

2026-01-19 OPEN COUNCIL - ORDINARY MEETING ATTACHMENTS

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Cressy District Committee MINUTES 26 November 2025,**7 pm at the Cressy Fire Station, 73 Main Street Cressy.**

1. Opened: Meeting commenced at 7:05pm

Attendees: **Andy Byard, Daniel Rowbottom, Angela Jenkins, Peter Goss, Ann Green, Petrina Goss**

Guest:

Apologies: **Helen Williams, Toni Burton, Maurita Taylor and Cr Richard Goss**

2. Declaration of Pecuniary interest:

In accordance with the provisions of the Local Government Act 1993, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

- a) has an interest; or
- b) is aware or ought to be aware that a close associate has an interest.

A member has an interest in a matter if the matter was decided in a particular manner, receive, or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment. Nil

3. Acknowledgement of Country:

We acknowledge and pay our respects to the Tasmanian Aboriginal Community as the traditional and original owners, and continuing custodians of this land on which we gather today and acknowledge Elders – past, present, and emerging.

4. Confirmation of previous minutes:

The minutes of the meeting of the Cressy Local District Committee held on 1 October 2025 be confirmed as a true and correct record of proceedings.

Moved: **Daniel Rowbottom** second: **Angela Jenkins** carried

5. Business arising

		Action
5.1	Water Tower Mural. 30 June 2025 – Email to Emma Helks TasWater 21 July 2025 - Cressy Water Tower Mural - Community Submission 22 July 2025 Louis Van Ek – TasWater Community Programs Manager Shearing photo is the committee's choice. Confirmed - project will be undertaken in February 2026.	TasWater will lead community consultation. Louis Van Ek will initiate the project when he is back from leave in February 2026

	Community Consultation -design/theme with school/community	<i>Ongoing. Once we find out Banner photos we'll have more of an idea. So, we don't duplicate.</i>
5.2	Cressy Street Banners Final designs completed. Needs committee approval	Will be printed /installed <i>Banner proof has been emailed to Committee.</i>

6 Budget Items/Requests Table

	Budget Items/ Request List 2025 – 2026 and 2026/2027	Budget
6.1	<ul style="list-style-type: none"> • Bartholomew Park – Rotunda/New shelter • Bartholomew Park – Development of park with land acquisition adjacent. • Spencers Lane – Curb and guttering with road seal. 	Budget 2026-27 Budget 2026-27 Budget 2026-27 In progress
6.2	Footpaths The council was requested to give priority to some new footpaths around Cressy. King St and Archer St.	Budget 2026-27
6.3	Recreation Ground Children's play area need for something to be included for smaller children to use up there.	Budget 2026-27 <i>Committee requests any brochures on possible equipment suitable for 2–5-year-old children.</i>
6.4	Bike Track Longford to Cressy. A report supplied to the committee made them aware that a Feasibility Study was conducted for this idea in 2010. It only needs to be from Cressy to Golf Club corner for safe use and connecting of the communities. Shared Pathway Plans 6 September 2023 Bicycle Advisory Committee meeting - Committee endorsed the following maps for inclusion and consideration in the NMC municipal bicycle and shared pathway strategy; 18 September 2023 the recommendations of the Committee were endorsed by Council. Please see the website via this link. Strategic Projects - Northern Midlands Council	Budget 2026-27

7. New Business. –

7.1	Cressy Swimming Pool Free Swim weekend on the 29 th and 30 th November to be confirmed. Thank you to all who supported the event. Weather was not supportive. Posters were printed and mailbox dropped. On social media.	Andy to attend and cook. Committee unaware of this event. Cressy IGA to donate bread
7.2	Meeting Dates for 2026.	<i>January 21st</i>

January 21 st March 25 th March Budget Submission to council (date TBC) April Council Bus Tour or Municipality (date TBC) May 27 th July 29 th September 30 th November 25 th December District Committee dinner (TBC)	March 25 th May 27 th July 29 th September 30 th November 25 th <i>Keep in place last Wednesday of the month except for the January meeting. All in favor</i>
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General Business

Peter Goss – Barthlomew Park upgrades. Committee to be advised and consulted on developments.

Petrina Goss – Speed concern in Macquarie Street with young families living in area past recreation ground. Suggestions of speed reduction or speed humps installed. Also noted that this street has no footpaths, making it unsafe for pedestrians to use.

Angela Jenkins – Spoke of the Dump Point at recreation ground. Has heard of great reports of the facility with its easy access. This followed with a general discussion on RV Friendly town.

Andy Byard – Reminded of Rustic Bakery 's oven celebration 100 years old in February.

Welcome to Cressy letter. Toni Burton has compiled. AED information could include Bowls Club, Fire Station and School

8. The Meeting closed at 7:55pm.

Next meeting will be held 7 pm on January 21st, 2026, at the Cressy Fire Station.

Evandale Community Centre and Memorial Hall Management Committee Minutes

Date: Tuesday 9 December November 2025

Meeting Opened: 2.05pm

Chair: Brett Goldsworthy

Present: Gillian Atherton, Judy Heazlewood, Maria Lawson, Barry Lawson, Councillor Paul Terret and Heidi Kent

Apologies Mariella Vallesi, Lyn Robson, Jackie Divall and Kath Wenn.

Acknowledgment of Country given by Brett Goldsworthy

Declaration of interest requested by Brett Goldsworthy – none given

Confirmation of Minutes subject to inclusion of name Maria Lawson at item 8b

Moved: Judy Heazlewood Seconded: Barry Lawson

Business Arising from Previous Minutes:

1. Item 8c - coach company tours – NFA
2. Item 8- back door security – new sign installed, new chirpy sound still to be ordered – Heidi to deal.
3. Comments to council about new management agreement: Heidi to email Kristy advising this committee has no further submissions to make.

Moved: Maria Lawson Seconded: Gillian Atherton

Correspondence In/Out – see attached report

Items arising from correspondence:

1. Discussion of ideas for increasing traffic through centre by providing activities for wider group of age demographics – arrange for Libby McGrath (Council Youth Officer) to attend next meeting.
2. Heidi to buy pool noodles to block gap behind high bench so things cannot fall down there.

Moved: Maria Lawson Seconded: Judy Heazlewood

Financial Report: given by Heidi Kent – see attached.

Moved to accept by Gillian Atherton, Seconded Barry Lawson

No Council Report given.

Hall Report – given by Brett Goldsworthy – quiet month except for gamers at weekend: \$185 for hires.

Moved to accept Maria Lawson; Seconded Judy Heazlewood

History Society Report – given by Barry Lawson:

1. Harry Murray Memorial Prize being presented at School on Thursday 11 December –
2. Flagpole at memorial hall – hard to raise – was reported to council last year – still nothing done.

Moved to accept: Gillian Atherton; Seconded Judy Heazlewood

General Business

1. Leaking roof, wet carpets and bookcases in Library, mould reappearing in Bonnet Room and heating for history area. Heidi to email council with request for investigation, advice and budget submissions for above items.

Moved Barry Lawson: Seconded Maria Lawson

2. Heidi to investigate costs etc for using grant to replace one computer and new POS and stock management system.

Moved: Maria Lawson; Seconded Barry Lawson

3. Keys – Heidi to call Martine DeLacy but otherwise declare keys lost.

4. Step Stool for library – decided this was operational necessity. Heidi to buy one.

Upcoming Events and Opportunities: Volunteer Christmas lunch Thursday 11

December 12 pm

Other Business:

1. Tree growing out of wall. Heidi to email council.

Moved Judy Heazlewood, Seconded Brett Goldsworthy.

2. Motion to ask if Paul Terrett could be made duty councillor for our committee.

Unanimous decision – Heidi to email council.

Moved Brett Goldsworthy, Seconded Barry Lawson

Next Meeting: 9 February 2026 1pm at Evandale Community Centre

Meeting Closed 2.45pm



LIFFEY HALL MANAGEMENT COMMITTEE
MINUTES OF GENERAL MEETING DECEMBER 9 2025 AT
5.30PM

Present

Committee members: Gabrielle (Gabby) Stannus, David Hanslow, Rodney O'Keefe, Denis Lisson, Ludovic Vilbert, Susan Hanslow, Richard Chin, Sally Staubmann, Jilli Spencer.

Northern Midlands Council: Fiona Dewar

Observers: Herbert Staubmann

Apologies

No apologies

Election of new committee members

Richard Chin: M. Denis, S. Rodney

Jilli Spencer: M. Susan, S. Denis

Minutes of the last meeting

The minutes were taken as read: M. Susan, S. Richard

Correspondence

The secretary summarized the major issues of the correspondence, which were accepted.

Special guest speaker

Fiona Dewar Events Officer NMC was introduced by the chair. Fiona provided a comprehensive summary of Council requirements when hosting an event.

Members were encouraged to ask questions, and a lively discussion ensued. A brief summary of the important issues raised is given below, and further details

can be sourced from Fiona's correspondence of 10/12/25, as well as the council's Event Management Guide.

- A listing of protocols for public and private events.
- Insurance protocols to be followed.
- General food and catering guidelines, with particular reference to upcoming events in January and February 2026.
- Market risk assessment responsibilities; outlines and contacts for assistance.
- Action: Risk Assessment to be undertaken before the next market in February 2026.

The committee thanked Fiona for her very comprehensive briefing.

Financial matters

- Rodney gave an update on the current finances.
- The formatting of the annual report for 2024/5 was on track with Rodney liaising with the council for support.
- Issue of two debit cards was approved. These were to have limits, but will be used by office bearers to purchase small items when required.
- Signatories for the bank account have been updated and include Rodney, Gabby, and Denis.
- Action: Gabby and Denis to complete authorization at the Commonwealth bank to formalize duties as signatories to our bank account.

Business arising from the minutes

1. Registration and induction of committee members. There are currently nine registrations in the process of being provided to the council, who, will in due course, follow up with details of induction into the Work, Health and Safety (WHS) program.
2. Members feedback on MoU: The chair has requested that members provide questions/recommendations and feedback by 16th December for collation and presentation to council.

Items 3 to 6 relate to a site visit by Kristy Nutting and Damian Wilson on Tuesday 9th December with whom the committee had a very productive discussion. We thank them for their participation and the open and frank

exchanges we shared regarding issues related to the maintenance of the site.

3. Future buildings and storage:

- *Immediate concern* is storage of the mower on a temporary basis. Council recommended a shipping container to be located adjacent to the toilet unit. This proposal was unanimously agreed upon.
- *Longer term considerations* involve the permanent building proposals contained in a submission presented to council early this year. Committee members will revisit the submission and finalize their recommendations in March for presentation to the council for inclusion in the budget for 2026/7.
- Action: Gabby to draft a plan for the preferred permanent storage option before the next meeting in February for committee members to review, before referring the details back to Council for consideration in its 2026/7 capital works program.

4. Kitchen upgrade: although the aspiration is to ultimately gain 'compliant status', kitchen expenditure has not been scheduled for 2026/7. However, the installation of a small hand-washing facility will be considered as an interim measure. (See also water supply).

5. Water supply: The issue of long- term water supply is still a work in progress.

- Immediate solution for lack of potable water is to purchase bottled water for drinks, tea and coffee. However, there are several further options that could be investigated for possible implementation. They are:
 - The storage tank currently holds potable roof water, mixed with non-potable water from Jordan's property. If this non-potable water can be diverted from the tank direct to the toilets the roof water would, by NMC standards, be acceptable for hot drinks if filtered and boiled.
 - Current plumbing needs to be checked to see if this option is practicable.
 - Notwithstanding the above, the ultimate solution to the provision of water to the site is in the hands of the council to implement.
 - Action: Gabby to confirm with Kristy Nutting whether it is necessary for our committee to submit a proposal for funding water supply to the Liffey site for inclusion in the Council's 2026/7 capital works program, bearing in mind that water supply is the Council's responsibility as outlined in the existing MoU.

6. Septic tank: No immediate action unless noxious odours are reported.
Committee members to be on the alert!

General business

1. Schoolhouse security: There is a strong suspicion that illicit entry is still occurring. In order to solve the problem the council have been requested to advise upon the number of keys originally issued. Any further action, including the possible replacement of external locks, will be dependent upon the outcome of our investigations and the completion of a key audit.
Action: Gabby to inquire as to the number of keys originally issued to LHMC, together with any other relevant details.
2. Piano status: to remain as a heritage item.
3. Provision of activities for children: Susan recommended quoits and hop-scotch for the next market.
4. Historical photographs for schoolhouse. Denis has spoken to Dennis Chilcott who is willing to provide these valuable records
Action: Denis to arrange a meeting. Jilli and Rodney also wish to be involved.
5. Market days:
 - Committee agreed to continue monthly markets until April, and then to review.
 - Strawberry festival is still on the agenda, but note recommendations from Fiona Dewar referred to earlier.
 - Market Risk Assessment: refer also to Fiona's advice and guidelines. Also note that if questions arise on this important issue that she and the Safety Officer Nathan Lowe are available to assist.
6. Hall hire contact information on NMC website to be updated.
Action: Gabby, Kristy.
7. Tree register: council to advise.
8. Change of logo:
Action: Council to be approached, Gabby.
9. Lift the Tone Campaign: members have received correspondence from council on this initiative and support it.
10. Working bee for Len: 3-4 volunteers have put their name forward. David to coordinate. Several other members offered help, but were not available on the date requested.

11. Meeting dates for 2026 required by council.

Action: Denis to forward dates to Council.

Meeting closed at approx. 7.30

Secretary's final note: As far as I know this meeting created a record for the longest agenda, but also one of the most productive, bearing in mind the real importance of so many of the issues. Many thanks to our new Chair Gabby.

Next meeting: Tuesday February 10th 2025 at 7.00pm.

Morven Park Management & Development Association Inc.

Minutes of the General Meeting of the Morven Park Management Committee held at the Morven Park Clubrooms on Wednesday 10th December 2025.

Meeting opened at: 7.32pm

Present:	Chairman	David Houghton
	Vice Chairman	Ian Pease
	Treasurer	John Hughes
	Secretary	Rhonda Whitmore
	Evandale Skate Park	Ian Pease
	Evandale Village Fair	
	Evandale Football Club	
	Evandale Cricket Club	Carmel Oates
	Evandale Light Rail	David Swann
	Evandale Tennis Club	
	Evandale Primary School	
	Morven Park Grounds	
	Northern Midlands Council	Councillor Paul Terrett

Apologies: Brendon Crosswell

Minutes of previous General Meeting held on 12th November 2025 to be read and confirmed.

Moved: John Hughes Seconded: Ian Pease CARRIED

Business Arising from 12th November 2025 meeting:

1. Management Agreement with NMC - Kristy Nutting (20/11) advised she is working through answering the concerns raised and drafting a letter responding to the questions asked and will have this to me (the Chairman) in the next week. No correspondence has been received from NMC to date.
2. Scoreboard insurance status - Maree Bricknell has yet to respond to email sent by Chairman seeking Council's investigation of insurance claim for scoreboard. Kristy Nutting also advises she will provide a further update to about the scoreboard and provide more clarity around her previous email in which she provided information about the claim. No correspondence has been received from NMC to date.
3. Power to ticket booth - awaiting update after mid 2026 with NMC budget review.
4. Scoreboard cable - Note MPMC approved spend on cable at September 2025 meeting. Waiting for availability of Anthony Axton (recovering from operation); cost is MPMC.
5. Speeding vehicles leaving Morven Park - awaiting advice from Leigh McCullagh re upgrading existing speed hump and possibly adding an additional one.
6. Timer for heat pump in scorer's room –

Motion: that the quote of \$550 be accepted and works completed.

Moved Ian Pease Seconded John Hughes CARRIED

7. Bar fridge compressor - awaiting quote from Dakin. Quote of \$396 received for outside cage to house compressor. Decision pending until information from Dakin received.
8. Home changeroom vanity water damage - TBA
9. Painting of changerooms - TBA
10. Light Rail security camera - TBA
11. Movie night in January 2026 – Scheduled for 23/01/26

12. First Aid kits servicing – No update from NMC
13. Leaking taps men's public toilets – Awaiting repair. Chairman to contact Leigh McCullagh
14. Tennis Club toilets - update on Council's plans not received from NMC
15. Tree at skate park - Leigh McCullagh advised will prune; now completed by HST.
16. City Mission - Maree Bricknell emailed re security alarm advice to City Mission.

Correspondence:

Out:

Email to Acting General Manager, Maree Bricknell, re insurance claim for MP scoreboard and re security alarm scorer's room (City Mission).

Email to Leigh McCullagh requesting pruning of large tree near skate park and also speeding vehicles and speed humps.

Minutes of General Meeting 12th November 2025.

In:

Email from Kristy Nutting re response to her draft Lease plus advising more details re scoreboard insurance.

Email from Leigh McCullagh advising tree pruning to be organised and that he will assess speed humps in Morven Park.

Financial Report: \$10,637.05

Moved: John Hughes Seconded: Ian Pease

User Groups:

Cricket - Door into public toilets loose when locking – Chairman to contact Leigh McCullagh.

Football -

Tennis - Gum tree at end of court causing issues again – submission to Council to remove being sent by Tennis Club. Toilet facility up-grade formally request to Council by Tennis Club.

Skate Park - Table fixed and varnished. Area needs grass mowing and weeds poisoning by NMC. Chairman to contact Leigh McCullagh.

Primary School -

Light Rail - Veolia truck driver not acting in a professional manner when on premises by ignoring speed signage. Chairman to lodge complaint with Veolia.

Village Fair -

Morven Park Grounds - Looking good.

Northern Midlands Council - AGM Monday 15/12/25 @ 5pm - public welcome.

General Business: Nil

Meeting Closed: 7.50pm

Next Meeting: General Meeting - Wednesday 11th February 2026 at 7.30pm.

ROSS COMMUNITY SPORTS CLUB INC.

AGENDA

DATE: 13th January 2026

TIME: 4.00 pm

LOCATION: Ross Community Sports Club

ATTENDEES

APOLOGIES

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IN ATTENDANCE

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ITEMS

NO.	ITEM	ACTION
1.	ACKNOWLEDGEMENT OF COUNTRY Acknowledgement of Country "We acknowledge the Traditional Owners of the land on which we meet today. I would also like to pay my respects to Elders past and present."	
2.	CONFLICTS OF INTEREST DECLARATION 	
3.	CONFIRMATION OF PREVIOUS MINUTES 3.1 Moved by _____ that the Minutes of the meeting of 9 th December 2025 be accepted and seconded by _____.	
4.	BUSINESS ARISING 4.1 Membership Applications. 4.2 Committee Resignations & Nominations for Casual Vacancies. 4.3 Review of Management Agreement. 4.4 Review of Constitution. 4.5 Purchase of Solar System. 4.6 Purchase of Sound System. 4.7 Status of Recycle Rewards program. 4.8 Removal of part of Rodeo Arena. 4.9 Replacement of Meeting Room Chairs 4.10 Volunteer Recruitment 4.11 Council Safety Induction Training 4.12 Maintenance & Repairs – fence / urinal	
5.	FINANCIAL REPORTS	

	5.1 Moved by and seconded by that the Treasurer's Reports be accepted and that accounts be passed for payment.	
6.	CORRESPONDENCE 6.1 Inwards <ul style="list-style-type: none"> • Director Tassie Tour 03/12/25 – Email re: 2026 Vintage Motorcycle Club event. • Northern Midlands Council 08/12/25 – Email re: Customer request confirmation (timing on security light) • Northern Midlands Council 09/12/25 Leigh McCullagh – Email re: Rodeo arena work. • Northern Midlands Council 10/12/25 – Email re: Customer request confirmation (broken window) • Northern Midlands Council 11/12/25 Leigh McCullagh – Email re: Meeting re rodeo arena work. • Northern Midlands Council 16/12/25 – Email re: Completion of Customer request confirmation (security light) • Australia Post 18/12/25 – Email re: Delivery from BSG Aust. • BSG Accounts 19/12/25 – Email re: Tax Invoice Delivery from BSG Aust. (Bingo supplies) • Commonwealth Bank 20/12/25 – Email re: Transfer details hire payment. • Masters Cricket Tas 26/12/25 – Email re: Curator resignation. • Masters Cricket Tas 30/12/25 – Email re: Changes to match dates & curator role details. • Department of Justice 01/01/26 – Email re: Annual Return renewal. • Masters Cricket Tas 05/01/26 – Email re: Response to match dates re Guide Dogs booking. • Northern Midlands Council 06/01/26 – Email re: Reply to request for ground mowing. • Various emails re facility hire. 	
	6.2 Outgoing <ul style="list-style-type: none"> • Various emails re facility hire. • Northern Midlands Council 09/12/25 – Email re: Details of rodeo arena work. • Northern Midlands Council 09/12/25 – Email re: Meeting re rodeo arena work. • Northern Midlands Council 10/12/25 – Email re: Customer request broken window. • Northern Midlands Council 11/12/25 – Email re: Customer request follow up re urinal. • Diane Lloyd 12/12/25 – Email re: Voluntary Work Form Centrelink. • Masters Cricket Tas 23/12/25 – Email re: Request for 2026 match dates. • Guide Dogs Tasmania 24/12/25 – Email re: Booking dates to ensure no conflict with cricket match. • Masters Cricket Tas 28/12/25 – Email re: Request for match dates to ensure no conflict with Guide Dogs booking.. • Masters Cricket Tas 28/12/25 – Email re: Follow up request for match dates re Guide Dogs booking. • Northern Midlands Council 05/01/26 – Email re: Request for ground mowing. • Swift Meats 06/01/26 – Email re: Letter Thanks for Support. • Masters Cricket Tas 06/01/26 – Email re: Invoice to December. • Masters Cricket Tas 07/01/26 – Email re: Confirmation of dates. 	
	6.3 Moved by and seconded by that all inward Correspondence be received, and that outward Correspondence be approved.	
7.	GENERAL BUSINESS 7.1 Booking Report 7.2 Masters Cricket 7.3 Pool Report	
8.	NEXT MEETING 7.1 The next meeting is scheduled for Tuesday 10 February 2026 at 4.00 pm at the Ross Community Sports Club.	
9.	MEETING CLOSURE 8.1 The Chair announced the meeting closed at pm.	

MINUTES FOR THE MEETING OF THE LONGFORD DISTRICT COMMITTEE

**WEDNESDAY 7th JANUARY 2026. COMMENCING AT 5:30 PM
HELD AT LONGFORD WAR MEMORIAL HALL, MEETING ROOM 1**

1. PRESENT – Peter Munro (Chair), Annette Aldersea, Bronwyn Baker (from 5:50pm), Joanne Clarke, Kenneth Richards, Frances Stewart, Neil Tubb

2. IN ATTENDANCE – Cr. Matthew Brooks

3. APOLOGIES – Christine Darke, Cr. Dick Adams

4. DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL

In accordance with the provisions of the *Local Government Act 1993*, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

- a) has an interest; or
- b) is aware or ought to be aware that a close associate has an interest.

A member has an interest in a matter if the matter was decided in a particular manner, receive, or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment.

No declaration of any pecuniary interest was declared by any person present.

5. ACKNOWLEDGEMENT OF COUNTRY

We acknowledge and pay our respects to the Tasmanian Aboriginal Community as the traditional and original owners, and continuing custodians of this land on which we gather today and acknowledge Elders – past, present, and emerging.

6. CONFIRMATION OF MINUTES

The minutes of the meeting of the Longford District Committee held on 3rd DECEMBER, 2025 confirmed as a true and correct record of proceedings.

Moved – Annette Aldersea Second – Ken Richards

BUSINESS ARISING FROM MINUTES

7.0 PROMOTIONAL ISSUES:

7.1 Signage for Longford Roundabout.

Ref. Addendum to Minutes.

NMC 17/11/25. Exec Assistant – NMC Works Order to be submitted to Dept. State Growth.

7.2 Proposed relocation of the stone Longford entrance wall to the Woolmers end of Longford.

Ref. Addendum to Minutes.

NMC 17/11/25 Exec Assistant – Information to be forwarded to Dept. State Growth for approval.

NMC 3/12/25 Exec Assistant – Wall to remain in situ. Works permit application to DSG for kerb

installation to be submitted.

ACTION: Continue to monitor.

7.3 New Promotional Signage either side of Longford Roundabout on Illawarra Road.

Ref. Addendum to Minutes. Continue to Monitor

7.4 Directory of Clubs & other organizations & their branches in Longford – including sign.

Ref. Addendum to Minutes. Continue to Monitor

ACTION: Add to Budget Request items 2026/27. Cr. Dick Adams to follow up.

7.5 Shopfront Christmas Window Competition

Ref. Addendum to Minutes.

ACTION: Item closed until July 2026.

8.0 SAFETY & AESTHETIC ISSUES:

8.1 Pullover area/Viewing Platform – Alternative Location.

Ref. Addendum to Minutes. Continue to Monitor

8.2 Wellington & Marlborough Streets – Sticky Beaks Intersection – STOP sign

Ref. Addendum to Minutes. Continue to Monitor

8.3 Environmental & Noxious weeds.

A Public Forum was held 29th May 2024, regarding the Northern Midlands Weed Management Strategy.

- Awaiting report from the consulting firm RMCG to come back to Council.
- NMC Budget Report notes Management Plan review is still in progress.
- Cr Dick Adams reported that NMC held a workshop to update the policy, which is close to being finalized. It is a government issue to allocate funding for a Weeds Officer.
- NMC Weed Management Strategic Plan has been finalized, now needs public awareness and circulation.
- NMC Minutes 10 January 2025 – Strategic Plan to be incorporated into Works Program and future Budgets.
- Cr. Dick Adams noted State Government Funding is available for some weeds control programs.
- 3/9/25 Frances Stewart to ask Vivien @ NMC if an A4 flyer with targeted weed images might be circulated this Spring.
- 1/10/25 Vivien Tan to follow up with Dept. NRE – North.
- 3/12/25 Vivien Tan circulated to LDC a council flyer from 2019, however there is nothing currently planned due to lack of funds. LDC discussion resolved that this represents a false economy – if the community is unaware of weeds, it rests solely with council employees to control and risks weed populations being missed on private property.
- 7/1/26 Vivien Tan working with NRM North.

ACTION: Budget Request Item 2026/27. Continue to Monitor

8.4 Wellington Street and Marlborough Street Speed Limit Reduction.

NMC Executive assistant sent letter to the Minister 12th March 2024, and are awaiting a response.

- NMC Minutes 19 August 2024: 10/1/25 Engineering Officer awaiting response from minister. Noted that a speed camera has a regular presence – which would improve with leaving overnight or early morning.
- NMC Minutes 14/4/25 Engineering Officer awaiting response from State Growth.
- 2/4/25 LDC discussion included comments regarding the high volume of traffic and that farmers prefer 40km/hr.
- NMC Action Items p24. Awaiting response from State Growth 16/6/25.
- 4/8/25 NMC Letter sent to General Manager State Growth.
- 3/9/25 LDC suggest the speed limit reduction to 50kmh should apply throughout Longford and approaches, which would also address some of the safety concerns at Sticky Beaks Corner.
- 1/10/25 LDC discussed this with Inspector Fox. It was noted that these main streets are also pick up & drop off points for school students. Consensus was that with the high volume of heavy traffic, which takes longer to stop in an emergency, a lower speed limit was definitely a reasonable request to reduce risk of further accidents through the township. Discussion was also had regarding the suitability of a STOP sign instead of a Give Way on Wellington Street at Sticky Beak's Corner, which was felt to be a reasonable measure to increase safety. LDC requested Inspector Fox follow up Speed Camera results and crash data, to support the case for a lowered speed limit.
- 3/12/25 NMC 17/11/25 Exec Assistant – Awaiting Traffic Engineer's Report. Inspector Fox follow up - Speed Camera and crash data: "As far as the Speed camera goes – it has been placed on Marlborough Street in the past few weeks but I'm not sure if it has been "active" in the early hours, but I can check. I have asked our traffic police and local police to give the area attention but the early morning time slot creates some issues with rostering and our award compliance with shift start times."

ACTION: Frances Stewart to follow up with Inspector Fox. Continue to Monitor.

8.5 Pedestrian Safety Concerns – Wellington and Marlborough Streets.

LDC MOTION tabled at Council meeting 22.04.2024 – Minute NO: 24/0128

DECISION: "That Council note the concerns raised by the Local District Committee and consider the relocation/installation of a refuge in the vicinity of the library in future budget deliberations".

- NMC Minutes 20th May 2024 – Action Items – Matter is under consideration. Residents continue to raise safety concerns for pedestrians.
- NMC Minutes 24 June 2024 – Action items – 17/06/2024 Executive Assistant Letter sent, DSG Progressing
- NMC Minutes 22 July 2024 – Action items – Matter still under consideration
- NMC Minutes 19 August 2024 – Action Items – Council unanimous in decision that speed limit should be set to 50km/hr.
- Cr. Dick Adams reported that Dept State Growth are considering the request and he will put forward a motion to NMC to fix the dip in the road near the Library/Village Green.
- 5/3/25 Bron Baker spoke to Rebecca White regarding the issue. Discuss as Budget Item.
- 2/4/25 LDC discussed pedestrian island options and a lower speed limit.
- 14/4/25 NMC Action Items: Dept State Growth repairing pavement damage near Lyttleton St and undertaking repairs on Wellington Street. Matter under consideration.
- NMC Action Items p25. Pedestrian Refuge near library under consideration. *No update.*

- 6/8/25 MOTION: Longford District Committee request Northern Midlands Council review the traffic calming option of a flat top road hump on Wellington Street between Sticky Beaks corner and Lyttleton Street and its potential to improve both traffic and pedestrian safety. Longford District Committee ask that, if found to be appropriate, a request be made to State Growth for action.
MOVED: Neil Tubb SECONDED: Frances Stewart Carried Unanimously.
- 1/10/2025 NMC Minute No. 25/277: DECISION That Council
 1. note the Longford District Committee concerns;
 2. confirm that this is not a Council owned road and any requests should be directed to the Department of State Growth (DSG); and
 3. advise State Growth of the committee's concerns.
- 3/12/25 NMC Letter to DSG advising of LDC concerns.
Inspector Fox follow up – Correspondence from Garry Hills, Principal Analyst Traffic Engineering DSG: "Hello Craig – thank you for reaching out to us. There are already a number of pedestrian crossing points on Marlborough Street by way of refuge islands. These are the most appropriate pedestrian facility for this environment, but I expect the local group are wanting priority crossings like zebra markings or traffic signals. Generally, these types of treatments will be very difficult to justify due to the relatively low pedestrian demand and moderate traffic volumes (i.e. people will not generally need to wait long to find a gap in traffic so they can cross – particularly so at the existing refuge island points where users only need to pick a gap in one lane of traffic at a time). Marlborough Street (and Wellington Street to the north of Sticky Beaks corner) is a State road. However, where State roads pass through built-up areas, local Councils are responsible for roadside areas, including parking, footpaths and street furniture and are typically best placed to advise on pedestrian requirements."

ACTION: Continue to Monitor.

8.6 Illawarra Road West of Roundabout – Safety Concerns.

Ref. Addendum to Minutes.

- 7/1/26 Frances Stewart suggested moving item to Addendum as Landowners are taking independent action and NMC have not had input into this issue since April 2024. Cr. Matthew Brooks interjected, suggesting Frances Stewart should have declared a pecuniary interest in the issue. Frances Stewart responded that it was a safety issue to all road users and not particular to adjoining property owners. After discussions, LDC decided to request clarification from Maree Bricknell at NMC regarding the definition of pecuniary interest.

ACTION: Awaiting revised road upgrade plans for 80kmh speed. Landowners jointly are taking independent action. Continue to Monitor.

8.7 Longford Community Meeting 31/8/2024 regarding proposed Fuel Stop, Tannery Rd.

Ref. Addendum to Minutes.

1/10/25 Annette Aldersea reported that she has met with Tabatha Badger MP for Lyons, who has undertaken to follow up with whether mandatory checks and reports have been provided regarding this project, and various further action that may be taken to continue protesting the suitability of this project.

- 3/12/25 Inspector Fox raised a Traffic Accident Impact Assessment re. the Fuel Stop.
ACTION: Frances Stewart to follow up with Inspector Fox re. Traffic Accident Impact Assessment. Continue to Monitor

8.8 Tasmulch expansion to bulk landscaping supply – dust issues.

Some residents around the Tasmulch bulk landscape site have been experienced elevated issues of dust emerging from the Tasmulch site, as well as concern over the vibration from trucks unloading & loading within the heritage precinct.

- Annette Aldersea approached Tasmulch with a request to use dust suppressant on the driveway, and keep hosed down in hot weather. Response was “Taken on Board”
- Surrounding residents are in the process of writing to Tasmulch.
- 7/5/25 Approximately 6-8 houses are being impacted by dust, and noise after hours.
- Tasmulch is in a General Business Zone. Garden supplies is permissible, however more industrial level of bulk quarry materials and trucks using the site. Also operate outside allowable hours. Checking for Attenuation requirements.
- Noted that Browns Store site is for sale due to Tasmulch relocating.

ACTION: Annette Aldersea and neighbours to write a letter to Tasmulch. Annette Aldersea checking Attenuation guidelines.

8.9 A-Double & B-Double 24 hour access on Illawarra and Longford Main Roads.

Concerns were raised about the effect of the recent A-Doubles and increase in B-Doubles traversing through Longford and the impact upon heritage buildings and noise levels especially during the night.

8/1/25 MOTION: The Longford District Committee requests Northern Midlands Council write to the Minister for Infrastructure, Kerry Vincent, to ask for clarification on when approval for 24 hour access was given to A-Doubles and B-Doubles to access Illawarra Road and Longford main streets, due to noise and vibration issues causing damage to heritage buildings.

Moved: Frances Stewart. Seconded: Neil Tubb. Carried unanimously.

LDC Motion tabled at NMC meeting 20th January 2025.

COUNCIL DECISION – MINUTE NO. 25/007. That Council Officer investigates and seeks clarification from the Department of State Growth.

- NMC Minutes 14/4/25 - Action Item – Engineering Officer awaiting response from DSG.
- Annette Aldersea reported that Minister Kerry Vincent appeared unaware that A-Doubles have access to Illawarra Road and Longford. To clarify with Minister.
- 4/6/25 Item has been removed from NMC Minutes without conclusion.
- Discussion re: possibility of a truck curfew. Peter Munro suggested door knocking residents first to gauge support.
- NMC Meeting 7/7/2025 Item 4.1 Review Heavy Vehicle Routes within municipal areas.
- 3/9/25 LDC discussion whether a permanent speed camera and more traffic calming measures may encourage compliance with speed limit overnight.
- 1/10/25 LDC discussed this with Inspector Craig Fox, including lowering of speed limit on main streets, (extending down Woolmers Lane South of Brickendon to change 60kmh to 50kmh). Again, the request was for Inspector Fox to follow up speed camera and noise logging results, if possible, to verify the impact of noise and suitability of imposing a night time curfew for heavy vehicles which are diverting from the Midland Highway.
- 9/12/25 NMC Exec Assistant – Works Manager to meet with DSG representatives.

ACTION: NHVR to be contacted with request to impose curfew for freight vehicles within Longford during 10pm-6am to reduce noise disturbance and vibration issues. Frances Stewart to follow up with Inspector Fox regarding speed camera & noise logging data. Continue to Monitor.

8.10 Marlborough Street beautification of Footpath, Nature Strip & Verge Gardens.

2/4/25 Peter Munro raised the Marlborough Street need for beautification of footpath, specifically the current lack of trees and shade. It was suggested that if NMC could provide a list of suitable tree options for uniformity, a door knock with a flyer could be prepared for relevant resident feedback.

2/7/25 Peter Munro to speak to NMC General Manager Des Jennings re: door knocking. NMC Special Meeting Budget 4.1.1. Streetscape – Lyttleton, Lator, Union Streets.

3/9/25 Bron Baker presented images of nature strip plantings as examples.

ACTION: Budget Request Item 2026/27. Peter Munro to discuss with Acting General Manager, NMC regarding tree options etc.

8.11 Hill Street Entry/Exit

Christine Darke raised the idea of having a separate exit onto Wellington Street at Hill Street, adjacent to the BWS, to reduce the increasing congestion of vehicles turning out of the United Service Station which clashes with the vehicles turning in and out of Hill Street Car Park, resulting in a high number of accidents. Discussion was had regarding the necessity of an alternative to the current arrangement, along with the idea of a roundabout at the intersection of Wellington and Union Streets with exiting traffic re-routed behind Hill Street and businesses in Union Street.

2/07/25 Further discussion re: roundabout option be investigated, may involve private land and discussions with DSG.

3/12/25 17/11/25 NMC Minute No. 25/338: Notice of Motion: That Council -

1. Acknowledge the ongoing traffic concerns associated with the Hill Street IGA (formerly Brown's Shopping Complex), particularly regarding right-hand turning movements from Hill Street onto Wellington Street, Longford; and
2. Request the DSG to undertake an updated traffic count and review of traffic movements associated with the complex and surrounding road network; and
3. Request that the DSG prepare a revised Traffic Impact Study indentifying possible safety and access improvements, including (but not limited to) the feasibility of a roundabout at the intersection of Union and Wellington Streets; and
4. Seek to engage with the DSG to explore possible options for improving traffic safety and flow in this area. (Cr Terrett/Cr Brooks) NMC Passed Unanimously

9/12/25 NMC Exec Assistant – Letter sent to DSG.

ACTION: Continue to Monitor.

8.12 Recycle Rewards.

An email regarding the scheme was forwarded by Vivien Tan. Details including website www.recyclerewards.com.au to be posted on LDC Facebook page.

3/9/25 LDC discussed gauging public interest through Facebook page in requesting a collection point for Longford since there is none close & whether it could be located at Hill St rear carpark.

3/12/25 Discussion about positives of instigating a program encouraging junior recycling efforts - tidy community, pocket money etc. Bronwyn Baker sent email to Recycle Rewards to request information, with the following summary of response:

To host a machine in your community, the site will need to meet the following requirements:

1. The host must be a registered and operational business.
2. The site must have suitable land available for machine installation.
3. The location must be easily accessible to the public.
4. The site must meet all safety requirements to ensure safe access for customers and drivers.

7/1/26 Request must come from a business regarding location – Peter Munro to as RSL.

[ACTION: Discuss potential suitable location – Peter Munro to ask RSL.](#)

8.13 Longford Pong

Discussion regarding Longford Pong and its worsening effect on Longford living standards. Cr. Matthew Brooks noted that a delegation from NMC was due to tour Swifts abattoir. Annette Aldersea to draft a motion to request NMC follow up with identifying cause and responsibility of the issue.

MOTION: “The Longford District Committee requests that Northern Midland Council write to the EPA, copying all Lyons MPs, The Minister and Shadow Minister for Environment and Member for McIntyre, asking that the EPA launch a formal investigation into the source of the ongoing unacceptable intermittent odour in Longford known as the “Longford Pong” which, despite mitigation works carried out in recent years at the sewerage treatment plant and JBS abattoir, now affects a broader area of Longford and has not improved”.

MOVED: Annette Aldersea SECONDED: Frances Stewart Carried Unanimously.

1/10/25 LDC discussed raising a petition – Annette Aldersea to contact Tabatha Badger, MP for Lyons regarding an EPetition.

5/11/25 NMC Minute No 25/308: DECISION: That Council acknowledges the community’s ongoing concerns regarding the intermittent odour in Longford and supports an engagement with the EPA, JBS, TasWater and other stakeholders.

3/12/25 17/11/24 NMC Exec Assistant reported discussions held with Taswater, awaiting further data. NMC has circulated a “Pong Diary” with Vivien Tan providing copies for LDC members to come on board, to monitor incidents. (NOTE: Featured on ABC News 6/11/2025)

7/1/26 EPA have been out with monitoring equipment.

[ACTION: Continue to Monitor](#)

8.14 Neighbourhood Watch

Following discussions in meeting with Inspector Fox regarding Neighbourhood Watch, active in Perth and Evandale, LDC raised gauging interest in reinstating this in Longford.

[ACTION: Peter Munro to post on LDC Facebook Page for feedback on level of interest in community.](#)

8.15 NMC WORKS REQUEST: Upgrade Road Marking “NO PARKING”, Longford Fire Brigade.

Annette Aldersea requested approval from LDC for a Works Request to NMC to improve visibility of the “no parking” markings in front of the Longford Fire Brigade. *See attached* LDC agreed unanimously that the works request be lodged, however recommend either road writing highlighted in yellow “EMERGENCY VEHICLE ACCESS ONLY – DO NOT PARK” or signage . 3/12/25 Frances Stewart alerted Inspector Fox that this is an issue particularly during peak take-away times.

7/1/26 Vivien Tan reported that NMC Works Dept looked at the yellow line and decided it was clear enough. Vivien Tan spoke to Longford Fire Brigade to advise that it was not a council issue and that the volunteer Fire Brigade could paint their driveway themselves, with yellow “keep clear” markings. LDC discussion was that volunteers should not be expected to pay for paint and work to give them access to provide a volunteer service to the community.

[ACTION: Annette Aldersea to follow up with Longford Fire Brigade.](#)

8.16 Longford Future Bypass Plan

Neil Tubb has been approached via email by Bruce Lindsay (*see attached*) with a request to once again raise the issue of a Longford Bypass using gazetted Herbert Road for heavy vehicles. LDC acknowledges that this is an ongoing and unresolved issue which is only going to become more urgent as Longford expands and traffic increases.

MOTION: Longford District Committee requests Northern Midlands Council lobby Department of State Growth to continue to monitor the heavy vehicle traffic count through Longford and provide feedback to Council including heavy vehicle mitigation measures such as night time curfews and future Longford alternative routes outside Longford residential areas.

MOVED: Frances Stewart SECONDED: Bronwyn Baker Carried unanimously.

3/12/25 NMC Meeting 17/11/25 Motion passed unanimously.

9.0 TOWN IMPROVEMENT ISSUES

9.1 Longford Lawn Cemetery - Landscaping Improvements.

LDC prepared a report after visiting the cemetery in April, on improving the landscaping and therefore the amenity of the cemetery. LDC motion and report tabled at NMC meeting 20th May 2024. Council decision – That Council note the report.

- Officer reports that some roses are being replaced, new soil added, and a new irrigation system installed at the rose area in the cemetery.
- LDC note that the request for a seat under the trees and more trees for shade are still outstanding, with the only existing seat being out in full sun.
- Peter Munro requested an update from Vivian Tan at Council for an update, and thanked Council for the work done to date, being much appreciated. Irrigation is yet to go in.
- Requested trees to shade the seats are still an outstanding item.
- LDC added to Budget Items requested.
- 2/4/25 NMC visited during annual bus tour.
- 7/5/25 Council are considering options for shading the seats.
- 4/6/25 Bronwyn Baker noticed some contractors building something within the Cressy end of the cemetery.
- NMC Meeting 7/7/2025 Budget approved for irrigation \$25,000.

ACTION: LDC to request a tree as a Budget Request Item 2026/27.

9.2 EV Charging Site in Longford.

Rear of Hill Street a perfect location.

- Peter Munro reported still waiting for a call from Hill St Management. An approach has been made by Charles Gregory, Secretary Australian Electric Vehicle Association Tas, claiming that site as perfect.
- Maree Bricknell follow-up email requesting suggested sites.
- Cr Dick Adams advised NMC is looking at alternatives, such as near the Memorial Hall, which would be suitable as a Northern Midlands Council owned site.
- Cr Dick Adams advised that Grant Applications open 6/2/25 and NMC are going to apply. Needs consultation.
- LDC Discussions were unanimous in the position that the EV Charging site should be on private land, not community land. Suggestions were to approach Longford fuel stations to gauge interest.
- 2/4/25 Joanne Clarke suggested rear of Harcourts would be a good site.
- 19/5/25 Lyttleton St residents spoke at NMC Meeting Public Question time, stating that

Lyttleton St/Village Green would be an inappropriate site, for multiple reasons. NMC decided Energy ROI should investigate other options.

- Peter Munro met with the new Hill Street Manager to discuss, waiting for feedback.
- 2/07/25 – Waiting to hear if Energy ROI have found another site, may be in discussions with Hill Street.
- 27/8/25 EnergyROI Engineer reported negotiations & planning are underway with Hill St IGA for the installation of a 240V Charging Station to service two parking bays in the rear car park at Hill St, with completion expected by end 2025.
- 3/12/15 Noted that construction has commenced.
- 7/1/26 Work not completed.

[ACTION: Continue to Monitor.](#)

9.3 New Public Toilets Marlborough Street.

LDC decided to remove from Agenda.

9.4 Lack of river signage at Macquarie River Bridge, Woolmers Lane.

[Ref. Addendum to Minutes. Budget Request Item 2026/27.](#)

9.5 Future plans for abandoned house block on Lyttleton Street.

[Ref. Addendum to Minutes. Budget Request Item 2026/27.](#)

10.0 RECREATIONAL ISSUES:

10.1 Deterioration of Facilities at Mill Dam.

LDC included ongoing maintenance and upgrades in its budget requests to Council. Council is waiting on a further concept plan to be prepared and presented.

- NMC Minutes 22 July 2024 – Action items – 30/04/2024 Matter to be further presented to Councillors at a workshop after July 2024
- Cr. Brooks reported Council had a meeting regarding this. Land ownership is to be investigated as the property has multiple owners including Swifts, Hydro etc.
- NMC Budget indicated a Mill Dam Recreation Area Masterplan, recognizing the popularity of the area, has now been developed for improvements and budget allocation as a Priority Project. Improvements include shared pathways, flood debris deflectors, landscaping and furniture.
- Annette Aldersea advised that work is in progress with many trees having been planted, weeds have been sprayed and logs placed for direction of 4WD vehicles.
- NMC Executive Assistant has prepared follow up correspondence
- 5/2/25 NMC Executive Assistant meeting scheduled with Landowner JBS early March.
- 5/3/25 LDC noted more planting has occurred.
- 2/4/25 LDC noted weed spraying has been done and discussions are ongoing.
- 14/4/25 NMC Action Items: Council Exec. Assistant had onsite meeting with JBS Plant Manager. Council Officers awaiting a response.
- 2/07/25 – Annette Aldersea to ask Vivien Tan for an update.
- NMC Special Meeting: Wall/Stormwater work deferred. Budget set at \$150,000.

[ACTION: Monitor with Council NMC Masterplan.](#)

10.2 The Missing Link – Lack of bikeways between Longford roundabout & Pateena Road.

The council considered LLDC Motion at 19.02.2024 meeting.

- 03/2024 Engineering Officer Council Officer has contacted Vanessa King, manager project delivery at the Department of State Growth and requested an update on this project. Awaiting response.
- 12/04/2024 Engineering Officer Response received from Luke Middleton of the Department of State Growth. The general manager has written to the Department of State Growth after receiving this response and advised that Council will continue to lobby for this path to be constructed as part of the Illawarra upgrade works to be carried out by the Department of State Growth.
- NMC Action Items list – NMC Minutes 20th May 2024 – Engineering Officer, Executive and Communication Officers awaiting further information from State Growth.
- NMC Minutes 22 July 2024 – Action items – 17/06/2024 Executive Assistant Letter sent, DSG Progressing.
- LDC noted the significant importance of a bike link between Longford and Perth. Monitor
- DSG response to NMC that bridges are too old and frail to support a pedestrian and bicycle access pathway.
- Christine Darke noted the bridges are dirty and in need of maintenance.
- Cr Paul Terrett suggested writing to Rebecca White on the issue.
- MOTION: The LDC requests NMC to approach Department of State Growth to provide weight ratings for the bridges on Illawarra Road between Mountford Hill and Bishopsbourne Road to verify their suitability for their current and future use, since there are no plans to strengthen them as part of the heavy vehicle freight corridor, and to detail their unsuitability for pedestrian and bicycle access.

MOVED: Frances Stewart. SECONDED: Neil Tubb. Carried Unanimously.

- NMC Minute No. 24/0333 Decision: That Council follow up the request to the Department of State Growth.
- 31/10/24 Officer Comment: Email has been sent to the Department of State Growth. Awaiting their response. Discussion noted the frequency with which cyclists and pedestrians have been observed crossing the bridges.
- 10/1/25 NMC awaiting response from State Growth.
- 7/2/25 NMC awaiting response from State Growth.
- 2/4/25 Bron Baker called Mayors of Burnie/Wynyard and Break O'Day to discuss their local bike paths. Feedback was it was costly and formed part of Local Roads and Community Infrastructure Scheme.
- NMC awaiting a response from State Growth.
- LDC noted that this is a NMC Priority Project, with Illawarra Rd shared pathway submitted for State Government 2025-26 Budget consideration.
- 2/07/25 – Continue to support NMC as Priority Project.
- 3/12/25 – 17/11/25 NMC Acting General Manager met with DSG to discuss weight ratings.

ACTION: Monitor DSG activity regarding upgrading the bridges and whether pedestrian and cycle path is incorporated with plans for Stage 3 Illawarra Road upgrade. Peter Munro to contact Bike Association regarding ideas and feedback on the suitability of using the Railway Bridge as an alternative. Request update from NMC regarding meeting with DSG.

10.3 Community House @ old Police Station, including Youth Drop-in Centre (Prev 10.6).

Peter Munro raised a question regarding the NMC acquisition of the old Police station for repurposing as a community/neighbourhood house for Longford residents.

- Cr. Brooks advised that NMC is waiting to see if the building can be acquired and that the

Mayor is conducting meetings with the community, such as Helping Hands, to gain input regarding such a facility.

- Annette Aldersea noted from NMC Community Infrastructure Projects that NMC is advocating for assistance from State Funding for the transfer of the property's ownership as a community lease and for funding to repurpose the residence as a Neighbourhood House style service with youth space, while the former police station would be converted to multi-purpose, community friendly meeting spaces. The surrounding land would become public green open space.
- Peter Munro has asked Des Jennings about availability of emergency generators for periods of power blackouts.
- Cr. Dick Adams advised that the official Emergency Centre is the Longford Town Hall and planned solar panels with a battery will be additional insurance in time of blackout.
- Joanne Clarke & Bron Baker noted that one of the main issues for elderly residents during the recent weather event & power outages was their inability to find somewhere warm.
- Frances Stewart noted that Motivity Fitness stepped up during the recent weather emergency to offer showers, power for charging communication devices, hot drinks etc.
- Joanne Clarke confirmed Helping Hands now open 10am-12pm, 4 days/wk.
- NMC awaiting a decision from Treasury.
- LDC noted that this is a NMC Priority Project.
- 2/07/2025 Noted there are no community houses in the NMC municipality.
- 3/12/25 *Merged Item 10.6 – Youth Drop-in Centre with Community House project. Refer Addendum for history.* LDC note that Libby McGrath is now NMC Youth Officer and that she has been very pro-active in both continuing and implementing youth programs, including Longford.

ACTION: Continue to Monitor progress and discuss means of improving communication on resources available to the community during emergency events. Monitor for any plans by State Government to sell the asset. Monitor plans for future of old ambulance station. Currently there is no State Funding allocated or available. Monitor NMC Minutes for vandalism costs.

10.4 NMC request for feedback regarding bicycle parking location priorities

LDC nominates the following two locations as a priority for bicycle parking facilities:

1. Village Green precinct, as close as practical to JJ's.
2. Browns/Hill St Supermarket.

NMC are commencing installation from southern end of Council area (ie. Ross) with the intention to progress northward and have these installed before Winter.

- 4/6/25 Frances Stewart contacted Vivien Tan for an update. Response was that NMC Projects and Buildings Compliance Manager, Trent Nathan, is progressing with this item but it has been delayed due to priorities elsewhere, such as Campbell Town streetscaping issues.
- 3/9/25 Bron Baker's images of mainland designs submitted through Vivien Tan to relevant NMC Officer for consideration.
- 1/10/25 Vivien Tan response that there is no news at present.

ACTION: Continue to monitor.

10.5 Additional bench seats & picnic tables for Longford Village Green near Latour and Lyttleton Streets.

Ref. Addendum to Minutes. Budget Request Item 2026/27.

ACTION: Peter Munro & Neil Tubb to talk with Tim Flanagan re possible Rotary Sponsorship.

11.0 HERITAGE ISSUES:

11.1 Significant Trees Register.

The aim of which is to identify trees and vegetation of high community value and significance, worthy of protection by being included in the Significant Trees List.

There is also the National Trust Tree Nomination Form which can be found at: [National Trust - Nomination Form \(trusttrees.org.au\)](https://www.trusttrees.org.au) for more information.

Annette Aldersea spoke with a National Trust representative re: current list and collaboration to add more trees to the list.

- New members to LDC were invited to put trees forward for consideration.
- Annette Aldersea to suggest Longford History Society become involved, check whether the old trees on a property in Lewis Street should be listed.
- Annette Aldersea still has not been given the list from NMC.
- It was noted that the trees in Lewis Street needed pruning where impinging over the boundary prior to listing.
- Annette Aldersea informed that the Norfolk Plains Historical Society are coming on board to update the Register.
- 5/3/25 Annette Aldersea advised that NMC Nominations are now open until mid April to propose trees for inclusion in the Register.
- 2/4/25 Annette Aldersea proposed the following motion:

MOTION: The Longford District Committee requests that the Northern Midlands Council extend the closing date for Significant Tree Register nominations to 30th June, 2025 due to the large number of trees in Longford being investigated and considered by the Longford District Committee, community groups and community members for nomination for addition to the current Significant Tree Register. We are aware other District Committees are also working on nominations and require an extension of time.

Moved: Annette Aldersea Seconded: Frances Stewart Carried Unanimously.

- 14/4/25 NMC Minute No. 25/121 "That Council extends the nomination period for the Significant Tree Register until 30th June, 2025. Carried Unanimously.
- Frances Stewart asked Vivien Tan what the process would be after 30th June. Response was that the list would first be assessed for suitable tree candidates, according to their history, then referred to an appointed specialist.
- 2/07/2025 Nominations closed 30th June. Annette Aldersea advised the Longford – Norfolk Plains History Society had lodged approximately 16 nominations covering around 300 trees on public land, and aware of several nominations for trees on private property and Longford Primary School. Encouraged ongoing nomination of trees for consideration at a later date by NMC.
- 3/9/25 Some preliminary sorting being done by Erin Miles, Strategic Project Officer at NMC.

ACTION: Continue to Monitor

11.2 Preservation of Fred Davies Grandstand

Neil Tubb has been in discussion with the Longford Football Club, with the following summary: NMC Decided to retain the Grandstand in 2020 and made substantial improvements to ensure the Grandstand would remain standing for future generations. The Grandstand has social and cultural significance to the Longford community and it also complements the Fred Davies Memorial located at the entrance to Longford Reserve. Listing of the building will ensure that it will remain in place for future generations to understand and enjoy.

5/2/25 Neil Tubb to talk to the President of the Longford Football Club.

5/3/25 Neil Tubb submitted the following motion for discussion (see attached background document):

MOTION: "The Longford District Committee requests that the Northern Midlands Council add the "Mulga" Fred Davies Grandstand to the Northern Midlands Committee Heritage List/Register under the **NOR-C6.0 Local Historic Heritage Code.**"

Moved: Annette Aldersea. Seconded: Kenneth Richards. Carried unanimously.

- 2/4/25 NMC Minute No. 25/0088 Decision: That Council make an application to Heritage Tasmania for heritage status of the Fred Davies Memorial Grandstand at the Longford Recreation oval.
- 2/4/25 Neil Tubb to investigate incorporating the Timekeeper boards also.
- 14/4/25 NMC Action Items: Senior Planner Application to Heritage Tasmania is being prepared.
- 19/5/25 NMC Action Items: Senior Planner Application to Heritage Tasmania has been made.
- (NMC Action Items p29. Senior Planner Heritage Tasmania has advised that it received an enquiry regarding the potential for entry of the grandstand last year and provided advice that it is much more likely to meet the criteria for listing at the local level rather than at the state level, and that unless information could be provided supporting entry on the state register, it would be better to focus on listing at the local level in the planning scheme. 2/6/25 Exec & Communications Officer: Committee has been notified of the response from Heritage Tasmania. Completed.)
- 2/07/25 Neil Tubb pointed out our Motion to NMC was a request for Council to add the grandstand to the NMC Heritage Register. Council Officers to review further for listing.
- 7/1/26 Fiona Dewar & Vivien Tan looking at Web Designer budget increase to help populate this page.

ACTION: Neil Tubb to follow up with Madeleine Ogilvie. Vivien Tan notified that NMC Tourism Officer has added a tab to www.northernmidlands.tas.gov.au/longford which can be populated with history of Fred Davies Grandstand. Continue to monitor.

11.3 Longford Historic Motorsport Collection - Museum Preservation

18/8/25 Council deferred a decision on formally backing the Rob Knott Motorsport Memorabilia Collection. A three month community consultation will now explore public interest in retaining the collection locally as a self sustaining attraction.

3/9/25 LDC note a public meeting will be held on this issue 4th October.

LDC fully support a community project to retain the collection.

3/12/25 Final offer has been put to Rob Knott by Working Group on behalf of community, awaiting response. An open meeting will be called when a response is received, for interested parties from the previous public meeting.

ACTION: Monitor activity of Committee regarding fundraising.

11.4 390 Illawarra Road. Water Tower, Scenic Road Corridor.

1/10/25 In light of the current strong push from within the Longford community to acquire the Rob Knott Motor Racing Collection to retain it within Longford, LDC discussed the role of the Water Tower landmark on Illawarra Road and the attractiveness of having a mural design based on a motor racing scene from Longford to enhance the visibility of this unique part of Longford's history. Discussion was had regarding the risk of vandalism, with consensus being that these artworks tend to be respected, without interference, and there are now products

which can protect murals from any attempts at “enhancement”. Neil Tubb reported that he had mentioned this idea to Rob Knott, who is fully supported and interested in being involved.

MOTION: Longford District Committee requests Northern Midlands Council to write to Mr. Hugh MacKinnon at “Mountford” to ask for permission to create a racing mural on the Water Tower, situated Illawarra Road, to commemorate the Longford Motor Racing History for the town, while noting that if permission can be obtained, Longford District Committee would fundraise for this as a community based project, and for which approval of design would be put forward for majority vote.

MOVED: Frances Stewart SECONDED: Annette Aldersea Carried Unanimously

5/11/25 NMC Minute No 25/307: DECISION: That Council notes the committee's recommendation and seeks initial advice from a) Department of State Growth; and b) the landowner.

Neil Tubb has followed up with Maree Bricknell at NMC and received advice that DSG have no issues as the upgrade works near it will mean it is much closer to the road, and that Mr. MacKinnon has been advised to consider the suggestion, and that a formal request will be sent to him soon.

3/12/25 - 17/11/25 NMC Minutes - Exec & Community Officer DSG – No issue with mural.

Awaiting a response from Mr MacKinnon.

7/1/26 Response from Mr MacKinnon unfortunately claims request cannot be endorsed, as the proposed road upgrades will significantly impact the importance of the reservoir to water security and, as a result, the request has not been approved.

ACTION: LDC to seek clarification as to the use of the water tower for water security.

12.0 GOVERNANCE ISSUES:

12.1 LDC Budget Allocation Submission - Results. New Budget 2025-2026.

LDC Projects for which funding will be requested. (Submission to be emailed to Council and LDC members in March):

- Marlborough Street footpaths – Upgrades. [Concrete paths in future footpath program.](#)
- Legends Walk - Continuation of placement of historic stands & plaques [\\$5,000 ongoing](#)
- Directory of Clubs – Framework for club signs – Visitor Information Centre Village Green and Wellington Street Woolmers Lane end - \$6,000 (Noted that NMC are talking with IT about adding these on the NMC website also). [Investigate – maybe Tourism Budget Signage](#)
- Longford Cemetery – For planting of mature trees to provide shade over the existing seating. [\\$25,000 for irrigation. Trees - Consider from Maintenance Budget.](#)
- Mill Dam Reserve - Funding for improvements. [See Masterplan.](#)
- Longford Road Bypass - future plan. [Survey work planned. 18/8/25 NMC Minute No. 25/249 “That Council take no further action at this time and continue to monitor heavy vehicles in Longford”.](#)
- Pedestrian Refuges – upgrade existing and new refuge Marlborough Street near “Yellow Shop”. [NMC Budget \\$100,000](#)
- ½ Netball/Basketball Court – near skate park at Velodrome. [No funding allocated.](#)
- 5/3/25 Annette Aldersea and Peter Munro have compiled the NMC Budget Submission List. Longford Cemetery, Marlborough Street Footpaths and Pedestrian Refuges have been nominated for inclusion in the Annual March municipal bus tour – Wed 26th March, 2025
- 3/12/25 LDC will commence compiling Submission for 2026/27 in the New Year.

ACTION: LDC commence compiling new Submission. Continue to monitor previous.

12.2 Draft Longford Expansion Strategy

Ref. Addendum to Minutes. Continue to Monitor

12.3 Cat Control Measures

1/10/25 LDC raised concerns regarding risks from feral cats with Toxoplasmosis and Sarcocystis in sheep. Councillors reported this is being looked at next NMC Workshop.

5/11/2025: Cr. Paul Terrett advised that the Cat Management Act is being updated and is currently a live issue, still in NMC Workshop. The outcome will go for community consultation.

3/12/25 Christine Darke reported that some farms in southern council area have had lamb losses of 30% due to Toxoplasmosis.

7/1/26 LDC to review outcome from NMC workshop

ACTION: Continue to Monitor

12.4 Nominations for use of LDC Secretarial Allowance \$2,500 for past 12 months.

MOTION: Longford District Committee request Northern Midland Council approve the allocation of LDC's Secretarial allowance for the past 12 months to be pledged toward the fundraising to acquire the Rob Knott Motor Racing Collection, with funds released to the formal fund raising campaign once it is established.

MOVED: Frances Stewart SECONDED: Annette Aldersea Carried Unanimously

5/11/2025 Vivien Tan advised by email 6/10/2025 that "this can be recorded in LDC minutes as a committee resolution. A councilor decision is not necessary in this case".

LDC MINUTE: LDC resolved unanimously that the LDC Secretarial Allowance \$2,500 for the past 12 months be pledged towards the fundraising to acquire the Rob Knott Motor Racing Collection, with funds released to the formal fund raising campaign once it is established.

ACTION: Continue to Monitor progress of fundraising for Rob Knott Motor Racing Collection

13. REPORTS FROM SUB-COMMITTEES:

13.1 Railway Committee – no update.

13.2 Longford Legends - Neil Tubb reported Fiona Dewar is arranging a Norfolk Islanders plaque

13.3 Town Hall Committee – no update.

13.4 Arts & Cultural Committee – no update.

14. NEW BUSINESS:

14.1 Truck Load Limit around Village Green.

Annette Aldersea reported that trucks are using Longford Village Green as a turning circle, which is damaging the road surface and is a safety issue.

Annette Aldersea & Ken Richards left meeting 6:50pm

LDC discussed requesting NMC impose a load limit on the surrounding streets. LDC to confer with Leigh McCullagh regarding buses, caravans etc having exemptions, whether an option for portable or permanent toilet facilities at the truck stop would be a cheaper option for NMC than ongoing road repairs around the Village Green.

Annette Aldersea & Ken Richards returned to meeting 6:57pm

14.2 Tannery Road – South Bicentenary Fencing

LDC noted that the Bicentary fencing has deteriorated and is in need of repair.

ACTION: Annette Aldersea to put in a Works Request to NMC. Agreed Unanimously.

14.3 Longford Tip Shop to be operated by Helping Hands.

Joanne Clarke reported that Helping Hands will be taking over the operation and management of the Tip Shop. There will be a volunteer drive in the first week of February, with Jobseekers eligible to volunteer and count hours as work. Shop should open first week of March. Helping Hands is currently finalizing contracts. Donations towards restocking the tip shop will be welcome.

14.4 NMC “Lift the Tone” Campaign

Frances Stewart reported that NMC have implemented a “Lift the Tone” campaign.

Correspondence from Maree Bricknell, NMC Acting GM, was read.

ACTION: LDC acknowledge and support the “Lift the Tone” campaign.

14.5 Blue Tree

Cr. Matthew Brooks asked LDC if there were any suggestions or nominations for a replacement Blue Tree.

ACTION: LDC can include a “seeking nominations” post on LDC Facebook page.

NMC Meeting dates for 2025/2026, Meeting starts 5:00pm:

19 th January	22 nd June * 4 th Monday	16 th November
16 th February	20 th July	14 th December * 2 nd
16 th March	17 th August	Monday
20 th April *	21 st September	
18 th May	19 th October	

15. CLOSURE: Chair closed the meeting at 7:12pm.

The next meeting will be at 5:30pm on WEDNESDAY 4th FEBRUARY 2026 at the Longford War Memorial Hall, Meeting Room 1.

LONGFORD DISTRICT COMMITTEE - ADDENDUM TO MINUTESWEDNESDAY 7th JANUARY 2026**ITEMS ON HOLD – NO UPDATE****7.0 PROMOTIONAL ISSUES:****7.1 Signage for Longford Roundabout.**

LDC received notification from Council that the Department of State Growth will not approve the installation of the Longford roundabout sign until their stipulated conditions have been met. One condition is the removal of two of the entry signs at the northern entrance into Longford.

The LDC was unanimous that it strongly objects to the removal of the significant stone "Longford" wall near the railway line. Committee members believe it has been in place for 40 – 50 years and must not be removed under any circumstances.

- 22/7/24 NMC Minute – Action Items – 04/07/2024 Engineering Officer Awaiting report from consultant.
- Noted that it is in the NMC Council Budget 24/25 with \$200,000 funding allocated.
- Sign may not go in until roundabout is repaired.
- 8/1/25 NMC Minute – Engineering Officer received report from consultant.
- 7/2/25 NMC Engineering Officer reports that DSG have indicated that the Stone sign construction and location needs to be reviewed as part of the approval process for Welcome to Longford promotional signage and town signage on the Longford Roundabout.
- 25/2/25 Works Manager advised Traffic Engineer to inspect by 14/3/25
- 14/4/25 NMC Action Items: Traffic Engineer report received by NMC and a report is being prepared for a future Council Meeting.
- NMC Action Items p.23-24 Consultant report sent to State Growth, awaiting response. 16/6/25 Engineering Officer sent follow up email to DSG.
- NMC Budget Items – Deferred.
- 18/8/25 NMC Action Items: 4/8/25 Letter sent to General Manager State Growth.

ACTION: Continue to monitor.

7.2 Proposed relocation of the stone Longford entrance wall to the Woolmers end of Longford.

Longford District Committee members were unanimous in opposition to this proposal.

- 6/1/25 MOTION: The Longford District Committee request that the Northern Midlands Council ensures that, in view of recent discussions regarding historical nature of the Longford Entrance Wall, it remain in situ or in close proximity to its current location. Moved: Bronwyn Baker. Seconded: Christine Darke. Carried Unanimously.
- 20/1/25 NMC Minute 25/009 That Council notes the Committee's recommendation. Officer's comment: The Officer is assessing options and will report to the Council.
- 7/2/25 NMC Engineering Officer reports that DSG have indicated that the Stone sign construction and location needs to be reviewed as part of the approval process for Welcome to Longford promotional signage and town signage on the Longford Roundabout.
- 14/4/25 NMC Action Items: Report received and is being reviewed by Council officers. 19/5/25 NMC Action Items: Report sent to DSG for comment.
- NMC Action Items p27. Report sent to DSG for comment, awaiting response.
- 18/8/25 NMC Action Items: 4/8/25 Letter sent to General Manager State Growth.

ACTION: Continue to Monitor

7.3 New Promotional Signage either side of Longford Roundabout on Illawarra Road.

LDC discussed the suitability of using Heritage colours for the signage, consistent with Longford, Brickendon & Woolmers (ie. Oatlands).

ACTION: Continue to monitor, considering DSG stance to Longford signage.

7.4 Directory of Clubs and other organizations and their branches in Longford – including sign.

It is proposed to place organisations sign on or near the visitor information booth in the Village Green, and a second sign near Woolmers Lane end of Wellington Street.

- Fiona Dewar NMC has provided a quotation of \$35 - \$40 for each club/organisation emblem.
- On 23rd May Ms Dewar provided further details of a quotation she received to manufacture the frames for the club signs of around \$2,550 each. The frame for the Village Green may be slightly less as it will not require poles for installation.
- 10/1/25 NMC Minutes – NMC Motion to update Web page for community organizations – to discuss with IT. Cr. Dick Adams to raise the issue of funding.
- 14/4/25 NMC Action Items: Legal Disclaimers, Terms & Conditions being drawn up for NMC Online version.
- NMC Action Items P27. Online Council Webpage now live 29/5/25. LDC Budget Request Item.

ACTION IN PROGRESS:

- Neil Tubb and Annette Aldersea have drafted a letter to present to organizations/clubs re: informing them of the proposal, cost for the emblems, and seeking their interest in participation. This will be circulated in March when people are back from holidays and notified on the LDC Facebook page.
- LDC would need to request funding from NMC for the frames – Item included in Budget Submission 2025-26.
- No funding in NMC Budget 2025-26. Defer to next Budget Allocation Submission,

7.5 Shopfront Christmas Window Competition

Christine Darke suggested NMC run a Christmas window decoration competition for Longford businesses.

- Christine Darke met with Rotary to discuss. Rotary response was that they endorsed the idea and committed to \$100 prize donation for best window display.
- Christine Darke moved to write to Rotary confirming OK to action. Bronwyn Baker Seconded. Carried unanimously.
- 3/9/25 Christine Darke reported that Rotary will run the entire competition, promotion & judging & she will follow up requesting updates.

5/11/25 Christine Darke followed up with Rotary. Too late to start organizing for this year. Postponed to next year.

8.0 SAFETY & AESTHETIC ISSUES:

8.1 Pullover area/Viewing Platform – Alternative Location.

A revised report – V3 had been prepared and circulated to LDC members. The report includes an alternative suggestion for a pullover point on Woolmers Lane. The committee decided to suggest two options to Council.

MOTION: LDC requests that NMC consider a lookout or pullover point at either

(1) Woolmers Lane on the hill between Woolmers Bridge and Panshanger Road.
or
(2) Norwich Drive on the southern side opposite number 59. See attached revised report – V3.1.

NMC Minute 24 June 2024 – DECISION That Council consider the location of the vista / look out point after a safety check is conducted on site. Carried Unanimously

Annette Aldersea reported that Council Officers report Council Meeting 9th July 2024 found both sites problematic,

MOTION: LDC request that NMC provide clarification regarding request for a pullover viewing area with respect to why the proposed Norwich Drive location is problematic.

Moved – Annette Aldersea. Second – Bron Baker. Carried unanimously.

NMC Minute No. 24/0264 Decision: That Council investigates alternate viewing locations.

- 5/3/25 Ken Richards suggested Prout's Vista – Mountford/Newry corner, Pateena Rd.
- 7/5/25 Dumaresq family not amenable to supporting this on Pateena Rd or Norwich Drive due to past issues with loiterers.

ACTION. LDC to continue to scout for a suitable site.

8.2 Wellington & Marlborough Streets Intersection (Sticky Beaks) – STOP sign

LDC discussed the lengthy delay since community members met with Minister Michael Ferguson and Garry Hills DSG, onsite 9th March 2023, to discuss the safety concerns regarding the large concrete planter boxes. The Minister gave his assurance at this meeting that an independent traffic study of the intersection would take place.

LDC discussed further, agreed it should be left turn only out of Wellington Street on to Marlborough Street, and left turn only out of William Street. Peter Munro noted the request to change the Give Way sign to a Stop Sign

- NMC Minutes 22 July 2024 -Action Items – 10/07/2024 Engineering Officer Awaiting information from the Department of State Growth. Council moved a motion to lobby State Growth regarding the roundabout, Sticky Beaks corner, pedestrian safety etc.
- Peter Munro noted the number of times recommendations have been put forward by LDC, supported by NMC but no action from State Growth, including the request to change the Give Way on Wellington Street sign to a Stop Sign, for which LDC is still waiting for feedback.
- It is anticipated that DSG will soon engage a consultant to conduct an independent safety survey and report.
- 8/1/25 Cr. Dick Adams advised that NMC have received a response from DSG noting comments on the Safety Audit and stating no futher response. NMC to discuss response.
- 5/2/25 NMC Exec Assistant advising item listed for next workshop.
- 2/3/25 NMC Exec Assistant preparing a report.
- 2/4/25 LDC discussed whether bollards were an option, since they are used in front of The Queen's Arms. Crs Adams and Brooks advised that they were not since there was underground infrastructure, but that NMC plan to lower the height of the boxes and move them back from the kerb where there are sight obstruction issues
- 14/4/25 NMC Action Item: Engineering Officer prepared report for May Workshop & Council Meeting presentation. Workshop discussed options such as Dept. State Growth redesign intersection, Reduction of speed limit to 40km/hr but dismissed lowering the box heights.
- 19/5/25 NMC Action Items - Council reviewing location of underground services to determine what impact this may have on any future works at this location. Scheduled for workshop discussion.
- 4/8/25 NMC Audit Report, Minute No. 25/250 Decision: That Council: a) make no changes, and b) continue to monitor vehicle and pedestrian safety at the intersection.

- 5/11/25 Christine Darke raised the fountain/trough as a possible roundabout feature. Concerns were the likelihood of it being an accident hazard.
- 3/12/25 Inspector Fox Follow up – Correspondence from Garry Hills, Principal Analyst Traffic Engineering DSG: “Intersection controls at side roads joining a State road are State Growth’s responsibility. The requirements under national traffic standards for the provision of Stop signs are very rigorous and sight distance from the holding position must be below a particular value before a Stop sign is necessary. We have previously reviewed the Marlborough Street and Wellington Street intersection, and sight lines are not in the range where a Stop sign is warranted.”

8.6 Illawarra Road West of Roundabout – Safety Concerns.

LLDC MOTION tabled at NMC meeting 18th March 2024. Council DECISION – MINUTE NO. 24/093. NMC Minutes 20th May 2024 - Action Item - Letter sent by Executive Assistant 18th April 2024 to Department of State Growth, awaiting response.

LDC discussed the extremely poor condition of the Longford roundabout which continues to deteriorate. The roundabout has become a major safety concern for the Longford community. MOTION: The LDC requests NMC to seek from the Department of State Growth their maintenance and surveillance program for the Longford roundabout as the poor condition of the surface and sides are of major concern to the community.

Moved – Annette Aldersea. Second – Peter Munro. Carried.

NMC Minute 24 June 2024 – DECISION That Council awaits a response from the Department of State Growth. Carried Unanimously

NMC Update – night works are scheduled to be carried out to patch the roundabout surface, currently delayed due to recent weather conditions.

Frances Stewart noted that noise and traffic monitoring was carried out along Illawarra Road in May 2024 but DSG have withheld the results.

- Requests from NMC in April 2024 and MVC in May 2024 to lower the speed limit to 90km/hr between Bishopsbourne Road and the Bass Highway have had no response from Dept. Transport. Jen Butler has drafted a Motion to present before Parliament on behalf of landowners to lower the speed limit to 80km/hr.
- LDC Note that surface repair work has been carried out on the roundabout, but is acknowledged temporary fix.
- Frances Stewart noted that Jen Butler will resubmit the lapsed Motion to Parliament.
- Frances Stewart has followed up with Kerry Vincent about speed, noise, vibration & safety concerns and has had standard department response, which was circulated. Continuing to communicate with Kerry Vincent directly on the issues and other relevant government ministers.
- 5/3/25 Jen Butler has put forward a constituent question from Illawarra Road Landowners to Kerry Vincent regarding the current speed limit causing safety and noise concerns, the Consultant’s Report to State Growth and whether Kerry Vincent has seen it.
- 2/4/25 Commissioner of Transport Cynthia Heydon, Project Manager & Consultant met with Illawarra Road Landowners on site 25/3/25, including a group landowners meeting at “Valleyfield”. The outcome revealed that the Commissioner was largely unaware of the issues arising from the road project and an undertaking to instigate a review of whether correct procedures have been followed and a review of the speed limit by 16/4/25.
- 7/5/25 Frances Stewart received correspondence from Elspeth Moroni, General Manager State Roads, confirming a decision has been made to reduce the speed limit to 80km/hr on Illawarra Road from Perth Bypass/Midland Highway merge to approximately Wickford Mill Cottage (approximately 7km) as a temporary measure while a review of the upgrade plans is

undertaken to see if a permanent reduction is warranted. New signs to be installed in next couple of weeks.

- Frances Stewart followed up with the Commissioner of Transport regarding extending the reduced speed limit a further 600 metres towards the Bass Highway. 80kmh signs have been put in place and a “No air brakes” sign at the beginning of the southbound zone.
- NMC Action Items p25. New Speed limit signs installed by DSG 26/5/25. Awaiting “no air brakes” sign on northbound lane to match one placed on southbound lane and revised designs.
- 3/9/25 New concerns regarding southbound overtaking lane in 2b section being less length than minimum outlined in Road Design Guidelines & Standards.)
- 1/10/25 LDC discussed this with Inspector Fox. It was noted that there is good compliance with the lowered speed limit only when the mobile speed camera is present, and that regular patrols by police to monitor speeding is greatly appreciated by residents.
- 5/11/25 Workplace safety issues with the design for Stage 2B have been raised with DSG and the Minister, along with a request a meeting onsite. Ruth Forrest MLC asked the Minister if he would order a safety and risk assessment of the Illawarra Road Upgrade, which he did not answer.
- 3/12/25 Workplace safety issues with design have been raised with DSG and a request made to Minister Kerry Vincent for a meeting onsite with landowners. Jen Butler questioned Kerry Vincent during Budget Hearings regarding misinformation from DSG to Parliament Standing Committees regarding Illawarra Road.

8.7 Longford Community Meeting 31/8/2024 regarding proposed Fuel Stop, Tannery Rd.

Annette Aldersea reported that the meeting was strongly attended by 350+ members of the Longford community. Motions were put forward and overwhelmingly approved by attendees to request a review by Parliament regarding the development of a refueling depot at Tannery Road. A motion was also successfully put forward to support the NMC with applying pressure to DSG regarding the ongoing issues before DSG mentioned in these minutes, namely:

- Condition of Longford Roundabout (currently bandaid solution)
- Cyclist & Pedestrian Safety – Pateena Road to Longford (Viaduct access?)
- Sticky Beaks Corner – Traffic & safety concerns
- Improving pedestrian safety in Longford
- Requests a new traffic and noise level survey on Wellington and Marlborough Streets Longford be carried out urgently and the results of that survey be given back to Northern Midlands Council to be publicly available.
- Annette Aldersea has received letters from Premier Rockliff and Guy Barnett, which will be followed up.
- Dean Winter was on site at the proposed Truck Stop at 10am on Friday 11th October to meet with local residents and hear their concerns.
- Jen Butler is putting forward a motion to rescind the decision.
- Annette Aldersea met with Guy Barnett who said Government want to do something to rectify the situation and are currently working through the legalities.
- LDC to put forward a recommendation to NMC to request DSG conduct traffic and noise level surveys urgently along Tannery Road, Marlborough and Wellington Street and release results to NMC, to check for compliance with Government traffic noise guidelines. **NOTED that traffic counter were placed on Tannery Rd & Marlborough Street in November, 2024.**
- Annette Aldersea advised that there are ongoing discussions with Minister Kerry Vincent.
- Neil Tubb has had written response from Minister Kerry Vincent.

- Question on Notice: John Izzard query regarding the TASCAT Settlement Letter 3/12/24. Advice to be provided to Mr Izzard.
- 2/4/25 NMC Motion 17/3/25 Wilmores Lane, Bishopsbourne Rd & Herberts Road. Council Officers to prepare a report on the costs associated with upgrading these roads to become alternative heavy vehicle routes to divert from Tannery Road. Item to be discussed at Council Workshop 7/4/25.
- 7/5/25 Kerry Vincent, Min. Infrastructure has been contacted with correspondence and a constituent question in Parliament, with the response that it is ongoing with Parliament.
- Copy of a response from Minister Kerry Vincent to Jen Butler was tabled. Ongoing talks with Minister Vincent regarding his options for intervention.
- Annette Aldersea advised footpath being reinstated. Concerns the developer will take advantage while government is in caretaker mode for the election. Suggests contacting the Lyons candidates to ask their position and action they may take in regard to the fuel stop.

9.0 TOWN IMPROVEMENT ISSUES

9.3 Lack of river signage at Macquarie River Bridge, Woolmers Lane.

4/06/25 Bronwyn Baker raised the lack of signage at Macquarie River bridge on Woolmers Lane to identify the Macquarie River.

2/07/25 Bron Baker advised via email prior to the meeting she has a Works Request with NMC.

6/8/2025. Bron Baker received feedback that there is conflict as to whether a DSG or NMC responsibility. NMC consider the signage too extensive/expensive across Council area due to the number of bridges.

6/8/25 MOTION: Longford District Committee request Northern Midlands Council place signage at Woolmers Bridge identifying the Macquarie River and its traditional Aboriginal name if known, and also on Cressy Road at Brumby's Creek bridge to identify Brumby's Creek, both for the benefit and interest of tourists and recreational fishers.

MOVED: Bronwyn Baker SECONDED: Frances Stewart Carried Unanimously.

1/10/25 NMC MINUTE NO. 25/281 DECISION That Council:

1. notes the request from the Longford District Committee for signage at Woolmers Bridge and Brumby's Creek Bridge identifying the waterways and their traditional Aboriginal names, if known;
2. acknowledges advice from the Tasmanian Aboriginal Centre (3 September 2025) that traditional names for Brumby's Creek and the Woolmers Bridge area are not known, and that the Macquarie River is referred to as Tinamirakuna/Macquarie River;
3. recognises the request as an operational matter for which no funding is currently available;
4. advises the Longford District Committee that as there is no funding available at this time, this can be included as a budget request for the year 2026/27 in March of 2026.

ACTION: Defer to Budget Request Items 2026/27, March 2026.

9.4 Future plans for abandoned house block on Lyttleton Street.

4/06/25 Peter Munro raised this as an item for discussion at the next LDC meeting, due to concerns about it becoming a recent target for vandals and attempted arson.

2/07/25 Investigate possibilities further.

ACTION: Further consideration as a Budget Request Item 2026/27, March 2026.

10.0 RECREATIONAL ISSUES:**10.3 Drop-In Centre for Youth 12-17yo. (Merged with Item 10.3 Community House)**

Frances Stewart raised the issue of Longford Youth having no indoor recreation area, especially during Winter, for after school, weekends & school holidays. A summary of the need, benefit and proposal for provision was submitted, with the idea of allocating a couple of rooms in a Council Community House or a stand-alone premises for the purpose of diverting unsupervised youth from engaging in anti-social activity such as vandalism and shoplifting. Cost of a part-time youth worker may be offset by reduced vandalism costs and community have offered furnishings, laptops, PlayStation, television etc, with further staffing by volunteers.

Council members suggested a more thorough proposal and report be investigated and prepared before submitting a Motion to Council, and that Deloraine House be visited to see how their Community House operates.

- 4/6/25 Ideas was discussed with Mitchell Langley during his presentation. Follow up to be done regarding how LDC might support his work with Longford Youth in the future.
- 2/07/25 Noted Frances Stewart had emailed thanks to NMC Youth Worker Mitchell Langley for attending LDC June meeting.
- 1/10/25 In light of being advised that Mitchell Langley is unfortunately no longer with Northern Midlands Council, Inspector Fox suggested contacting Longford Primary School to see if there are any after school programs running, or what might be put in place.

10.5 Additional bench seats & picnic tables for Longford Village Green near Latour and Lyttleton Streets.

It was noted that there is a lack of seating in the area of the Village Green near Latour and Lyttleton Streets, and that some visitors to the Village Green may prefer quieter seating location away from the children's play area, such as near the trees.

- 5/3/25 Annette Aldersea to take photos for Peter Munro to circulate for feedback on social media.
- 2/4/25 Peter Munro to put on the Longford District Committee Facebook page for community feedback on this suggestion.
- 7/5/25 Community opinion was 100% positive with approximately 40 comments/suggestions, including all corners of the Green, under shade, scattered benches around perimeter for elderly rest stops when strolling, more picnic benches along Arthur Street for food van patrons, while ensuring open areas remain for events such as Scots Day Out and Car Shows.
- Peter Munro provided a report on feedback from social media regarding the idea of extra seating, which was overwhelmingly positive.
- 2/07/25 Annette Aldersea tabled photos of suggested locations for extra picnic tables and bench seating in the Village Green. Peter Munro raised request through Facebook feedback for a picnic table at the safety park. Annette Aldersea to add to request. Agreed by all in attendance that Annette Aldersea lodge a work request for the additional tables and seating.
- 6/8/2025 Annette Aldersea lodged a Works Request with Council.
- 1/10/25 Frances Stewart followed up with Vivien Tan – NMC has no funding allocation at present. LDC to add to 2026/27 Budget requests for funding benches, concreting etc.

ACTION: Defer to Budget Request Items 2026/27, March 2026.

11.0 HERITAGE ISSUES:

12.0 GOVERNANCE ISSUES:

12.2 Draft Longford Expansion Strategy

Annette Aldersea has provided a copy of the Strategy document for discussion (*see attached Draft for Community Consultation*)

- Peter Munro suggested the Strategy should include traffic management planning, including investigation of a Longford bypass.
- A voluntary LDC meeting to discuss and prepare a group submission/response was held 13th November and a submission has been presented to NMC.
- Dick Adams reported that this has been workshopped in a closed session by NMC.
- 2/07/25 Awaiting report.

ACTION: Continue to monitor.

PLANNING APPLICATION Proposal

Description of proposal: Extension of Existing Mining Lease

17/11/2023 By 2.4 HA AS PER ATTACHED SURVEY

Plot no. UNDERTAKEN BY Veris - Hobart

(attach additional sheets if necessary)

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

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

Site address: N/A

CT no:

Estimated cost of project \$4,500 - Surveyor's Cost (include cost of landscaping, car parks etc for commercial/industrial uses)

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

If yes - main building is used as

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

(attach additional sheets if necessary)

Is any signage required? N/A (If yes, provide details)



FOLIO PLAN

ASSISTANT RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO **CERTIFICATE OF TITLE**
FOLIO OF REGISTER

VOL. 4025 FOL. 51

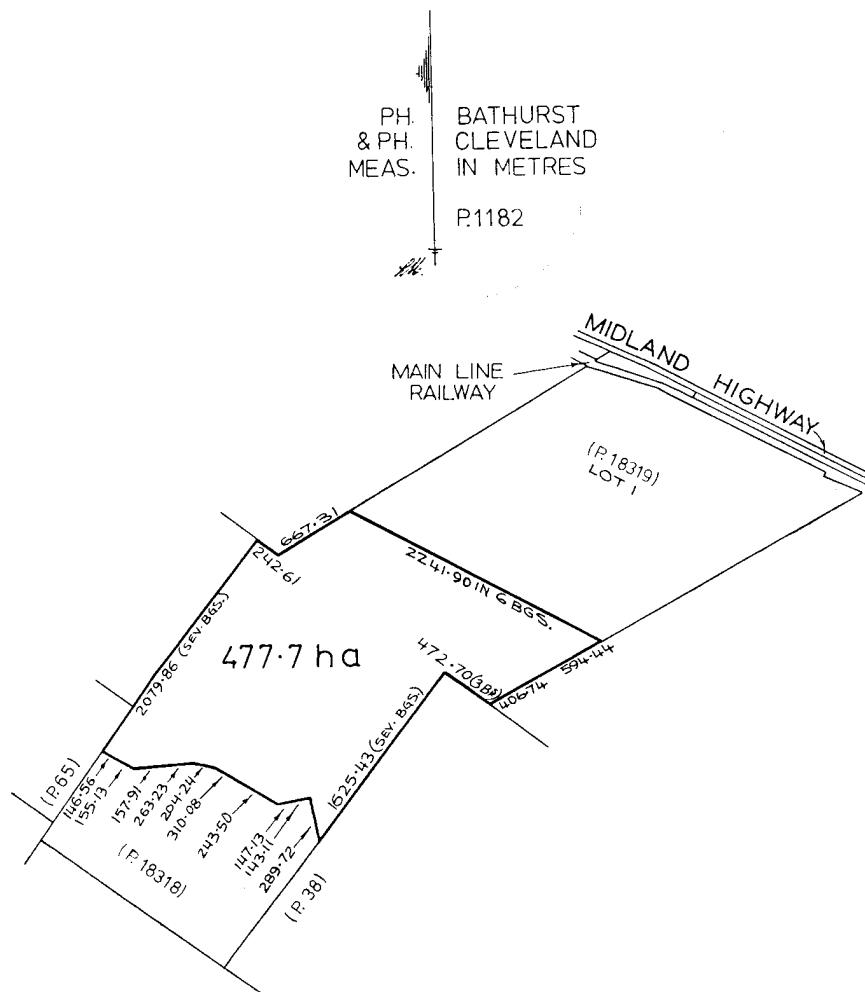
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Acting Recorder of Titles

243828



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





FOLIO PLAN

ASSISTANT RECORDER OF TITLES

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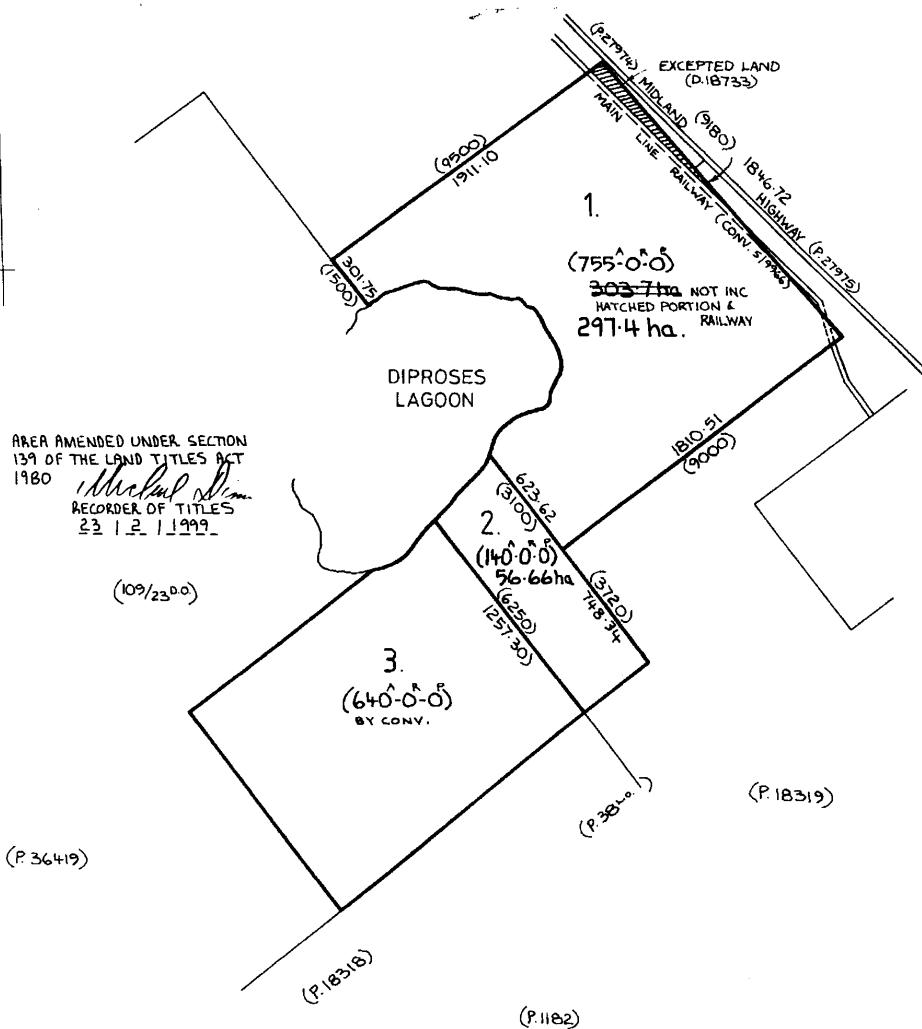


APPROVED	CONVERSION PLAN	REGISTERED NUMBER
RECORDER OF TITLES	CONVERTED FROM CONV. 64/413B	D.36634
FILE NUMBER Y10116	GRANTE PART OF 755ac & WHOLE OF 140ac GTD TO THOMAS DIPROSE & PART OF 640ac LOC. TO WILLIAM BONNILY	DAWN P.PAGE 2-8-1988

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF
LAND DISTRICT OF SOMERSET
PARISH OF CLEVELAND
LENGTHS ARE IN METRES NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.

(P. 109929)





FOLIO PLAN

ASSISTANT RECORDER OF TITLES

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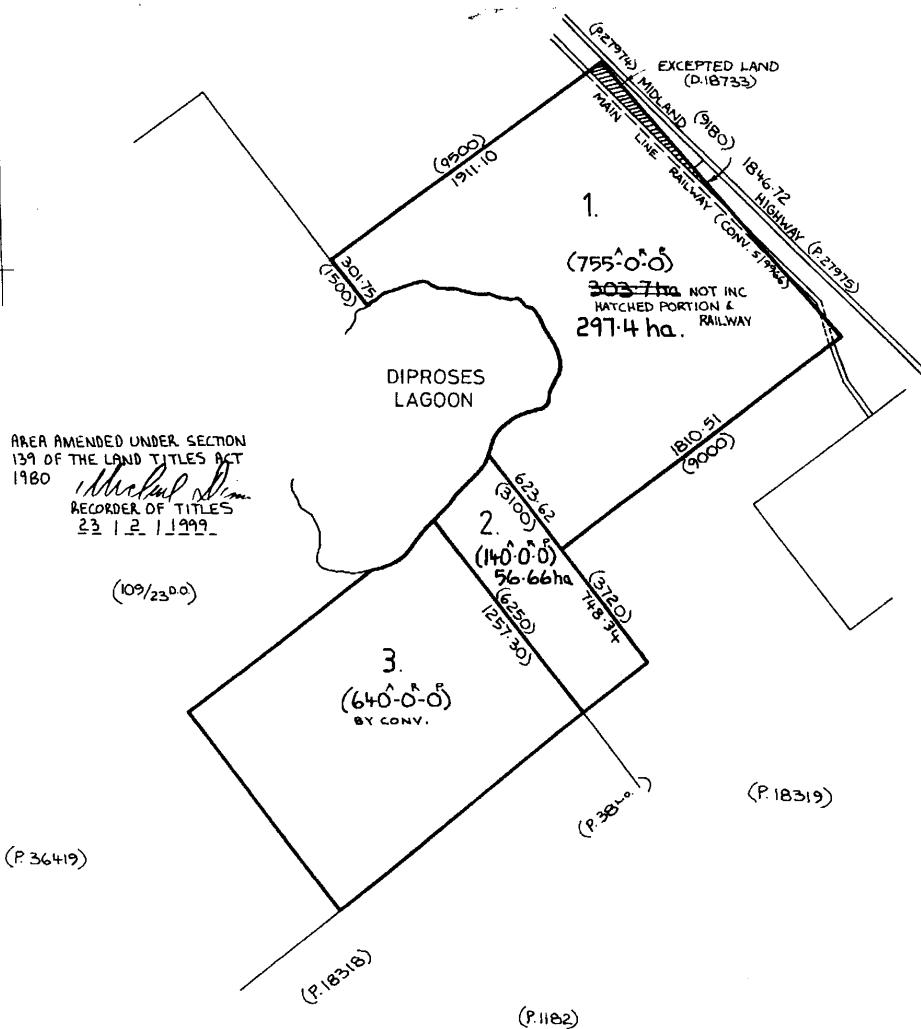


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ENVIRONMENT EFFECTS REPORT



EXTRACTIVE PIT (SAND) “FOREST HALL” FOREST HALL ROAD CLEVELAND

Prepared by Mick Hernyk, Prospect Timber & Landscape Supplies Pty Ltd (Updated July 2025)

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Received
03/10/2025

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Appendix C	Leucopogon Management Plan
Appendix D	MRT Lease Area 2130P/M
Appendix E	Weed Management Plan
Appendix F	Traffic Impact Assessment

References: Flora and Fauna Report (prepared by RMCG)
 Traffic Impact Assessment (prepared by Risdon Knightley, RJK Consulting Engineers)
 Mining Lease Application MLA 2130P/M Aboriginal Heritage Assessment Report (Prepared by CHMA) (available on request).

Part A - Information on the proponent:

Prospect Timber and Landscape Supplies Pty Ltd have been operating a retail/wholesale landscape and timber yard, located at 65 Meander Valley Highway, Prospect, since May 2005.

In March 2008 the Company purchased and took over the sand mining operations at "Forest Hall", Cleveland (Mining Lease 1711P/M).

Late in 2012 the Company commenced exploratory works to begin the process of extending our lease area and to upgrade our mining license from level 3 (5,000m3 P/A) to level 2 (20,000m3 P/A). We enlisted the services of Tritech Professional Services, AK consultants, RK Consulting Engineers and Forestry Tasmania who all provided documentation in support of our application. On the 1st of July 2014 we were granted a new lease area of 10.5HA (Mining Lease 1953 P/M).

During this time, we have proven ourselves to be transparent and competent operators, conducting operations in accordance with the Environmental Management and Pollution Control Act and the Quarry Code of Practice May 2017.

Part B - Information on the project:**1. Description of project**

The land is zoned Agriculture under the Tasmanian Planning Scheme – Northern Midlands (the Planning Scheme). The sand mine operation is considered an Extractive Industry Use Class and is a Discretionary use within the Agricultural zone requiring a permit under the Land Use Planning and Approvals Act 1993 (LUPAA).

Additionally, the sand mine operation is a Level 2 activity under the Environmental Management and Pollution Control Act 1994 requiring assessment by EPA and Mineral Resources Tasmania (MRT).

Under the conditions applicable to our current permit- Planning Permit P13-008, We are seeking to increase the footprint of our previous lease area 1953P/M by 2.4 Ha. This expansion was granted by MRT on 27th November 2024 and is now part of lease 2130P/M (See MRT Lease Area in Appendix D).

With minimal increase of material extraction (not exceeding our 20,000m3 P/A), we are seeking an extension of the land area for the existing Level 2 activity. Furthermore, it should be noted that part of the extended lease area will contain the settling pond and stockpile of white sand to prevent cross-contamination of product (Site Plan, Section 3, Figure 3).

An Application and Marking out of the proposed lease extension area was submitted to MRT on 06.12.23 with appropriate application fees paid. MRT entered the application to the Register on 19.12.22, with a reference number MLA 2130P/M. This new lease was granted by MRT on the 27.11.24. Site inspection has been carried out and assessment awaiting approvals from EPA and Northern Midlands Council.

MLA 2130P/M covers the same area as mining lease 1953P/M with the addition of the 2.4ha expansion areas and replaces mining lease 1953P/M.

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In addition, we have submitted an application to surrender Mining Lease 1711P/M which is adjacent to our current Lease as the current area has reached its capacity and has been fully rehabilitated (approval pending).

This will bring our total lease area to 12.9 Ha (see Site Survey in Section 3, Figure 2).

The site is surrounded by adjoining Agricultural land with the closest sensitive use zoning being 'Village' zoned titles associated with the township of Conara over 4.5km to the east.

The over-burden is to be stripped, sand extracted and screened on-site, then rehabilitated with stockpiled over-burden to match existing contours of the surrounding area.

A wheel loader and excavator will be used to extract the sand and rehabilitate. The sand, (some of which is required to be screened) will be processed utilizing a mobile trommel.

The screen will be moved to each working area (not used in the one spot) to further minimize any impact on the one area and to keep the total working area to a minimum. As part of the re-classification and increased lease size we will not be increasing the amount of plant and equipment on site.

The first area (Stage 1) to be worked and excavation to commence will be directly to the west of the existing workings. Stage 2 is located to the east of existing workings. Stage 3 is located within the previously approved lease area (1953P/M).

Staged excavation is followed by progressive re-habilitation with the extractive area generally not exceeding 0.5ha. Clearing will be staged and limited areas cleared preceding mining. Normally small working areas approximately 200m x 100m, and only 2 working areas open at any one time prior to re-habilitation (see Part C:Section 17). Successive working areas will be selected according to the characteristics, i.e. colour, quantity and quality, of the sand required, whilst maintaining our commitment to leave remnant islands of vegetation (see Part C: Section 1). Depth of excavation is generally dictated by the natural contours of the sand deposit which can be up to 5m.

Explosive blasting will not occur as part of the activity. The sand is easily accessed without any need for explosive blasting. The detailed process for extracting the sand is contained in Part C, section 17, of this "Environmental Effects Report".

The mining lease is proposed for a 10-year period and it is expected that there is sufficient material for an operational period of at least 20 plus years. The annual production quantity would not increase from our current 20,000m³ P/A limit.

We currently do not anticipate any seasonal variations.

Prospect Timber and Landscape Supplies Pty Ltd are not seeking any changes to our hours of operation, therefore we will still be governed by the Quarry Code of Practice May 2017, that is between 7.00 am to 7.00 pm weekdays and between 8.00 am and 4.00 pm Saturdays with no activities on Sundays or Public Holidays, which is in line with our approved DA P13-008, 22.08.2013

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2. Project area

The current use of the site is under approved mining lease operations conducted by Prospect Timber and Landscape Supplies Pty Ltd.

The project area requested is for an additional 2.4HA of land situated on land title number CT 243828/1 and access road will pass through title numbers CT 36634/3 and CT36634/2. MRT have granted the new lease area with a reference number ML 2130P/M. ML 2130P/M covers the same area as previous mining lease 1953P/M with the addition of the 2.4ha expansion area.

The land situated to the north-west, and north-east, of the mine site, between the mine site and the owner's residence, is predominantly used for the cultivation of crops, mainly barley, potatoes and poppies. This current parcel of land is unsuitable for farming use and not able to be cultivated for cropping or used extensively for grazing livestock.

The subject area is relatively flat, at approximately 210m above sea level, with a slight north easterly aspect. Soils at the site are mapped as Panshanger with Bloomfield soils on dolerite bedrock (Ps-Bo) which are soils on loose, windblown sand on gently undulating to rolling (3-32%) dunes and flanks and outcrops of dolerite hill slopes. Underlying geology is mapped as Cenozoic cover sequences (Qh), which are described as sand gravel and mud of alluvial, lacustrine, and littoral origin (Mineral Resources Tasmania 2010).

Average annual rainfall for Ross (Site No. 093053) is 489mm (BOM 2022). There is no recorded fire history on the title (DNRET 2022).

A total of 6.6ha of vegetation (including 5.5ha under the original lease 1953P/M) will be impacted by mining operations within lease area 2130P/M. Staged clearing and rehabilitation of the 5.5ha of threatened vegetation community Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits (DAZ) within Stage 3 has been previously approved as part of lease 1953P/M and an offset area was proposed and has been managed by the proponent since 2012.

While a large proportion of the 2.4ha extension area (Stages 1 and 2) are already disturbed from previous activities, approximately 0.6ha Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits (DAZ) and an additional 0.5ha of Midlands woodland complex (DMW) will be impacted by mining operations.

It is important to note that the majority of the lease area has been extensively logged and cleared in the past.

There is no water course or natural water body on the activity site itself. A small pond is located at approximately 8m and a larger dam approximately 40m from the lease extension area. An unnamed watercourse is located approximately 50m from the mining area.

According to the Management of Acid and Metalliferous Drainage in Tasmania Good Practice Guidance 2020-2025 (MRT), the location of the mine is not within a mapped area of geology predisposed to acid mine drainage (AMD) and the likelihood of Potentially Acid Forming (PAF) material is low risk.

Additionally, according to LIST Map Acid Sulfate Soil risk mapping, there are no acid sulfate soils found within the lease area. Therefore, no disturbance of potential acid sulfate soils as a result of the sand mine operation is expected. Additionally, this area has an extensive mining history and no acid sulfate soils have been recorded in the past.

There are no permanent structures located on the current lease area or on the proposed

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extension to the lease. A temporary site office is located on the northern end of the existing lease area (see Site Plan in Figure 3, Section 3).

Access to the site is via Forest Hall Road. The property containing the lease is located at the end of Forest Hall Road, where onsite signage directs traffic flow to a single lane inbound access track to the west. Traffic leaves the site via the outbound access road to the east. See Figure 6, Section 3.

The location of the nearest residence, being the land owner's residence, is located 1.2km from the nearest boundary of the project area. There are no known sensitive uses located on the surrounding land. See Figure 6, Section 3.

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3. Maps and Site Plans



Figure 1. Location map provided by RMCG (Appendix A, Figure A2-1) shows position of current mining lease (2130 P/M) which incorporates previous lease 1953 P/M and extension area of 2.4 ha on property "Forest Hall" - Forest Hall Road, Cleveland, situated on land title number F.R. 243828/1, as operated by Prospect Timber & Landscape Supplies Pty Ltd.

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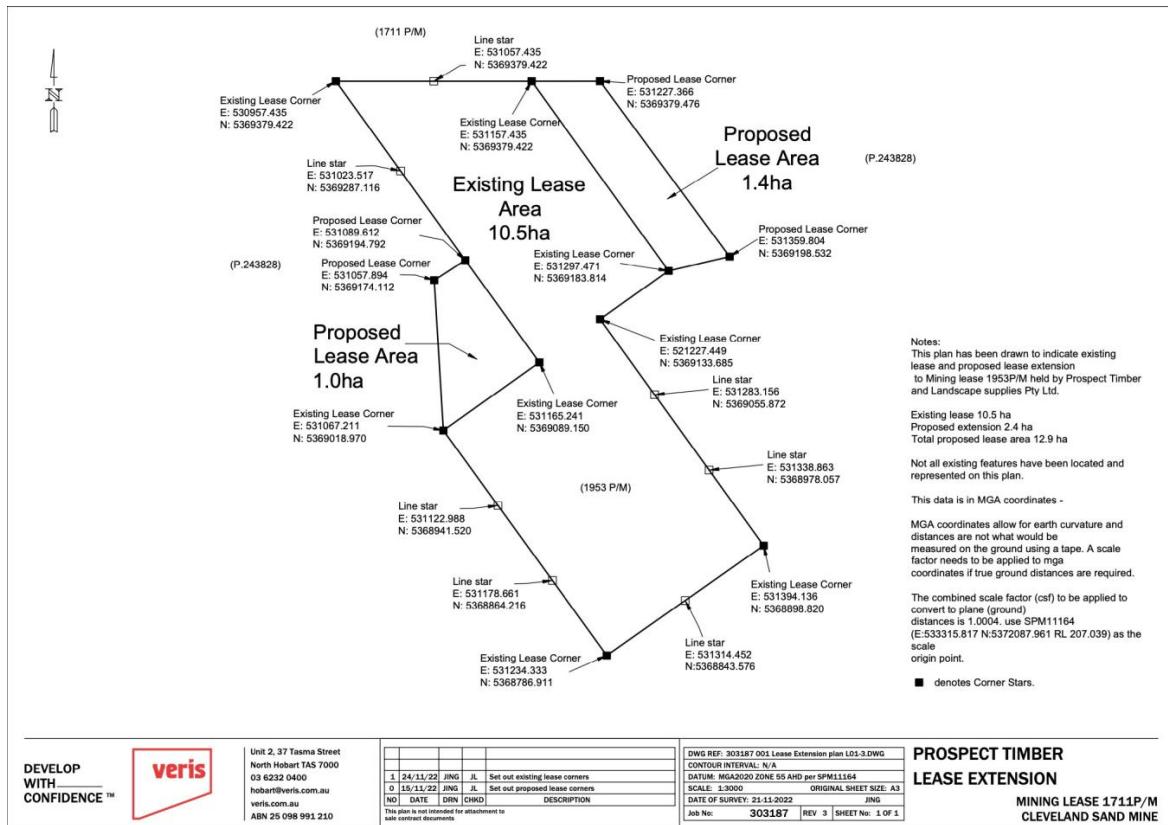


Figure 2. Proposed mining lease extension has been prepared by Veris Tasmania. MRT have granted the application with a reference number MLA 2130P/M. MLA 2130P/M covers the same area as mining lease 1953P/M with the addition of the 2.4ha expansion area.

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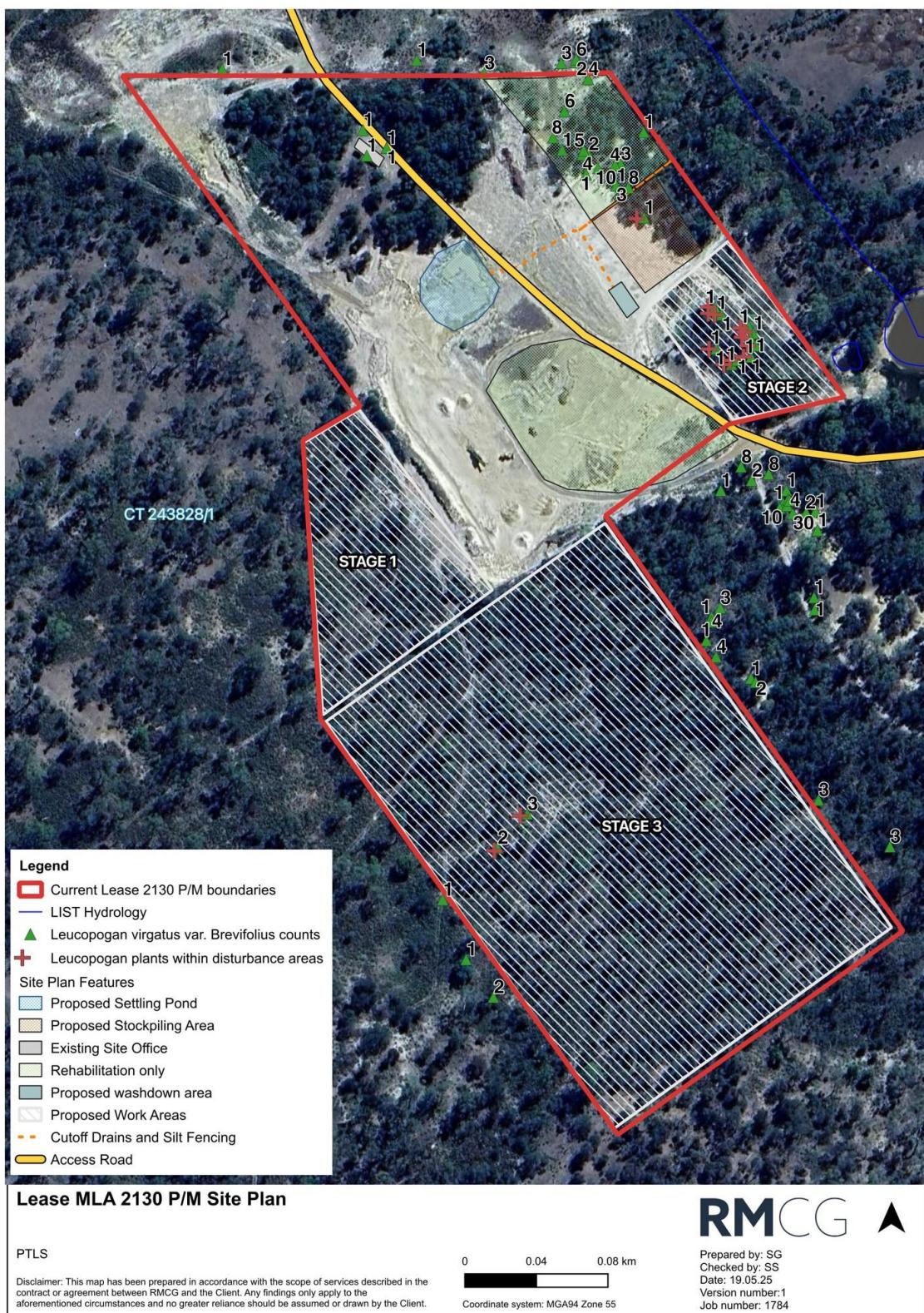


Figure 3. Lease 2130P/M Site Plan defines the area on which the activity will take place. It also shows the location of existing workings, proposed working areas, existing roads, areas currently under re-habilitation, locations of threatened species, water management (including settling pond) and watercourse.

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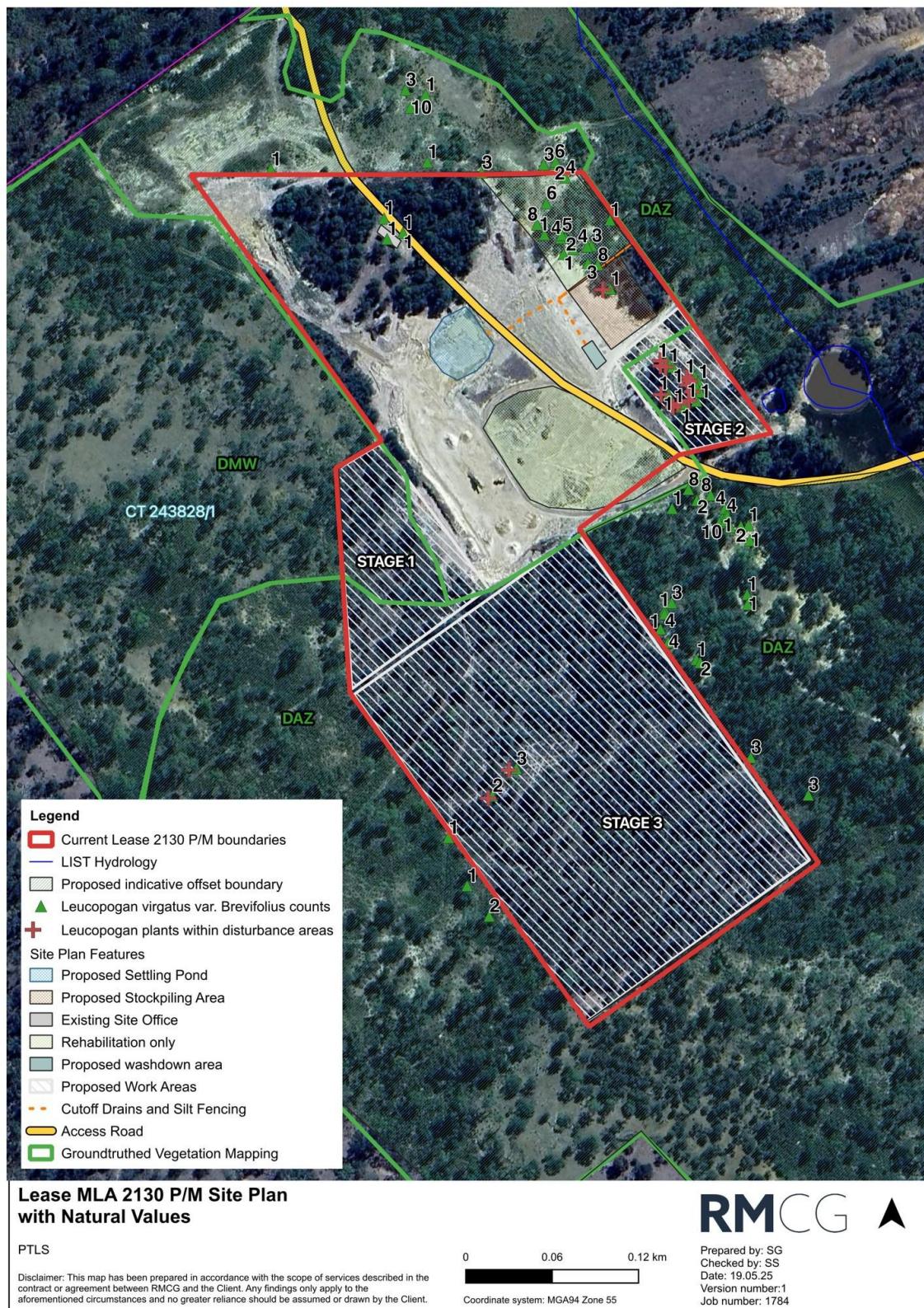


Figure 4. Site Plan with Natural Values (Appendix A, Figure A2-4). Note records of *Leucopogon virgatus var. brevifolius* to be marked on site and avoided.

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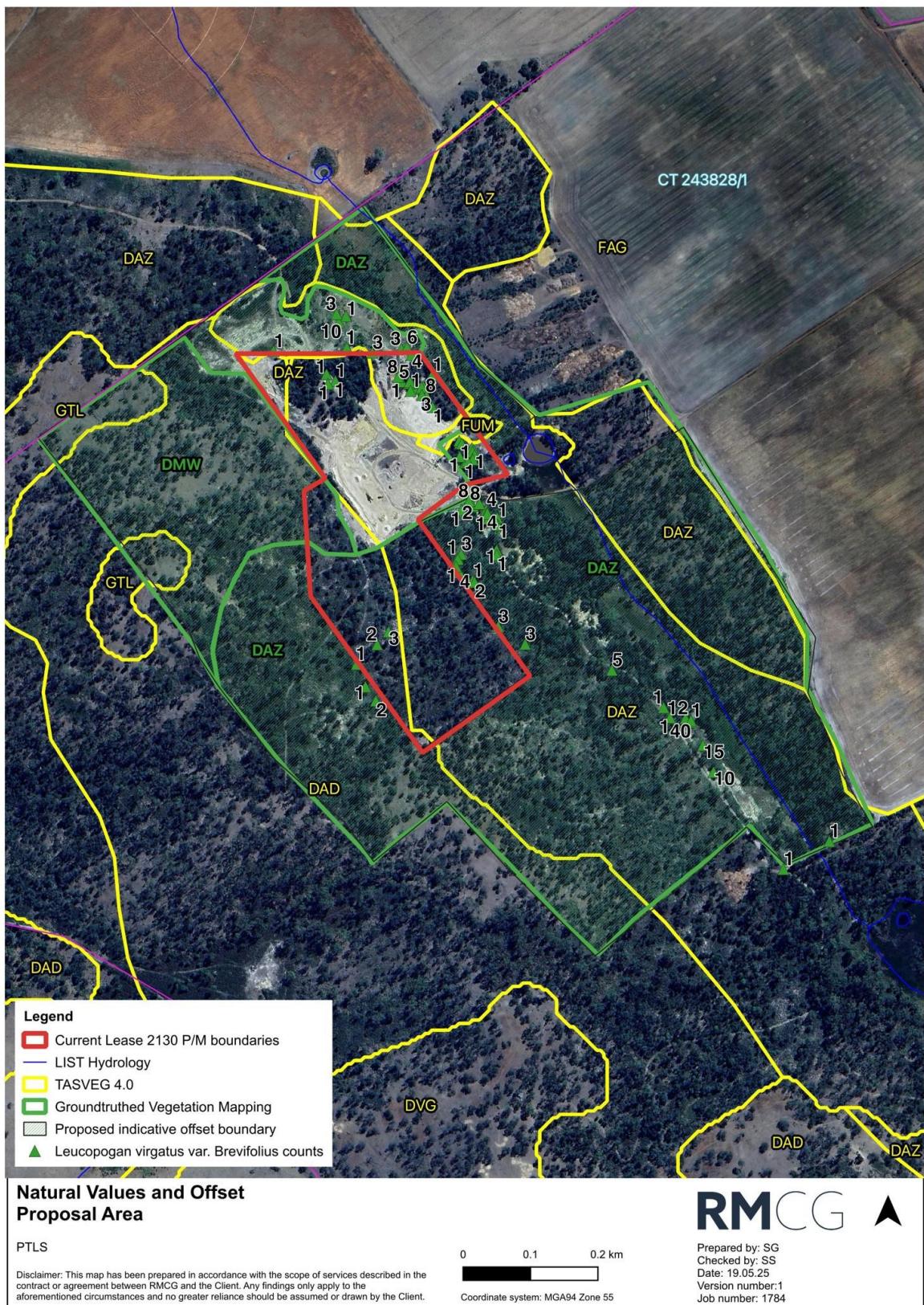


Figure 5. Natural Values and Offset Proposal Map (Appendix A, Figure A2-5) prepared by RMCG, showing extent of proposed area for offsetting and surrounding vegetation.

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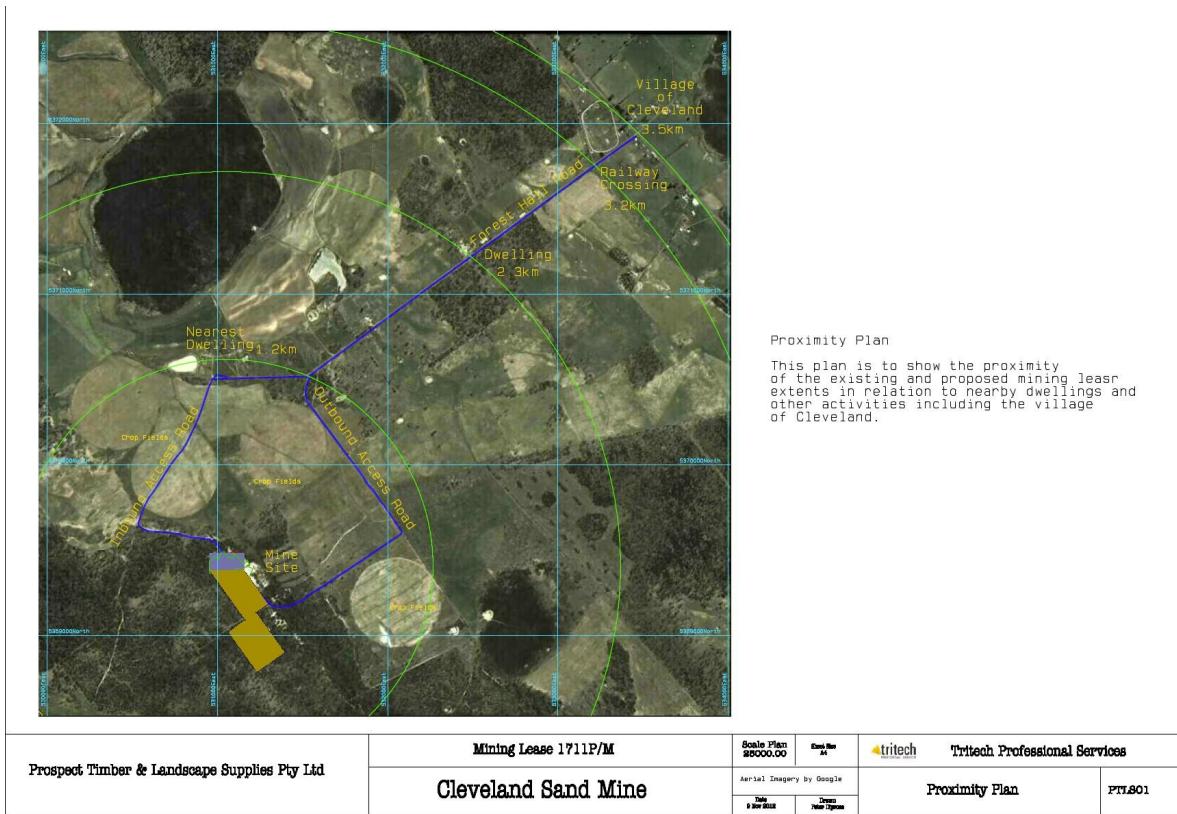


Figure 6. Proximity Plan showing proximity to sensitive uses (Tritech PTLS01, Appendix B).

4. Rationale and Alternatives

We have considered the proposed site to have the least environmental impact on the surrounding area as Prospect Timber & Landscape Supplies have been operating a sand mine in this location for the past 13 years. We have identified the areas containing sand deposits by digging test holes on the proposed project site and all adjacent areas. The proposed project area was chosen to limit impact on threatened vegetation communities/species and it is attached to our current lease area which minimizes the need for added roading to access the site.

The 2.4HA proposed project site is an extension of our previous 10.5HA mining lease (1953 P/M). As the site adjoins current operational areas, we anticipate minimal impact on the area because we will be utilising our existing infrastructure (road access into the site etc.)

The previous mining lease sites (Mining Lease 1711 P/M and 1953 P/M) were chosen due to their deep sand deposits and the land was unsuitable for cropping/grazing.

Only small working areas will be cleared at a time, approx. 100m x 200m, due to the depth of sand deposits. These areas will then be rehabilitated before other areas are opened for sand extraction. This will then minimize the amount of immediate disturbance and amount of dust from the exposed site.

The vast majority of the project area to be cleared has already been extensively logged in the past, and the current vegetation is not suitable for cultivating crops, or for grazing livestock.

PART C – Potential environmental effects

1. Flora, Fauna and geomorphology

Flora and Fauna

Clearing will occur in small working areas of approximately 100m x 200m, scattered over the entire 12.9 HA mining lease site, over the expected 20 plus year life of the activity. Each working area will remain in use until the sand has been extracted prior to a new working area being established, and each used working area will be rehabilitated to meet the approval of Mineral Resources Tasmania and the Environmental Protection Authority, as soon as practicable after being completed.

All rehabilitation will be carried out under strict adherence to the rehabilitation conditions detailed in the permit environmental conditions.

As per our current operating procedures, topsoil over-burden from new workings in the proposed lease area will be used (wherever possible) where it will provide propagules for rehabilitated sites.

In addition to the planned retention of remnant “islands” within the sand mining area to provide a seed source for native species, the revegetation planning for the site will incorporate a program that aims to establish a similar suite of species to that currently existing.

Native vegetation or potential habitat for native fauna will be cleared or disturbed as part of this proposal. An on site assessment, along with a detailed flora and fauna report which addresses threatened species that have been recorded in the area, has been prepared by RMCG, and extracts have been included in this Environmental Report (refer Appendix A for full report).

A total of 6.6ha of vegetation (including 5.5ha under the original lease 1953P/M) will be impacted by mining operations within lease area 2130P/M. Staged clearing and rehabilitation of the 5.5ha of threatened vegetation community *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ) within Stage 3 has been previously approved and an offset area was proposed and has been managed by the proponent since 2012.

While a large proportion of the 2.4ha extension area (Stages 1 and 2) are already disturbed from previous activities, approximately 0.6ha of threatened vegetation community *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ) and an additional 0.5ha of Midlands woodland complex (DMW) will be impacted by mining operations.

The clearing of threatened vegetation communities is constrained under the Nature Conservation Act 2002 and Forest Practices Act 1985. Where approval for clearing or conversion of a threatened community is sought, it is usual that offsets are required as a mitigation of unavoidable impacts. An area of surrounding vegetation mapped and previously assessed as DAZ (AK Consultants 2012) has been historically managed by the proponent as an offset area for the original mining lease area. This arrangement is currently in the process of being formalised and will incorporate the offsetting of the additional 0.6ha of DAZ proposed in this lease extension. There is considered to be adequate area of equal or better condition DAZ immediately adjacent the sand mine operations which meet the recommended 5:1 offset ratio of minimum 10ha. Additionally, rehabilitation areas from past mining areas are regenerating to communities with DAZ characteristics, which will be taken into consideration when formalising offset arrangements.

While the 0.5ha area attributed to Midlands woodland complex DMW does not meet the thresholds for the threatened vegetation community of ‘*Eucalyptus Ovata* forest and woodland’ there is adequate (more than 5 times) area of similar vegetation composition and condition included in the potential offset area also.

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The threatened flora species *Leucopogon virgatus* var. *brevifolius* was identified within the lease area. Operations within the lease area will disturb approximately 18 individual plants and a separate management plan (see Appendix C) has been prepared to ensure that the impact to the overall viability, integrity and geographical extent of the population at the site is mitigated, monitored and actively managed through follow up surveys for *Leucopogon virgatus* var. *brevifolius* after the rehabilitation phase to ensure the species and associated habitat requirements are indeed recolonising across the disturbed areas.

Marginal habitat was identified for an additional 11 threatened flora species within the lease area. The Flora and Fauna report concludes that due to the site history, current level of disturbance, visibility and survey effort during multiple seasons of this site and surrounding area (including peak flowering times in mid November), it is considered unlikely that the species are present at the site and therefore there is a low risk that they will be disturbed.

No threatened fauna or fauna nests and dens were identified within the lease area, however, potential foraging habitat was identified for *Dasyurus maculatus* spotted-tail quolls, *Dasyurus viverrinus* eastern quolls, *Sarcophilus harrisii* Tasmanian devils and *Aquila audax* subsp. *leucurus* wedge-tailed eagles and marginal habitat was identified for *Perameles gunnii* eastern barred bandicoot. Due to the staged nature of the mining operation and rehabilitation requirements, the works within the lease area is expected to present a low risk of impacting these species.

Potential impact on sensitive avifauna during breeding seasons is highly unlikely due to no known raptor nests within 2km of the mining lease area.

Roadkill impacts from vehicles, specifically in relation to the Tasmanian Devil (*Sarcophilus harrisii*) is unlikely/considered low risk due to:

Majority of cartage occurring outside of the 'night time period' (ie after 1 hour after sunrise and before 1 hour before sunset).

condition of access roads (including railway line with no warning lights on Forest Hall Road) requiring slow driving speeds of vehicles.

Slow traffic due to presence of livestock on access road to mine (cattle grids are used on gateways).

Zero past history of threatened species roadkill during cartage/access to mine site during several years of operation by PTLS.

It is noted that the Natural Values Report in Appendix A that the natural values assessment is largely focused on the expansion areas to the original lease (ie Stages 1 and 2). This is due to the area that is now Stage 3 being previously surveyed (as part of the original lease 1953P/M) with a condition to undertake a Spring survey prior to works occurring in this area. The timing of works before Stage 3 is entered may exceed 2 years, therefore a Spring survey is best undertaken at a later date (ie during the Spring immediately before works are anticipated to extend into this area, as per condition on the original permit for lease 1953P/M). This is included in our Management Commitments in Part D.

Offsets and mitigation

The Flora and Fauna Report (Appendix A) discusses potential offset measures and previously assessed as DAZ (AK Consultants 2012) and have been historically managed by Prospect Timber and Landscape Supplies as offset areas for the original mining lease area. This arrangement is currently in the process of being formalized with NRE and will incorporate the offsetting of the additional 0.6ha of DAZ in this proposed lease extension.

Proposed offsets are made in consideration of the Forest Practices Authority Offset policy, which requires a ratio of 5:1, and the metric allows for a reduction of this ratio for areas of

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vegetation in good condition. As such an area of approximately 40ha will be required for offsetting (see Figure 5, Section C

Weed and Disease Management

One declared weed species slender thistle (*Carduus pycnocephalus*) has been recorded onsite and there are a number of declared weed species present on adjacent titles including gorse (*Ulex europaeus*). PTLS is committed to managing any weed species which may emerge at the site and we have developed a weed management plan which describes methods for the monitoring and control of existing and any emerging declared weeds within the site (refer Appendix E).

The management and control measures and operational protocols in the weed management plan is provided to all employees and contractors involved in site works and the transport of machinery and materials into and off site. The quarry manager monitors and enforces adherence to the measures and operational protocols detailed in the plan.

No Phytophthora cinnamomi, has been identified within 1km of the subject titles. Additionally, we undertakes regular assessment for *Phytophthora cinnamomi* and the mine has a *Phytophthora cinnamomi* free status. The operation is also subject to washdown protocols are per the Tasmanian Quarry Code of Practice (EPA 2017) and EPA Permit Conditions.

Quarry hygiene will be stringent with wash down procedures for visiting machinery being performed in strict adherence to the DPIPWE (2015) *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania* and no materials from other locations will be stored or dumped within the quarry area.

A designated washdown area is located within the existing lease area for washdown of vehicles upon entry/exit where required. This site is located approximately 100m from a small pond to the south east and 120m from the watercourse to north east. Additionally, a vegetative buffer will be maintained and monitored for weed incursion (see Site Plan, Figure 4, Section 3).

Geo-conservation Sites

The existing lease is situated on previously listed Geoconservation site 'Macquarie River Valley Sandsheets'. This listing no longer exists and no further consideration is required (Flora and Fauna Report (refer Appendix A)).

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2. Rivers, creeks, wetlands and estuaries

There is no water course or natural water body on the activity site itself and the proposal will not result in the filling or excavating, or the impoundment, of a river, creek, wetland or estuary.

A small pond is located at approximately 8m from the lease extension area and a larger dam approximately 40m from the lease extension area. A unnamed watercourse is located approximately 50m from the mining area. Lease boundaries will be clearly marked to ensure machinery does not enter these areas beyond the lease boundaries.

The proposed site is relatively flat with no surface drainage apparent due to the porosity of the sands. Drainage of water within the quarried areas will be through sandy soils along the lower (eastern) portion of the lease and directed into a settling pond (as shown on Figure 3 in Section C).

The mining operation is located within a very small catchment area of approximately 5.65km². The proposed settling pond over an area of approximately 1000m² at a maximum 1m depth, has a maximum holding capacity of approximately 1ML.

Any emergency discharge is diverted to vegetated areas to the east prior to reaching the existing drainage line approximately 70m to the east.

Given the nature of the sand material onsite and its natural drainage properties, the catchment area and past operational experience onsite, the proposed site and sizing is considered appropriate.

All roading within the lease will ensure that runoff is directed into vegetative buffers or previously mined areas and not directly to water courses. Some pooling may occur in low lying quarry and rehabilitation areas, but this should be short term and filtered by sands before entering the watercourse.

3. Significant areas

The proposed lease extension is not located within or adjacent to an existing National Park, State Reserve, Regional Reserve or Nature Reserve.

There is an existing conservation covenant on the neighboring property to the west of the project area which will not be impacted by operations.

4. Coastal zone – not applicable to this EER

5. Marine areas – not applicable to this EER

6. Air emissions

Sources of dust from the operation are predominately from vehicles on the access road, there is also dust generated from the worked out areas, stockpiles and screening. The proposal will not increase existing dust emissions as it is an extension to the existing extractive area, not an increase in the extraction or processing limits.

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The prevailing winds are generally north westerly during the drier periods. The closest dwelling to the north west is 2.3km from the lease area.

There is no current indication of a dust nuisance to the residences from current operations, the closest of which is located 1.2km north from the closest proposed mining lease boundary. See Proximity Plan (Figure 6, Section 3).

In the event of dust from trucks carting sand causing a dust nuisance, a water cart will be provided for dust suppression, if necessary. Water is obtained from a bore on the property and is readily available.

Dust emissions are currently managed by only clearing small working areas at a time (refer Part C: Section 1) and the site will continue to be operated in this manner, thus minimizing sand blow. Stockpiles will be located on the quarry floor which will give some protection from the prevailing north westerly winds thereby reducing dust transmission and to further minimize dust generated during the loading process, the bucket drop distance will be kept low.

The rehabilitation of each working area after use will also ensure that dust emissions will not spread to neighboring areas.

7. Liquid effluent

There are no liquid effluents other than stormwater runoff, as no water is used in the sand mining process.

Stormwater has been addressed under Part C: Section 2.

8. Solid wastes

There will be minimal solid wastes. Drums will be located on site for the storage of any general wastes (e.g. food scraps, packaging, grease cartridges, rags, EnviroSorb matting etc.) prior to removal to an authorized disposal site.

A chemical toilet is located on site in the site transportable site office located within our lease area on the property. Waste from the chemical toilet will be removed from the site and disposed of at an authorized dump point.

The waste generated from screening on site, i.e. tailings from the screening process (usually 1-2% of total sand pushed, and consisting of small lumps of clay, stones and deep roots) is an important part of our rehabilitation process, the details of which is covered in Part C: Section 17 rehabilitation.

9. Noise emissions

Noise levels will be limited to the plant and machinery operating on site, being a wheel loader, excavator and mobile trommel. Due to the remote location of the site (which is screened by vegetation and situated in a depression), and the distance to main roads, houses, and existing infrastructure, the operation would not result in nuisance noise emissions beyond the site boundary. The closest residence is located 1.2km from the closest mining lease boundary.

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Due to the nature of the material, being sand, many of the usual noise emissions relating to quarrying, such as material handling and truck loading, will be at a considerably reduced level.

Size of power of the main pieces of equipment comprise of the following:

Hyundai 23 tonne excavator (170 hp)
Trommel screen 8tonne (44 hp)
Hyundai 780 loader 12.5tonne (345 hp)
Case W20C 9tonne (120 hp)

Quarry Code of Practice operating hours will be followed (refer Part B: Section 1)

10. Transport impacts

There will be no increased vehicle flow on Forest Hall Road or The Midland Highway as part of this EER. This due to the request to increase our lease area not increase production. As stated in the existing Traffic Impact Assessment (Appendix G), based on the loading of trucks individually at a single load site with a four minute load time and with a 2 truck fleet, indications are that potential cartage of up to 5 trips per day is likely.

All traffic movements are limited to within the operating hours of 0700 to 1900 on weekdays and 0800 to 1600 on Saturdays as per current permit conditions.

Access to the site is via Forest Hall Road. The property containing the lease is located at the end of Forest Hall Road, where onsite signage directs traffic flow to a single lane inbound access track to the west. Traffic leaves the site via the outbound access road to the east. See Figure 6, Part A, Section 3.

We will utilize existing infrastructure within the "Forest Hall" property and no new roading will need to be constructed.

11. Other off-site impacts

The proposal has the potential to generate noise and dust issues created by trucks travelling along the unsealed access road to the Midlands Highway and these issues are addressed in Part B: Section 6 Air Emissions, Part B: Section 9 Noise Emissions & Part B: Section 10 Transport Impacts.

There is no current indication of a dust nuisance to the residences, the closest of which is located 1.2km from the closest proposed mining lease boundary. In the event of dust from trucks carting sand causing a dust nuisance, a water cart will be provided for dust suppression, if necessary.

The main access road to the property is already used by vehicles including agricultural vehicles.

The proposal does not have the potential to generate any other off-site impacts. There are no other sensitive uses.

12. Dangerous substances and chemicals

The proposal will involve the use of fuels and oils to operate the plant and machinery on site, but it will be contained in fuel drums located on the back of a motor utility and only brought onto the site as required, not stored on site.

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Fuel quantities brought onto the project site on a required basis therefore would not exceed 200litres. Refueling is always undertaken on the roaded areas, not within the sand pit.

To prevent spillage from over filling machinery, our refueling tank is fitted with an automatic shut off nozzle. "Envirosorb" matting is placed under machinery at the time of refueling as an added precaution from spillage. Envirosorb matting absorbs oil, fuel, diesel, petrol, and other hydrocarbons, and is effective on land and water. A sufficient quantity of "Envirosorb" matting will be kept on site to absorb a substantial spill of up to 200litres. There are also spill kits located onsite in case of oil/fuel spill.

All machinery is transported back to our Prospect yard for steam cleaning prior to any servicing and maintenance. Only occasional top up of oil is done on site, and once again "Envirosorb" matting is employed as a precaution against spillage.

Plant will be maintained so that the risk of leaks is minimised.

13. Site contamination

There are no contaminations on site as a result of previous activities.

14. Sustainability and climate change

The nature of this mining operation does not require the use of any water.

Impacts of climate change for the Midlands – The region is predicted to experience reduced rainfall and a mean temperature change of 2.9 degrees over the 21st century (Climate Futures, Tasmania).

We do not expect that this will have any impact on our proposed operation, apart from the potential to increased fire risk. Fire threat is covered in the company's Occupation Health & Safety policy for the pit site.

Machines and vehicles are equipped with fire extinguishers. Prospect Timber and Landscape Supplies have invested in a mobile 400LT Fire-fighting tanker to retain on site and the property owner also has a water tanker available for use should it be required. We have full access to dam water for re-filling tankers.

Sources of greenhouse gas emissions are limited to combustion of hydrocarbons in the machinery used in the extraction and screening of the sand.

Prospect Timber & Landscape Supplies Pty Ltd are committed to reducing the footprint of the operation and we are constantly improving our plant, equipment and processes to regularly maintain and service equipment to ensure efficient fuel use.

15. Cultural heritage

An Aboriginal Heritage Assessment Report including field survey was undertaken at the site in accordance with the requirements of the *Aboriginal Heritage Act 1975* and Aboriginal Heritage Tasmanian (AHT) standards and procedures. The proposed activity will be carried out in accordance with the avoidance and mitigation advice recommended in the Aboriginal Heritage Assessment report and the processes outlined in the Unanticipated Discovery Plan.

The site is not included on the Tasmanian Heritage Register or Tasmanian Historic Places Inventory and no other historic heritage (buildings, places or landscapes) are relevant to the

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site.

16. Sites of high public interest

The project site is not located within or adjacent to a site of high public interest and is accessible through locked gate on private property.

As stated in correspondence received from EPA Tasmania dated 17th August 2021, “the activity will be assessed as class 2 because the extension to the existing activity is a small scale proposal with impacts local and likely to be minor in extent which may readily be mitigated with appropriate management, and there is unlikely to be significant public interest”.

17. Rehabilitation

Figure 2



The sand sheets at the site lay on a hardpan clay base, which generally follows the original land contours. To access the sand, we firstly remove bracken fern, stumps and old logs from the surface area, then topsoil is windrowed to reveal the underlying sand. This sand is then pushed into a pile leaving the flat hardpan surface (see Figure 2 left).

Note: Stumps and old logs previously removed, as above, will be scattered about the area to aid re- colonization of fauna.

Once the sand is screened and removed, tailings from the screening process, (usually 1-2% of total sand pushed, and consisting of small lumps of clay, stones and deep roots) are used to fill any uneven ground, or against steep edges. This helps to eliminate erosion banks. Soil from windrow is then dozed back evenly over the area.

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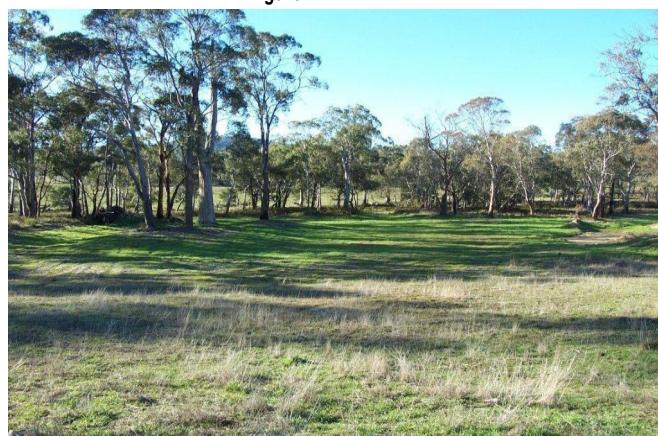
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Figure 3



Grasses quickly colonise and stabilise the freshly spread soil (see Figure 3 left)

Figure 4



After one season this long grass lays down (see Figure 4 left)

Figure 5



As the soil, which contains the seeds of original flora is put back where it came from, this then begins to re-establish itself (see Figure 5 left)

Stumps and old logs previously removed will be scattered about the area to aid re-colonization of fauna.

Figure 6

Figure 6 above shows a photo of previous working areas rehabilitated recently. The front section rehabilitated 3 years ago, and the darker green area behind rehabilitated 2 years ago.

The proposed clearing will occur in small working areas of approximately 100m x 200m, scattered over the entire 12.9 HA mining lease site, over the expected 20 plus year life of the activity. Each working area will remain in use until the sand has been extracted prior to a new working area being established, and each used working area will be rehabilitated to meet the approval of Mineral Resources Tasmania and the Environmental Protection Authority, as soon as practicable after being completed.

All rehabilitation will be carried out under strict adherence to the rehabilitation conditions detailed in the permit environmental conditions.

The quarry manager will monitor the site for weed emergence during the re-habilitation process and any weed treatment will follow control guidelines as contained in the NRE Invasive Species information for non-declared agricultural weeds in Tasmania or in the case of declared weeds listed under the Biosecurity Act 2019 and associated Regulations, they will be dealt with in accordance with the relevant Statutory Weed Management Plans for those species, as outlined in our Weed Management Plan (Appendix E).

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PART D – Management commitments

No.	Commitment	Completion date	By Whom
1	Operations will comply with the Quarry Code of Practice 1999	On-going	Prospect Timber & Landscape Supplies P/L
2	Staged clearing of only small working areas at a time (approx. 200m x 100m) (refer Part C:Section 1 Flora & Fauna & Part C:Section 17 Rehabilitation)	On-going	Prospect Timber & Landscape Supplies P/L
3	Continue to formalise offset arrangements of existing areas of DAZ historically managed as offsets (refer Appendix A Flora & Fauna Report)	On-going	Prospect Timber & Landscape Supplies P/L
4	Clearly mark on site/fence lease boundary to prevent disturbance to adjacent threatened DAZ vegetation communities (refer Appendix A Flora & Fauna Report)	Prior to working new areas	Prospect Timber & Landscape Supplies P/L
5	Undertake Spring survey within Stage 3 area as per original permit conditions for lease 1953P/M (refer Appendix A Flora & Fauna Report)	Prior to working Stage 3	Prospect Timber & Landscape Supplies P/L
6	Clearly mark on site <i>Leucopogon virgatus</i> var. <i>brevifolius</i> to be retained within the lease area to ensure they are not damaged by machinery (refer Appendix A Flora & Fauna Report)	Prior to working new areas	Prospect Timber & Landscape Supplies P/L
7	Where possible retention of remnant “islands” within the quarry area to be left to provide a seed source for native species (refer Part C:Section 1 Flora & Fauna)	On-going	Prospect Timber & Landscape Supplies P/L
8	Continue to undertake regular <i>Phytophthora</i> monitoring. (refer Appendix A Flora & Fauna Report)	On-going	Prospect Timber & Landscape Supplies P/L
9	Rehabilitate working areas as soon as practicable after mining the sand (refer as per Commitment 2 above)	On-going	Prospect Timber & Landscape Supplies P/L
10	Undertake survey for <i>Leucopogon virgatus</i> var. <i>brevifolius</i> after rehabilitation has occurred to ensure the species is successfully recolonising in areas it was previously recorded and if required undertake active rehabilitation (refer EER Appendix E Leucopogon management plan). (refer Appendix A Flora & Fauna Report)	On-going	Prospect Timber & Landscape Supplies P/L
11	Maintain strict quarry hygiene procedures including washdown procedures and no materials from other locations to be stored or dumped within the quarry area. (refer Part C:Section 1 Weed & Disease Management)	On-going	Prospect Timber & Landscape Supplies P/L
12	All solid waste to be removed from quarry site (refer Part C:Section 8 Solid Wastes)	On-going	Prospect Timber & Landscape Supplies P/L
13	Implement Weed Management Plan to control and monitor weed species (Appendix E)	On-going	Prospect Timber & Landscape Supplies P/L
14	Sufficient quantity of “EnviroSorb” matting to be kept onsite to absorb a substantial spill of up to 200litres (refer Part C:Section 12 Dangerous Substances and chemicals)	On-going	Prospect Timber & Landscape Supplies P/L

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15	Maintain & service equipment (refer Part C:Section 14 Sustainability & Climate Change)	On-going	Prospect Timber & Landscape Supplies P/L
16	The provisions of the Aboriginal Heritage Act 1975 will be complied with (refer Part C:Section 15 Cultural Heritage)	On-going	Prospect Timber & Landscape Supplies P/L
17	Any new observations of threatened flora and fauna species should be documented for monitoring purposes and records uploaded to the Natural Values Atlas (refer Appendix A Flora & Fauna Report)	On-going	RMCG and Prospect Timber & Landscape Supplies P/L

PART E – Public consultation

Consultation has taken place with the landowner. MRT, Northern Midlands Council and EPA.

Aboriginal Community Consultation was undertaken in April 2024 via CHMA with no responses received.

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Flora and Fauna Report: Mining Lease Extension

Version 4 (Additional onsite survey, lease and mapping update)

Report for: Prospect Timber and Landscaping Supplies Pty Ltd

Property Location: 'Forest Hall', Cleveland (CT 243828/1)

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ACKNOWLEDGEMENT OF COUNTRY

Tasmania is Aboriginal land. We acknowledge the palawa and pakana, the Tasmanian Aboriginal peoples, as the Traditional Owners and continuing custodians of the lands, seas, and waterways of lutruwit, Tasmania, on which this project will be conducted. We recognise their ongoing connection to the land, waters, and culture, and pay our respects to their Elders, both past and present, acknowledging emerging leaders. Additionally, we express our gratitude for the knowledge and insights that Traditional Owners and other Aboriginal and Torres Strait Islander peoples contribute to our shared work in Australia.

We pay our respects to all Aboriginal and Torres Strait Islander communities. We acknowledge that Australia was founded on the genocide and dispossession of First Nations peoples and affirm that sovereignty was never ceded in this country. We embrace the spirit of reconciliation, striving toward self-determination, equitable outcomes, and an equal voice for Australia's First Peoples.

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Executive summary

RMCG (formally AK Consultants) have been engaged to undertake a flora and fauna assessment for mining lease 2130P/M held by Prospect Timber and Landscaping Supplies Pty Ltd on CT 243828/1, Forest Hall Road, Cleveland.

Mining lease 2130P/M incorporates the previous lease area held by the proponent (1953P/M) and an additional 2.4ha extension. This updated lease area covers approximately 12.9ha, 6ha of which has been mined/disturbed under previous mining permits. The remaining 6.9ha will be worked in 3 stages (see site plan in Figure A2-4).

As per existing operational procedures and approved mining permits, operations are staged, with the topsoil stockpiled and later used to aid rehabilitation of worked-out areas as mining progresses. On site observations of rehabilitated areas, including colonisation of threatened flora species, suggest that the current approach is appropriate for the site.

Most recent field inspections were undertaken on the 6th of May 2025, 3rd of May 2024, the 10th of November 2023 and the 28th September 2022. This report summarises the findings of the desktop and four field assessments and provides considerations regarding the mining operations of lease area 2130P/M.

A total of 6.6ha of vegetation (including 5.5ha under the original lease 1953P/M) will be impacted by mining operations within lease area 2130P/M. Staged clearing and rehabilitation of the 5.5ha of threatened vegetation community *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ) within Stage 3 has been previously approved and an offset area was proposed and has been managed by the proponent since 2012.

While a large proportion of the 2.4ha extension area (Stages 1 and 2) are already disturbed from previous activities, approximately 0.6ha of threatened vegetation community *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ) and an additional 0.5ha of Midlands woodland complex (DMW) will be impacted by mining operations.

The clearing of threatened vegetation communities is constrained under the *Nature Conservation Act 2002 and Forest Practices Act 1985*. Where approval for clearing or conversion of a threatened community is sought, it is usual that offsets are required as a mitigation of unavoidable impacts. An area of surrounding vegetation mapped and previously assessed as DAZ (AK Consultants 2012) has been historically managed by the proponent as an offset area for the original mining lease area. This arrangement is currently in the process of being formalised and will incorporate the offsetting of the additional 0.6ha of DAZ proposed in this lease extension. There is considered to be adequate area of equal or better condition DAZ immediately adjacent the sand mine operations which meet the recommended 5:1 offset ratio of minimum 10ha. Additionally, rehabilitation areas from past mining areas are regenerating to communities with DAZ characteristics, which will be taken into consideration when formalising offset arrangements.

While the 0.5ha area attributed to Midlands woodland complex DMW does not meet the thresholds for the threatened vegetation community of '*Eucalyptus Ovata* forest and woodland' there is adequate (more than 5 times) area of similar vegetation composition and condition included in the potential offset area also.

The threatened flora species *Leucopogon virgatus* var. *brevifolius* was identified within the lease area. Operations within the lease area will disturb approximately 18 individual plants and a separate management plan has been prepared to ensure that the impact to the overall viability, integrity and geographical extent of

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the population at the site is mitigated, monitored and actively managed through follow up surveys for *Leucopogon virgatus* var. *brevifolius* after the rehabilitation phase to ensure the species and associated habitat requirements are indeed recolonising across the disturbed areas.

The site meets habitat requirements for an additional 11 threatened flora species, however, due to the site history, current level of disturbance, visibility, and survey effort during multiple seasons for this site and surrounding area, it is considered unlikely that these species are present at the site and at risk of disturbance. Additionally, the nature of the mining operation and proven rehabilitation efforts demonstrate that species habitat and diversity is able to be successfully retained across the site.

No threatened fauna or fauna nests and dens were identified within the lease area, however, potential foraging habitat was identified for *Dasyurus maculatus* spotted-tail quolls, *Dasyurus viverrinus* eastern quolls, *Sarcophilus harrisii* Tasmanian devils and *Aquila audax* subsp. *fleayi* wedge-tailed eagles and marginal habitat was identified for *Perameles gunnii* eastern barred bandicoot. Due to the staged nature of the mining operation and rehabilitation requirements, the works within the lease area is expected to present a low risk of impacting these species.

The proposed mining activity within these areas, consisting of staged operations with revegetation of worked-out areas, is considered to be of low risk to the overall existing integrity of the vegetation communities and associated threatened species. Providing the recommendations as outlined in this report are followed, the proposed clearing for the sand mine expansion is considered unlikely to have an adverse effect on vegetation communities or the value of the habitat for species managed under the *Threatened Species Protection Act 1995* or the *Natural Conservation Act 2002*. Additionally, the recommendations are likely to result in an overall low level of disturbance associated with the proposal and is therefore unlikely to present a significant impact and require any additional assessment under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC).

Recommendations

- Undertake a Spring survey within the Stage 3 area before works commence within this area (as per Condition for previous lease area 1953P/M).
- Continue to formalise offset arrangements of existing areas of DAZ historically managed as offsets.
- Clearly mark on site/fence lease boundary to prevent disturbance into adjacent threatened DAZ vegetation communities.
- Clearly mark on site *Leucopogon virgatus* var. *brevifolius* to be retained within the lease area to ensure they are not damaged by machinery.
- Continue to prevent biosecurity incursions and weed incursions by implementing strict washdown guidelines for all machinery and equipment entering the titles (as per the Weed and Disease Planning and Hygiene Guidelines (Invasive Species Branch, 2015)).
- Continue to implement staged mining operations to ensure rehabilitation of worked-out areas and minimise area of exposed soils.
- Implement post works survey and rehabilitation requirements as outlined in RMCG (2025) Management Plan for impact on shortleaf beardheath (*Leucopogon virgatus* var. *brevifolius*).
- Continue weed monitoring and control to prevent new weed incursions establishing.
- Continue to undertake regular *Phytophthora* monitoring.
- Any new observations of threatened flora and fauna species to be documented for monitoring purposes and records uploaded to the Natural Values Atlas.

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1 Introduction

RMCG have been engaged to undertake a flora and fauna assessment for mining lease 2130P/M held by Prospect Timber and Landscaping Supplies Pty Ltd on CT 243828/1, Forest Hall Road, Cleveland.

Mining lease 2130P/M incorporates the previous lease area held by the proponent (1953P/M) and an additional 2.4ha extension (see Figure A2-2). This updated lease area covers approximately 12.9ha, 5ha of which has been mined/disturbed under previous mining permits. The remaining 7.9ha will be worked in three stages (see site plan in Figure A2-4).

It is proposed that mining operations will be staged, with worked-out sections rehabilitated as mining progresses, with the topsoil stockpiled and later used to aid rehabilitation of worked-out areas.

The land is zoned Agriculture under the *Tasmanian Planning Scheme – Northern Midlands* (the Planning Scheme). Because of this zoning, any clearance of native vegetation will not need to be considered under the Planning Scheme. However, potential impacts on threatened species and communities, as a result of use or development on the land, must still be considered under other legislation (*Nature Conservation Act 2002*, *Threatened Species Protection Act 1995*, and *Environment Protection and Biodiversity Conservation Act 1999*). Additionally, the sand mine operation is a Level 2 activity under the *Environmental Management and Pollution Control Act 1994* requiring assessment of natural values for consideration by EPA and Mineral Resources Tasmania (MRT).

This assessment is largely focused on the expansion areas to the original lease (i.e. Stages 1 and 2). This is due to the area that is now Stage 3 being previously surveyed (as part of the original lease 1953P/M) with a condition to undertake a Spring survey prior to works occurring in this area. The timing of works before Stage 3 is entered may exceed 2 years, therefore a Spring survey is best undertaken at a later date (i.e. during the Spring immediately before works are anticipated to extend into this area, as per condition on the original permit for lease 1953P/M). This is made as a primary recommendation in this report.

An initial field inspection of the 2.4ha extension area (Stages 1 and 2) was undertaken on 28th September 2022 to confirm or otherwise the findings of an initial desktop study and to determine the natural values of the site. Additional site visits were undertaken in November 2023, May 2024 and May 2025 to maximise survey effort during peak flowering times for species identified as having potential habitat suitability and to enable counts to be taken of threatened species *Leucopogon virgatus* var. *brevifolius* to determine impacts on the overall population. This report summarises the findings of the desktop and four field assessments and provides considerations regarding the mining operations of lease area 2130P/M.

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2 Methods

The desktop assessment was undertaken using a number of sources, including;

- Natural Values Atlas (NVA)
- Forest Practices Authority Biodiversity Values Database (BVD)
- LIST map
- Google imagery
- Previous assessment documents pertaining to the original lease application (1953P/M).

The NVA and BVD cover known flora and fauna sightings within 5km of the site and fauna species whose predicted range boundaries overlay the site. The FPA Habitat Context Assessment Tool and the Forest Practices Authority wedge-tailed eagle nesting habitat model were not utilised for this survey due to the limited amount of vegetation clearing proposed on the margins of existing works and ability to survey at ground level.

The desktop assessment was followed by an initial site visit on the 28th September 2022. While this report primarily focuses on the 2.4ha lease extension area (Stages 1 and 2), this visit included all areas under lease by the proponent and the surrounding areas managed as informal offsets in an effort to determine the extent of threatened species *Leucopogon virgatus* var. *brevifolius* within areas managed (both formally and informally) by the proponent (see Figure A2-3).

An additional site visit was undertaken on 10th November 2023 to maximise survey effort during peak flowering times for species identified as having potential habitat suitability. This late Spring visit was only undertaken for the 2.4ha 1953P/M lease extension subject area (Stages 1 and 2).

The most recent site visits were undertaken on 3rd May 2024 and 6th May 2025, after revisions to the site plan were finalised, with a focus on revisiting all sites of *Leucopogon virgatus* var. *brevifolius* recorded during previous visits to undertake species counts and determine how many plants will be disturbed during proposed mining works and the impacts on the overall population. Further vegetation assessment and mapping across the site was also undertaken during the May 2025 visit.

Stages 1 and 2 of were thoroughly inspected on all four occasions with a narrowly spaced wandering meander technique.

Stage 3 was subject to a number of previous surveys prior to the approval of the previous lease area 1953P/M with a condition for a Spring survey in the Spring immediately before works are anticipated to extend into this area. This is made as a primary recommendation in this report.

The field assessment focused on identification of vegetation communities and a threatened species risk assessment based on habitat suitability. Dominant flora species were recorded on site to assist in ground-truthing the TASVEG mapping and determining habitat suitability for threatened species.

All the impacted and surrounding area have been assessed and site visit timing was planned to coincide with the flowering of known threatened flora species previously recorded on site; however, no survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. However, for the purposes of this assessment, and visits to the site during differing seasons, additional surveys are not considered necessary to enable mining works to occur within the 2.4ha extension area (Stages 1 and 2).

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Mining operations within Stage 3 will require an additional Spring survey prior to works occurring in this area as per the original lease (1953P/M) permit.

All mapping and Grid References in this report use GDA 94, Zone 55, with eastings and northings expressed as 6 & 7 digits respectively.

Flora taxonomy nomenclature used is consistent with *Census of Vascular Plants of Tasmania*, Tasmanian Herbarium 2015, *From Forest to Fjeldmark*, Descriptions of Tasmania's Vegetation (Edition 2) Harris & Kitchener, 2005, and *Little Book of Common Names for Tasmanian Plants*, Wapstra et al. 2007.

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3 Vegetation communities and general habitat description

The subject area is relatively flat, at approximately 210m above sea level, with a slight north easterly aspect. Soils at the site are mapped as Panshanger with Bloomfield soils on dolerite bedrock (Ps-Bo) which are soils on loose, windblown sand on gently undulating to rolling (3-32%) dunes and flanks and outcrops of dolerite hill slopes. Underlying geology is mapped as Cenozoic cover sequences (Qh), which are described as sand gravel and mud of alluvial, lacustrine, and littoral origin (Mineral Resources Tasmania 2010).

Average annual rainfall for Ross (Site No. 093053) is 489mm (BOM 2022). There is no recorded fire history on the title (DNRET 2022).

A Forest Practices Plan was undertaken on the title in 1999, and the entire lease area and surrounding vegetation to the title boundaries to the west and south was mapped as “inland *E. amgdalina* forest with *E. viminalis* and *E. pauciflora*.” The area to the east of the mining site was clear felled to pasture (as it remains today), while the area to the west was selectively harvested.

The majority of the title (including the lease area and areas to the west and south) is dominated by *Eucalyptus pauciflora* with the occasional *Eucalyptus viminalis*. The area to the east of the lease area is dominated by *Eucalyptus amygdalina*.

Where *Eucalyptus pauciflora* occurs on deep windblown sands, it is mapped as *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ) in the Northern Midlands¹. DAZ is listed as a threatened vegetation community under the *Nature Conservation Act 2002*.

Where *Eucalyptus pauciflora* occurs on dolerite at altitudes of less than 300m, it is typically mapped as *Eucalyptus pauciflora* forest and woodland on dolerite (DPD), except where it occurs on Jurassic dolerite below 300m in the Midlands, where it is coded Midlands woodland complex (DMW). While the TASVEG Code DMW is included in the mapping of the threatened vegetation community ‘*Eucalyptus Ovata* forest and woodland’, there was no *Eucalyptus Ovata* located across the site (or noted in the original Forest Practices Plan) and the area attributed to DMW does not meet the thresholds for the threatened vegetation community of ‘*Eucalyptus Ovata* forest and woodland’². However, there is adequate (more than 5 times) area of similar vegetation composition and condition included in the potential offset area regardless.

STAGE 1

The western extension area (Stage 1) is a 1ha area all mapped as *Eucalyptus amygdalina* forest and woodland on dolerite (DAD). DAD is not listed as a threatened vegetation community under the *Nature Conservation Act 2002*.

The site visit determined that approximately 0.2ha of this area is previously disturbed land, while the remaining 0.8ha is vegetated.

¹ Harris & Kitchener, (2005) *From Forest to Fjeldmark, Descriptions of Tasmania's Vegetation* (Edition 2).

² 'DNRET (2022) *Eucalyptus ovata* forest and woodland, Tasmanian Threatened Native Vegetation Communities (Version 3).

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While no Eucalypt species were recorded within this small 1ha assessment area during the site visit, the surrounding area was noted to be predominately *Eucalyptus pauciflora* with occasional *Eucalyptus viminalis*. The understorey of Stage 1 was comprised of silver wattle *Acacia dealbata*, silver banksia, *Banksia marginata*, bracken fern *Pteridium esculentum*, sagg *Lomandra longifolia*, kidneyweed *Dichondra repens*, and creeping bossia *Bossiaea prostrata*.

On site, a gradient could be determined between the underlying geology of dolerite and sands with surface rock present for approximately 0.5ha of the Stage 1 area. The vegetation within the 0.5ha area aligns with TASVEG Code DMW as described above and does not meet the thresholds for the threatened vegetation community of '*Eucalyptus Ovata* forest and woodland'.

The remaining approximately 0.3ha of vegetation on sand deposits, aligns with the TASVEG Code DAZ as described above. DAZ is listed as a threatened vegetation community under the *Nature Conservation Act 2002*.

STAGE 2

TASVEG 4.0 maps the majority of the 1.4ha extension area (Stage 2) to the east as modified land category FUM (extra-urban miscellaneous) with an approximate 0.3ha patch of *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ) within the southern portion of this area.

The onsite assessment found that this area is comprised predominately of previously disturbed land with some regeneration since past mining operations in this area. Species recolonising this area include silver wattle *Acacia dealbata*, silver banksia *Banksia marginata*, bracken fern *Pteridium esculentum*, golden pea *Aotus ericoides*, shortleaf beardheath *Leucopogon virgatus var. brevifolius*, creeping bossia *Bossiaea prostrata*, and guineaflower *Hibbertia* spp.

The 0.3ha section mapped as DAZ under TASVEG 4.0 has a previously disturbed understory with four individual *E. pauciflora* and two juvenile *Eucalyptus viminalis* trees, silver wattle *Acacia dealbata*, silver banksia *Banksia marginata*, bracken fern *Pteridium esculentum*, sagg *Lomandra longifolia*, golden pea *Aotus ericoides*, shortleaf beardheath *Leucopogon virgatus var. brevifolius*, native cranberry *Astroloma humifusum*, and creeping bossia *Bossiaea prostrata*. While the vegetation observed does not closely adhere to TASVEG community descriptions and typical benchmark condition, likely due to the disturbed nature of the surrounding area, this vegetated 0.3ha section is still best be described as *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ), due to the presence of *Eucalyptus pauciflora* on deep sands as described above, however, it is in poor condition. DAZ is listed as a threatened vegetation community under the *Nature Conservation Act 2002*.

STAGE 3

While the TASVEG 4.0 mapping depicts approximately 3.6ha of the Stage 3 area as *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ) and the remaining approximately 1.9ha as *Eucalyptus amygdalina* forest and woodland on dolerite (DAD), previous assessments undertaken for the original lease (1953P/M) mapped the entire Stage 3 area as DAZ and this was incorporated into the approval for mining operations and offsetting arrangements at the time.

Recent site visits concur with the AK Consultants reporting, that while this area has had a high level of past disturbance due to previous selective harvesting operations, the vegetation in Stage 3 best aligns with *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ). DAZ is listed as a threatened vegetation community under the *Nature Conservation Act 2002*.

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SUMMARY

A total of 6.6ha of vegetation (including 5.5ha under the original lease 1953P/M) will be impacted by mining operations within lease area 2153P/M. Staged clearing and rehabilitation of the 5.5ha of threatened vegetation community *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ) within Stage 3 has been previously approved and an offset area was proposed and has been managed by the proponent since 2012.

While a large proportion of Stages 1 and 2 are already disturbed from previous activities, approximately 0.6ha of threatened vegetation community *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ) and an additional 0.5ha of Midlands woodland complex (DMW) will be impacted by mining operations.

The offset area for the original mining lease (1953P/M) is currently in the process of being formalised and will incorporate the offsetting of the additional 0.6ha of DAZ in the lease extension area (Stages 1 and 2). There is considered to be adequate area of equal or better condition DAZ immediately adjacent the sand mine operations which meet the recommended 5:1 offset ratio of minimum 10ha. Additionally, rehabilitation areas from past mining areas are regenerating to communities with DAZ characteristics, which will be taken into consideration when formalising offset arrangements.

While the area attributed to Midlands woodland complex DMW does not meet the thresholds for the threatened vegetation community of '*Eucalyptus Ovata* forest and woodland' there is adequate (more than 5 times) area of similar vegetation composition and condition included in the potential offset area also.

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4 Threatened flora risk assessment

According to the Natural Values Atlas, one threatened flora species, *Leucopogon virgatus* var. *brevifolius* has been recorded within 500m of the lease area. An additional 46 threatened flora species have been recorded within a 5km radius, the majority of which are species associated with Smith's Lagoon to the north east. Based on the availability of suitable habitat and the location of existing records, the *Leucopogon virgatus* var. *brevifolius* is considered to be at high risk of occurring within the lease area and an additional 11 species are considered to be at moderate risk of potentially occurring, as discussed below. The remaining 35 species are considered to be at low risk of occurring. See Table 4-1 for risk assessment and Appendix 1 for habitat preferences. All 12 species were looked for, with only the *Leucopogon virgatus* var. *brevifolius* found within the lease area. This is in addition to multiple site visits undertaken previously during different seasons for the original mining lease 1953P/M application.

Leucopogon virgatus var. *brevifolius* is known to be present across the site with a previous site inspection on the 22/5/12 including the collection of samples that were forwarded to the Tasmanian Herbarium for positive identification. At that time, the lease boundaries for lease 1953P/M were revised to exclude the threatened species, however, a number of new populations have begun to colonise the disturbed and rehabilitated areas within the existing lease (see Figure A2-3).

This assessment identified approximately 79 individual plants within the lease boundary. Approximately 61 plants will not be disturbed and are located within an area mapped as 'rehabilitation area only'. Approximately 18 individual plants will likely be disturbed by the mining operation (See site plan in Figure A2-4). This disturbance involves pushing the topsoil (including vegetation) into the stockpiling area with a loader and excavator which is then later spread back over the worked area during the rehabilitation stage.

This method has been utilised across previously mined areas and approximately 90 individual *Leucopogon virgatus* var. *brevifolius* plants have successfully colonised across previously disturbed areas.

Additionally, due to its association with disturbance, there are extensive records along roads and clearings to the south of the existing lease area. These records are located within a proposed offset area and plant counts undertaken found approximately 107 plants within 130m of the mining lease and an additional approximately 92 plants within 800m.

This totals an approximate 299 plants (excluding the 18 plants to be impacted by mining operations) on land managed either formally (current and prior lease areas) or informally (proposed offset area) by the proponent. The mining operations within the lease area will disturb approximately 6% of these local individuals however will not impact on the geographical extent of the population.

A management plan has been prepared (RMCG,2025) to ensure that the impact to the overall viability, integrity and geographical extent of the population at the site is mitigated, monitored and actively managed through follow up surveys for *Leucopogon virgatus* var. *brevifolius* after the rehabilitation phase to ensure the species and associated habitat requirements are indeed recolonising across the disturbed areas.

New observations of the species have been mapped (see Appendix 2) and entered into the Natural Values Atlas (10th April 2025).

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Locations of *Leucopogon virgatus* var. *brevifolius* to be retained within the entire lease area 2130P/M are to be clearly marked onsite to ensure they are not damaged by machinery.

The lease area also meets the habitat requirements for *Brunonia australis*, *Caesia calliantha*, *Caladenia anthracina*, *Caladenia filamentosa*, *Caladenia lindleyana*, *Calocephalus lacteus*, *Hyalosperma demissu*, *Pterostylis squamata*, *Schenkia australis*, *Senecio squarrosus* and *Stenantherum pimeleoides*. Due to the site history, current level of disturbance, visibility and survey effort during multiple seasons of this site and surrounding area (including peak flowering times in mid November), it is considered unlikely that the species are present within Stages 1 and 2 and therefore there is a low risk that they will be disturbed. Additionally, the nature of the mining operation and proven rehabilitation efforts demonstrate that species habitat and diversity is able to be successfully retained and restored across the site.

Stage 3 will require an additional Spring survey before works can commence in this area as outlined in the introduction and methods above.

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Table 4-1: Risk assessment for threatened flora listed in NVA as being recorded within 5km of the lease area.

THREATENED FLORA SPECIES			PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE		FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ³ NVA RECORD
SPECIES NAME		NVA RECORD	STATUS S*/N ⁺	PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ³ NVA RECORD
LATIN	COMMON				
<i>Amphibromus macrorhinus</i>	longnose swampgrass	Within 5km	e	Inhabits waterholes and low lying wet areas in the midlands. No suitable habitat. Low risk.	Low risk
<i>Aphelia gracilis</i>	slender fanwort	Within 5km	r	Requires damp sandy ground and wet places in the midlands. Site well drained, no suitable habitat. Low risk.	Low risk
<i>Aphelia pumilio</i>	dwarf fanwort	Within 5km	r	Found on damp flats with impeded drainage. No suitable habitat. Low risk.	Low risk
<i>Bolboschoenus caldwellii</i>	sea clubssedge	Within 5km	r	Aquatic species, no suitable habitat. Low risk.	Low risk
<i>Brunonia australis</i>	blue pincushion	Within 5km	r	Marginal suitable habitat, medium risk.	Low risk
<i>Caesia calliantha</i>	blue grasslily	Within 5km	r	Marginal habitat, medium risk.	Low risk
<i>Caladenia anthracina</i>	blacktip spider-orchid	Within 5km	e/CR	Marginal habitat, medium risk.	Low risk
<i>Caladenia filamentosa</i>	daddy longlegs	Within 5km	r	Marginal habitat, medium risk.	Low risk
<i>Caladenia lindleyana</i>	lindleys spider-orchid	Within 5km	e/CR	Marginal habitat, medium risk.	Low risk
<i>Calocephalus lacteus</i>	milky beautyheads	Within 5km	r	Marginal habitat, medium risk.	Low risk
<i>Colobanthus curtisiae</i>	grassland cupflower	Within 5km	r/VU	Found in grassy woodlands, unlikely suitable habitat. Low risk.	Low risk
<i>Coronidium gunnianum</i>	swamp everlasting	Within 5km	?e	Found in swampy areas. No suitable habitat. Low risk.	Low risk
<i>Craspedia paludicola</i>	swamp billybuttons	Within 5km	?r	Found in swampy areas. No suitable habitat. Low risk.	Low risk

³ See text for explanatory information

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THREATENED FLORA SPECIES				PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ³ NVA RECORD
SPECIES NAME		NVA RECORD	STATUS S*/N ⁺		
LATIN	COMMON				
<i>Dianella amoena</i>	grassland flaxlily	Within 5km	r/EN	Found in grassy woodlands, unlikely suitable habitat. Low risk.	Low risk
<i>Diuris lanceolata</i>	large golden moths	Within 5km	e/EN	Coastal scrub species. Unlikely habitat. Low risk.	Low risk
<i>Glycine latrobeana</i>	clover glycine	Within 5km	v/VU	Unlikely habitat. Low risk	Low risk
<i>Gratiola pubescens</i>	hairy brooklime	Within 5km	r	Requires permanently or seasonally damp ground. No suitable habitat. Low risk.	Low risk
<i>Haloragis heterophylla</i>	variable raspwort	Within 5km	r	Poorly drained sites. Low risk.	Low risk
<i>Hyalosperma demissum</i>	moss sunray	Within 5km	e	Potential habitat, moderate risk.	Low risk
<i>Isoetes drummondii</i> subsp. <i>drummondii</i>	plain quillwort	Within 5km	r	Damp, waterlogged soils. No habitat. Low risk.	Low risk
<i>Isolepis stellata</i>	star clubssedge	Within 5km	r	Wetland species. No habitat. Low risk.	Low risk
<i>Leucochrysum albicans</i> subsp. <i>tricolor</i>	grassland paperdaisy	Within 5km	e/EN	Unlikely suitable habitat. Low risk.	Low risk
<i>Leucopogon virgatus</i> var. <i>brevifolius</i>	shortleaf beardheath	Within 500m	r	Yes, known records on site. High risk.	Low risk
<i>Lobelia pratoides</i>	poison lobelia	Within 5km	v	Waterlogged soils. No suitable habitat. Low risk.	Low risk
<i>Lobelia rhombifolia</i>	tufted lobelia	Within 5km	r	Unlikely suitable habitat. Low risk	Low risk
<i>Myriophyllum integrifolium</i>	tiny watermilfoil	Within 5km	v	Prefers margins of wetlands, no suitable habitat. Low risk.	Low risk
<i>Phyllangium divergens</i>	wiry mitrewort	Within 5km	v	Coastal species. Unlikely suitable habitat. Low risk.	Low risk
<i>Pterostylis squamata</i>	ruddy greenhood	Within 5km	v	Marginal habitat, medium risk.	Low risk

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THREATENED FLORA SPECIES				PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ³ NVA RECORD
SPECIES NAME		NVA RECORD	STATUS S*/N ⁺		
LATIN	COMMON				
<i>Pterostylis ziegeleri</i>	grassland greenhood	Within 5km	v/VU	Grassy woodland species. No suitable habitat. Low risk.	Low risk
<i>Puccinellia perlaxa</i>	spreading saltmarshgrass	Within 5km	r	Only known from localised population in saline creek bed. No suitable habitat. Low risk.	Low risk
<i>Pultenaea humilis</i>	dwarf bushpea	Within 5km	v	Grassy woodland species. No suitable habitat. Low risk.	Low risk
<i>Pultenaea prostrata</i>	silky bushpea	Within 5km	v	Grassy woodland species. No suitable habitat. Low risk.	Low risk
<i>Ranunculus pumilio</i> var. <i>pumilio</i>	fernly buttercup	Within 5km	r	Found on margins of brackish wetlands, No suitable habitat. Low risk.	Low risk
<i>Schenkia australis</i>	spike centaury	Within 5km	r	Marginal habitat, medium risk.	Low risk
<i>Schoenus latelaminatus</i>	medusa bogsedge	Within 5km	e	Found on margins of wetlands, No suitable habitat. Low risk.	Low risk
<i>Scleranthus diander</i>	tufted knawel	Within 5km	v	Grassy woodland species. No suitable habitat. Low risk	Low risk
<i>Scleranthus fasciculatus</i>	spreading knawel	Within 5km	v	Grassy woodland species. No suitable habitat. Low risk	Low risk
<i>Senecio squarrosus</i>	leafy fireweed	Within 5km	r	Marginal habitat, medium risk.	Low risk
<i>Siloxerus multiflorus</i>	small wrinklewort	Within 5km	r	Grassy woodland species. No suitable habitat. Low risk	Low risk
<i>Stackhousia subterranea</i>	grassland candles	Within 5km	e	Grassy woodland species. No suitable habitat. Low risk	Low risk
<i>Stenanthemum pimeleoides</i>	propeller plant	Within 5km	v	Marginal habitat, medium risk.	Low risk
<i>Stylium despectum</i>	small triggerplant	Within 5km	r	Prefers wet sandy heaths and depressions. No suitable habitat. Low risk.	Low risk

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THREATENED FLORA SPECIES				PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ³ NVA RECORD
SPECIES NAME		NVA RECORD	STATUS S*/N ⁺		
LATIN	COMMON				
<i>Tricoryne elatior</i>	yellow rushlily	Within 5km	v	Grassy woodland species. No suitable habitat. Low risk	Low risk
<i>Triptilodiscus pygmaeus</i>	dwarf sunray	Within 5km	v	Grassy woodland species. No suitable habitat. Low risk	Low risk
<i>Trithuria submersa</i>	submerged watertuft	Within 5km	r	Prefers habitat subject to flooding. No suitable habitat. Low risk.	Low risk
<i>Wilsonia rotundifolia</i>	roundleaf wilsonia	Within 5km	r	Coastal saltmarsh species. No suitable habitat. Low risk.	Low risk
<i>Xerochrysum palustre</i>	swamp paperdaisy	Within 5km	v	Prefers sites subject to seasonal inundation. No suitable habitat. Low risk.	Low risk

* refers to listing status under the Tasmanian Threatened Species Act 1995: r = rare, v = vulnerable e = endangered

⁺ refers to listing status at the federal level under the Environment Protection and Biodiversity Conservation Act 1999: VU = Vulnerable, EN = Endangered, CR = Critically Endangered, P = Pending

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5 Threatened fauna risk assessment

The Forest Practices Biodiversity Values Database and the Tasmanian Natural Values Atlas identified 16 threatened fauna species with potential to occur onsite. No threatened fauna species were identified during multiple site visits; however, of the 16 species identified in the Natural Values Atlas and Biodiversity Values Database, five species are considered to be at medium risk of occurring based on potentially suitable habitat and location of previous records, as discussed below. All other 11 species were considered to be at low risk of occurring and therefore at low risk of being impacted by the mining operations. See Table 5-1 for risk assessment and Appendix 1 for habitat preferences.

Spotted-tail quolls, eastern quolls, and Tasmanian devils are known to occur in a range of habitats, however, they require shelter, such as dense vegetation, hollow logs, and burrows, for denning. The lease area is considered to provide potential foraging habitat for both quoll species and Tasmanian devils, though no signs of quolls or devils, such as scats, were observed across the lease area. Due to the limited area to be cleared at one time, the nature of the works and staged rehabilitation, the mining operations are expected to present a low risk of impacting on these species.

Eastern barred bandicoot 'significant habitat' is described as 'dense tussock grass-sagg-sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species'. 'Significant habitat' is considered marginal within the western (Stage 1) lease extension area and in the southern (Stage 3) area with none identified in the eastern area (Stage 2). According to the *Perameles gunnii* (Eastern Barred Bandicoot) Species Management Profile (2020), blanket clearing of all ground cover (including weeds) is to be avoided in areas of habitat. The nature of the staged clearing and rehabilitation of the lease area is not considered to be determinantal to any local potential population of the species and therefore no further mitigation is deemed necessary.

There are several wedge-tailed eagle nest records within 5km of the mine and the area may provide suitable foraging habitat for the wedge-tailed eagle and be in the foraging range boundaries of any eagles in the greater area. The closest wedge-tailed eagle nest previously recorded is approximately 3km to the north east and is considered to be at low risk of being impacted by the mining operations. As the lease area is only likely to contribute a small area to the foraging range boundaries of the wedge-tailed eagle, any clearing associated with the mining operation is considered to present a low risk of impacting on this species.

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Table 5-1: Risk assessment for threatened fauna species (excluding marine and shore species) listed in NVA as being recorded within 5km and/or with range boundaries (Forest Practices Biodiversity Values Database) that overlay the lease area.

THREATENED FAUNA SPECIES					PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL FUTURE IMPACT ⁴		
SPECIES NAME		NVA RECORD	STATUS S*/N ⁺	FPA ^X RANGE CLASS				
LATIN	COMMON							
<i>Accipiter novaehollandiae</i>	Grey goshawk	Record within 5km. Within 500m based on RB.	e	PR	Prefer mature wet forest adjacent to a fresh waterbody. No suitable habitat. Low risk.	Low risk		
<i>Aquila audax</i> subsp. <i>fleayi</i>	Tasmanian wedge-tailed eagle	Record within 5km. Within 500m based on RB.	e/EN	PR	Potential foraging habitat is a wide variety of forest and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10ha) of eucalypt or mixed forest. Potential foraging habitat only. Medium risk.	Low risk		
<i>Botaurus poiciloptilus</i>	Australasian bittern	Record within 5km	-/EN	-	Wetland species. No suitable habitat. Low risk.	Low risk		
<i>Catadromus lacordairei</i>	Green-lined ground beetle	Record within 5km. Within 500m based on RB.	v/-	PR	Associated with grassy wetlands. No suitable habitat. Low risk.	Low risk.		
<i>Dasyurus maculatus</i>	Spotted-tail quoll	Record within 5km. Within 500m based on RB.	r/VU	PR	Potential foraging habitat is a wide variety of habitats. Require structurally complex areas for denning. Vegetation to be cleared in lease area may provide limited foraging habitat only. Medium risk.	Low risk		
<i>Dasyurus viverrinus</i>	Eastern quoll	Record within 5km. Within 500m based on RB.	EN	CR	Occur in a range of habitats but prefer dry forest and native grassland mosaics bound by agricultural land. Vegetation to be cleared in lease area may provide limited foraging habitat only. Medium risk.	Low risk		

⁴ See text for explanatory information

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THREATENED FAUNA SPECIES					PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL FUTURE IMPACT ⁴		
SPECIES NAME		NVA RECORD	STATUS S*/N ⁺	FPA ^X RANGE CLASS				
LATIN	COMMON							
<i>Galaxiella fontanus</i>	Swan galaxias	Within 5km based on RB. Within 500m based on RB.	v/VU	PR	Inhabit slow flowing waterbodies. No suitable habitat. Low risk.	Low risk		
<i>Haliaeetus leucogaster</i>	White-bellied sea-eagle	Within 5km based on RB. Within 500m based on RB.	v	PR	Potential foraging habitat is any large waterbody. Prefers tall eucalypts in tracts of over 10ha for nesting. No suitable habitat. Low risk.	Low risk		
<i>Hirundapus caudacutus</i>	White-throated needletail	Record within 5km.	VU	-	Aerial species. No specific habitat requirements documented. Low risk.	Low risk		
<i>Litoria raniformis</i>	Green and gold frog	Record within 5km. Within 500m based on RB.	v/VU	PR	Associated with waterbodies with vegetation in or around them. No suitable habitat. Low risk.	Low risk		
<i>Perameles gunnii</i>	Eastern barred bandicoot	Record within 5km. Within 500m based on RB.	VU	CR	Occurs within open forest with a grassy understory or in areas with dense, low vegetation. Marginally suitable habitat. Medium risk.	Low risk		
<i>Prototroctes maraena</i>	Australian grayling	Within 5km based on RB. Within 500m based on RB.	v/VU	PR	Occurs in streams. No suitable habitat. Low risk.	Low risk		
<i>Pseudemoia pagenstecheri</i>	Tussock skink	Record within 5km. Within 500m based on RB.	v	PR	Prefers grasslands and grassy woodlands with >20% native grass cover. No suitable habitat Low risk.	Low risk		
<i>Pseudemoia rawlinson</i>	Glossy grass skink	-		PR	Potential habitat for the Glossy Grass Skink is wetlands and swampy sites (including grassy wetlands, teatree swamps and grassy sedgelands), and margins of such habitats. No suitable habitat Low risk.			
<i>Sarcophilus harrisii</i>	Tasmanian devil	Record within 5km. Within 500m based on RB.	e/EN	PR	Broad range of potential habitat, though shelter is required for denning. Marginally suitable foraging habitat. Medium risk.	Low risk		

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THREATENED FAUNA SPECIES					PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL FUTURE IMPACT ⁴		
SPECIES NAME		NVA RECORD	STATUS S*/N ⁺	FPA ^x RANGE CLASS				
LATIN	COMMON							
<i>Tyto novaehollandiae</i>	Masked owl	Record within 5km. Within 500m based on RB.	e/VU	CR	Require trees with large (>15cm) hollows. No suitable habitat. Low risk.	Low risk		

* refers to listing status under the Tasmanian Threatened Species Act 1995: r = rare, v = vulnerable e = endangered, x = extinct

⁺ refers to listing status at the federal level under the Environment Protection and Biodiversity Conservation Act 1999: VU = Vulnerable, EN = Endangered, CR = Critically Endangered, EX = Extinct

^x refers to range boundaries as specified in the Forest Practices Biodiversity database: PR = Potential Range, CR = Core Range

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6 Disturbance

The Natural Values Atlas records a number of weeds of significance as being present within 5km (Table 6-1).

The mine operation has existing weed management procedures (AK Consultants 2014) and weed control efforts within the lease area were evident during the site visit with recently sprayed *Carduus pycnocephalus* observed. No weed incursions were observed within the previously undisturbed vegetated areas of the extension areas or within the adjacent vegetation. As such, current weed management efforts are considered adequate and are recommended to continue.

Table 6-1: Tasmanian Management Act Weeds within 5000m.

SPECIES	COMMON NAME
<i>Carduus pycnocephalus</i>	Slender thistle
<i>Cirsium arvense var. arvense</i>	Creeping thistle
<i>Cytisus scoparius</i>	English broom
<i>Echium plantagineum</i>	Patersons curse
<i>Eragrostis curvula</i>	African lovegrass
<i>Erica lusitanica</i>	Spanish heath
<i>Foeniculum vulgare</i>	Fennel
<i>Hypericum perforatum</i>	Perforated St Johns-wort
<i>Lycium ferocissimum</i>	African boxthorn
<i>Marrubium vulgare</i>	White horehound
<i>Onopordum acanthium</i>	Scotch thistle
<i>Rubus spp.</i>	Blackberry
<i>Senecio jacobaea</i>	Ragwort
<i>Ulex europaeus</i>	Gorse

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7 Biosecurity risks

According to the Natural Values Atlas, no biosecurity risks, including *Phytophthora cinnamomi*, have been identified within 1km of the subject titles. Additionally, the sand mine operator undertakes regular assessment for *Phytophthora cinnamomi* and the mine has a *Phytophthora cinnamomi* free status. The operation is also subject to washdown protocols are per the Tasmanian Quarry Code of Practice (EPA 2017) and EPA Permit Conditions.

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8 Geo-conservation sites

According to LIST Map Geoconservation Sites mapping, there are no listed Geoconservation sites within the mine lease area. The nearest listed site is approximately 3.5km to the north east.

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9 Acid sulfate soils

According to LIST Map Acid Sulfate Soil risk mapping, there are no acid sulfate soils found within the lease area. Therefore, no disturbance of potential acid sulfate soils as a result of the sand mine operation is expected. Additionally, this area has an extensive mining history and no acid sulfate soils have been recorded in the past.

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10 Conclusion and considerations

RMCG have been engaged to undertake a flora and fauna assessment for mining lease 2130P/M held by Prospect Timber and Landscaping Supplies Pty Ltd on CT 243828/1, Forest Hall Road, Cleveland.

As per existing operational procedures and approved mining permits, operations are staged, with the topsoil stockpiled and later used to aid rehabilitation of worked-out areas as mining progresses. On site observations of rehabilitated areas, including colonisation of threatened flora species suggest that the current approach is appropriate for the site and should be continued.

A total of 6.6ha of vegetation (including 5.5ha under the original lease 1953P/M) will be impacted by mining operations within lease area 2130P/M. Staged clearing and rehabilitation of the 5.5ha of threatened vegetation community *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ) within Stage 3 has been previously approved and an offset area was proposed and has been managed by the proponent since 2012.

While a large proportion of Stages 1 and 2 are already disturbed from previous activities, approximately 0.6ha of threatened vegetation community *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ) and an additional 0.5ha of Midlands woodland complex (DMW) will be impacted by mining operations.

The clearing of threatened vegetation communities is constrained under the *Nature Conservation Act 2002 and Forest Practices Act 1985*. Where approval for clearing or conversion of a threatened community is sought, it is usual that offsets are required as a mitigation of unavoidable impacts. An area of surrounding vegetation mapped and previously assessed as DAZ (AK Consultants 2012) has been historically managed by the proponent as an offset area for the original mining lease area. This arrangement is currently in the process of being formalised and will incorporate the offsetting of the additional 0.6ha of DAZ proposed in this lease extension. There is considered to be adequate area of equal or better condition DAZ immediately adjacent the sand mine operations which meet the recommended 5:1 offset ratio of minimum 10ha. Additionally, rehabilitation areas from past mining areas are regenerating to communities with DAZ characteristics, which will be taken into consideration when formalising offset arrangements.

While the area attributed to Midlands woodland complex DMW does not meet the thresholds for the threatened vegetation community of 'Eucalyptus Ovata forest and woodland' there is adequate (more than 5 times) area of similar vegetation composition and condition included in the potential offset area also.

The threatened flora species *Leucopogon virgatus* var. *brevifolius* was identified within the lease area. Operations within the lease area will disturb approximately 18 individual plants and a separate management plan has been prepared to ensure that the impact to the overall viability, integrity and geographical extent of the population at the site is mitigated, monitored and actively managed through follow up surveys for *Leucopogon virgatus* var. *brevifolius* after the rehabilitation phase to ensure the species and associated habitat requirements are indeed recolonising across the disturbed areas.

The site meets habitat requirements for an additional 11 threatened flora species, however due to the site history, current level of disturbance, visibility, and survey effort during multiple seasons for this site and surrounding area, it is considered unlikely that the species are present at the site and therefore there is a low risk that they will be disturbed. Additionally, the nature of the mining operation and proven rehabilitation efforts demonstrate that species habitat and diversity is able to be successfully retained and restored across the site.

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No threatened fauna or fauna nests and dens were identified within the lease area, however, potential foraging habitat was identified for *Dasyurus maculatus* spotted-tail quolls, *Dasyurus viverrinus* eastern quolls, *Sarcophilus harrisii* Tasmanian devils, and *Aquila audax* subsp. *fleayi* wedge-tailed eagles and marginal habitat was identified for *Perameles gunnii* eastern barred bandicoots. Due to the staged nature of the mining operation and rehabilitation requirements, the works within the lease area is expected to present a low risk of impacting these species.

The proposed mining activity across the lease area, consisting of staged operations with revegetation of worked-out areas, is considered to be of low risk to the overall existing integrity of the vegetation communities and associated threatened species. Providing the recommendations, as outlined in this report, are followed, the proposed clearing for the sand mine expansion is considered “unlikely to have an adverse effect on the value of the habitat for species managed under the *Threatened Species Protection Act 1995* or the *Natural Conservation Act 2002*. Additionally, the recommendations are likely to result in an overall low level of disturbance associated with the proposal and is therefore unlikely to present a significant impact and require any additional assessment under the commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC).

Recommendations

- Undertake a Spring survey within the Stage 3 area before works commence within this area (as per Condition for previous lease area 1953P/M).
- Continue to formalise offset arrangements of existing areas of DAZ historically managed as offsets.
- Clearly mark on site/fence lease boundary to prevent disturbance into adjacent threatened DAZ vegetation communities.
- Clearly mark on site *Leucopogon virgatus* var. *brevifolius* to be retained within the lease area to ensure they are not damaged by machinery.
- Continue to prevent biosecurity incursions and weed incursions by implementing strict washdown guidelines for all machinery and equipment entering the titles (as per the Weed and Disease Planning and Hygiene Guidelines (Invasive Species Branch, 2015)).
- Continue to implement staged mining operations to ensure rehabilitation of worked-out areas and minimise area of exposed soils.
- Implement post works survey and rehabilitation requirements as outlined in RMCG (2025) Management Plan for impact on shortleaf beardheath (*Leucopogon virgatus* var. *brevifolius*).
- Continue weed monitoring and control to prevent new weed incursions establishing.
- Continue to undertake regular *Phytophthora* monitoring.
- Any new observations of threatened flora and fauna species to be documented for monitoring purposes and records uploaded to the Natural Values Atlas.

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Appendix 1: Threatened species habitat

Table A1-1: Preferred habitat for threatened flora previously recorded within 5km of the mining lease from NVA accessed 20/09/2022

SPECIES NAME	COMMON NAME	PREFERRED HABITAT
<i>Amphibromus macrorhinus</i>	longnose swampgrass	<i>Amphibromus macrorhinus</i> inhabits waterholes and low-lying wet areas in the Midlands.
<i>Aphelia gracilis</i>	Slender fanwort	Inhabits damp sandy ground and wet places in the Midlands and north-east of the State. It may readily colonise sites after fire or other disturbance.
<i>Aphelia pumilio</i>	dwarf fanwort	<i>Aphelia pumilio</i> is found growing on damp flats, often with impeded drainage. The main vegetation types are lowland grassland (<i>Themeda triandra</i>) and dry sclerophyll forest and woodland dominated by <i>Eucalyptus viminalis</i> , <i>E. amygdalina</i> or <i>E. ovata</i> .
<i>Bolboschoenus caldwellii</i>	Sea clubssedge	Widespread in shallow, standing, sometimes brackish water, rooted in heavy black mud.
<i>Brunonia australis</i>	Blue pincushion	Typically occurs in grassy woodlands and dry sclerophyll forests dominated by <i>Eucalyptus amygdalina</i> or less commonly <i>E. viminalis</i> or <i>E. obliqua</i> . Some smaller populations are found in heathy and shrubby dry forests. The species occurs on well-drained flats and gentle slopes between 10-350 metres above sea level. It is most commonly found on sandy and gravelly alluvial soils, with a particular preference for ironstone gravels. Populations found on dolerite are usually small.
<i>Caesia calliantha</i>	blue grasslily	<i>Caesia calliantha</i> is found predominantly in the Midlands in grassland or grassy woodland including wattle and prickly box "scrub" (occasionally extending into forest, then usually dominated by <i>Eucalyptus viminalis</i> or <i>E. amygdalina</i>). It has also been recorded from grassy roadsides.
<i>Caladenia anthracina</i>	blacktip spider-orchid	<i>Caladenia anthracina</i> has a restricted distribution in the Powranna/Campbelltown/Ross area, occurring in grassy woodland with <i>Acacia dealbata</i> (silver wattle) and bracken on well-drained sandy soil. Two historical sites from the Derwent Valley are presumed extinct.
<i>Caladenia filamentosa</i>	daddy longlegs	<i>Caladenia filamentosa</i> occurs in lowland heathy and sedgy eucalypt forest and woodland on sandy soils.

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SPECIES NAME	COMMON NAME	PREFERRED HABITAT
<i>Caladenia lindleyana</i>	Lindleys spider-orchid	Occurs in lowland heathy/grassy eucalypt forest and woodland in the Midlands and open shrubby forest in the north-east. There have been very few recent records.
<i>Calocephalus lacteus</i>	milky beautyheads	<i>Calocephalus lacteus</i> occurs in open, dry sites in lowland areas of eastern and northern Tasmania and on lower altitudes of the Central Plateau. It requires bare ground for recruitment, and may benefit from disturbance. It is often found on roadsides and beside tracks.
<i>Colobanthus curtisiae</i>	grassland cupflower	<i>Colobanthus curtisiae</i> occurs in lowland grasslands and grassy woodlands but is also prevalent on rocky outcrops and margins of forest on dolerite on the Central Highlands (including disturbed sites such as log landings and snig tracks).
<i>Coronidium gunnianum</i>	swamp everlasting	In Tasmania, it occurs in eastern and central parts of the State from the Cambridge to Hadspen in grasslands on heavy soils and riverine woodlands in areas often inundated.
<i>Craspedia paludicola</i>	swamp billybuttons	robust herb in the daisy family that grows in open wet swampy areas or at the edges of water bodies or courses. In Tasmania, the species is known from 12 locations scattered in mostly lowland areas in the eastern half of the State, and in montane areas in the Central Highlands. While rarely encountered, the species can be abundant, but most occurrences are small.
<i>Dianella amoena</i>	grassland flaxlily	<i>Dianella amoena</i> occurs mainly in the northern and southern Midlands, where it grows in native grasslands and grassy woodlands.
<i>Diuris lanceolata</i>	large golden moths	<i>Diuris lanceolata</i> occurs in the north-west of Tasmania in coastal scrub and windswept coastal grassland and heathland among dwarfed shrubs and sedges on moist to well-drained sandy and clay loam, sometimes on rocky outcrops.
<i>Glycine latrobeana</i>	clover glycine	<i>Glycine latrobeana</i> occurs in a range of habitats, geologies and vegetation types. Soils are usually fertile but can be sandy when adjacent to or overlaying fertile soils. The species mainly occurs on flats and undulating terrain over a wide geographical range, including near-coastal environments, the Midlands, and the Central Plateau. It mainly occurs in grassy/heathy forests and woodlands and native grasslands.
<i>Gratiola pubescens</i>	Hairy brooklime	Most commonly located in permanently or seasonally damp or swampy ground, including the margins of farm dams.
<i>Haloragis heterophylla</i>	variable raspwort	<i>Haloragis heterophylla</i> occurs in poorly-drained sites (sometimes only marginally so), which are often associated with grasslands and grassy woodlands with a high component of <i>Themeda triandra</i> (kangaroo grass). It also occurs in grassy/sedgy <i>Eucalyptus ovata</i> forest and woodland, shrubby creek lines, and broad sedgy/grassy flats, wet pasture and margins of farm dams.

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SPECIES NAME	COMMON NAME	PREFERRED HABITAT
<i>Hyalosperma demissum</i>	moss sunray	<i>Hyalosperma demissum</i> grows on rock pavements or shallow sandy soils in some of Tasmania's driest regions, and also in scalded patches in <i>Eucalyptus amygdalina</i> heathy/grassy woodland. The underlying substrate is mostly Jurassic dolerite, with occasional occurrences on Triassic sandstone and also Cainozoic sediments with a laterite lag. The elevation range of recorded sites in Tasmania is 30-470 m above sea level, with an annual rainfall range of less than 600 mm.
<i>Isoetes drummondii</i> subsp. <i>drummondii</i>	plain quillwort	<i>Isoetes drummondii</i> subsp. <i>drummondii</i> is usually found in damp soils amongst dense grasses, such as the waterlogged pastures and waterways of the Midlands (with some outliers on the Forestier Peninsula and elsewhere). Habitats include woodland and forest dominated by <i>Eucalyptus rodwayi</i> and <i>E. amygdalina</i> , man-made ditches, muddy tracks and grassy "runs" through open forest. It also occurs on the seasonally inundated shores of man-made or natural waterbodies such as Camerons Lagoon, Wihareja Lagoon and Lake Leake.
<i>Isolepis stellata</i>	star clubsedge	<i>Isolepis stellata</i> has been recorded from near-coastal areas in the State's north and east, and also in the Northern Midlands near Conara. Habitat includes the margins of sedgy wetlands, wet soaks and seasonally inundated heathy sedgelands: the altitude of recorded sites in Tasmania ranges from close to sea level to elevations of 240 m above sea level.
<i>Leucochrysum albicans</i> subsp. <i>tricolor</i>	grassland paperdaisy	<i>Leucochrysum albicans</i> var. <i>tricolor</i> occurs in the west and on the Central Plateau and the Midlands, mostly on basalt soils in open grassland. This species would have originally occupied <i>Eucalyptus pauciflora</i> woodland and tussock grassland, though most of this habitat is now converted to improved pasture or cropland.
<i>Leucopogon virgatus</i> var. <i>brevifolius</i>	shortleaf beardheath	<i>Leucopogon virgatus</i> var. <i>brevifolius</i> occurs mainly on low undulating terrain in the drier parts of the State (e.g. Northern Midlands) in heathy forest and woodland extending to open grassland and grassy woodland in disturbed habitats, often associated with rock outcrops (e.g. sandstone patches).
<i>Lobelia pratoides</i>	poison lobelia	<i>Lobelia pratoides</i> occurs in seasonally inundated to waterlogged soils at the margins of swamps, wetlands and drainage lines, and also in damp depressions within grassland and grassy woodland.
<i>Lobelia rhombifolia</i>	tufted lobelia	<i>Lobelia rhombifolia</i> occurs in dry sclerophyll forests dominated by <i>Eucalyptus amygdalina</i> , mainly on granite-derived sands in north-east Tasmania. Clarification between records of <i>Lobelia dentata</i> (only recently recognised as occurring in Tasmania) and <i>Lobelia rhombifolia</i> is needed
<i>Myriophyllum integrifolium</i>	tiny watermilfoil	<i>Myriophyllum integrifolium</i> occurs mostly in the Northern Midlands, with isolated populations in the State's north, north-east and south. It grows at the margins of wetlands and in seasonally wet places, including depressions associated with small ephemeral lakes. It can occur in coastal heathland and in forest in the Midlands, where it is often associated with old muddy tracks.
<i>Phyllangium divergens</i>	Wiry mitrewort	Occurs in a wide variety of near-coastal habitats on a range of substrates, a common feature usually being bare ground (e.g. tracks) and rock exposures (e.g. outcrops, coastal cliffs, etc.).

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SPECIES NAME	COMMON NAME	PREFERRED HABITAT
Pterostylis squamata	ruddy greenhood	<i>Pterostylis squamata</i> occurs in heathy and grassy open eucalypt forest, woodland and heathland on well-drained sandy and clay loams.
Pterostylis ziegeleri	grassland greenhood	In coastal areas, the species occurs on the slopes of low stabilised sand dunes and in grassy dune swales, while in the Midlands it grows in native grassland or grassy woodland on well-drained clay loams derived from basalt.
Puccinellia perlaxa	spreading saltmarshgrass	<i>Puccinellia perlaxa</i> is only known from a creek bed in a saline area of a paddock on Valleyfield Road, Midlands.
Pultenaea humilis	dwarf bushpea	<i>Pultenaea humilis</i> occurs in grassy forests and woodlands, on gently undulating terrain, with an association with lateritic soils.
Pultenaea prostrata	silky bushpea	<i>Pultenaea prostrata</i> occurs in grassy woodlands or grasslands, mostly on Tertiary basalt or Quaternary alluvium.
Ranunculus pumilio var. pumilio	fern buttercup	<i>Ranunculus pumilio</i> var. <i>pumilio</i> occurs mostly in wet places (e.g. broad floodplains of permanent creeks, "wet pastures") from sea level to altitudes of 800-900 m above sea level.
Schenkia australis	spike centaury	<i>Schenkia australis</i> has been recorded from rainforest, wet sclerophyll forest, dry sclerophyll forest and heathland in the east and north of the State. It has also been recorded from forest sites which were cleared for pasture. Several recent sites are from windswept coastal heathland/scrub.
Schoenus latelaminatus	medusa bogsedge	<i>Schoenus latelaminatus</i> is known from the Northern Midlands between Campbell Town and Powranna, where it grows at the margins of wetlands and in seasonally wet places, including depressions associated with ephemeral lake features. The altitude of recorded sites in Tasmania ranges from 180-210 m above sea level and the underlying geology is mostly Tertiary sediment but also includes Tertiary basalt and Quaternary alluvium.
Scleranthus diander	tufted knawel	<i>Scleranthus diander</i> is found from the Central Midlands area to Hobart with most of the records from the Ross and Tunbridge areas. This species inhabits grassy woodland and is associated with dolerite and basalt substrates.
Scleranthus fasciculatus	spreading knawel	<i>Scleranthus fasciculatus</i> is only recorded from a few locations in the Midlands and south-east. The vegetation at most of the sites is <i>Poa</i> grassland/grassy woodland. <i>Scleranthus fasciculatus</i> appears to need gaps between the tussock spaces for its survival and both fire and stock grazing maintain the openness it requires. Often found in areas protected from grazing such as fallen trees and branches.
Senecio squarrosus	leafy fireweed	<i>Senecio squarrosus</i> occurs in a wide variety of habitats. One form occurs predominantly in lowland damp tussock grasslands. The more widespread and common form occurs mainly in dry forests (often grassy) but extends to wet forests and other vegetation types.

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SPECIES NAME	COMMON NAME	PREFERRED HABITAT
<i>Siloxerus multiflorus</i>	small wrinklewort	Occurs in a range of somewhat exposed lowland habitats, including bare soil and rocks amongst dense windswept coastal shrubbery to rock outcrops and bare ground associated with native grassland, grassy woodland and forest.
<i>Stackhousia subterranea</i>	grassland candles	<i>Stackhousia subterranea</i> occurs in native grasslands and grassy woodlands/forests, often associated with fertile soils derived from basalt. <i>Themeda triandra</i> (kangaroo grass) is often one of the more prominent grasses.
<i>Stenantherum pimeleoides</i>	propeller plant	<i>Stenantherum pimeleoides</i> is restricted to Tasmania's central East Coast and the Northern Midlands, where it occurs in dry sclerophyll forest or woodland with an open heathy or shrubby understorey. The topography tends to be flat to gently sloping. The species occurs in the drier parts of the State with rainfall between 500-800 mm per year, and usually at elevations below 100 m.
<i>Stylium despectum</i>	small triggerplant	Mainly been recorded from wet sandy heaths, moist depressions, soaks and hollows in near-coastal areas. It extends to similar habitat amongst forest and woodland in the Midlands.
<i>Tricoryne elatior</i>	yellow rushliy	<i>Tricoryne elatior</i> occurs in native grassland, grassy woodland and forest.
<i>Triptilodiscus pygmaeus</i>	dwarf sunray	<i>Triptilodiscus pygmaeus</i> grows within grasslands, grassy woodlands or rockplates, with the underlying substrate being mostly Tertiary basalt or Jurassic dolerite. The elevation range of recorded sites in Tasmania is 30- 470 m above sea level, with an annual rainfall of about 450-600 mm. The species occurs within native grassland dominated by <i>Themeda triandra</i> (kangaroo grass).
<i>Trithuria submersa</i>	submerged watertuft	<i>Trithuria submersa</i> occurs in the Northern Midlands, near-coastal areas in the east and north-east, King Island, Flinders Island and Cape Barren Island, with an isolated record from the Central Highlands. Habitat includes areas subject to flooding, such as the margins of wetlands, small watercourses, shallow temporary depressions and wet heathlands.
<i>Wilsonia rotundifolia</i>	roundleaf wilsonia	<i>Wilsonia rotundifolia</i> is found in coastal and inland saltmarshes in the eastern part of the State.
<i>Xerochrysum palustre</i>	swamp paperdaisy	<i>Xerochrysum palustre</i> has a scattered distribution with populations in the north-east, east coast, Central Highlands and Midlands, all below about 700 m elevation. It occurs in wetlands, grassy to sedgy wet heathlands and extends to associated heathy <i>Eucalyptus ovata</i> woodlands. Sites are usually inundated for part of the year.

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Table A1-2: Preferred habitat for threatened fauna previously recorded within 5km or with range boundaries within 5km of the lease area from NVA and BVD accessed 20/09/2022.

SPECIES NAME	COMMON NAME	PREFERRED HABITAT
<i>Accipiter novaehollandiae</i>	Grey goshawk	Potential habitat is native forest with mature elements below 600 m altitude, particularly along watercourses. Significant habitat may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, etc.). Forest types used; blackwood swamp forest, <i>Leptospermum</i> or <i>Melaleuca</i> swamp forest, riparian blackwood and tea-tree scrub communities, wet eucalypt forest with blackwood/myrtle understorey and rainforest.
<i>Aquila audax</i> subsp. <i>fleayi</i>	Tasmanian wedge-tailed eagle	Potential habitat comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor. Significant habitat is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where the nest tree is still present).
<i>Botaurus poiciloptilus</i>	Australasian bittern	Lives in wetlands with reeds and rushes.
<i>Catadromus lacordairei</i>	Green-lined ground beetle	Potential habitat for the green-lined ground beetle is open, grassy/sedgy, low altitude grasslands and woodlands associated with temporary and permanent wetlands and low-lying plains, flats and ephemeral drainages adjacent to rivers and streams. Key habitat elements that need to be present include sheltering sites such as patches of stones, coarse woody debris and/or cracking soils.
<i>Dasyurus maculatus</i>	Spotted-tailed quoll	Potential habitat is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat is all potential denning habitat within the core range of the species. Potential denning habitat includes 1) any forest remnant (>0.5ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves.
<i>Dasyurus viverrinus</i>	Eastern quoll	Potential habitat for the eastern quoll includes rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. Potential range for the eastern quoll is the whole of mainland Tasmania and Bruny Island.

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SPECIES NAME	COMMON NAME	PREFERRED HABITAT
<i>Galaxiella fontanus</i>	Swan galaxias	Potential habitat for the Swan galaxias is slow to moderately fast flowing streams containing permanent water (even when not flowing), which have good in-stream cover from overhanging banks and/or logs, and shade from overhanging vegetation. A population can only be maintained where barriers have prevented establishment of trout and redfin perch. The nature of these barriers is variable and can include permanent natural structures such as waterfalls and chutes and also low flow-dependent features such as marshes, ephemeral water-losing and remnant channels, and braided channel floodplain features.
<i>Heliaeetus leucogaster</i>	White-bellied sea eagle	Potential habitat for the white-bellied sea eagle species comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. Significant habitat for the white-bellied sea eagle is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where nest tree still present).
<i>Hirundapus caudacutus</i>	White-throated needletail	Almost exclusively aerial, occurring over most types of habitat. No specific habitat requirements documented for perching.
<i>Litoria raniformis</i>	Green and gold frog	Potential habitat for the green and gold frog is permanent and temporary waterbodies, usually with vegetation in or around them. Potential habitat includes features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water holding sites such as old quarries, slow flowing stretches of streams and rivers and drainage features.
<i>Perameles gunnii</i>	Eastern barred bandicoot	Potential habitat is open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland. Significant habitat is dense tussock grass sagg sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species.
<i>Prototroctes maraena</i>	Australian grayling	All streams and rivers in their lower to middle reaches. Areas above permanent barriers that prevent fish migration are not potential habitat.
<i>Pseudemoia pagenstecheri</i>	Tussock skink	Potential habitat is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.
<i>Pseudemoia rawlinson</i>	Glossy grass skink	Potential habitat for the glossy grass skink is wetlands and swampy sites (including grassy wetlands, teatree swamps and grassy sedgelands), and margins of such habitats.

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SPECIES NAME	COMMON NAME	PREFERRED HABITAT
<i>Sacophilus harrisii</i>	Tasmanian Devil	<p>Potential habitat is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (427km²). Significant habitat is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1km radius, being the approx. area of the smallest recorded devil home range (Pemberton 1990). Potential denning habitat for the Tasmanian devil is areas of burrow-able, well-drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass.</p>
<i>Tyto novaehollandiae</i>	Masked owl	<p>Potential habitat is all areas with trees with large hollows (>15cm entrance diameter). In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI type mature density class 'a', 'b', or 'c'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh. Significant habitat is any areas within the core range of native dry forest with trees over 100cm dbh with large hollows (>15cm entrance diameter). Such areas usually have no regrowth component or just a sparse regrowth component. In terms of using mapping layers for an initial desktop assessment prior to an on-ground survey. Significant habitat may occur in all areas within the core range classified as dry forest (TASVEG dry Eucalypt forest and woodland) with at least 20% mature eucalypt crown cover (PI type mature density class 'a', 'b', or 'c') that is classified as mature. From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh and more than half of the canopy cover is comprised of mature trees. Remnants and paddock trees in agricultural areas may also constitute potential habitat or significant habitat.</p>

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Appendix 2: Maps



Figure A2-1: Location map of lease area 2130P/M.

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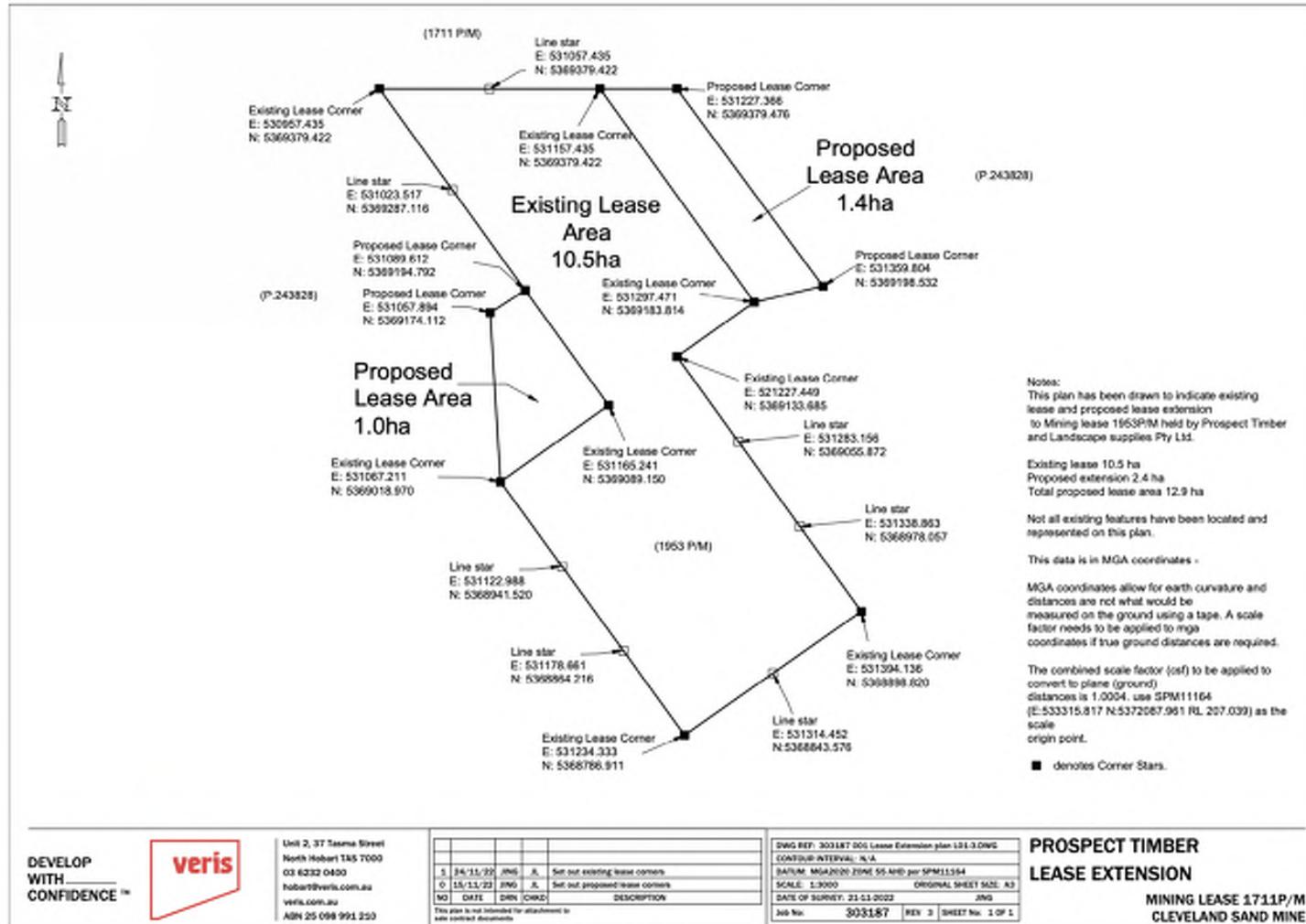


Figure A2-2: Proposed lease extension survey (Veris 2022). Proposed and Existing areas shown here are now part of lease 2130P/M.

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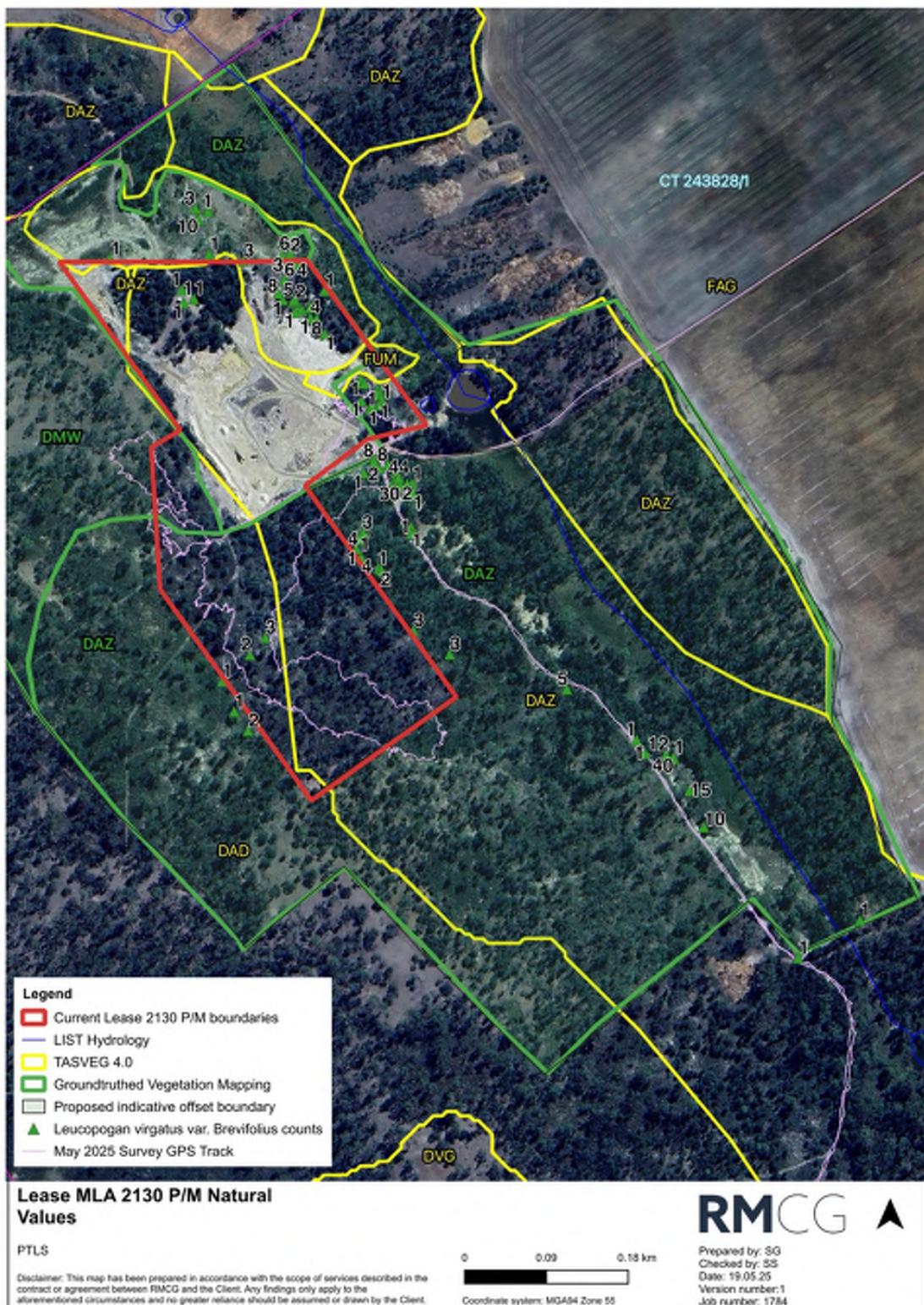


Figure A2-3: Aerial image with mapped and observed natural values (including counts of *Leucopogon virgatus varbrevifolius*).

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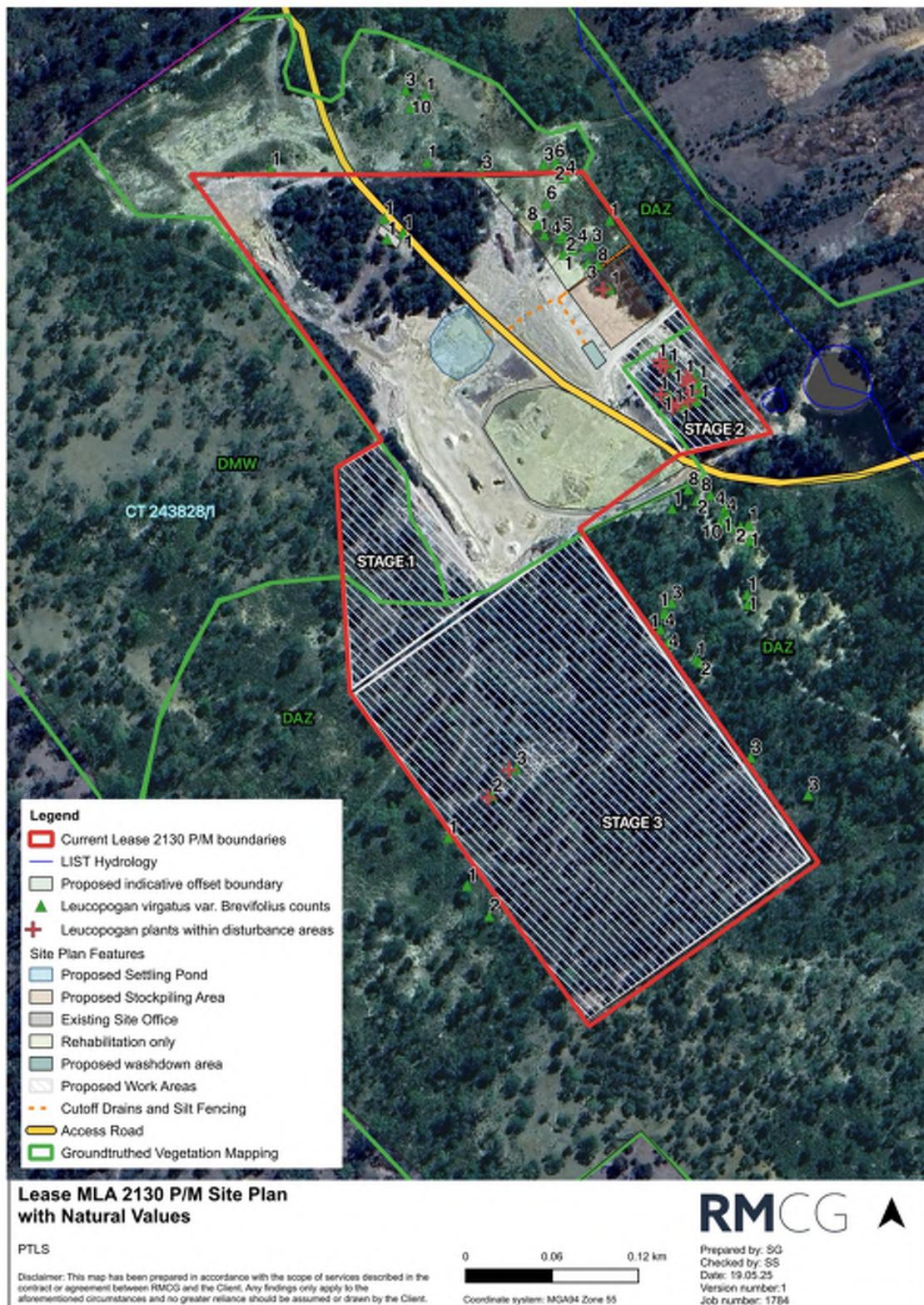


Figure A2-4: Site plan depicting ground truthed vegetation mapping and locations of *Leucopogon virgatus var Brevifolius* subject to disturbance within operational areas.

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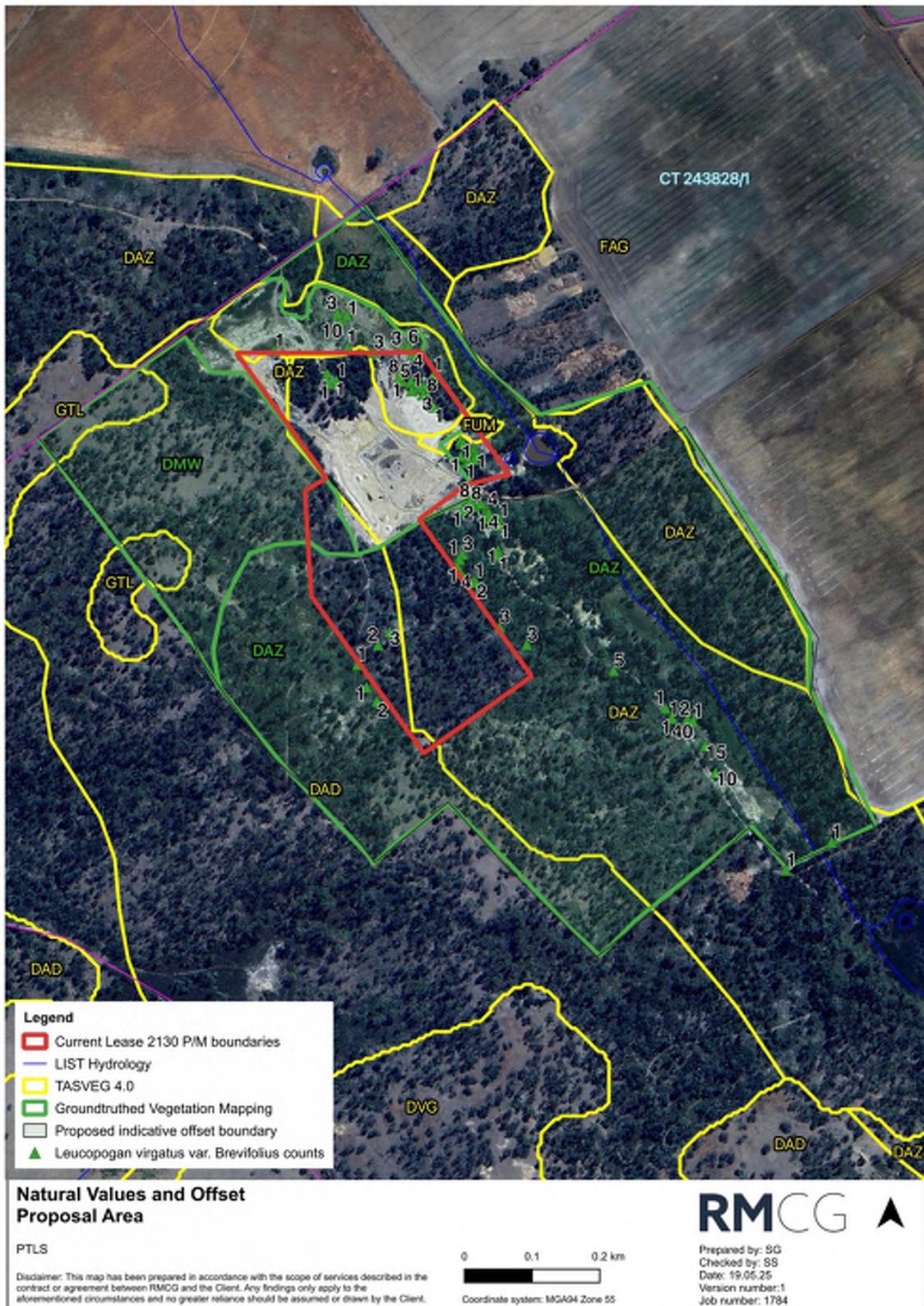


Figure A2-5: Aerial image overview with indicative proposed offset areas.

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Appendix 3: Photographs

All photographs taken by Samantha Gadsby November 2022 and May 2025.



Figure A3-1: Overview of Stage 2 (1.4ha). Photo taken from existing north eastern lease corner facing south east. Vegetation to be cleared in previously rehabilitated area on the LHS of image and 0.3ha patch of vegetation with previously cleared understory in the background (November 2022).



Figure A3-2. Vegetation to be cleared in Stage 2 (0.3ha). While the understorey has been previously disturbed, the presence of *Eucalyptus pauciflora* and *Eucalyptus viminalis* on deep sands has characteristics of threatened vegetation community DAZ. The community is in poor condition due to disturbance and edge effects (November 2022).

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Figure A3-3. Overview of vegetation to be cleared in Stage 1 (0.8ha). While no Eucalypt species were recorded within this small assessment area, the surrounding area was noted to be predominately *Eucalyptus pauciflora* with occasional *Eucalyptus viminalis*. On site, a gradient could be determined between the underlying geology of dolerite and sands with surface rock present for approximately 0.5ha of the Stage 1 area. The vegetation within the 0.5ha area aligns with TASVEG Code DMW, the remainder aligns with DAZ (May 2025).

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Figure A3-4. Typical vegetation profile of area to be cleared in Stage 3 under previous approvals. The presence of *Eucalyptus pauciflora* and *Eucalyptus viminalis* on deep sands has characteristics of threatened vegetation community DAZ (November 2022).

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01/10/2025

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Document review and authorisation

Project Number: #1784

Doc Version	Final/Draft	Date	Author	Project Director review	BST QA review	Release approved by	Issued to
1.0	Final	22/12/2022	S. Gadsby	A. Ketelaar	J. Longford	A. Ketelaar	M. Hernyk S. Graham
2.0	Final_V2	22/05/2024	S. Gadsby	A. Ketelaar	L. McKenzie	A. Ketelaar	M. Hernyk S. Graham
3.0	Final_V3	27/01/2025	S. Gadsby	S. Drum	L. McKenzie	S. Drum	M. Hernyk S. Graham
4.0	Final_V4	16/07/2025	S. Gadsby	S. Drum	L. McKenzie	S. Drum	M. Hernyk S. Graham



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Proximity Plan

This plan is to show the proximity of the existing and proposed mining lease extents in relation to nearby dwellings and other activities including the village of Cleveland.

Prospect Timber & Landscape Supplies Pty Ltd	Mining Lease 1711P/M	Scale Plan 25000.00	Sheet No. 11	tritech PROFESSIONAL SERVICES	tritech Professional Services
	Cleveland Sand Mine	Aerial Imagery by Google			
		Map Date 8 Nov 2018	Drawn Peter Hayes	Proximity Plan	PTL801



Management Plan for impact on shortleaf beardheath (*Leucopogon virgatus var. brevifolius*)

For proposed sand mining operations at Forest Hall (CT 243828/1)
8th May 2025

Introduction

RMCG have been engaged to provide a Management Plan for the impacts on shortleaf beardheath (*Leucopogon virgatus var. brevifolius*) associated with proposed mining operations under lease (2130P/M) at Forest Hall, Cleveland (243828/1).

Leucopogon virgatus var. brevifolius is listed as rare under the *Threatened Species Protection Act 1995* and is not listed under the Commonwealth *EPBC Act 1999*.

The lease area covers approximately 12.9ha, 6ha of which has been mined/disturbed under previous mining permits. The remaining 6.9ha will be worked in 3 stages (see site plan in Figure A1-1).

As per existing operational procedures and approved mining permits, operations are staged, with the topsoil stockpiled and later used to aid rehabilitation of worked-out areas as mining progresses. On site observations of rehabilitated areas, including colonisation by *Leucopogon virgatus var. brevifolius*, suggest that the current approach is appropriate for the site and should be continued.

An initial field inspection of Stages 1 and 2 was undertaken on 28th September 2022 to confirm or otherwise the findings of an initial desktop study and to determine the natural values of these areas. Additional site visits were undertaken in November 2023, May 2024 and May 2025 to ensure surveys were conducted during peak flowering times for species identified as having potential to occur. During the May 2024 visit, counts were undertaken of individual threatened species *Leucopogon virgatus var. brevifolius* across Stages 1-3 and within the areas of suitable habitat to the south of the lease area, to determine impacts on the overall population. This report summarises the findings of the three field assessments and provides management considerations to ensure the viability of the species at the site.

This Management Plan has been prepared with reference to, and should be read in conjunction with:

- RMCG (2025) *Flora and Fauna Report: Mining Lease Extension*
- PTLS (2025) *EER Cleveland Updated May 2025*.



Background

SITE DESCRIPTION

The mining site is located on private property 'Forest Hall' approximately 3km south west of Cleveland. The area surrounding the mining lease is private land primarily utilised for agriculture. Neighbouring titles are also privately owned agricultural land, with the exception of an area to the north west, which is under conservation covenant.

The mining site is relatively flat, at approximately 210m above sea level, with a slight north easterly aspect. Soils at the site are mapped as Panshanger with Bloomfield soils on dolerite bedrock (Ps-Bo) which are soils on loose, windblown sand on gently undulating to rolling (3-32%) dunes and flanks and outcrops of dolerite hill slopes. Underlying geology is mapped as Cenozoic cover sequences (Qh), which are described as sand gravel and mud of alluvial, lacustrine, and littoral origin (Mineral Resources Tasmania 2010).

Average annual rainfall for Ross (Site No. 093053) is 489mm (BOM 2022). There is no recorded fire history within the lease area or elsewhere on the subject title (DNRET 2022).

A total of 6.6ha of vegetation (including 5.5ha under the original lease 1953P/M) will be impacted by mining operations within lease area 2130P/M. Staged clearing and rehabilitation of the 5.5ha of threatened vegetation community *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ) within Stage 3 has been previously approved and an offset area was proposed and has been managed by the proponent since 2012.

While a large proportion of the 2.4ha extension area (Stages 1 and 2) are already disturbed from previous activities, approximately 0.6ha *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ) and an additional 0.5ha of Midlands woodland complex (DMW) will be impacted by mining operations.

A comprehensive list of species identified at the works site and TASVEG vegetation community assessment is available in the 2025 RMCG report, *Flora and Fauna Report: Mining Lease Extension Version 3*.

LEUCOPOGON VIRGATUS VAR BREVIFOLIUS

Leucopogon virgatus var. brevifolius is known to have an association with *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits and is present across the site with a previous site inspection on the 22/5/12 including the collection of samples that were forwarded to the Tasmanian Herbarium for positive identification. At that time, the lease boundaries for previous lease 1953P/M were revised to exclude the threatened species, however, a number of new populations have begun to colonise the disturbed and rehabilitated areas within the existing lease area where new mining works are proposed.

This assessment identified approximately 79 individual plants within the lease boundaries. Approximately 61 plants will not be disturbed and are located within an area mapped as 'rehabilitation only'. Approximately 18 individual plants will likely be disturbed by the mining operation (See site plan in Figure A1-1). This disturbance involves pushing the topsoil (including vegetation) into the stockpiling area with a loader and excavator which is then later spread back over the worked area during the rehabilitation stage.

This method has been utilised across previously mined areas and approximately 90 individual *Leucopogon virgatus var. brevifolius* plants have successfully colonised across previously mined areas.

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Additionally, due to its association with disturbance, there are extensive records along roads and clearings to the south of the existing lease area. These records are located within a proposed offset area and plant counts undertaken found approximately 107 plants within 130m of the mining lease and an additional approximately 92 plants within 800m.

This totals an approximate 299 plants (excluding the 18 plants to be impacted by mining operations) on land managed either formally (current and prior lease areas) or informally (proposed offset area) by the proponent. The mining operations within the lease area will disturb approximately 6% of these local individuals however will not impact on the geographical extent of the population.

Avoidance and mitigation measures

A range of actions that can be undertaken to reduce the level of impacts of the development which have been considered include altering the mine location, altering the mining operations and translocating the threatened flora species.

ALTERING THE LOCATION

The location of the sand mine is based on three factors:

1. *Efficiency of the site.* This is determined as the quality and quantity of the material compared to the volume and difficulty/time of earthworks required. The better the material that can be accessed most easily, the more efficient the site is considered to be. The amount and density of mature vegetation is also considered in this equation with sites selected to avoid dense stands of mature vegetation. The lease boundaries have been carefully considered to be the most efficient site to achieve the required material with the least impact on mature vegetation.
2. *Impact on vegetation and waterways.* The current mining lease is located on a site which has been previously harvested for forestry. According to the Forest Practices Plan (FPP) (RML157) the location of the lease is on land that has been subject to selective harvesting and some clear felling within Stage 3. While there are also extensive sand deposits in the area to the south of the lease, this area was not within the FPP and has a much greater density of mature woodland and potential habitat for threatened species. The current lease area also allows for a minimum 30m buffer from the watercourse and waterbody to the north east.
3. *Proximity to existing mining operation.* Ideally to minimise costs of moving machinery, new lease areas should be located as close as possible to existing operations. This also assists in weed and pathogen control at the site.

Altering the location is not practicable due to the 3 points listed above.

ALTERING THE WORKS METHOD

Currently the over-burden is stripped, sand extracted and screened on-site, the site is rehabilitated with stockpiled over-burden to match existing contours of the surrounding area.

A wheel loader and excavator are used to extract the sand and rehabilitate the mine area. The sand, (some of which is required to be screened) is processed utilizing a mobile trommel.

The screen is moved to each working area (not used in the one spot) to further minimize any impact on the one area and to keep the total working area to a minimum.

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The first area (Stage 1) to be worked will be directly to the west of the existing workings. Staged excavation is followed by progressive rehabilitation with the extractive area generally not exceeding 0.5ha. Clearing will be staged and limited areas cleared preceding mining. This normally sees a maximum of 2 working areas, each of approximately 200m x 100m, and only 2 working areas open at any one time. Successive working areas will be selected according to the characteristics, i.e. colour, quantity and quality, of the sand required, whilst maintaining the commitment of the current permit to leave remnant islands of vegetation. Depth of excavation is generally dictated by the natural contours of the sand deposit and can be up to 5m.

This method has been utilised in previously mined areas, including the recently surrendered lease area 1711 P/M. Additionally, approximately 90 individual *Leucopogon virgatus* var. *brevifolius* plants have successfully colonised across previously mined areas across the site.

It is therefore considered that this method demonstrated successful rehabilitation at the site and there is no need to consider alternative works methods.

TRANSLOCATING THE THREATENED LEUCOPOGON SPECIES

Translocating the 27 plants identified as being impacted by the mining operation would involve removal of the plant entirely. The method of works at the site does not guarantee the destruction of the entire plant and some plants are likely to recover from the disturbance. It is also likely that some plants will grow from the seed that is returned as overburden to the site after rehabilitation. This has already occurred in previously mined areas and is considered the best method for potential natural rehabilitation of the species to occur.

Additionally, there are a number of healthy populations of *Leucopogon virgatus* var. *brevifolius* in high densities and recruitment within both the previously mined areas and area to the south. It is considered that there is little value in translocating species into these areas, when they are already present.

Offsets

An area of surrounding vegetation mapped and previously assessed as DAZ (AK Consultants 2012) has been historically managed by the proponent as an offset area for the original mining lease area. This arrangement is currently in the process of being formalised and will incorporate the offsetting of the additional 0.6ha of DAZ proposed in this lease extension. There is considered to be adequate area of equal or better condition DAZ immediately adjacent the sand mine operations which meet the recommended 5:1 offset ratio of minimum 10ha. Additionally, rehabilitation areas from past mining areas are regenerating to communities with DAZ characteristics, which will be taken into consideration when formalising offset arrangements.

The offset area will also be advantageous to *Leucopogon virgatus* var. *brevifolius* with approximately 107 plants within 130m of the mining lease and an additional approximately 92 plants within 800m and all within the proposed offset area to the south of the lease.

Rehabilitation plan

Rehabilitation of the lease area in general is guided by existing Mineral Resources Tasmania (MRT) and EPA Level 2 Activity Permits and Conditions for lease 2130P/M.

As discussed above, the existing methods of works has demonstrated successful recolonisation of *Leucopogon virgatus* var. *brevifolius* at the site. However, to ensure this continues and to ensure the ongoing

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viability of the species at this location, listed below are the pre, during, and post works rehabilitation recommendations specific to the *Leucopogon virgatus var. brevifolius*.

PRE WORKS

- Ensure 'permit to take' has been approved by NRE prior to removal of any *Leucopogon virgatus var. brevifolius* plants.
- Ensure 'no go' zones are clearly marked on site around plants that are to be retained within the lease area and that contractors are aware of these zones.
- Educate mining operator on identification of *Leucopogon virgatus var. brevifolius*.
- Install erosion controls, such as silt fencing, to contain the area of disturbance.

DURING WORKS

- Topsoil will be removed and stockpiled for use in site rehabilitation. Stockpiles will be placed within designated stockpiling areas in a weed free site where they will not be at risk of compaction from machinery and are outside of drainage pathways.
- Continue to implement washdown and disinfection protocols (as per DPIWE, 2004) for any vehicles and machinery on site throughout each phase to prevent the spread of plant pathogens and additional weeds to the area.
- Continue weed monitoring and control to prevent new weed incursions establishing.
- Continue to undertake regular *Phytophthora* monitoring.
- Stop works and implement new 'no go' zones in the event of any new observations of *Leucopogon virgatus var. brevifolius*. Advise RMCG so further field assessment can be undertaken.
- RMCG to upload any new locations to the Natural Values Atlas and site plan maps.

POST WORKS

Successful recovery of *Leucopogon virgatus var. brevifolius* at the site will depend on a number of factors including the reestablishment of suitable habitat. Table 1 below outlines the requirements for post works surveys and active rehabilitation to maximise success of *Leucopogon virgatus var. brevifolius* remaining viable at the site beyond the life of the mining operation.

Success of rehabilitation for *Leucopogon virgatus var. brevifolius* is based on a ratio of 5:1, therefore a total of 90 plants will need to reestablish within the lease area to offset the loss of 18.

Note that the survey and follow up management requirements are only applicable to the areas associated with *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ). This includes the 6ha current works area, the 0.3ha area of DAZ within Stage 1, Stages 2 and 3 of the new proposed works areas.

Once 90 additional plants have established across the lease area (including within the current works area), no further areas will require surveying. For example if the 5:1 ratio is met across the lease area prior to Stage 3 reaching the rehabilitation phase, Stage 3 will not require ongoing post rehabilitation surveying for *Leucopogon virgatus var. brevifolius*.

However, post rehabilitation survey will still be required to ensure DAZ community is regenerating as per the recommendations in the RMCG (2025) *Flora and Fauna Report: Mining Lease Extension*.

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01/10/2025**Table 1. Post works survey and rehabilitation requirements.**

TIMELINE	SURVEY	RESULT	ACTION
2 years after rehabilitation	<p>A post rehabilitation survey of each stage of works is required 2 years after mining rehabilitation has occurred. Note that this includes staged areas within the current works area as they enter the rehabilitation phase.</p>	Habitat requirement met	<p>Follow up survey for <i>Leucopogon virgatus var. brevifolius</i> in 2 years time (4 years after rehabilitation).</p>
	<p>This survey will focus on areas previously identified as having suitable habitat requirements for <i>Leucopogon virgatus var. brevifolius</i> which is <i>Eucalyptus amygdalina</i> inland forest and woodland on Cainozoic deposits.</p> <p>This survey is to include:</p> <ul style="list-style-type: none"> Species list and assessment of recruitment of DAZ community. Vegetation Condition Assessment (VCA) and assessment of habitat requirements for <i>Leucopogon virgatus var. brevifolius</i> 	Habitat requirement NOT met	<p>Development and implementation of rehabilitation plan for DAZ community including active rehabilitation where necessary. For example:</p> <ul style="list-style-type: none"> Laying brush Planting of dominant species (seeds or tubestock). <p>(Note: Rehabilitation plan for DAZ may recommend additional survey and active management pending condition assessment).</p> <p>Follow up survey for <i>Leucopogon virgatus var. brevifolius</i> in 2 years time (4 years after rehabilitation).</p>
4 years after rehabilitation	<p>Additional post rehabilitation survey of each stage of works is required 4 years after mining rehabilitation has occurred.</p> <p>This survey will focus on counts of individual <i>Leucopogon virgatus var. brevifolius</i> to ensure population is returning and increasing in numbers.</p>	Species counts exceed 90 new plants.	<p>No further rehabilitation stages require counting of individual plants, however, follow up survey for <i>Leucopogon virgatus var. brevifolius</i> in 2 years time to ensure viability of new plant occurrences (6 years after rehabilitation).</p>
		Species counts are equal to or above pre disturbance levels.	<p>Follow up survey for <i>Leucopogon virgatus var. brevifolius</i> in 2 years time (6 years after rehabilitation).</p>
		Species counts are below pre disturbance levels.	<p>Active rehabilitation in the form of transplanting from local populations (with permit from DNRET).</p> <p>(Note: Active rehabilitation will require frequent</p>

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			monitoring of transplanted populations by proponent and consultant to ensure viability of plants).
6 years after rehabilitation	A post rehabilitation survey of each stage of works is required 6 years after mining rehabilitation has occurred. This survey will focus on counts of individual <i>Leucopogon virgatus</i> var. <i>brevifolius</i> to ensure post rehabilitation populations are maintained.	Species counts exceed 90 new plants.	No further rehabilitation stages require counting of individual plants.
		Species counts are equal to or above pre disturbance levels.	Follow up survey for <i>Leucopogon virgatus</i> var. <i>brevifolius</i> in 2 years time.
Ongoing surveys	Continue surveying every 12 months until species counts exceed 90 new plants across lease area.		

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Management commitments

The management commitments below incorporate the recommendations made in this management plan and additional commitments made in the associated EER for the mining lease which are considered to be of benefit to the success of rehabilitation and overall viability of the *Leucopogon virgatus* var. *brevifolius* population.

Table 2. Management commitments for the operation of lease 2130P/M.

NO.	COMMITMENT	COMPLETION DATE	BY WHOM
1	Operations will comply with the Quarry Code of Practice 1999	On-going	Prospect Timber & Landscape Supplies P/L
2	Staged clearing of only small working areas at a time (approx. 200m x 100m) (refer EER Part C Section 17 Rehabilitation).	On-going	Prospect Timber & Landscape Supplies P/L
3	Continue to formalise offset arrangements of existing areas of DAZ historically managed as offsets (refer EER Appendix A Flora & Fauna Report).	On-going	Prospect Timber & Landscape Supplies P/L
4	Clearly mark on site/fence lease boundary to prevent disturbance to adjacent threatened DAZ vegetation communities (refer EER Appendix A Flora & Fauna Report).	Prior to working new areas	Prospect Timber & Landscape Supplies P/L
5	Clearly mark on site <i>Leucopogon virgatus</i> var. <i>brevifolius</i> to be retained within the lease area to ensure they are not damaged by machinery (refer EER Appendix A Flora & Fauna Report).	Prior to working new areas	Prospect Timber & Landscape Supplies P/L
6	Where possible retention of remnant "islands" within the quarry area to be left to provide a seed source for native species (refer EER Part C Section 1 Flora & Fauna).	On-going	Prospect Timber & Landscape Supplies P/L
7	Continue to undertake regular Phytophthora monitoring (refer EER Appendix A Flora & Fauna Report).	On-going	Prospect Timber & Landscape Supplies P/L
8	Rehabilitate working areas as soon as practicable after mining the sand (refer as per Commitment 2 above).	On-going	Prospect Timber & Landscape Supplies P/L
9	Undertake survey for <i>Leucopogon virgatus</i> var. <i>brevifolius</i> after rehabilitation has occurred to ensure the species is successfully recolonising in areas it was previously recorded and if required undertake active rehabilitation (refer EER Appendix C Leucopogon management plan).	On-going	Prospect Timber & Landscape Supplies P/L

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10	Maintain strict quarry hygiene procedures including washdown procedures and no materials from other locations to be stored or dumped within the quarry area (refer EER Part C Section 1 Weed & Disease Management).	On-going	Prospect Timber & Landscape Supplies P/L
11	All solid waste to be removed from quarry site (refer EER Part C Section 8 Solid Wastes).	On-going	Prospect Timber & Landscape Supplies P/L
12	Implement Weed Management Plan to control and monitor weed species (refer EER Appendix E).	On-going	Prospect Timber & Landscape Supplies P/L
13	Sufficient quantity of "Envirosorb" matting to be kept onsite to absorb a substantial spill of up to 200litres (refer EER Part C Section 12 Dangerous Substances and chemicals)	On-going	Prospect Timber & Landscape Supplies P/L
14	Maintain & service equipment (refer EER Part C Section 14 Sustainability & Climate Change)	On-going	Prospect Timber & Landscape Supplies P/L
15	The provisions of the Aboriginal Heritage Act 1975 will be complied with (refer EER Part C Section 15 Cultural Heritage).	On-going	Prospect Timber & Landscape Supplies P/L
16	Any new observations of threatened flora and fauna species should be documented for monitoring purposes and records uploaded to the Natural Values Atlas (refer EER Appendix A Flora & Fauna Report).	On-going	Prospect Timber & Landscape Supplies P/L

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Threatened Species Section (2025). shortleaf beardheath (*Leucopogon virgatus* var. *brevifolius*): Species Management Profile for Tasmania's Threatened Species. Department of Natural Resources and Environment Tasmania

Wapstra H., Wapstra A., Wapstra M. & Gilfedder, L. (2007) *Little Book of Common Names for Tasmanian Plants*.

Appendix 1: Maps

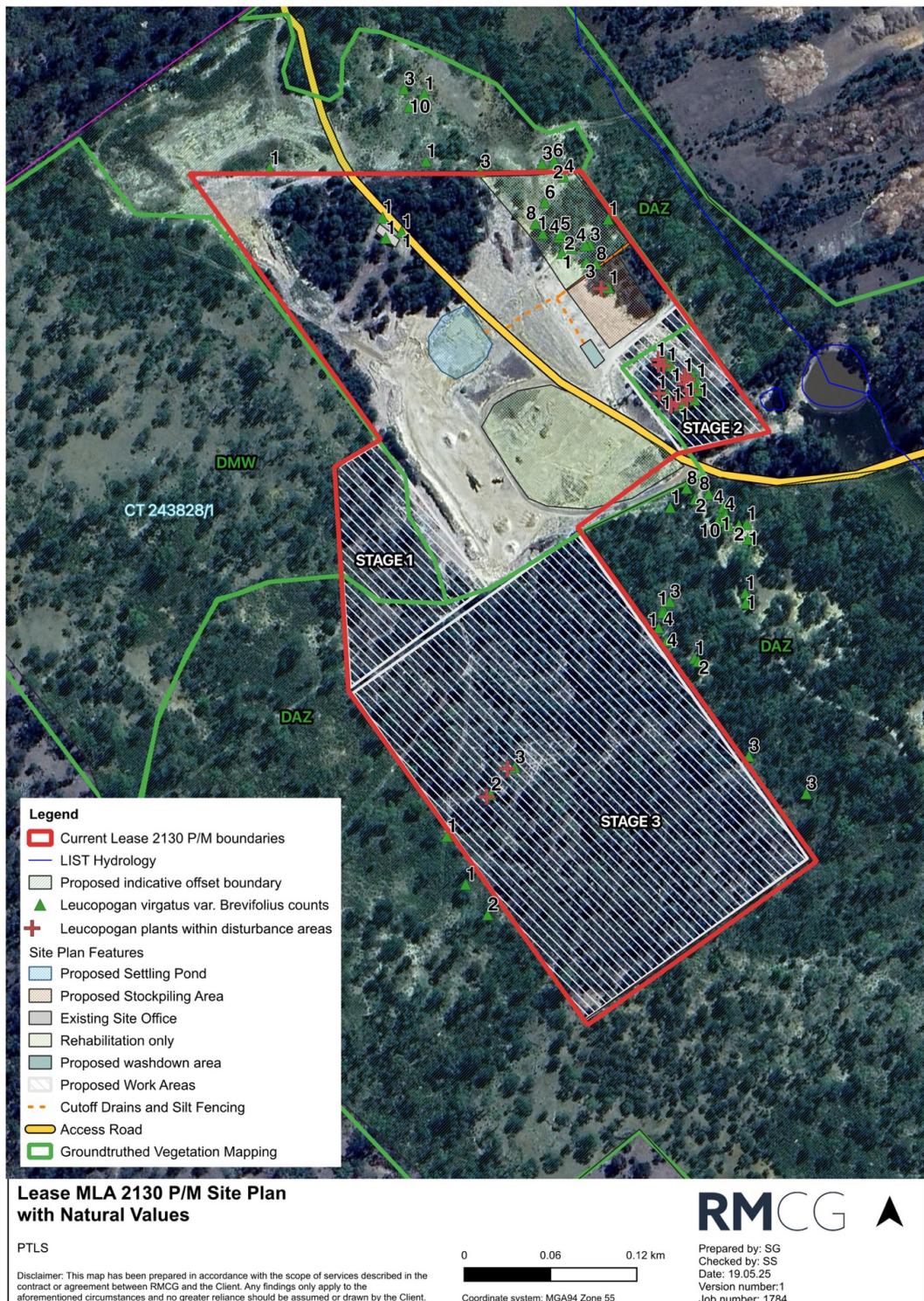


Figure A1-1: Site plan depicting locations and counts of *Leucopogon virgatus var Brevifolius* subject to disturbance within operational areas.

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Document review and authorisation**Project Number: #1784**

Doc Version	Final/Draft	Date	Author	Project Director review	BST QA review	Release approved by	Issued to
1.0	Final	09/05/2025	S. Gadsby	S. Annette	L. McKenzie	S. Annette	M. Hernyk S. Graham

Department of State Growth
MINERAL RESOURCES TASMANIA

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PLAN SUBJECT TO SURVEY



MUNICIPALITY:	NORTHERN MIDLANDS	SCALE:	1:5,000
VICINITY:	FOREST HALL ROAD (3.5KM SW OF CLEVELAND)	AREA:	13 ha
MAP:	CONARA 1:25 000	DATE:	13/05/2024
APPLICANT:	PROSPECT TIMBER AND LANDSCAPE SUPPLIES PTY LTD		2130P/M
COMPILED FROM:	N/A	<input type="checkbox"/> LAND DEMISED	

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APPENDIX E

Prospect Timber and Landscaping Supplies (PTLS) – “Forest Hall” Cleveland Operations Weed Management Plan

Overview

Prospect Timber and Landscape Supplies Pty Ltd (PTLS) have been operating a retail/wholesale landscape and timber yard, located at 65 Meander Valley Highway, Prospect, since May 2005, and took over the mining operations at “Forest Hall” in March 2008 (Mining Lease 1711P/M), to enable us to cart sand to stock our retail yard at Prospect, and to supply wholesale bulk deliveries to other landscape yards and direct to customers.

One declared weed species slender thistle (*Carduus pycnocephalus*) has been recorded onsite and there are a number of declared weed species present in adjacent areas, including gorse (*Ulex europaeus*). PTLS is committed to managing any weed species which may emerge at the site in accordance with the site weed management plan. This weed management plan aims to specify the measures to prevent the establishment and spread of weeds at the Forest Hall operations site.

Objective

The objectives of the weed management plan are to;

- Control any existing weeds and prevent further colonisation by weeds at the site.
- Prevent potential weed infestation from the site to surrounding native vegetation.
- Facilitate establishment and revegetation of the site by native species.

Management plan

- PTLS will ensure site staff are educated on weed identification, particularly those weeds common to the region.
- PTLS will ensure site staff record any weeds identified within and immediately adjacent to the site.
- PTLS will isolate any identified areas where weed infestation has occurred until treatment is undertaken.
- PTLS will conduct ongoing site inspections to locate and identify any emerging weeds.
- In the case of identification of weeds listed under the *Tasmanian Biosecurity Act 2019* and associated Regulations (eg. gorse, *Ulex Europeaus* and slender thistle *Carduus pycnocephalus*), they will be dealt with in accordance with the relevant Statutory Weed Management Plans for those species.
- In the case of identification of non declared weeds (eg. spear or scotch thistle, *Cirsium Vulgare*), PTLS will follow control guidelines as contained in the NRE Tas Invasive Species information for non declared agricultural weeds in Tasmania.
- PTLS will maintain records of vehicles travelling to and from the site and follow wash down procedures following the guidelines set by the DPIPWE (2015) *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania*.
- PTLS will monitor the site for weed emergence during the re-habilitation process and any weed treatment will follow control guidelines as contained in the NRE Tas Invasive Species

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information for non declared agricultural weeds in Tasmania or in the case of declared weeds listed under the *Tasmanian Biosecurity Act 2019* and associated Regulations, they will be dealt with in accordance with the relevant Statutory Weed Management Plans for those species.

- PTLS will maintain the weed management plan as addressed in Commitment 7 of the Environmental Effects Report.

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TRAFFIC IMPACT ASSESSMENT

MIDLAND HWY/FOREST HALL ROAD JUNCTION CLEVELAND

March, 2012

Prepared By:

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Received
01/10/2025

Prospect Timber & Landscaping Supplies has applied for a licence amendment for a level 2 quarry operation, to increase production from an existing sand quarry located at Forest Hall Road, Cleveland, from 5000m³ to 20000m³. The proposal is to extract the sand at the pit and then transport it south via the Midlands Highway to the Milford Dam.

This report, prepared by Ridsden Knightley, an experienced traffic engineer, is provided as an assessment of the intersection of Forest Hall Road to Midlands Highway for inclusion with the Environmental Effect Assessment for the proposed operation.

The Site

The site is an existing sand mine located along Forest Hall Road, Cleveland. At present it operates under a level 2 activity licence, with a limit on productivity not exceeding 5,000 m³. All access to the site is via the Midlands Highway.

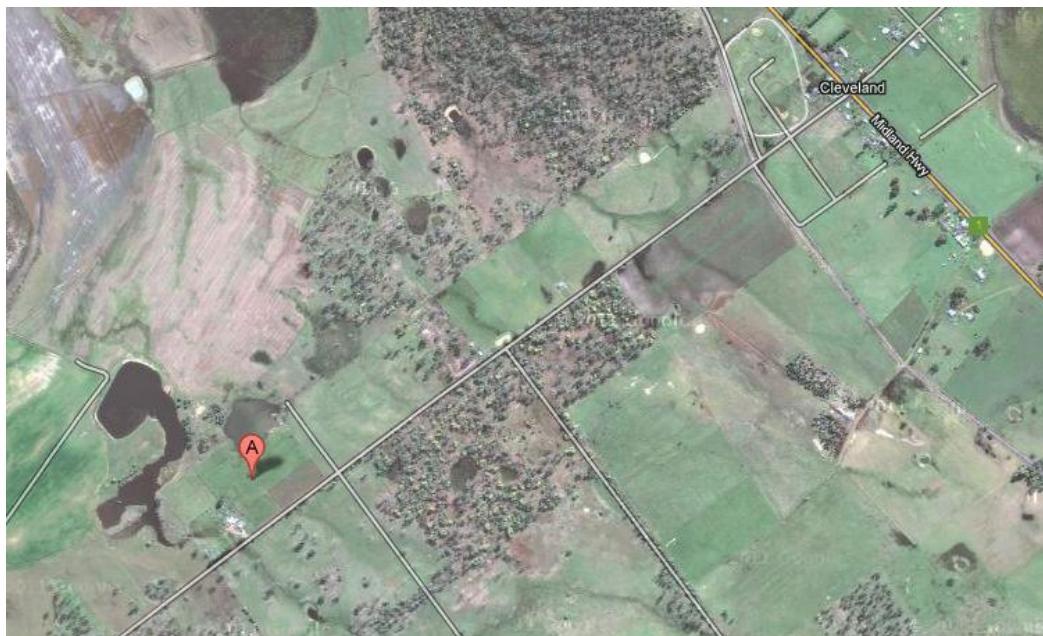


Figure 1 – Aerial Photograph of Site

The Proposal

The proposal is to upgrade the quarry to a level 2 facility to specifically allow for the provision of some 20,000 cubic metres of material for the upgrading of the Milford Dam.

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The cartage operation is proposed for the next twelve month period, with the cartage round time at two hours. The proposal is to provide for the loading of trucks individually at a single load site with a four minute load time. On the basis of a 2 truck fleet, indications are that potential cartage of up to 5 trips per day is likely.

Midlands Highway

The section of Midlands Highway to which Forest Hall Road connects is categorised in the State Road Hierarchy as a Class 1 "Trunk Road". This section of Midlands Highway provides a link between Launceston and Hobart.

The Midlands Highway in the vicinity of the intersection is constructed with a sealed width of 7.5 metres with edge lines to provide 3.5 metre lanes, and a sealed shoulder on both sides of some 1.0 metre. Gravel verges and side drains are provided outside the carriageway with a large side drain north of the intersection of Midlands Highway and Forest Hall Road.

The intersection is located on a straight section of the Midlands Highway with profile as a downgrade of some 4% from north to south. The intersection is within the 80 km/hr rural speed zone. Signage and line marking of Forest Hall Road intersecting with Midlands Highway is controlled by give-way signs, and hold lines which are set back 2 metres from the edge of pavement line markings.

Accident data indicates no accidents over the last five years in the vicinity of the intersection.

Traffic count information indicates an ADT value of some 5647 vehicles, with traffic growth expected at 1.5% annually. Of this count 17.2% are commercial vehicles.

Assessment

The location of the access to the level 2 quarry off Forest Hall Road suggests the travel route to/from Hobart to be north via Forest Hall Road to the Midlands Highway interchange, requiring right turn exits and left turn entry into Forest Hall Road.

The present access layout is satisfactory for right turn exit by rigid truck and trailer, but with left turn entry from Midlands Highway minor encroachment into the approach traffic lane on Forest Hall Road may occur.

The available sight time of some 10 seconds (average measured on site) from Midlands Highway suggests adequate clearance time for right turn exiting vehicles and for any left turn entry vehicles to assess approaching traffic conditions.

The sight time to the south provides a gap time to that direction in excess of 10 seconds and as such is satisfactory for heavy vehicles to exit the site to Midlands Highway.

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The volume on Midlands Highway, estimated 2030 peak hourly volume up to some 230 vehicles with some 2 vehicles per hour for the sand quarry and peak hour 1 trip for the rest of the site, indicates no traffic service issues are likely.

The average headway for the truck movements exceeds the expected site occupancy time of 6 minutes suggests a minimal likelihood of trucks arriving / leaving the site access simultaneously provided the commencement time at the sand quarry is scheduled to separate individual arrival times.

The available approach sight distance to Forest Hall Road is considered satisfactory for the speed environment which is posted at 80km/hr speed limit.

Conclusion

The overall conclusion is that use of the existing access road of Forest Hall Road for the cartage of sand should have minimal impact on other users of Midlands Highway provided the start up times at the sand pit are scheduled to avoid queuing at the loading area. Due to the traffic volumes on Forest Hall Road being very low, and sight distance in excess of 250 metres, the minor encroachment is not seen as a concern.



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LOG OF PHOTOGRAPHS



Forest Hall Road - looking north (Midlands Highway)



Forest Hall Road - looking across Midlands Highway

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Looking down Forest Hall Road to site



Forest Hall Road - looking back to intersection

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Open Drain – northern side of intersection



Forest Hall Road - looking south (Midlands Highway)

Environmental Assessment Report

Prospect Timber & Landscape Supplies Pty Ltd

Forest Hall Road Extractive Pit (Sand) Expansion

204 Forest Hall Road, Cleveland

December 2025



Environmental Assessment Report

Proponent	Prospect Timber & Landscape Supplies Pty Ltd
Proposal	Forest Hall Road Extractive Pit (Sand) Expansion
Location	204 Forest Hall Road, Cleveland, TAS, 7211
Class of Assessment	2A
PCE No.	10945
Permit Application No.	PLN21-0104, Northern Midlands Council
myDAS Folder No.	21/2216
myDAS Document No.	D25-211065

Assessment process

Date	Milestone
19 May 2021	Referral received by the Board
17 August 2021	Class of assessment determined
17 August 2021	Guidelines Issued
25 September 2025	Case for assessment accepted by the Board
4 October 2025	Start of public consultation period
20 October 2025	End of public consultation period
17 December 2025	Date draft conditions issued to proponent
24 December 2025	Statutory period for assessment ends

This proposal is defined as a 'level 2 activity' under clauses 5(b) and 6(a), Schedule 2 of the *Environmental Management and Pollution Control Act 1994* (EMPCA), being an extractive pit (sand) and materials handling facility.

The assessment by the Board of the Environment Protection Authority (the Board) was commenced by referral of a permit application by Northern Midlands Council under section 25(1) of EMPCA.

The Director, Environmental Assessments has undertaken determination of the assessment under delegation from the Board.

Glossary/acronyms

Term	Detail
ASS	Acid Sulfate Soils
Board	Board of the Environment Protection Authority
EER	Environmental Effects Report
EIA	Environmental Impact Assessment
EIS	Environmental Impact Statement
EMPCA	<i>Environmental Management and Pollution Control Act 1994</i>
EMPCS	Environmental management and pollution control system
EPBCA	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>
Facies	The general aspect, form, appearance or make up of a plant or vegetation community.
LUPAA	<i>Land Use Planning and Approvals Act 1993</i>
MRT	Mineral Resources Tasmania
NCA	<i>Nature Conservation Act 2002</i>
NOI	Notice of Intent
NRE	Department of Natural Resources and Environment Tasmania
NVA	Natural Values Atlas
QCP	Quarry Code of Practice (EPA 2017)
RMPS	Resource Management and Planning System of Tasmania
SD	Sustainable development
TNVC	Threatened Native Vegetation Community
TSPA	<i>Threatened Species Protection Act 1995</i>

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I The Proposal

The main characteristics of the proposal are summarised below. A detailed description of the proposal is provided in Part B of the Environmental Effects Report (EER).

Summary of the proposal's main characteristics

Activity

The proposed activity is to increase an existing extractive pit area by approximately 2.4 hectares (the Proposal). The annual extractive and processing (screening) limits and the methods for extraction and screening remain unchanged. The existing level 2 activity is authorised to extract and process up to 20,000 cubic metres of sand per year under Permit No. P13-008 containing Permit Conditions – Environmental (PCE) No. 8701. No complaints have been received for the existing operation.

Expansion area

The proposed extractive pit expansion area comprises two separate areas of land, the eastern area is 1.4 hectares and the western area is 1.0 hectare (refer Figure 1 and

Figure 2). The former mining lease for activity (1953P/M) covers 10.5 hectares and the proposed expansion will increase the mining lease area to a total of 12.9 hectares.

Prospect Timber & Landscape Supplies (the Proponent) lodged an application for a new mining lease with Mineral Resources Tasmania (MRT) in December 2023, which incorporates the former mining lease area (1953P/M) and the proposed expansion area. A new mining lease (2130P/M) was granted by MRT in November 2024 (refer Figure 3). The boundaries of mining lease 2130P/M align with the Activity Area boundaries (refer Attachment 1 of Appendix 3: Permit Conditions – Environmental (PCE) No: 10945

Extractive method and staging

The EER states that only small working areas (approximately 100 m x 200 m) will be cleared at a time. The depth of excavation is generally dictated by the natural contours of the sand deposit and can be up to 5 metres. Worked areas will be rehabilitated before new areas are opened for sand extraction which minimises the amount disturbance area and subsequently, the amount of dust generated.

The extractive pit development is proposed to occur across three stages (refer Figure 3). The first area to be worked (Stage 1) will be the western expansion area. Stage 2 will be the eastern expansion area. Stage 3 is the southern area of the mining lease. The Stage 3 area forms part of the former mining lease (1953P/M) and was included in the previous assessment which was granted relevant approvals from Northern Midlands Council and the Board in August 2013.

According to the EER, mining lease 2130P/M is proposed for a ten year period and it is anticipated that there is sufficient material within the mining lease for an operational lifespan of at least 20 years.

Location and planning context

Location	204 Forest Hall Road, Cleveland. The site is located within Certificate of Title (CT) 243828/1 and the existing access road passes through CT 36634/3 and CT 36634/2. All CTs are in the same ownership. Figure 1 shows the general location of the activity and Figure 4 shows the location in detail with reference to sensitive receptors.
Land zoning	Zoned Agriculture under the Tasmanian Planning Scheme. Extractive Industry is a Discretionary Use Class within this zone.
Land tenure and use	Private freehold predominately used for cultivation of barley, potato and poppy crops. Where the activity is situated is not considered suitable for farming use and is unable to be cultivated for cropping or used extensively for grazing livestock.
Surrounding land zoning,	The activity is surrounded by land zoned as agriculture. The tenure of the surrounding land is primarily private freehold, with the nearby township of Cleveland also comprising Crown land and public reserve land. Surrounding land uses are agriculture,

Tenure and uses	and private covenanted reserved land under the <i>Nature Conservation Act 2002</i> (NCA) to the west, northwest and east. Cleveland Lagoon Conservation Area is located approximately 3.6 kilometres to the northeast.
Mining lease	2130P/M, as shown in Figure 3 .
Lease area	12.9 hectares.
Bond	Current bond for mining lease 2130P/M is \$30,000.

Environmental characteristics

Climate	Annual average rainfall is approximately 489 millimetres. Prevailing winds are generally north westerly during drier periods.
Topography	The Activity Area is relatively flat at approximately 210 metres above sea level, with a slight north easterly aspect.
Geology	The geology of the area is mapped as Cenozoic cover sequences, which are described as sand gravel and mud of alluvial, lacustrine and littoral origin.
Soils	Soils within the Activity Area are mapped as Pashanger with Bloomfield soils on dolerite bedrock (Ps-Bo) and Bloomfield Association (Bo). Ps-Bo comprises loose windblown sand on gently undulating to rolling (3-32%) dunes, flanks and outcrops of dolerite hill slopes. Bo comprises moderately well drained soils on dolerite bedrock and colluvium on rolling to steep (10-56%) land. There are no acid sulfate soils (ASS) within the Activity Area and site geology is not predisposed to acid mine drainage.
Hydrology	There is no watercourse or natural water body located within the Activity Area. A small pond and larger dam are located approximately 8 metres and 40 metres to the east of the Activity Area respectively. An unnamed watercourse is also located approximately 50 metres to the east of the Activity Area.
Natural values	No evidence of fauna species listed under the <i>Threatened Species Protection Act 1995</i> (TSPA) or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) were observed during onsite surveys or have been recorded within the Activity Area. Marginal foraging habitat was identified within the Activity Area for <i>Perameles gunnii</i> (eastern barred bandicoot). No raptor nests or sightings have been identified within 500 metres or 1 kilometre line-of-sight of the Activity Area. One threatened flora species listed under the TSPA, <i>Leucopogon virgatus</i> var. <i>brevifolius</i> (shortleaf beardheath) has been recorded within the Activity Area. Vegetation within the Activity Area includes approximately 6.1 hectares of <i>Eucalyptus amygdalina</i> inland forest and woodland on Cainozoic deposits (DAZ), which is listed as a Threatened Native Vegetation Community (TNVC) under the NCA.

Proposed infrastructure

Major equipment	The equipment will remain the same as is currently used for existing sand mining operations: <ul style="list-style-type: none"> • Hyundai 23 tonne excavator (170 hp); • Trommel screen 8 tonne (44 hp); • Hyundai 780 loader 12.5 tonne (345 hp); and • Case W20C 9 tonne (120 hp).
Other infrastructure	The proposed expansion of the extractive pit will require changes to the location and size of existing stormwater infrastructure i.e., sediment settling pond and cut off drains / bunds.

Inputs

Water	To be sourced from a bore on the property as required for screening dust suppression and to dampen internal roads.
Energy	Diesel powered equipment will be used onsite.

Wastes and emissions

Liquid	Stormwater runoff from extraction and stockpile areas.
Atmospheric	Dust from screening, internal and external traffic, loading material and blow-off from stockpiles.
Solid	General refuse including food scraps, paper and packaging. Waste associated with maintenance of plant and equipment such as grease cartridges and soiled rags.
Controlled wastes	Waste fuels and engine oil. Portable chemical toilet for sanitary waste.
Noise and vibration	From screening equipment, excavator, loaders and vehicles movements both onsite and going to and from the site. Blasting is not required for sanding mining operations.
Greenhouse gases	There will be no change in existing emissions from the operation of diesel-fuelled machinery and transport of materials offsite.

Construction and operations

Proposal timetable	Dependent on approval, the Proposal will commence as soon as possible.
Operating hours (ongoing)	0700 to 1900 hours Monday to Friday. 0800 to 1600 hours Saturday. No activity on Sunday and public holidays.

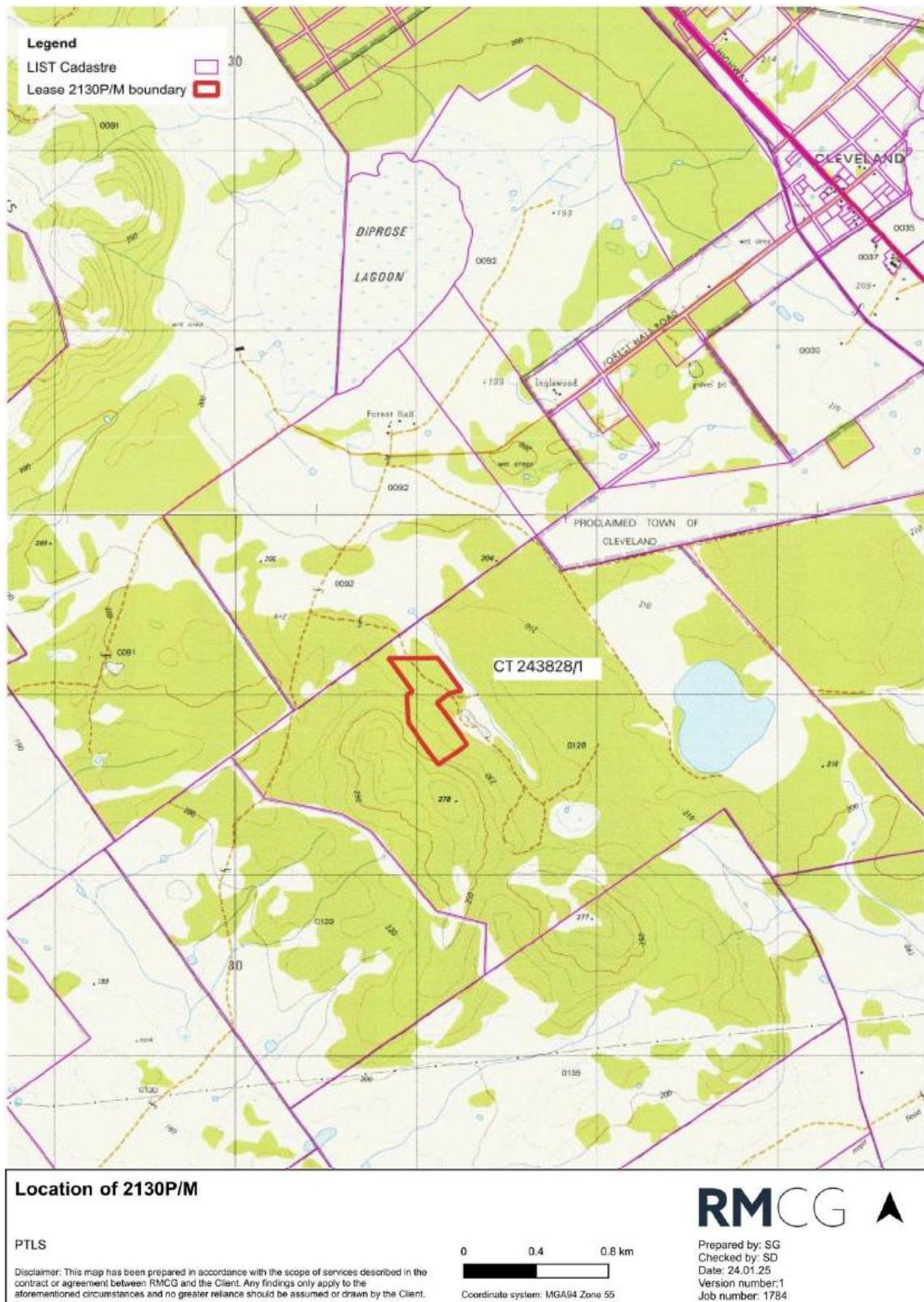


Figure 1: General location of existing and proposed activity. Activity Area and mining lease 2130P/M boundaries are shown in red (Figure 1 of the EER).

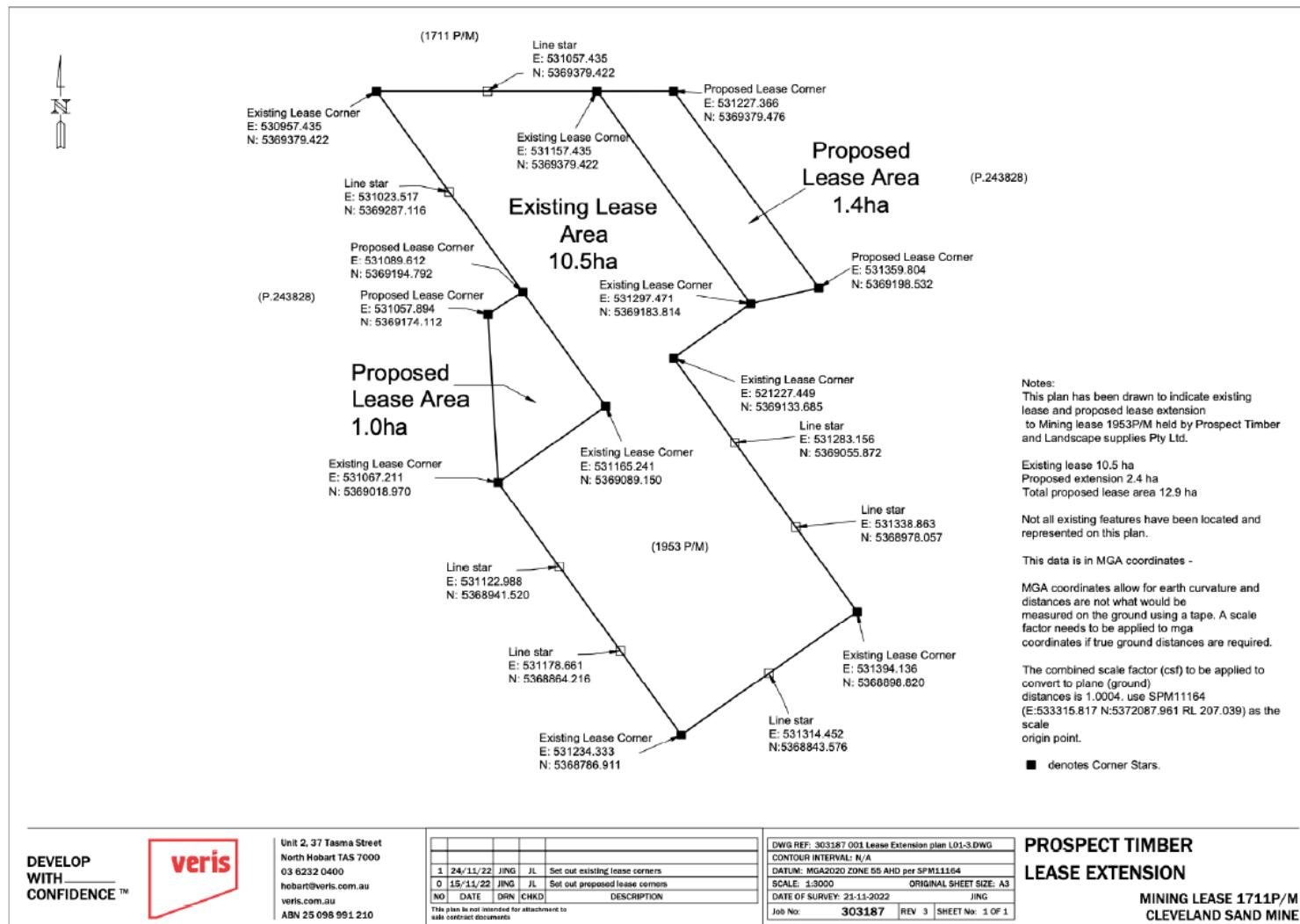


Figure 2: Proposed extractive pit expansion areas and existing extractive pit mining lease boundaries. The proposed expansion area comprises two separate areas of land, the eastern area is 1.4 hectares and the western area is 1.0 hectare (Figure 2 of the EER).



Figure 3: Site plan showing the locations of Stage 1, Stage 2 and Stage 3 extractive areas and site infrastructure. Activity Area and mining lease 2130P/M boundaries are shown in red and are inclusive of the proposed extractive pit expansion area (Figure 3 of the EER).

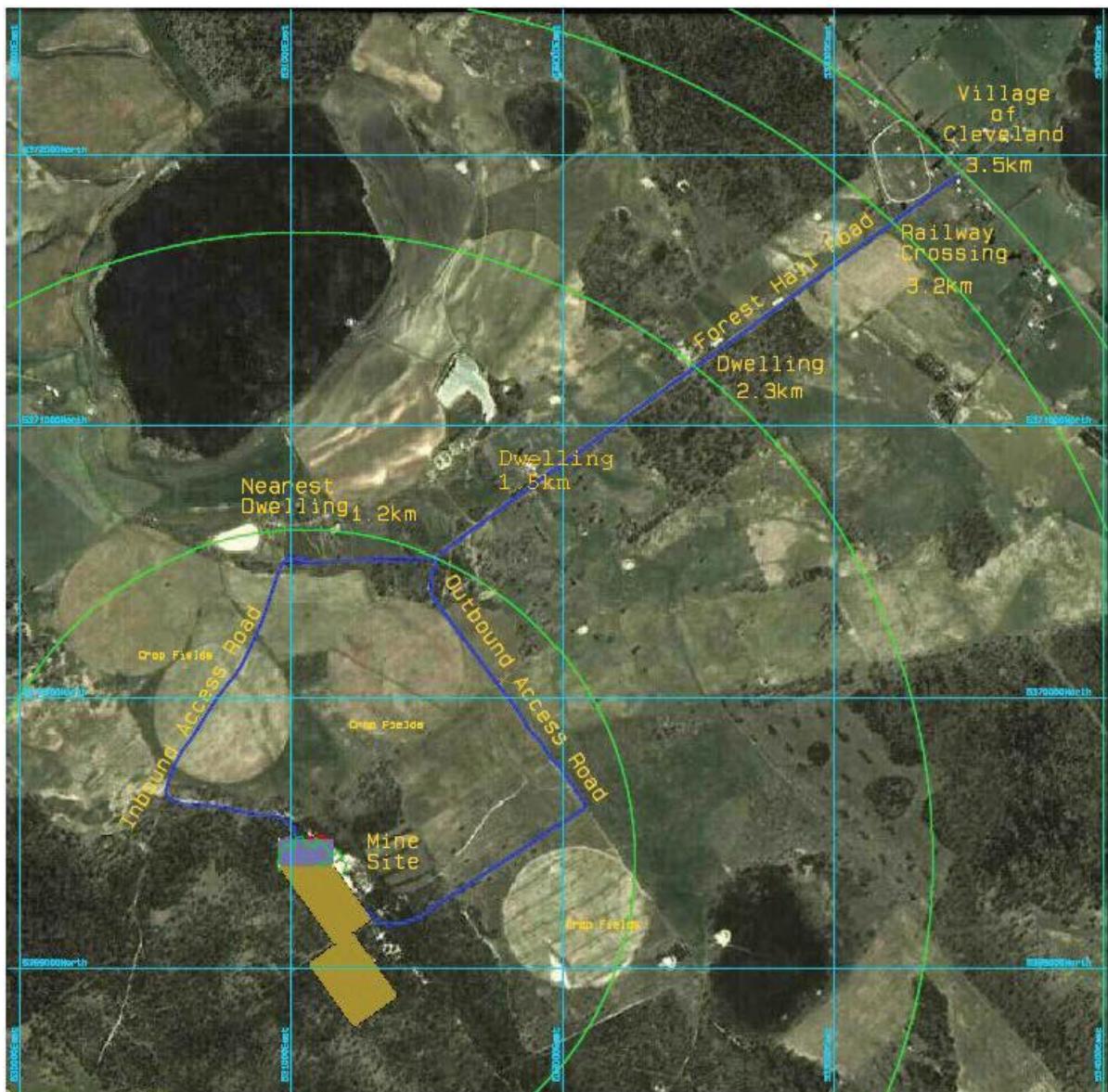


Figure 4: Proximity plan showing the inbound and outbound access road and nearby residential dwellings (sensitive receptors). The landowner's residence is located 1.2 km to the north and the nearest sensitive receptor in other ownership is located approximately 1.5 km to the northeast of the Activity Area (adapted Figure 6 of the EER).

2 Project rationale and alternatives

The Proponent has been operating the extractive pit (sand) activity at Forest Hall Road for 13 years. According to the EER, the proposed 2.4 hectare expansion area is an extension of the existing extractive pit mining lease area which means that existing infrastructure can be utilised and new access roads are not required. The location of the existing extractive pit was chosen for its deep sand deposits and the fact that the land is unsuitable for grazing livestock or the cultivation of crops.

The EER states that the Proponent ultimately chose the proposed extractive pit expansion area after identifying the locations of sand deposits and considering how to limit impacts on threatened native vegetation communities and threatened species.

3 Public and agency consultation

One (1) public submission was received during the public consultation period. The main issues raised in the submission were:

- Road maintenance and safety concerns in relation to truck movements on Forest Hall Road; and
- Dust emissions from truck movements on Forest Hall Road.

It is noted that maintenance issues and safety concerns in relation to public roads are planning matters that will be considered by Northern Midlands Council.

During the assessment process, the proposal was also referred to several government agencies with an interest in the proposal. Comments were received from the Conservation Assessments Section (CAS), within the Department of Natural Resources and Environment Tasmania (NRE Tas) on threatened flora and TNVCs within the Activity Area which were addressed through the assessment process and used to inform the mitigation measures proposed in the EER.

Appendix I: Summary of public and agency submissions of this report contains a summary of the public submission that was received.

4 Evaluation of key environmental issue: Biodiversity and natural values

One key environmental issue, biodiversity and natural values, was identified for detailed evaluation in this report:

4.1 Existing environment and potential impacts

Existing environment

Biodiversity and natural values associated with the Activity Area were identified through desktop reviews and field surveys including targeted flora surveys.

Vegetation within the proposed extractive pit expansion area includes:

- 0.6 hectares of *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ) including 0.3 hectares in the western expansion area and 0.3 hectares in the eastern expansion area;
- 0.5 hectares of Midlands woodland complex (DMW) in the western expansion area; and
- 1.3 hectares of disturbed / modified land categorised as extra-urban miscellaneous (FUM).

An additional 5.5 hectares of DAZ vegetation community is located within the wider Activity Area, specifically the southern area of the former and current mining lease marked as Stage 3 (refer **Figure 5**). DAZ is listed as a Threatened Native Vegetation Community (TNVC) under the *Nature Conservation Act 2002* (NCA). While the DMW community can comprise the woodland facies of *Eucalyptus ovata* forest and woodland (DOV), which is a listed TNVC under the NCA, no *Eucalyptus ovata* was identified onsite and the area attributed to DMW does not meet the vegetation condition benchmarks for a TNVC of DOV.

The Activity Area is located within the core range of threatened flora species *Leucopogon virgatus* var. *brevifolius* (shortleaf beardheath), which is listed as rare under the *Threatened Species Protection Act 1995* (TSPA). Targeted flora surveys were undertaken for the Proposal and 79 individual shortleaf beardheath plants were identified within the Activity Area, the majority of which are recorded within the eastern expansion area. An additional 199 plants were recorded within 1 kilometre of the Activity Area boundary (refer **Figure 5**).

The Activity Area also meets habitat requirements for an additional 11 threatened flora species listed under the TSPA, and 46 threatened flora species have been recorded on the Natural Values Atlas (NVA) within a 5 kilometre radius (Table 4-1 of Appendix A to the EER).

Threatened fauna species have not previously been recorded within the Activity Area and no evidence of these species, such as scats, were observed during onsite surveys. Although the NVA identifies 16 threatened fauna species that have potential to occur within the Activity Area, only five of these species may occur based on potential suitable habitat and the location of records in the surrounding area (Table 5-1 of Appendix A of the EER). The Activity Area supports potential foraging habitat for the following threatened fauna species:

- *Sarcophilus harrisii* (Tasmanian devil);
- *Dasyurus maculatus* subsp. *maculatus* (spotted-tailed quoll);
- *Dasyurus viverrinus* (eastern quoll); and
- *Aquila audax* subsp. *fleayi* (Tasmanian wedge-tailed eagle).

Marginal foraging habitat was identified within the Activity Area for *Perameles gunnii* (eastern barred bandicoot). Although there are several nest records for *Aquila audax* subsp. *fleayi* (Tasmanian wedge-tailed eagle) within 5 kilometres, no raptor nests or sightings have been identified within 500 metres or 1 kilometre line-of-sight of the Activity Area. The closest known raptor nest is situated approximately 3.2 kilometres to the northeast of the Activity Area.

Potential impacts

The Proposal will impact on the following natural values:

- Clearance of 0.6 hectares of DAZ, which is listed as a TNVC under the NCA, across the western and eastern expansion areas;
- Clearance of 0.5 hectares of DMW within the western expansion area; and
- The 'take'¹ of approximately 13 individual shortleaf beardheath plants within the eastern expansion area. The activity may potentially impact on this species in future as staged extraction progresses across the wider Activity Area.

5.5 hectares of DAZ will be cleared within Stage 3 of the Activity Area (refer **Figure 5**), however this area was assessed and approved by the Northern Midlands Council and the Board in 2013.

The 13 individual shortleaf beardheath plants located within the eastern expansion area (refer **Figure 5**) will be disturbed by sand mining operations which involves pushing the topsoil into the stockpiling area with a loader and excavator which is then spread back over the worked area during the rehabilitation stage. The remaining shortleaf beardheath plants recorded within the eastern expansion area will not be disturbed by the Proposal and are located within an area mapped as 'rehabilitation only' (refer **Figure 5**). An additional 5 individual shortleaf beardheath plants were recorded within the Stage 3 area which was assessed and approved by the Northern Midlands Council and the Board in 2013.

According to the natural values assessment (RMCG 2025a, Appendix A to the EER), the Proposal requires the 'take' of approximately 6% of the local shortleaf beardheath sub-population identified. It is considered that the Proposal will not result in a contraction of the geographical extent of the overall population as the species has successfully colonised previously disturbed areas of the site. The natural values assessment notes that approximately 90 individual shortleaf beardheath plants were identified within rehabilitated areas and due to the species' association with disturbance, there are extensive records of shortleaf beardheath along roads and clearings to the east and southeast of the Activity Area (refer **Figure 5**).

The Activity Area meets habitat requirements for 11 other threatened flora species, however these were not identified during onsite surveys. The natural values assessment states it is unlikely that these species are present within the expansion area due to the site history, current level of disturbance, and adequate survey efforts across multiple seasons. The natural values assessment therefore concludes that there is a low risk that they will be disturbed by the Proposal.

The natural values assessment further notes that while the Activity Area supports potential foraging habitat for threatened fauna species, including Tasmanian devil, spotted-tail quoll and eastern quoll, the clearance of the 2.4 hectare expansion area is anticipated to present a low risk of impacting on these species due to the limited area to be cleared, the nature of the sand mining method and staged rehabilitation.

¹ 'Take' is defined in the *Threatened Species Protection Act 1995* (TSPA) as kill, injure, pursue, catch, damage, destroy and collect.

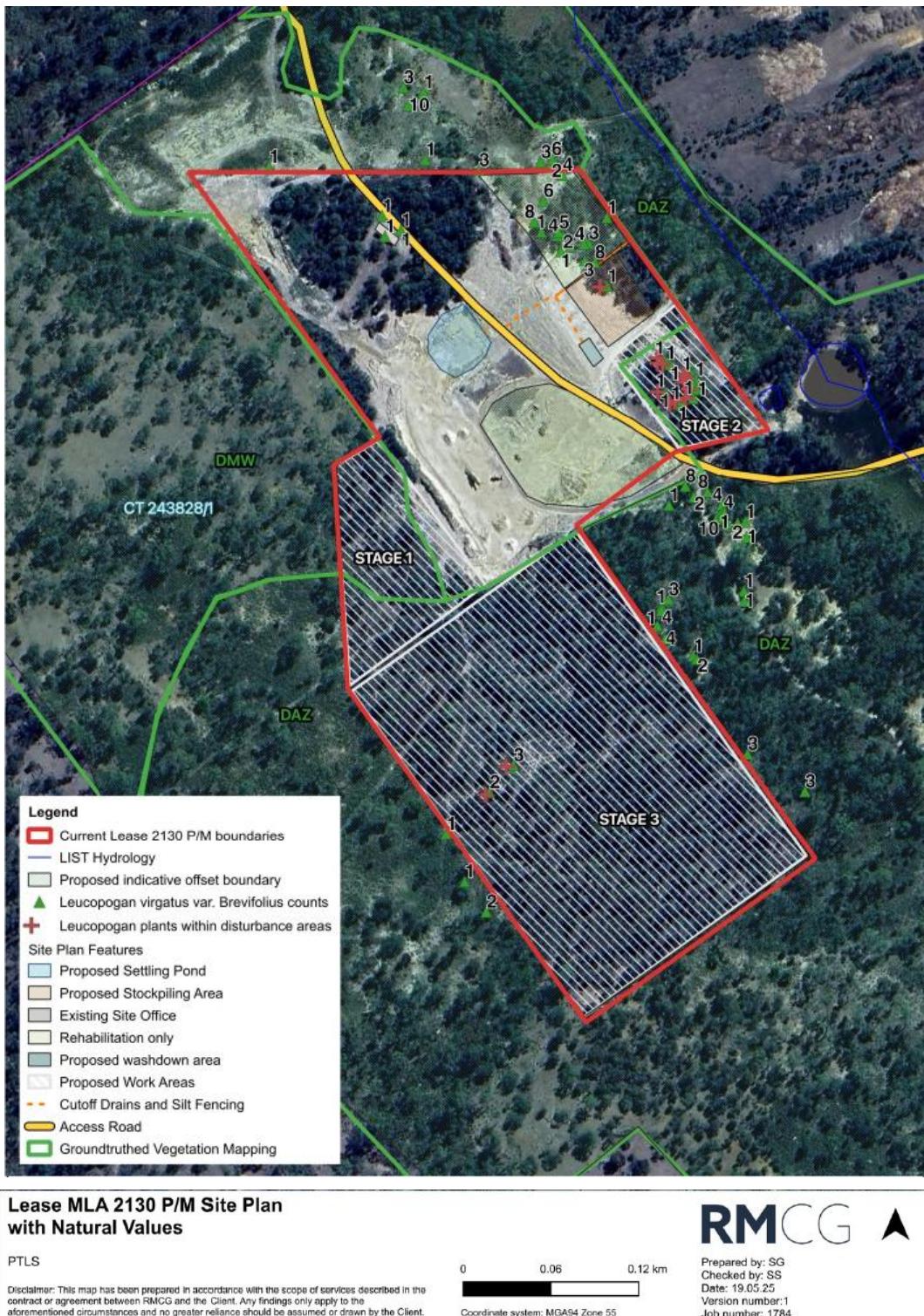


Figure 5: Mapped and observed natural values within and surrounding the Activity Area. Activity Area and mining lease 2130P/M boundaries are shown in red. Native vegetation communities (DAZ and DMW) are shown in green. Locations of individual plants of shortleaf beardheath are shown with green triangles. Shortleaf beardheath plants to be impacted by the Proposal are depicted with red crosses. Rehabilitation areas are shaded green (Figure 4 of the EER).

4.2 Management measures

The Proponent's management measures listed in the EER for biodiversity and natural values are provided in Table I. Appendix 2: Table of proposed management measures of this report contains a table of all the Proponent's management measures.

The management measures for shortleaf beardheath in Table I are also contained in the Shortleaf Beardheath Management Plan (RMCG 2025b, Appendix C to the EER) which was prepared for the Proposal and ongoing sand mining operations to ensure that the impact on the overall viability, integrity and geographical extent of the shortleaf beardheath population at the site is mitigated, monitored and actively managed.

Table I: Proposed management measures for biodiversity and natural values.

Number	Action	Timing
3	Continue to formalise offset arrangements of existing areas of DAZ historically managed as offsets.	Ongoing
4	Clearly mark on site/fence lease boundary to prevent disturbance to adjacent threatened DAZ vegetation communities.	Prior to working new areas
5	Undertake spring survey within Stage 3 area as per original permit conditions for lease 1953P/M.	Prior to working Stage 3
6	Clearly mark on site shortleaf beardheath to be retained within the lease area to ensure they are not damaged by machinery.	Prior to working new areas
7	Where possible retention of remnant "islands" within the quarry area to be left to provide a seed source for native species.	Ongoing
10	Undertake survey for shortleaf beardheath after rehabilitation has occurred to ensure the species is successfully recolonising in areas it was previously recorded and if required undertake active rehabilitation.	Ongoing
17	Any new observations of threatened flora and fauna species should be documented for monitoring purposes and records uploaded to the NVA.	Ongoing

4.3 Public and agency comment and responses

Biodiversity and natural values were not raised in representations from the public.

4.4 Evaluation

CAS at NRE Tas recommend that the clearance of TNVCs such as DAZ is minimised.

The natural values assessment states that the formalisation of the offset arrangement required by the previous assessment will incorporate the offsetting of the additional 0.6 hectares of DAZ to be cleared as part of the Proposal in accordance with the 5:1 offset ratio. While the 0.5 hectare area attributed to DMW in the western expansion area does not meet the threshold for the TNVC of DOV, the natural values assessment notes that the proposed offset area currently in the process of being formalised contains adequate area (i.e., more than 5 times) of similar DMW vegetation composition and condition. The Proponent's commitment as part of management measure number 3 to incorporate the offsetting of the 0.6

hectares of DAZ and 0.5 hectares of DMW to be cleared as part of the Proposal is considered appropriate and is supported.

The action under management measure number 4 to mark the boundaries of the mining lease to prevent disturbance to the adjacent DAZ community is supported and required by condition **FF3**. Condition **FF3** requires the person responsible to delineate the boundary of the Activity Area where it interfaces with the DAZ community, as identified in Attachment 2 of the permit, with exclusion fencing, markers, or other similar method approved in writing by the Director. The delineation method must be maintained for the duration of the activity.

While the sand mining method utilised by the Proponent has been carried out across previously mined areas of the site and onsite surveys recorded approximately 90 individual shortleaf beardheath plants as having successfully colonised across previously disturbed areas, the proposed 'take' of 6% of the local shortleaf beardheath sub-population is an impact which requires mitigation and monitoring. Condition **FF1** requires the person responsible to implement and act in accordance with the approved Shortleaf Beardheath Management Plan (RMCG 2025b, Appendix C to the EER) to ensure that the impact to the overall viability, integrity and geographical extent of the shortleaf beardheath population within the Activity Area is mitigated, monitored and actively managed.

Specifically, Table 2 of the approved Shortleaf Beardheath Management Plan outlines the requirements for post sand mining surveys and active rehabilitation to ensure shortleaf beardheath remains viable at the site beyond the life of the activity. The Shortleaf Beardheath Management Plan is supported by CAS at NRE Tas. General condition **G9** allows for the Director to require the Shortleaf Beardheath Management Plan to be amended if necessary and condition **FF1(2)** allows for the person responsible to apply to the Director to vary or substitute the Plan if needed.

As noted in the approved Shortleaf Beardheath Management Plan, prior to the commencement of any works in the expansion area (specifically the eastern expansion area where 13 individual shortleaf beardheath plants are recorded within the proposed extraction and stockpiling areas), a permit to 'take' under the TSPA will be required. While the natural values assessment for the Proposal largely focused on the expansion area, targeted flora surveys recorded 5 individual shortleaf beardheath plants within the Stage 3 area (refer **Figure 5**) which may potentially be impacted by future sand mining operations and will require a permit to 'take' under the TSPA. Requirements of the TSPA in relation to the 'take' of listed species are included in the permit under legal obligation **LO4**.

In accordance with the approved Shortleaf Beardheath Management Plan, shortleaf beardheath plants recorded within the 'rehabilitation only' area of the Activity Area are proposed to be retained.

Management measure number 6 states that the 'rehabilitation only' areas of the site plan will be demarcated onsite to ensure that shortleaf beardheath plants are not damaged by machinery. Condition **FF2** reflects these measures and requires that the activity is conducted in a manner that does not cause degradation or disturbance (including sedimentation) to the 'rehabilitation only' areas within the Activity Area which are inhabited by shortleaf beardheath. Specifically, condition **FF2(1.2)** requires the person responsible to delineate the boundary of the areas depicted as 'rehabilitation only' in accordance with the Shortleaf Beardheath Management Plan with exclusion fencing, markers, or other similar method approved in writing by the Director. The delineation method must be maintained for the duration of the activity.

The Shortleaf Beardheath Management Plan also commits to an adaptive management approach where works will be stopped and new 'no go' zones implemented in the event of any new observations of shortleaf beardheath that may be impacted by the activity. As staged excavation and rehabilitation progresses over the lifespan of the activity, conditions **G9** and **FF(2)** will allow for the Shortleaf Beardheath Management Plan and associated site plan to be updated to reflect adaptive management by identifying any new 'no go' zones or revised 'rehabilitation only' areas as necessary.

The post rehabilitation surveys required by the approved Shortleaf Beardheath Management Plan will also ensure the DAZ community is regenerating following clearance and sand mining. Regeneration of the DAZ community, including natural rehabilitation of the shortleaf beardheath species, will be facilitated by management measure 7 which states that where possible, remnant islands will be retained within sand mining areas where possible to provide a seed source for native species. This measure is aligned with the sand mining method currently utilised by the Proponent and is supported.

The Stage 3 extent of the Activity Area also supports potential foraging habitat for threatened fauna species listed under the TSPA including Tasmanian devil, spotted-tail quoll, eastern quoll and Tasmanian wedge-tailed eagle. As extractive works are not proposed within the Stage 3 area for several years and to ensure that impacts to threatened listed fauna species are minimised, condition **FF4** is imposed in the permit which requires that a Tasmanian devil and spotted-tail quoll den pre-clearance survey of Stage 3 of the Activity Area is undertaken no more than 90 days prior to any vegetation removal commencing by a suitably qualified person in accordance with the *Guidelines for Terrestrial Natural Values Surveys related to Development Proposals*. This requirement aligns with the Proponent's commitments under management measure numbers 5 and 17. Condition **FF4(2)** and **FF4(3)** requires the person responsible to submit a report outlining the findings of the survey to the Director for approval prior to any vegetation clearance within the Stage 3 area. If any species listed under the TSPA will be adversely impacted by the activity, this must be brought to the attention of the Director and the Department which administers the TSPA prior to such impact occurring.

Based on the information provided and the conditions imposed in the permit, it is considered that potential impacts on biodiversity and natural values within the Activity Area can be appropriately managed to mitigate and minimise potential harm from the Proposal.

4.5 Conditions

The Proponent will be required to comply with the following conditions:

- FF1** Shortleaf Beardheath Management Plan
- FF2** Protection of shortleaf beardheath (*Leucopogon virgatus var. brevifolius*)
- FF3** Protection of *Eucalyptus amygdalina* forest and woodland on Cainozoic deposits (DAZ)
- FF4** Tasmanian devil (*Sarcophilus harrisii*) and spotted tailed quoll (*Dasyurus maculatus*) den pre-clearance survey
- G9** Amendment of required plans and reports

The Proponent is required to comply with the relevant legislation, and the following legal obligation is included in the permit:

- LO4** Threatened species requirements

5 Environmental conditions

In addition to the key issues, the following environmental issues are considered relevant to the proposal:

- Air quality;
- Surface water and groundwater quality;
- Noise and vibration emissions;
- Weed and disease management;
- Waste management;
- Dangerous goods and environmentally hazardous materials;
- Greenhouse gas emissions and climate change; and
- Decommissioning and rehabilitation.

While the Proposal involves an increase to the extractive pit area of 2.4 hectares, the existing annual extractive and screening limits remain unchanged and there will be no modifications to the equipment and sand mining method currently utilised. Accordingly, no increases in emissions to air, sediment runoff, noise and vibration emissions, waste, stored quantities of environmentally hazardous materials, nor greenhouse gases are anticipated.

Although the opening up of new sand extraction areas may have the potential to increase weed and disease incidence, standard condition OP2 (refer Table 2), which requires the person responsible to submit an updated Weed & Disease Management Plan, is appropriate to mitigate and manage the potential impacts posed.

In addition, there are no sensitive receptors (e.g., residential dwellings) within close proximity to the Activity Area and the nearest sensitive receptor in other ownership is located approximately 1.5 kilometres to the northeast.

For these reasons, the above issues do not warrant detailed evaluation. They are considered to be low risk as any potential impacts are minor in scale or consequence and can be readily avoided and appropriately managed by standard conditions imposed on the activity.

Table 2 lists the conditions imposed on the activity for non-key issues. Full conditions are provided in Appendix 3: Permit Conditions – Environmental (PCE) No: 10945 of this report.

Table 2: Conditions imposed on the activity (PCE No. 10945).

Condition No. and heading	Purpose of Condition(s)	Comment
Maximum quantities		
Q1 Regulatory limits	To specify the maximum extractive and processing limits.	Standard condition Reflects existing limits
General		
G1 Activity Area	To limit the footprint of the activity.	Standard condition
G2 Access to and awareness of conditions and associated documents	To require a copy of conditions to be kept available to those operating the activity.	Standard condition
G3 Incident response	To require the person responsible to take action to minimise environmental harm if an incident occurs.	Standard condition
G4 Proposed change to activity	To ensure the EPA is notified of any changes to the activity that may cause environmental harm, to assist regulation of the activity.	Standard condition
G5 Change of responsibility	To ensure the EPA is aware of changes to the person responsible for environmental management of the activity.	Standard condition
G6 Change of ownership	To ensure the EPA is aware of a change of ownership to the property on which the activity occurs.	Standard condition
G7 Quarry Code of Practice	To ensure the activity is carried out in accordance with best practice environmental management for quarry operations as outlined in the Quarry Code of Practice .	Standard condition
G8 Complaints register	To ensure complaints are recorded and available as an indicator to the EPA of potential nuisance.	Standard condition

G9 Amendment of required plans and reports	To ensure the EPA has the correct version of such plans and reports, and that they comply with permit requirements.	Standard condition
Air		
A1 Covering of vehicles	To prevent vehicle loads releasing dust into the air.	Standard condition
A2 Control of dust emissions	To require management of dust to prevent environmental nuisance beyond the Activity Area.	Standard condition
A3 Control of dust emissions from crushing and screening plant	To specify management measures to control dust from dust generating equipment.	Standard condition
Decommissioning and rehabilitation		
DC1 Stockpiling of surface soil	To require retention onsite of removed surface soils to provide for rehabilitation as needed.	Standard condition
DC2 Progressive rehabilitation	To compel timely rehabilitation of disused sections of the Activity Area, minimising the extent of unrehabilitated areas to five (5) hectares at any one time.	Standard condition
DC3 Temporary suspension of activity	To ensure adequate management of the activity and site, should the activity temporarily suspend operations.	Standard condition
DC4 Notification of cessation	To ensure the EPA is notified of proposed cessation in a timely way.	Standard condition
DC5 DRP Requirements	To require a Decommissioning and Rehabilitation Plan to be lodged with the EPA when notifying of cessation, with provision for the EPA Director to issue requirements for the Plan	Standard condition
DC6 Rehabilitation on cessation	To require decommissioning and rehabilitation in a timely, planned and approved manner.	Standard condition
DC6 Activity to cease following decommissioning and rehabilitation	To prevent resumption of an Activity where it has already been ceased and the site decommissioned/rehabilitated.	Standard condition
Hazardous substances		
H1 Spill kits	To ensure spill kits are kept onsite in appropriate locations, enabling rapid response to spills of environmentally hazardous substances.	Standard condition
H2 Storage and handling of hazardous materials	To ensure environmentally hazardous substances are stored and handled appropriately, to prevent spills.	Standard condition

H3 Handling of hazardous materials – mobile	To ensure environmentally hazardous substances held in vehicles are stored and handled appropriately, to prevent spills.	Standard condition
Operations		
OP1 Operating hours	To limit operating hours in accordance with the Quarry Code of Practice , to limit the potential for the activity to cause environmental nuisance from noise.	Standard condition
OP2 Weed & Disease Management Plan	To ensure the spread of weeds from and within the Activity Area is minimised.	Standard condition
OP3 Machinery washdown	To ensure that machinery is washed down prior to entering the Activity Area to reduce the likelihood of weeds and diseases being introduced.	Standard condition
Stormwater management		
SW1 Perimeter drains or bunds	To ensure that infrastructure to divert clean water around the site is adequately installed and maintained to minimise sediment and other pollutants entering stormwater.	Standard condition
SW2 Design and maintenance of settling ponds	To ensure that infrastructure to manage water traversing and discharged from the Activity Area is adequately installed and maintained to minimise release of sediment entrained in stormwater.	Standard condition
SW3 Stormwater	To require collection and treatment of polluted stormwater prior to discharge and prohibit discharge of stormwater carrying visible pollutants.	Standard condition

6 Report conclusions

This assessment has been based on the information provided by the proponent, Prospect Timber & Landscape Supplies, in the permit application and the case for assessment (the EER).

This report incorporates specialist advice provided by EPA scientific and regulatory staff, the Department of Natural Resources and Environment Tasmania and considers issues raised in public submissions.

The proposal has been assessed in the context of the Objectives and Environmental Impact Assessment Principles specified in EMPCA.

It is concluded that the proposal is capable of being managed in an environmentally acceptable manner such that it is unlikely that the RMPS and EMPCS objectives would be compromised, provided that the Permit Conditions - Environmental (PCE) No. 10945 appended to this report are imposed and duly complied with.

The environmental conditions in Appendix 3 are a new set of operating conditions for the entire, expanded activity that will supersede the existing permit conditions.

7 Report approval

Environmental Assessment Report and conclusions, including environmental conditions, adopted:



Amanda Locatelli

DIRECTOR, ENVIRONMENTAL ASSESSMENTS

Acting under delegation from the Board of the Environment Protection Authority

Date: 23 December 2025

8 References

Prospect Timber & Landscape Supplies Pty Ltd (2025) *Environmental Effects Report Extractive Pit (Sand) "Forest Hall" Forest Hall Road Cleveland* (dated July 2025), Prospect, Tasmania.

RM Consulting Group Pty Ltd (RMCG) (2025a) *Flora and Fauna Report: Mining Lease Extension* (dated July 2025), prepared for Prospect Timber & Landscape Supplies Pty Ltd, Launceston, Tasmania.

RM Consulting Group Pty Ltd (RMCG) (2025b) *Management Plan for impact on shortleaf beardheath (Leucopogon virgatus var. brevifolius)* (dated 19 August 2025), prepared for Prospect Timber & Landscape Supplies Pty Ltd, Launceston, Tasmania.

9 Appendices

- Appendix 1 Summary of public and agency submissions
- Appendix 2 Table of proponent management measures
- Appendix 3 Permit conditions – Environmental No: 10945

Appendix I: Summary of public and agency submissions

Table 3: Matters raised during public consultation period.

Representation No.	Comments and Issues	Further Information Requested	EPA Comments
I	<p>Representor No. I raised safety and maintenance concerns in relation to truck movements on Forest Hall Road, and noted that trucks travelling at high speeds on Forest Hall Road also generate high amounts of dust emissions.</p>	No.	<p>Road maintenance and safety concerns for public roads (i.e., Forest Hall Road) are outside the Board's responsibility as they are planning matters that will be considered by Northern Midlands Council.</p> <p>While the Board can consider speed limits in relation to trucks travelling on the private access road, no further information was requested as the Proponent is aware of the issues raised and has advised that all cartage contractors are required to comply with strict entry and exit procedures which include the following measures:</p> <ol style="list-style-type: none"> 1. Self-imposed speed limit of 40 km/h on Forest Hall Road; 2. Mandatory UHF call sign to advise on truck entry and exit; 3. Passing bay on the Forest Hall property to manage heavy vehicle movements safely on the public road; and 4. All new drivers are inducted onsite by a Prospect Timber & Landscape Supplies staff member. <p>The Proponent is also required to cover all vehicles carrying loads containing material prior to vehicles leaving the Activity Area and/or travelling on public roads (condition A1 of PCE No. 10945).</p> <p>No further conditions are required necessary to be imposed by the Board.</p>

Appendix 2: Table of proposed management measures

Table 4: Proposed management measures (amended Part D of EER).

Number	Action	Timing
1	Operations will comply with the Quarry Code of Practice 1999.	Ongoing
2	Staged clearing of only small working areas at a time (approx. 200 m x 100 m).	Ongoing
3	Continue to formalise offset arrangements of existing areas of DAZ historically managed as offsets.	Ongoing
4	Clearly mark on site/fence lease boundary to prevent disturbance to adjacent threatened DAZ vegetation communities.	Prior to working new areas
5	Undertake spring survey within Stage 3 area as per original permit conditions for lease 1953P/M.	Prior to working Stage 3
6	Clearly mark on site <i>Leucopogon virgatus var. brevifolius</i> to be retained within the lease area to ensure they are not damaged by machinery.	Prior to working new areas
7	Where possible retention of remnant “islands” within the quarry area to be left to provide a seed source for native species.	Ongoing
8	Continue to undertake regular <i>Phytophthora</i> monitoring.	Ongoing
9	Rehabilitate working areas as soon as practicable after mining the sand.	Ongoing
10	Undertake survey for <i>Leucopogon virgatus var. brevifolius</i> after rehabilitation has occurred to ensure the species is successfully recolonising in areas it was previously recorded and if required undertake active rehabilitation.	Ongoing
11	Maintain strict quarry hygiene procedures including washdown procedures and no materials from other locations to be stored or dumped within the quarry area.	Ongoing
12	All solid waste to be removed from the quarry site.	Ongoing
13	Implement Weed Management Plan to control and monitor weed species.	Ongoing
14	Sufficient quantity of “Envirosorb” matting to be kept onsite to absorb a substantial spill of up to 200 litres.	Ongoing
15	Maintain and service equipment.	Ongoing
16	The provisions of the <i>Aboriginal Heritage Act 1975</i> will be complied with.	Ongoing
17	Any new observations of threatened flora and fauna species should be documented for monitoring purposes and records uploaded to the Natural Values Atlas.	Ongoing

Number	Action	Timing
18	Construct and maintain the proposed settling pond (capacity of approximately 1 megalitre).	Ongoing
19	Washdown vehicles upon entry/exit at the designated washdown area (in accordance with the Weed & Disease Management Plan).	Ongoing

Appendix 3: Permit Conditions – Environmental (PCE) No: 10945

PERMIT PART B
PERMIT CONDITIONS - ENVIRONMENTAL No. 10945

Issued under the *Environmental Management and Pollution Control Act 1994*

Activity: **The operation of a sand pit with materials handling (ACTIVITY TYPE: Crushing, grinding, milling or separating into different sizes (rocks, ores or minerals))**
FOREST HALL ROAD
CLEVELAND TAS 7211

The above activity has been assessed as a level 2 activity under the *Environmental Management and Pollution Control Act 1994*.

Acting under Section 25(5)(a)(i) of the EMPCA, the Board of the Environment Protection Authority has required that this Permit Part B be included in any Permit granted under the *Land Use Planning and Approvals Act 1993* with respect to the above activity.

Municipality: **NORTHERN MIDLANDS**
Permit Application Reference: **PLN21-0104**
EPA file reference: **21/2216**

Date conditions approved: 23 December 2025



Signed:

DELEGATE FOR THE BOARD OF THE ENVIRONMENT PROTECTION AUTHORITY

DEFINITIONS

Unless the contrary appears, words and expressions used in this Permit Part B have the meaning given to them in **Schedule 1** of this Permit and in the EMPCA. If there is any inconsistency between a definition in the EMPCA and a definition in this Permit Part B, the EMPCA prevails to the extent of the inconsistency.

ENVIRONMENTAL CONDITIONS

The person responsible for the activity must comply with the conditions contained in **Schedule 2** of this Permit Part B.

INFORMATION

Attention is drawn to **Schedule 3**, which contains important additional information.

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Attachments

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Attachment 2: Mapped vegetation communities (modified: 17/12/2025 12:00).....	1 page

Schedule 1: Definitions

In this Permit Part B:-

20,000 cubic metres is considered equivalent to 28,000 tonnes.

Aboriginal Relic has the meaning described in section 2(3) of the *Aboriginal Heritage Act 1975*.

Activity means any environmentally relevant activity (as defined in Section 3 of EMPCA) to which this document relates, and includes more than one such activity.

Activity Area means the area to be used for the Activity when these conditions take effect, as depicted in Attachment 1.

Authorized Officer means an authorized officer under section 20 of EMPCA.

Best Practice Erosion and Sediment Control means the document with this title by the International Erosion Control Association, dated November 2008, and any amendment to or substitution of this document.

Devil Survey Guidelines and Management Advice means the document titled *Survey Guidelines and Management Advice for Development Proposals that may impact the Tasmanian Devil* (*Sarcophilus harrisii*), dated 2023, by Environment Strategic Business Unit, Department of Natural Resources and Environment Tasmania and includes subsequent versions of this document.

Director means the Director, Environment Protection Authority holding office under section 18 of EMPCA and includes a delegate or person authorised in writing by the Director to exercise a power or function on the Director's behalf.

DRP means Decommissioning and Rehabilitation Plan.

EER means the document titled *Environmental Effects Report Extractive Pit (Sand) "Forest Hall" Forest Hall Road Cleveland* prepared by Prospect Timber & Landscape Supplies Pty Ltd, dated July 2025.

EMPCA means the *Environmental Management and Pollution Control Act 1994*.

Environmental Harm and **Material Environmental Harm** and **Serious Environmental Harm** each have the meanings ascribed to them in Section 5 of EMPCA.

Environmental Nuisance has the meanings ascribed to it in Section 3 of EMPCA.

Environmentally Hazardous Material means any substance or mixture of substances of a nature or held in quantities which present a reasonably foreseeable risk of causing serious or material environmental harm if released to the environment and includes fuels, oils, waste and chemicals but excludes sewage.

EPA Board means the Board of the Environment Protection Authority established under section 13 of EMPCA and includes a delegate or person authorised in writing by the EPA Board to exercise a power or function on the EPA Board's behalf.

Guidelines for Terrestrial Natural Values Surveys related to Development Proposals means the document titled *Guidelines for Terrestrial Natural Values Surveys related to Development Proposals*, by the Department of Primary Industries, Parks, Water and Environment, version 1.2 - May 2021, and includes any subsequent versions of this document.

Maximum Disturbed Area means the area disturbed to facilitate the activity and includes but is not limited to; vegetation disturbance, soil disturbance, access roads, hardstand, working area, vehicle parking and infrastructure (i.e. buildings, site office, sheds etc).

Person Responsible is any person who is or was responsible for the environmentally relevant activity to which this document relates and includes the officers, employees, contractors, joint venture partners and agents of that person, and includes a body corporate.

Planning Authority means the Council(s) for the municipal area(s) in which the Activity Area is situated.

Pollutant has the meaning ascribed to it in section 3 of EMPCA.

Quarry Code Of Practice means the document of this title published by the Department of Primary Industries, Water and Environment and the Department of Infrastructure, Energy and Resources in June 1999, and includes any subsequent versions of this document.

Shortleaf Beardheath Management Plan means the document titled *Management Plan for impact on shortleaf beardheath (Leucopogon virgatus var. brevifolius)* prepared by RM Consulting Group (RMCG) dated 19 August 2025, at Appendix C to the EER, and includes any subsequent versions of this document as approved by the Director in writing.

Stormwater means water runoff as a consequence of a rainfall event, whether surface flow, piped flow, or flow within conduits, including any contaminants collected by the water during its passage.

Suitably qualified person means a person approved in writing by the Director as having professional qualifications, training, skills and/or experience related to the nominated subject matter and who can give authoritative independent assessment, advice and analysis relative to the subject matter using the relevant protocols, standards, methods and/or literature.

Threatened Species has the meaning ascribed in the *Threatened Species Protection Act 1995*.

Weed means a plant species that has, or is likely to have, an adverse impact on the environment because of the introduction, spread or increase in population size of the species in an area; and includes a declared weed as defined in the *Biosecurity Act 2019* and subordinate regulations.

Weed and Disease Guidelines means the document titled *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania*, by the Department of Primary Industries, Parks, Water and Environment, dated March 2015, and any amendment to or substitution of this document.

Schedule 2: Conditions

Maximum Quantities

Q1 Regulatory limits

- 1 The activity must not exceed the following limits :
 - 1.1 20,000 cubic metres per year of rocks, ores or minerals processed.
 - 1.2 20,000 cubic metres per year of sand or clay extracted.

General

G1 Activity Area

The activity must be confined to the Activity Area.

G2 Access to and awareness of conditions and associated documents

A copy of these conditions and any associated documents referred to in these conditions must be held in a location that is known to and accessible to the person responsible for the activity. The person responsible for the activity must ensure that all persons who are responsible for undertaking work within the Activity Area, including contractors and sub-contractors, are familiar with these conditions to the extent relevant to their work.

G3 Incident response

If an incident causing or threatening environmental nuisance, serious environmental harm or material environmental harm from pollution occurs in the course of the activity, then the person responsible for the activity must immediately take all reasonable and practicable action to minimise any adverse environmental effects from the incident.

G4 Proposed change to activity

- 1 The person responsible must notify the Director in writing prior to implementing any change to the activity authorised by this document that may cause or increase the emission of a pollutant or which may result in environmental harm or environmental nuisance (even temporarily). A change includes, but is not limited to, any of the following:
 - 1.1 an increase in the discharge of a pollutant, or the location of its discharge.
 - 1.2 the construction, installation, alteration or removal of any structure or equipment used in the course of carrying out the activity.
 - 1.3 any clearance of native vegetation or earthworks.
 - 1.4 a change in the quantity or characteristics of materials used in carrying out the activity.
- 2 The notification must be in an approved form and include the following:
 - 2.1 details of the proposed change;
 - 2.2 an assessment of the environmental impacts that may result from the change;
 - 2.3 any relevant approvals held by the person responsible; and
 - 2.4 any advice from the relevant planning authority to the effect that approval is not required.
- 3 The person responsible must provide additional information as requested by an Authorized Officer.

- 4 The proposed change must not be implemented until the Director has confirmed in writing that they are satisfied that no other approval or variation of this document is required.
- 5 For the avoidance of doubt, a notification of a proposed change under this provision is not required if the proposed change is part of a referral to the EPA Board for assessment under sections 24, 25, 27 or 27AA of EMPCA.

G5 Change of Responsibility

- 1 Within 30 days of becoming aware that the person responsible for the activity will cease or has ceased to be responsible for the activity, that person must:
 - 1.1 notify the relevant planning authority in writing of the fact;
 - 1.2 notify the Director in writing of the fact;
 - 1.3 provide the relevant planning authority and the Director with full particulars in writing of any person succeeding him or her as the person responsible; and
 - 1.4 notify any such person of the requirements of any relevant permit, environment protection notice or other environmental management obligations.

G6 Change of ownership

If the owner of the Activity Area changes or is to change, then, as soon as reasonably practicable but no later than 30 days after becoming aware of the change or intended change in the ownership of the Activity Area, the person responsible must notify the Director in writing of the change or intended change of ownership.

G7 Quarry Code of Practice

Unless otherwise required by these conditions or required in writing by the Director, the activity (or activities) undertaken within the Activity Area must comply with the Acceptable Standards provisions of the *Quarry Code of Practice*.

G8 Complaints register

- 1 A public complaints register must be maintained. The public complaints register must, as a minimum, record the following detail in relation to each complaint received in which it is alleged that environmental harm (including an environmental nuisance) has been caused by the activity:
 - 1.1 the date and time at which the complaint was received;
 - 1.2 contact details for the complainant (where provided);
 - 1.3 the subject matter of the complaint;
 - 1.4 any investigations undertaken with regard to the complaint; and
 - 1.5 the manner in which the complaint was resolved, including any mitigation measures implemented.
- 2 Complaint records must be retained for a period of at least 3 years.

G9 Amendment of required plans and reports

- 1 The plans and reports required by these conditions must be amended to address any matter required by the Director, as advised by notice in writing.
- 2 Amended plans and reports must be resubmitted within the timeframe that the Director specifies.

Atmospheric

A1 Covering of vehicles

Vehicles carrying loads containing material which may blow or spill must be equipped with effective control measure to prevent the escape of the materials from the vehicles when they leave the Activity Area or travel on public roads.

A2 Control of dust emissions

Dust emissions from within the Activity Area must be controlled to the extent necessary to prevent environmental nuisance beyond the boundary of the Activity Area.

A3 Control of dust emissions from crushing and screening plant

- 1 Dust produced by the operation of all crushing and/or screening plant must be controlled by the use of one or more of the following methods to the extent necessary to prevent environmental nuisance:
 - 1.1 the installation of fixed water sprays at all crushers and/or screening plant and at all necessary points where processed material changes direction due to belt transfer;
 - 1.2 the installation of dust extraction equipment at all crushers and/or screening plant and at all necessary points where processed material changes direction due to belt transfer;
 - 1.3 the enclosure of the crushing and/or screening plant and the treatment of atmospheric emissions by dust extraction equipment; or
 - 1.4 any other method that has been approved in writing by the Director.

Decommissioning And Rehabilitation

DC1 Stockpiling of surface soil

Prior to commencement of extractive activities on any portion of the Activity Area, surface soils must be removed in that portion of the Activity Area to be disturbed by the conduct of the activity and stockpiled for later use in rehabilitation of the Activity Area. Topsoil must be kept separate from other overburden and protected from erosion or other disturbance.

DC2 Progressive rehabilitation

Worked out or disused sections of the Activity Area must be rehabilitated concurrently with extractive activities on other sections of the Activity Area. Progressive rehabilitation must be carried out in accordance with the relevant provisions of the *Quarry Code of Practice*, unless otherwise approved in writing by the Director. The maximum disturbed area of land which may remain, at any time, without rehabilitation is five (5) hectares.

DC3 Temporary suspension of activity

- 1 Within 30 days of becoming aware of any event or decision which is likely to give rise to the temporary suspension of the activity, the person responsible for the activity must notify the Director in writing of that event or decision. The notice must specify the date upon which the activity is expected to suspend or has suspended.
- 2 During temporary suspension of the activity the Activity Area must be managed and monitored by the person responsible for the activity to ensure that emissions from the Activity Area do not cause serious environmental harm, material environmental harm or environmental nuisance.

- 3 If required by the Director, a Care and Maintenance Plan for the activity must be submitted to the Director for approval, by a date specified in writing by the Director. This requirement will be deemed to be satisfied only when the Director indicates in writing that the submitted document adequately addresses the requirements of this condition.
 - 3.1 The plan must be prepared in accordance with any guidelines provided by the Director.
 - 3.2 Once approved the person responsible must act in accordance with the approved Care and Maintenance Plan.
 - 3.3 The person responsible may apply to the Director to vary or substitute the Care and Maintenance Plan. Any variation or substitution of the plan approved by the Director, by notice in writing, replaces the earlier approval with effect from the date specified in the notice.
- 4 Unless otherwise approved in writing by the Director, if the activity on the Activity Area has substantially ceased for 2 years, decommissioning of the activity and rehabilitation of the Activity Area must be carried out in accordance with the requirements of these conditions as if the activity has permanently ceased.

DC4 Notification of cessation

Within 30 days of becoming aware of any event or decision which is likely to give rise to the permanent cessation of the activity, the person responsible for the activity must notify the Director in writing of that event or decision. The notice must specify the date upon which the activity is expected to cease or has ceased.

DC5 DRP requirements

- 1 Unless otherwise approved in writing by the Director, a Decommissioning and Rehabilitation Plan (DRP) for the activity must be submitted for approval to the Director within 30 days of the Director being notified of the planned cessation of the activity. The DRP must be prepared in accordance with any guidelines provided by the Director. This requirement will be deemed to be satisfied only when the Director indicates in writing that the submitted document adequately addresses the requirements of this condition.
- 2 The person responsible may apply to the Director to vary or substitute the DRP. Any variation or substitution of the plan approved by the Director, by notice in writing, replaces the earlier approval with effect from the date specified in the notice.

DC6 Rehabilitation on cessation

- 1 Unless otherwise approved in writing by the Director, rehabilitation upon permanent cessation of the activity must be undertaken in accordance with relevant provisions of the *Quarry Code of Practice* and in accordance with the following:
 - 1.1 rehabilitation earthworks must be substantially completed within 12 months of cessation of the activity; and
 - 1.2 rehabilitated areas must be monitored and maintained for a period of at least three years after rehabilitation works have been substantially completed, after which time the person responsible for the activity may apply in writing to the Director for a written statement that rehabilitation has been successfully completed.

DC7 Activity to cease following decommissioning and rehabilitation

- 1 Following written notification by the Director confirming the completion of decommissioning of the Activity and rehabilitation of the Activity Area in accordance with these conditions:

- 1.1 the Activity must not recommence; and
- 1.2 the Person Responsible is not required to undertake monitoring, reporting and/or notification condition requirements relating to the activity, unless otherwise specified in writing by the Director.

Flora And Fauna

FF1 Shortleaf Beardheath Management Plan

- 1 The person responsible must implement and act in accordance with the approved Shortleaf Beardheath Management Plan.
- 2 The person responsible may apply to the Director to vary or substitute the Shortleaf Beardheath Management Plan. Any variation or substitution of the Shortleaf Beardheath Management Plan approved by the Director, by notice in writing, replaces the earlier approval with effect from the date specified in the notice.

FF2 Protection of shortleaf beardheath (*Leucopogon virgatus* var. *brevifolius*)

- 1 Unless otherwise approved in writing by the Director:
 - 1.1 The activity must be conducted in a manner that does not cause degradation or disturbance (including sedimentation) to the areas depicted as 'rehabilitation only' in accordance with the Shortleaf Beardheath Management Plan.
 - 1.2 Within 30 days of the date on which these permit conditions take effect the person responsible must delineate the boundary of the areas depicted as 'rehabilitation only' in accordance with the Shortleaf Beardheath Management Plan with exclusion fencing, markers, or other similar method approved in writing by the Director. The delineation method required by this condition must be maintained for the duration of the activity.

FF3 Protection of *Eucalyptus amygdalina* forest and woodland on Cainozoic deposits (DAZ)

Unless otherwise approved in writing by the Director, within 30 days of the date on which these permit conditions take effect the person responsible must delineate the boundary of the Activity Area where it interfaces with the *Eucalyptus amygdalina* forest and woodland on Cainozoic deposits (DAZ) community, as identified in Attachment 2, with exclusion fencing, markers, or other similar method approved in writing by the Director. The delineation method required by this condition must be maintained for the duration of the activity.

FF4 Tasmanian devil (*Sarcophilus harrisii*) and spotted tailed quoll (*Dasyurus maculatus*) den pre-clearance survey

- 1 Unless otherwise specified in writing by the Director, a pre-clearance survey for Tasmanian devil and spotted tailed quoll dens must be undertaken with sufficient time to obtain relevant approvals required by this condition, but no more than 90 days prior to commencing any vegetation removal. The pre-clearance survey must be undertaken:
 - 1.1 by a suitably qualified person; and
 - 1.2 in accordance with the Devil Survey Guidelines and Management Advice.
- 2 A report outlining the findings of the survey, must be submitted to the Director for approval.
- 3 Director approval in writing is required prior to the commencement of any vegetation removal.
- 4 Where any pre-clearance survey identifies any Tasmanian devil or spotted tailed quoll dens that cannot be conserved, vegetation within 50 metres of the den must not be removed until evidence is provided to the Director that the den has been decommissioned in accordance with relevant approvals held by the person responsible.

Hazardous Substances

H1 Spill kits

Spill kits appropriate for the types and volumes of materials handled within the Activity Area must be kept in appropriate locations and maintained in a functional condition to assist with the containment of spilt environmentally hazardous materials.

H2 Storage and handling of hazardous materials

- 1 Unless otherwise approved in writing by the Director, environmentally hazardous materials held within the Activity Area must be:
 - 1.1 stored within maintained and functional impervious bunded areas, spill trays or other containment systems; and
 - 1.2 managed to prevent unauthorised discharge, emission or deposition of pollutants:
 - 1.2.1 to soils within the boundary of the Activity Area in a manner that is likely to cause serious or material environmental harm;
 - 1.2.2 to groundwater;
 - 1.2.3 to waterways; or
 - 1.2.4 beyond the boundary of the Activity Area.

H3 Handling of hazardous materials - mobile

- 1 Where mobile containment of environmentally hazardous materials is utilised for the fuelling or servicing of mobile or fixed plant within the Activity Area, all reasonable measures must be implemented to prevent unauthorised discharge, emission or deposition of pollutants:
 - 1.1 to soils within the boundary of the Activity Area in a manner that is likely to cause serious or material environmental harm;
 - 1.2 to groundwater;
 - 1.3 to waterways; or
 - 1.4 beyond the boundary of the Activity Area.
- 2 Reasonable measures may include spill kits, spill trays/bunds or absorbent pads, and automatic cut-offs on any pumping equipment.

Operations

OP1 Operating hours

- 1 Unless otherwise approved by the Director, activities associated with the extraction of rock, gravel, sand, clay or minerals, and loading of product, and screening/crushing must not be undertaken outside the hours of 0700 hours to 1900 hours on weekdays and 0800 hours to 1600 hours on Saturdays.
- 2 Notwithstanding the above paragraph, activities must not be carried out on Sundays, and public holidays that are observed Statewide (Easter Tuesday excepted).

OP2 Weed & Disease Management Plan

- 1 Within three (3) months of the date on which these conditions take effect, or by a date otherwise specified in writing by the Director, a Weed & Disease Management Plan must be submitted to the Director for approval. This requirement will be deemed to be satisfied only when the Director indicates in writing that the submitted document adequately addresses the requirements of this condition.
- 2 The Weed & Disease Management Plan must be prepared in accordance with the *Weed and Disease Guidelines* and any guidance provided by the Director.

- 3 Once approved the person responsible must implement and act in accordance with the approved Weed & Disease Management Plan.
- 4 The person responsible may apply to the Director to vary or substitute the Weed & Disease Management Plan. Any variation or substitution of the Weed & Disease Management Plan approved by the Director, by notice in writing, replaces the earlier approval with effect from the date specified in the notice.

OP3 Machinery washdown

Prior to entering the Activity Area, machinery must be washed in accordance with the Weed & Disease Management Plan required by these conditions and the *Weed and Disease Guidelines*.

Stormwater

SW1 Perimeter drains or bunds

- 1 Perimeter cut-off drains, or bunds, must be constructed at strategic locations within the Activity Area to prevent surface run-off from entering the area used or disturbed in carrying out the activity. All reasonable measures must be implemented to ensure that sediment transported along these drains, or bunds, remains within the Activity Area. Such measures may include provision of strategically located sediment fences, appropriately sized and maintained sediment settling ponds, vegetated swales, detention basins and other measures designed and operated in accordance with *Best Practice Erosion and Sediment Control* or similar.
- 2 Drains, or bunds, must have sufficient capacity to contain run-off that could reasonably be expected to arise during a 1 in 20 year rainfall event. Maintenance activities must be undertaken regularly to ensure that this capacity does not diminish.

SW2 Design and maintenance of settling ponds

- 1 Sediment settling ponds must be designed and maintained in accordance with the following requirements:
 - 1.1 ponds must be designed to successfully mitigate reasonably foreseeable sediment loss which would result from a 1 in 20 year storm event;
 - 1.2 discharge from ponds must occur via a stable spillway that is not subject to erosion;
 - 1.3 all pond walls must be stable and treated with topsoil and vegetated or otherwise treated in such a manner as to prevent erosion; and
 - 1.4 sediment settling ponds must be periodically cleaned out to ensure that the pond design capacity is maintained. Sediment removed during this cleaning must be securely deposited such that sediment will not be transported off the Activity Area by surface run-off.

SW3 Stormwater

- 1 Polluted stormwater that will be discharged from the Activity Area must be collected and treated prior to discharge to the extent necessary to prevent serious or material environmental harm, or environmental nuisance.
- 2 Notwithstanding the above, all stormwater that is discharged from the Activity Area must not carry pollutants such as sediment, oil and grease in quantities or concentrations that are likely to degrade the visual quality of any receiving waters outside the Activity Area.
- 3 All reasonable measures must be implemented to ensure that solids entrained in stormwater are retained within the Activity Area. Such measures may include appropriately sized and maintained sediment settling ponds or detention basins.

Schedule 3: Information

Legal Obligations

LO1 EMPCA

The activity must be conducted in accordance with both the conditions in this document and the obligations of the *Environmental Management and Pollution Control Act 1994* (EMPCA) and subordinate regulations. The conditions of this document do not replicate legislated obligations; therefore, you should ensure you are aware of your obligations under EMPCA and subordinate regulations.

LO2 MRDA

Operations must be undertaken in accordance with a mining plan approved by the Director of Mines and a Mining Lease issued under the *Mineral Resources Development Act 1995* (MRDA).

LO3 Aboriginal relics requirements

- 1 Aboriginal relics, objects, sites, places and human remains regardless of whether they are located on public or private land, are protected under the *Aboriginal Heritage Act 1975*.
- 2 Unanticipated discoveries of Aboriginal heritage must be reported to Aboriginal Heritage Tasmania on **1300 487 045** as soon as possible.

LO4 Threatened species requirements

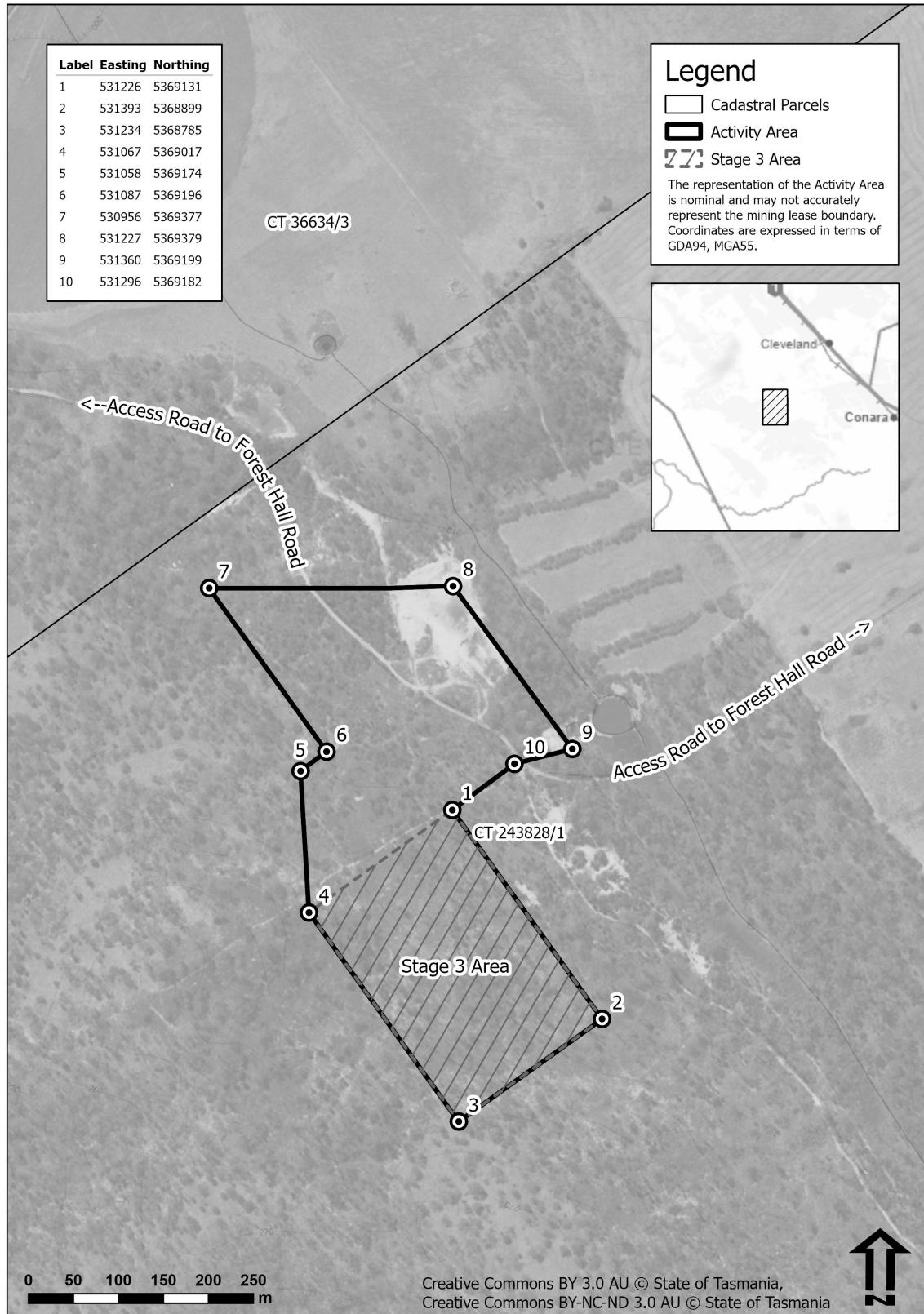
- 1 Threatened species in Tasmania are protected under the *Threatened Species Protection Act 1995* (TSPA).
- 2 A permit to 'take' is required under the TSPA to kill, injure, pursue, catch, damage, destroy or collect any species listed under the TSPA.

Other Information

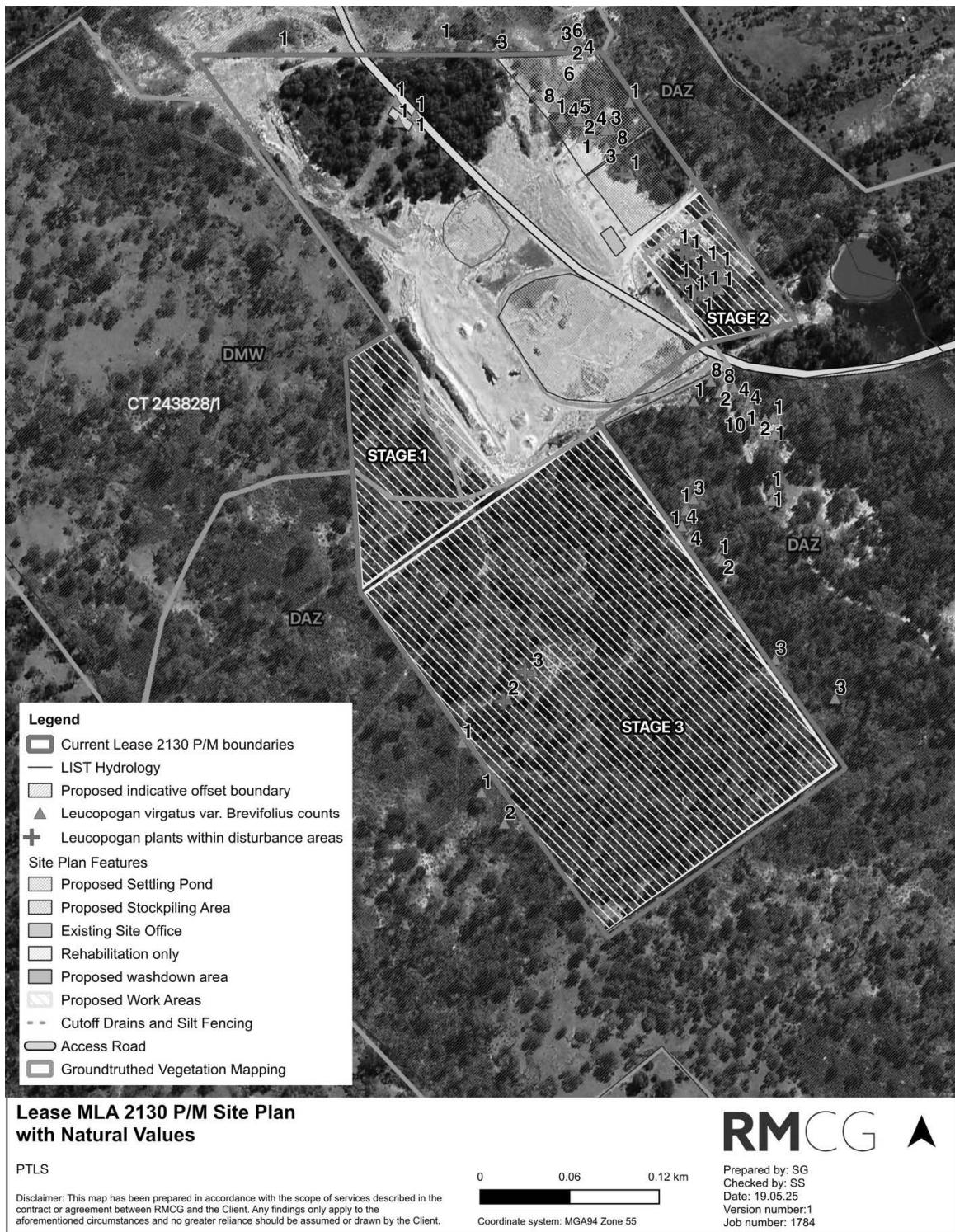
OI1 Notification of incidents under section 32 of EMPCA

Where a person is required by section 32 of EMPCA to notify the Director of the release of a pollutant, the Director can be notified by telephoning **1800 005 171** (a 24-hour emergency telephone number).

Attachment 1: Activity Area



Attachment 2: Mapped vegetation communities







NORTHERN
MIDLANDS
COUNCIL

PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE

(E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)

Office Use Only:

The Proposal

Description of proposal: Development and use of internal road (track) and new access to Evandale Road.

Driveway construction material:

The Land

Site address:

59 RAEBURN ROAD, BREADALBANE TAS 7250

Title reference:

C/T:180210/2 186290/2 186290/1 166270/1 157107/1 144549/1

Existing buildings on site:

Concrete batch plant

Existing use of site:

Concrete batch plant and internal track

**Applicant justification of any variation/discretion to the
Tasmanian Planning Scheme – Northern Midlands**

Received
28.11.2025

August 2025

PLANNING REPORT

**DEVELOPMENT OF AN INTERNAL ROAD
AND PROPOSED ACCESS**

59 Raeburn Road BREADALBANE



Received
28.11.2025

Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

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59 Raeburn Road BREADALBANE

2

Received
28.11.2025

Job Number: L230820
 Prepared by: Michelle Schleiger (michelle@woolcott.au)
B Urb Reg Env Plan
 Town Planner

Rev.no	Description	Date
1	Review	
2	Final	13 August 2025
3	Review	23 September 2025
4	Review	29 October 2025
5	Review	18 November 2025
6	Review	28 November 2025

Annexures

- Annexure 1 Folio text and plan
- Annexure 2 Site and construction plans
- Annexure 3 Environmental noise assessment
- Annexure 4 Traffic Impact Assessment
- Annexure 5 Assessment of the Natural Assets Code
- Annexure 6 Agricultural Assessment & TPS compliance

Received
28.11.2025

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Received
28.11.2025

1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Development of an internal access track and new access point

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Site plan	Woolcott Land Services
Traffic Impact Assessment	Midson Traffic Pty Ltd
Assessment of the Natural Assets Code	RMCG
Culvert sizing hydraulic report	Flussig
Road design Cross Section	Hazell Bros
Agricultural assessment and compliance report	Pinion Advisory
Environmental Noise Assessment	Tarkarri Engineering Pty Ltd

2. Subject site and proposal

2.1 Site details

Address	59 Raeburn Road, Breadalbane TAS 7258
Property ID	9791273
Title	180210/2
Land area	101.0ha
Planning Authority	Northern Midlands Council
Planning Scheme	Tasmanian Planning Scheme – Northern Midlands (Scheme)
Easements	Rights of way
Application status	Discretionary application
Existing Access	Existing access to 59 Raeburn Road (via private road named McGraths Road) from Hobart Road.
Zone	Agriculture

Woolcott Land Services & East Coast Surveying

59 Raeburn Road BREADALBANE

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General Overlay	None
Overlays	Attenuation area Airport noise exposure area Airport obstacle limitation area Bushfire-prone areas Low landslip hazard band Waterway and coastal protection area
Existing use and development	Approved use 'Extractive industries' (PLN-19-0034) Concrete batch plant. Mining Lease (ML1874 P17)
Planning History	PLN-19-0034 - Concrete batch plant PLN-24-0041 - private access road (track)

2.2 Proposal

The proposal is to develop an internal private access road, or 'track' to be used subservient to the concrete batch plant and quarry at 59 Raeburn Road. The proposal includes a new access point to Evandale Road.

The proposed includes only the land at 59 Raeburn Street, CT180210/2.

The internal part of the track is partially constructed.

The track must cross two waterways. The waterway known as Briarly Creek will have a culvert system built to allow normal flows and for the road to be built over the creek. The other waterway is a minor tributary and will be crossed by a concrete ford (pad) as a part of the access track.

The track will head southerly then south west from the batch plant towards Evandale Road, parallel to the south most boundary. This will allow direct access to Evandale Road from the site. The access will be based on a left in/left out scenario and the access will be made according to the recommendations made in the Traffic Impact Assessment that forms an integral part of this application.

An Environmental noise assessment has been undertaken and recommends a wall section to a part of the track. This would be entirely in the subject site and is not proposed to be in any other title.

2.3 Subject site

The site is located north of the Launceston Airport and east of Midland Highway and Evandale Road. The site is near the Translink precinct, which is zoned General Industrial. The established batch plant is

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toward the north west of the parcel at 59 Raeburn Road, with established access to the private road known as McGraths Road.

The lot that is the subject site is associated with the quarry at the east boundary.

A planning permit (PLN-19-0034) for the use and development of a concrete batch plant and the associated buildings co-located with the quarry, was granted in April 2019.



Figure 1 Aerial view of the subject site (Source: LIST)

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3. Zoning and overlays

3.1 Zoning

The site is zoned Agriculture under the Scheme.

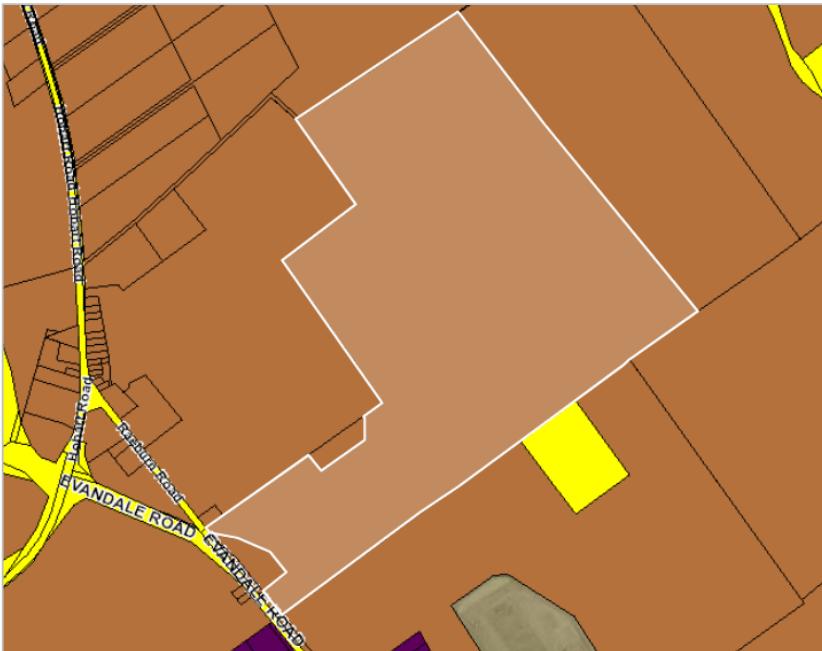


Figure 2 Zoning for the subject site (Source: LIST)

3.2 Overlays

The following images provide an indication of overlays as applied to the land.

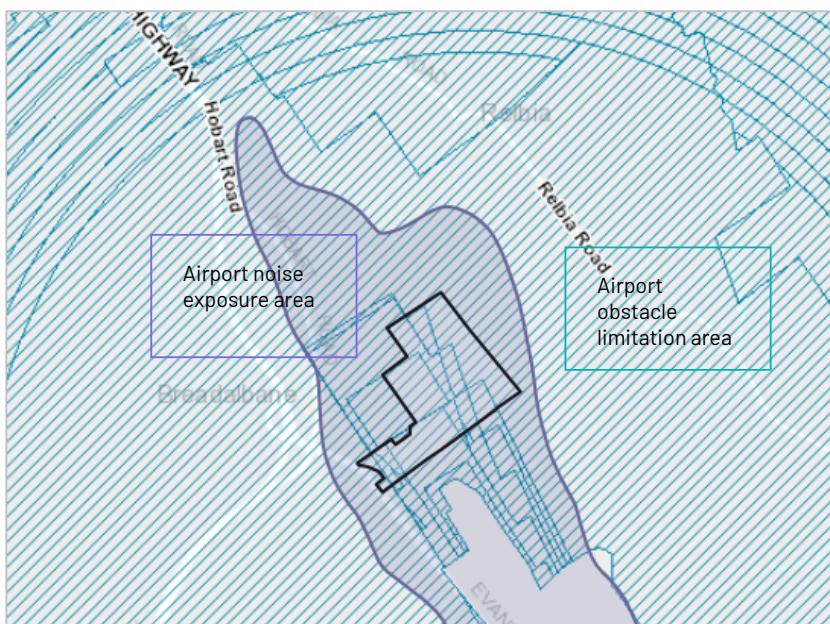


Figure 3 Overlays as they are applied to the subject site (Source: LIST)

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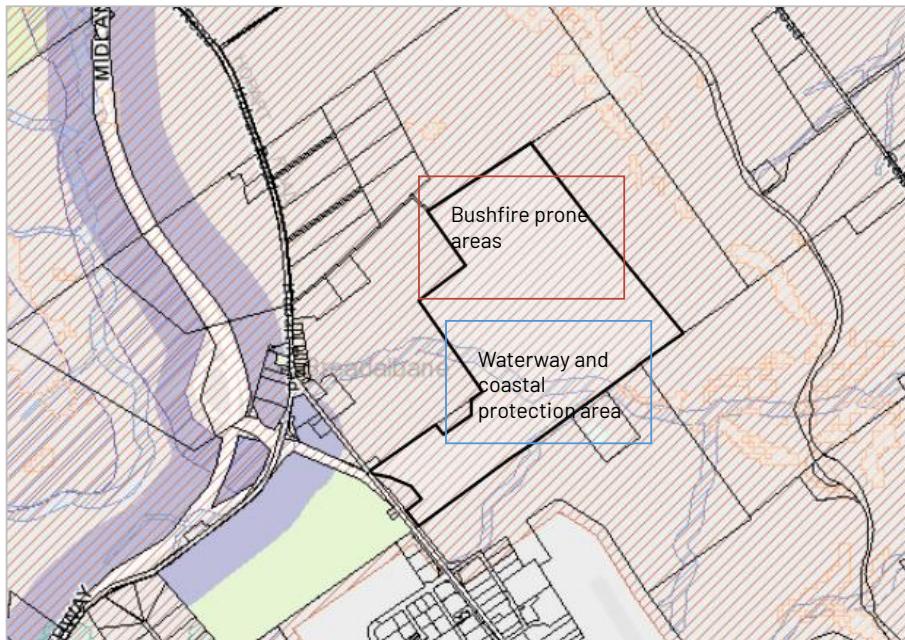


Figure 5 Overlays as they are applied to the subject site (Source: LIST)

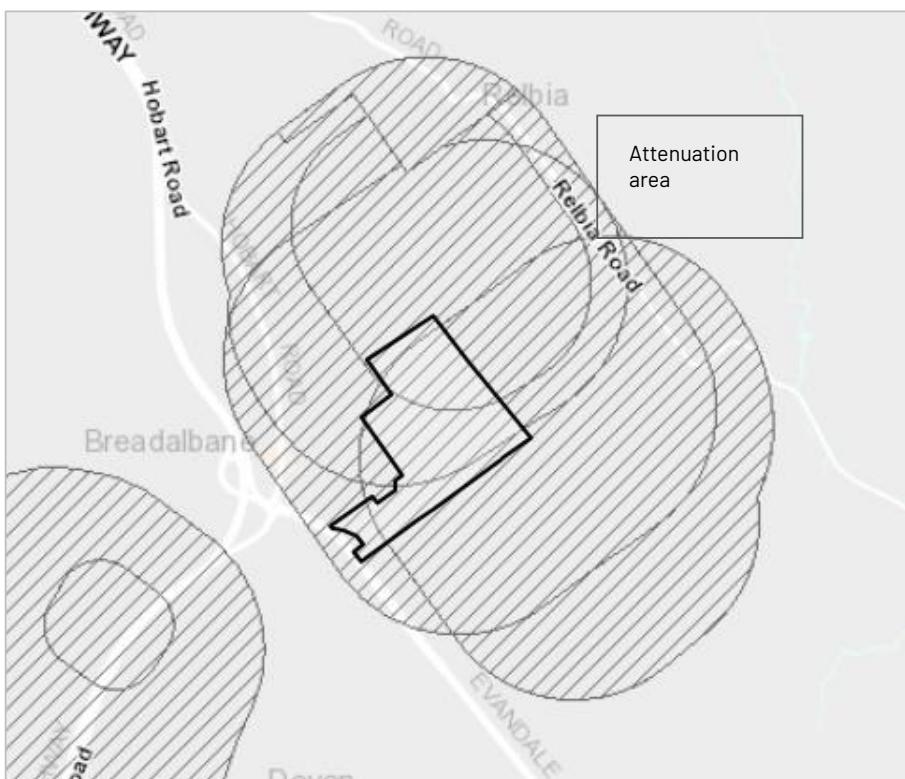


Figure 4 Overlays as they are applied to the subject site (Source: LIST)

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4. Planning Scheme Assessment

4.1 Zone assessment

21.0 Agriculture Zone

21.1 Zone Purpose

- 21.1.1 To provide for the use or development of land for agricultural use.
- 21.1.2 To protect land for the use or development of agricultural use by minimising:
 - a) conflict with or interference from non-agricultural uses;
 - b) non-agricultural use or development that precludes the return of the land to agricultural use; and
 - c) use of land for non-agricultural use in irrigation districts. To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 21.1.3 To provide for use or development that supports the use of the land for agricultural use.

21.2 Use Table

Discretionary	Qualification
Manufacturing and Processing	If for: <ul style="list-style-type: none"> a) the manufacturing of agricultural equipment; or b) the processing of materials from Extractive Industry.

Response

The Use, as existing on the site at 59 Raeburn Road, was approved under PLN-19-0034.

21.3 Use Standards

21.3.1 Discretionary uses

21.3.1 Discretionary uses

Objective	
That uses listed as Discretionary: <ul style="list-style-type: none"> a) support agricultural use; and b) protect land for agricultural use by minimising the conversion of land to non-agricultural use. 	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	<p>P1 A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to:</p> <ul style="list-style-type: none"> a) access to a specific naturally occurring

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	<p>resource on the site or on land in the vicinity of the site;</p> <p>b) access to infrastructure only available on the site or on land in the vicinity of the site;</p> <p>c) access to a product or material related to an agricultural use;</p> <p>d) service or support for an agricultural use on the site or on land in the vicinity of the site;</p> <p>e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and</p> <p>f) provision of essential Emergency Services or Utilities</p>
--	--

Response

P1 The performance criteria must be addressed. The Use is existing and established.

- The operation of the concrete batch plant is so located to be near the quarry (naturally occurring resource).
- The site has access to the main transport connections via, Midland Highway and Evandale Road (also via Hobart Road), granting access to the broader road network as suited for the transportation of the product. The development of the track creates increased benefit in accessing Evandale Road, therefore the broader transport network which is vital to the industry.
- Access to an agricultural product is not applicable¹.
- This application does not include an agricultural use.
- This application does not include an agricultural use.
- Not applicable

Please refer to the supplied Agricultural assessment for the remainder of the zone response.

21.4 Development Standards for Buildings and Works

21.4.1 Building height

Objective	
To provide for a building height that:	
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 12m.	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:

¹ Notwithstanding other agricultural potential over the subject site not included as a part of this application.

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28.11.2025

	<ul style="list-style-type: none"> a) the proposed height of the building; b) the topography of the site; c) the bulk and form of the building; d) separation from existing use on adjoining properties; e) the nature of the existing uses on adjoining properties; and f) any buffers created by natural or other features.
--	---

Response

A1 The acceptable solution is achieved. A section of wall is proposed as according to the Environmental Noise Assessment. It will not be more than 12m in height.

21.4.2 Setbacks

Objective	
That the siting of buildings minimises potential conflict with use on adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from all boundaries of: <ul style="list-style-type: none"> a) not less than 5m; or b) if the setback of an existing building is within 5m, not less than the existing building. 	P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: <ul style="list-style-type: none"> a) the bulk and form of the building; b) the nature of existing use on the adjoining properties; c) separation from existing use on the adjoining properties; and d) any buffers created by natural or other features.
A2 Buildings for a sensitive use must have a setback from all boundaries of: <ul style="list-style-type: none"> a) not less than 200m; or b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building. 	P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to: <ul style="list-style-type: none"> a) the size, shape and topography of the site; b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; c) the location of existing buildings on the site; d) the existing and potential use of adjoining properties; e) any proposed attenuation measures; and f) any buffers created by natural or other features.

Response

A1 The installation of a wall section may have a setback of less than 5m to the side boundary. As it must meet the wall at the land at 81 Evandale Road at the frontage it will not exceed the setback of an existing building.

A2 Not applicable.

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28.11.2025

21.4.3 Access for new dwellings

Objective		
That new dwellings have appropriate vehicular access to a road maintained by a road authority.		
Acceptable Solutions		Performance Criteria
A1	New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	<p>P1</p> <p>New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority, that is appropriate having regard to:</p> <ul style="list-style-type: none"> a) the number of users of the access; b) the length of the access; c) the suitability of the access for use by the occupants of the dwelling; d) the suitability of the access for emergency services vehicles; e) the topography of the site; f) the construction and maintenance of the access; g) the construction, maintenance and usage of the road; and h) any advice from the road authority.

Response

Not applicable – no dwellings are proposed.

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28.11.2025

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

Response

A1 The number of car parking spaces is as existing. There is no increase in car parking demand as a result of the development; the number of staff required on site is not increased. Car parking is as approved at PLN-19-0034.

C3.0 Road and Railway Assets Code

Response

Please refer to the Traffic Impact Assessment (TIA) supplied with this application. The TIA identifies no significant impact to the road network as a result of the development (internal track).

C7.0 Natural Assets code

C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Response

Please refer to the report prepared by RMCG for a response to this code.

C9.0 Attenuation Code

Response

Please refer to the noise and environment assessment provided.

C13.0 Bushfire-Prone Areas Code

C13.2.1 This code applies to:

- a. subdivision of land that is located within, or partially within, a bushfire-prone area; and
- b. a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.

Response

The code does not apply to this application.

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28.11.2025

C15.0 Landslip Hazard Code

C15.2.1 This code applies to:

- a. use or development of land within a landslip hazard area;

Response

The development is not within the affected area. The code does not apply.

C16.0 Safeguarding of Airports Code

C16.4 Use or Development Exempt from this Code

C16.4.1 The following use or development is exempt from this code:

- (a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

Response

The application is exempt as the development does not breach the AHD height of 189.76m AHD (minimum).

3. Conclusion

This planning application is for Use and Development in the Agriculture Zone. The development of a track, or internal private access road, will direct transport away from the areas of residential Use and Development on Raeburn Road and the surrounding area. The proposed access direct to Evandale Road is required together with the track. This proposal is confined to a single lot.

Notwithstanding, the land is subject to a boundary adjustment (approved but not made at the time of application). Adjustments to accommodate this may be required upon a boundary realignment, such as a right of way easement. At the time of submission though, the legal title is CT. 180210/2.

The supplied Traffic Impact Assessment shows that there is no impact or detriment to the surrounding road network. This is reviewed by Department of State Growth and consent to lodge the application is granted.

The Environmental noise report recommends a sound wall and this is indicated within the report. The wall would be entirely located within the subject site and may be moved to increase a setback to the south boundary.

The proposed represents an improvement to transport measures available to the batch plant.

The application meets the requirements of the Tasmanian Planning Scheme - Northern Midlands and approval is sought accordingly.

Department of State Growth

SALAMANCA BUILDING PARLIAMENT SQUARE
4 SALAMANCA PLACE, HOBART TAS

GPO Box 536, Hobart TAS 7001 Australia
Email permits@stategrowth.tas.gov.au Web www.transport.tas.gov.au



Michelle Schleiger
Woolcott Land Services
By email: planning@woolcott.au

Dear Michelle

Crown Landowner Consent Granted SRA-25-551

I refer to your recent request for Crown landowner consent relating to the development application at 59 Raeburn Road Breadalbane for new access to Evandale Road.

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

The consent given by this letter is for the making of the application only insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 13 August 2025, and the approved documents, as accessible via the link below:

<https://files.stategrowth.tas.gov.au/index.php/s/1kdwQ2DpXD2kgPW>

A copy of the Instrument of Delegation from the Minister authorising the delegate to sign under section 52 of the Act can also be accessed via the above link.

Please access and download these documents for your records as soon as possible as this link will expire six (6) months from the date of this letter.

In giving consent to lodge the subject development application, the department notes the following applicable advice:

Access – construction or alteration (Access works permit required)

In giving consent to lodge the subject development application, the Department notes that the proposed access to the State road network will require the following additional consent:

The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

For further information please visit

https://www.transport.tas.gov.au/road_permits/permits_and_bookings/new_or_altered_access_onto_a_road_driveways or contact permits@stategrowth.tas.gov.au.

- 2 -

On sealed State roads all new accesses must be sealed from the road to the property boundary as a minimum.

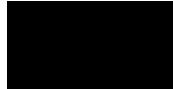
Pursuant to Section 16 of the *Roads and Jetties Act 1935*, where a vehicle access has been constructed from land to a State highway or subsidiary road, the owner of that land is responsible for the maintenance and repair of the whole of the vehicular access.

Other:

The through lanes and existing shoulder back to the access, as well as the proposed deceleration lane, will all require to be asphalted to cover the turning movements of vehicles exiting the access.

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

Yours sincerely



Fiona McLeod
DIRECTOR ASSET MANAGEMENT

Delegate for the Minister administering the *Roads and Jetties Act 1935*

26 August 2025

Cc: General Manager, Northern Midlands Council



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





FOLIO PLAN

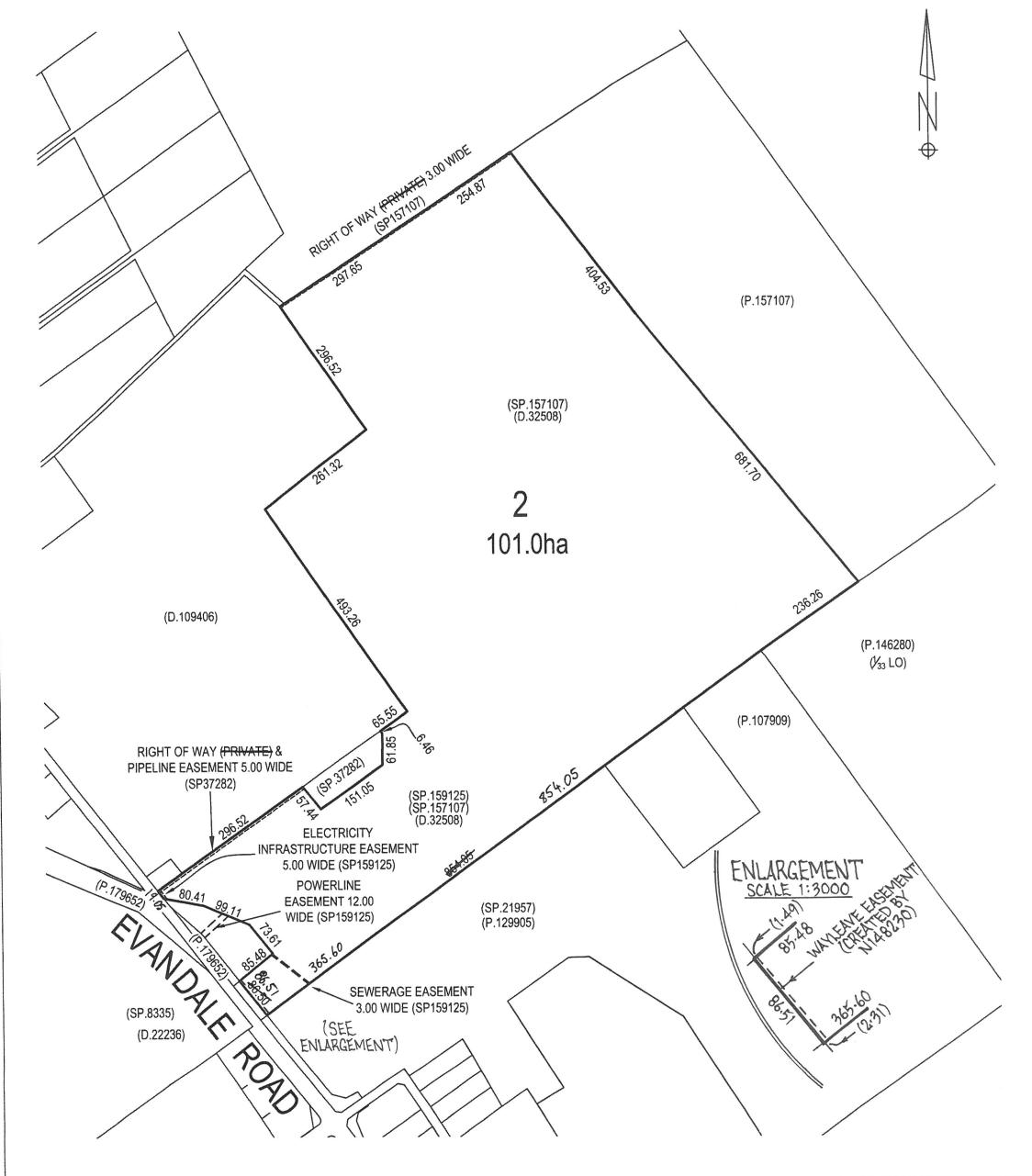
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



OWNER: A & J GARDNER PTY LTD	PLAN OF TITLE		REGISTERED NUMBER
FOLIO REFERENCE: FR.159125/2	LOCATION: LAND DISTRICT OF CORNWALL PARISH OF BREADALBANE		P 180210
GRANTEE: Part of 584 Acres Gtd. to T. Scott, Whole of 43A-0R-11P Located to H. Mullens, Whole of 43A-1R-29P Located to J. Dawson and Part of 106A-1R-0P Gtd. to Charles Fletcher Howard.	FIRST SURVEY PLAN No:		APPROVED
	COMPILED BY: VERIS AUSTRALIA PTY LTD		1 DEC 2021
	SCALE 1: 7,500 LENGTHS IN METRES		Recorder of Titles
			ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

BALANCE PLAN





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Breadalbane concrete batching plant alternate access environmental noise assessment



Report No. 7115_AC_R_R1

TARKARRI ENGINEERING PTY LTD
PO Box 506
Kings Meadows TAS 7249

November 2025

**Tarkarri
Engineering**

Air Quality • Acoustics • Environment • Vibration



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DOCUMENT CONTROL

**HAZELL BROS
BREADALBANE CONCRETE BATCHING PLANT
ALTERNATE ACCESS
ENVIRONMENTAL NOISE ASSESSMENT**

Report No.	Library Code
7115_AC_R_R1	AC
Prepared for	Prepared by
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Author	Alex M ^o Leod Director / Principal Consultant	Date: 18 November 2025
Revision History		
Revision No.	Date Issued	Reason/Comments
0	18/11/2025	Initial release
1	28/11/2025	Edits
Distribution		
Copy No. _____	Revision No.	Location
1	1	Project/Client File
2	1	Client
3	1	Tarkarri Engineering Library
Keywords		
dBA – Decibels A-weighted. A-weighting – Weighting of the audible frequencies reflective of the response of the human ear to noise. L_{Aeq,T} – Equivalent continuous A-weighted sound pressure level over a given time (T). L_{A90,T} – A-weighted sound pressure level exceeded for 90 % of a given time period (T), typically known as the background. L_{A10,T} – A-weighted sound pressure level exceeded for 10 % of a given time period (T).		

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Hazell Bros – Breadalbane concrete batching plant alternate access environmental noise assessment.

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References

- [1] SoundPLAN Acoustic modelling software - Braunstein & Berndt GmbH.
- [2] ISO 9613-2:2024 Acoustics -- Attenuation of sound during propagation outdoors -- Part 2: Engineering method for the prediction of sound pressure levels outdoors.
- [3] CONCAWE The oil companies' international study group for conservation of clean air and water – Europe (est. 1963) report 4/81.

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Hazell Bros – Breadalbane concrete batching plant alternate access environmental noise assessment.

1 Introduction

Tarkarri Engineering was commissioned by Hazell Bros to conduct an environmental noise assessment of their concrete batching plant located at 59 Raeburn Rd Breadalbane as part of an Environmental Effects Report (EER) to extend hours of operations. The original assessment detailed in Tarkarri Engineering report 5709_AC_R_R2 had vehicles accessing the plant via the plants current access road (McGraths Rd) off Hobart Road. The Tasmanian Environmental Protection Authority (EPA) raised concerns in relation to noise impacts from increase heavy vehicle traffic on Hobart Rd during the night period. As a result this assessment considers an alternative access route into the plant from Evandale Rd near the General Industrial zone located to the south. This access route may be used at any time.

The site's current permitted hours are outlined below with this assessment considering the 1800 hrs to 0600 hrs on weekdays, 1800 hrs to 0800 hrs on Friday nights into Saturdays.

- 3.1 *Except for administration, the use must not be undertaken outside the hours of 0600 hours to 1800 hours on weekdays and 0800 hours to 1600 hours on Saturdays.*
- 3.2 *Notwithstanding the above paragraph, activities must not be carried out on Sundays and public holidays that are observed Statewide (Easter Tuesday excepted).*
- 3.3 *The use may operate outside these hours on no more than 12 occasions each calendar year.*
- 3.4 *The permit operator must notify Council on each occasion that the use operates outside the hours allowed in conditions 3.1 and 3.2.*

2 Site description

The Hazell Bros Breadalbane concrete batching plant is located on McGraths Rd to the west of the Raeburn Quarry and east of Hobart Rd. Noise sensitive residential premises are located to the north-west on the western slopes of Cocked Hat Hill and to the south-west and south on Hobart Rd and Raeburn Rd.

Figure 2-1 shows an aerial view with the location of the batching plant marked. Figure 2-2 presents an aerial view with the proposed night time access route to the plant.

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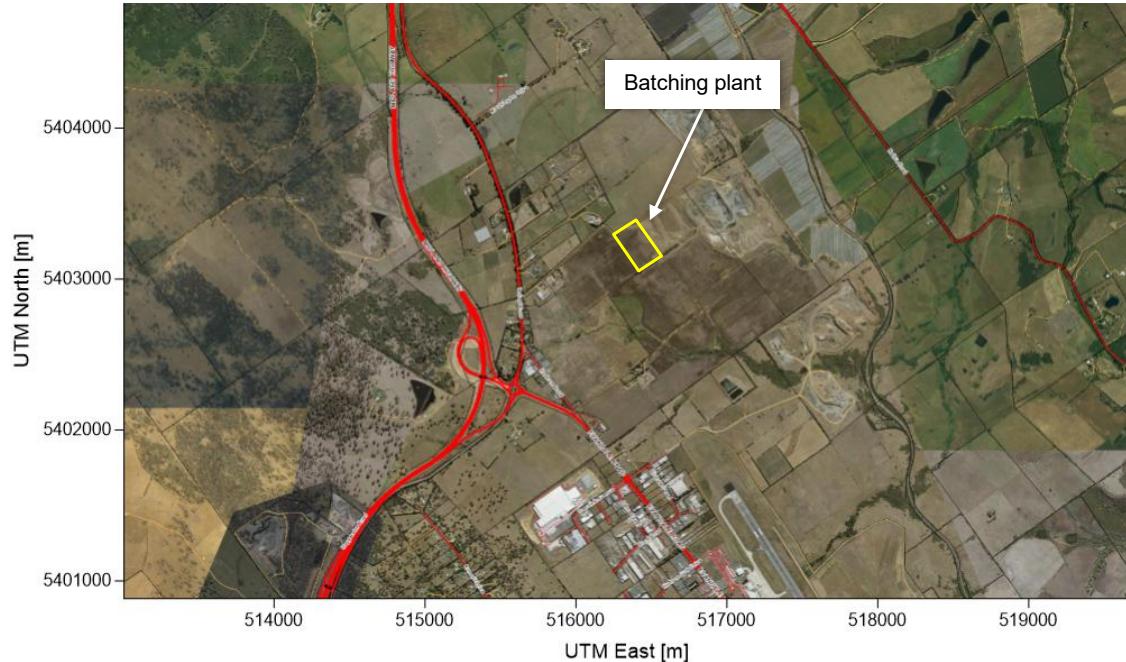


Figure 2-1: Aerial view of the Breadalbane concrete batching plant land and surrounds.

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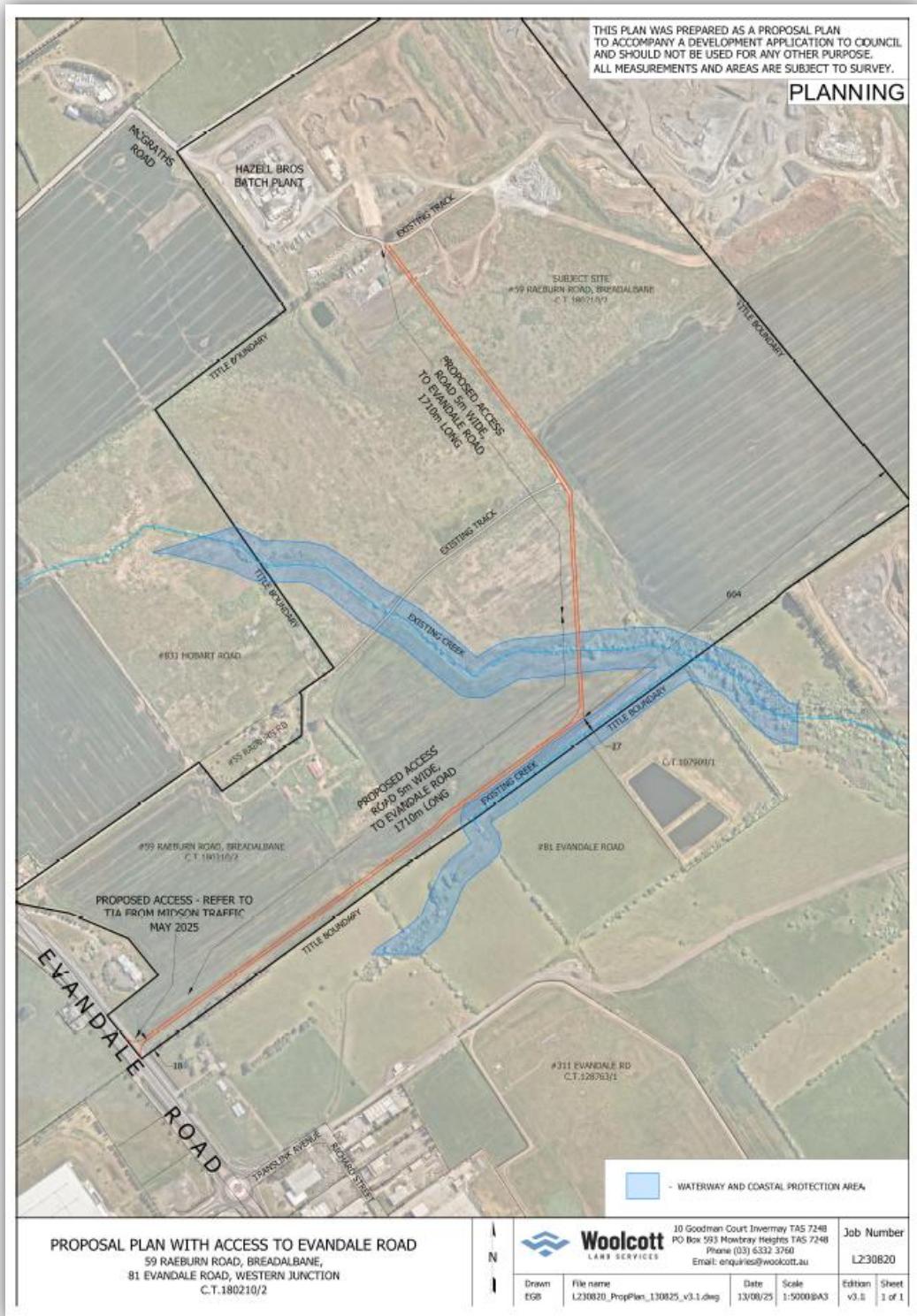


Figure 2-2: Aerial view of proposed night access route (provided by Hazell Bros).

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3 Ambient noise environment

3.1 Ambient noise monitoring procedure

An unattended logging sound level meter (SLM) was located at a residence on the land to the south of the concrete batching plant land (55 Raeburn Rd. Breadalbane, UTM coords 516437, 5402437) measuring relevant 10-minute noise statistics for a period of approx. 6 days between 19 and 25 April 2022.

All measurements were carried out in general accordance with the *Tasmanian Noise Measurements Procedures Manual*.

Figure 3-1 shows an aerial view showing the location of the monitoring and the batching plant. Figure 3-2 shows a photograph of the SLM at the monitoring location.

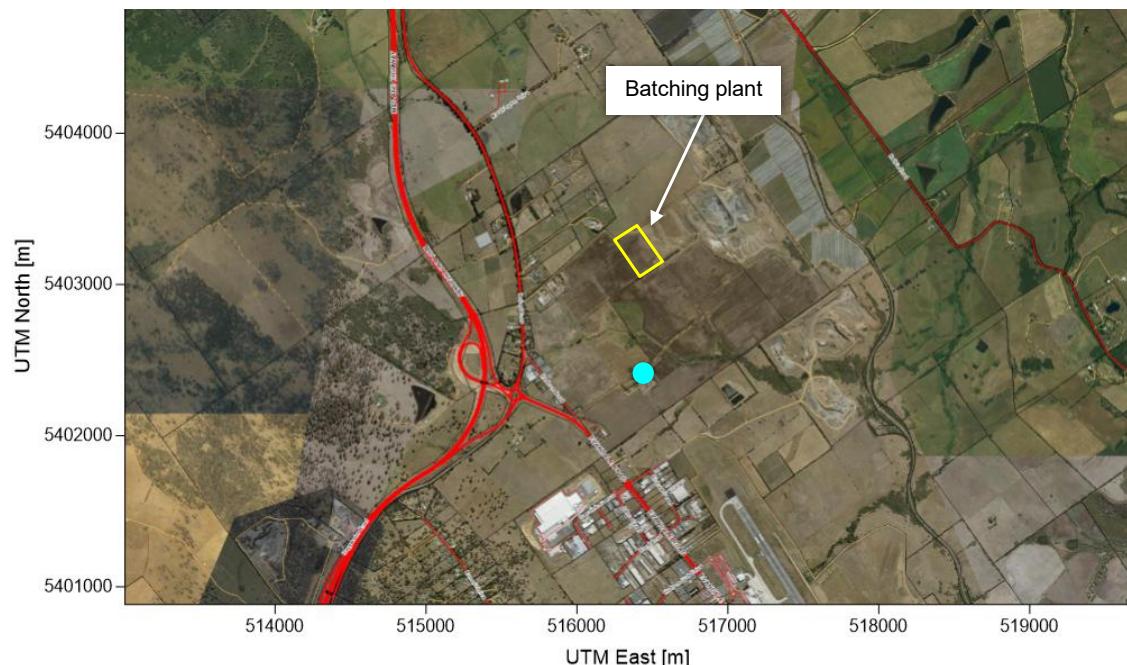


Figure 3-1: Aerial view with monitoring location marked.

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Figure 3-2: Photograph showing of the SLM (taken by Tarkarri Engineering).

Figures 3-3 provides logged levels for the following noise statistics through the monitoring period:

- $L_{Aeq,10min}$: A-weighted energy equivalent sound pressure level over a 10-minute period
- $L_{A90,10min}$: A-weighted sound pressure level exceeded for 90 % of a 10-minute period, commonly termed the background noise level and control by constant noise sources.
- $L_{A10,10min}$: A-weighted sound pressure level exceeded for 10 % of a 10-minute period, representative of transient noise sources in the environment.

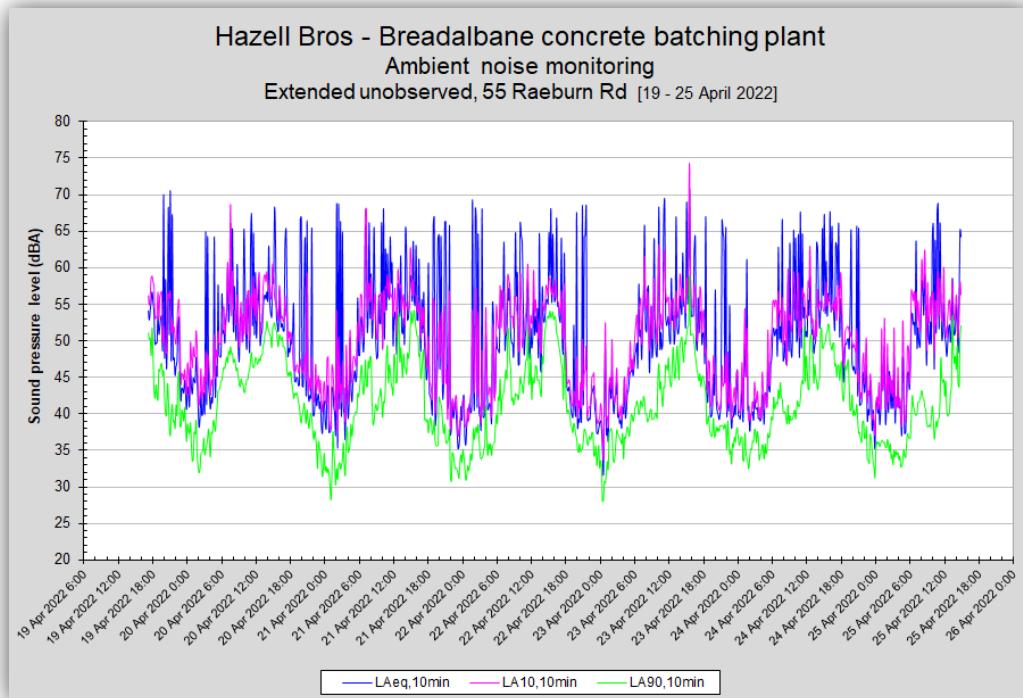


Figure 3-3: Measured 10-minute noise statistics.

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From the above the following is noted:

$L_{Aeq,10min}$

- Levels generally fluctuated between 35 to 40 dBA during the night and up to 50 to 55 dBA during the day.
- Numerous high amplitude peaks are present as result of aircraft movements to and from the airport, at these times L_{Aeq} levels exceed L_{A10} levels indicating the short duration of the events.

$L_{A90,10min}$

- Levels were as low as 30 dBA during the night and up to 50 to 55 dBA during the day.

NB: The high amplitude flight events seen in the L_{Aeq} results are not present. This is due to the short duration of an overflight event not influencing the $L_{A90,10min}$ statistic.

Below are rating background levels (RBLs) for the day (0600 to 1800 hrs, 0800 to 1600 hrs on Saturday), evening (1800 Hrs to 2200 hrs) and night (2200 to 0600 hrs, 2200 to 0800 on Friday night into Saturday) periods calculated from the monitor data, in accordance with section 14.5 of the *Tasmanian Noise Measurement Procedures Manual*.

- Day: 40 dBA
- Evening: 37 dBA
- Night 33 dBA

Following a principle of RBL + 5 dBA the following project assessment criterion was developed for night operations and provides the basis of the analysis of modelling results in subsequent sections of this report:

- Night: $L_{Aeq,10min}$ **38 dBA**

NB: This assessment also considers the evening period, however, for assessment purposes the night criterion above is utilised to cover both the evening and night periods.

4 Environmental noise modelling

SoundPLAN^[1] software was used for carrying out detailed noise emission spectra and contour modelling. This program allows the use of the calculation algorithms for modelling attenuation/amplification of noise in the environment. Parameters influencing sound propagation and attenuation include:

- Source type (point, line, plane).
- Relative source and receiver height.
- Topography and barriers.
- Industrial buildings as sources and/or barriers.
- Ground and air absorption.
- Distance attenuation.
- Atmospheric conditions (Pasquill stability, temperature, humidity and vector wind speed).
- Reflecting surfaces.
- Source directivity.

As all propagation and attenuation parameters are frequency dependent, all input source data has been based on 1/3-octave band sound power spectra.

Geo-referenced spatial data was obtained from LISTdata. This provided contours at 10 m intervals and cadastral parcels for the area modelled. 1 m LIDAR contour data for the existing topography in the vicinity of the batching plant was developed and provided by Esk Mapping.

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Equipment list and layout data for operations were developed during a site visit.

All source and geodata is referenced to the Map Grid of Australia (MGA).

4.1 Noise mitigation

Following analysis of the modelling results presented in Tarkarri Engineering report 5507_AC_R and the configuration of the permanent plant now in place the noise mitigation measures considered in this assessment are outlined in Table 4-1 below.

Noise mitigation measures	
Mitigation	Comment
Truck loading barrier wall (existing)	<p>An existing feature of the plant, a tilt up concrete wall is in place on the northern side of the trucking loading bay (refer to picture)</p> 
Partial enclosure of truck wash area (existing).	<p>Three walled and roofed structure around truck wash area with adequate sound transmission loss and internal acoustically absorptive lining for surfaces above 2 m. An automatic door in the northern facade to allow access for truck traffic from loading area that closes following entry.</p>
Alternative access route during the night period (future).	<p>Access via Evandale Rd to the south of the plant. 40 km/hr speed limit.</p>
140 m, 3.2 m high barrier fence.	<p>Located along boundary with 81 Evandale Rd near Evandale Rd. See Figure 4-4 for the location and extent.</p> <p>NB: The barrier fence would need to be constructed from a material that provides a minimum sound transmission loss of 15 dB for 1/3-octave bands from 80 Hz and above. This, for example, could be achieved with 24 mm thick marine plywood between universal columns or 100 mm thick tilt up concrete panels or a prefabricated acoustic panel barrier system (e.g. Flexshield Sonic System). A textured surface to the face fronting the haul route would assist in breaking up and scattering reflections off the barrier system that would occur during truck traverses.</p>

Table 4-1: Noise mitigation measures.

4.2 Model input data

Input sound power (SWL) spectra were taken from Tarkarri Engineering measurement data obtained during a site visit by Tarkarri Engineering on 18 December 2020 and again on 4 March 2022. Table 4-2 presents overall SWLs and details of the noise sources identified during the site visit. Table 4-3 presents 1/1-octave band L_{Aeq} SWL spectra.

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Overall sound power levels (dBA)			
Source	SWL		Comment
	L_{Aeq}	L_{Amax}	
Truck being loaded	103*	108	Material being loaded into the truck, noise generated by the hydraulic drive and engine radiator. Operating for 6-minutes in 10-minutes. Operating for 3-minutes in 10-minutes.
Loading structure openings	85	-	Openings for conveyor penetrations into the structure to the rear of the truck loading bay
Truck at wash stand	103*	108	Truck parked up at wash stand with noise generated by hydraulic drive and engine radiator. Operating for 3-minutes in 10-minutes.
Truck – Evandale Rd to wash waiting area	98*	102	Truck moving between Evandale Rd and site waiting area, noise generated by truck engine.
Truck - waiting area to loading	87*	102	Truck moving between the waiting area and loading area, noise generated by truck engine
Truck - from loading to wash stand	87*	102	Truck moving between the loading area and wash stand, noise generated by truck engine.
Truck - wash stand to Evandale Rd	98*	102	Truck moving between the wash stand and Evandale Rd, noise generated by truck engine.
FEL	97*	107	Front end loader (FEL) moving between material storage and loadout bins, noise generated by FEL engine. Operating for 6-minutes in 10-minutes.
Compressor	90*	104	Air compressor, intermittent operation.

* Has been scaled for time of operation in a 10-minute period (e.g. where a vehicle traverse takes less than 10-minutes then the L_{Aeq} SWL has been scaled to represent this).

Table 4-2: Overall sound power levels and data source information.

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1/1-octave band L_{Aeq} sound power levels spectra (dBA)										
Source	Frequency (Hz)								Total	
	31.5	63	125	250	500	1k	2k	4k		
Truck being loaded	55	71	80	89	97	98	97	93	87	103
Loading structure openings	39	63	68	75	79	78	77	74	71	85
Truck at wash stand	55	71	80	89	97	98	97	93	87	103
Truck - Evandale Rd to wash waiting area	62	72	79	82	89	93	92	89	81	98
Truck - waiting area to loading	48	59	69	72	78	83	82	79	71	87
Truck - from loading to wash stand	48	59	69	72	78	83	82	79	71	87
Truck - wash stand to Evandale Rd	62	72	79	82	89	93	92	89	81	98
FEL	60	74	82	83	89	93	90	86	82	97
Compressor	44	59	63	70	75	78	83	86	83	90

Table 4-3: 1/1-octave band L_{Aeq} sound power level spectra.

4.3 Atmospheric conditions

The ISO 9613^[2] and CONCAWE^[3] algorithms are utilised here to model sound propagation in the environment. The following propagation conditions were modelled:

- **ISO 9613 algorithm.**
- **CONCAWE worst-case:** This condition considers all receiver points to be downwind of the plant with a Pasquill stability class F and a vector wind speed of 2 m/s, noise contours will then represent the highest predicted sound pressure levels at any location around the plant.

4.4 Model receivers

Six model receiver locations were selected to represent noise sensitive residential premises surrounding the batching plant. Table 4-4 presents location information for each receiver while Figure 4-1 presents a model plan projected onto aerial photographic coverage with the receiver locations marked.

Environmental noise model receiver positions		
Number	Location	Coordinates (MGA94, Zone 55 G)
R1	805 Hobart Rd	516189 5403510
R2	803 Hobart Rd	516123 5403582
R3	843 Hobart Rd	515681 5402794
R4	55 Raeburn Rd	516407 5402400
R5	81 Evandale Rd	516300 5401888
R6	62 Evandale Rd	516107 5401943

Table 4-4: Environmental noise model receiver positions.

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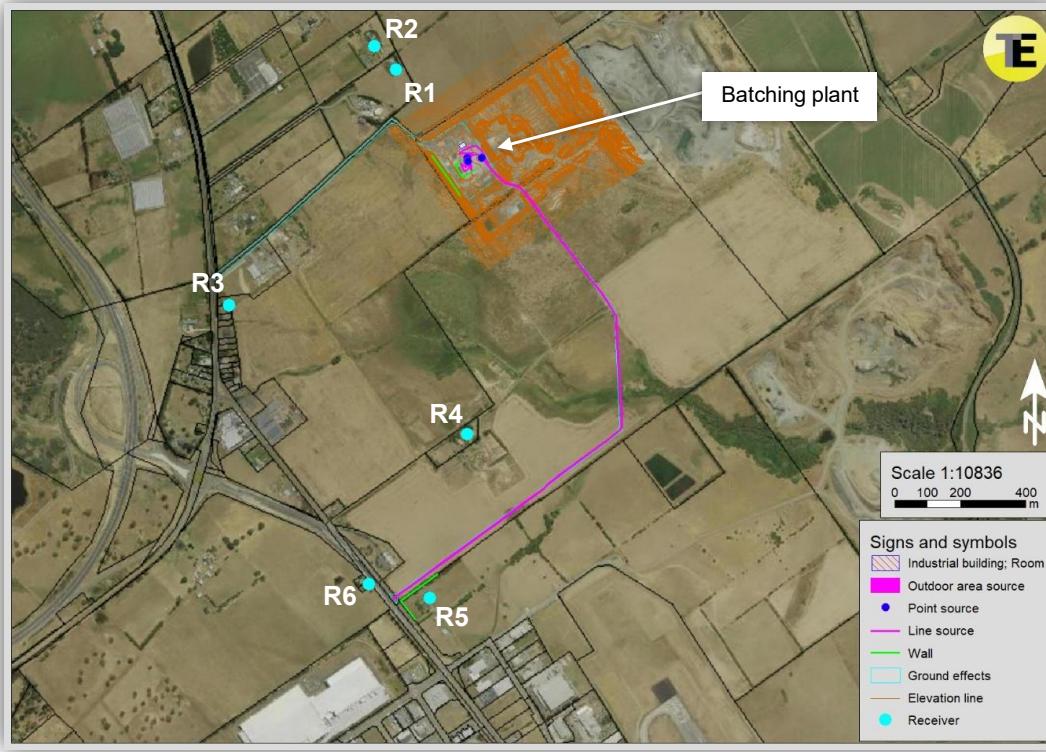


Figure 4-1: Model view with receiver locations.

4.5 Model scenario

Figure 4-2 presents a model plan view projected onto aerial photographic coverage with the locations of the noise sources as detailed in Table 4-1 and 4-2 marked. Figure 4-3 presents a wire-frame model view from the south.

The scenario presented represents a 10-minute period of night activity with both L_{Aeq} and L_{Amax} levels predicted. An additional scenario was modelled with three trucks on the access road as a worst-case operational scenario, however, this number of trucks on the access road in a 10-minute period isn't expected.

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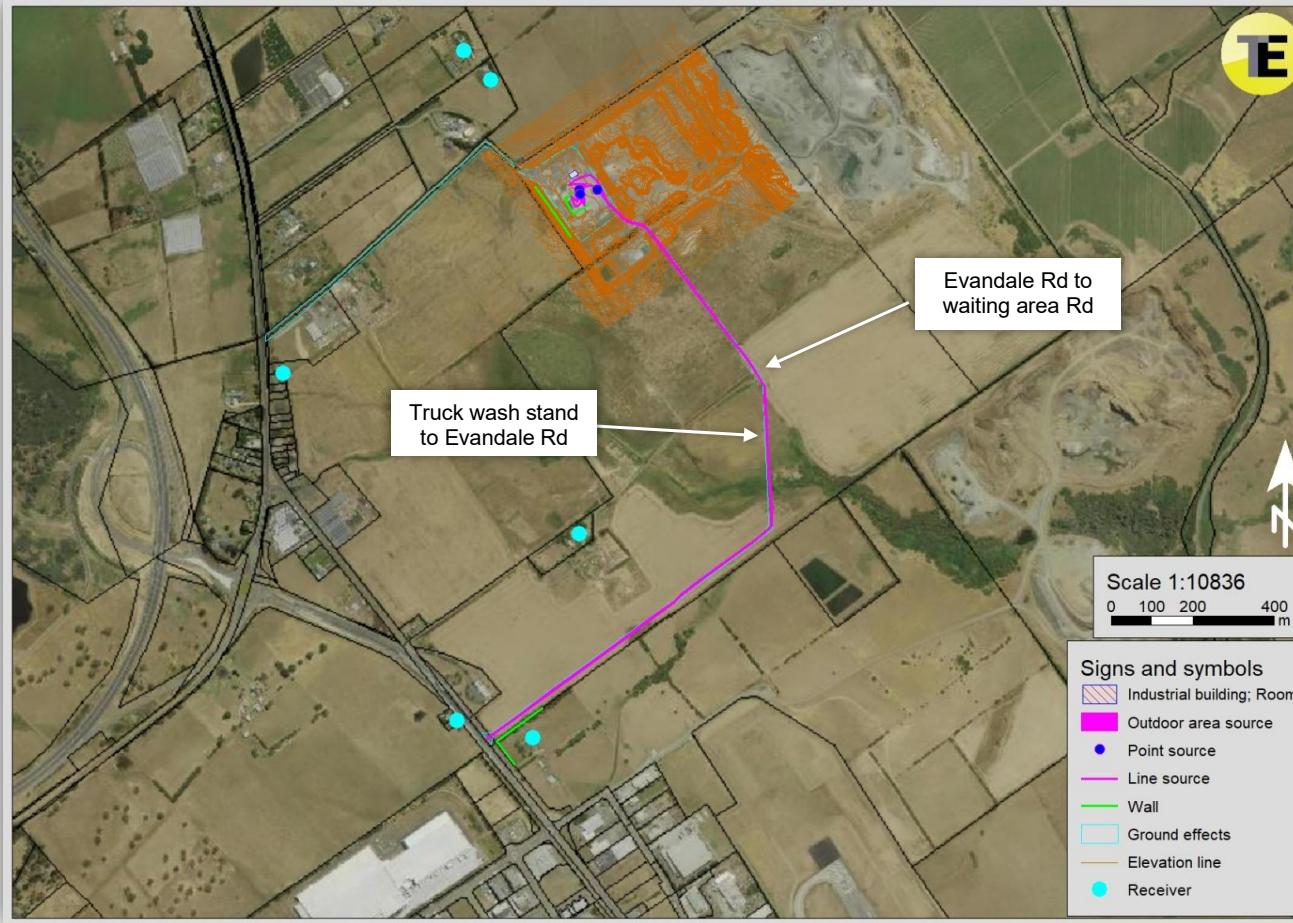


Figure 4-2: Model plan view.

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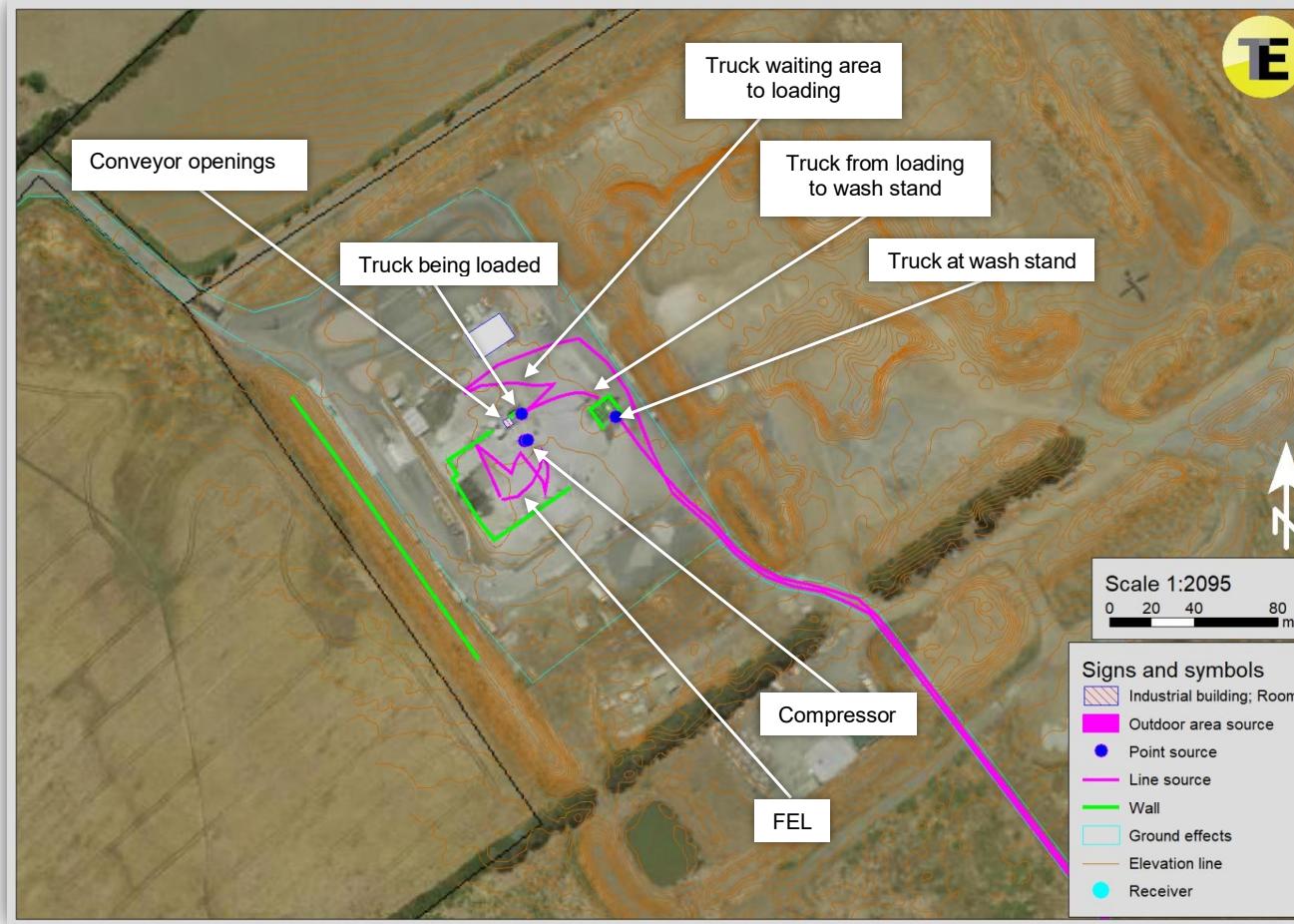


Figure 4-3: Model plan view.

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Figure 4-4: Model plan view.

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4.6 Modelling results and discussion

Table 4-4 presents predicted L_{Aeq} and L_{Amax} noise emission levels at the five receiver locations under the ISO and CONCAWE worst-case model algorithms.

Predicted sound pressure levels (dBA)								
Receivers	2 trucks on access road (typical)				3 trucks on access road (worst-case)			
	ISO		CONCAWE		ISO		CONCAWE	
	L_{Aeq}	L_{Amax}	L_{Aeq}	L_{Amax}	L_{Aeq}	L_{Amax}	L_{Aeq}	L_{Amax}
R1	35	44	36	46	35	44	36	46
R2	32	42	33	43	32	42	33	43
R3	25	34	25	35	26	34	26	35
R4	35	40	36	42	36	40	37	42
R5	34	48	35	51	36	48	37	51
R6	35	51	37	53	36	51	38	53

Table 4-5: Predicted noise emission levels.

From the above:

- L_{Aeq} levels are no greater than 37 dBA under typical operations at surrounding receiver locations with maximum noise levels predicted between 34 and 53 dBA.
- With a third truck on the access L_{Aeq} levels are raised by no more than 1 to 2 dB.

NB: Predicted dBC levels, not presented here, are less than 15 dB higher than predicted dBA levels.

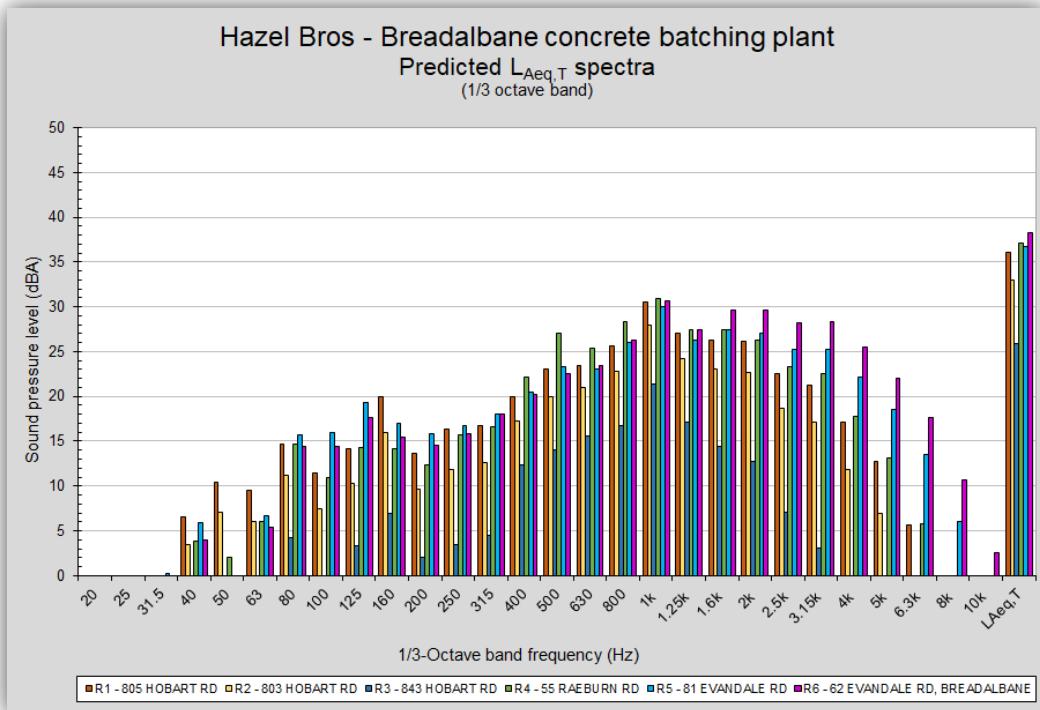
Figure 4-5 presents predicted L_{Aeq} 1/3-octave band spectra at the six model receiver locations. The spectra indicate that predicted noise levels don't contain excessive levels of low frequency or significant tonality as defined under the *Tasmanian Noise Measurements Procedures Manual*. Some tonality is present, resulting from the FEL, however, these tones are not temporally stable.

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Hazell Bros – Breadalbane concrete batching plant alternate access environmental noise assessment.

Figure 4-5: Predicted L_{Aeq} 1/3-octave band spectra.

5 Conclusions and recommendations

- Predicted noise levels from the concrete batching plant in the night period (2200 hrs to 0600 hrs on weekdays and 2200 hrs to 0800 hrs on Friday nights into Saturdays) are below the criterion level of 38 dBA with the controls outlined in section 4.1 in place.
- Intrusive noise characteristics are not expected with modelling results showing no indication of excessive low frequency or temporally stable tonal emissions. Impactive noise (generating impulsive noise emissions) present in the mobile plant assessed in Tarkarri Engineering report 5507_AC_R has been removed with the reconfiguration of the material loading system.
- Maximum noise levels predicted are below the indicator level of 60 dBA for outside of a bedroom window in the *Environment Protection Policy (Noise) 2009* indicating that they are not excessive.
- Once the future controls outlined in section 4.1 have been implemented an attended noise survey of a night operation, currently allowable on 12 occasions under the existing permitted hours for the site, would be conducted at receivers R1, R4 and R5 as a minimum, to demonstrate the efficacy of the controls.

Appendix

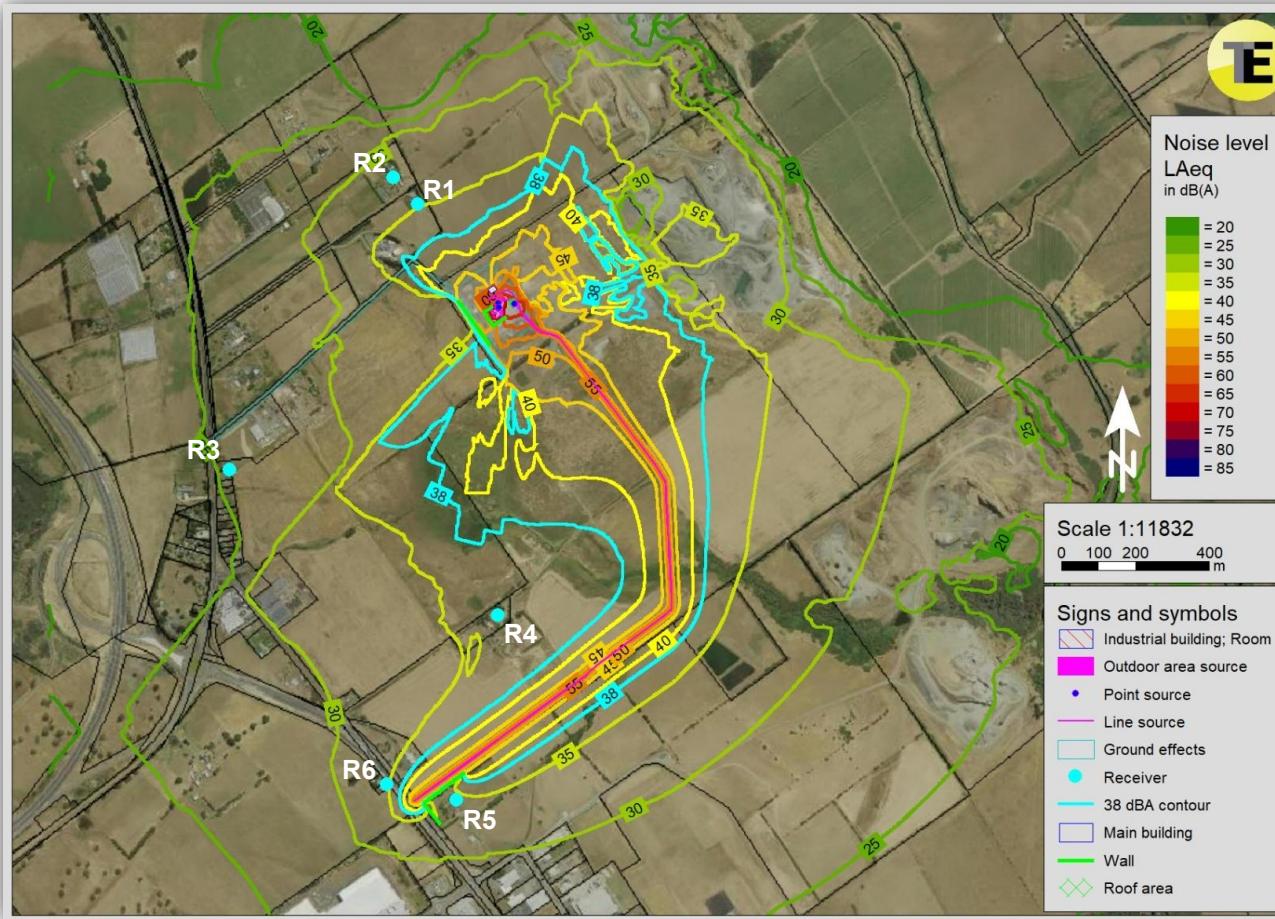
Figures A-1 to A-4 present predicted noise emission contours for night operations under both the ISO and CONCAWE worst-case model algorithms. The 38 dBA criteria level contour is highlighted in turquoise.

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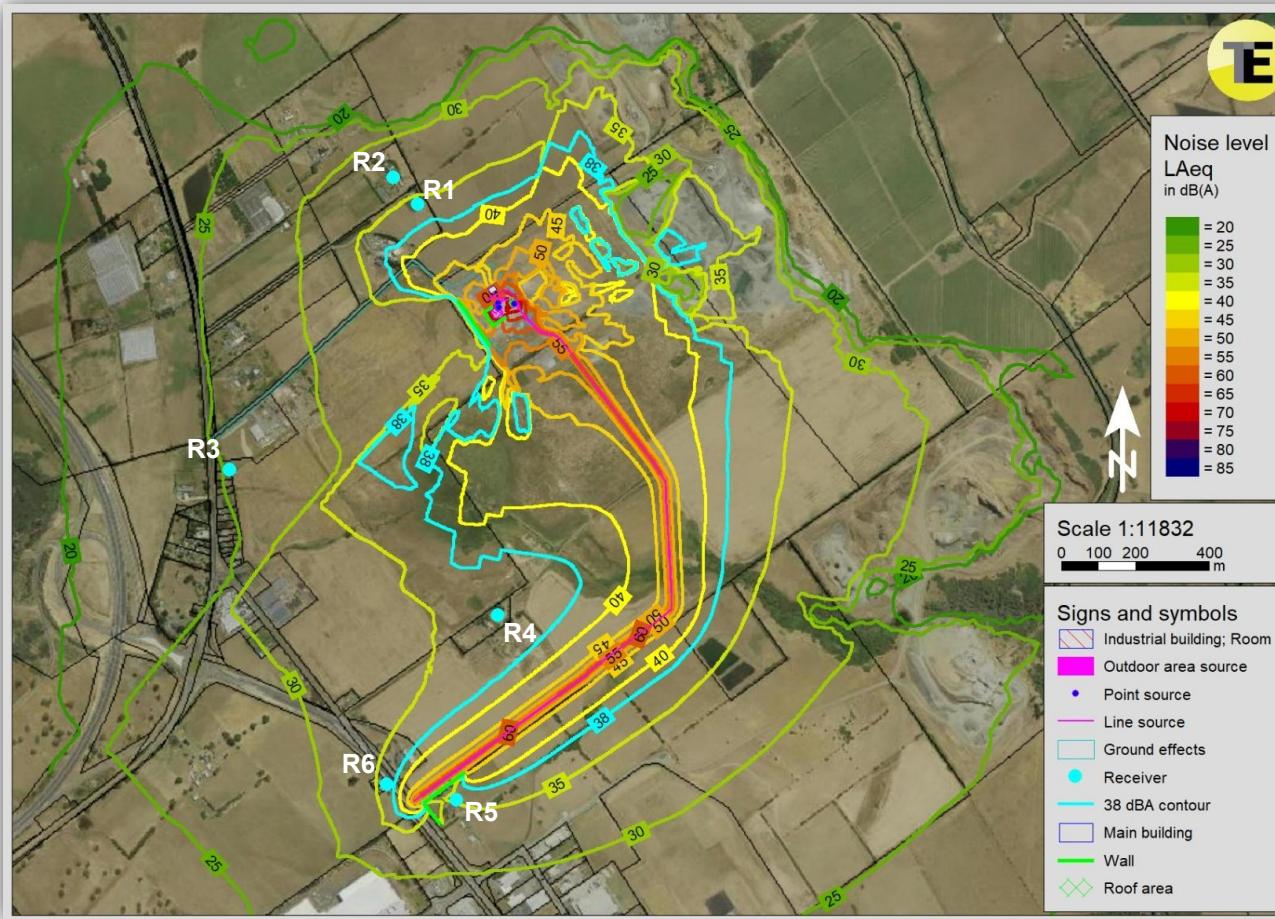
Figure A-1: Predicted L_{Aeq} contours under ISO, typical operations.

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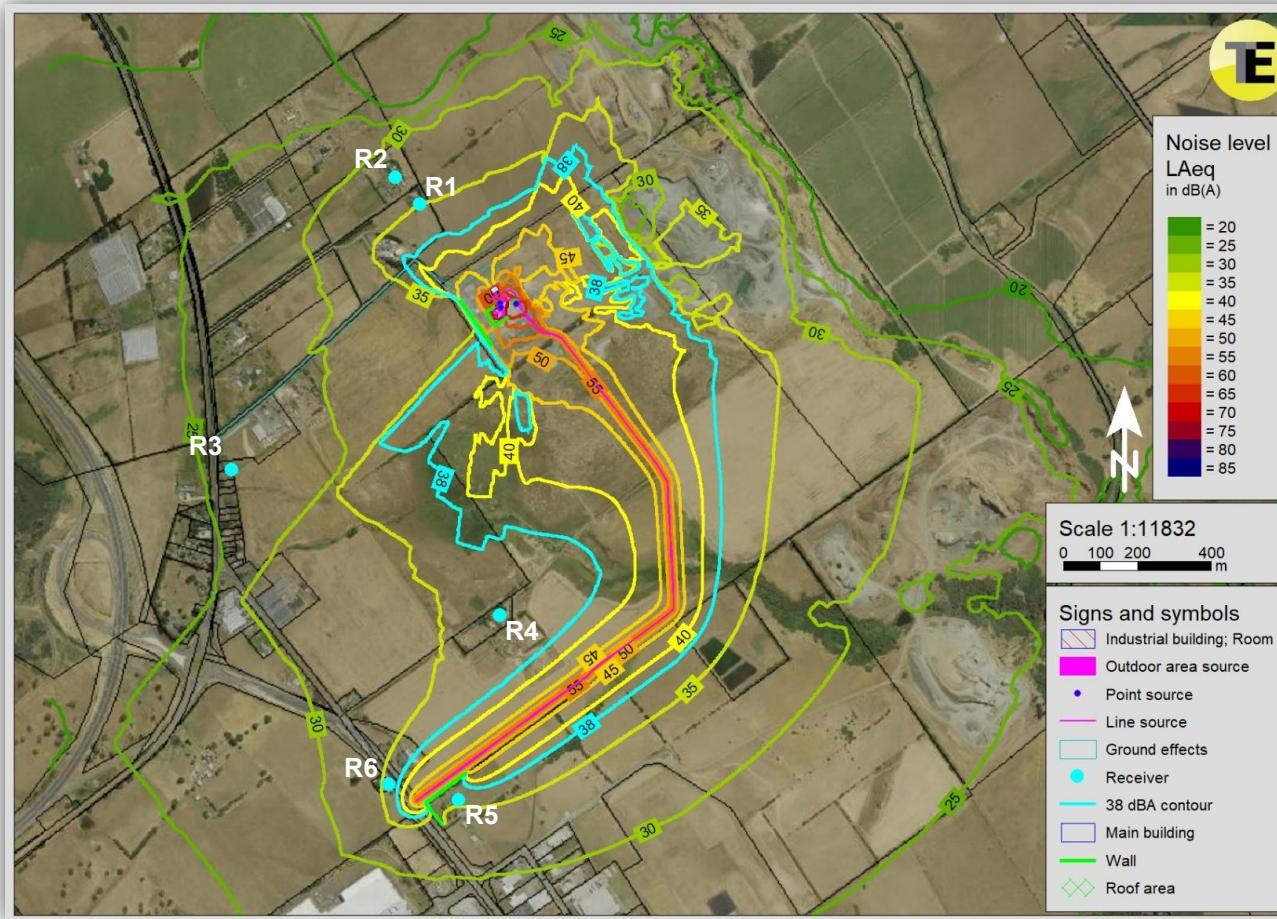
Figure A-2: Predicted L_{Aeq} contours under CONCAWE worst-case weather, typical operations.

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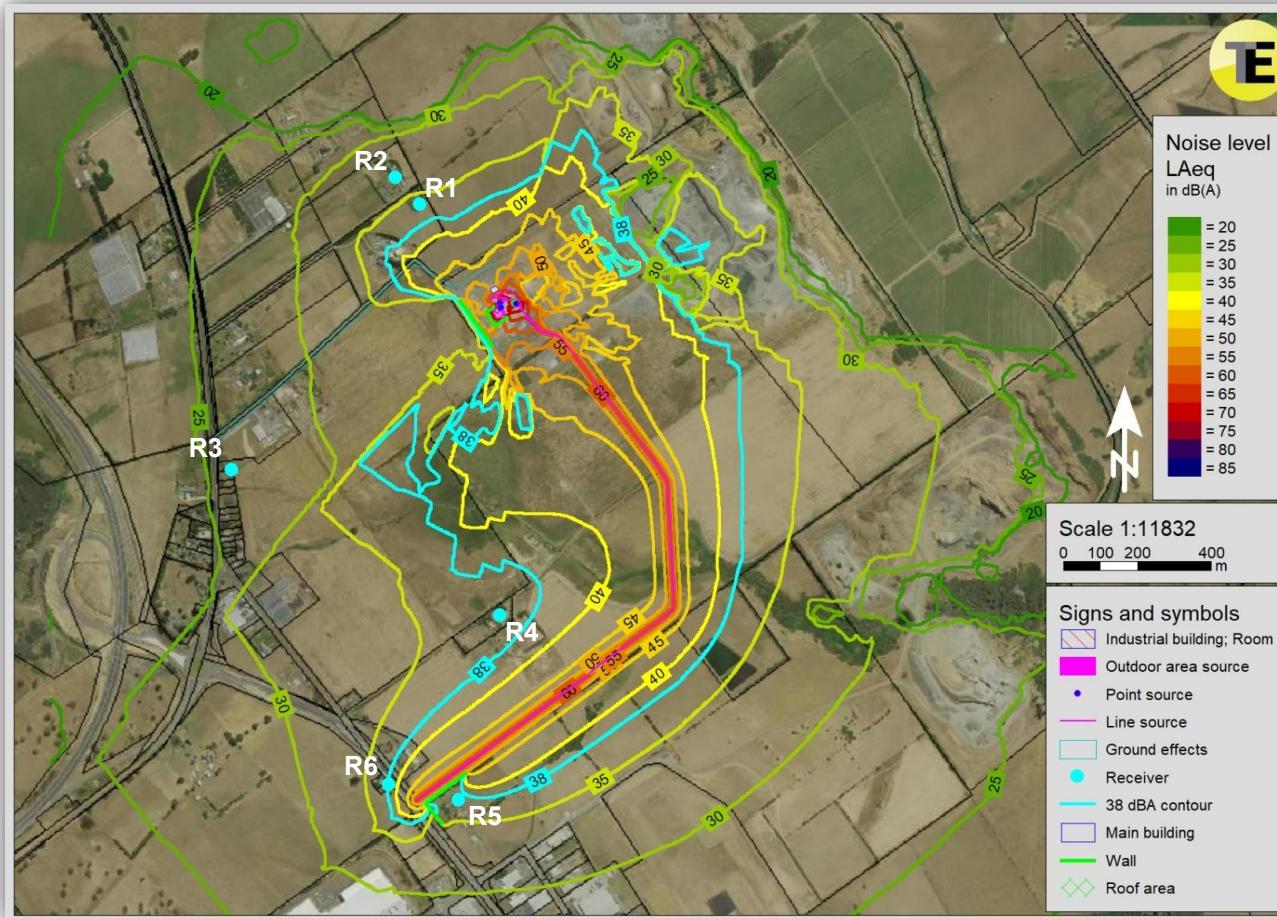
Figure A-3: Predicted L_{Aeq} contours under ISO, worst-case operations.

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Figure A-4: Predicted L_{Aeq} contours under CONCAWE worst-case weather, worst-case operations.

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Hazel Bros
Raeburn Quarry
Traffic Impact Assessment
May 2025





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1. Introduction

1.1 Background

Midson Traffic were engaged by Hazel Bros to prepare a traffic impact assessment for a proposed access road to service the concrete batching plant and quarry located at 59 Raeburn Road, Breadalbane. The access road will connect directly to Evandale Road, thus reducing traffic that currently utilises McGraths Road.

1.2 Traffic Impact Assessment (TIA)

A traffic impact assessment (TIA) is a process of compiling and analysing information on the impacts that a specific development proposal is likely to have on the operation of roads and transport networks. A TIA should not only include general impacts relating to traffic management, but should also consider specific impacts on all road users, including on-road public transport, pedestrians, cyclists and heavy vehicles.

This TIA has been prepared in accordance with the Department of State Growth (DSG) publication, *Traffic Impact Assessment Guidelines*, August 2020. This TIA has also been prepared with reference to the Austroads publication, *Guide to Traffic Management*, Part 12: *Integrated Transport Assessments for Developments*, 2020.

Land use developments generate traffic movements as people move to, from and within a development. Without a clear understanding of the type of traffic movements (including cars, pedestrians, trucks, etc), the scale of their movements, timing, duration and location, there is a risk that this traffic movement may contribute to safety issues, unforeseen congestion or other problems where the development connects to the road system or elsewhere on the road network. A TIA attempts to forecast these movements and their impact on the surrounding transport network.

A TIA is not a promotional exercise undertaken on behalf of a developer; a TIA must provide an impartial and objective description of the impacts and traffic effects of a proposed development. A full and detailed assessment of how vehicle and person movements to and from a development site might affect existing road and pedestrian networks is required. An objective consideration of the traffic impact of a proposal is vital to enable planning decisions to be based upon the principles of sustainable development.

This TIA also addresses the relevant clauses of C2.0, *Parking and Sustainable Parking Code*, and C3.0, *Road and Railway Assets Code*, of the Tasmanian Planning Scheme – Northern Midlands, 2021.

1.3 Statement of Qualification and Experience

This TIA has been prepared by an experienced and qualified traffic engineer in accordance with the requirements of Council's Planning Scheme and The Department of State Growth's, *Traffic Impact Assessment Guidelines*, August 2020, as well as Council's requirements.

The TIA was prepared by Keith Midson. Keith's experience and qualifications are briefly outlined as follows:

- 29 years professional experience in traffic engineering and transport planning.
- Master of Transport, Monash University, 2006



- Master of Traffic, Monash University, 2004
- Bachelor of Civil Engineering, University of Tasmania, 1995
- Engineers Australia: Fellow (FIEAust); Chartered Professional Engineer (CPEng); Engineering Executive (EngExec); National Engineers Register (NER)

1.4 Project Scope

The project scope of this TIA is outlined as follows:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network.
- Provision of information on the proposed development with regards to traffic movements and activity.
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity.
- Review of the parking requirements of the proposed development. Assessment of this parking supply with Planning Scheme requirements.
- Traffic implications of the proposal with respect to the external road network in terms of traffic efficiency and road safety.

1.5 Subject Site

The subject site is located at 59 Raeburn Road, Breadalbane. The site currently contains a concrete batching plant and quarry with existing access via McGraths Road.

The subject site and surrounding road network is shown in Figure 1.

Figure 1 Subject Site & Surrounding Road Network

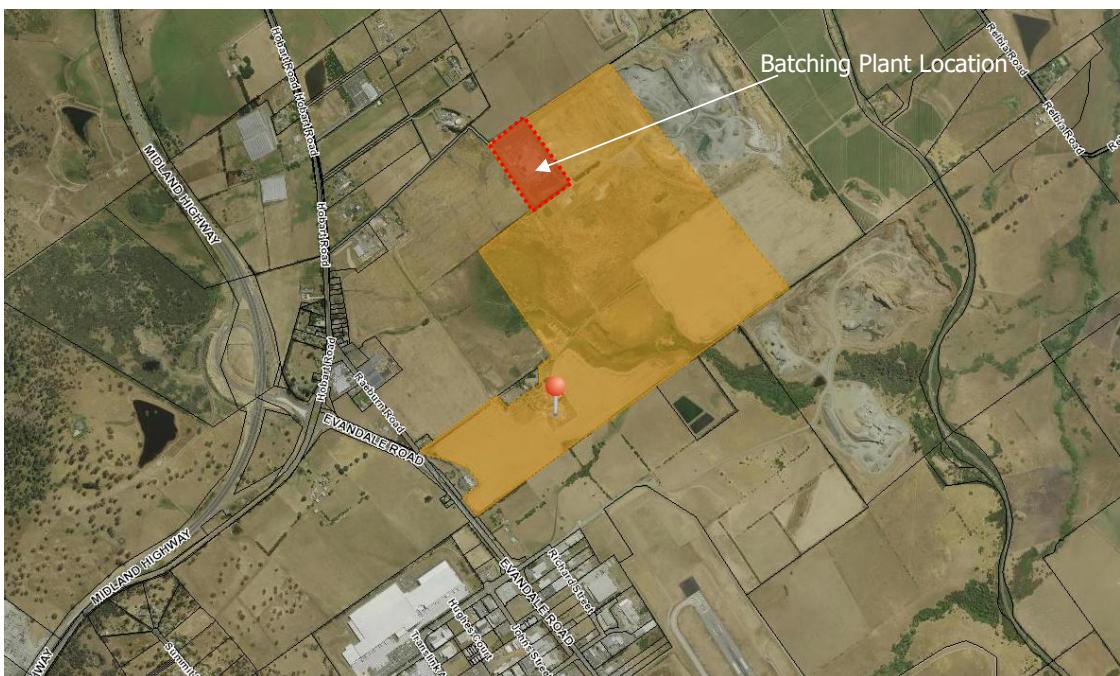


Image Source: LIST Map, DPIPWE

1.6 Reference Resources

The following references were used in the preparation of this TIA:

- Tasmanian Planning Scheme – Northern Midlands, 2021 (Planning Scheme)
- Austroads, *Guide to Traffic Management*, Part 12: *Integrated Transport Assessments for Developments*, 2020
- Austroads, *Guide to Road Design*, Part 4A: *Unsignalised and Signalised Intersections*, 2021
- Department of State Growth, *Traffic Impact Assessment Guidelines*, 2020
- Roads and Maritime Services NSW, *Guide to Traffic Generating Developments*, 2002 (RMS Guide)
- Roads and Maritime Services NSW, *Updated Traffic Surveys*, 2013 (Updated RMS Guide)
- Australian Standards, AS2890.1, *Off-Street Parking*, 2004 (AS2890.1)



2. Existing Conditions

2.1 Transport Network

The transport network relevant to this TIA consists of McGraths Road, Raeburn Road, and Evandale Road.

2.1.1 McGraths Road

McGraths Road is a local access road that provides access to the subject site and a number of industrial properties along its length.

McGraths Road connects to Hobart Road at a T-junction with Hobart Road having priority. McGraths Road has an estimated traffic volume of 500 vehicles per day. The general urban speed limit is applicable to McGraths Road.

2.1.2 Raeburn Road

Raeburn Road is a local access road that provides access to a small number of properties along its length. It connects to the subject site at its northeastern termination. It connects to Hobart Road at a T-junction with Hobart Road having priority.

2.1.3 Evandale Road

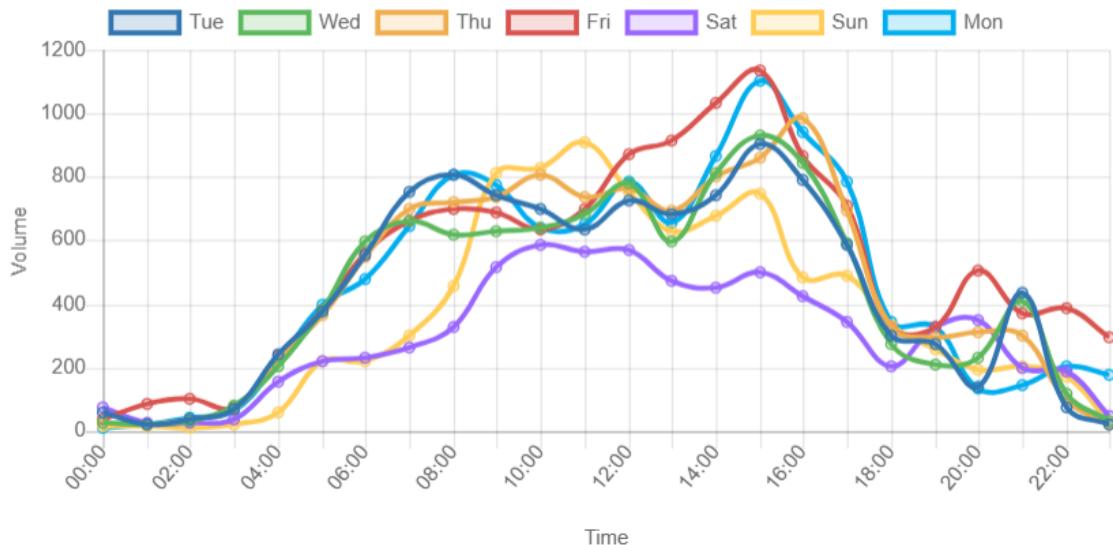
According to the Department of State Growth's Road Hierarchy, Evandale Road is classified as a Category 2, *Regional Freight Route* between Midland Highway and Launceston Airport. It is then classified as a Category 4, *Feeder Road* to the east of the Airport. Regional Freight Roads link major production catchments to the Trunk Roads (in this case the Midland Highway). Evandale Road is classified as a 'Major Road' under the Planning Scheme.

Evandale Road carries approximately 9,910 vehicles per day near the subject site¹. The posted speed limit of Evandale Road is 80-km/h. Evandale Road has a heavy vehicle proportion of 14.1%. Typical weekday hourly flows are 730 and 990 vehicles per hour during the AM and PM peak periods respectively. The typical hourly traffic flows by day of the week are shown in Figure 2.

Evandale Road is a four-lane divided carriageway between Midland Highway and Translink Avenue. The carriageways are separated by a central median with a wire rope barrier. Lane widths are 3.5 metres, with a sealed shoulder.

Evandale Road adjacent to the proposed access location is shown in Figure 3.

¹ Department of State Growth traffic data – Evandale Road, 230 metres east of Midland Highway, 2023.

**Figure 2** Evandale Road Hourly Traffic Flow**Figure 3** Evandale Road

2.1.4 Evandale Rd/ Translink Ave/ Richard St Roundabout

A turning movement survey was undertaken at the roundabout at Evandale Road/ Richard Street/ Translink Avenue on Thursday 8th February 2024, during peak periods between 8:00am to 9:00am, and 4:00pm to 5:00pm. The turning movements are summarised in Table 1 and Table 2 for the AM and PM peaks respectively.

**Table 1 AM Evandale Rd/ Richard St/ Translink Ave Turning Movement Summary**

Approach	Left Turn	Through	Right Turn
Evandale Rd east	21 vph	323 vph	21 vph
Richard St	3 vph	8 vph	31 vph
Evandale Rd west	47 vph	262 vph	83 vph
Translink Ave	42 vph	1 vph	18 vph

Table 2 PM Evandale Rd/ Richard St/ Translink Ave Turning Movement Summary

Approach	Left Turn	Through	Right Turn
Evandale Rd east	18 vph	356 vph	9 vph
Richard St	3 vph	6 vph	58 vph
Evandale Rd west	20 vph	246 vph	43 vph
Translink Ave	114 vph	1 vph	24 vph

2.2 Road Safety Performance

Crash data can provide valuable information on the road safety performance of a road network. Existing road safety deficiencies can be highlighted through the examination of crash data, which can assist in determining whether traffic generation from the proposed development may exacerbate any identified issues.

Crash data was obtained from the Department of State Growth for a 5-year period between 1st January 2020 and 31st December 2024 for Evandale Road between Richard Street and the Midland Highway.

The findings of the crash data analysis is summarised as follows:

- A total of 8 crashes were reported during this time.
- Severity. 1 crash involved a fatality; 1 crash involved serious injury; 1 crash involved minor injury; 5 crashes involved property damage only.

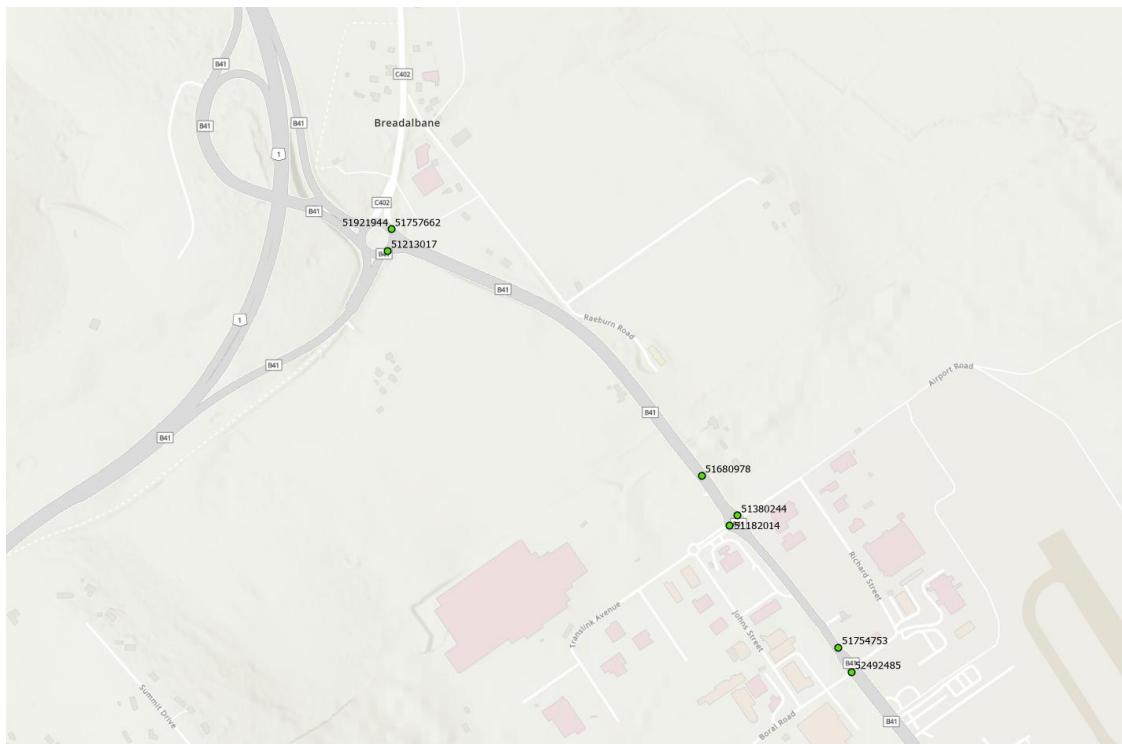


- Time of day. 7 crashes were reported between 7:00am and 2:00pm. 1 crash was reported at 4:30am and 1 crash was reported at 9:30pm.
- Day of week. No crash trends were noted by day of week. 3 crashes were reported on Fridays; 2 crashes were reported on Thursdays; 1 crash was reported on a Monday, Tuesday and Wednesday. No crashes were reported on weekends.
- Crash types. No crash trends were noted by crash type. Crash types ranged from single vehicle loss of control (3 crashes with varying specific types), intersection collisions (3 crashes), head-on (1 crash), side swipe (1 crash) and other manoeuvring (1 crash).
- Crash locations. 3 crashes were reported at the Hobart Road intersection; 2 crashes were reported at the Airport Road/ Translink Avenue roundabout; 1 crash was reported at the Boral Road intersection; 2 crashes were reported at midblock locations. The crash locations are shown in Figure 4.
- Vulnerable road users. No crashes involved vulnerable road users (pedestrians, cyclists or motorcyclists).

The crash data does not indicate that there are any road safety deficiencies in the existing network that may be exacerbated by traffic generated by the proposed development.



Figure 4 Crash Locations



Source: Department of State Growth

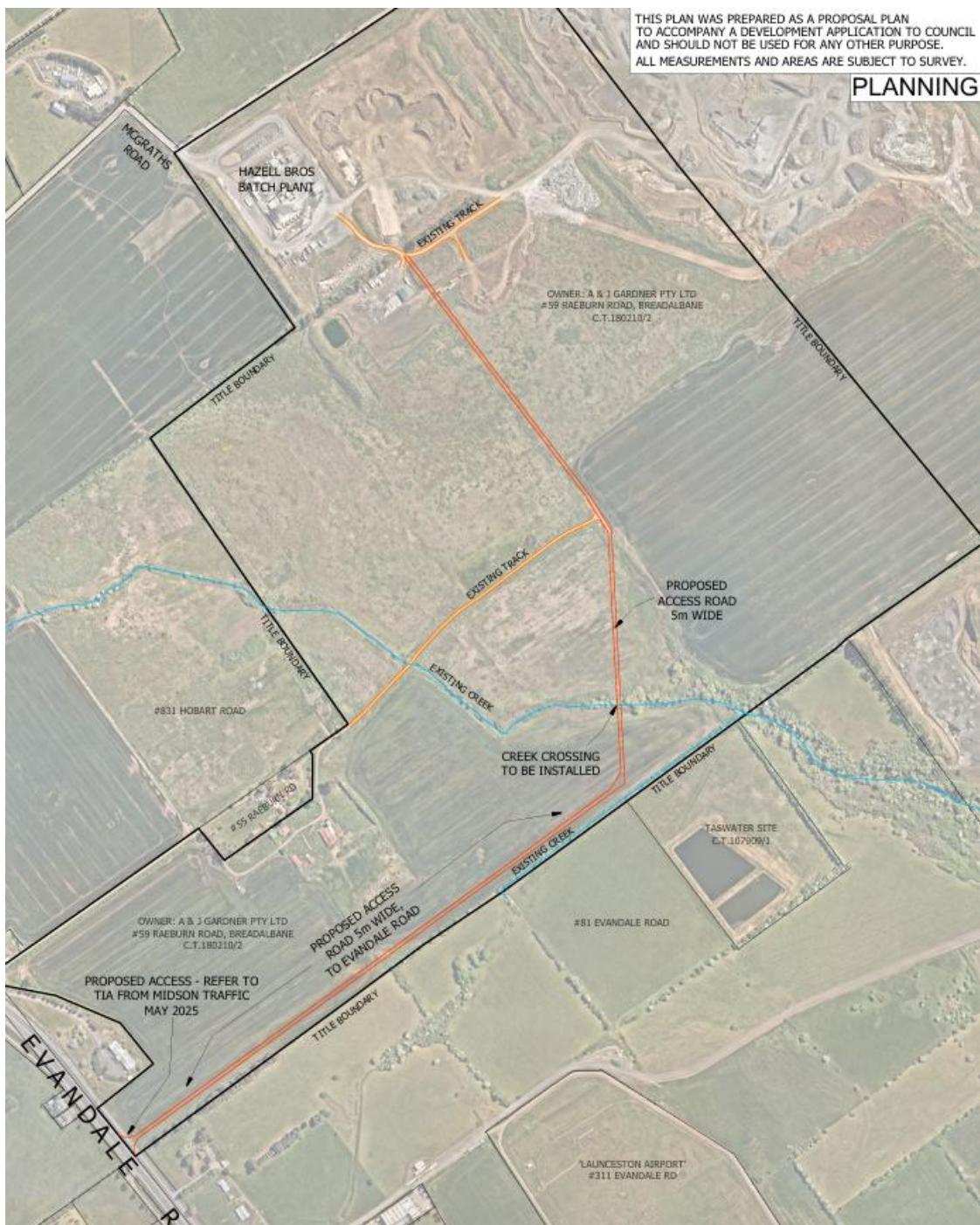


3. Proposed Development

3.1 Development Proposal

The proposed development involves the construction of a new private access road to service the site. The new access road will connect directly to Evandale Road, providing a left-in/ left-out access arrangement.

The proposed development is shown in Figure 5.

Received
18/11/2025**Figure 5 Proposed Development Plans**



4. Traffic Impacts

4.1 Trip Generation

The existing traffic generation is 110 vehicles per day. This consists of truck movements and staff vehicle movements that all currently utilise the McGraths Road access. No changes to the existing traffic generation will occur as a result of the construction of the proposed access road.

The peak traffic movements utilising the proposed access road will be 4 vehicles per hour (two-way movements).

4.2 Trip Assignment

No effective changes will occur with the normal operation of the batching plant during the existing operating hours. The traffic generation and traffic assignment at the McGraths Road access and surrounding network will be reduced by the construction of the proposed access road.

4.3 New Junction Assessment

The Acceptable Solution A1.2 of Clause C3.5.1 of the Planning Scheme states "*For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority*".

The Department of State Growth (road authority) were consulted in relation to the proposed access on Evandale Road. The road authority raised no issues in principle, but require a TIA to be prepared that investigates the following:

- Adequate sight distance is required to the east of the access on Evandale Road in accordance with Austroads requirements (provided in Section 4.6). Adequate sight distance is also required for vehicles to change lanes to the right lane in preparation for a U-turn manoeuvre at the Translink Avenue roundabout.
- Appropriate junction design is likely to be required, including provision of a short Auxiliary Left Turn lane, AUL(S). This is subject to assessment in the TIA (provided in Section 4.5).

On this basis, whilst road authority consent is likely, it is not yet provided as it is subject to assessment of the TIA. The access was therefore assessed under the Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme, which states:

"Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:

- (a) *any increase in traffic caused by the use;*
- (b) *the nature of the traffic generated by the use;*



- (c) *the nature of the road;*
- (d) *the speed limit and traffic flow of the road;*
- (e) *any alternative access to a road;*
- (f) *the need for the use;*
- (g) *any traffic impact assessment; and*
- (h) *any advice received from the rail or road authority".*

The following is relevant with respect to the proposed access:

- a. Increase in traffic. No change in traffic generation will occur as a result of the proposed new road junction. It will redistribute some traffic away from a residential area.
- b. Nature of traffic. Traffic utilising the access will be industrial in nature.
- c. Nature of road. Evandale Road is a Category 2 road under the Department of State Growth's road hierarchy. Evandale Road is the primary access to the Airport industrial precinct and is appropriate for heavy vehicle access.
- d. Speed limit and traffic flow. Evandale Road carries a traffic volume of approximately 10,000 vehicles per day and has a posted speed limit of 80-km/h.
- e. Alternative access. The proposed access is to reduce existing site traffic that currently utilises McGraths Road in a residential environment. In this regard, whilst it is usually preferable to access a lower order road (in a hierarchical sense), in this case it is appropriate for the industrial activity to access Evandale Road rather than the local road which includes residential land use.
- f. Need for use. The proposed access is intended to reduce the amount of industrial traffic currently accessing a predominantly residential area.
- g. Road authority advice. The Department of State Growth are supportive in principle of the proposed access, subject to the preparation of a TIA.

Based on the above assessment, the proposed access satisfies the requirements of Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme. Specifically, the TIA has addressed State Growth's technical requirements for the proposed access on Evandale Road.

4.4 Traffic Capacity Analysis

The development will reduce the existing traffic generation or distribution at McGraths Road and the surrounding network.

The proposed new road will increase traffic flows at the roundabout at Evandale Road/ Richard Street. This is due to the left-in/ left-out configuration of the access which will result in right turn exit demands being accommodated at the roundabout.



The roundabout was assessed using SIDRA Intersection analysis software. Note that modelling was not required for the proposed access junction at Evandale Road, which will only have a peak of 4 vehicles per hour with only left-in/ left-out manoeuvres, resulting in a high level of service at all times.

4.4.1 SIDRA Modelling

Traffic modelling was undertaken using SIDRA Intersection software. SIDRA uses complex analytical traffic models coupled with iterative approximation technique to provide estimates of capacity and performance of intersections. SIDRA is endorsed as a modelling tool by Austroads.

One of the key SIDRA outputs is an indication of level of service (LOS) at intersections. The LOS concept describes the quality of traffic service in terms of 6 levels, with level of service A (LOS A) representing the best operating condition (ie. at or close to free flow) and level of service F (LOS F) representing the worst (i.e. forced flow). Other key outputs of SIDRA include average movement delay and 95th percentile queue lengths².

The level of service method used in the modelling is the Delay method, where level of service is based solely on average movement delay, including geometric delay, as summarised in Table 3.

Table 3 SIDRA LOS Performance standards

Level of Service	Signals and Roundabouts	Sign Control (Give Way & Stop)
LOS A	$d \leq 10$	$d \leq 10$
LOS B	$10 < d \leq 20$	$10 < d \leq 15$
LOS C	$20 < d \leq 35$	$15 < d \leq 25$
LOS D	$35 < d \leq 55$	$25 < d \leq 35$
LOS E	$55 < d \leq 80$	$35 < d \leq 50$
LOS F	$80 < d$	$50 < d$

The lowest target level of service considered acceptable for an urban environment is LOS D, which corresponds to a maximum delay of 55 seconds for roundabouts. LOS E and F represent the junction operating at capacity, with forced flow conditions.

4.4.2 Existing Roundabout Performance

SIDRA traffic modelling was undertaken at the two intersections using the turning movements obtained in the traffic surveys (summarised in Table 1 and Table 2). The SIDRA movement summaries are provided in Table 4 and Table 5 for the existing (2024 base year) AM And PM peaks respectively.

² This is the queue length not exceeded 95% of the time



It can be seen that the roundabout is currently operating at a high level of service (LOS A or LOS B for all approaches during both peak periods).

Table 4 AM Peak SIDRA Summary – Evandale Rd/ Richard St

Movement Performance - Vehicles								
Mov ID	Turn	Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m
South East: Evandale Rd								
21	L	22	18.0	0.141	5.9	LOS A	0.7	6.0
22	T	340	18.0	0.141	4.4	LOS A	0.7	6.0
23	R	22	18.0	0.141	12.3	LOS B	0.7	5.8
Approach		384	18.0	0.141	4.9	LOS A	0.7	6.0
North East: Richard St								
24	L	3	18.0	0.046	6.6	LOS A	0.2	1.3
25	T	5	18.0	0.046	5.3	LOS A	0.2	1.3
26	R	33	18.0	0.046	13.2	LOS B	0.2	1.3
Approach		41	18.0	0.046	11.7	LOS B	0.2	1.3
North West: Evandale Rd								
27	L	49	18.0	0.139	5.5	LOS A	0.7	6.0
28	T	276	18.0	0.139	4.0	LOS A	0.7	6.0
29	R	87	18.0	0.139	11.9	LOS B	0.7	5.9
Approach		413	18.0	0.139	5.8	LOS A	0.7	6.0
South West: Translink Ave								
30	L	44	18.0	0.073	6.7	LOS A	0.3	2.2
31	T	1	18.0	0.073	5.4	LOS A	0.3	2.2
32	R	19	18.0	0.073	13.3	LOS B	0.3	2.2
Approach		64	18.0	0.073	8.7	LOS A	0.3	2.2
All Vehicles		902	18.0	0.141	5.9	LOS A	0.7	6.0

Level of Service (LOS) Method: Delay (HCM 2000).
Roundabout LOS Method: Same as Signalised Intersections.
Vehicle movement LOS values are based on average delay per movement

**Table 5 PM Peak SIDRA Summary – Evandale Rd/ Richard St**

Movement Performance - Vehicles		Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue	
Mov ID	Turn						Vehicles veh	Distance m
South East: Evandale Rd								
21	L	19	18.0	0.146	5.8	LOS A	0.8	6.4
22	T	375	18.0	0.146	4.3	LOS A	0.8	6.4
23	R	9	18.0	0.146	12.3	LOS B	0.8	6.3
Approach		403	18.0	0.146	4.6	LOS A	0.8	6.4
North East: Richard St								
24	L	3	18.0	0.076	6.5	LOS A	0.3	2.3
25	T	6	18.0	0.076	5.2	LOS A	0.3	2.3
26	R	61	18.0	0.076	13.0	LOS B	0.3	2.3
Approach		71	18.0	0.076	12.1	LOS B	0.3	2.3
North West: Evandale Rd								
27	L	21	18.0	0.109	5.5	LOS A	0.6	4.8
28	T	259	18.0	0.109	4.0	LOS A	0.6	4.8
29	R	45	18.0	0.109	11.8	LOS B	0.6	4.7
Approach		325	18.0	0.109	5.2	LOS A	0.6	4.8
South West: Translink Ave								
30	L	120	18.0	0.170	7.1	LOS A	0.7	5.6
31	T	1	18.0	0.170	5.8	LOS A	0.7	5.6
32	R	25	18.0	0.170	13.7	LOS B	0.7	5.6
Approach		146	18.0	0.170	8.2	LOS A	0.7	5.6
All Vehicles		945	18.0	0.170	5.9	LOS A	0.8	6.4

Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

4.4.3 Development Impacts on Roundabout Performance

The proposed development will generate additional traffic on the Evandale Road/ Richard Street/ Translink Avenue roundabout. This will include vehicles travelling through the roundabout to the east, as well as vehicles undertaking a U-turn manoeuvre to access the Midland Highway.

To model a 'worst-case' scenario based on the projected use of the proposed access, the traffic generation associated with the use of the proposed access road has been applied to the commuter AM and PM peak periods. The peak traffic generation utilising the access has also been increased from 4 vehicles per hour to 10 vehicles per hour. A high rate of U-turn manoeuvres has been assumed (60%).

Background traffic growth of 2% per annum was applied to all legs of the roundabout over a 10-year period to provide forecast 2034 traffic conditions. The development traffic was 2 inward and 2 outward truck trips, all originating/ terminating at the northwestern leg of Evandale Road.

The SIDRA modelling summary for the AM and PM peak periods is provided in Table 6 and Table 7 respectively.

It can be seen that the roundabout will continue to operate at a high level of efficiency (LOS A or LOS B for all legs during both peak periods).

On this basis, the additional traffic as a result of the proposed access road will not have any significant adverse impacts over a 10-year forecast period.

**Table 6 AM Peak SIDRA Summary – 2034 with Development Traffic**

Movement Performance - Vehicles		Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue	
Mov ID	Turn						Vehicles veh	Distance m
South East: Evandale Rd								
21	L	33	18.0	0.224	6.3	LOS A	1.3	10.5
22	T	505	18.0	0.224	4.9	LOS A	1.3	10.5
23	R	33	18.0	0.224	12.9	LOS B	1.2	10.1
Approach		571	18.0	0.224	5.4	LOS A	1.3	10.5
North East: Richard St								
24	L	4	18.0	0.094	7.4	LOS A	0.3	2.8
25	T	13	18.0	0.094	6.1	LOS A	0.3	2.8
26	R	59	18.0	0.094	13.9	LOS B	0.3	2.8
Approach		76	18.0	0.094	12.2	LOS B	0.3	2.8
North West: Evandale Rd								
27	L	84	18.0	0.219	5.6	LOS A	1.3	10.3
28	T	414	18.0	0.219	4.1	LOS A	1.3	10.3
29	R	136	18.0	0.219	12.0	LOS B	1.3	10.1
Approach		634	18.0	0.219	6.0	LOS A	1.3	10.3
South West: Translink Ave								
30	L	65	18.0	0.122	7.5	LOS A	0.5	3.9
31	T	1	18.0	0.122	6.2	LOS A	0.5	3.9
32	R	28	18.0	0.122	14.1	LOS B	0.5	3.9
Approach		95	18.0	0.122	9.5	LOS A	0.5	3.9
All Vehicles		1375	18.0	0.224	6.4	LOS A	1.3	10.5

Level of Service (LOS) Method: Delay (HCM 2000).
 Roundabout LOS Method: Same as Signalised Intersections.
 Vehicle movement LOS values are based on average delay per movement

**Table 7 PM Peak SIDRA Summary - 2034 with Development Traffic**

Movement Performance - Vehicles								
Mov ID	Turn	Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m
South East: Evandale Rd								
21	L	28	18.0	0.232	6.2	LOS A	1.4	11.2
22	T	557	18.0	0.232	4.8	LOS A	1.4	11.2
23	R	14	18.0	0.232	12.8	LOS B	1.3	10.8
Approach		599	18.0	0.232	5.0	LOS A	1.4	11.2
North East: Richard St								
24	L	4	18.0	0.136	7.2	LOS A	0.5	4.2
25	T	9	18.0	0.136	5.9	LOS A	0.5	4.2
26	R	101	18.0	0.136	13.8	LOS B	0.5	4.2
Approach		115	18.0	0.136	12.9	LOS B	0.5	4.2
North West: Evandale Rd								
27	L	42	18.0	0.173	5.6	LOS A	1.0	8.3
28	T	389	18.0	0.173	4.1	LOS A	1.0	8.3
29	R	74	18.0	0.173	11.9	LOS B	1.0	8.1
Approach		505	18.0	0.173	5.3	LOS A	1.0	8.3
South West: Translink Ave								
30	L	178	18.0	0.292	8.2	LOS A	1.3	10.4
31	T	1	18.0	0.292	6.9	LOS A	1.3	10.4
32	R	38	18.0	0.292	14.8	LOS B	1.3	10.4
Approach		217	18.0	0.292	9.4	LOS A	1.3	10.4
All Vehicles		1436	18.0	0.292	6.4	LOS A	1.4	11.2

Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

4.5 Access Impacts

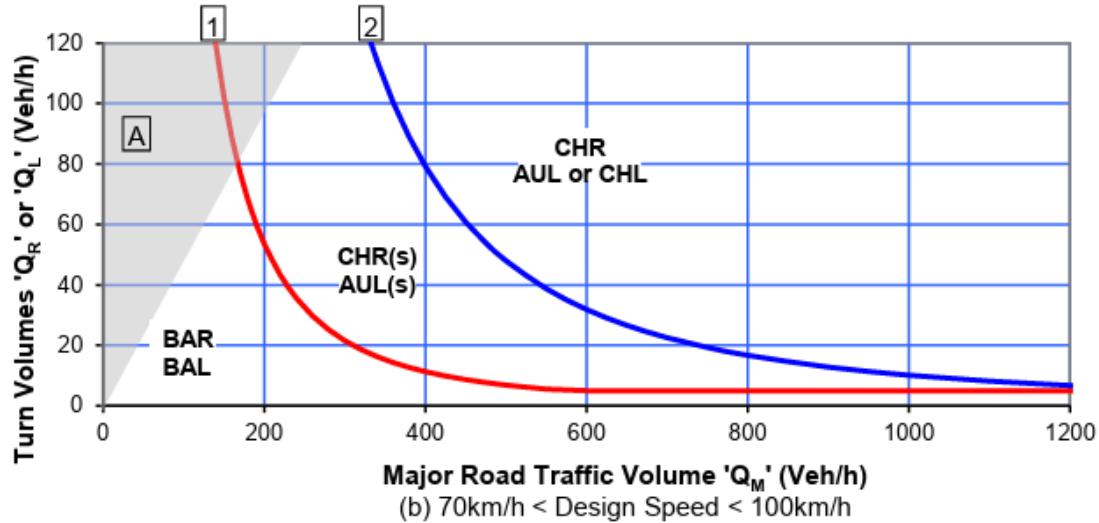
Austroads was referenced to determine the most appropriate junction treatment for the proposed junction on Evandale Road. The Austroads requirements for the intersection are reproduced in Figure 6.

The access will connect to the eastbound carriageway of Evandale Road, with all movements being left-in/ left-out. The relevant consideration is therefore the provision of left-turn entry lane treatments when considering traffic flow in the eastbound carriageway only.

In this case the access will generate 4 vehicles per hour during peak utilisation. This will comprise of 2 entry and 2 exit movements. The corresponding traffic flow will be 470 vehicles per hour³. This triggers the warrant for a Basic Auxiliary Left turn lane (BAL) treatment at the access.

The relatively high traffic flow on Evandale Road results in the Short Auxiliary Left Turn lane, AUL(S) treatment almost being met. Due to the fact that the access will only be utilised by heavy vehicles accessing from an 80-km/h speed zone, it is recommended that an AUL(S) treatment be installed. Consultation with State Growth (as road authority) confirms that the installation of an AUL treatment is preferred.

³ Department of State Growth traffic data – weekday eastbound flow, 2:00pm – 3:00pm.

Figure 6 Austroads Turn Lane Warrants

4.6 Sight Distance

Austroads Part 4A provides the requirements for Safe Intersection Sight Distance (SISD) at a road junction. SISD is the minimum sight distance which should be provided on the major road at any intersection. SISD provides sufficient distance for a driver of a vehicle on the major road to observe a vehicle on a minor road approach moving into a collision situation (e.g. in the worst case, stalling across the traffic lanes), and to decelerate to a stop before reaching the collision point.

For a design speed of 80-km/h, the required SISD is 181 metres. The available sight distance at the junction location is approximately 300 metres to the northeast (noting that sight distance is not required to the southwest as the access is only applicable to the southbound carriageway of Evandale Road). The available sight distance therefore complies with the Austroads SISD requirements.

4.7 Road Design

The proposed development will require a new road to be constructed between the existing concrete batching plant to the proposed new road junction at Evandale Road. The road will be constructed through private property and will only be available for vehicles accessing the batching plant and quarry.

The requirements for rural sealed roads are reproduced in Table 8. The following standards are applicable for the internal road network:

- Road design should be in accordance with Austroads Guidelines.
- LGAT Standard Drawings and Tasmanian Subdivision Guidelines.

**Table 8 LGAT Standard Drawings – Rural Roads Unsealed**

CODE*	A.A.D.T.	(w) TRAFFIC WIDTH	GRAVEL SHOULDER	VERGE	PAVEMENT WIDTH	LOGGING ROUTE	HEAVY VEHICLES	BUS ROUTE	Bends with < 50m sight line
US1	<30	4000 (S)	500	NO	5	NO	< 5%	NO	w + 1000
US2	30 – 100	4000 (S)	1000	NO	6	YES < 5%	< 5 %	YES	w + 1000
US3	100 – 300	5500 (D)	1000	NO	7.5	YES	< 10%	YES	w + 500
US4	> 300	6000 (D)	1000	NO	8	YES	> 10%	YES	w + 500

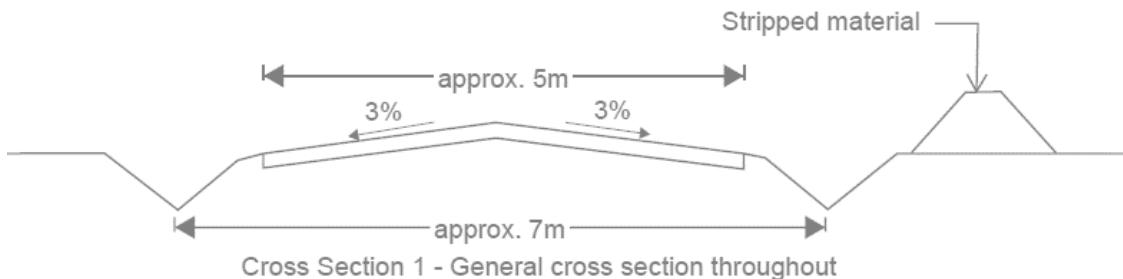
*To satisfy a Road Class (eg. US3) the capability to comply with A.A.D.T, LOGGING ROUTE, HEAVY VEHICLE and BUS ROUTE is necessary.

(S) – SINGLE LANE

(D) – DUAL LANE

The appropriate road design for the proposed access road is an S2 design a minimum pavement width of 6.0 metres and a traffic road width of 4.0 metres.

The typical cross-section design of the proposed access road is shown in Figure 7. The proposed road cross-section complies with LGAT design requirements.

Figure 7 Typical Road Cross-Section Design

4.8 Road Safety Impacts

The proposed development generates a relatively small amount of additional traffic on the surrounding road network (in the order of 4 vehicles per hour during peak times, which is an average of approximately 1 vehicle movement every 15 minutes).

No significant adverse road safety impacts are therefore foreseen for the following reasons:

- The existing crash history of in the surrounding network does not indicate that there are any road safety deficiencies that would be exacerbated by the proposed development.
- The traffic generation of the proposed development is considered to be low (in the order of 4 vehicles per hour during peak periods as noted above), and therefore will not alter the level of



service of any part of the transport network. No significant road safety impacts are likely to result without a corresponding deterioration in the network's level of service.

- The site access is located at a straight section of road alignment in Evandale Road. The junction will provide left turn deceleration lane to reduce risk of rear end collisions. The nature of the traffic generated by the development is compatible and consistent with existing traffic in the surrounding network.



5. Conclusions

This traffic impact assessment (TIA) investigated the traffic and parking impacts of a proposed new access road connecting to Evandale Road at a left-in/ left-out junction. The access will enable continued access of the site without impacting on nearby residential amenity.

The key findings of the TIA are summarised as follows:

- The proposed access on Evandale Road will facilitate left-turn entry and left-turn exit movements only. Demands for right-turn exit will be accommodated via U-turn manoeuvres at the existing roundabout at Translink Avenue. It is recommended that the access be designed with a AUL treatment (deceleration lane) on the approach to the junction.
- The traffic generation of the quarry and batching plant will not change as a result of the construction of the new access road. The access road will reduce traffic utilising the existing access at McGraths Road therefore reducing the residential amenity impacts of existing road network that services the site.
- The increased traffic will not have any adverse impacts on the operation of the Evandale Road/ Richard Street/ Translink Avenue roundabout in terms of operational efficiency or safety.
- The proposed road junction on Evandale Road satisfies the requirements of Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme.
- The proposed junction complies with the requirements of Acceptable Solution A1.4 of Clause C3.5.1 of the Planning Scheme.
- The proposed road design complies with the LGAT rural unsealed road design requirements.

Based on the findings of this report the proposed development is supported on traffic grounds.



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Document Status

Revision	Author	Review	Date
0	Keith Midson	Zara Kacic-Midson	10 th May 2025
1	Keith Midson	Zara Kacic-Midson	21 st May 2025

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Keith Midson
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11th November 2025

Michelle Schleiger
Woolcott Land Services
10 Goodman Court
Invermay TAS 7248

Dear Michelle,

59 RAEBURN RD – RESPONSE TO COUNCIL RFI

This letter provides a formal response to the matters raised by Council regarding the proposed Hazel Bros access road that will connect to the westbound carriageway of Evandale Road.

1. Sight Distance

A reassessment of the available sight distance confirmed a minimum available sight distance of approximately 230 metres at the proposed Evandale Road access, reflecting both the horizontal curve and the vertical crest to the north. This exceeds the Austroads Safe Intersection Sight Distance (SISD) requirement of 181 m for an 80 km/h environment, ensuring adequate visibility for all movements.

The photographs included within the TIA (Figure 3) were extracted from State Growth's Hawkeye road-video platform and were intended solely to illustrate road alignment and geometry. The camera height used in the Hawkeye imagery is unknown; however, this imagery was not relied upon for measurement of sight distance. SISD was determined from field observation and plan verification.

2. Crown Landowner Consent

A copy of the Crown Consent letter issued by the Department of State Growth (9 July 2025) accompanies this response.

The letter provides formal consent for the development application insofar as it affects the State Road network and confirms that further consent under s.16 of the *Roads and Jetties Act 1935* will be required for any works within the State road reservation. The comments in that letter regarding sealing and asphalt treatment of the proposed deceleration lane (AUL) have been noted and will be addressed during the detailed design stage.

3. Feasibility of AUL Lane

Physical inspection confirms approximately 12 m of road reservation between the edge of the through carriageway and the property boundary, with about 3.5 m of verge immediately adjacent to the traffic

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lane. This provides adequate space to accommodate a Basic Left-turn (BAL) or Auxiliary Left-turn (AUL) treatment in accordance with Austroads *Guide to Road Design Part 4A*.

Where provided, the auxiliary lane would generally match the 3.5 m width of the adjacent through lane, with taper and deceleration storage lengths based on design speed and volume class. Detailed design, including final taper geometry and drainage adjustments, will be undertaken subject to the required State Growth Section 16 permit process.

4. Traffic Generation and Junction Capacity

Hazel Bros has confirmed the expected operational demand of 4 vehicles per hour (two-way), consistent with the TIA and SIDRA inputs. The access will be actively managed by Hazel Bros — restricted by user, time-of-day, and day-of-week — to maintain safety and operational control. Unauthorised access will be restricted through signage and internal procedures.

As requested by Council, SIDRA traffic modelling has been undertaken for the access on Evandale Road during the AM and PM peak periods under 2035 traffic conditions (using a growth rate of 2% per annum compound growth). The results of the SIDRA modelling is provided in Tables 1 and 2 for the AM and PM peaks respectively.

It is noted that the performance of the access junction is governed primarily by opposing traffic volumes on Evandale Road rather than by the low-volume turning flows from the quarry. Even a substantial increase in access-road volume (e.g., several-fold higher than 4 vph) would have negligible effect on the level of service for the access, as the critical movement delay is determined by available gaps in the main-road traffic stream. Accordingly, the SIDRA results (worst-case LOS D in the AM peak under 2035 conditions) are robust even under higher-than-forecast internal flows.

Table 1 Proposed Access/ Evandale Rd AM Peak 2035

Movement Performance - Vehicles								
Mov ID	Turn	Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m
North: Access Road								
7	L	2	100.0	0.012	28.9	LOS D	0.0	0.5
Approach		2	100.0	0.012	28.9	LOS D	0.0	0.5
West: Evandale Rd								
10	L	2	100.0	0.142	11.9	LOS B	0.0	0.0
11	T	503	14.4	0.142	0.0	LOS A	0.0	0.0
Approach		505	14.8	0.142	0.0	NA	0.0	0.0
All Vehicles		507	15.1	0.142	0.2	NA	0.0	0.5

Level of Service (LOS) Method: Delay (HCM 2000).

Vehicle movement LOS values are based on average delay per movement

Minor Road Approach LOS values are based on average delay for all vehicle movements.

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Table 2 Proposed Access/ Evandale Rd PM Peak 2035

Movement Performance - Vehicles								
Mov ID	Turn	Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m
North: Access Road								
7	L	2	100.0	0.009	23.0	LOS C	0.0	0.4
Approach		2	100.0	0.009	23.0	LOS C	0.0	0.4
West: Evandale Rd								
10	L	2	100.0	0.112	11.9	LOS B	0.0	0.0
11	T	396	14.4	0.112	0.0	LOS A	0.0	0.0
Approach		398	14.9	0.112	0.1	NA	0.0	0.0
All Vehicles		400	15.3	0.112	0.2	NA	0.0	0.4

Level of Service (LOS) Method: Delay (HCM 2000).
Vehicle movement LOS values are based on average delay per movement
Minor Road Approach LOS values are based on average delay for all vehicle movements.

5. Internal Road Design

As detailed in Section 4.7 of the Traffic Impact Assessment, the proposed internal road is a low-volume private access serving quarry operations. The design standard adopted in the TIA (6 m formation, 4 m trafficked width with passing opportunities and adequate sight lines) is appropriate for its intended function and very low daily traffic volumes. The cross-section allows two-way operation for the quarry fleet under controlled conditions and provides compliant geometry for the operating speed environment. It is therefore considered suitable and does not warrant upgrade to a public-road standard such as LGAT US4.

6. Planning Scheme Traffic Generation Threshold

Traffic increases at the Richard Street intersection remain below the thresholds in Table C3.1 ($\leq 20\%$ or ≤ 40 vpd), meeting the Acceptable Solution.

Please contact me on 0437 366 040 if you require any further information.

Yours sincerely,



Keith Midson BE MTraffic MTransport FIEAust EngExec

DIRECTOR
Midson Traffic Pty Ltd

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18/11/2025

Department of State Growth

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Michelle Schleiger
Woolcott Land Services
By email: planning@woolcott.au

Dear Michelle

Crown Landowner Consent Granted SRA-25-369

I refer to your recent request for Crown landowner consent relating to the development application at 59 Raeburn Road, Breadalbane for alteration of internal road and new access to Evandale Road.

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

The consent given by this letter is for the making of the application only insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 22 May 2025, and the approved documents, as accessible via the link below:

<https://files.stategrowth.tas.gov.au/index.php/s/Sa8VmG6Ua1tYu1>

A copy of the Instrument of Delegation from the Minister authorising the delegate to sign under section 52 of the Act can also be accessed via the above link.

Please access and download these documents for your records as soon as possible as this link will expire six (6) months from the date of this letter.

In giving consent to lodge the subject development application, the department notes the following applicable advice:

Access – construction or alteration (Access works permit required):

In giving consent to lodge the subject development application, the Department notes that the proposed access to the State road network will require the following additional consent:

The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

For further information please visit

https://www.transport.tas.gov.au/road_permits/permits_and_bookings/new_or_altered_access_onto_a_road_driveways or contact permits@stategrowth.tas.gov.au.

On sealed State roads all new accesses must be sealed from the road to the property boundary as a minimum.

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- 2 -

Pursuant to Section 16 of the *Roads and Jetties Act 1935*, where a vehicle access has been constructed from land to a State highway or subsidiary road, the owner of that land is responsible for the maintenance and repair of the whole of the vehicular access

Other:

The through lanes and existing shoulder back to the access, as well as the proposed deceleration lane, will all require to be asphalted to cover the turning movements of vehicles exiting the access.

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

Yours sincerely



Lucy Thorne
Acting Director Asset Management

Delegate for the Minister administering the *Roads and Jetties Act 1935*

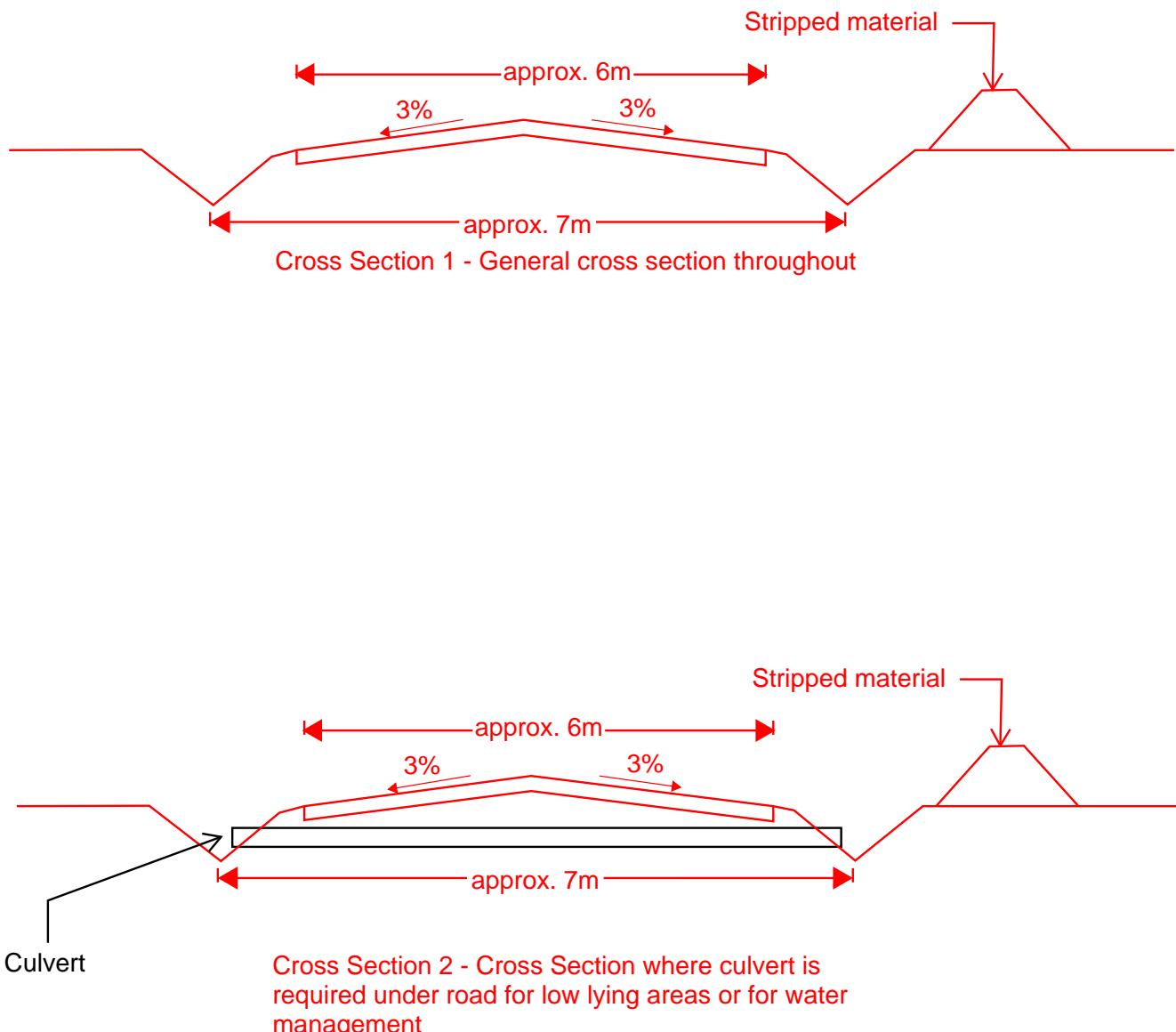
9 July 2025

Cc: General Manager, Northern Midlands Council

Raeburn Track

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28.11.2025

Proposed Access Road Cross Section



(Plans are general and detailed plans will be according to advice contained in TIA, 2025, from Midson Traffic)

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18/11/2025



#2308

23 September 2025

Michelle Schleiger
Woolcott Land Services
Via email: michelle@woolcott.au

Dear Michelle,

Proposed New Internal Roadway – Assessment of the Natural Assets Code

Please find below my report on the assessment of the Natural Assets Code in relation to the proposed new internal roadway at 59 Raeburn Rd, Breadalbane.

BACKGROUND

RMCG have been engaged to undertake an assessment of the Natural Assets Code, specifically clause C7.6.1, in relation to a proposed 5m wide internal roadway at 59 Raeburn Rd, Breadalbane (CT 180210/2). The proposed roadway crosses Briarly Creek in the south of CT 180210/2. Thirty metres either side of Briarly Creek are within a mapped 'waterway and coastal protection area' under the *Tasmanian Planning Scheme – Northern Midlands* (the Planning Scheme). There will be no dredging or reclamation required, nor will a new stormwater point discharge into a watercourse be required as part of the proposed development. See Figure 1 for the Site Plan.

The relevant sections of the Natural Assets Code under the Planning Scheme in relation to the proposal are as follows;

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Objective: That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.

Performance Criteria:

P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:

- a) Impacts caused by erosion, siltation, sedimentation and runoff;
- b) Impacts on riparian or littoral vegetation;

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- c) Maintaining natural streambank and streambed condition, where it exists;
- d) Impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;
- e) The need to avoid significantly impeding natural flow and drainage;
- f) The need to maintain fish passage, where known to exist;
- g) The need to avoid land filling of wetlands;
- h) The need to group new facilities with existing facilities, where reasonably practical;
- i) Minimising cut and fill;
- j) Building design that responds to the particular size, shape, contours or slope of the land;
- k) Minimising impacts on coastal processes, including sand movement and wave action;
- l) Minimising the need for future works for the protection of natural assets, infrastructure and property;
- m) The environmental best practice guidelines in the *Wetlands and Waterways Works Manual*; and
- n) The guidelines in the *Tasmanian Coastal Works Manual*.

As per the Natural Assets Code of the Planning Scheme, natural assets means biodiversity, environmental flows, natural streambank and streambed condition, riparian vegetation, littoral vegetation, water quality, wetlands, river condition and waterway and/or coastal values. Waterway values means the values of watercourses and wetlands derived from their aquatic habitat and riparian vegetation, physical elements, landscape function, recreational function and economic function.

ASSESSMENT

Sally Scrivens of RMCG undertook a site visit of the subject site on the 15 February 2024. The site visit found that the main channel of Briarly Creek is edged by a 'lower bank' that is below the elevation of the surrounding paddocks; the 'upper bank'. The entire area associated with the creek crossing, including the lower bank and upper bank is comprised of vegetation described as a weed infestation. This is supported by TASVEG 4.0 mapping of the site. This infestation is more extensive on the northern side where there is also some native *Phragmites australis* southern reed present among the weeds. The lower bank is dominated by *Salix spp.* willow with *Crataegus monogyna* hawthorn, *Rubus spp.* blackberry, *Dipsacus fullonum* teasel, thistles, and pasture grasses common on both the lower and upper banks.

The main channel of the creek contained willow roots and did not appear to have any overhanging sections. The creek contained water at the time of the site visit, that appeared almost still and was highly turbid (see Figure 2). A gaggle of geese was disturbed from the site on approach which may have resulted in the turbidity, however, after 30 minutes, the quality of the water had visually not significantly changed. Hence, the stream bed could not be assessed, however, the site in general is heavily modified and the waterway values of the watercourse are considered to be minimal.

Given the topography at the site, the crossing over Briarly Creek will require fill to be added to the banks. It is understood that a culvert sized appropriately for the site¹ will be installed at a time of low flows and will aim to avoid heavy rain. The main flow may be diverted when the culvert is installed and rocks will be placed both upstream and downstream from the culvert.

¹ As determined by engineers.

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The proposal has been assessed against the Planning Scheme as below.

P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:

- a) Impacts caused by erosion, siltation, sedimentation and runoff. *There is a risk of erosion, siltation, sedimentation and runoff during construction of the road, especially at Briarly Creek due to the nature of works required. Recommendations are provided to ensure that works have minimal impacts on the watercourse.*
- b) Impacts on riparian or littoral vegetation. *There is no native riparian vegetation at the Briarly Creek crossing; vegetation at the site is entirely comprised of introduced species. While this vegetation will be impacted as a result of the proposed crossing, it is not considered to have any adverse impacts on the natural assets of the site. There is no littoral vegetation present.*
- c) Maintaining natural streambank and streambed condition, where it exists. *The streambank and stream bed condition of Briarly Creek will be impacted at the crossing as a culvert will be installed. This will be limited to a 5m width and, given the highly modified nature of the site, it is not considered to adversely impact on the natural assets at the site.*
- d) Impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation. *It was difficult to determine the instream natural habitat of Briarly Creek due to the turbidity of the site, however, no bank overhangs were evident and any trailing vegetation is comprised of introduced species. Given the highly modified nature of the site, the installation of the culvert with rock placement at either end in Briarly Creek is not considered to adversely impact on the natural assets at the site.*
- e) The need to avoid significantly impeding natural flow and drainage. *A culvert designed to ensure natural flow of Briarly Creek will be installed. While natural flow and drainage may be impeded during installation of the culvert, this will be short-term only and will not result in an overall significant impact on natural flow or drainage.*
- f) The need to maintain fish passage, where known to exist. *There may be existing fish passage within Briarly Creek and this is expected to be maintained with the installation of the culvert.*
- g) The need to avoid land filling of wetlands. *NA; there is no wetland present on site.*
- h) The need to group new facilities with existing facilities, where reasonably practical. *NA – grouping a new road with an existing road is not practical.*
- i) Minimising cut and fill. *Cut and fill is required at the Briarly Creek crossing for the road to pass between the upper banks and over the proposed culvert. This amount of fill cannot be minimised further.*
- j) Building design that responds to the particular size, shape, contours or slope of the land. *The route of the proposed road is over gently sloped land and the road design at ground level responds to this. The crossing of Briarly Creek (with road batters and the installation of a culvert) is designed to maintain the elevation of the road while also allowing for flow to be retained through Briarly Creek.*
- k) Minimising impacts on coastal processes, including sand movement and wave action. *NA.*
- l) Minimising the need for future works for the protection of natural assets, infrastructure and property. *As the appropriate culvert size for Briarly Creek has been determined by engineers, no future works for the protection of natural assets, infrastructure, or property is expected as a result of the proposed development.*
- m) The environmental best practice guidelines in the *Wetlands and Waterways Works Manual*. *The proposed stream crossing has been appropriately designed for the site and will be constructed with*

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low-risk practices (see recommendations), as per the environmental best practice guidelines in the Wetlands and Waterways Works Manual.

n) The guidelines in the *Tasmanian Coastal Works Manual*. NA.

CONCLUSION

The proposal is to construct a waterway crossing, over Briarly Creek, in a waterway and coastal protection area at 59 Raeburn Rd, Breadalbane (CT 180210/2) as part of a proposed new internal road. The crossing involves installation of a culvert and fill. Provided the below recommendations are adhered to, the proposal is considered to minimise adverse impacts on natural assets and therefore is considered to adequately address the performance criteria of the C7.6.1 under the Natural Assets Code of the *Tasmanian Planning Scheme – Northern Midlands*.

Recommendations

- Sow down the Briarly Creek crossing batters with grass seed immediately following works.
- Avoid a perched culvert.
- Place rock at both the upstream and downstream side of the culvert immediately after installation.
- Silt fences/sediment barriers must be utilised between the works area and Briarly Creek. The barriers are to be erected prior to works commencing at the site and then maintained for the duration of works until the grass is established and the risk of sediment movement is reduced.
- Time construction of the crossing for a period of low flows and to avoid heavy rainfall events.
- Prevent biosecurity incursions and new weed incursions by implementing strict washdown protocols for all vehicles, machinery, and equipment used during works.

Kind regards,



Sally Scrivens

CONSULTANT

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SITE PLAN



Figure 1: Site Plan showing the proposed road and the Briarly Creek crossing.

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PHOTOS

All photos taken by Sally Scrivens 15 February 2024.



Figure 2: View of the proposed crossing site at Briarly Creek.



Figure 3: View south toward Briarly Creek from the upper bank.

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18/11/2025

This report has been prepared by:

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Document review and authorisation

Project Number: #2308

Doc Version	Final/Draft	Date	Author	Project Director review	BST QA review	Release approved by	Issued to
1.0	Final	28/10/2023	S. Scrivens	A. Ketelaar	L. McKenzie	A. Ketelaar	Woolcott Surveys
1.1	Final	28/10/2023	S. Scrivens	A. Ketelaar	L. McKenzie	A. Ketelaar	Woolcott Surveys
2.0	Final	23/09/2025	S. Scrivens	-	L. McKenzie	S. Scrivens	Woolcott Land Services



AGRICULTURAL ASSESSMENT AND COMPLIANCE REPORT

Property title 180210/2 59 Raeburn Road,
Breadalbane

October 2025





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Document status

Version 1

Date	Status/issue	Reason for revision	Reviewed by	Authorised by
27 October 2025	FINAL	FINAL	JL	JL
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Page ii

Executive Summary

This agricultural assessment report has been prepared on behalf of the proponent, Hazel Bros, and covers various aspects of the proposed development at property title 180210/2 at 59 Raeburn Road, Breadalbane.

The agricultural land use activity on the property is based on the production of dryland cereal and oilseed crops and extensive areas of land already used as part of the quarrying operations and includes a concrete batching plant.

The subject property is extensively covered by a hard rock quarry mining lease, as per 1874P/M, which extends over 63.5 hectares of land, and also includes the entirety of the adjacent property to the east, as per property title 157107/1.

The proposed development is covered by planning application PLN-25-0170 "Vehicle access track and new access to Evandale, 59 Raeburn Road, Breadalbane".

The proposed development is for an internal private access road, or 'track' to be used subservient to the concrete batch plant at 59 Raeburn Road".

As per a request from the Northern Midlands Council, additional information is required regarding compliance with the Tasmanian Planning Scheme Clause 21.3.1 P2.

The proposed development has been specifically located in order to minimise the potential for negative impacts on the agricultural land use activities conducted on the subject property.

Due to a combination of setback distances, existing shelter belt vegetation, nature of the agricultural land use activity conducted on the subject property and that of adjacent properties, in conjunction with the nature of the development and associated use it is reasonable to consider that there would be a negligible expectation for the potential to have a negative impact on the operation and management of agricultural land use activity on the adjacent and nearby properties.

The proposed development is considered to be compliant with the relevant clauses associated with the Tasmanian Planning Scheme, as per 21.3.1P2.

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Purpose

This report has been undertaken on behalf of Hazel Bros. (the proponent) to support an application for road access to a concrete batching plant and quarrying operation on the property at 59 Raeburn Road, Breadalbane.

The document provides an agricultural assessment of the property in question and reports on how the proposal complies with provisions of the Tasmanian Planning Scheme. This report reviews the current agricultural usage of the property and the surrounding area in relation to the land capability and land classification. This includes soils, aspect, topography, water resource, economic feasibility, and impact of the development in relation to agricultural activities.

1 General overview

1.1 LAND CAPABILITY

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with class 1 being the most productive for agriculture and resilient to degradation and class 7 the least suitable to agriculture. Class 1, 2 and 3 are collectively termed "prime agricultural land". For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion, and flooding.

1.2 REPORT AUTHOR

This report has been co-authored and reviewed by senior consultant, Jason Lynch. Jason Lynch possesses a Bachelor of Applied Science (horticulture) and is a certified practising agriculturalist (CPAg) with over 25 years' experience in the agricultural industry in Tasmania. He has previously been engaged by property owners, independent planners, and surveyors to undertake evaluations and studies across various municipalities to comply with the Tasmanian Planning Scheme and council based interim planning schemes. This work involves the assessment of land for development purposes and potential conflict.

1.3 TASMANIAN PLANNING SCHEME – NORTHERN MIDLANDS

The Tasmanian Planning Scheme¹ establishes the requirements for use and development of land in the Northern Midlands municipality in accordance with the *Land Use Planning and Approvals Act 1993*.

¹ Tasmanian Planning Scheme V13, effective date 16th July 2025.

2 Property details

2.1 LOCATION

The subject property is owned by A & J Gardiner Pty Ltd and is located at 59 Raeburn Road, Breadalbane which is approximately 3.6km north west of Perth. (Image 1 and Image 2).

Table 1 Property identification details.

Address	Property ID	Title reference	Hectares (approx.)
59 Raeburn Road, Breadalbane, 7258	9791273	180210/2	101.5

The property is covered by flat to very gently sloping and undulating ground, however on the north western area of the property the presence of spoil heaps is shown as small, elevated mounds. Image 3

The vegetation present on the property is typically dominated by a mix of seasonal cash crops, such as cereals and canola, with areas of native riparian vegetation interspersed with hawthorn shrubs along sections of Briarly Creek, and a number of shelter belts and hedges (consisting of native trees and shrubs and hawthorns) along the sections of the western and southern boundaries and limited numbers of paddock boundaries.

Land tenure of the subject property and all adjacent land is private free hold (yellow shaded) with an area of TasWater land on the central southern boundary, Commonwealth tenure land as per the Launceston airport nearby to the south Conservation Covenant land nearby to the south, and Authority Crown land nearby to the west, and Casement associated with the road and railway infrastructure in this locale.² (Image 4).

Under the Tasmanian Planning Scheme, the subject property and all adjacent land is zoned Agriculture, with an area of Utilities zoned land on the central southern boundary as well associated with the various roads and nearby railway in this locale, General Industry is nearby to the south west, with Low Density Residential zoned land further to the south west.³ (Figure 5).

Infrastructure present on the subject property includes a concrete batching plant, weigh bridge, site offices, various support infrastructure associated with the quarry's operation and boundary fencing, a residential dwelling and various farm sheds.

The subject property is extensively covered by a hard rock quarry mining lease, as per 1874P/M, which extends over 63.5 hectares of land, and also includes the property title to the east 157107/1. Other hard rock quarrying mining lease are also present to the north and south east of the subject property. (Image 6)

² The LIST map dataset.

³ The LIST map dataset.



Image 1 Subject property location (blue). (Source: The LISTMap).



Image 2 Aerial overall view imagery of the subject property (blue outline). (Source: The LISTMap).

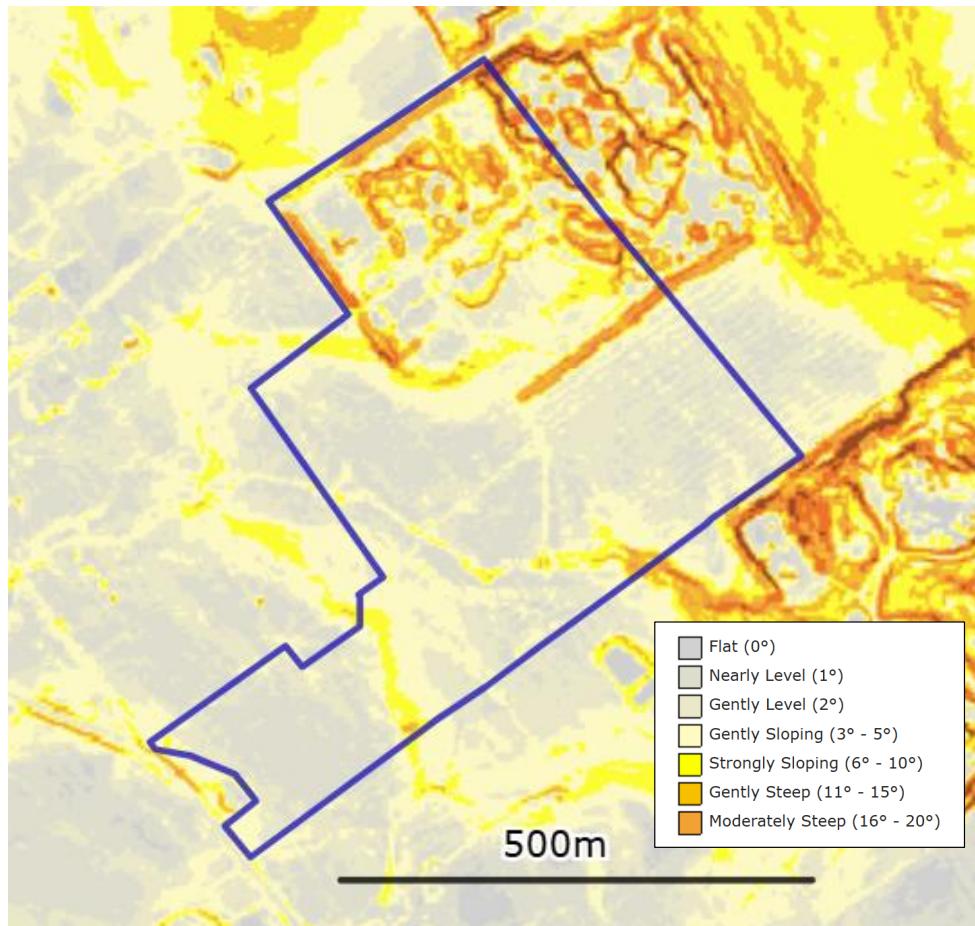


Image 3 Topographic map of the subject property (blue outline). (Source: The LISTMap).

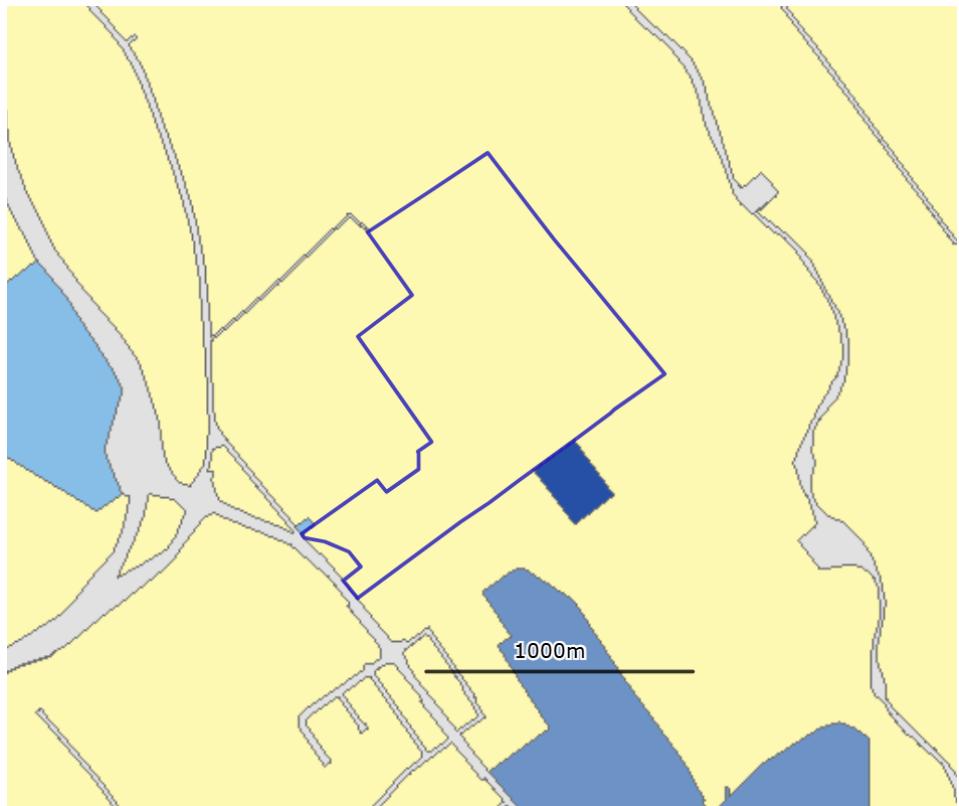


Image 4 Land tenure of the subject property (blue outline) and all adjacent land is private free hold (yellow shaded) with an area of TasWater (dark blue shaded) land on the central southern boundary, Commonwealth tenure land (light blue shaded) as per the Launceston airport nearby to the south Conservation Covenant land nearby to the south, and Authority Crown land (pale blue shaded) nearby to the west, and Casement (grey shaded) associated with the road and railway infrastructure in this locale. (Source: The LISTMap).



Image 5 Under the Tasmanian Planning Scheme, the subject property (blue outline) and all adjacent land is zoned Agriculture (brown shaded). with an area of Utilities (Yellow shaded) zoned land on the central southern boundary and associated with the various roads and nearby railway in this locale, General Industry (purple shaded) is nearby to the south west, with Low Density Residential (salmon shaded) zoned land further to the south west. (Source: The LISTMap).

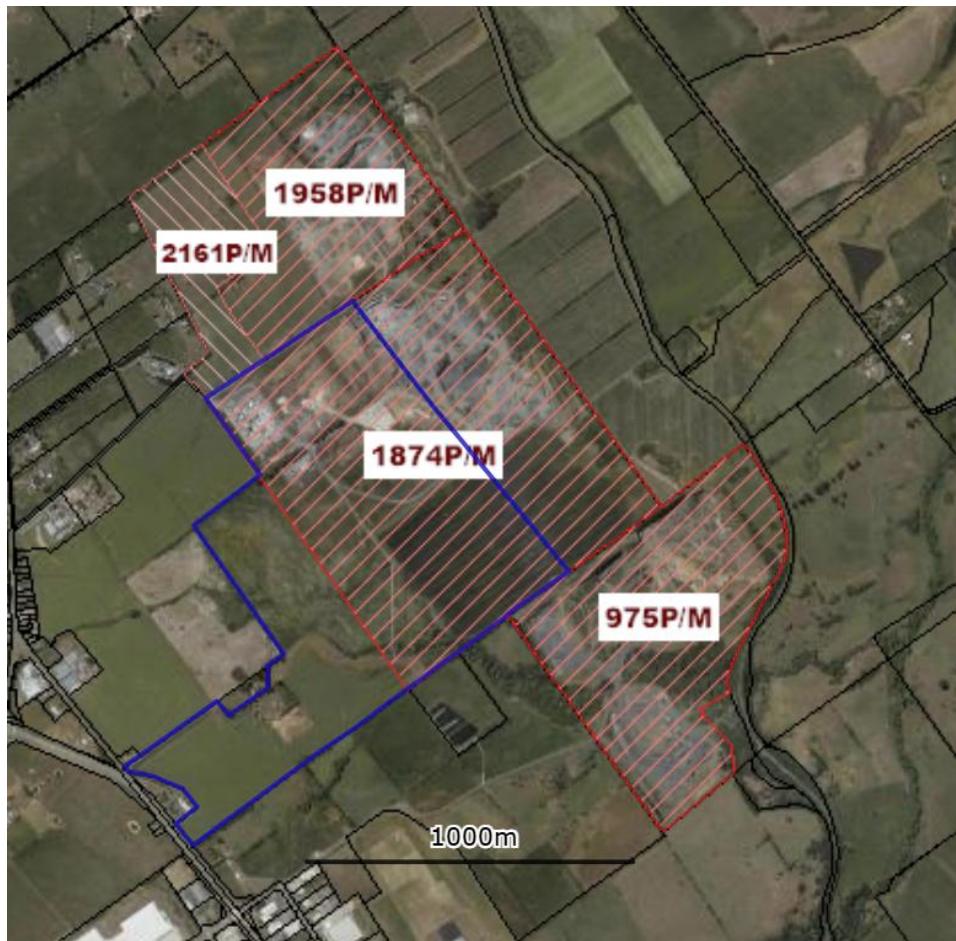


Image 6 Hard rock quarrying mining leases in and in the vicinity of the subject property (outlined in blue).

3 Land capability

Land capability of the property was assessed according to the Tasmanian land capability classification system (Grose, 1999)⁴. Land is graded according to its ability to sustain a range of agricultural activities considering the chances of degradation of the land resource. Class 1 land is prime agricultural and Class 7 land is unsuitable for agriculture due to severe limitations. A wide range of limitations are considered, and the most significant limitation determines the final classification. For example, limitations can be in relation to soils and could include stoniness, topsoil depth, drainage, and erosion hazard. Limitations to topography could include slope angle and associated erosion hazard.

3.1 SITE VISIT

Desktop research was conducted to review available data associated with geology, topography, presence of threatened native vegetation, land capability, soil information and climatic data of the property and surrounding area. Pinion Advisory consultant, Jason Lynch conducted a site visit on 30th September 2025 to ground-truth the information. The site assessment included inspection of the soil profile (to spade depth), an evaluation of the topography and vegetation as well as examination of land use on the subject property and neighbouring properties. These assessments consider the planned setbacks and potential impacts of the proposed development on agricultural activities.

3.1.1 Land capability assessment

The official land capability map for the area was produced by the DPIF at a scale of 1:100,000 and reported in their South Esk Report in 1996. The ground within the subject property was identified as class 3 and 4⁵ land capability.

A detailed inspection of the property was undertaken by the author in September 2025 and determined the majority of the property is covered by Class 4, with a small area of class 6 land present and substantial areas of land exempt from land classification. Image 7.

The land exempt from the land capability assessment includes:

- E1: covering approximately 31.5 hectares, located on the north east of the property, and includes land used for the concrete batching plant, site offices, weigh bridge, spoil and gravel piles and general support areas for the existing quarry operations.
- E2: covering approximately 1.7 hectares, located on the boundary area of the south western area of the property, and includes the residential dwelling and a number of sheds.

Land capability class definitions can be found in Table 2. Land capability assessment details can be found in Table 3.

Various images (Images 10 to 18) of the property are shown in the Appendix 2.

⁴ Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

⁵ Grose C. J. and Moreton R. M. (1996) Land Capability Survey of Tasmania, South Esk, 1:100 000 map. Department of Primary Industry and Fisheries, Tasmania.

The key land capability limitations associated with this property are:

- Soils (s): due to challenging growing conditions for pasture and/or crops associated with limitations such as topsoil depth and texture contrast frequency.
- Erosion (e): associated with the risk rill and sheet erosion caused by surface water movement on bare and exposed soil and potential for degraded soil structural due to pugging from livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities.
-

Table 2 Land capability class definitions for the property according to Grose, 1999.⁶

Class	Definition
4	Land well-suited to grazing, but which is limited to occasional cropping or to a very restricted range of crops. The length of cropping phase and/or range of crops are constrained by severe limitations of erosion, wetness, soils or climate. Major conservation treatments and/or careful management are required to minimise degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.
6	Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use.

⁶ Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.



Image 7 Land capability map of the subject property.

Table 3 Land capability assessment.

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
4se (66.8 ha)	Clay loam soil, as per the Breadalbane soil profile association, developed on Tertiary basalt geology. Grey/brown medium clay loam soil.	0-5	Flat to gently undulating ground. Approximately 155-175m ASL.	Low/moderate risk of rill and sheet erosion due to surface water movement on bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation. At high risk of pugging due to being subject to extended periods of soil waterlogging.	Imperfect to moderately well drained soils with slow permeability. Low/moderate risk of soil waterlogging.	Suitable for frequent cropping (up to 3-in-10-year rotation) and a range of suitable crops. Land suitable for grazing, with minor limitations, albeit to reduce grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of compaction in winter from soil cultivation, machinery and stock movements increases significantly during periods of soil waterlogging.	Moderate climatic limitations. This region experiences cool/cold winters and warm summer conditions. The area receives an average of 620mm annual rainfall, can experience up to 40 frost days annually, 1,080 growing degree days (October to April) and 1,025 chill hours (May-August).

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
6we (1.5 ha)	Complex clay loam soil, as per the Breadalbane soil profile association, developed on Tertiary basalt geology, and clayey soil derived recent from Quaternary alluvium. Black/brown medium to heavy clay loam soils.	0-5	Riparian ground associated with Briarly Creek and the immediately adjacent ground. Approximately 150-153m ASL.	Moderate/high risk of rill and sheet erosion due to surface water movement on bare and exposed soils, and stream bank erosion during periods high waterway flow in Briarly Creek, and structure decline due to excessive and inappropriate soil cultivation. At high risk of pugging due to being subject to extended periods of soil waterlogging.	Poor to imperfectly drained soils with slow permeability. Moderate/high risk of soil waterlogging.	Unsuitable for cropping. Land suitable for grazing, with severe limitations. In reality much of this land is covered by a mix of riparian vegetation and hawthorn shrubs and in conjunction with the presence of the Briarly Creek waterway it is not capable of being used for agricultural land use activity.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of compaction in winter from soil cultivation, machinery and stock movements increases significantly during periods of soil waterlogging.	Moderate climatic limitations. This region experiences cool/cold winters and warm summer conditions. The area receives an average of 620mm annual rainfall, can experience up to 40 frost days annually, 1,030 growing degree days (October to April) and 1,050 chill hours (May-August).

4 Proposed development

The proposed development is covered by planning application PLN-25-0170 "Vehicle access track and new access to Evandale, 59 Raeburn Road, Breadalbane".

The proposed development is for an internal private access road, or 'track' to be used subservient to the concrete batch plant at 59 Raeburn Road".

As per a request from the Northern Midlands Council, additional information is required regarding compliance with the Tasmanian Planning Scheme Clause 21.3.1 P2:

P2

A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to:

- (a) the area of land being converted to non agricultural use;
- (b) whether the use precludes the land from being returned to an agricultural use;
- (c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.

Section 6 of this report will address the proposed developments' compliance with this clause.

The proposed access track would be 1,710m long and 5m wide, and therefore cover a total area of approximately 8,550m² or approximately 0.85 hectares.

This equates to approximately 0.8% of the total area of the subject property, and which further equates to approximately 1.3% of the total area available for agriculture (66 hectares) on the subject property.

The northern end of the proposed access track would follow a previously existing headland paddock track, and this would account for approximately 350m of the northern most end of the development. Therefore, the new extension to the track would be 1,360m in length, and this would account for 6,800m² which equates to a revised approximately 1% of the total area available for agriculture (66 hectares) on the subject property.

The proposed access track would be located running in a north south direction through central area of the property and then be directed in an east west direction along the western end of the southern boundary.

The majority, 830m, of the proposed track would be located parallel to the southern boundary of the subject property, and this means it is favourable positioned in the same direction as the operational use of the paddock, as per the sowing, spreading and harvesting runs as per the production of cereal and oil seed (e.g. canola) crops. Therefore, the new access track would minimise the disruption to the operation and management of the cropping program undertaken on the subject property.

A small area of the subject property, approximately 0.8 hectares of land, would be located to the east of the access track and bound by Briarly Creek and the southern property boundary, and effectively "strands" this parcel of ground. However, it should be noted that this land is already compromised and is not able to be fully utilised for agricultural land use activity, e.g. cropping, due to being more prone to browsing wildlife pressure, and is effectively an enlarged headland and not readily used for planting out with crops.

5 Land use activity

5.1 CURRENT AGRICULTURAL ACTIVITIES CONDUCTED

The property has approximately 66 hectares of land which is capable of supporting agriculture for cropping and/or pasture production, and this is currently being cropped for the production of cereals and canola.

5.2 POTENTIAL AGRICULTURAL ACTIVITIES CONDUCTED

Pastoral use

The subject property is capable of being used for livestock production and, based on 66 hectares of land would have a total potential sustainable dryland carrying capacity of approximately 924 DSE⁷.

924 DSE would equate to running approximately 330 breeding ewes, and this could generate a potential gross margin return of approximately \$15,000.

It is important to note that the exact financial returns which can and could be generated from the property would vary depending upon the exact and nature of the livestock enterprise operated, nature of the livestock sales (e.g. store or finished animals, amount of supplementary feed provided, and general enterprise operational requirements (e.g. animal husbandry, pasture production costs) and livestock markets conditions.

5.2.1 Cropping use

The property has 66 hectares of class land which is and could continue to be cropped on the property.

Due to the absence of access to irrigation water on the property the cropping program is limited to the production of dryland crops such as cereals (wheat and barley) and canola.

5.2.2 Perennial horticulture

Due to a combination of the clayey soils present, flat topography and the associated soil drainage issues, the absence of irrigation water and high degree of frost risk, for the investment required relative to the production risk it would not be considered a viable site for wine grape production.

Due to similar site challenges, other perennial crops such as cherries, hazelnuts and olives would not be considered viable.

⁷ DSE is a standard unit used to compare the feed requirements of different classes of livestock to assess the carrying capacity of a farm or paddock. One DSE is defined as the amount of feed required by a two-year-old 50 kg 'dry' Merino sheep (wether or non-lactating, non-pregnant ewe) to maintain its weight.

5.3 ADJACENT LAND USE ACTIVITY

The land use activity on adjacent land titles includes:

- North:
 - Title reference 144549/1 (approximately 59.5 hectares), Agriculture zoned land, limited agricultural land use activity with 26.5 hectares of pasture available for grazing with livestock and the balance (approximately 33 hectares) used for a hard rock quarry operated by VDQ. The entirety of this property is covered by current mining leases, as per 2161P/M and 1958P/M.
 - Title reference 186290/2 (approximately 50.7 hectares), Agriculture zoned land, used for agricultural land use activity as per dryland cereal cropping, and no residential dwelling is present.
- East:
 - Title reference 157107/1 (approximately 41.6 hectares), Agriculture zoned land, Agriculture zoned land, limited agricultural land use activity with 11.5 hectares of land used for dryland cropping and the balance used for a hard rock quarry operated by Hazel Bros. The entirety of this property is covered by a current mining lease, as per 1874P/M.
- South:
 - Title reference 146280/1 (approximately 55.8 hectares), Agriculture zoned land, not used agriculture, used for a hard rock quarry operated by Bis. Almost the entirety of this property is covered by a current mining lease, as per 975P/M.
 - Title reference 180211/1 (approximately 63 hectares), Agriculture zoned land, used for agricultural land use activity as per pasture production and seasonal dryland cropping, and has a residential dwelling present. This property provides access the quarrying site located adjacent to the east, as per title 146280/1.
 - Title reference 1107909/1 (approximately 5 hectares), Utilities zoned land, not used agricultural land use activity, used by TasWater as a location for sewerage water treatment ponds.
- West:
 - Title reference 37282/1 (approximately 1 hectare), Agriculture zoned land, no agricultural land use activity, used for residence purposes with a residential dwelling present.
 - Title reference 180209/1 (approximately 1.4 hectares), Agriculture zoned land, no agricultural land use activity, and has a church present.
 - Title reference 65571/1 (approximately 0.2 hectare), Agriculture zoned land, no agricultural land use activity, used for residence purposes with a residential dwelling present.

5.4 IMPACT OF AGRICULTURAL ACTIVITY ON NEIGHBOURING LAND TO THE PROPOSED DEVELOPMENT

Land use activity on neighbouring properties adjacent to the subject property includes a combination of hard rock quarrying, residential, and low intensity dryland agricultural land use activity.

The agricultural land use activity conducted on the southern and northern boundaries of the subject property involves dryland cropping (e.g. cereals and oil seed canola) is of a limited scale and considered to be relatively low intensity.

The proposed development of the access track involves vehicles moving along this thoroughfare and it unlikely that they would ever directly interact with the agricultural land use activities which can and could be conducted on the balance of the subject property nor on adjacent properties.

Normal operational activities associated with agricultural use on neighbouring land are not expected to have any unreasonable impact on or interference with the proposed development on the subject property. An assessment of the key risks is summarised in Table 4.

Table 4 Potential risk from agricultural land use activities on neighbouring land.

Potential risk from neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Spray drift and dust	Risk = low. The scale and nature of agricultural land use activity and the associated use of agricultural chemicals on land adjacent and/or nearby the subject property involves low intensity agriculture, as per grazing livestock and dryland cropping. A shelter belt is located along the majority of the southern boundary of the subject property. It would be appropriate to improve the existing shelter along this common southern boundary. The presence of several residential dwellings on the boundaries of the subject property and property title 186290/2 already requires the careful use and application of agricultural chemicals. The application of all agricultural chemicals must abide by the Tasmanian Code of practice for ground and aerial spraying 2014 and any applicable agricultural chemical label requirements. The use and application of agricultural chemicals is already a normal feature of land use in this locale, albeit on a limited scale, and operators routinely adopt practices which minimise the risk of conflict and/or negative impacts on neighbouring properties and enterprises.
2. Noise from machinery, livestock, and dogs	Risk = low. Plant, machinery, vehicles, working dogs and livestock are routinely used/involved in general farming duties on adjacent land. The property is located in a rural area, and close to Launceston airport so it is accepted that noises generated by farm machinery and associated infrastructure, livestock and aircraft will occur.
3. Irrigation water over boundary	Risk = low. Irrigated agricultural land use activity is not practiced on adjoining land. If irrigated agriculture were undertaken on the adjacent properties due to a combination of the existing shelter along much of the common southern boundary and setback distance from the development (e.g. the access the track) to the northern property it is unlikely

Potential risk from neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
	any negative issues would arise. It should be noted that access to irrigation water is severely restricted in this locale.
4. Stock escaping and causing damage	Risk = low. Provided boundary fences are maintained in sound condition and livestock are checked regularly.
5. Electric fences	Risk = low. Mitigated by attaching appropriate warning signs on boundary fencing if required.

5.5 IMPACT OF PROPOSED DEVELOPMENT ON AGRICULTURAL ACTIVITY OF NEIGHBOURING LAND

The agricultural land use activity conducted on the southern and northern boundaries of the subject property involves dryland cropping (cereals and oil seed canola) is of a limited scale and considered to be relatively low intensity.

The proposed access track development would be considered subservient to the concrete batching plant and therefore allow the proponent to undertake the logistics activities involved in this enterprise.

Other risks to neighbouring agricultural activity are outlined in Table 5. Some of these risks rely on an element of criminal intent.

Table 5 Potential risk from proposed development to neighbouring agricultural land use and activity.

Potential risk to neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Trespass	Risk = low. Mitigation measures include installation and maintenance of sound boundary fencing, lockable gates and appropriate signage to warn visitors about entry onto private land, report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property, control vehicle movements, report thefts to police.
3. Damage to property	Risk = low. As for theft.
4. Weed infestation	Risk = low. Risks are expected to be low with weed management undertaken, and ongoing with routine weed control activities performed.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of burn-offs, outside barbeques and disposal of rubbish. In summer, mowing/grazing of long dry grass and vegetation is important. Observe all fire restriction imposed by the Northern Midlands council and state government.

5.6 WATER STORAGE AND RESOURCES

The subject property is not serviced by TasWater for the provision of water and sewerage services.

The property is located within the North Esk Irrigation District (NEID) but is not serviced and/or connected to the North Esk Irrigation Scheme (NEIS). The NEIS is a fully allocated scheme, and no irrigation water is available.

No groundwater bores are present on the property.

No dams are present on the property.

6 Tasmanian Planning Scheme Compliance – Northern Midlands

As per a request from the Northern Midlands Council, additional information required regarding the proposed developments' compliance with the Tasmanian Planning Scheme Clause 21.3.1 P2.

6.1 CLAUSE 21.3.1 DISCRETIONARY USE

Objective

That uses listed as discretionary:

- (a) support agricultural use, and
- (b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.

Response

The proposed access track development would be considered subservient to concrete batching plant and therefore allow the proponent to undertake the logistics activities involved in this enterprise. , and hence the concentration on the response to Performance Criteria P4(a).

Performance criteria

P2

A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to:

- (a) the area of land being converted to non agricultural use;
- (b) whether the use precludes the land from being returned to an agricultural use;
- (c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.

Response

P2

(a) The proposed access track has been planned and designed to minimise the conversion of agricultural land to non-agricultural use. The proposed access track would be 1,710m long and 5m wide, and therefore cover a total area of approximately 8,550m² which equates to approximately 0.13% of the total area available for agriculture (66 hectares) on the subject property. The northern end of the proposed access track would follow a previously existing headland paddock track, and this reduces the length of new track required down to 1,360m in length and 6,800m² which equates to approximately 1% of the total area available for agriculture (66 hectares) on the subject property. The positioning of the track would follow the southern boundary of the property, and this allows for the least impact on the operational management of the agricultural land which thereby minimises the potential interference on the operational use of the land, such as for sowing, application of agricultural chemical and harvesting, by allowing for straight driving paths to be followed.

(b) If required the access laneway could be removed, and land rehabilitated to allow for its return to use for agricultural land use activity. During the construction phase, the topsoil should be stripped back or pushed to one side (or removed and stockpiled) and therefore if required in the future the track construction material can be removed and topsoil replaced. Thereafter soil amelioration activities undertaken (ripping, cultivation and application of amendments applied) to rejuvenate the land and return it to productivity agricultural use.

(c) As outlined in section 5.4 and 5.5 of the agricultural report considerations have made for the proposed developments' impact to and from agricultural land use activity. These considerations relate to issues regarding the application of agricultural chemicals spray drift, noise emissions, irrigation spray drift, trespass, fencing, weed management and fire management, and have been considered to be of low risk. There is no irrigated land and/or irrigation infrastructure which would be impacted by the proposed development. It is important to note that the operating conditions of the concrete batch plant must be adhered to, and traffic management (e.g. vehicle speeds and operating hours for vehicle movements). The agricultural property to the north, as per title 186290/2, would have no

Objective

expectations negative impact due to a combination of the nature of the agricultural land use activity (dryland cropping) and setback distances to the development (at the nearest point being approximately 300m). In relation to the property to the adjacent to the south, as per title 180211/1, the benefit of a shelter belt along the common southern boundary, relative low intensity nature of the agricultural land use activity (dryland grazing by sheep and occasional dryland cropping) and presence of the existing laneway access to the hard rock quarry on property title 146280/1. When the hard rock quarry of property title 146280/1 is in operation vehicles would be driving through the agricultural property to the south, as per title 180211/1.

The majority of the proposed track would be located parallel to the southern boundary of the subject property, and this means it is favourable positioned in the same direction as the operational use of the paddock, as per the sowing, spreading and harvesting runs as per the production of cereal and oil seed (e.g. canola) crops. Therefore, the new access track would minimise the disruption to the operation and management of the cropping program undertaken on the subject property.

A small area of the subject property, approximately 0.8 hectares of land, would be located to the east of the access track and bound by Briarly Creek and the southern property boundary, and effectively "strands" this parcel of ground. However, it should be noted that this land is already compromised and is not able to be fully for agricultural land use activity, e.g. cropping, due to being more prone to browsing wildlife pressure, and is effectively an enlarged headland and not readily used for planting out with crops.

The balance of the paddock where the access track would be located in would still be able to be utilised for the production of dryland cereals and oilseed crops.

7 Conclusion

1. The subject property, property title 180210/2 at 59 Raeburn Road, Breadalbane, covers approximately 101.5 hectares of land.
2. The agricultural land use activity on the property is based on the production of dryland cereal and oilseed crops and extensive areas of land already used as part of the quarrying operations and includes a concrete batching plant.
3. The subject property is extensively covered by a hard rock quarry mining lease, as per 1874P/M, which extends over 63.5 hectares of land, and also includes the entirety of the adjacent property to the east, as per property title 157107/1.
4. The proposed development is covered by planning application PLN-25-0170 "Vehicle access track and new access to Evandale, 59 Raeburn Road, Breadalbane", and is based on an internal private access road, or 'track'.
5. The internal access track would be used subservient to the concrete batch plant at 59 Raeburn Road.
6. The proposed development has been specifically located in order to minimise the potential for negative impacts on the agricultural land use activities conducted on the subject property.
7. Due to a combination of setback distances, existing shelter belt vegetation, nature of the agricultural land use activity conducted on the subject property and that of adjacent properties, in conjunction with the nature of the development and associated use it is reasonable to consider that there would be a negligible expectation for the potential to have a negative impact on the operation and management of agricultural land use activity on the adjacent and nearby properties.
8. The proposed development is considered to be compliant with the relevant clause of the Tasmanian Planning Scheme, as per 21.3.1P2.

8 Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.



Jason Lynch BAppSc (hort.) CPAg
Senior Agricultural Consultant
Pinion Advisory
October 2025

Appendix 1 Development plans



Image 8 Development proposal plan. (source Woolcott Land Services)

Appendix 2 Property images



Image 9 Soil profile of the Breadalbane soil profile present on the agricultural land. Taken at site assessment 30/9/2025.



Image 10 Southerly view along the northern end of the proposed access track. Taken at site assessment 30/9/2025.



Image 11 Southerly view over the cropping land present to the immediate east of the concrete batching plant as would be located north of the subject property. Taken at site assessment 30/9/2025.



Image 12 westerly view along from the far western end of the southern boundary of the subject property. Taken at site assessment 30/9/2025.



Image 13 Southerly view from the end of the Briary creek crossing looking towards the nearby southern boundary. Taken at site assessment 30/9/2025.



Image 14 Southerly view across the property adjacent to the south, as per title 180211/1. Taken at site assessment 30/9/2025.



CULVERT SIZING HYDRAULIC REPORT

FE-23978

Document Information

Title	Client	Document Number	Project Manager
Raeburn Access Road Culvert Sizing Hydraulic Report	Hazell Bros Group	FE-23978	Max W. Möller <i>BEng, FIEAust, EngExec, CPEng, NER, APEC Engineer, IntPE(Aus)</i> <i>Managing Director / Principal Hydraulic Engineer</i>

Document Initial Revision

REVISION 00	Staff Name	Signature	Date
Prepared by	Max W. Möller		17/11/2023
Reviewed by	John Holmes		20/11/2023
Authorised by	Max W. Möller		20/11/2023

Document Revision History

Rev No.	Description	Reviewed by	Authorised by	Date

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APPENDICES

- Drawing 1 – “Proposed Road Crossing”**
- Drawing 2 – “Exiting Catchment”**
- Drawing 3 –” Colebrook-White Chart”**



Introduction

This comprehensive report has been crafted to support the application process for the establishment of an access track leading to the Raeburn Concrete Plant situated in Breadalbane, to the south of Launceston. The primary focus of this report is the meticulous examination of drainage infrastructure requirements at strategically critical locations integral to the proposed development.

The investigation meticulously evaluates the catchment area associated with the Briarly Creek/drainage line, which intersects with the designated access track and subsequently flows into Kellys Creek before ultimately converging with the North Esk River. The fundamental objective of this assessment is to delineate an overarching indicative strategy for locations where vehicular infrastructure is slated to span over the creek.

Anticipating a minimal increase in runoff to the creek, attributable to the modest 4,500m² gravel access track and the explicit goal of detaining and adhering to current rural runoff guidelines, this report is specifically tailored to address the drainage infrastructure nuances at the identified Briarly Creek crossings.

The pinpointed locations have been discerned in strict accordance with the Concept Plans submitted as an integral part of the application. The proposed culvert location denotes a planned road crossing atop the existing waterway, coursing through the site in a west-to-east trajectory. This necessitates the installation of culverts underneath to facilitate the uninterrupted flow of the waterway along its existing path.

The pre-existing upstream culvert, situated in the southwest corner beneath the creek crossing at No. 839 Hobart Road, is currently a 900mm diameter circular pipe. However, it is unlikely that this culvert has been dimensioned to accommodate a 1% Annual Exceedance Probability (AEP) event, equating to a 100-year storm event, given the dimensions of the natural creek channel.

In adherence to best practices, guidance from the "AustRoads Guide to Road Design Part 5: Drainage General and Hydrology Considerations," specifically Table 4.3, has been meticulously considered. The recommended Average Recurrence Interval (ARI) for flood immunity for culvert and bridge drainage according to this guide is 10 years. However, a more conservative approach has been adopted in this report, opting for an Annual Exceedance Probability (AEP) of 1%.

The sizing of both culverts has been conducted using the Rational Method, employing rainfall data in accordance with the Australian Rainfall and Runoff 2019 (ARR2019) guidelines. Subsequent to the Rational Method calculations, the obtained results were transposed onto a Colebrook-White Chart to derive approximate culvert sizes. The subsequent sections of this report provide a detailed exposition of these calculations, while an overview of the Rational Method and its associated variables is presented on the subsequent page for clarity and reference.



Formula

Used to calculate flow rates for each catchment.

$$Q = 0.47 * C * I * A$$

Where Q = Flow Rate (m^3/s)

C = Runoff Coefficient (as per IDM Table 10)

I = Rainfall Intensity (mm/hr) (determined using BOM Rainfall IDF Charts)

A = Catchment Area (km^2)

Time of Concentration

Used as an input for BOM rainfall IDF charts, to determine Rainfall Intensity.

Where t_c = Time of Concentration (hrs)

A = Catchment Area (km^2)

Location 1: Proposed Internal Road Crossing

Location 1 is a proposed road crossing of the waterway in the Brooking Road unmade road reserve. Calculations are provided below.

See Sheet 1 (appended) for location and catchment sizes.

See Colebrook-White Chart 1 (appended) for pipe size determination.

CATCHMENT CHARACTERISTICS								
CATCHMENT	CATCHMENT AREA	TRAVEL DISTANCE	AVERAGE SLOPE	RUNOFF COEFFICIENT	OVERLAND FLOW TIME	RECCURENCE INTERVAL	RAINFALL INTENSITY	TOTAL CATCHMENT DISCHARGE FLOW
	A_c (ha)	L (m)	S_c (%)	C	t_c (min)	(ARI)	I_c (mm/hr)	Q_c (m^3/s)
					$t_c = 92.7L/(A_c^{0.1} S_c^{0.2})$			$Q_c = CIA_c/0.36$
						[Bransby Williams formula NAASRA (1986)]		[Rational formula NAASRA (1986)]
Area 1	470.000000	1800	1.700	0.4	51.2	1	12	6.267
						2	13	6.789
						5	17	8.878
						10	20	10.444
						20	23	12.011
						50	27	14.100
						100	30	15.667

Approx. Pipe Size	Colebrook-White Chart ($k=0.60\text{mm}$)	2700mm
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Utilizing the derived flow rate (Q , in L/s) and adopting a conservative hydraulic gradient (S) of 1 in 300—representing the utmost level of flatness for efficient pipe conveyance, and consequently, presenting the worst-case scenario—an analysis was conducted by entering these parameters into a Colebrook-White chart. It is noteworthy that the assumed pipe roughness (k) was set at 0.60mm for these calculations.

Based on the outcomes of this analytical process, preliminary assessments indicate that the proposed road crossing at location 1 necessitates a circular culvert with a diameter of 2700mm to effectively accommodate a 1% Annual Exceedance Probability (AEP) storm event.

An alternative configuration, such as a 3000mm x 1500mm box culvert or a twin culvert system with equivalent capacity, may also be considered. This alternative arrangement has the potential to mitigate the extent of road reserve elevation required, contingent upon the scrutiny of detailed design considerations and obtaining approval from the relevant council.

To further validate and cross-verify the results, the catchment data was incorporated into the Regional Flood Frequency Estimation Model. The outcomes derived from this computational tool are outlined in the subsequent sections, providing an additional layer of robustness and comprehensive insight into the hydraulic characteristics and stormwater management requirements of the proposed road crossing at location 1.

This dual-method approach ensures a thorough exploration of the hydraulic dynamics, enhancing the reliability and precision of the infrastructure recommendations presented in this report.

RFFE Lower Confidence Limit (1%)	= 1.29 m ³ /s
RFFE Discharge	= 3.28 m³/s
Rational Method Actual Flow Rate (Q)	= 15.66 m³/s
RFFE Upper Confidence Limit (95%)	= 8.42 m ³ /s

Actual Flow Rate (Q) calculated by hand is within the confidence limits of results provided via the Regional Flood Frequency Estimation Model.



Conclusion

The proposed road access crossing is envisaged to necessitate a circular culvert with a diameter of 2700mm or an equivalent structure to effectively accommodate a 1% Annual Exceedance Probability (AEP) storm event.

Implementation of the access track crossing would entail substantial earthworks to elevate the crossing, ensuring adequate coverage on the culverts. However, during the detailed design phase, consideration may be given to employing slimmer culvert profiles with equivalent capacity, thereby minimizing the extent of earthworks required.

It is imperative to acknowledge certain caveats regarding the accuracy of these results. Firstly, the approximation of catchment areas relied upon contour data, roadside swales, or existing drainage infrastructure present in the attached plans. These factors may introduce additional catchments or exclude sections of the catchment, introducing a level of uncertainty into the calculations.

Secondly, the chosen 1% AEP for the preceding calculations is recognised as a preliminary overestimate. It is plausible that, during subsequent stages, the council may recommend adopting a 2% or 5% AEP to align with AustRoads and commonly accepted guidelines, potentially resulting in a reduction in pipe size requirements.

Furthermore, the design of waterway crossings will adhere to State Growth Guidelines. The detailed design of these crossings will be an integral aspect of the development stage, necessitating careful consideration and alignment with project specifications.

This report, inclusive of its associated calculations, should be treated as indicative. The intricacies and specific details are slated to be clarified and refined during the subsequent design stage, emphasizing the provisional nature of the current findings.



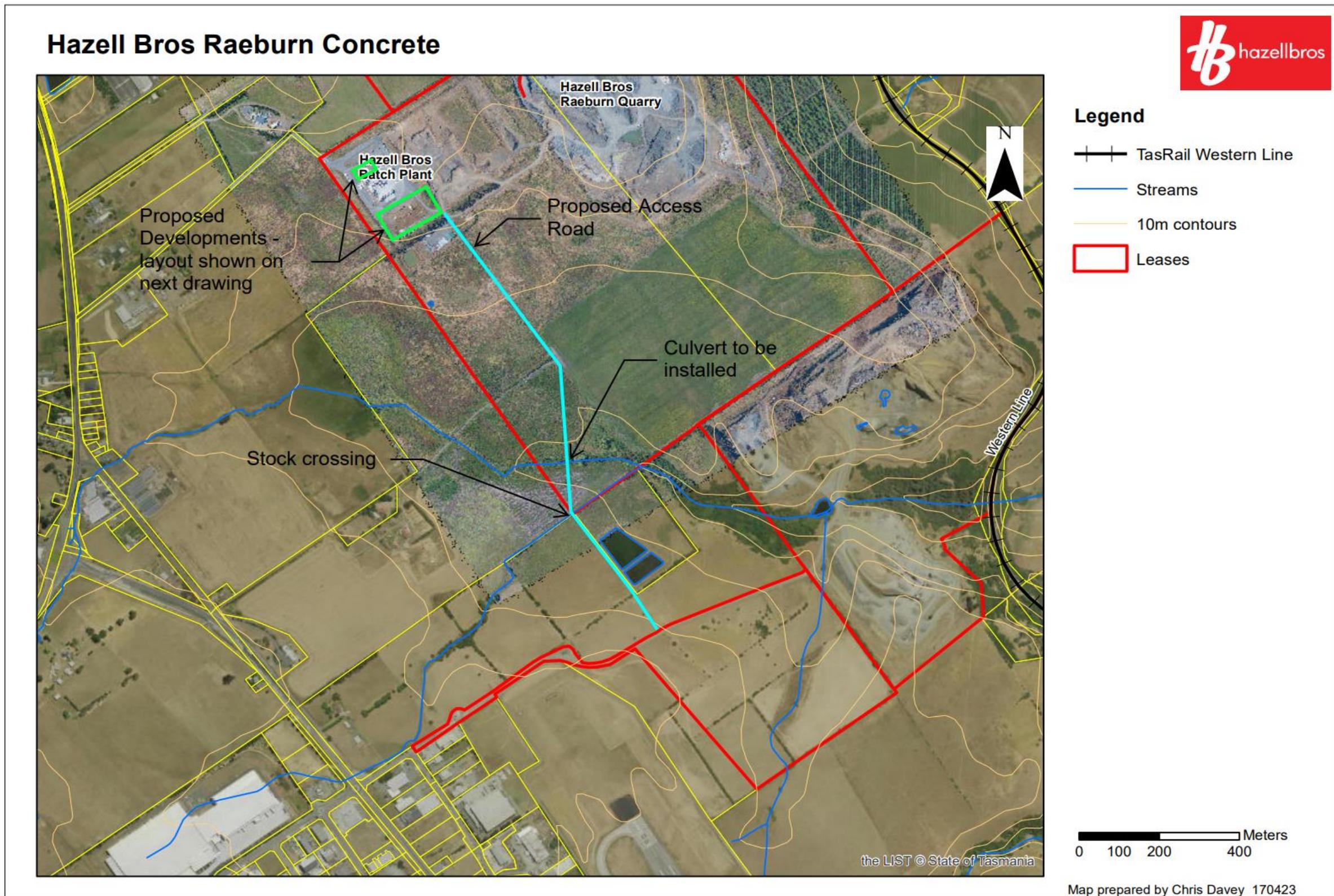
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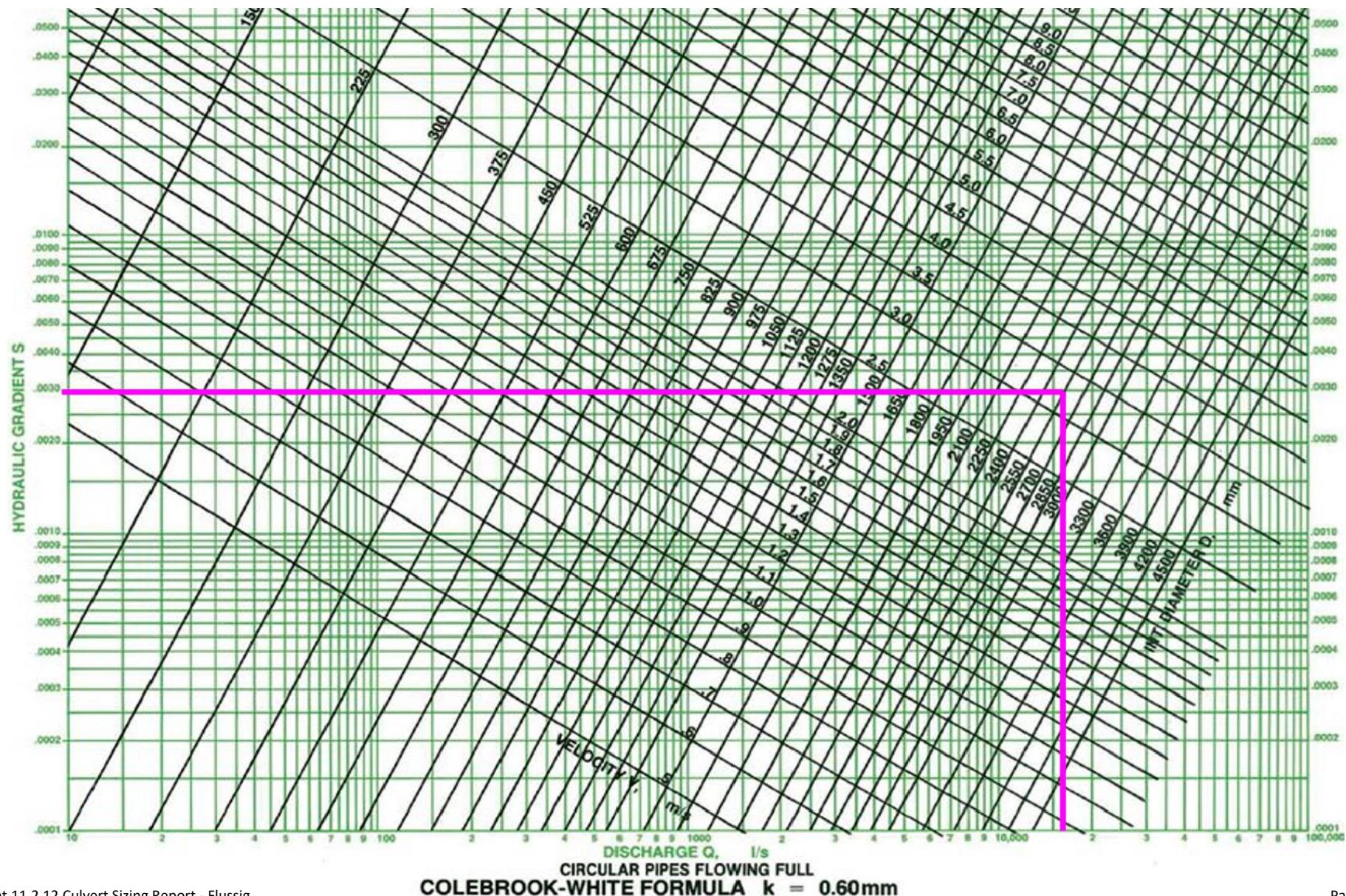
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LICENSING OF STALLHOLDERS AND KERBSIDE VENDORS

Originated Date:	Adopted 2 May 1994 – Min. No. 183/94 (as Policy 9)
Amended Date/s:	Amended 15 October 2012 – Min. No. 281/12
Applicable Legislation:	Display of Goods on a Highway By-Law No. 1 of 2009.
Objective	To establish a policy relating to the licensing and control of stall holders and kerbside vendors to ensure that all such operations are in accordance with the Act, Regulations, Rules and Conditions administered by Council.
Administration:	Community and Development
Review Cycle/Date:	Next review 2019.
(a) Interpretation	<ul style="list-style-type: none"> (i) 'authorised officer' means the Environmental Health Officer, and any other person appointed by the Council as an officer for the purposes of this policy; (ii) 'kerbside vendor' means any person who in the course of business, profession, trade or calling, sets up a stall in or on any highway in the Municipality for the purpose of carrying on of trading activities involving the sale of wares to the public; (iii) 'stall' includes any vehicle, caravan, trailer, stand, trestle, structure or article in, on or under where food is kept for sale; (iv) 'stall holder' means any person other than a kerbside vendor who sets up a stall in the Municipality for the purpose of any activity involving the sale of food to the public; (v) 'temporary stalls' means stalls used by or on behalf of recognised charities, inner city promotions groups and school fairs, for the sale of food.
(b) Any person seeking licence as a kerbside vendor or stall holder shall make application to the Council in the form appearing as Form 1 in this Policy, furnishing amongst other things:	<ul style="list-style-type: none"> (i) a statement in writing as to the wares proposed by the applicant to be sold or exposed for sale; (ii) a statement as to the location of the stall within the Municipal boundaries of the Northern Midlands within which the applicant proposes to operate; (iii) the required licence period; (iv) a description of the stall/vehicle; (v) in the case of a kerbside vendor or stall holder proposing to sell foodstuffs a Certificate from the Environmental Health Officer certifying that the method and manner of trading is to the satisfaction of the Environmental Health Officer.
(c) (i)	The Environmental Health Officer is empowered to approve, approve conditionally or refuse such an application and in the case of approval or approval conditionally, and subject to the payment of the fees prescribed, to issue on behalf of the Council a kerbside vendor's or stall holder's licence on the form appearing as Form 2 in this Policy.
(ii)	If the Environmental Health Officer refuses such an application it shall thereupon cause the applicant to be advised in writing of the grounds of refusal.
(iii)	The applicant who has been refused a kerbside vendor's or stall holder's licence or who has been granted a kerbside vendor's or stall holder's licence with conditions endorsed thereon may appeal against such refusal or conditions or any of them to the Council.
(d)	Every licence so issued shall be numbered consecutively and shall bear the date of the day it is issued and shall remain in force until 31 December next after the date thereof, unless previously cancelled and shall be in the form set forth as Form 2 in this Policy.

(e) (i) Each application for a licence or its renewal shall be accompanied by payment of such licence fee as prescribed by this clause or as may be changed from time to time by resolution of Council.

(ii) Licence Fees:

	Up to 1 Week	1 Week to 2 Months	2 to 6 Months	6 Months to 1 Year
	\$	\$	\$	\$
Kerbside Vendors	15.00	30.00	60.00	100.00
Stall Holders	15.00	30.00	60.00	100.00
Temporary Stalls

(iii) Despite sub-clauses (i) and (ii) the Environmental Health Officer may in its discretion waive or reduce the fee of either licence for any person, group or organisation which the Environmental Health Officer considers to be a community organisation

(f) Every licence issued pursuant to this Policy shall be subject to the following conditions:

- (i) any vehicle to be used for the sale or carriage or delivery of food for sale must be presented to the Environmental Health Officer for inspection and shall not be used for the purposes aforesaid unless the Environmental Health Officer has certified that the method and manner of usage proposed is to his satisfaction;
- (ii) any such vehicle or stall shall at all times during the currency of the licence issued under this Policy be maintained to the satisfaction of the Environmental Health Officer;
- (iii) kerbside vending or setting up of stalls is not permitted within one hundred metres of any shop, except with the prior written consent of the Environmental Health Officer;
- (iv) such other conditions as may be reasonably imposed.



Footpath Trading By-Law

By-Law No.1 of 2022

A by-law of Northern Midlands Council made under Section 145 of the *Local Government Act 1993* for the purpose of regulating and licensing footpath trading in the Northern Midlands municipal area.

PART 1 – PRELIMINARY

1. Short title

This By-law may be cited as the Footpath Trading By-Law Number 1 of 2022.

2. Commencement

This By-law commences on the day that this By-law is published in the Tasmanian Government Gazette.

3. Application

This By-law applies to footpath trading anywhere in the Northern Midlands municipal area.

PART 2 – DEFINED TERMS

4. Definitions

In this By-law unless the contrary intention appears:

'Act' means the *Local Government Act 1993* (Tas);

'Authorised Officer' a person appointed as an authorised officer by the General Manager for the purposes of this By-law;

'By-law' is a reference to this Footpath Trading By-law No. 1 of 2022;

'Council' means Northern Midlands Council (ABN 70 695 934 223) constituted pursuant to the Act;

'display of goods' means the offer, display or exposure for sale of, any goods, services, merchandise, wares, commodity, article or thing;

'footpath'	means that part of the road reservation between the formed road and the property boundary and includes areas of nature strip;
'footpath trading'	means the use of a footpath for commercial purposes, including but not limited to: display of goods, display of freestanding signs and on street dining;
'freestanding sign'	means a freestanding, portable advertising device, including but not limited to:
	(a) a sandwich board sign or an A frame sign; and
	(b) a flag or banner, including in a teardrop or feather shape;
'General Manager'	means the person appointed by Council from time to time to the position of General Manager in accordance with section 61 of the Act;
'highway'	means a local highway within the meaning of the <i>Local Government (Highways) Act 1982</i> ;
'infringement notice'	means an infringement notice within the meaning of the <i>Monetary Penalties Enforcement Act 2005</i> ;
'licence'	means a licence issued under this By-law;
'main road'	means Marlborough & Wellington Streets, Longford; Russell & High Streets, Evandale; Main Road, Perth; Main Street, Cressy; Falmouth Street, Avoca; High Street, Campbell Town; and Church & Bridge Streets, Ross;
'municipal area'	means the municipal area of the Northern Midlands Council as defined in section 16 of the Act;
'on street dining'	means the consumption of food or beverages or both by persons seated in an area that is part of a highway;
'penalty unit'	means the sum as prescribed under the provisions of the <i>Penalty Units and Other Penalties Act 1987</i> ;
'person'	includes an individual and a body corporate;
'premises'	means a house or building, together with its land and outbuildings, occupied by a business or considered in an official context; and
'specified offence'	means an offence against the clause specified in Column 1 of Schedule 1 to this By-law.

PART 3 – FOOTPATH TRADING

5. Requirements for Footpath Trading

No person shall carry on footpath trading on a footpath unless that person:

- is the holder of a valid licence; and
- is acting in compliance with this By-law.

PENALTY: A fine not exceeding 4 penalty units and in the case of a continuing offence, a further fine not exceeding 2 penalty units for each day that the offence continues.

6. Structures

- 1) All structures and objects used for footpath trading must:
 - a) be located and set back far enough from the kerb to allow people to readily enter and exit cars;
 - b) be located to retain an unobstructed 1.5m wide pedestrian pathway along the footpath;
 - c) be adequately weighted so as to be secure;
 - d) be brought in if weather renders them unstable;
 - e) not encroach beyond the side boundaries of the property;
 - f) be of a design that prevents damage to footpath paving;
 - g) be removed from the road reserve when the business is closed, and any footpath sockets plugged;
 - h) be strongly designed and constructed for a public environment; and
 - i) not obstruct regulatory and wayfinding signage.
- 2) Umbrellas used for footpath trading must comply with the following:
 - a) the edge of umbrellas must be set back far enough from the kerb that they don't cause a hazard to people entering and exiting cars;
 - b) there must be a minimum clearance of 2.1m between the underside of umbrellas and the footpath; and
 - c) umbrellas must not extend into the pedestrian pathway so as to cause a hazard to people moving past the site.

7. Amenity

The licence holder must:

- a) maintain the area for on street dining in a clean and sanitary manner including, but not limited to, emptying waste bins, washing pavements, and promptly cleaning and washing away any liquid, food, debris, broken glass, or waste from the area;
- b) not use the existing street rubbish bins for disposal of table waste;
- c) not sweep rubbish into the street gutter or adjacent footpath areas;
- d) be responsible for the conduct of patrons at tables and chairs;
- e) ensure patrons do not obstruct the footpath by rearranging the tables and chairs;
- f) not place or use sound amplification equipment, juke boxes, or loudspeakers in the outdoor dining area for the purpose of announcements, broadcasts, playing of music, or similar purposes;
- g) not allow live entertainment in the outdoor dining area; and

- h) ensure that freestanding heaters comply with Australian Standard AS1596 (Storage and Handling) and are certified by the Australian Gas Association.

8. Requirements for Freestanding Signs

- 1) This clause applies to freestanding signs placed on a footpath.
- 2) The number of freestanding signs must be no more than two per premises.
- 3) For premises not located on a main road, one of the signs may be located at the intersection of the main road.
- 4) Freestanding signs must be no higher than 1m and no wider than 60cm, except that flag/banner signs may be 2.5m high x 90cm wide.
- 5) Freestanding signs must not be rotating, animated, or illuminated.
- 6) Freestanding signs must not obstruct regulatory and wayfinding signage.

PART 4 – LICENCE REQUIREMENTS

9. Licence requirements and procedures

- 1) A person seeking to do anything for which a licence is required under this By-law is to apply to Council for the relevant licence using the form approved by the General Manager.
- 2) In order to be valid, an application for a licence must:
 - a) include the full name and postal address of the person making the application;
 - b) specify the location for which the licence is sought;
 - c) be accompanied by an accurate plan to scale showing the location of the activity;
 - d) be accompanied by a copy of a Certificate of Currency of Insurance for \$20 million Public and Products Liability Cover which covers the proposed footpath trading area; and
 - e) be accompanied by any applicable fee.
- 3) Council or an Authorised Officer may request further information from an applicant within 14 days of receipt of a valid application.
- 4) If further information requested by Council is not provided within 14 days of a request made under sub-clause 9(3) of this By-law, Council may reject the application or consider it on the basis of the information that has been provided.
- 5) A licence granted by Council expires on the 30th of June following the date on which the licence was issued unless earlier cancelled.
- 6) Prior to the expiration of a licence, the holder may apply to renew it by making application to Council in the form approved by the General Manager and accompanied by any application fee prescribed by Council.

7) The General Manager is to keep a register of all licences issued and is to note any amendments, corrections or cancellations to that register.

8) The holder of a licence must comply with all of the conditions attaching to that licence.

PENALTY: A fine not exceeding 4 penalty units.

9) Any Person applying for a licence, or variation or renewal of a licence under this By-law must not wilfully make or cause to be made any false representation or declaration as part of their application.

PENALTY: A fine not exceeding 4 penalty units.

10. Council may approve, refuse or cancel a licence

1) After considering an application, Council or an Authorised Officer has the discretion to:

- a) grant a licence, with or without conditions determined by Council or an Authorised Officer; and
- b) in the case of an existing licence, grant a renewal and add or vary the conditions of that licence.

2) At any time, Council or an Authorised Officer may:

- a) amend or vary the conditions of any licence by giving one month's written notice to the holder of the relevant licence; and
- b) correct any accidental slip, omission or evident mistake or error in any licence by giving seven days written notification to the holder of the relevant licence.

3) Council or an Authorised Officer may cancel a licence by giving 21 days' written notice of cancellation to the holder of the relevant licence. Cancellation takes effect 21 days after the date of the written notice of cancellation.

4) Before cancelling any licence, Council or an Authorised Officer must:

- a) give one month's written notice to the holder of the relevant licence and ask that they show cause within 21 days of the date of the notice why the relevant licence should not be cancelled; and
- b) give consideration to any representation made by the holder of the relevant licence in response to a notice given.

5) Clause 10(4) does not apply, and a licence may be cancelled immediately if:

- a) any licence fee has been outstanding for 28 days or more; or
- b) there has been a serious breach of any licence conditions or this By-law, including but not limited to a failure to obtain or maintain the required public and products liability insurance cover.

11. Council may refuse to issue a licence

The Council may refuse to issue a licence if:

- a) the applicant has committed a breach of this By-law;
- b) the proposed freestanding sign, display of goods or on street dining is in the opinion of Council unsuitable in any respect to the location for which the licence is sought;
- c) Council has not been provided with a Certificate of Currency for a policy of public and products liability insurance which includes a principal's indemnity extension to the Northern Midlands Council with a minimum cover of \$20 million; or
- d) the application does not comply with the requirements of this By-Law.

12. Requirements for licence

A licence shall specify:

- a) the name and address of the place to which the licence applies;
- b) the receipt number of payment;
- c) the applicant's full name;
- d) the dates of issue and expiration of the licence; and
- e) the particulars of what the licence is issued for.

13. Insurance

It is a condition of all licences issued under this By-law that the licence holder must hold public and products liability insurance cover that extends to cover the licensed activity and provides a clear statement that acknowledges that the insurer is aware of the extension to the business to cover the freestanding sign(s) / on street dining / display of goods. The cover must provide a 'principals indemnity extension' to the Northern Midlands Council with a minimum cover of \$20 million.

PART 5 – BY-LAW COMPLIANCE**14. Costs**

In addition to a penalty imposed in relation to a failure to comply with or a contravention of this By-law, any expense incurred by Council in consequence of that failure or contravention is recoverable by Council as a debt payable by the person so failing to comply.

15. Notices

- 1) Where an Authorised Officer reasonably believes that footpath trading is occurring in contravention of this By-law, that Authorised Officer may serve a notice on the Person (or Persons) who own the premises and/or is conducting the footpath trading which requires the Person (or Persons) named in the notice to:
 - a) cease footpath trading; or
 - b) obtain a licence with respect to the footpath trading;

within 14 days of the date of service of the notice, or such other period of time as may be specified in the notice.

- 2) A person served with a notice under sub-clause 15(1) of this By-law must comply with the requirements of that notice.

PENALTY: A fine not exceeding 4 penalty units.

- 3) A person served with a notice under sub-clause 15(1) of this By-law may apply to the General Manager within 14 days of the date of service of the notice seeking:
 - a) withdrawal of the notice; or
 - b) additional time in which to comply with the requirements of the notice.

16. Removal and sale of items

- 1) Where an Authorised Officer reasonably believes that footpath trading is occurring in contravention of this By-law, that Authorised Officer may do the following, with the assistance of another person who is employed by or engaged by Council:
 - (a) remove any freestanding signs, street furniture (including but not limited to tables, chairs, umbrellas, display stands) or any other items which may be used for footpath trading (collectively referred to in this clause as "seized items"); and
 - (b) take the seized items to a place of safety and hold the seized items until:
 - (i) any penalty required to be paid pursuant to this By-law has been paid to Council; and
 - (ii) any cost incurred by Council for the removal and detention of a seized item has been paid to Council.
- 2) Within two business days of the seizure, Council must provide notice to the person who is, or appears to the Authorised Officer to be, the owner of the seized items that they have been seized and may be recovered from Council, subject to the requirements of this clause.
- 3) If the seized items have not been collected pursuant to clause 16(1)(b) for a period of 28 days, the seized items may be sold or destroyed by Council at its discretion.
- 4) If a seized item is sold pursuant to clause 16(3), Council may retain the following from the sale proceeds:
 - (a) any amounts outstanding pursuant to clause 16(1)(b); and
 - (b) any expenses associated with the sale of the seized item, including any auctioneer's fees.
- 5) If a seized item is destroyed pursuant to this clause or if the sale proceeds are less than the total of the amounts specified in clause 16(1)(b), the balance must be paid by the owner of the seized items and are recoverable by the Council as a debt due to it.
- 6) Council is not required to take any steps pursuant to this clause and may take other steps to prevent footpath trading, such as placing bollards on the footpath.

17. Offences

- 1) A person who breaches any other provision of this By-law is guilty of an offence under this By-law.
- 2) The penalty for an offence under this By-law shall not exceed 4 penalty units and in the case of a continuing offence a daily fine not exceeding 2 penalty units.
- 3) A person who breaches this By-law or any condition imposed hereunder may in addition to any other penalty be required to pay any expenses incurred by Council in consequence of the breach of this By-law.

PART 6 – MISCELLANEOUS PROVISIONS**18. Obstruction of an Authorised Officer**

A Person must not obstruct, assault, threaten, harass or intimidate an Authorised Officer engaged in the performance on any function or the exercise of any power under this By-law.

PENALTY: A fine not exceeding 4 penalty units.

PART 7 – INFRINGEMENT NOTICES**19. Infringement Notices**

- 1) An infringement notice may be issued in respect of a specified offence and the monetary penalty set out adjacent to the offence in Column 3 of Schedule 1 is the penalty payable under the infringement notice for that specified offence.
- 2) An Authorised Officer may:
 - a) issue an infringement notice to a person whom the Authorised Officer has reason to believe is guilty of a specified offence;
 - b) issue one infringement notice in respect of more than one specified offence; and
 - c) impose a monetary penalty for the specified offence in respect of which the infringement notice is issued.
- 3) Payment of an infringement notice issued under this By-law must be made to the General Manager within 28 days of the issue of the infringement notice to avoid the infringement notice being referred to the Director, Monetary Penalties Enforcement Service.
- 4) The *Monetary Penalties Enforcement Act 2005 (Tas)* applies to an infringement notice issued under this By-law.

SCHEDULE 1**INFRINGEMENT NOTICES – OFFENCES AND PENALTIES**

Column 1 CLAUSE	Column 2 DESCRIPTION OF OFFENCE	Column 3 PENALTY (Penalty Units)
5(1)	Footpath trading without licence	2
5(1)	Daily offence for footpath trading without a licence.	1
9(8)	Fail to comply with conditions of licence	2
9(9)	Make false representation or declaration	2
15(2)	Fail to comply with requirements of notice	2
18(1)	Obstruction of Authorised Officer	2

FOOTPATH TRADING BY-LAW, BY-LAW NO 1 OF 2022

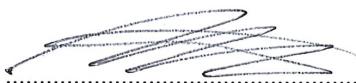
I Desmond Jennings certify that the Northern Midlands Council has made this by-law in accordance with the *Local Government Act 1993*.



.....

GENERAL MANAGER

This by-law is certified as being in accordance with the Law.



.....

NATHAN STREET
LEGAL PRACTITIONER

The Common Seal of the Northern Midlands Council has been hereunto affixed on

..... 11 October 2022 pursuant to a resolution of the Council passed on the 26th September 2022.



.....

GENERAL MANAGER





NORTHERN MIDLANDS COUNCIL

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FIRE ABATEMENT

Originated Date: Adopted 18 February 2013 – Min. No. 50/13 (as Policy 69)

Amended Date/s: Amended 21 November 2016 – Min. No. 311/16

Amended 23 January 2017 – Min. No. 07/17

Reviewed 4 March 2021

Amended 19 January 2026 – Min. No.

Applicable Legislation: Local Government Act 1993

Objective Provide a fair and consistent approach to the reduction of potential fire risk within the ~~settlement areas~~ **municipality** of the Northern Midlands.

Administration: ~~Community and Development~~ **Governance**

Review Cycle/Date: Next review 2025.2029

INTRODUCTION

Wildfire is a natural hazard throughout Tasmania and it is the ongoing responsibility of all land owners to take reasonable measures to minimise the risk to their own property and that of their neighbours.

The *Local Government Act 1993* at part 12, division 6, defines a nuisance to include anything that is, or is likely to be, a fire risk. Further, the Act requires that, where Council is satisfied that a nuisance exists the General Manager must serve a notice requiring abatement of the nuisance.

Council's authorised officers have the training and authority to inspect properties and when a fire risk is identified, prepare the relevant abatement notices to be issued by the General Manager.

Council recognises that different fire risks exist on individual properties depending upon matters such as the location of the land, its terrain and vegetation cover.

OPERATION

1 EXPECTATION

Rural Properties

It is expected that owners and occupiers of rural properties will manage their risk of fire transfer, either to or from their properties, through the use of fire breaks at their boundaries. Depending on the slope and potential fuel load, fire breaks should be between 10m and 20m wide and should be cut to a height not exceeding 10cm or be ploughed. Fire breaks should be regularly inspected and maintained to ensure the fuel load is at a minimum.

Urban Fringe – Low Density Residential

It is expected that owners and occupiers of properties on the urban fringe or in designated low density residential or rural living areas will manage their risk of fire transfer, either to or from their properties, through the use of fire breaks at their boundaries. Depending on the slope and potential fuel load, fire breaks should be between 5m and 20m wide and should be cut to a height not exceeding 10cm or be ploughed. Fire breaks should be regularly inspected and maintained to ensure the fuel load is at a minimum.



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Urban areas

It is expected that owners of vacant lots within urban areas will maintain a 5m wide fire break, at a height of not more than 10cm, with all shrubs and lower (less than 1m) limbs of trees removed. Grass throughout the balance of the property should be maintained at approximately 10cm, trees and shrubs may be retained. Debris fuel load should be removed annually.

Grazing to abate risk

The use of sheep, or other stock, to graze vacant land and so keep the grass short and thus abate potential fire risk can be effective if commenced early enough and if weeds – particularly thistles and gorse - are additionally dealt with. Placing sheep onto vacant land once an abatement notice has been served, or after significant growth, is unlikely to produce a satisfactory result. In many cases, the trampling, by stock, of the fuel load may simply make its removal more difficult.

2 *INSPECTION*

~~Council does not provide a comprehensive property inspection service as it is the responsibility of individual land owners to assess their own risk and take appropriate action.~~

~~However, Council's authorised officer will respond and inspect all sites where a fire risk concern is brought to Council's attention.~~

In addition, in spring of each year Council's authorised officer will conduct inspections of the residential areas in the municipality, for potential fire hazards.

3 *PROCESS*

- i *Advertise:* Council will place fire season hazard advertisements in newspapers circulating in the municipality, in ~~early October and November~~ September and October each year. The advertisements are also to be shared on Council's Facebook page.
- ii *Friendly Reminder:* In October each year friendly reminders will be sent to people who received an abatement notice regarding fire hazards in the previous year.
- iii *Inspection:* Following the ~~an~~ initial inspection, the ~~an~~ authorised officer will send a ~~reminder~~ letter to the owner or occupier of all properties where, in the opinion of that officer, a fire risk may eventuate if the existing fuel load is not reduced.
- iv *Follow Up Inspection:* ~~The~~ An authorised officer will conduct a follow up inspection of all properties identified from the inspection referred to in clause 2 ~~ii after 14 days to confirm the fire risk has or has not been reduced, and of any other properties brought to Council's attention, prior to the Fire Permit Period or fire restrictions commencing.~~
- v *Abatement Notice:* Where, in the opinion of the ~~an~~ authorised officer, there is, or is likely to be a continued fire risk, a notice will be served upon the owner or occupier of the land ~~formally~~ requiring the risk to be abated within fourteen (14) days.
- vi *Appeal or carry out work:* The owner or occupier of the land must abate the risk or appeal to a magistrate within 14 days of the service of the notice, in accordance with the provisions of the *Local Government Act 1993*.
- vii *Risk not abated:* If the owner or occupier does not abate the risk or lodge an appeal within the prescribed 14-day period, a letter will be sent to the owner or occupier advising that Council will carry out the works at the owner or occupier's expense.



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- viii Send Contractor:* Once the letter referred to in step (vii) is sent, the authorised officer will engage a contractor to enter the land and do anything reasonably necessary to abate the fire risk. The contractor will cut locks or remove gates etc. if necessary to gain entry.
- ix Charge to owner:* All costs associated with the contractor, plus an administration fee, will be invoiced to the owner or occupier. This cost will be incurred even if the owner or occupier abates the risk, after the expiry of the prescribed period, but prior to the arrival of Councils contractor.



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FIREWORKS POLICY

Originated Date: Adopted 19 November 2007 – Min. No. 357/07 (as Policy 54)

Amended Date/s: Revised 19 August 2013 – Min. No. 214/13
 Revised 20 February 2017 – Min. No. 57/17
 Reviewed 1 April 2021

Reviewed 19 January 2026 – Min. No.

Applicable Legislation: *Explosives Act 2012*
Explosives Regulations 2012

Objective To establish a policy to guide Council response to fireworks display permits

Administration: ~~Community and Development~~ **Governance**

Review Cycle/Date: Next review 2025 **2029**

1. INTRODUCTION

This policy is to ensure that any fireworks displays within the built-up and rural residential areas of the Northern Midlands are conducted in such a manner to minimise any impact on residential amenity and the safety of horses and domestic animals.

This policy is intended to qualify Council's blanket objection to all fireworks displays within built-up and rural residential areas.

2. DEFINITIONS

<i>Act</i>	means the <i>Explosives Act 2012</i>
<i>Regulations</i>	means the <i>Explosives Regulations 2012</i>
<i>Type 1 fireworks</i>	means a cap, party popper, snap for bonbon or sparkler as defined in the Regulations.
<i>Type 2 fireworks</i>	means fireworks that are Shopgoods fireworks within the meaning of AS 2187.3 and are not Type 1 fireworks.
<i>Type 3 fireworks</i>	means fireworks other than Type 1 fireworks or Type 2 fireworks and are also known as professional display or large event fireworks.
<i>Fireworks display permit</i>	means a permit issued under regulation 88 of the Regulations.
<i>Residential area</i>	Includes rural residential areas.
<i>Secretary</i>	means the Secretary of the Department administering the Explosives Act and Regulations (Department of Justice).

3. BACKGROUND

The Northern Midlands Council respects the concerns of residents that fireworks displays, involving fireworks with a report, are potentially disturbing to domestic animals and horses. Such displays are generally discouraged within residential (including low density) areas.

The Northern Midlands Council endorses the RSPCA document "Fireworks are no Fun for Animals" attached to this policy.



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4. OPERATION

Where complaints are made to Council about a fireworks display, Council will review the complaint and decide whether to lodge an objection against the display with the Secretary.

Where Council becomes aware that a fireworks display was conducted within 5.5 km of the Launceston Airport, it will lodge an objection against the display with the Secretary.

5. PROPOSED DISPLAYS

- Displays, within residential areas, involving rockets and/or other air burst style fireworks are considered inappropriate and likely to distress domestic animals. Such displays shall not be supported;
- Council shall forward an objection in response to all applications including rockets and/or other air burst style fireworks in residential areas;
- Displays, within residential areas, not including rockets or other air burst fireworks and displays not within residential areas will not be opposed, provided:
 - Neighbours and pet owners in the immediate vicinity are given appropriate notification;
 - Previous displays for the site, or by the applicant, have been satisfactory (i.e. have not resulted in multiple complaints).

6. APPROPRIATE NOTIFICATION

In accordance with WorkSafe Tasmania's Application for Type 2 Fireworks Permits, a person issued a permit must give at least 7 clear days' notice of the display to the council's general manager and the owner or occupier of each property adjoining the site, **OR** give public notice of the display in a daily newspaper published and circulating generally in the region that the display is to be held in.

7. FAILURE TO NOTIFY

If Council becomes aware that notification was not given as required, it will lodge an objection with the Secretary.



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MEETING PROCEDURES

Originated Date:	Adopted 23 September 2002 – Min. No: 379/02 (as Policy 32)
Amended Date/s:	Revised 25 January 2010 – Min. No: 15/10 (388/06) Amended 22 March 2010 – Min. No. 69/10 Amended 21 September 2015 and incorporating Recording of Meeting Policy (formerly Policy 51) – Min. No. 253/14 Amended 20 August 2018 – Min. No. 218/18 Amended 28 June 2021 – Min. No. 214/21 Amended 18 September 2023 – Min. No. 23/0329 Amended 19 January 2026 – Min. No
Applicable Legislation:	<i>Local Government Act 1993</i> <i>Local Government (Meeting Procedures) Regulations 2015-2025</i>
Objective	The objective of this policy is to set Council meeting procedures for the following: <ol style="list-style-type: none"> 1. Public Question Time during Council meetings; 2. Public representations on planning items during Council meetings 3. Petition procedures during Council meetings; 4. Recording of Council meetings; and 5. Appointment of Council Representatives to Committees of Council, or a committee external to Council.
Administration:	Governance
Review Cycle/Date:	Every 4 years. Next review June 2027.

1 INTRODUCTION

The *Local Government Act 1993* and the *Local Government (Meeting Procedures) Regulations 2015-2025* allow for Public Question Time, Public Representations on planning items, Petitions, Recording of Council meetings and the establishment of Committees of Council. Whilst the legislation identifies how these processes can occur, there are some lower level procedures required to be set out by Council. This policy stipulates those guidelines.

This policy is to be read in conjunction with the Live Streaming of Council Meetings Policy.

2 PUBLIC QUESTION TIME

Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015-2025* relates to the provision of Public Question Time during a Council meeting. Regulation 31(7) of the Regulations stipulate that "*a Council is to determine any other procedures to be followed in respect of public question time at an ordinary council meeting.*"

Public question time is to commence at approximately 5.30pm and is to be conducted in accordance with the following guidelines:

- At each Council Meeting, up to 20 minutes, or such longer period as Council may determine by resolution at that meeting, is to be provided for persons at the meeting to ask questions.
- A person seeking to ask a question must firstly identify himself or herself by stating their name and the town they reside in.
- If more than one person wishes to ask a question, the Mayor is to determine the order in which those questions are asked.
- Questions must be directed to the Mayor who shall answer or direct the question to the appropriate Councillor or Council Officer. A question will be answered if the information is known otherwise taken on notice and



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responded to in writing within 10 working days. Questions should preferably be in writing and provided to the General Manager at the Council Meeting.

- A person is entitled to ask no more than two questions on any specific subject. If a person has up to two questions on several subjects, the Mayor may defer those questions until other questions have been asked and refer back to that person only if time permits.
- Each speaker is limited to a maximum of 3 minutes.

3 REPRESENTATIONS ON PLANNING ITEMS

A maximum of four persons per item (two for and two against) will be permitted to address Council on a planning item. After the representation has been made, Councillors are permitted to ask questions of the party who made the representation.

Each speaker is limited to a maximum of 3 minutes.

4 PETITIONS

Part 6, Division 1 of the *Local Government Act 1993* refers to the presentation of a petition to Council. Council is to treat any petition received in accordance with the provisions of the *Local Government Act 1993*.

5 RECORDING OF COUNCIL MEETINGS

Regulation 33(4) 43(9) provides that "*a Council may determine any other procedures relating to the audio recording of meetings it considers appropriate*".

In addition to the Live Streaming Policy, Council is to audio record meetings to assist Council officers in the preparation of minutes of proceedings.

The provision for audio recording of Council meetings in this policy:

- only applies to formal Council meetings (ordinary meetings, special meetings and Annual General meetings);
- does not apply to closed sessions of Council;
- does not apply to Committees of Council;
- the recording will not replace written minutes and a transcript of the recording will not be prepared by Council;
- the recording may be used by Council staff to assist with the preparation of the minutes;
- the minutes of a meeting, once confirmed by Council, prevail over the audio recording of the meeting;

A member of the public may only use an audio recorder, or any other recording and/or transmitting device, to record the proceedings of a meeting of Council with the written permission of the General Manager for the express purpose proposed. The Northern Midlands Council reserves the right to revoke such permission at any time.

6 APPOINTMENT OF COUNCIL REPRESENTATIVES TO COMMITTEES OF COUNCIL AND OUTSIDE BODIES

Sections 23 and 24 of the *Local Government Act 1993* permit Council to establish Council Committees or special Committees of Council. From time to time Councillors may be invited to represent Council on committees external to Council.

With the exception of appointments made by the Council under any enactment, all representative appointments of the Council to community committees and outside bodies expire at the first Council meeting following every ordinary Council election.

At the first ordinary meeting following a Council election, Council is to appoint a Councillor representative to all Council Committees and Special Committees of Council in accordance with the following procedure:



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- A list of all Council committees and special committees of Council is to be produced at the ordinary Council meeting;
- Councillors are to nominate which committee/s they wish to be a representative on;
- In the event two or more Councillors nominate for the same committee, all of those Councillors can be appointed as a representative to that committee, except where that committee specifies that there is to be only one Councillor representative, in which case the Councillors are to vote on which Councillor is to be appointed, with the nominee having the least number of votes to be eliminated and this process followed until there is one nominee remaining. In the event there is a tie, the Mayor is to have the casting vote.
- if there is a casual vacancy for a representative appointment made by Council, then the Council is to elect a replacement appointee to fill the vacancy at the earliest available meeting of the Council in accordance with the above procedure.

7 REVIEW

The policy will be reviewed every four years or more frequently, if dictated by operational demands or legislative changes.



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LIVE STREAMING OF COUNCIL MEETINGS

Originated Date: Adopted 21 August 2023, Min. ref. 23/0281

Amended Date/s: Amended 9 December 2024, Min. ref. 24/0413

Amended 19 January 2026, Min. ref.

Applicable Legislation: *Local Government Act 1993*

Local Government (Meeting Procedures) Regulations 2015 2025

Objective

The objective of this policy is to:

1. provide information and procedures for the audio live streaming and recording of open ordinary Council meetings for the public to access; and
2. promote transparency, accessibility and greater community awareness and confidence in the integrity and accountability of Council meeting practices, and the conduct of their elected representatives.

Administration: Governance

Review Cycle/Date: Within 6 months of commencement of new Council term.

1 INTRODUCTION

The *Local Government Act 1993* and the *Local Government (Meeting Procedures) Regulations 2015 2025* make provision for the operation and conduct of Council meetings. Whilst the legislation identifies how these processes can occur, there are some lower level procedures required to be set out by Council. This policy stipulates those procedures.

The *Local Government (Meeting Procedures) Regulations 2015 2025* do not preclude live streaming of Council meetings or making recordings of meetings available on-demand.

This policy is to be read in conjunction with Councils *Meeting Procedures Policy*.

2 POLICY STATEMENT

This policy outlines Council's commitment to transparent and accessible decision making processes with the introduction of audio live streaming and recording of ordinary open council meetings.

3 SCOPE

This policy applies to formal Council meetings (ordinary meetings, special meetings and Annual General meetings). This policy does not apply to closed sessions of Council or Committee meetings of Council.

Live streaming of Council meetings does not authorise any Councillor to attend meetings remotely ~~and it is noted Regulation 38(2) 45 of the Local Government (Meeting Procedures) Regulations 2015 2025~~ requires Councillors to attend a meeting in person and Council may not determine that a councillor may attend a meeting in any manner that does not consist of in person attendance.

4 PROCEDURES

4.1 MEETINGS TO BE LIVE STREAMED AND RECORDED

Ordinary and Special Council Meetings held in Council's Chambers at 13 Smith Street, Longford will be audio streamed and recorded and made available on the internet via Council's website www.nmc.tas.gov.au.

A link to the YouTube streaming service will be made available on Council's website for ease of access as soon as possible and generally no later than four business days after the Council meeting (not including the day of the meeting).

Closed Council Meetings will not be live streamed or recorded.



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The Chairperson and/or General Manager have the discretion and authority to direct the live streaming and/or recording be interrupted or terminated at any time if they believe it is advisable to do so, for example where the content of the debate is misleading, defamatory, a breach of privacy, unlawful or potentially inappropriate to be published.

There may be situations where the live stream recording of Council meetings is not available due to technical issues. Council takes no responsibility for and cannot be held liable for the live streaming, or access to it, through Council's website or the YouTube service being unavailable due to technical issues beyond Council's control. Technical issues may include the availability of the internet connection, device failure or malfunction, unavailability of social media platforms or power outages.

Council will make every effort to ensure the smooth operation of live streaming of Council meetings.

The recordings made by Council officers will not replace written minutes of Council meetings. The recordings may be used by Council Officers when preparing minutes.

4.2 DISCLAIMER

4.2.1 Meeting Agendas are to include at the start a notice that Council meetings will be live streamed using audio technology and that audio recordings will be made available to the public online after the meeting.

4.2.2 Public Notices will be placed in prominent positions outside and within the Council Chambers to inform the meeting is being audio live streamed and recorded, a persons image and/or voice may be broadcast and by remaining in the public gallery during the meeting or participating during the meeting, their consent to being live streamed and recorded is assumed.

4.2.3 Meeting Agendas and Public Notices outside and within the Council Chambers will include the following wording:

"We wish to advise that during this public council meeting we will use audio technology to live stream the meeting to support and inform the community regarding council meetings. After the meeting, an audio recording of the meeting will be published via a link on our website to the YouTube streaming service for a minimum period of 6 months-not less than 12 months from the day of the meeting. Attendees will be taken to have consented to their voice or statements being live streamed or recorded as described. This consent also extends to any minors accompanying an attendee who is a parent or legal guardian. If you do not consent to being live streamed or recorded, and/or if you intend to disclose any confidential or sensitive information in the course of the meeting, please notify us as early as reasonably possible prior to the commencement of the council meeting. If you require further information or wish to notify us regarding any concerns, please contact the Northern Midlands Council privacy officer at: council@nmc.tas.gov.au; (03) 6397 7303 or you can review the Northern Midlands Council Privacy Policy available at: <https://northernmidlands.tas.gov.au/source-assets/files/Policies/Privacy.pdf>."

4.2.4 The Chairperson will make a statement at the opening of Council meetings advising as follows:

"Ladies and Gentlemen,

Please note this meeting is being audio live streamed and a recording will be made available after the meeting via Council's website in accordance with Council's Live Streaming of Council Meetings policy.

While reasonable care is taken to maintain your privacy while in attendance at the Council meeting, please note that your presence in the Council Chambers and/or voice may be live streamed and recorded, including any statement made during public question time or consideration of planning matters. The content of this meeting is part of the public record, but if any matters do arise which are particularly sensitive or confidential, we will stop the live stream and in certain circumstances, may close the meeting to the public.

All speakers ought to refrain from making any defamatory comments or releasing personal information of another individual without their prior consent.

Council accepts no liability for any damage that may result from defamatory comments made by members of the public.

If you have any questions or concerns, you may contact the Council's privacy officer whose details are on our website.

Thank you"

4.2.5 A disclaimer will be included on Council's website through which the live streaming and recordings will be accessed.



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The disclaimer will be as follows:

"Northern Midlands Council public council meetings are live streamed and recorded.

Recordings of these public meetings will be available through a link from this website for a minimum of 6 months period of not less than 12 months from the day of the meeting.

At the start of each meeting, the Chairperson or their representative will provide notice that the meeting will be live streamed and recorded. By attending a council meeting, attendees will be taken to have consented to their voice or statements being live streamed and recorded, which may be accessed through a link on this website.

For further information, please refer to our Live Streaming of Council Meetings Policy and our Privacy Policy available at: <https://northernmidlands.tas.gov.au/documents/strategic-annual-plan/council-policies-and-by-laws>.

Need help? Please contact our Privacy Officer at council@nmc.tas.gov.au; or call (03) 6397 7303."

5. RISK MANAGEMENT

Public Council meetings are an open forum of statements, questions, and answers. Occasionally, comments could be made which may be regarded as offensive, defamatory, inaccurate, or unlawful.

It is acknowledged that live streaming and recording of Council meetings does not increase these risks, however it could increase the impact due to the larger audience as a result of the broadcast. This could increase the likelihood and/or severity of potential liability.

Accordingly, the Chairperson and/or General Manager have the authority and discretion to interrupt or terminate the live streaming and recording of Council meetings if they believe it is advisable to do so. This discretion is to be exercised in exceptional circumstances only and where the Chairperson and/or General Manager are of the view that the debate is misleading, inaccurate, unlawful, defamatory, or inappropriate to be published or where sensitive or confidential information is being discussed.

Parliamentary privilege does not apply to local Council meetings. It should be noted that no protection is afforded to Councillors or Council employees for comments made during meetings.

The opinions or statements made during the meetings are those of the individuals, and not necessarily the opinions or statements of Council. Council does not necessarily endorse or support the views, opinions or information contained in the live streaming and/or recording of meetings.

Council does not accept any responsibility or liability for verbal comments made during meetings which are inaccurate, incorrect or defamatory. The Council does not accept any liability for any loss, damage, cost or expense that may be incurred as a result of viewing, use of or reliance on the information or statements provided in the live streaming or recordings.

6 REVIEW

The policy will be reviewed within 6 months of commencement of the new term of Council, being before 30 April 2027.

Fifth Price and Service Plan Proposal

Our Price and Service Plan (PSP5) includes tariff reform, a price increase, and investment in infrastructure to deliver improved outcomes for the environment and the Tasmanian community.

Tariff reform – fairer bills

Tariff reform means customers who use less will pay less. Those who use more will pay more.

The fixed component of an average customer bill will drop from 84 per cent to 67 per cent, with the variable component increasing from 16 per cent to 33 per cent. Fixed charges to standard residential connections will reduce by \$176 in the first year.

Changes to the variable component will allow for greater control of bills through a reduction of water usage.

In the first year of PSP5 (FY27) tariff reform will see 34 per cent of all customers paying less than in the previous year.

Residential customers

In the first year of our PSP5 proposal:

- 50 per cent of customers will see a maximum overall bill increase of:
 - 2.6 per cent
 - or \$8.75 per quarter
- The average customer who uses 173kL per annum will see an overall bill increase of:
 - 6.4 per cent
 - or \$22.50 per quarter
- 62,870 low water users (up to 80kL/annum) will see a:
 - \$53 real reduction in their bills
 - or \$13.25 per quarter
- We will boost our TasWater Assist program by \$2.4M to support customers experiencing hardship.

Non-residential customers

In the first year of our PSP5 proposal:

- 63 per cent of non-residential customers will pay less than the previous year
- 64 per cent of commercial trade waste customers will pay less than the previous year
- The equivalent tenement sewerage calculation will be replaced, and sewer charges will vary depending on business type and likely discharge to sewer network.

The proposed new commercial trade waste pricing is more cost reflective and equitable.

We will work closely with our large, non-residential customers to identify water efficiency options and alternative sources.

Customers with large meters and low usage may be able to downsize their meter to reduce fixed charges.

Customer cohort	Usage range (kL)	Estimated number of customers (percentage of total customer base)	Typical annual usage in this cohort (kL)	FY26 typical annual bill (\$)	FY27 typical annual bill (\$)	Percentage increase from FY26	Typical \$ increase from FY26	FY27 price change (first year)
Pensioner, single	0 - 120	62,870 (33.6%)	80	1,290	1,237	-4.1%	-53	Typical customer – will save a minimum of \$53 Highest users – no more than \$59 extra
2-person household	120 - 200	55,857 (29.9%)	160	1,391	1,461	5.1%	70	Typical customer – no more than \$70 extra Highest users – no more than \$182 extra
Small family (2 adults, 1 child)	200 - 280	33,003 (17.6%)	240	1,492	1,712	14.7%	220	Typical customer – no more than \$220 extra Highest users – no more than \$292 extra
Family (2 adults, 2 children)	280 - 360	16,312 (8.7%)	320	1,593	1,856	16.6%	264	Typical customer – no more than \$264 extra Highest users – no more than \$336 extra
Large family (5 people)	360 - 440	8,111 (4.3%)	400	1,694	2,001	18.2%	307	Typical customer – no more than \$307 extra Highest users – no more than \$380 extra
6+ person household	440 - NA	10,843 (5.8%)	479	1,793	2,144	19.6%	351	Typical customer – no more than \$351 extra
Average household	--	--	173	1,407	1,498	6.4%	90	Average customer – \$90 extra in the first year
Median household	--	--	154	1,362	1,397	2.6%	35	Average customer – \$35 extra in the first year

Our plan

- TasWater will invest \$1.7B in community infrastructure but is only seeking to recover \$1.6B over the life of those assets. We have committed to find \$100M in capital efficiencies over four years.
- A commitment has also been made to find \$38M in operating efficiencies over four years.
- Our borrowings will be invested in vital community infrastructure, and our proposal will generate the revenue to support this.
- Reflects the commitment and agreement we have reached with Department of Health, the Environment Protection Authority, and NRE Tas.
- Our proposal is aligned with our customers' expectations who tabled their report to our Board in February 2025.

Water. It's Tasmania's thing.





Water. It's Tasmania's thing.

Provide better customer experience and support



Our customers have told us that being easy to deal with is a top priority. While our customer satisfaction scores are strong, we know expectations are changing — especially around digital services and faster, more convenient support.

Using our existing operating budget, supported by a **\$3 million** investment for a self-service platform, we aim to lift overall customer satisfaction from **72 per cent to 80 per cent**, reduce complaints, and improve response times across all key service channels.

Supporting vulnerable customers is a core part of our role. We understand that price increases can have a greater impact on those experiencing hardship and, while broader social supports exist, TasWater has a responsibility to help where we can.

Our Water Future Community Advisory Panel reinforced this, recommending we raise awareness of the TasWater Assist program and ensure it provides flexible payment options — especially as we shift more of the bill to usage-based charges. We're committed to strengthening this support.

What we'll invest in:

\$3 M

To deliver a self-service platform

\$2.4 M

To strengthen our TasWater Assist program

What we'll do:

Support our customers

- Launch a new customer self-service platform before the start of PSP5, allowing customers to manage accounts, make payments, report issues, and track requests online
- Improve transparency, reduce effort, and increase convenience for customers
- Continue refining our customer service systems and processes to improve response and resolution times
- Focus on key customer moments, including first contact resolution and timely complaint handling
- Boost support through TasWater Assist through tailored case management, account reviews, financial health checks, water efficiency support and support for customers experiencing family violence.
- Awareness campaign to ensure our customers know that support is available



From the office of the Mayor

20 January 2026

The Office of the Tasmanian Economic Regulator
 The Treasury Building
 Level 3, 21 Murray Street
 HOBART TAS 7000

By email: office@economicregulator.tas.gov.au

Attn: Mr Joe Dimasi

Dear Mr Dimasi,

RE: Support for TasWater's Price and Service Plan 5 (PSP5)

Northern Midlands Council supports TasWater's proposed Price and Service Plan 5 (PSP5), which outlines critical investment in water and sewerage infrastructure for the 2026–2030 period.

In its first decade, TasWater focused on delivering safe drinking water to all Tasmanians—a challenge that was successfully met through projects such as **24 Glasses**, which removed boil water and do-not-consume notices across 28 regional towns, five of which are in the Northern Midlands region. This achievement culminated in Rossarden being recognised internationally for having the best drinking water in the world. This success demonstrates the value of strategic investment and innovation, and it underpins NMC's confidence in TasWater's approach under PSP5.

Looking forward, the next challenge is sewerage infrastructure. The **Western Junction Sewage Treatment Plant (STP)** currently operates above its licence limits, creating compliance and environmental risks. Western Junction is a designated growth area for Northern Tasmania, with major developments such as the **TRANSLink Intermodal Facility** driving industrial and commercial expansion. Without significant investment to increase treatment capacity, this growth will be constrained, and environmental performance will deteriorate.

TasWater's PSP5 proposal to invest in STP upgrades statewide is therefore critical. These upgrades will ensure compliance with environmental standards, support regional economic development, and protect public health. Failure to act now risks leaving a legacy of inadequate infrastructure that will hinder Tasmania's growth and increase future costs. We are pleased that TasWater are engaging in our strategic planning work for TransLink which will inform the future Western Junction investment strategy.

For these reasons, Northern Midlands Council endorses TasWater's PSP5 proposal and urges the Economic Regulator to support this forward-looking plan that safeguards public health, enables economic growth, and delivers enduring value to our communities.

Yours sincerely

Mary Knowles OAM
MAYOR

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Tasmania's Historic Heart