water courses are not taken into account) is that predicted patterns of site distributions may be greatly skewed.

5.3 A Predictive Model of Site Type Distribution for the Study Area

The findings of previous archaeological investigations undertaken in the general vicinity of the study area indicate that the most likely site types that will be encountered within the study area will be artefact scatters / isolated artefacts, and Aboriginal rock shelters and/or art sites. The following provides a definition for these site types, and a general predictive statement for their distribution within the study area.

Artefact Scatters and Isolated artefacts

Definition

Isolated artefacts are defined as single stone artefacts. Where isolated finds are closer than 50 linear metres to each other they should generally be recorded as an artefact scatter. Artefact scatters are usually identified as a scatter of stone artefacts lying on the ground surface. For the purposes of this project, artefact scatters are defined as at least 2 artefacts within 50 linear metres of each other. Artefacts spread beyond this can be best defined as isolated finds.

It is recognised that this definition, while useful in most instances, should not be strictly prescriptive. On some large landscape features for example, sites may be defined more broadly. In other instances, only a single artefact may be visible, but there is a strong indication that others may be present in the nearby sediments. In such cases it is best to define the site as an Isolated Find/Potential Archaeological Deposit (PAD).

Artefact scatters can vary in size from two artefacts to several thousand, and may be representative of a range of activities, from sporadic foraging through to intensive camping activity. In rare instances, campsites which were used over a long period of time may contain stratified deposits, where several layers of occupation are buried one on top of another.

Site Distribution Patterns:

Previous archaeological research in the region has identified the following pattern of distribution for this site type.

- The majority of artefact scatters are located in close proximity to a water course, on relatively level and well drained ground.
- Larger open artefact scatters (representing more intensive activity, such as regular camp areas), tend to be located on level, elevated landscape features, close to (within 500m) major water courses. The most common areas are the elevated basal slopes of hills, the level spines of spurs (around the termination point of the spur), or on elevated sand bodies;
- Sites are likely to occur at the intersection of the hilly country with the plains. Sheltered valleys at the base of ridgelines have been noted as having an increased likelihood of containing archaeological sites.
- Site and artefact densities on the lower lying flood plains of water courses tend to be comparatively lower. This may be reflective of the

fact these low lying areas were less favoured as camp locations, due to such factors as rising damp and vulnerability to flooding; and

- Site and artefact densities also tend to be comparatively lower in areas away from water courses;
- Site and artefact densities are comparatively lower moderate to steeply sloping terrain.
- Isolated artefacts may be found distributed across the landscape.

Predictive Statement:
The study area is located on the lower northern slopes of a hill, on the southern margins of Meadowbank Lake. Prior to the creation of the lake, the northern boundary of the study area would have been situated between 100m to 200m to the south of the River Derwent.

Applying the broad pattern of Aboriginal site distribution described above to the study area, it would be anticipated that the density of sites (artefact scatters), and the density of artefacts associated with these sites would generally be low to moderate. Any sites and artefacts that are present are likely to be situated on benched areas on the lower hill side slopes, adjacent to the margins of Meadowbank Lake. Site and artefact densities would be expected to be much lower on the steeper hill slopes away from the lake margins.

Given the very shallow nature of the soil deposits across much of the study area, any artefacts that are present are likely to be mainly confined to the surface. The possible exception is along the northern edge of the study area, on the fringes of the lake, where there is an accumulation of sand deposits.

Rock Shelters and Rock Art Sites
Definition
As the name implies, these sites are formed under rocky outcrops which may either be escarpments hollowed by erosion, or in the case of rocks such as granite shelters, may be located under boulder overhangs. Such sites may contain deposit and/or art.

Rock art consists of paintings, drawings and/or engravings on rock surfaces. Some of the art may have had a ceremonial or ritual purpose, while other art may have been produced for more secular purposes.

Predictive Statement
Obviously, rock shelters will only occur in areas where there are rock formations of a suitable size and scale to provide potential shelter for human habitation. In the Meadowbank Lake area, the most common form of rock shelters are sandstone caves/overhangs. The underlying geology in the study area and surrounds is dominated by sandstone and numerous sandstone rock shelters have been identified within a 6km radius of the study area. If suitably sized sandstone outcrop features occur within the study area, then there is a reasonable potential that they will have evidence of Aboriginal occupation.

As with rock shelters the location of rock art sites is directly related to the distribution of suitable rock outcrops. In the Highlands region, art sites are most commonly encountered on the smooth surfaces of sandstone overhangs. Several of the rock shelters recorded in the general surrounds of the study area have evidence of rock art.

6.0 Effective Survey Coverage of the Study Area

Survey Coverage
Survey coverage refers to the estimated portion of a study area that has actually been visually inspected during a field survey.

The field survey was undertaken over a period of one day (13/9/2021) by Stuart Huys (CHMA archaeologist) and Rocky Sainty (Aboriginal Heritage Officer). The field survey assessment was focused in the northern portion of the property, north of Meadowbank Road, in the area where the proposed development footprint is located. A total of 4.1km of survey transects were walked across this area, with the average width of each transect being 10m. This equates to a survey coverage of 41 000m². The survey transects were aligned to cover all parts of the northern portion of the property, with a specific focus on the proposed locations for the infrastructure specified in section 1.1 of this report. The transects also covered the section of Meadowbank Road that runs through the property. Figure 9 shows the alignment of the survey transects walked by the field team.

Surface Visibility
Surface Visibility refers to the extent to which the actual soils of the ground surface are available for inspection. There are a number of factors that can affect surface visibility, including vegetation cover, surface water and the presence introduced gravels or materials.

Surface visibility across the inspected areas in the northern portion of the property was estimated to range between 10%-70%, with the estimated average being 40%. This is in the Low-medium range (see Figure 8 for guidelines in estimating surface visibility). However, in the context of Tasmania this level of surface visibility is comparatively good. Importantly, surface visibility across the main proposed infrastructure locations such as the cabin sites and shed was reasonable, ranging between 30% and 40% (see Plates 9-11). There were numerous erosion scalds, vehicle tracks and animal tracks throughout the northern portion of the study area provided locales of improved visibility (see Plates 12-14). In an effort to offset visibility constraints, all areas of improved visibility were inspected by the field team.

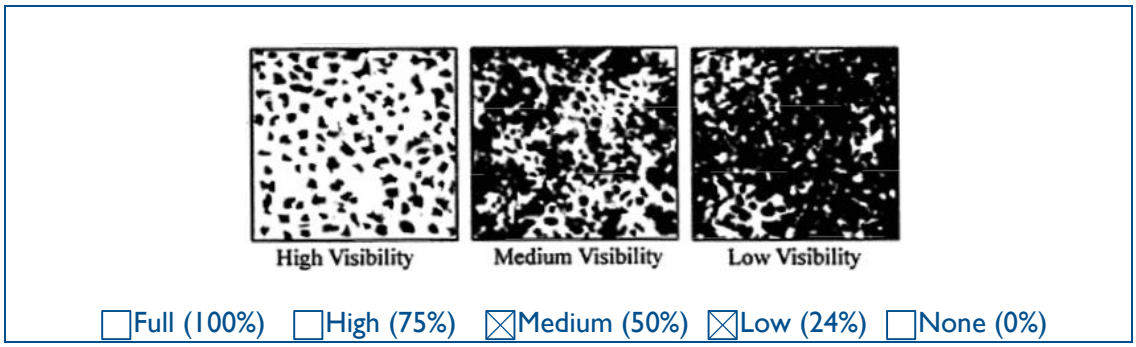

Figure 8: Guidelines for the estimation of surface visibility

Figure 9: Survey transects walked within and in the immediate surrounds of the study area

Effective coverage

Variations in both survey coverage and surface visibility have a direct bearing on the ability of a field team to detect Aboriginal heritage sites, particularly site types such as isolated artefacts and artefact scatters, which are the main site types predicted to occur within the study area. The combination of survey coverage and surface visibility is referred to as effective survey coverage. Table 2 presents the estimated effective survey coverage achieved within the study area, and provides an indication as to the levels of surface visibility within each of the proposed infrastructure footprints. The overall effective coverage is estimated to have been 16 400m². This level of effective coverage is generally considered sufficient for the purposes of determining the likely extent and nature of Aboriginal sites that may be located within the study area.

Table 2: Effective survey coverage across the study area

Portion of Study Area	Total Area Surveyed	Estimated Surface Visibility	Effective Survey Coverage
Cabin 1		40%	
Cabin 2		30%	
Cabin 3		40%	
Shed		50%	
New access track alignment to Cabins		40%	
Total	4 100m x 10m = 41 000m²	40%	16 400m²

Plate 9: View west across the location of Cabin 1, with visibility averaging 40%

Plate 10: View east across the location of Cabin 2, with visibility averaging 30%

Plate 11: View west across the location of Cabin 3, with visibility averaging 40%

Plate 12: View west across a large erosion scald in the north part of the study area

Plate 13: View east across a large erosion scald in the central northern part of the study area

Plate 14: View west along Meadowbank Road providing a transect of improved visibility

Plate 15: View west across a thicky grassed part of the study area on the hill slopes, with visibility at 10%

7.0 Survey Results and Discussion

7.1 Survey Results

During the course of the field survey assessment, the field team identified one Aboriginal site (AH13949). The site is low density artefact scatter comprising seven artefacts. It is positioned on a large erosion scald, on the northern boundary of the study area, on the bank immediately above the southern margins of the lake. The artefacts associated with the site were spread across an area measuring 30m (east-west) x 5m, on a large erosion scald area on the southern edge of the lake. The erosion scald itself measures around 60, (east-west) x 30m north-south. Surface visibility across the site area and broader erosion scald was typically good (50-80%), with the area being lightly grassed and vegetated with patches of wattle regrowth. The field team carried out a detailed inspection of the broader erosion scald area as well as a number of other large erosion scalds along the southern margins of the lake, in close proximity to the site. No additional artefacts or suspected cultural features were identified. Given the good surface visibility conditions in the general surrounds of the site, it is likely that the current recorded spatial extent of the site is reasonably accurate. Soils across the site area comprises loosely consolidated sand deposits. The depth of the sand deposits is estimated to be up to a 1m deep. There is the potential for sub-surface artefact deposits to be associated with site AH13949. Based on the observed surface expression, artefact densities would be expected to be in the low to medium range.

Site AH13949 is situated within a moderately to heavily disturbed context. The site is positioned within a rural farm paddock that has been virtually entirely cleared of native vegetation. The site has been heavily eroded by down-slope water run off. In addition, the southern bank of the lake, immediately to the north of the site is steadily being eroded away by wave action. As a result, any artefact deposits associated with this site will have been disturbed to some extent.

Table 3 provides the summary details for site AH13949, with Figure10 showing the location of the site within the study area. The detailed description and photos for site AH13949 is provided in Appendix 2.

Table 3: Summary details for site AH13949

AH No.	Grid Reference (GDA 94)	Site Type	Site Description
AH13949	E485485 N5284308 E485484 N5284303 E485470 N5284313 E485470 N5284309 E485456 N5284314 E485456 N5284310	Artefact scatter	Low density artefact scatter comprising seven stone artefacts. The site is located on the basal northern side slopes of a series of foothills, just above the highwater mark of south margins of Meadowbank Lake. The artefacts associated with site AH13949 were spread across an area measuring 30m (east-west) x 5m, on a large erosion scald area on the southern edge of the lake.

Site AH13949 is not located within the footprint of any of the proposed infrastructure associated with the development proposal. The proposed location of the cabin 3 footprint is the closest infrastructure to the site. This cabin footprint is situated 40m to the south of the site. Figure 11 shows the location of site AH13949 in relation to the proposed development footprint.

Besides site AH13949, no other Aboriginal heritage sites, suspected features or specific areas of elevated archaeological potential were identified in the study area. As described in section 4.3 of this report, a search of the AHR shows that there no registered Aboriginal sites within or in the immediate vicinity of the study area. On this basis, it is apparent that the current layout for the proposed development at Lot 3 Meadowbank Road will have no direct impacts on any known Aboriginal sites.

The issue then becomes whether the development proposal poses a risk for impacting on any undetected Aboriginal heritage sites or features. As described in section 6 of this report, there were some constraints in surface visibility experienced across the study area, with visibility ranging between 10%-70%, with the estimated average being 40%. Given that there were some visibility constraints, it can't be stated with absolute certainty, that there are no undetected Aboriginal sites located within the study area. With this acknowledged, an average surface visibility of 40% is comparatively good for Tasmania, where dense vegetation cover is a common occurrence. The negative survey findings across the remainder of the study area can therefore be taken as providing a reasonable indication that sites are either absent across the rest of the study area, or alternatively, if sites are present, they are likely to be low density artefact scatters or isolated artefacts representing more sporadic activity. Importantly, surface visibility across the proposed footprint areas of the development proposal (the three cabin sites, the shed and access road) was quite good, ranging between 30%-50%. Soils in these areas were also quite shallow. Taking these factors into account, it is assessed that the potential for undetected Aboriginal sites to be present within the proposed development footprint is significantly reduced.

The field survey assessment was able to confirm that there are no sandstone outcrop features present within the study area that would be suitable for human occupation. Whilst sandstone bedrock is exposed to the surface across much of the study area, the outcroppings are all under 1m in height. As part of the survey assessment, a survey inspection was undertaken of the shoreline to check if there may be any submerged sandstone features in this area. No submerged sandstone features were observed. It should be noted that there are sandstone outcrops present on the steeper hill slopes in the southern portion of the Lot 3 Meadowbank Road property. These outcrops are well outside (to the south) of the boundaries of the study area and were not inspected as part of this assessment. There is some potential for rock shelter features to occur in these areas.

7.2 Further Discussions

The available ethnographic information indicates that the study area was situated within the territory of the Pangerninghe clan from the Big River Nation, who were based around the Clyde-Derwent Junction. Travel across the Big River Nation's

lands was via well maintained and regularly used travelling routes. One of the main travelling routes through to the Highlands region is likely to have followed closely to the River Derwent valley system and the Ouse River valley system. Both river valley systems would have afforded reliable water and plentiful food resources. Additionally, there were numerous sandstone rock shelter features present along sections of both river valleys that afforded comfortable, sheltered camp locations. There would have also been a number of elevated, level and well drained landscape features adjacent to the rivers that would have offered comfortable open campsite locations. These campsites would have been visited on an interim seasonal basis by people from the Big River Nation moving between the Highlands and the coast. Seasonal, short term occupation of these camp locations are likely to leave an archaeological signature of moderate to high artefact deposits.

The study area is located on the lower hill slopes fringing the southern edge of the River Derwent. Prior to the creation of Meadowbank Dam, the study area would have been between 100m to 200m to the south of the main river channel. Occasionally, the hillier terrain fringing these river corridors may have been accessed as part of hunting and foraging activity. However, people are unlikely to have camped on these hill slopes for any duration. The archaeological signature of this activity will most likely be low density artefact scatters and isolated artefacts. Site AH13949 is likely to be representative of this more sporadic activity within these hill slopes fringing the river.

Figure 10: Aerial image showing the location of site AH13949 on the northern boundary of the study area

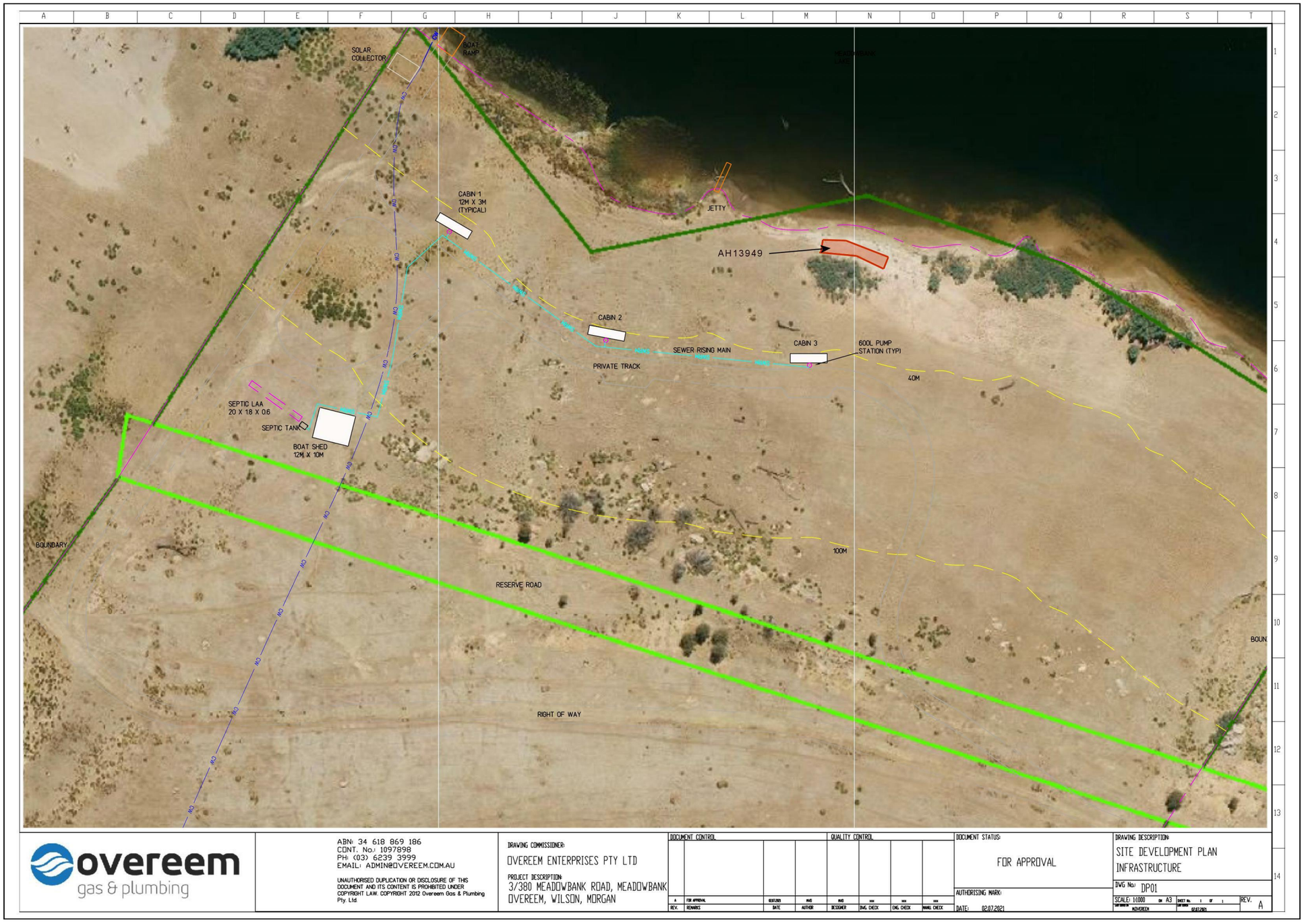

Figure 11: Aerial image showing the location of AH13949 in relation to the proposed development footprint

8.0 Site Significance Assessments

The following provides an outline of the processes used to assess the significance of any cultural heritage sites that were identified during the course of the assessment.

8.1 Assessment Guidelines

There are several different ways of defining types of significance, and many practitioners have developed their own system of significance assessment. However, as Sullivan and Pearson (1995) point out, there seems to be a general advantage in using a set of criteria which is already widely accepted. In Australia cultural significance is usually assessed against the Burra Charter guidelines and the Australian Heritage Commission guidelines (ICOMOS 1988, 1999).

8.2 The Burra Charter

Under the guidelines of the Burra Charter 'cultural significance' refers to the 'aesthetic, historic, scientific, social or spiritual value for past, present or future generations' of a 'place' (ICOMOS 1999:2). The guidelines to the Burra Charter comment:

> *"Although there are a variety of adjectives used in definitions of cultural significance in Australia, the adjectives 'aesthetic', 'historic', 'scientific' and social' ... can encompass all other values".*

The following provides the descriptions given for each of these terms.

Aesthetic Value

Aesthetic value includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and materials of the fabric; the smells and sounds associated with the place and its use (Marquis-Kyle & Walker 1992).

Historic Value

A place may have historic value because it has influenced, or has been influenced by, an historic figure, event, phase or activity. It may also have historic value as the site of an important event. For any given place the significance will be greater where evidence of the association or event survives in situ, or where the settings are substantially intact, than where it has been changed or evidence does not survive. However, some events or associations may be so important that the place retains significance regardless of subsequent treatment (Marquis-Kyle & Walker 1992).

Scientific Value

The scientific or research value of a place will depend upon the importance of the data involved or its rarity, quality or representativeness and on the degree to which the place may contribute further substantial information.

A site or a resource is said to be scientifically significant when its further study may be expected to help current research questions. That is, scientific significance is defined as research potential (Marquis-Kyle & Walker 1992).

Social Value

The social value of a place is perhaps the most difficult value for heritage professionals to substantiate (Johnston 1994). However, social value is broadly defined as 'the qualities for which a place has become a focus of spiritual, political, natural or other cultural sentimental to a majority or minority group' (ICOMOS 1988:30). In What is Social Value, Johnston (1994) has provided a clear definition of social value:

> *"Social value is about collective attachment to places that embody meaning important to a community, these places are usually community owned or publicly accessible or in some other way 'appropriated' into people's daily lives. Such meanings are in addition to other values, such as the evidence of valued aspects of history or beauty, and these meanings may not be apparent in the fabric of the place, and may not be apparent to the disinterested observer". (Johnston 1994:10)*

Although encompassed within the criterion of social value, the spiritual value of a place is a more recent addition to the Burra Charter (ICOMOS 1999:1). Spiritual value is predominantly used to assess places of cultural significance to Indigenous Australians.

The degree to which a place is significant can vary. As Johnston (1994:3) has stated when trying to understand significance a 'variety of concepts [are] used from a geographical comparison ('national', 'state', 'local') to terms such as 'early', 'rare', or 'seminal''. Indeed, the Burra Charter clearly states that when assessing historic significance, one should note that for:

> *"any given place the significance will be greater where evidence of the association or event survives in situ, or where the setting are substantially intact, than where it has been changed or evidence does not survive"*. (ICOMOS 1988:29)

8.3 Significance Criteria Relevant to Indigenous Sites

Indigenous heritage sites and places may have educational, tourism and other values to groups in society. However, their two principal values are likely to be in terms of their cultural / social significance to Aboriginal people and their scientific / archaeological significance. These are the two criteria that are commonly used in establishing the significance of Aboriginal sites. The following provides an explanation of these criteria.

1) Aboriginal Cultural / Social Significance

This relates to the value placed upon a site or suite of sites by the local or regional Aboriginal community. The identification and assessment of those sites that are significant to Aboriginal people is a matter for Aboriginal people. This assessment can only be made by the appropriate Aboriginal representatives of the relevant community.

2) Scientific (Archaeological) Significance

Archaeological significance values (or scientific values) generally are assessed on the potential of a site or place to generate knowledge through archaeological

research or knowledge. Bowdler (1984) states that the scientific significance should be assessed according to timely and specific research questions (research potential) and site representativeness.

Research potential entails the potential of a site or suite of sites for scientific research and excavation. This is measured in terms of a site's ability to provide information on aspects of Aboriginal culture. In this respect, the contents of a site and their state of preservation are important considerations.

Representativeness takes account of how common a site type is (Bowdler 1984). That is, it allows sites to be evaluated with reference to the known archaeological record within the given region. The primary goal of cultural resource management is to afford the greatest protection to a representative sample of sites throughout a region. The corollary of a representative site is the notion of a rare or unique site. These sites may help to understand the patterning of more common sites in the surrounding area, and are therefore often considered of archaeological significance. The concept of a rarity cannot be easily separated from that of representativeness. If a site is determined to be rare, then it will by definition be included as part of the representative sample of that site type.

The concepts of both research potential and representativeness are ever changing variables. As research interests shift and archaeological methods and techniques change, then the criteria for assessing site significance are also re-evaluated. As a consequence, the sample of site types which are used to assess site significance must be large enough to account for the change in these variables.

8.4 Summary Significance Ratings for Recorded Sites

One Aboriginal site has been identified during the course of the present investigations (AH13949). The site has been assessed and allocated a rating of significance, based on the criteria presented in section 8.2. As discussed in section 8.2, Aboriginal sites are usually assessed in terms of their scientific and social significance. The concepts of Aesthetic significance and Historic significance are rarely applied in the assessment of Aboriginal sites unless there is direct evidence for European/Aboriginal contact activity at the site, or the site has specific and outstanding aesthetic values. However, based on advice received from AHT, aesthetic and historic significance values have also been taken into consideration as part of the assessment of site AH13949.

A five tiered rating system has been adopted for the significance assessment; low, low-medium, medium, medium-high and high. Table 4 provides the summary details for significance ratings for site AH13949. A more detailed explanation for the assessment ratings are presented in sections 8.5 to 8.8. A statement of social significance, prepared by Rocky Sainty, is presented in section 9 of this report.

Table 4: Summary significance ratings for the Aboriginal site AH13949

TASI Site Number	Site Type	Scientific Significance	Aesthetic Significance	Historic Significance	Social Significance
AH13949	Artefact scatter	Low-Medium	Medium	N/A	High

8.5 Scientific Significance for Recorded Sites

Archaeological (or scientific) significance values generally are assessed on the potential of a site or place to generate knowledge through archaeological research or knowledge. Bowdler (1984) states that the scientific significance should be assessed according to timely and specific research questions (research potential) and site representativeness. Research potential entails the potential of a site or suite of sites for scientific research and excavation. This is measured in terms of a site's ability to provide information on aspects of Aboriginal culture. In this respect, the contents of a site and their state of preservation are important considerations. Representativeness takes account of how common a site type is (Bowdler 1984).

Site AH13949 is classified as a low density artefact scatter comprising seven artefacts. Isolated artefacts and artefact scatters are two of the most common site types recorded in the Region (as evidenced through the AHR search results) and more broadly, the State of Tasmania. As such, the scientific significance of artefact scatters and isolated artefacts usually relates primarily to their research potential as opposed to the rarity of the site type. The potential exception to this is where comparatively rare artefact types (either tool or stone material types) are represented in assemblages.

In this instance, site AH13949 is assessed as being of low-medium scientific significance. The rationale for this assessment is as follows.

1) The site is a common site type in the region and as such rarity is not a consideration.
2) The artefacts associated with the site comprise tool types (flakes) and stone material types (chert and silcrete) that are commonly represented in artefact assemblages across the region. As such, rarity is again not a consideration.
3) The site has been subject to moderate levels of prior disturbance associated with farming activity and erosion. These disturbances have reduced the research potential of the site to some extent.
4) It is assessed that there is some potential for additional undetected surface artefacts to be associated with site AH13949, however artefact densities are likely to be low to low-moderate. This further limits the research potential of the site.

8.6 Aesthetic Significance for Recorded Sites

Aesthetic value includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and materials of the fabric; the smells and sounds associated with the place and its use (Marquis-Kyle & Walker 1992).

Site AH13949 is situated in a landscape that has been modified through land clearing and farming practices, and the flooding of the River Derwent to create Meadowbank Lake. These land disturbances have reduced the aesthetic setting of the site to some extent. However, the intrinsic nature of the landscape in this area has not been dramatically altered. On this basis, the landscape setting of AH13949 is assessed as being Medium.

8.7 Historic Significance for Recorded Sites

A place may have historic value because it has influenced, or has been influenced by, an historic figure, event, phase or activity. It may also have historic value as the site of an important event. For any given place the significance will be greater where evidence of the association or event survives in situ, or where the settings are substantially intact, than where it has been changed or evidence does not survive. However, some events or associations may be so important that the place retains significance regardless of subsequent treatment (Marquis-Kyle & Walker 1992).

Historic significance is not an attribute often considered when assessing the significance of Aboriginal sites unless there is direct evidence for some form of European/Aboriginal contact activity. In this instance no such evidence exists site AH13949. As such the concept of historic significance is not applicable to this site.

8.8 Significance Under the Aboriginal Heritage Act 1975

In Tasmania, the *Aboriginal Heritage Act 1975* (the Act) is the primary Act for the treatment of Aboriginal cultural heritage. Under Part 1, Section 2(8) of *the Aboriginal Heritage Act 1975*, Aboriginal tradition and significance is defined as follows.

Aboriginal tradition means –

(a) the body of traditions, knowledge, observances, customs and beliefs of Aboriginal people generally or of a particular community or group of Aboriginal people; and

(b) any such tradition, knowledge, observance, custom or belief relating to particular persons, areas, objects or relationships;

significance, of a relic, means significance in accordance with –

(a) the archaeological or scientific history of Aboriginal people; or

(b) the anthropological history of Aboriginal people; or

(c) the contemporary history of Aboriginal people; or

(d) Aboriginal tradition.

In accordance with the *Aboriginal Heritage Standards and Procedures 2018,* Aboriginal heritage assessments in Tasmania have addressed the issue of significance as per the Burra Charter 2013. This approach has been adopted for this assessment (see sections 8.1 to 8.7 above). However, AHT have now advised that in order to ensure compliance with the *Aboriginal Heritage Act 1975* (the Act), assessments are now also to also consider significance and Aboriginal tradition as defined in the Act.

The Act came into effect in 1975, which is several decades before the Burra Charter Guidelines and protocols for determining significance were developed. To a large extent, the definitions of Aboriginal tradition and significance, as defined under Section 2(8) of the Act are covered by the Burra Charter, and have been addressed in this report.

The archaeological or scientific history of Aboriginal people (a) is covered under the concept of Scientific significance. This component of significance, as it relates to site AH13851, have been addressed in detail in sections 8.2, 8.3 and 8.5 of this report.

Aboriginal cultural, social and spiritual significance under the Burra Charter relates to the value placed upon a site or suite of sites by the local or regional Aboriginal community (see sections 8.2 and 8.3 of this report). The definition of Aboriginal tradition, as provided in the Act, is broadly covered under this section of the Burra Charter. As is the anthropological history of Aboriginal people (b), the contemporary history of Aboriginal people (c) and Aboriginal tradition (d).

The notion of Aboriginal cultural, social and spiritual significance, and the assessment of these values is a matter for Aboriginal people and can only be made by the appropriate Aboriginal representatives of the relevant communities. Section 9 of this report presents a statement of cultural/social significance provided by Rocky Sainty for site AH13949, recorded during the current assessment, and the study area as a whole. Rocky Sainty is an experienced Aboriginal Heritage Officer, and a respected member of the Tasmanian Aboriginal community.

As described in section 3 of this report, the available ethnographic information indicates that the study area is situated within land traditionally occupied by the Pangerninghe clan from the Big River Nation. Site AH13949 is one numerous sites recorded along this section of the River Derwent valley system that provide tangible evidence for the occupation of this area by the Pangerninghe clan. The sites are highly important to the contemporary Tasmanian Aboriginal community (see section 9 below).

9.0 Consultation with Aboriginal Communities and Statement of Aboriginal Significance

The designated Aboriginal Heritage Officer (AHO) for this project is Rocky Sainty. One of the primary roles of the Aboriginal Heritage Officer is to consult with Aboriginal community groups. The main purpose of this consultation process is:

- to advise Aboriginal community groups of the details of the project,
- to convey the findings of the Aboriginal heritage assessment,
- to document the Aboriginal social values attributed to Aboriginal heritage resources in the study area,
- to discuss potential management strategies for Aboriginal heritage sites, and
- to document the views and concerns expressed by the Aboriginal community representatives.

Aboriginal Heritage Tasmania (AHT) has recently advised that there have been some changes to the accepted approach to Aboriginal community consultation, based on recommendations made by the AHC on 28 April 2017. These changes relate to cases where the AHC consider it may be sufficient for a Consulting Archaeologist (CA) or Aboriginal Heritage Officer (AHO) to consult only with the Aboriginal Heritage Council.

The Council recommended that consultation with an Aboriginal community organisation is not required for a proposed project when:
There are less than 10 isolated artefacts that are not associated with any other nearby heritage; or
The impact of the project on Aboriginal heritage:

- is not significant; or
- will not destroy the heritage; or
- affects only part of the outer approximately 20% of a buffer around a registered site

The CA and AHO will need to demonstrate in Aboriginal heritage reports including map outputs:

- that the proposed impact on the Aboriginal heritage within the project area is not significant and why;
- that the project activity will not destroy the heritage;
- that the proposed impact to the site buffer is not adjacent to a significant component of the registered site polygon.

One Aboriginal site was identified during the field survey of the study area at Lot 3 Meadowbank Road (site AH13949, which is an artefact scatter). The site is not located within the proposed development footprint and is not under any direct threat of impact from the development. Recommendations have been put in place to ensure that the site is not inadvertently impacted during development activity (see section 11 of this report).

No other Aboriginal heritage sites, suspected cultural features or specific areas of archaeological potential were identified within or in the immediate vicinity of the study area. As described in section 4.3 of this report, a search of the AHR shows that there no registered Aboriginal sites within or in the immediate vicinity of the study area. On this basis, it is apparent that the proposed development at Lot 3 Meadowbank Road will have no direct impacts on any known Aboriginal sites. It is assessed that there is a low to very low potential for the development to impact on any undetected Aboriginal heritage values.

Given the above, the report for this assessment has been provided to a select range of Aboriginal organisations in the State for information purposes. The report has also been provided to AHT for review and comment. Rocky Sainty has provided a statement of the Aboriginal cultural values attributed to site AH13949, and the study area as a whole. This statement is presented below.

Statement of Cultural/Social Significance by Rocky Sainty
Aboriginal heritage provides a direct link to the past, however is not limited to the physical evidence of the past. It includes both tangible and intangible aspects of culture. Physical and spiritual connection to land and all things within the landscape has been, and continues to be, an important feature of cultural expression for Aboriginal people since creation.

Physical evidence of past occupation of a specific place may include artefacts, living places (middens), rock shelters, markings in rock or on the walls of caves and/or rock shelters, burials and ceremonial places. Non-physical aspects of culture may include the knowledge (i.e. stories, song, dance, weather patterns, animal, plant and marine resources for food, medicines and technology) connected to the people and the place.

*While so much of the cultural landscape that was **lutruwita** (Tasmania) before invasion and subsequent colonization either no longer exists, or has been heavily impacted on, these values continue to be important to the Tasmanian Aboriginal community, and are relevant to the region of the project proposal.*

We identified one Aboriginal site during our survey assessment of the Lot 3 Meadowbank Road development proposal. This site (AH13949) is an artefact scatter. I have read the CHMA significance rating for site AH13949, and whilst I agree with the scientific significance of Low-medium, I would advocate that this site is of high cultural significance. Site AH13949 is one of many Aboriginal heritage sites that have been recorded along the River Derwent. These sites are highly important to the Tasmania Aboriginal community as they provide physical evidence of the occupation of the area by our old people.

My understanding is that site AH13949 is located outside the proposed development footprint, and is therefore not going to be directly impacted. I support the recommendations presented in this report to protect the site from accidental impacts during construction.

We did not identify any Aboriginal sites throughout the remainder of the study area, and I am satisfied that there is a very low potential for any undetected Aboriginal sites to be present. On this basis, I am confident that the proposed development will not impact on Aboriginal cultural heritages sites or features.

10.0 Statutory Controls and Legislative Requirements

The following provides an overview of the relevant State and Federal legislation that applies for Aboriginal heritage within the state of Tasmania.

10.1 State Legislation

In Tasmania, the *Aboriginal Heritage Act 1975* (the Act) is the primary Act for the treatment of Aboriginal cultural heritage. The Act is administered by the Minister for Aboriginal Affairs through Aboriginal Heritage Tasmania (AHT) in the Department of Primary Industries, Parks, Water and the Environment (DPIPWE). AHT is the regulating body for Aboriginal heritage in Tasmania and '[n]o fees apply for any application to AHT for advice, guidance, lodgement or permit application'.

The Act applies to 'relics' which are any object, place and/or site that is of significance to the Aboriginal people of Tasmania (as defined in section 2(3) of the Act). The Act defines what legally constitutes unacceptable impacts on relics and a process to approve impacts when there is no better option. Aboriginal relics are protected under the Act and it is illegal to destroy, damage, deface, conceal or otherwise interfere with a relic, unless in accordance with the terms of a permit granted by the Minister. It is illegal to sell or offer for sale a relic, or to cause or permit a relic to be taken out of Tasmania without a permit (section 2(4) qualifies and excludes 'objects made, or likely to have been made, for purposes of sale').

Section 10 of the Act sets out the duties and obligations for persons owning of finding an Aboriginal relic. Under section 10(3) of the Act, a person shall, as soon as practicable after finding a relic, inform the Director or an authorised officer of the find.

It should be noted that with regard to the discovery of suspected human skeletal remains, the *Coroners Act 1995* takes precedence. The *Coroners Act 1995* comes into effect initially upon the discovery of human remains, however once determined to be Aboriginal the *Aboriginal Heritage Act* overrides the *Coroners Act.*

In August 2017, the Act was substantively amended and the title changed from the *Aboriginal Relics Act 1975*. As a result, the AHT *Guidelines to the Aboriginal Heritage Assessment Process* were replaced by the *Aboriginal Heritage Standards and Procedures*. The Standards and Procedures are named in the statutory *Guidelines* of the Act issued by the Minister under section 21A of the Act. Other amendments include:

- An obligation to fully review the Act within three years.
- Increases in maximum penalties for unlawful interference or damage to an Aboriginal relic. For example, maximum penalties (for deliberate acts) are 10,000 penalty unites (currently $1.57 million) for bodies corporate other than small business entities and 5,000 penalty units (currently $785,000) for individuals or small business entities; for reckless or negligent offences, the maximum penalties are 2,000 and 1,000 penalty units respectively (currently $314,000 and $157,000). Lesser offences are also defined in sections 10, 12, 17 and 18.

- Prosecution timeframes have been extended from six months to two years.
- The establishment of a statutory Aboriginal Heritage Council to advise the Minister.

Section 21(1) specifies the relevant defence as follows: "It is a defence to a prosecution for an offence under section 9 or 14 if, in relation to the section of the Act which the defendant is alleged to have contravened, it is proved … that, in so far as is practicable … the defendant complied with the guidelines".

10.2 Commonwealth Legislation

There are also a number of Federal Legislative Acts that pertain to cultural heritage. The main Acts being; *The Australian Heritage Council Act 2003*, *The Aboriginal and Torres Strait Islander Heritage Protection Act 1987* and the *Environment Protection and Biodiversity Conservation Act 1999*

Australian Heritage Council Act 2003 (Comm)

The *Australian Heritage Council Act 2003* defines the heritage advisory boards and relevant lists, with the Act's Consequential and Transitional Provisions repealing the Australian Heritage Commission Act 1975. The Australian Heritage Council Act, like the Australian Heritage Commission Act, does not provide legislative protection regarding the conservation of heritage items in Australia, but has compiled a list of items recognised as possessing heritage significance to the Australian community. The Register of the National Estate, managed by the Australian Heritage Council, applies no legal constraints on heritage items included on this list.

***The Aboriginal and Torres Strait Islander Heritage Protection Act 1987*.**

This Federal Act is administered by the Department of Sustainability, Environment, Water, Populations and Communities (SEWPaC) with the Commonwealth having jurisdiction. The Act was passed to provide protection for the Aboriginal heritage, in circumstances where it could be demonstrated that such protection was not available at a state level. In certain instances, the Act overrides relevant state and territory provisions.

The major purpose of the Act is to preserve and protect from injury and desecration, areas and objects of significance to Aborigines and Islanders. The Act enables immediate and direct action for protection of threatened areas and objects by a declaration from the Commonwealth minister or authorised officers. The Act must be invoked by, or on behalf of an Aboriginal or Torres Strait Islander or organisation.

Any Aboriginal or Torres Strait Islander person or organization may apply to the Commonwealth Minister for a temporary or permanent 'Stop Order' for protection of threatened areas or objects of significant indigenous cultural heritage.
The Commonwealth Act 'overrides' State legislation if the Commonwealth Minister is of the opinion that the State legislation (or undertaken process) is insufficient to protect the threatened areas or objects. Thus, in the event that an application is made to the Commonwealth Minister for a Stop Order, the Commonwealth Minister will, as a matter of course, contact the relevant State Agency to ascertain what

protection is being imposed by the State and/or what mitigation procedures have been proposed by the landuser/developer.

In addition to the threat of a 'Stop Order' being imposed, the Act also provides for the following:

- If the Federal Court, on application from the Commonwealth Minister, is satisfied that a person has engaged or is proposing to engage in conduct that breaches the 'Stop Order', it may grant an injunction preventing or stopping such a breach (s.26). Penalties for breach of a Court Order can be substantial and may include a term of imprisonment;
- If a person contravenes a declaration in relation to a significant Aboriginal area, penalties for an individual are a fine up to $10,000.00 and/or 5 years gaol and for a Corporation a fine up to $50,000.00 (s.22);
- If the contravention is in relation to a significant Aboriginal object, the penalties are $5,000.00 and/or 2 years gaol and $25,000.00 respectively (s.22);
- In addition, offences under s.22 are considered 'indictable' offences that also attract an individual fine of $2,000 and/or 12 months gaol or, for a Corporation, a fine of $10,000.00 (s.23). Section 23 also includes attempts, inciting, urging and/or being an accessory after the fact within the definition of 'indictable' offences in this regard.

The Commonwealth Act is presently under review by Parliament and it is generally accepted that any new Commonwealth Act will be even more restrictive than the current legislation.

Environment Protection and Biodiversity Conservation Act 1999 (Comm)
This Act was amended, through the Environment and Heritage Legislation Amendment Act (No1) 2003 to provide protection for cultural heritage sites, in addition to the existing aim of protecting environmental areas and sites of national significance. The Act also promotes the ecologically sustainable use of natural resources, biodiversity and the incorporation of community consultation and knowledge.

The 2003 amendments to the *Environment Protection and Biodiversity Conservation Act 1999* have resulted in the inclusion of indigenous and non-Indigenous heritage sites and areas. These heritage items are defined as:
'indigenous heritage value of a place means a heritage value of the place that is of significance to indigenous persons in accordance with their practices, observances, customs, traditions, beliefs or history;

Items identified under this legislation are given the same penalty as actions taken against environmentally sensitive sites. Specific to cultural heritage sites are §324A-324ZB.

Environment and Heritage Legislation Amendment Act (No1) 2003 (Comm)
In addition to the above amendments to the *Environment Protection and Biodiversity Conservation Act 1999* to include provisions for the protection and conservation of heritage, the Act also enables the identification and subsequent listing of items for

the Commonwealth and National Heritage Lists. The Act establishes the *National Heritage List*, which enables the inclusion of all heritage, natural, Indigenous and non-Indigenous, and the *Commonwealth Heritage List*, which enables listing of sites nationally and internationally that are significant and governed by Australia.

In addition to the *Aboriginal and Torres Strait Islander Heritage Protection Act 1987*, amendments made to the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)* enables the identification and subsequent listing of indigenous heritage values on the Commonwealth and/or National Heritage Lists (ss. 341D & 324D respectively). Substantial penalties (and, in some instances, gaol sentences) can be imposed on any person who damages items on the National or Commonwealth Heritage Lists (ss. 495 & 497) or provides false or misleading information in relation to certain matters under the Act (ss.488-490). In addition, the wrongdoer may be required to make good any loss or damage suffered due to their actions or omissions (s.500).

11.0 Aboriginal Cultural Heritage Management Plan

Heritage management options and recommendations provided in this report are made on the basis of the following criteria.

- Background research into the extant archaeological and ethno-historic record for the study area and the surrounding region (see sections 3 and 4 of this report).
- The results of the investigation as documented in this report (see section 7)
- Consultation with Aboriginal Heritage Officer Rocky Sainty and the outcomes of the Aboriginal community consultation (see section 9)
- The legal and procedural requirements as specified in the *Aboriginal Heritage Act 1975* (see section 10).

Recommendation 1 (Conservation and Protection of Site AH13949)
Grid references: (GDA 94)

- **E485485 N5284308**
- **E485484 N5284303**
- **E485470 N5284313**
- **E485470 N5284309**
- **E485456 N5284314**
- **E485456 N5284310**

Site AH13949 is low density artefact scatter (7 artefacts). The site has been assessed as being of Low-medium scientific significance and high social significance. The grid references above denote the recorded site boundaries, with Figure 12 showing the spatial extent of the site.

Site AH13949 is not located within the footprint of any of the proposed infrastructure associated with the development proposal. The proposed location of the cabin 3 footprint is the closest infrastructure to the site. This cabin footprint is situated 40m to the south of the site.

It is recommended that site AH13949 is conserved in-situ and protected from any future proposed development works on Lot 3 Meadowbank Road. To this end, the following measures should be implemented.

- The spatial extent of site AH13949 should be plotted onto any design plans for the development and it noted that the site is not to be impacted.
- Any contractors undertaking construction works on the property should be made aware of the presence of site AH13949 and informed that the site is not to be impacted.
- In terms of medium and long term management of the site, the site area should be allowed to naturally re-vegetate, which will assist in stabilisation of exiting erosion activity. It is noted that re-vegetation has already started to occur across the site area. If wave erosion along the foreshore in front of site AH13949 continues, then consideration should be given to stabilising the base of the eroded banks with rocks. This should be done without any impacts to the recorded boundaries of the site.

As specified in section 10.1 of this report, all Aboriginal relics are protected under the *Aboriginal Heritage Act 1975* (The Act). It is illegal to destroy, damage, deface, conceal or otherwise interfere with a relic, unless in accordance with the terms of a permit granted by the Minister. Therefore, if there is a risk of site AH13949 being impacted by proposed development works, then the proponent will need to apply for and obtain a permit to impact the site prior to any works proceeding.

Recommendation 2 (The Remainder of the study area)
Besides site AH13949, no other Aboriginal heritage sites, suspected features or specific areas of elevated archaeological potential were identified within the study area on Lot 3 Meadowbank Road. A search of the AHR shows that there are no other registered Aboriginal sites situated within or in the immediate vicinity of the study area. It is assessed that there is a low potential for undetected Aboriginal heritage sites to be present in the proposed development footprint. On this basis it is advised that there are no other Aboriginal heritage constraints to development works proceeding.

Recommendation 3 (General Recommendations)
If previously undetected Aboriginal heritage sites, objects or suspected features are located during the course of the proposed development works, the processes outlined in the Unanticipated Discovery Plan should be followed (see Appendix 3). A copy of the Unanticipated Discovery Plan (UDP) should be kept on site during all ground disturbance work. All construction personnel should be made aware of the Unanticipated Discovery Plan and their obligations under the *Aboriginal Heritage Act 1975* (the Act).

Copies of this report should be submitted to Aboriginal Heritage Tasmania (AHT) and the Aboriginal Heritage Council (AHC) for review and comment.

Figure 12: Aerial image showing the location and spatial extent of site AH13949

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Glossary of Terms

Aboriginal Archaeological Site
A site is defined as any evidence (archaeological features and/or artefacts) indicating past Aboriginal activity, and occurring within a context or place relating to that activity. The criteria for formally identifying a site in Australia vary between States and Territories.

Artefact
A portable object that has been humanly made or modified (see also stone artefact).

Assemblage (lithic)
A collection of complete and fragmentary stone artefacts and manuports obtained from an archaeological site, either by collecting artefacts scattered on the ground surface, or by controlled excavation.

Broken Flake
A flake with two or more breakages, but retaining its area of break initiation.

Chert
A highly siliceous rock type that is formed biogenically from the compaction and precipitation of the silica skeletons of diatoms. Normally there is a high percentage of cryptocrystalline quartz. Like chalcedony, chert was valued by Aboriginal people as a stone material for manufacturing stone tools. The rock type often breaks by conchoidal (shell like) fracture, providing flakes that have hard, durable edges.

Cobble
Water worn stones that have a diameter greater than 64mm (about the size of a tennis ball) and less than 256mm (size of a basketball).

Core
A piece of stone, often a pebble or cobble, but also quarried stone, from which flakes have been struck for the purpose of making stone tools.

Core Fragments
A piece of core, without obvious evidence of being a chunky primary flake.

Cortex
The surface of a piece of stone that has been weathered by chemical and/or physical means.

Debitage
The commonly used term referring to the stone refuse discarded from knapping. The manufacturing of a single implement may result in the generation of a large number of pieces of debitage in an archaeological deposit.

Flake (general definition)
A piece of stone detached from a nucleus such as a core. A complete or substantially complete flake of lithic material usually shows evidence of hard indenter initiation, or occasional bending initiation. The most common type of flake is the 'conchoidal flake'. The flake's primary fracture surface (the ventral or inside surface) exhibits features such as fracture initiation, bulb of force, and undulations and lances that indicate the direction of the fracture front.

Flake fragment
An artefact that does not have areas of fracture initiation, but which displays sufficient fracture surface attributes to allow identification as a stone artefact fragment.

Flake portion (broken flake)
The proximal portion of a flake retaining the area of flake initiation, or a distal portion of a flake that retains the flake termination point.

Flake scraper
A flake with retouch along at least one margin. The character of the retouch strongly suggests shaping or rejuvenation of a cutting edge.

Nodules
Regular or irregular cemented masses or nodules within the soil. Also referred to as concretions and buckshot gravel. Cementing agents may be iron and/or manganese oxides, calcium carbonate, gypsum etc. Normally formed in situ and commonly indicative of seasonal waterlogging or a fluctuating chemical environment in the soil such as; oxidation and reduction, or saturation and evaporation. Nodules can be redistributed by erosion. (See also 'concretion').

Pebble
By geological definition, a waterworn stone less than 64 mm in diameter (about the size of a tennis ball). Archaeologists often refer to waterworn stones larger than this as pebbles though technically they are cobbles.

Quartz
A mineral composed of crystalline silica. Quartz is a very stable mineral that does not alter chemically during weathering or metamorphism. Quartz is abundantly common and was used by Aboriginal people throughout Australia to make light-duty cutting tools. Despite the often unpredictable nature of fracture in quartz, the flakes often have sharp cutting edges.

Quartzite
A hard silica rich stone formed in sandstone that has been recrystallised by heat (metaquartzite) or strengthened by slow infilling of silica in the voids between the sand grains (Orthoquartzite).

Retouch (on stone tools)
An area of flake scars on an artefact resulting from intentional shaping, resharpening, or rejuvenation after breakage or blunting of a cutting edge. In resharpening a cutting edge the retouch is invariably found only on one side (see also 'indeterminate retouched piece', retouch flake' etc).

Scraper
A general group of stone artefacts, usually flakes but also cores, with one or more retouched edges thought to have been used in a range of different cutting and scraping activities. A flake scraper is a flake with retouch along at least one margin, but not qualifying for attribution to a more specific implement category. Flake scrapers sometimes also exhibit use-wear on the retouched or another edge.

Silcrete
A hard, fine grained siliceous stone with flaking properties similar to quartzite and chert. It is formed by the cementing and/or replacement of bedrock, weathering deposits, unconsolidated sediments, soil or other material, by a low temperature physico-chemical process. Silcrete is essentially composed of quartz grains cemented by microcrystalline silica. The clasts in silcrete bare most often quartz grains but may be chert or chalcedony or some other hard mineral particle. The mechanical properties and texture of silcrete are equivalent to the range exhibited by chert at the fine-grained end of the scale and with quartzite at the coarse-grained end of the scale. Silcrete was used by Aboriginal people throughout Australia for making stone tools.

Site Integrity
The degree to which post-depositional disturbance of cultural material has occurred at a site.

Stone Artefact
A piece (or fragment) of stone showing evidence of intentional human modification.

Stone procurement site
A place where stone materials is obtained by Aboriginal people for the purpose of manufacturing stone artefacts. In Australia, stone procurement sites range on a continuum from pebble beds in water courses (where there may be little or no evidence of human activity) to extensively quarried stone outcrops, with evidence of pits and concentrations of hammerstones and a thick layer of knapping debris.

Stone tool
A piece of flaked or ground stone used in an activity, or fashioned for use as a tool. A synonym of stone tool is ‘implement’. This term is often used by archaeologists to describe a flake tool fashioned by delicate flaking (retouch).

Use wear
Macroscopic and microscopic damage to the surfaces of stone tools, resulting from its use. Major use-wear forms are edge fractures, use-polish and smoothing, abrasion, and edge rounding bevelling.

Appendix 1

Gazetteer of Recorded Sites

AH No.	Grid Reference (GDA 94)	Site Type	Site Description
AH13949	E485485 N5284308 E485484 N5284303 E485470 N5284313 E485470 N5284309 E485456 N5284314 E485456 N5284310	Artefact scatter	Low density artefact scatter comprising seven stone artefacts. The site is located on the basal northern side slopes of a series of foothills, just above the highwater mark of south margins of Meadowbank Lake. The artefacts associated with site AH13949 were spread across an area measuring 30m (east-west) x 5m, on a large erosion scald area on the southern edge of the lake. *Artefact details* - Brown chert flake 62mm x 59mm x 5mm (usewear on lateral margin) - Brown silcrete flake 64mm x 49mm x 6mm - Brown chert flake 83mm x 69mm x 37mm (usewear on lateral margin) - Crème chert flake 31mm x 28mm x 4mm - Brown silcrete flake 56mm x 39mm x 12mm (usewear on distal margin) - Grey chert flake 53mm x 42mm x 12mm - White silcrete flake 33mm x 20mm x 4mm

Appendix 2

Detailed Site Description

Site Name: AH13949
Site Type: Artefact scatter
Grid Reference GDA94)

- **E485485 N5284308**
- **E485484 N5284303**
- **E485470 N5284313**
- **E485470 N5284309**
- **E485456 N5284314**
- **E485456 N5284310**

Site Description

Site AH13949 is classified as a low density artefact scatter comprising seven stone artefacts. The site is located on a private rural property (Lot 3 Meadowbank Road), on the southern margins of Meadowbank Lake in the Southern Highlands Region of Tasmania.

The site is positioned on the basal northern side slopes of a series of foothills associated with Mount Bethune, just above the highwater mark of Meadowbank Lake. The hill slope gradients where site AH13949 is located is in the range of between 2º to 5º.

Meadowbank Lake is an artificial body of water that has formed through the damming of this section of the River Derwent. It is estimated that the rock shelter feature would have been located around 100m to 200m to the south of the original river channel.

The artefacts associated with site AH13949 were spread across an area measuring 30m (east-west) x 5m, on a large erosion scald area on the southern edge of the lake. The erosion scald itself measures around 60, (east-west) x 30m north-south. Surface visibility across the site area and broader erosion scald was typically good (50-80%), with the area being lightly grassed and vegetated with patches of wattle regrowth. The field team carried out a detailed inspection of the broader erosion scald area as well as a number of other erosion scalds along the southern margins of the lake, in close proximity to the site. No additional artefacts or suspected cultural features were identified. Given the good surface visibility conditions in the general surrounds of the site, it is likely that the current recorded spatial extent of the site is reasonably accurate. Soils across the site area comprises loosely consolidated sand deposits. These sands have been derived from the decomposition of the parent bedrock and has washed down slope, accumulating along the margins of the lake. The depth of the sand deposits is estimated to be up to a 1m deep. There is the potential for sub-surface artefact deposits to be associated with site AH13949. Based on the observed surface expression, artefact densities would be expected to be in the low to medium range.

Site AH13949 is situated within a moderately to heavily disturbed context. The site is positioned within a rural farm paddock that has been virtually entirely cleared of native vegetation. The area is currently being re-vegetated by wattle regrowth. The site has been heavily eroded by down-slope water run off. In addition, the southern

bank of the lake, immediately to the north of the site is steadily being eroded away by wave action. As a result, any artefact deposits associated with this site will have been disturbed to some extent.

Artefact details

- Brown chert flake 62mm x 59mm x 5mm (usewear on lateral margin)
- Brown silcrete flake 64mm x 49mm x 6mm
- Brown chert flake 83mm x 69mm x 37mm (usewear on lateral margin)
- Crème chert flake 31mm x 28mm x 4mm
- Brown silcrete flake 56mm x 39mm x 12mm (usewear on distal margin)
- Grey chert flake 53mm x 42mm x 12mm
- White silcrete flake 33mm x 20mm x 4mm

Plate 1: View west at the location of site AH13949

Plate 2: View east at the location of site AH13949

Plate 3: View east at the eroded southern lake bank in front of site AH13949

Plate 4: Brown chert flake from site AH13949

Plate 5: Brown chert flake from site AH13949

Plate 6: White silcrete flake from site AH13949

Appendix 3

Unanticipated Discovery Plan

Unanticipated Discovery Plan

Procedure for the management of unanticipated discoveries of Aboriginal relics in Tasmania

For the management of unanticipated discoveries of Aboriginal relics in accordance with the *Aboriginal Heritage Act 1975* and the *Coroners Act 1995*. The Unanticipated Discovery Plan is in two sections.

Discovery of Aboriginal Relics other than Skeletal Material

Step 1:

Any person who believes they have uncovered Aboriginal relics should notify all employees or contractors working in the immediate area that all earth disturbance works must cease immediately.

Step 2:

A temporary 'no-go' or buffer zone of at least 10m x 10m should be implemented to protect the suspected Aboriginal relics, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected Aboriginal relics have been assessed by a consulting archaeologist, Aboriginal Heritage Officer or Aboriginal Heritage Tasmania staff member.

Step 3:

Contact Aboriginal Heritage Tasmania on **1300 487 045** as soon as possible and inform them of the discovery. Documentation of the find should be emailed to **aboriginal@heritage.tas.gov.au** as soon as possible. Aboriginal Heritage Tasmania will then provide further advice in accordance with the *Aboriginal Heritage Act 1975*.

Discovery of Skeletal Material

Step 1:

Call the Police immediately. Under no circumstances should the suspected skeletal material be touched or disturbed. The area should be managed as a crime scene. It is a criminal offence to interfere with a crime scene.

Step 2:

Any person who believes they have uncovered skeletal material should notify all employees or contractors working in the immediate area that all earth disturbance works cease immediately.

Step 3:

A temporary 'no-go' or buffer zone of at least 50m x 50m should be implemented to protect the suspected skeletal material, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected skeletal remains have been assessed by the Police and/or Coroner.

Step 4:

If it is suspected that the skeletal material is Aboriginal, Aboriginal Heritage Tasmania should be notified.

Step 5:

Should the skeletal material be determined to be Aboriginal, the Coroner will contact the Aboriginal organisation approved by the Attorney-General, as per the *Coroners Act 1995*.

Guide to Aboriginal site types

Stone Artefact Scatters

A stone artefact is any stone or rock fractured or modified by Aboriginal people to produce cutting, scraping or grinding implements. Stone artefacts are indicative of past Aboriginal living spaces, trade and movement throughout Tasmania. Aboriginal people used hornfels, chalcedony, spongelite, quartzite, chert and silcrete depending on stone quality and availability. Stone artefacts are typically recorded as being 'isolated' (single stone artefact) or as an 'artefact scatter' (multiple stone artefacts).

Shell Middens

Middens are distinct concentrations of discarded shell that have accumulated as a result of past Aboriginal camping and food processing activities. These sites are usually found near waterways and coastal areas, and range in size from large mounds to small scatters. Tasmanian Aboriginal middens commonly contain fragments of mature edible shellfish such as abalone, oyster, mussel, warrener and limpet, however they can also contain stone tools, animal bone and charcoal.

Rockshelters

An occupied rockshelter is a cave or overhang that contains evidence of past Aboriginal use and occupation, such as stone tools, middens and hearths, and in some cases, rock markings. Rockshelters are usually found in geological formations that are naturally prone to weathering, such as limestone, dolerite and sandstone

Quarries

An Aboriginal quarry is a place where stone or ochre has been extracted from a natural source by Aboriginal people. Quarries can be recognised by evidence of human manipulation such as battering of an outcrop, stone fracturing debris or ochre pits left behind from processing the raw material. Stone and ochre quarries can vary in terms of size, quality and the frequency of use.

Rock Marking

Rock marking is the term used in Tasmania to define markings on rocks which are the result of Aboriginal practices. Rock markings come in two forms; engraving and painting. Engravings are made by removing the surface of a rock through pecking, abrading or grinding, whilst paintings are made by adding pigment or ochre to the surface of a rock.

Burials

Aboriginal burial sites are highly sensitive and may be found in a variety of places, including sand dunes, shell middens and rock shelters. Despite few records of pre-contact practices, cremation appears to have been more common than burial. Family members carried bones or ashes of recently deceased relatives. The Aboriginal community has fought long campaigns for the return of the remains of ancestral Aboriginal people.

Further information on Aboriginal Heritage is available from:

Aboriginal Heritage Tasmania
Natural and Cultural Heritage Division
Department of Primary Industries, Parks, Water and Environment
GPO Box 44 Hobart TAS 7001

Telephone: **1300 487 045**
Email: **aboriginal@heritage.tas.gov.au**
Web: **www.aboriginalheritage.tas.gov.au**

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Proposed Residential Development – Lot 3, 380 Meadowbank Road, Meadowbank

Bushfire Hazard Report

Applicant: Overeem Gas and Plumbing

December 2021 J5375v1.0

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Attachment 1 – Bushfire Hazard Management Plan
Attachment 2 - Certificate of Others (form 55)

Disclaimer

The measures contained in Australian Standard 3959-2018 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions.

Reasonable steps have been taken to ensure that the information contained within this report is accurate and reflects the conditions on and around the lot at the time of assessment. The assessment has been based on the information provided by you or your designer.

Authorship

This report was prepared by Mark Van den Berg BSc. (Hons.) FPO (planning) of Geo Environmental Solutions. Base data for mapping: TasMap, Digital and aerial photography: Mark Van den Berg, GoogleEarth.

1.0 Purpose

This bushfire hazard report is intended to provide information in relation to the proposal. It will demonstrate compliance with the *Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas (transitional), version 2.2 6th February 2020*. Provide a certificate of others (form 55) as specified by the Director of Building Control for bushfire hazard and give guidance by way of a certified bushfire hazard management plan which shows a means of protection from bushfires in a form approved by the Chief Fire Officer of the Tasmania Fire Service.

2.0 Summary

Site details & compliance

Title reference	163527/3
PID	9932850
Address	Lot 3, 380 Meadowbank Road, Meadowbank
Applicant	Overeem Gas and Plumbing
Municipality	Central Highlands
Planning Scheme	Central Highlands Interim Planning Scheme 2015
Zoning	Rural Resource
Land size	~23.1
Bushfire Attack Level	BAL-12.5
Certificate of others (form 55)	Complete and attached
Bushfire Hazard Management Plan	Certified & Attached

Development of a three (3) new class 1a buildings at Lot 3, 380 Meadowbank Road, Meadowbank requires demonstrated compliance with the *Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas (transitional), version 2.2 6th February 2020*, the site is located in a bushfire prone area. The Bushfire attack level has been determined as 'BAL-12.5', provisions for property access and water supplies for firefighting will be required as detailed in this report and the Bushfire Hazard Management Plan (BHMP).

3.0 Introduction

This bushfire hazard report has been completed to form part of supporting documentation for a building permit application for the proposed development. The proposed development site has been identified as being in a bushfire prone area. A site-specific bushfire hazard management plan has been provided for compliance purposes.

4.0 Proposal

It is proposed that three (3) new class 1a buildings be developed at Lot 3, 380 Meadowbank Road, Meadowbank (appendix B). Construction standards for buildings, property access, water supplies for firefighting and hazard management areas will be required (as appropriate) to meet the standards outlined in the *'Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional), version 2.2 6th February 2020'* and '*Australian Standard 3959-2018 Construction of Buildings in Bushfire-prone Areas.*

5.0 Bushfire Attack Level (BAL) Assessment

5.1 Methods

The Bushfire attack level has been determined through the application of section 2 of AS3959-2018 'Simplified Procedure'. Vegetation has been classified using a combination of onsite observations and remotely sensed data to be consistent with table 2.3 of AS359-2018. Slope and distances have been determined by infield measurement and/or the use of remotely sensed data (aerial/satellite photography, GIS layers from various sources) analysed with proprietary software systems. Where appropriate vegetation has been classified as low threat.

5.2 Site Description

The proposal is located at Lot 3, 380 Meadowbank Road, Meadowbank, in the municipality of Central Highlands and is zoned Rural Resource under the Central Highlands Interim Planning Scheme 2015. Access to the lot will be by an existing crossover from Meadowbank Road, a council-maintained road. The lot is ~23.1, is rectangular in shape and is located approximately 4.2km south of the township of Hamilton (Figure 1).

Adjacent lands surrounding the lot are zoned rural resource and carries bushfire prone vegetation. At a landscape scale the lot occurs on the southern banks of Lake Meadowbank within a rural setting characterised by predominantly grassland with native forest vegetation further to the south. The lot has moderate slopes with a northerly aspect and is likely to have a significant effect on fire behaviour. Vegetation surrounding the lot was assessed (Tables 1-3) and described as 'grassland' (as per AS3959-2018). The classified vegetation potentially having the greatest impact on the site occurs on every azimuth of the site (Figure 2). The vegetation classification system as defined in AS 3959-2018 Table 2.3 and Figure 2.4 (A to H) has been used to determine vegetation types within 100 metres of the site (Tables 1-3).

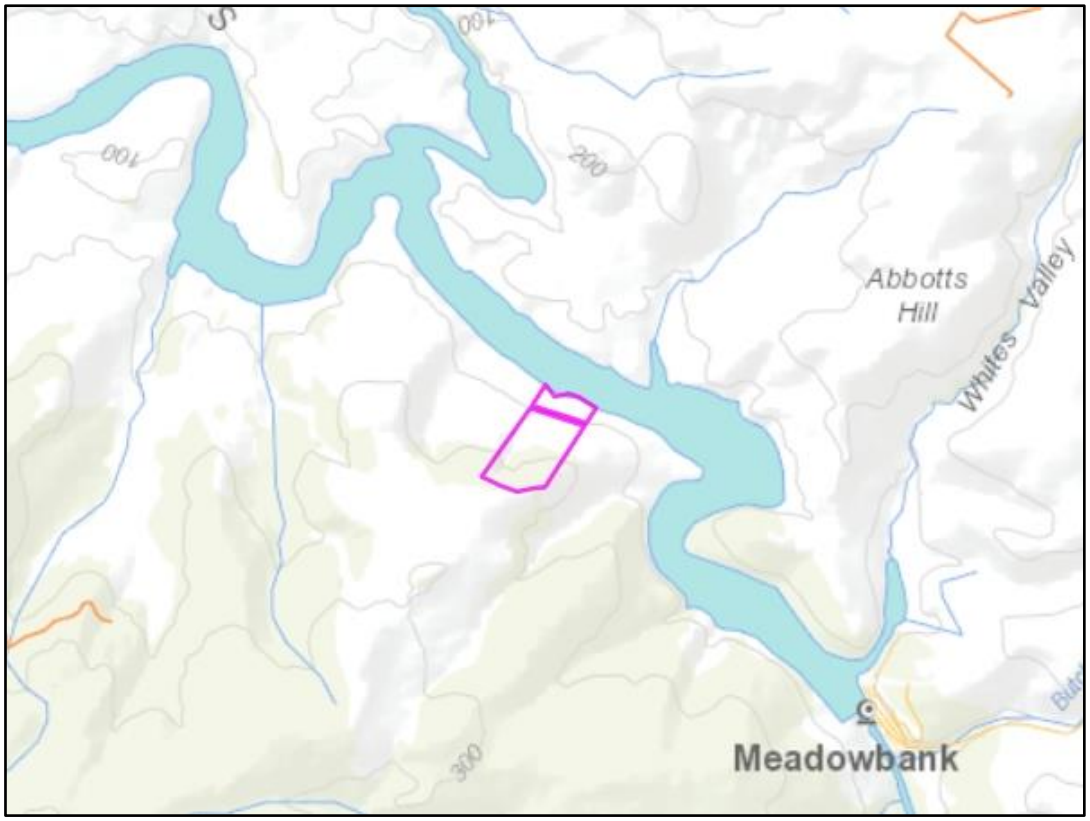


Figure 1. The lot in a topographical context (lot outlined in pink).

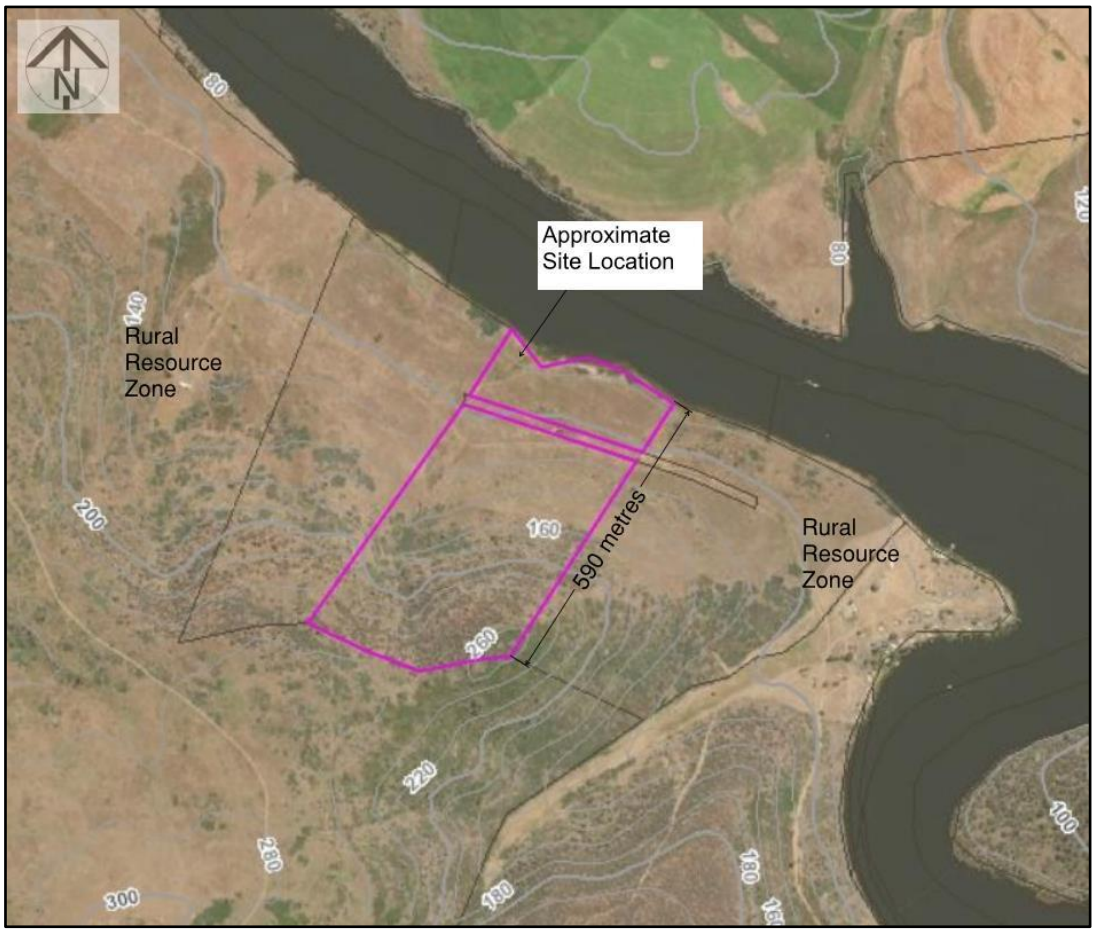


Figure 2. Shows the approximate location of the site (pink line) in the context of the adjacent lands and classified vegetation.

Table 1. Bushfire Attack Level (BAL) Assessment for Cabin 1

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland^	>5º to 10º downslope	0 to 43 metres	19 metres	**BAL-12.5**
	Exclusion 2.2.3.2 (e, f)^^	flat 0º	43 to >100 metres		
	--	--	--		
	--	--	--		
East	Grassland^	flat 0º	0 to >100 metres	14 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South	Grassland^	upslope	0 to >100 metres	14 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
West	Grassland^	flat 0º	0 to >100 metres	14 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 2. Bushfire Attack Level (BAL) Assessment for Cabin 2

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland^	>5º to 10º downslope	0 to 43 metres	19 metres	**BAL-12.5**
	Exclusion 2.2.3.2 (e, f)^^	flat 0º	43 to >100 metres		
	--	--	--		
	--	--	--		
East	Grassland^	flat 0º	0 to >100 metres	14 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South	Grassland^	upslope	0 to >100 metres	14 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
West	Grassland^	flat 0º	0 to >100 metres	14 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 3. Bushfire Attack Level (BAL) Assessment for Cabin 3

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland^	>10º to 15º downslope	0 to 40 metres	22 metres	**BAL-12.5**
	Exclusion 2.2.3.2 (e, f)^^	flat 0º	40 to >100 metres		
	--	--	--		
	--	--	--		
East	Grassland^	flat 0º	0 to >100 metres	14 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South	Grassland^	upslope	0 to >100 metres	14 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
West	Grassland^	flat 0º	0 to >100 metres	14 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

6.0 Results

The bushfire attack level for the site has been determined as BAL-12.5. While the risk is considered to be low, there is a risk of ember attack and a likelihood of low levels of radiant heat impacting the site. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m^2.

6.1 Property Access

The specifications below apply to the proposed access from Perth Mills Road to the proposed site:

B) Property access length is 30 metres or greater; or access is 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 20 tonnes, including for bridges and culverts;

(c) Minimum carriageway width of 4 metres;

(d) Minimum vertical clearance of 4 metres;

(e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;

(f) Cross falls of less than 3° (1:20 or 5%);

(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle; (h) Curves with a minimum inner radius of 10 metres;

(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (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 10 metres;
- (ii) A property access encircling the building; or
- (iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long

C) If property access length is 200 metres or greater.

The following design and construction requirements apply to property access:

(a) The Requirements for B above; and

(b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

6.2 Water supplies for fire fighting

The site is not serviced by a reticulated water supply; therefore a dedicated, static firefighting water supply will be provided in accordance with table 2 below.

Table 2. Requirements for Static Water Supplies dedicated for Firefighting

Element		Requirement
A.	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 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area
B.	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 (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a firefighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by firefighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within AS 2304:2019; or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand A hardstand area for fire appliances must be provided:	(a) No more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres 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.

6.3 Hazard management area.

A hazard management area will need to be established and maintained for the life of the development and is shown on the BHMP. Guidance for the establishment and maintenance of the hazard management area is given below and on the BHMP.

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following strategies;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintaining grass at less than a 100mm height;
- Avoid or minimise the use of flammable mulches (especially against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers;
- Remove and or prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintaining vegetation clearance around vehicular access;
- Use low-flammability plant species for landscaping purposes where possible;
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

7.0 Compliance

Table 3. Compliance with the Directors Determination Requirements for Building in Bushfire-prone Areas, version 2.2, 6th February 2020.

Requirements	Compliance
4.1 Construction Requirements	Clause 4.1 requires buildings to be constructed in accordance with AS3959-2018 or NASH standard – Steel Framed Construction in Bushfire Areas consistent with the BAL determined for the site. The BHMP specifies construction to BAL-12.5 standards of AS3959-2018. If the proposed buildings are designed and constructed in accordance with BAL-12.5 construction standards the development will comply with clause 4.1.
4.2 Property Access	Clause 4.2 requires property access to be designed and constructed to comply with table 4.2 of the determination and is applicable from the public roadway to within (at minimum) 90 metres of the furthest part of the building/s and includes access to a hardstand for the firefighting water point. Design and construction requirements are specified within this report and are required for compliance on the BHMP. If the property access is designed and constructed in accordance with the requirements of section 6.1 of this report, the proposal will comply with clause 4.2.
4.3 Water Supply for Firefighting	Clause 4.3 requires that a new building constructed in a bushfire-prone area is provided with a dedicated firefighting water supply in accordance with tables 4.3A or 4.3B. Static water supplies consistent with table 4.3B have been specified in this report and are required for compliance on the BHMP. If the requirements of section 6.2 of this report are implemented the proposal will comply with clause 4.3.
4.4 Hazard Management Areas	Clause 4.4 requires that new buildings in bushfire-prone areas are provided with an HMA which is compliant with table 4.4. The HMA must have the minimum separation distances required for the BAL determined for the site and, have an HMA established which reduces fuels and other hazards so that fuels and other hazards do not significantly contribute to the bushfire attack. HMA's are shown on the BHMP and are specified to the minimum widths required to achieve BAL-12.5 for the sites. This report and the BHMP specify requirements for hazard management areas. If the HMA's are established in accordance with the BHMP the proposal will comply with clause 4.4.
4.5 Emergency Plan	The proposal is for the construction of a class 1a building and therefore in this circumstance Emergency Plans are not required for compliance.

8.0 Guidance

The defendable space (hazard management area) around a building is critical for providing occupants and/or fire fighters with safe access to the building in order that fire fighting activities may be under taken. The larger the defendable space, the safer it will be for those defending the structure. Some desirable characteristics of a hazard management area are:

- The area directly adjacent to the building has a significant amount of flammable material removed such that there is little to no material available to burn around the building;
- Includes non flammable areas such as paths, driveways, short cropped lawns;
- Establishment of orchards, vegetable gardens, dams or waste water effluent disposal areas on the fire prone side of the building;
- Creating wind breaks and radiation shields such as non combustible fences and low flammability hedges;
- It is not necessary to remove all vegetation from the defendable space, trees can provide protection from wind borne embers and radiant heat in some circumstances.

9.0 Further Information

For further information on preparing yourself and your property for bushfires visit the Tasmania Fire Service website at www.fire.tas.gov.au or phone 1800 000 699 for information on:

- Preparing a bushfire survival plan
- Preparing yourself and your home for a bushfire
- Guidelines for development in bushfire prone areas in Tasmania
- Fire resisting plants for the urban fringe and rural areas
- Using fire outdoors
- Fire permits
- Total fire bans
- Bushfires burning in Tasmania

10.0 References

Australian Building Codes Board, *National Construction Code, Building Code of Australia,* Australian Building Codes Board, Canberra.

Building Amendment (Bushfire-Prone Areas) Regulations 2016

Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas (transitional), version 2.2 6th February 2020. Consumer, Building and Occupational Services, Department of Justice, Tasmania.

The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania,* Tasmania Fire Service, Hobart.

Tasmania Fire Service 2013, *Building for Bushfire – Planning and Building in Bushfire-Prone Areas for Owners and Builders*.

Central Highlands Interim Planning Scheme 2015, Tasmanian Planning Commission 2015, Tasmanian Planning Commission, Hobart.

Standards Australia, AS3959-2018 Construction of buildings in bushfire-prone areas. Sydney, NSW., Australia.

11.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant named in section 2. To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur as a result of bushfire. As stated in AS3959-2018 “It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions”. In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

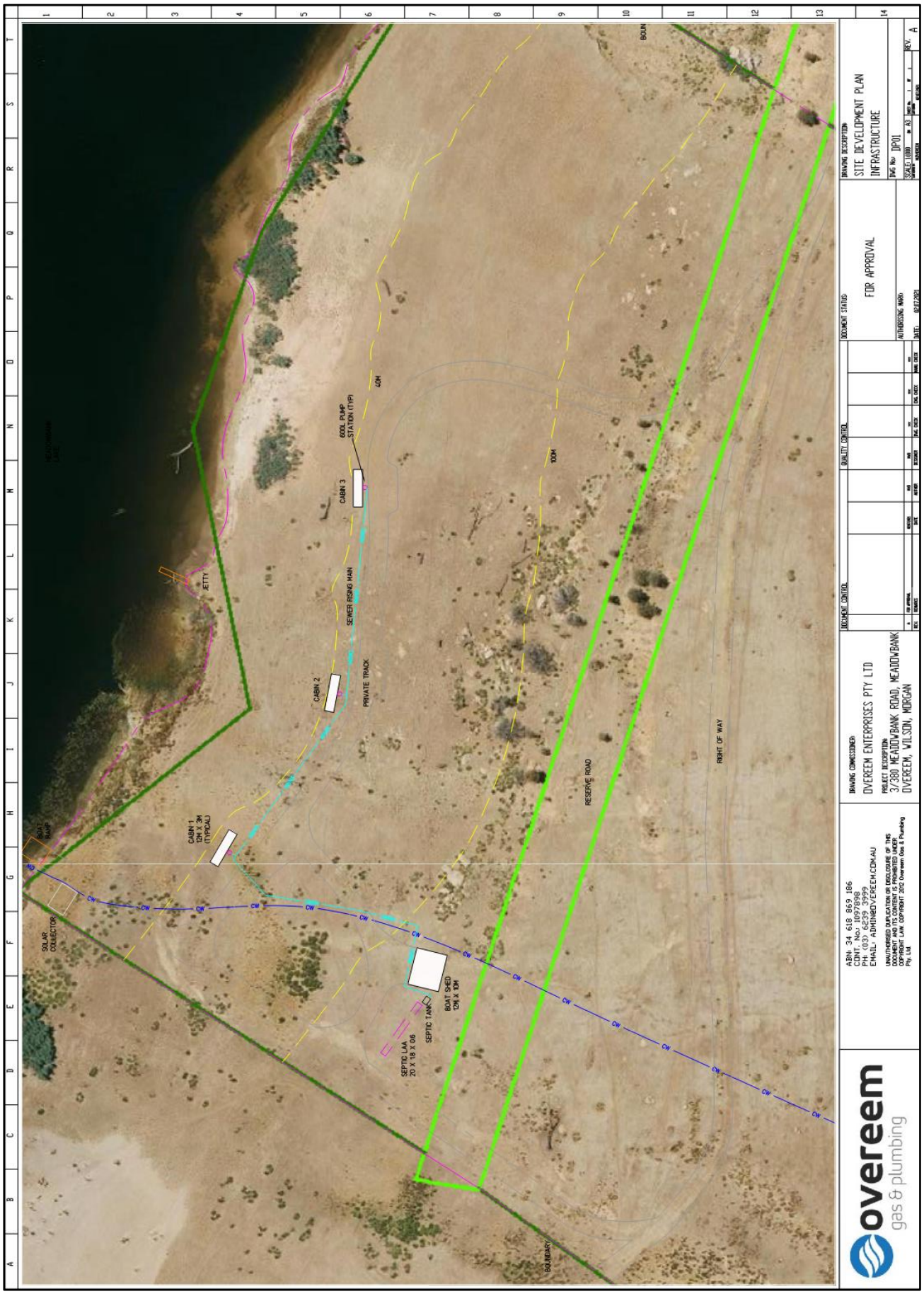
This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.

Appendix A – Site Photos

Figure 3. Northern azimuth from the site.

Figure 4. Southern azimuth from the site.

Appendix B - Site Plan



BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan Lot 3, 380 Meadowbank Road. Meadowbank. December 2021. J5375v1.0 Central Highlands Interim Planning Scheme 2015

GES
GEO-ENVIRONMENTAL SOLUTIONS
29 Kirksway Place, Battery Point
T| 62231839 E| office@geosolutions.net.au

Design and Specification Requirements
4.2 Standards for Property Access
Property access length is greater than 30 metres; or access is required for a fire appliance to access a water connection point.

The following design and construction requirements apply to property access:
(1) All-weather construction;
(2) Load capacity of at least 20 tonnes, including for bridges and culverts;
(3) Minimum carriageway width of 4 metres;
(4) Minimum vertical clearance of 4 metres;
(5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
(6) Cross falls of less than 3° (1:20 or 5%);
(7) Dips less than 7° (1:8 or 12.5%) entry and exit angle;
(8) Curves with a minimum inner radius of 10 metres;
(9) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
10) Terminate with a turning area for fire appliances provided by one of the following:
(a) A turning circle with a minimum inner radius of 10 metres;
(b) A property access encircling the building; or
(c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

C) If property access length is 200 metres or greater.
The following design and construction requirements apply to property access:
(a) The requirements for B above; and
(b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres

4.3B Static Water Supply for Fire fighting

The site is not serviced by a reticulated water supply, therefore a dedicated, static firefighting water supply will be provided in accordance with the following;

Static water supplies and associated infrastructure for firefighting purposes will be provided in accordance with table 4.3B of the Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas (transitional), version 2.2 6th February 2020

A 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 90 metres 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.

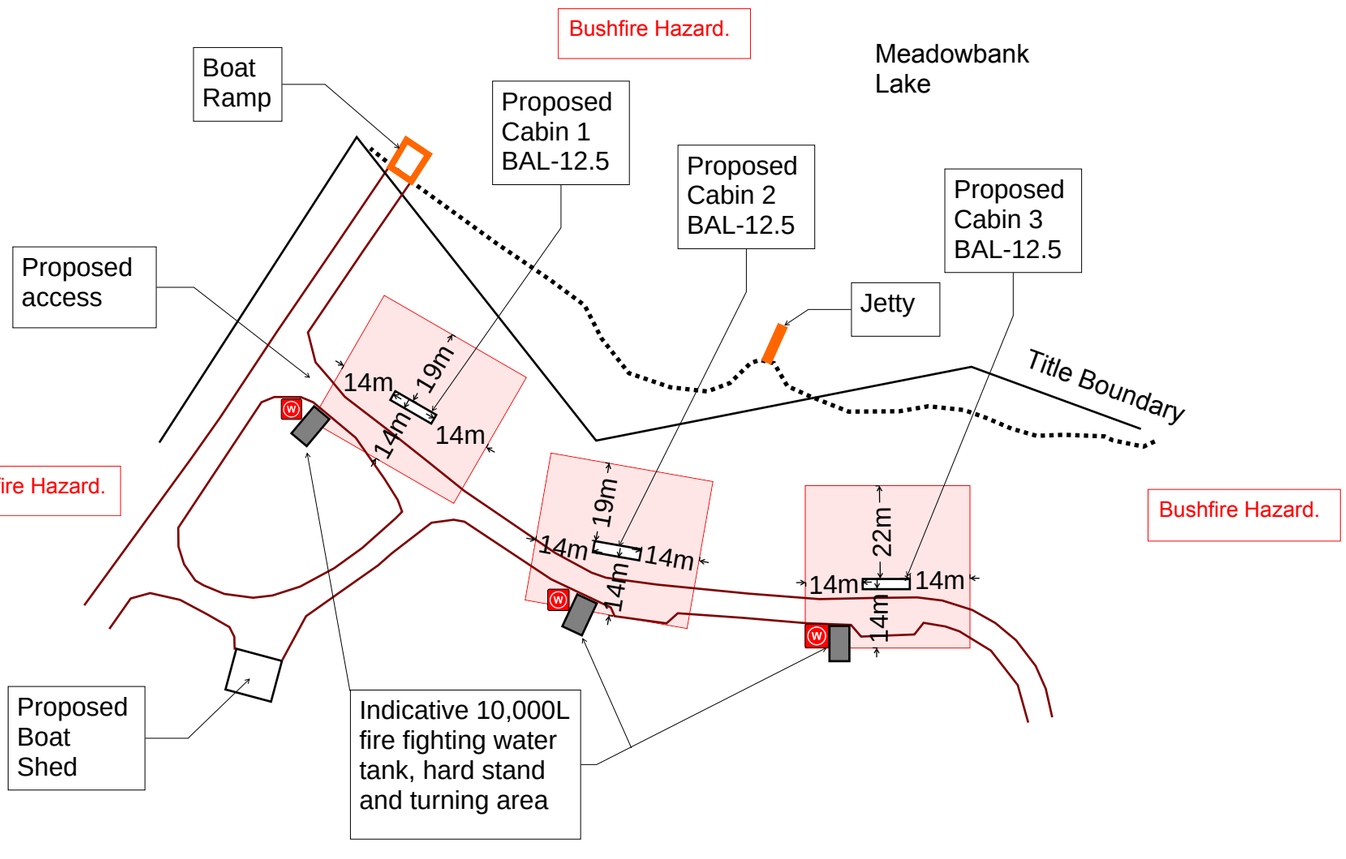
B) Static Water Supplies
A static water supply:
(a) May have a remotely located offtake connected to the static water supply;
(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
(c) Must be a minimum of 10,000 litres 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 AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
(i) metal;
(ii) non-combustible material; or
(iii) fibre-cement a minimum of 6 mm thickness.

C) 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; (2) Be fitted with a valve with 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) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
(e) Provide a DIN or NEN standard forged Storz 65 mm 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 220 mm length);
(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
(i) Where 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.

D) 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 comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service
E) Hardstand
A hardstand area for fire appliances must be provided:
(a) No more than three metres 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 six metres from the building area to be protected;
(c) With a minimum width of three metres 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.

Hazard Management Area Requirements

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.



Approximate location of water point

Property Access

Hazard Management Area

Building Specifications to BAL-12.5 of AS3959-2018

Hazard Management Area

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Removing of fallen limbs, sticks, leaf and bark litter;
- Maintaining grass at less than a 100mm height;
- Removing pine bark and other flammable mulch (especially from against buildings);
- Thinning out under-story vegetation to provide horizontal separation between fuels;
- Pruning low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers;
- Pruning larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintaining vegetation clearance around vehicular access and water supply points;
- Use of low-flammability species for landscaping purposes where appropriate;
- Clearing out any accumulated leaf and other debris from roof gutters.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Certification No. J5375

Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

Do not scale from these drawings. Dimensions to take precedence over scale.	Overeem Gas and Plumbing 7b/ 54 Browns Road Kingston TAS 7050	C.T.: 163527/3 PID: 9932850	Date: 10/12/2021	Bushfire Hazard Management Plan: Lot 3,380 Meadowbank Road, Meadowbank 10th December 2021. J5375v1.0 Bushfire Hazard Report: Lot 3,380 Meadowbank Road, Meadowbank 10th December 2021. J5375v1.0	Drawing Number: A01	Sheet 1 of 1 Prepared by: MvdB

TBA

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Overeem Gas and Plumbing *Owner /Agent*
7b/54 Browns Road *Address*
Kingston TAS 7050 *Suburb/postcode*

Qualified person details:

Qualified person: Mark Van den Berg
Address: 29 Kirksway Place
Battery Point TAS 7004
Phone No: 03 6223 1839
Fax No:
Licence No: BFP - 108
Email address: mvandenberg@geosolutions.net.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under Part IVA of the Fire Service Act.
BFP-108 scope 1, 2, 3a, 3b, 3c.
Sterling Insurance PI policy No. 17080170

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Analysis of bushfire hazards in bushfire prone areas

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot 3, 380 Meadowbank Road
Meadowbank TAS 7140
Lot No: 3
Certificate of title No: 163527

The assessable item related to this certificate: New building work (3 cabins) in a bushfire prone area.

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Bushfire Hazard

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work: **X**

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report Lot 3, 380 Meadowbank Road, Meadowbank. 10th December 2021. J5375v1.0 Bushfire Hazard Management Plan Lot 3, 380 Meadowbank Road, Meadowbank. 10th December 2021. J5375v1.0 And Form 55
Relevant calculations:	Not Applicable.
References:	Determination, Director of Building Control Requirements for Building in Bushfire-Prone Areas (transitional), version 2.2 6th February 2020. Consumer, Building and Occupational Services, Department of Justice, Tasmania. Building Amendment (Bushfire-Prone Areas) Regulations 2014 Standards Australia 2018, Construction of buildings in bushfire prone areas, Standards Australia, Sydney.

Substance of Certificate: (what it is that is being certified)

The Bushfire Attack Level for the proposed 3 cabins is **BAL-12.5**. All specifications of the Bushfire hazard management plan and report to be implemented for compliance.

Scope and/or Limitations

Scope: This report was commissioned to identify the Bushfire Attack Level for the existing property. Limitations: The inspection has been undertaken and report provided on the understanding that;-1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report. 2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development. 3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:	*Signed:*	*Certificate No:*	*Date:*
		J5375	10/12/2021

GEO-ENVIRONMENTAL ASSESSMENT

Lot 3/380 Meadowbank Road

Lake Meadowbank

October 2021

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Introduction

Client:	Overeem Gas & Plumbing
Date of inspection:	20/10/21
Location*:*	Lot 3/380 Meadowbank Road, Meadowbank Lake, Hamilton
Land description:	Broad acre agricultural property – Strata title holiday lot
Building type:	Proposed holiday cabins
Investigation:	70mm auger
Inspected by*:*	JP Cumming

Background information

Map:	Mineral Resources Tasmania, SE Sheet 1:250 000
Rock type:	Triassic Sandstone
Soil depth:	~ 2.0m dependent upon slope position
Landslide zoning:	None known
Local meteorology:	Annual rainfall approx 550 mm
Local services:	Tank water with on site wastewater disposal required

Site conditions

Slope and aspect:	Gentle hill slope North Easterly aspect, approx. 8-14% natural slope
Site drainage:	Slope away from the proposed building sites to the North East
Vegetation:	Mixed improved pasture species (sparse native scrub in places)
Weather conditions:	Fine, approx 10mm rainfall received in preceding 7 days.
Ground surface:	Slightly moist sandy surface with surface stones

Investigation

A number of auger holes were completed to identify the distribution of, and variation in soil materials on the site. One representative auger hole was chosen for testing and classification according to AS2870-2011 & AS1547-2012.

Profile summary 1

Depth (m)	Horizon	Description
0 – 0.20	A1	Brownish Yellow **SAND (SW**), loam fabric, weak polyhedral structure, common fine roots, moist loose consistency, irregular boundary to
0.40 – 0.95	B2	Mixed Brownish Yellow & Grey **Clayey SAND (SC)** approx 70% medium to coarse sand, moderately developed angular blocky structure, variable red/light yellow mottles, moist firm but friable consistency, gradual boundary to
0.95 – 2.3	BC	Yellowish Brown **Clayey SAND (SC**), medium sand with approx 10-15% clay, angular blocky structure, few fine roots, moist firm consistency, trace of sandstone fragments grading to
~2.3	Rock	Auger refusal on slightly weathered sandstone bedrock

Site summary

The soils in the building site are moderately deep, with a maximum depth to bedrock of over 2m. The soils are likely to exhibit small ground surface movement with moisture variations and have moderately good permeability for on site wastewater disposal.

Site Classification

According to AS2870-2011 (construction) the natural soil is classified as **Class S**, which is a slightly reactive site.

Wind Classification

The AS 4055-2021 *Wind load for Housing* classification of the site is:

Region:	**A**
Terrain category:	**TC2**
Shielding Classification:	**NS**
Topographic Classification:	**T1**
Wind Classification:	**N3**
Design Wind Gust Speed ($V_{h,u}$)	**50 m/sec**

Wastewater recommendations

According to AS1547-2012 for wastewater management the soil is classified **Category 2 –Sandy Loam** with a Design Loading Rate of 20L/m^2/day. A system loading of 720L/day was calculated

based upon a 3 x one bedroom visitor accommodation cabins connected to tank water and a maximum occupancy of 2 persons @ 120L/day/person per cabin. Based upon the site classification it is recommended that a dual-purpose septic tank be installed, and wastewater loading be disposed of via a minimum of 36m^2 of absorption area. This can be accommodated by a 3250L dual purpose septic tank and one absorption trench 20m x 1.8m x 0.60m. Due to the location of the cabins a 600L pump station with effluent grinder pump will be required on each cabin to deliver effluent to the septic tank via a rising main (see attached site plan).

The absorption area must excluded from traffic and any future development. A 100% reserve area will also need to be set aside and kept free from development for any future wastewater requirements. There is sufficient space available onsite to accommodate the required reserve.

The following setback distances are required to comply with Building Act 2016:

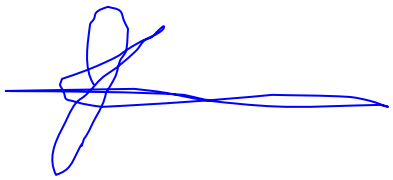
Upslope or level buildings:	3m
Downslope buildings:	6m
Upslope or level boundaries:	1.5m
Downslope boundaries:	10m
Downslope surface water:	100m

Compliance with Building Act 2016 is outlined in the attached table.

Construction recommendations

According to AS2870-2011 (construction) the natural soil is classified as **Class S** which is a slightly reactive site. All site earthworks must comply with AS3798-2012 and consideration should also be given to drainage and sediment control on site during and after construction.

During installation GES will need to be notified of any major variation to the soil conditions or wastewater loading as outlined in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist

Appendix 1 – Trench summary report

GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for wastewater system

Assessment for	Overeem Gas & Plumbing	Assess. Date	23-Oct-21
		Ref. No.	
Assessed site(s)	Lot 3 - Meadowbank View Estate	Site(s) inspected	20-Oct-21
Local authority	Central Highlands Council	Assessed by	John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem 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 = 3.2
Total phosphorus (kg/year) generated by wastewater = 1.5

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	41	36	36	47	44	48	48	47	49	55	47	49
Adopted rainfall (R, mm)	41	36	36	47	44	48	48	47	49	55	47	49
Retained rain (Rr, mm)	36	32	32	42	40	43	43	42	44	50	42	44
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**94**	**78**	**59**	**21**	**2**	**-14**	**-12**	**0**	**19**	**35**	**63**	**82**

Annual evapotranspiration less retained rain (mm) = 425

Soil characterisitics

Texture = sandy loam Category = 2 Thick. (m) = 2
Adopted permeability (m/day) = 1.8 Adopted LTAR (L/sq m/day) = 20 Min depth (m) to water = 5

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:	Trench(es)
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) =	20
Width (m) =	1.8
Depth (m) =	0.6
Total disposal area (sq m) required =	36
comprising a Primary Area (sq m) of:	36
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The Calculated DLR for category 2 soils is a conservative 20 L sq m per day, with a required absorption area of 36sq m (accommodated by one 20m long x 1.8m wide x 0.60m deep trench). Wastewater loading is based upon a three x one bedroom cabins on tank water and a water usage of 720 L/day (6 persons @ 120 L/day).

GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for wastewater system

Assessment for	Overeem Gas & Plumbing	Assess. Date	23-Oct-21
		Ref. No.	
Assessed site(s)	Lot 3 - Meadowbank View Estate	Site(s) inspected	20-Oct-21
Local authority	Central Highlands Council	Assessed by	John Paul Cumming

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	1,000	V. high	Moderate		
	Density of disposal systems	/sq km	5	High	Very low		
	Slope angle	degrees	5	V. high	Very low		
	Slope form	Convex spreading		V. high	Very low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces NE or NW		V. high	Low		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	600	High	Moderate		
	SAR of septic tank effluent		1.7	Mod.	Low		
	SAR of sullage		2.1	Mod.	Moderate		
	Soil thickness	m	2.0	V. high	Very low		
	Depth to bedrock	m	2.0	High	Low		
	Surface rock outcrop	%	0	High	Very low		
	Cobbles in soil	%	5	High	Low		
	Soil pH		6.0	High	Low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
	Adopted permeability	m/day	1.8	High	Moderate		
	Long Term Accept. Rate	L/day/sq m	20	High	Low		

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

The soils on site are rich in sand, but have good sturtcure and a moderate CEC to retain nutrients on site. Given the large rainfall deficeit in the area the site should easily accept the wastewater loading calculated once a terraced absorption trench are constructed.

GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for wastewater system

Assessment for	Overeem Gas & Plumbing	Assess. Date	23-Oct-21
		Ref. No.	
Assessed site(s)	Lot 3 - Meadowbank View Estate	Site(s) inspected	20-Oct-21
Local authority	Central Highlands Council	Assessed by	John Paul Cumming

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
	Cation exchange capacity	mmol/100g	75	High	Moderate		
	Phos. adsorp. capacity	kg/cub m	0.6	Mod.	Moderate		
	Annual rainfall excess	mm	-425	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	4.7	High	Very low		
	G'water environ. value	Agric non-sensit		High	Low		
	Min. separation dist. required	m	25	High	Moderate		
	Risk to adjacent bores	Very low		High	Very low		
A	Surf. water env. value	Recreational		High	High		
A	Dist. to nearest surface water	m	125	High	High		
	Dist. to nearest other feature	m	125	V. high	Very low		
	Risk of slope instability	Low		High	Low		
	Distance to landslip	m	500	Mod.	Very low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

There is a low environmental risk associated with watewater re-use on the site due to the large land area avilable and setbacks of over 100m.

Demonstration of wastewater system compliance to *Building Act 2016 Guidelines for On-site Wastewater Disposal*

Acceptable Solutions	**Performance Criteria**	**Compliance**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) 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 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level 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 demonstrates that the risk is acceptable.	Complies with A2 (a) Land application area will be located with a minimum separation >100m from downslope surface water

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: (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.	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 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Complies with A3 (b) (ii) Land application area will be located with a minimum separation distance of >10m of downslope property boundary (actual >100m)
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 No bore or well identified within 50m

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) No groundwater encountered
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 (a)
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 environmental nuisance to the residents of those properties	Complies

GES
GEO-ENVIRONMENTAL
SOLUTIONS

AS1547:2012 – Loading Certificate – Septic System Design

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

Site Address: Lot 3/380 Meadowbank Road

System Capacity: 6 people @ 120L/person/day

Summary of Design Criteria

DLR: 20L/m^2/day.

Absorption area: 36m^2

Reserve area location /use: Assigned – more than 100% available

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to capacity of system and site area (provided loading changes within 25% of design)

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to visible signs of overloading and owner monitoring.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Risk considered acceptable.

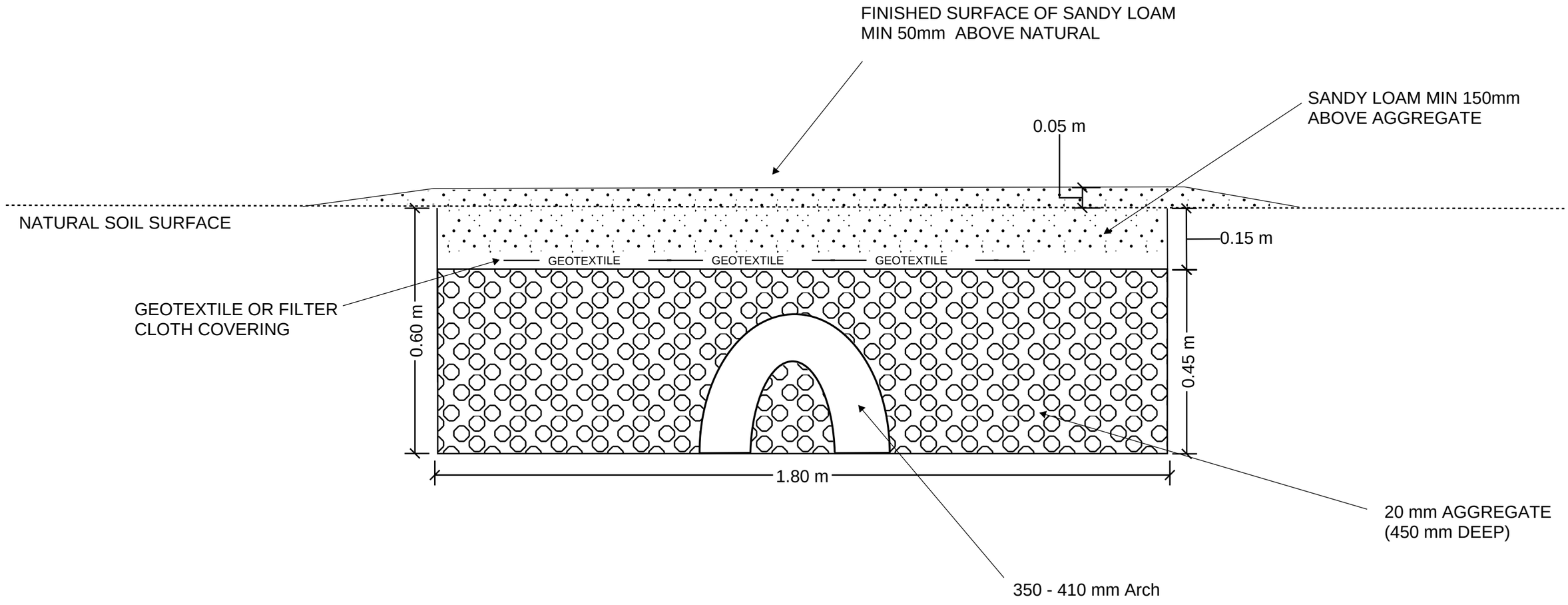
Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the absorption area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Septic tank de-sludging must also be monitored to prevent excessive sludge and scum accumulation. Monitoring and regulation by the property owner required to ensure compliance.

Other operational considerations: Owners/occupiers must be aware of the operational requirements and limitations of the system, including the following; the absorption area must not be subject to traffic by vehicles or heavy stock and should be fenced if required. The absorption area must be kept with adequate grass cover to assist in evapotranspiration of treated effluent in the absorption trenches. The septic tank must be desludged at least every 3 years, and any other infrastructure such as septic tank outlet filters must also be cleaned regularly (approx. every 6 months depending upon usage). Foreign materials such as rubbish and solid waste must be kept out of the system.

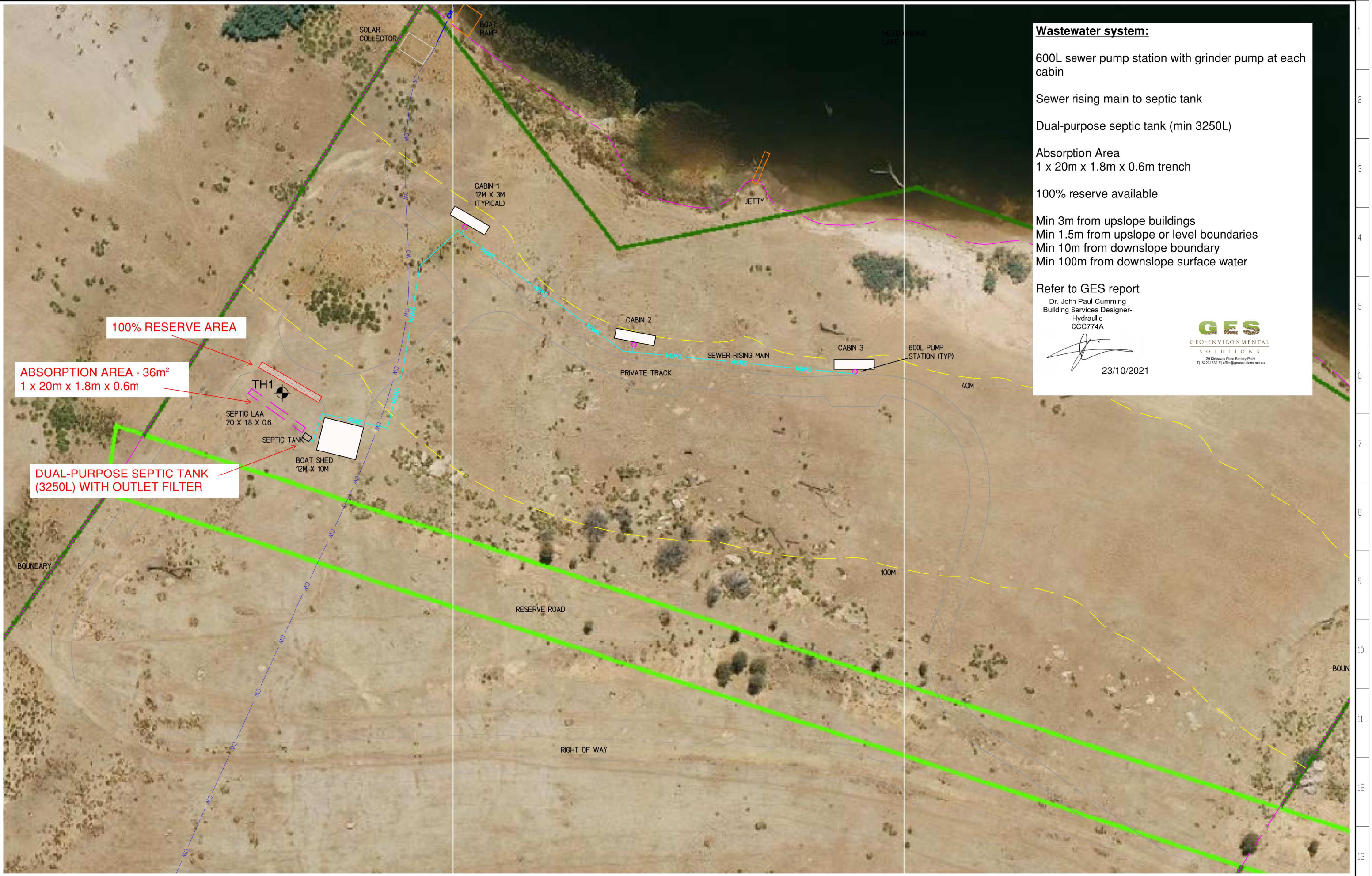
Design notes:

1.Absorption trench dimensions of up to 20m long by 0.60m deep by 1.8m wide
– total storage volume calculated at average 35% porosity.
2.Base of trenches to be excavated level and smearing and compaction avoided.
3.350-410mm Arch should be placed in the centre of trench
4.Geotextile or filter cloth to be placed over the distribution arch to prevent clogging
5.Construction on slopes up to 10% to allow trench depth range 650mm upslope edge to 450mm on down slope edge
6.Dispersive soils gypsum to be incorporated into the base of the trench at a rate of 1kg/m^2
7.All works on site to comply with AS3500 and Tasmanian Plumbing code.

GEO-ENVIRONMENTAL SOLUTIONS
29 Kirksway Place, Battery Point
T| 62231839 E| office@geosolutions.net.au



Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions		Date: Jun 2020	Terraced Absorption Trench Detail	Sheet 1 of 1



Wastewater system:

600L sewer pump station with grinder pump at each cabin

Sewer rising main to septic tank

Dual-purpose septic tank (min 3250L)

Absorption Area
1 x 20m x 1.8m x 0.6m trench

100% reserve available

Min 3m from upslope buildings
Min 1.5m from upslope or level boundaries
Min 10m from downslope boundary
Min 100m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A

23/10/2021

GES
GEO-ENVIRONMENTAL SOLUTIONS
29 Kirkaway Place Battery Point
T| 62231839 E| office@geosolutions.net.au

353

overeem gas & plumbing

ABN: 34 618 869 186
CONT. No.: 1097898
PH: (03) 6239 3999
EMAIL: ADMIN@OVEREEM.COM.AU

DRAWING COMMISSIONER:
OVEREEM ENTERPRISES PTY LTD

PROJECT DESCRIPTION:
3/380 MEADOWBANK ROAD, MEADOWBANK
OVEREEM, WILSON, MORGAN

DOCUMENT CONTROL				QUALITY CONTROL			
REV.	REMARKS	DATE	AUTHOR	DESIGNER	DWG CHECK	ENG. CHECK	MANU. CHECK
A	FOR APPROVAL	02.07.2021	MD	MD	xxx	xxx	xxx

DOCUMENT STATUS:
FOR APPROVAL

AUTHORISING MARK:
DATE: 02.07.2021

DRAWING DESCRIPTION:
SITE DEVELOPMENT PLAN
INFRASTRUCTURE

DWG No.: DP01

SCALE: 1:1000 ON A3 | SHEET No. 1 OF 1 | REV. A

DRAWN BY: MOVEREEM | DATE: 02.07.2021

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Overeem Gas & Plumbing *Owner /Agent*

Overeem Gas & Plumbing *Address*

Kingston 7050 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place

Battery Point 7004

Phone No: 03 6223 1839

Fax No:

Licence No: AO999

Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: AS2870-2011 Foundation Classification

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot 3 Meadowbank Rd

Lot No:

Meadowbank 7140

Certificate of title No: 163527/3

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Foundation Classification

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work ☒

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of Work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

Substance of Certificate: (what it is that is being certified)

Site Classification consistent with AS2870-2011.

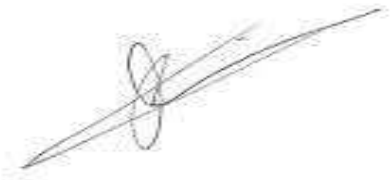
Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No: J5375

Date: 23/10/2021

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Overeem Gas & Plumbing *Owner name*
Overeem Gas & Plumbing *Address*
Kingston 7050 *Suburb/postcode*

Designer details:

Name: John-Paul Cumming
Category: Bld. Srvcs. Dsgnr. - Hydraulic
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: CC774A
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Overeem Gas & Plumbing
Designer's project reference No. J5375
Address: Lot 3 Meadowbank Rd
Lot No: 163527/3
Meadowbank 7140

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:
On-site wastewater management system - design

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

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

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

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

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Oct-21
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Oct-21
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Oct-21

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Geo-Environmental Assessment - Lot 3, 380 Meadowbank Road, Meadowbank - Oct-21

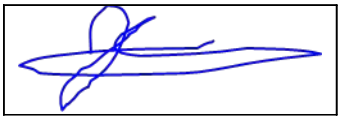
- Lot 3, 380 Meadowbank Road, Meadowbank - Oct-21

Attribution as designer:

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;

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

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

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		23/10/2021
Licence No:	CC774A		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

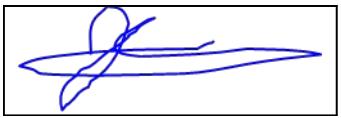
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

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

Certification:

I ..... John-Paul Cumming..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		23/10/2021

Tasmanian Government

Department of Natural Resources and Environment Tasmania

GPO Box 1751, Hobart, TAS 7001 Australia
Ph 1300 TAS PARKS / 1300 827 727 Fax 03) 6223 8308
www.parks.tas.gov.au

Enquiries: Gerry Murrell
Phone: (03) 6165 3065
Email: propertyservices@parks.tas.gov.au
Our ref: 22/3216

9 May 2022

Mr Michael Wilson
500 Gellibrand Drive
SANDFORD TAS 7020

E: mwilson@dmtas.com.au

Dear Mr Wilson,

LODGEMENT OF PLANNING APPLICATION
MICHAEL WILSON
HOLIDAY CABINS AND SHED
LOT 3 AND LOT 4 (ACCESS ONLY) MEADOWBANK ROAD, MEADOWBANK

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993* (LUPAA), is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department Natural Resources and Environment Tasmania.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

Please note, it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or Reserved land. Additionally, it is not PWS' practice for the Crown to enter into agreements under Part 5 of LUPAA in support of developments on private property.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

Jesse Walker
Team Leader (Assessments)

Notice of Termination of Authority and Instrument of Delegation

DELEGATION OF THE DIRECTOR-GENERAL OF LANDS' FUNCTIONS UNDER THE *LAND USE PLANNING AND APPROVALS ACT 1993*

I, TIMOTHY WILLIAM BAKER, being and as the Director-General of Lands appointed under section 7 of the *Crown Lands Act 1976* ("the Act"), acting pursuant to section 23AA(5A) of the *Acts Interpretation Act*, hereby give notice that the authority of the holders of the offices of Deputy Secretary (Parks & Wildlife Service) (position number 700451), Manager - Crown Land Services (position number 707556), Team Leader - Crown Land Services (Unit Manager, Leases & Licences) (position number 340697) and Team Leader - Crown Land Services (Unit Manager, Policy & Projects) (position number 334958) to perform the functions conferred on the Director-General of Lands, as delegated on 20 December 2020 by Deidre Wilson, then Acting Director-General of Lands, is terminated with immediate effect.

Further, acting pursuant to section 52(1E) of the *Land Use Planning and Approvals Act 1993* ("the Act"), I hereby delegate the functions described (by reference to the relevant provision of the Act and generally) in Schedule 1, to the persons respectively holding the offices of Deputy Secretary (Parks & Wildlife Service) (position number 700451), General Manager (Park Operations and Business Services) (position number 708581), Director (Operations) (position number 708050), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124), and Team Leader (Assessments) (position number 334958) in accordance with the functions delegated to me by the Minister for Parks, being and as the Minister administering the *Crown Lands Act 1976,* by instrument dated 30 November 2021.

SCHEDULE 1

Provision	**Description of Functions**
Section 52(1B)	Signing, and providing written permission for, applications for permits in relation to Crown land.

Dated at HOBART this 7th day of December 2021

.....

Tim Baker
DIRECTOR-GENERAL OF LANDS

central highlands COUNCIL

Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Phone: (03) 6259 5503
Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

OFFICE USE ONLY

Application No.: _____

Property ID No.: _____

Date Received: _____

Application for Planning Approval
Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Applicant Name Michael Overeem

Postal Address 7B/54 Browns Road — Phone No: 0409 296 502

Kingston 7050 — Fax No:

Email address michael@overeem.com.au

Owner/s Name (if not Applicant) Michael Wilson

Postal Address C/O Applicant — Phone No:

Fax No:

Email address:

Description of proposed use and/or development:

Address of new use and development: Lot 3 Meadowbank Road, Meadowbank
Lot 4 Meadowbank Road, Meadowbank (access only)

Certificate of Title No: Volume No 163527 163527 — Lot No: 3 4

Description of proposed use or development: Holiday cabins and shed

ie: New Dwelling /Additions/ Demolition / /Shed / Farm Building / Carport / Swimming Pool or detail other etc.

Current use of land and buildings: N/A

Eg. Are there any existing buildings on this title?
If yes, what is the main building used as?

Proposed Material

What are the proposed external wall colours: see attached plans

What is the proposed roof colour: see attached plans

What is the proposed new floor area m^2.: see attached plans

What is the estimated value of all the new work proposed: $ 400,000

Is proposed development to be staged:	*Yes* ☐	*No* ✓	Tick ✓
Is the proposed development located on land previously used as a tip site?	*Yes* ☐	*No* ✓	
Is the place on the Tasmanian Heritage Register?	*Yes* ☐	*No* ✓	
Have you sought advice from Heritage Tasmania?	*Yes* ☐	*No* ✓	
Has a Certificate of Exemption been sought for these works?	*Yes* ☐	*No* ✓	

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this 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 Development 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 Central Highlands 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.

2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.

3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature);
Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Applicant Signature	Applicant Name (*Please print*)	Date
Michael Overeem (if not the Owner)	Michael Overeem	18 January 2021

Land Owner(s) Signature	Land Owners *Name (please print)*	Date
Michael Wilson — Digitally signed by Michael Wilson Date: 2022.01.18 11:42:49 +11'00'	Michael Wilson	18 January 2022
	Jesse Walker - Delegated Officer	9 May 2022

On Behalf of The Crown in Right of Tasmania

Information & Checklist sheet

	✓
1. A completed Application for Planning Approval – Use and Development form. *Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant.*	❑
2. A current copy of the Certificate of Title for all lots involved in the proposal. *The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants, Council notification or conditions of transfer.*	❑
3. Two (2) copies of the following information -	
a) An analysis of the site and surrounding area setting out accurate descriptions of the following -	❑
(i) topography and major site features including an indication of the type and extent of native vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability;	
(ii) soil conditions (depth, description of type, land capability etc);	
(iii) the location and capacity of any existing services or easements on the site or connected to the site;	
(iv) existing pedestrian and vehicle access to the site;	
(v) any existing buildings on the site;	
(vi) adjoining properties and their uses; and	
(vii) soil and water management plans.	
b) A site plan for the proposed use or development drawn, unless otherwise approved, at a scale of not less than 1:200 or 1:1000 for sites in excess of 1 hectare, showing -	❑
(i) a north point;	
(ii) the boundaries and dimensions of the site;	
(iii) Australian Height Datum (AHD) levels;	
(iv) natural drainage lines, watercourses and wetlands;	
(v) soil depth and type;	
(vi) the location and capacity of any existing services or easements on the site or connected to the site;	
(vii) the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways;	
(viii) the use of adjoining properties;	
(ix) shadow diagrams of the proposed buildings where development has the potential to cause overshadowing;	
(x) the dimensions, layout and surfacing materials of all access roads, turning areas, parking areas and footpaths within and at the site entrance;	
(xi) any proposed private or public open space or communal space or facilities;	
(xii) proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and	
(xiii) methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site.	
c) Plans and elevations of proposed and existing buildings, drawn at a scale of not less than 1:100, showing internal layout and materials to be used on external walls and roofs and the relationship of the elevations to natural ground level, including any proposed cut or fill.	❑
4. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Polices and the Central Highlands Interim Planning Scheme 2015, including for industrial and commercial uses, the hours of operation, number of employees, details of any point source discharges or emissions, traffic volumes generated by the use and a Traffic Impact Statement where the development is likely to create more than 100 vehicle movements per day.	❑
5. Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has been received.	

Information If you provide an email address in this form then the Central Highlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act"). If you provide an email address, the Council will not provide hard copy documentation unless specifically requested. It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council. If you do not wish for the Council to use your email address as the method of contact and for the giving of information, **please tick** ✓ the box	❑
Heritage Tasmania If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)	
TasWater Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)	

Louisa Brown

From:
Sent: Monday, 21 March 2022 5:43 PM
To: development
Cc:
Subject: DA No DA2022/00005

The General Manager
Dear Sir
would like to put forward the following views in regards to the above development application
main concern about the development is the access road ,which consists of a single lane right away which is shared by six property owners including the applicant
The road itself is approximately 6 kilometers long and it is of gravel construction, for many years now have spent a considerable amount of money to bring the road up to a suitable standard so able to trangress over the road in a safe manner,The land owners ,Chaffey ,Ellis and Winter have partnered and made monetry contributions to its up keep as well.
The recent sale of land to the applicant and his two neighbors have seen considerable more traffic on the road ,particularly heavy vehicles which has seen the condition of the road deteriorate much faster than it normally has .
We have had discussions with these new landowners about the road maintenance, but they are a bit reluctant to commit a reasonably amount of funds to its up keep
Our concerns are that during the construction stage and the on going traffic this development is likely to attract ,the road will deteriorate and it will make it unsafe for all ,particularly emergency service vehicle's that may need to use the road in the case of an emergency ,such as fire and ambulance ,and as this is the only vehicular access to all the properties ,it does raise consirable concern
it appears that this development is a commercial enterprise, therefore we ask that the Central Highlands take on board our concerns and maybe have the applicant committ to a continuing road maintance plan ,to the satisfaction of all parties involved
Yours Faithfully

Louisa Brown

From:
Sent: Tuesday, 22 March 2022 3:56 PM
To: planner@centralhighlands.tas.gov.au
Subject: Lot 3&4 Development Meadowbank

Good afternoon,

In regards to Lot 3 & 4 Meadowbank RD development

Proposal – Visitor accommodation

I object to this because –

It goes against the covenant on the land. Buildings within 100m of the water
If you look at the photos on the application, there has already been a lot of work done without council approval ie (toilet, water tank on hill, large amounts of land excavated)
concerned about guests at the accommodation (pets etc chasing sheep)

Thanks.

Louisa Brown

From: Michael Overeem
Sent: Tuesday, 12 April 2022 10:40 AM
To: Louisa Brown
Cc:
Subject: FW: DA2022/5 Lot 3 Meadowbank Road, Visitor Accommodation
Attachments: RE: DA 2022/5 - Meadowbank Road, Meadowbank

Hi Lousia,

Thank you for the opportunity to respond to the representations against DA2022/5 Lot 3 Meadowbank Road, Visitor Accommodation.

- In regard to the access road - This a private 'right of way' (not a council road). The additional traffic for 'Lot 3' is / will be minimal (3 primary users). The majority of traffic is from the 100 plus members of the Meadowbank Ski Club that have a commercial agreement with land owner Steven Chaffey. There have been previous attempts to negotiate a 'right of way' maintenance plan. The owners of the other land holdings have been in agreeance, with Steven Chaffey (represented by the Meadowbank Ski Club) the only one being in disagreement. All negotiations for contributions towards the maintenance of the road exceed previous contributions from previous owners (this negotiation/process is well documented). Lot 3 will continue to work with other land owners to find a fair way of splitting costs according to usage.

- In regard to the buildings within 100m of the water – this has been addressed within the development application and attached email trail with Central Highland Council –

  The proposed cabins are less than 100m from the full supply line and therefore must be assessed against P3. The application documents the include details of the wastewater treatment system that is suitable for the site conditions and is consistent with the requirements of the Building Act 2016 Guidelines for the On-site Wastewater Disposal.
  The cabins are single storey, have an internal floor area of less than 50m2 and clad in timber will not compromise the visual amenity of the rural setting.
  The proposal satisfies P3.

- In regard to sheep being chased - Lots 3 and 4 useable areas are fully fenced, so there should be no concern of people disturbing sheep as they cannot access the lots.

Please let me know if you require any further clarification. We are in the process of dealing with the Crown re consent.

Kind regards

Michael Overeem

Deputy Premier
Treasurer
Minister for Infrastructure and Transport
Minister for Planning

Level 10, Executive Building, 15 Murray Street, Hobart
Public Buildings, 53 St John Street, Launceston
GPO Box 123, Hobart TAS 7001
Phone: (03) 6165 7754; Email: Michael.Ferguson@dpac.tas.gov.au

Tasmanian Government

25 May 2022

Councillor Loueen Triffitt
Mayor
Central Highlands Council
PO Box 20
HAMILTON TAS 7140

By email: council@centralhighlands.tas.gov.au

Dear Mayor

Scoping the State Planning Provisions Review

The Tasmanian Government is currently seeking your input to help scope the 5-yearly review of the State Planning Provisions (SPPs).

The SPPs are the statewide set of consistent planning rules in the Tasmanian Planning Scheme, which are used for the assessment of applications for planning permits. The SPPs contain the planning rules for the 23 zones and 16 codes in the Tasmanian Planning Scheme, along with the administrative, general, and exemption provisions.

Regular review of the SPPs is best practice ensuring we implement constant improvement and keep pace with emerging planning issues and pressures.

While the SPPs are not yet in effect across all areas of the State, a suitable period has now passed since the SPPs were drafted to initiate a review. The full suite of SPPs have been in effect in some local government areas for nearly 2 years, and some parts of the SPPs are also already in effect in the remaining interim planning schemes. This provides enough information and experience for conducting the review. The SPPs will also require review for consistency with the Tasmanian Planning Policies (TPPs) once they are made.

The **SPPs Review Scoping Paper** has been prepared to assist you with providing feedback. The Scoping Paper and a range of other information can be viewed through the Have Your Say on the Planning in Tasmania website : www.planningreform.tas.gov.au.

The feedback you provide will assist in identifying the key themes or parts of the SPPs that require detailed review. This will be conducted through separate projects and will conclude in amendments to the SPPs.

The SPPs review will occur in two stages. Some matters may be addressed in the short-term through amendments to the SPPs, while others may require the finalisation of the TPPs before progressing.

Written submissions in response to the **SPPs Review Scoping Paper** can be made until close of business on **Friday 29 July 2022** in one of the following ways:

1. Via email to yoursay.planning@dpac.tas.gov.au

2. Via post to:
   Department of Premier and Cabinet
   State Planning Office
   GPO Box 123
   HOBART TAS 7001

Enquiries can be directed to the Department of Premier and Cabinet, State Planning Office on 1300 703 977 or email stateplanning@dpac.tas.gov.au.

Yours sincerely

Michael Ferguson MP
Deputy Premier
Minister for Planning

Cc: Mrs Lyn Eyles, General Manager

State Planning Provisions Review

Scoping Paper

State Planning Office
Department of Premier and Cabinet

Tasmanian Government

Author:
State Planning Office

Publisher:
Department of Premier and Cabinet

Date:
May 2022

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Minister's Foreword

The Government is committed to improving Tasmania's planning system and it will not be long before the Tasmanian Planning Scheme is fully in effect across our State, establishing a fairer, more consistent approach to planning and development approval. A single set of planning rules will apply across every local government area, generating efficiencies and increasing certainty and transparency for developers, planners, councils and our communities.

Having a well-drafted and contemporary planning scheme will ensure that our strategic land use planning policies and strategies are appropriately implemented, and that what is delivered on the ground through development applications are in accordance with community expectations.

As the new Minister for Planning, I believe that it is important that we regularly review our planning instruments to ensure they remain fit-for-purpose and current. Reviews provide the Government, councils, the community and other stakeholders with opportunities to identify areas for improvement and enable us to apply appropriate changes in policy and update specifications.

The State Planning Provisions (SPPs) came into effect as part of the Tasmanian Planning Scheme on 2 March 2017 following a comprehensive assessment process undertaken by the independent Tasmanian Planning Commission (the Commission), which included extensive public exhibition and 25 days of public hearings.

The SPPs establish the single set of planning rules for the 23 zones and 16 codes, which manage the use, development and conservation of land in Tasmania. Put simply the SPPs set out planning requirements such as the height of buildings, the uses allowed in particular locations, and what additional controls might be required for developing a heritage building. The SPPs are currently in effect across 12 municipalities in the State and will come into effect in the remaining areas following the approval of each council's Local Provisions Schedules.

Under the *Land Use Planning and Approvals Act 1993* (LUPAA), the SPPs are required to be reviewed every five years. This review is now due.

It is also a requirement that the SPPs be reviewed in the context of the Tasmanian Planning Policies (TPPs) once they are made. The TPPs are currently being prepared and a suite of draft TPPs are expected to be publicly exhibited towards the end of this year.

The State Planning Office has already started preparing for the SPPs review, which will formally commence with the public release of this Scoping Paper. While the review will cover all the SPPs, we want to identify any issues of specific concern so that we can focus our efforts to where they are most needed, and develop a suite of short, medium and longer-term amendments.

The SPPs are a vital part of our planning system and I encourage everyone to consider how they could potentially be improved.

I look forward to hearing your views.

Hon Michael Ferguson MP
Minister for Planning

Introduction

This paper introduces the first comprehensive review of the SPPs, the Statewide planning rules that apply as part of the Tasmanian Planning Scheme, and invites you to inform the scope of that review.

The aim is to identify the provisions of the SPPs that may require review, as well as if there is a need for any new provisions in the SPPs.

This paper has been prepared to help you provide feedback to assist us in identifying the scope of the SPPs review. The paper includes some key questions for you to consider and is organised with the following sections:

Section 1 explains what the SPPs are, how they work within the planning system, and why the government is reviewing them.

Section 2 details what the review will cover and how it will happen.

Section 3 lets you know how you can get involved.

Links and references to additional information that may assist you with providing feedback are included throughout this paper.

Why are we reviewing the State Planning Provisions?

The State Planning Provisions (SPPs) play an important role in the management of the use, development, and conservation of land in Tasmania, and it is important that they are regularly reviewed to ensure they remain contemporary and fit-for-purpose.

For these reasons, section 30T of LUPAA requires that the SPPs are reviewed every 5 years. Section 30T of LUPAA also requires a review of the SPPs to take place after the making of the TPPs, which is expected to occur during 2023. This ensures consistency with the policies contained in the TPPs.

Having been approved in 2017, the SPPs are due for review during 2022. Regular review of planning instruments is considered best practice to:

- improve how they achieve their purpose,
- apply improvements in knowledge and policy, and
- give people and groups a chance to provide their views on how those planning instruments are working, and to suggest improvements.

While the SPPs are not yet fully in effect across all our State, a suitable period has now passed since the SPPs were drafted to initiate a review. The full suite of SPPs have been in effect in some local government areas for nearly 2 years, and some parts of the SPPs are also already in effect in the remaining interim planning schemes. This provides enough information and experience for conducting the review.

1. Understanding the SPPs

1.1 Overview of land use planning in Tasmania

Land use planning is about putting in place a guiding framework of policies, strategies, and rules for use and development that will shape the future of how our society looks and functions. These tools then influence decision making about how our settlements, our infrastructure, and our landscapes look and how we want them to function.

Figure 1 illustrates an overview of Tasmania's land use planning system.

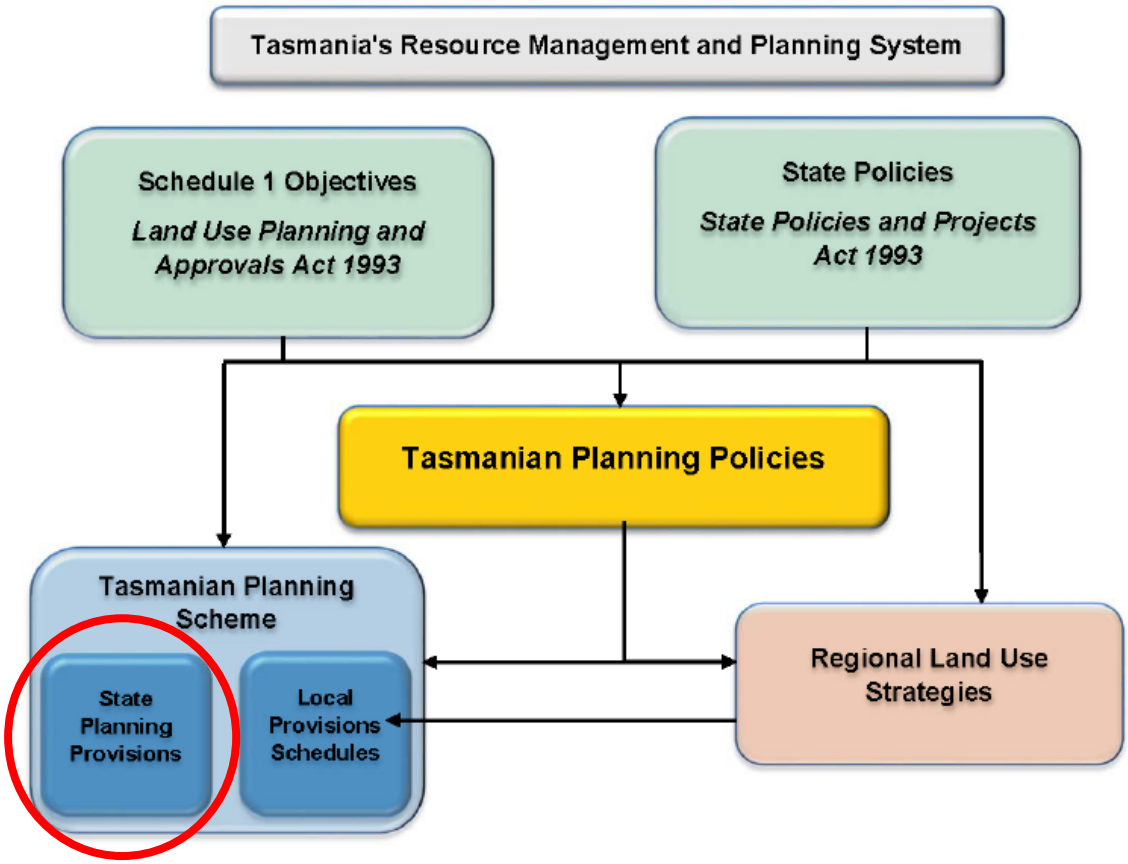

Figure 1 - Tasmania's land use planning system

The range of land use planning documents that make up Tasmania's planning system can be described as either 'strategic' or 'statutory' planning documents. The framework that provides for these documents is set out in LUPAA.

Strategic planning documents guide longer term land use and development through statements such as objectives, principles, policies, or strategies which are informed by social, economic, and environmental data. Strategic planning documents in Tasmania include the State Policies, the TPPs that are currently under preparation, and the three regional land use strategies. Councils also prepare a range of other local strategic planning documents.

The main statutory planning documents in Tasmania are the current planning schemes: the Tasmanian Planning Scheme and the remaining interim and older planning schemes. These set the rules for making decisions about use or development on particular sites in the immediate future.

It is the role of local councils acting as 'planning authorities' to assess applications for planning permits (often referred to as development applications) in accordance with the rules contained in planning schemes. The processes for making decisions on development applications are outlined in LUPAA.

1.2 The Tasmanian Planning Scheme

The Tasmanian Planning Scheme is made up of the SPPs and Local Provisions Schedules (LPS), as shown in Figure 2.

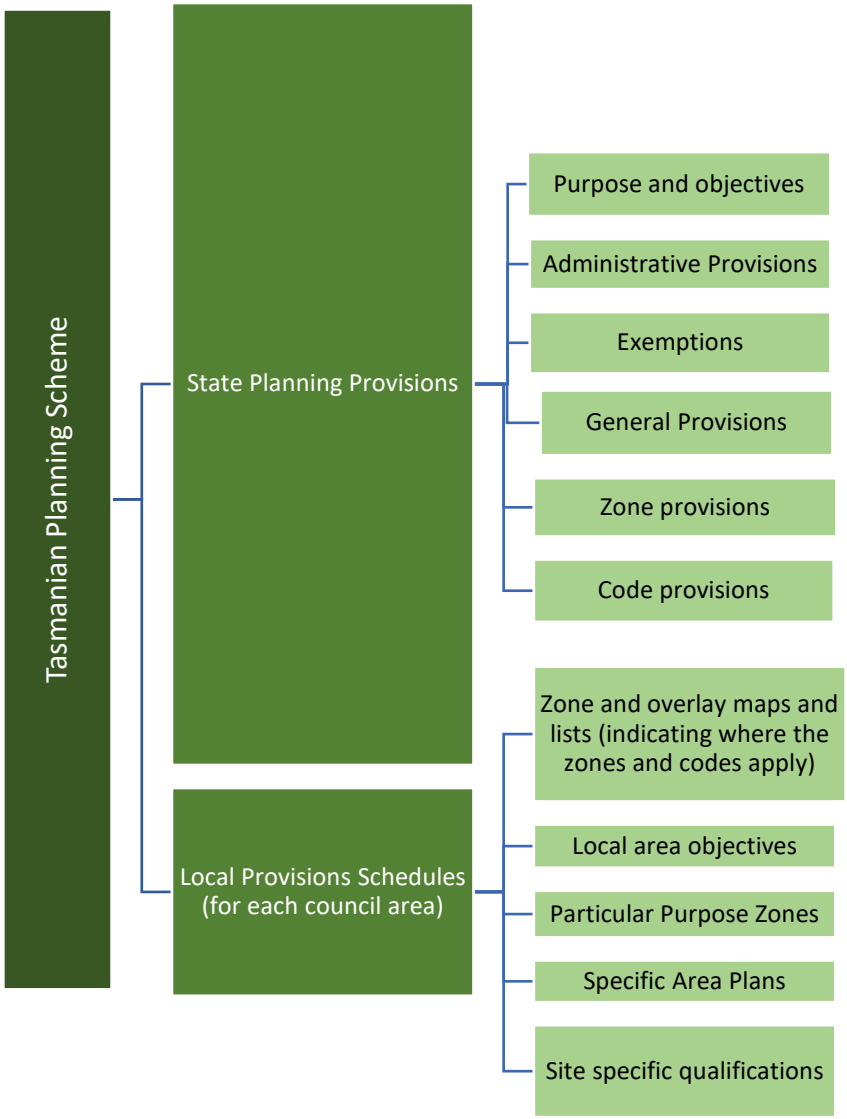

Figure 2 - Structure of the Tasmanian Planning Scheme

The rules in the Tasmanian Planning Scheme control the use, development, and conservation of land across the State in support of the LUPAA Schedule 1 Objectives, State Policies, and the TPPs (once made).

The SPPs are the Statewide set of rules (or provisions) expressed mainly through 23 zones and 16 codes. The SPPs also include administrative, general, and exemption provisions, and the requirements and a template for the LPS. More information on the SPPs is available on the Planning in Tasmania website.

The SPPs are prepared, approved and amended by the Minister for Planning, with expert planning advice provided by both the Commission and the State Planning Office.

The LPS apply the SPPs in each local government area through zone maps, overlay maps, and lists of places where the codes apply. LPS may also contain local area objectives, particular purpose zones (PPZs), specific area plans (SAPs), and site-specific qualifications (SSQs). Each of these is a form of planning control for unique places specific to the local area.

The Tasmanian Planning Scheme, including the SPPs, only applies once a council has its LPS approved. For this reason, some councils still operate under the older Interim Planning Schemes. All councils will eventually use the Tasmanian Planning Scheme to make decisions about land use and development.

The Tasmanian Planning Scheme also operates alongside other legislative requirements, including integrated assessment processes for:

- certain activities with the potential for environmental emissions or impacts (Level 2 activities) administered by the Environment Protection Authority (EPA) Tasmania;
- works on heritage places of State significance listed on the Tasmanian Heritage Register administered by Tasmanian Heritage Council; and
- considering impacts on TasWater's water and sewerage infrastructure.

Certain forestry operations and works, mineral exploration, and marine farming are managed under separate legislation. There are also exemptions from the Tasmanian Planning Scheme for certain electricity, water and sewerage, gas and railway infrastructure works as outlined in their relevant legislation.

1.3 Background of the SPPs

The first SPPs were drafted during 2015 as part of the Government's planning reform agenda to introduce a single Statewide planning scheme.

The drafting of the SPPs involved input from technical reference groups and consultative groups including State and regional organisations across business, industry, the community sector, environmental and heritage interests, and local government.

The SPPs largely adopted the structure established by *Planning Directive No. 1 – The Format and Structure of Planning Schemes* (Planning Directive No. 1) on which all interim planning schemes were based. Departures from Planning Directive No. 1 occurred to align the administrative provisions with the Tasmanian Planning Scheme structure required by LUPAA, in addition to:

- detailed reconsideration of the planning scheme exemptions;
- additional Special Provisions (renamed as General Provisions) from interim planning schemes; and
- reconsideration of some zones, such as replacing the Rural Resource Zone and Significant Agriculture Zone with the Rural Zone and Agriculture Zone, removal of the Environmental Living Zone, and inclusion of the Landscape Conservation Zone and the Future Urban Zone.

The content of the zones and codes in the SPPs was drafted with detailed regard to all interim planning schemes that were in operation at the time. It also captured the latest versions of codes as recommended by the Commission in accordance with:

- other approved or draft planning directives (the Bushfire-Prone Areas Code, Road and Railway Assets Code and Potentially Contaminated Land Code), and

- latest State Government policies on natural hazards (the Coastal Erosion Hazard Code, Coastal Inundation Hazard Code and Landslip Hazard Code).

During 2016, the Commission undertook a comprehensive independent assessment of the SPPs, including 60 days of public consultation and 25 days of public hearings.

The Commission's assessment of the SPPs concluded in December 2016 with a recommendations report being provided to the then Minister for Planning. In making the SPPs, the then Minister accepted the majority of the Commission's recommendations. A statement of reasons was released in response to those recommendations that were not accepted.

The SPPs were made on 2 March 2017.

2. Understanding the review

2.1 Scope of the review

The review will consider the SPPs component of the Tasmanian Planning Scheme. All of the SPPs are open to review.

It is important to note that this review does not include the:

- Local Provisions Schedules;
- Regional Land Use Strategies;
- State Policies; or
- the broader planning framework within LUPAA and associated legislation.

The review will not consider where zones and codes are applied in the Local Provisions Schedules. This is the role of individual councils with independent oversight from the Commission. Instead, the review will consider the rules and administrative requirements in the SPPs.

There are limitations on matters that may be covered by the Tasmanian Planning Scheme and the SPPs as listed in sections 11(3) and 12 of LUPAA. Certain building design and engineering and safety requirements are also covered by the *Building Act 2016*, associated regulations, and the National Construction Code. These also do not form part of the review.

2.2 Review process

The SPPs review begins with the release of this scoping paper and related information documents (Step 1 in Figure 3 below).

Feedback received from the scoping process will assist with identifying those provisions in the SPPs that require review, potential gaps in the SPPs, and inform options for improvement and potential amendments to the SPPs. A report will be prepared in response to the feedback from the scoping process (Step 2 in Figure 3 below).

The scoping process will help inform key themes or parts of the SPPs that require more detailed consideration for progression through separate projects and conclude in amendments to the SPPs. The State Planning Office will establish reference groups and consultative groups to assist with these detailed projects and amendments.

Some matters may be addressed in the short-term through amendments to the SPPs (Step 3 in Figure 3 below), while others may require the finalisation of the TPPs before progressing (Step 4 in Figure 4 below). It is a requirement of LUPAA for the SPPs to be consistent with the TPPs.

The making of the TPPs, which is expected to occur during 2023, will result in a review of the SPPs for consistency. A discussion paper will be released for consultation to consider options for amendments to the SPPs to make them consistent with the TPPs (Step 4 in Figure 3 below).

The SPPs amendment processes are detailed in Part 3, Division 2 of LUPAA. All non-minor amendments are subject to public consultation, and independent assessment, including public hearings, by the Commission. The Commission then provides recommendations on the draft SPPs amendments which must be considered by the Minister for Planning before determining whether or not to make the amendment.

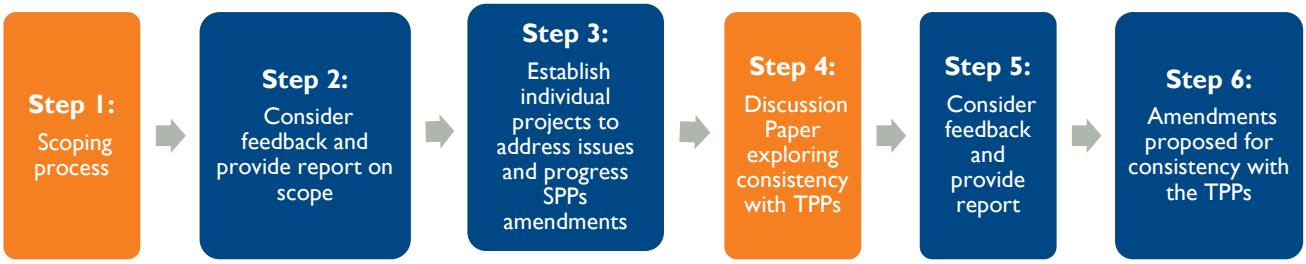

Figure 1 - The SPP review process

2.3 What has happened so far

The State Planning Office has put together a list of issues that have already been raised through conversations with stakeholders, along with submissions received through other processes. These processes include exhibition of *Planning Directive No. 8 – Exemptions, Application Requirements, Special Provisions and Zone Provisions* and reports provided to the Commission on the SPPs in accordance with section 35G of LUPAA.

A summary of these issues is available on the Planning in Tasmania website.

Section 35G of LUPAA provides a process for a local council, after considering submissions on their draft LPS, to advise the Commission on potential amendments to the SPPs. The Commission must consider the advice of the council and provide a recommendation to the Minister for Planning. More information on the process under s.35G of LUPAA is available of the Commission's website.

Several current projects will also inform the SPPs review. These projects are detailed below.

Residential and Housing Reviews

Review of the residential development standards derived from Planning Directive 4.1

The rules in the SPPs General Residential Zone and Inner Residential Zone are based on those in *Planning Directive 4.1 – Standards for Residential Development in the General Residential Zone* (Planning Directive No. 4.1).

In 2014, Planning Directive No. 4.1 introduced a Statewide set of rules for residential development in the General Residential Zone across all interim planning schemes.

In 2020 the State Planning Office commissioned a consultant to engage with stakeholders about their key concerns with the requirements in Planning Directive No. 4.1 and to seek examples of their practical application. This process has resulted in the *Review of Tasmania's Residential Development Standards – Issues Paper* which has been made available through the Planning in Tasmania website to further assist with scoping the SPPs Review.

Medium Density Residential Development Standards Project

In 2019, the then Premier of Tasmania announced a project to prepare planning rules to deliver consistent requirements for apartment developments in Tasmania. The new requirements will be implemented through an Apartment Code in the SPPs to provide a clear pathway for the assessment of apartments and encourage good quality design and liveable spaces.

The project is being managed by the State Planning Office in partnership with Hobart City Council through the Hobart City Deal and will be delivered through a future amendment to the SPPs.

This project will be informed by the SPPs Review, and the review of the residential development standards derived from Planning Directive No. 4.1.

More information on the medium density residential development standards project and the Apartment Code is available through the Planning in Tasmania website.

Tasmanian Planning Policies (TPPs)

The TPPs are high-level strategic policy ambitions and directions on land use planning matters of State and community interest. They will provide a way for the Tasmanian Government and community to consider and set directions on a broad range of complex and emerging planning issues. These high-level policies will inform strategic planning and the statutory planning provisions within the SPPs and LPS.

Some matters raised during the SPPs review scoping process may need to be considered in conjunction with the broader policies in the TPPs. The SPPs must be reviewed for consistency with these policies once the TPPs are made.

Once the TPPs are made, a discussion paper will be circulated to explore how consistent the SPPs are with the TPPs and what changes may need to be made to the SPPs.

More information on the TPPs is available through the Planning in Tasmania website.

3. How to get involved

The Government wants to hear from you about issues with the SPPs.

We want to hear about the provisions in the SPPs that you think require review, or any provisions that you think are missing.

Your feedback will help scope the 5-yearly review of the SPPs and to identify issues to be addressed through amendments to the SPPs.

We encourage you to read this scoping paper in full before providing your comments as a submission. Please note, the scope of the review is outlined in section 2.1 of this scoping paper. We also encourage you to peruse all other documents made available as part of the scoping process as these may help inform your submission.

To help you respond, we invite you to consider the following questions. We also encourage you to provide reasons and examples (where possible).

QUESTIONS TO CONSIDER

Which parts of the SPPs do you think work well?

Which parts of the SPPs do you think could be improved?

What improvements do you think should be prioritised?

Are there any requirements that you don't think should be in the SPPs?

Are there additional requirements that you think should be included in the SPPs?

Are there any issues that have previously been raised on the SPPs that you agree with or disagree with?

Are there any of the issues summarised in the *Review of Tasmania's Residential Development Standards – Issues Paper* that you agree or disagree with?

Submissions on the State Planning Provisions Scoping Paper can be made until the close of business on **29 July 2022** in one of the following ways:

- Via email to yoursay.planning@dpac.tas.gov.au
- Via post to:

  Department of Premier and Cabinet
  State Planning Office
  GPO Box 123
  HOBART TAS 7001

Submissions will be treated as public information and will be published on the Planning in Tasmania website, unless confidentiality is specifically requested.

No personal information other than an individual's name or the organisation making a submission will be published.

For further information, please contact the State Planning Office via email: stateplanning@dpac.tas.gov.au, or read the Tasmanian Government Public Submissions Policy.

The State Planning Office website contains more information on the Tasmanian Planning Scheme and the SPPs:

If you would like to discuss the SPPs review further, or would like a briefing, please contact the State Planning Office at: stateplanning@dpac.tas.gov.au or by telephoning 1300 703 977.

4. What will happen next?

Once the consultation period has ended, the State Planning Office will carefully consider all comments received.

Feedback received from this scoping process will assist with deciding the extent of the SPPs review. A report will be prepared in response to the feedback from the scoping process.

The scoping process will help inform key themes or parts of the SPPs that require more detailed consideration for progression through separate projects and conclude in amendments to the SPPs.

Department of Premier and Cabinet
State Planning Office

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