



RUSHY FIELDS
DEVELOPMENT PLAN

DPO 3

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1. BACKGROUND

LESLEY GULSON LANDSCAPE ARCHITECT

1. BACKGROUND

This Development Plan applies to the *Rushy Fields* subdivision at Sandford

The *Rushy Fields* subdivision includes part of Rushy Lagoon, one of the shallow ephemeral lagoons which are characteristic of Sandford, the entrance area to the South Arm peninsula. Rushy Lagoon has been assessed as having state significance as a wildlife habitat.

The subdivision also includes areas of bushland of local botanical and zoological significance.

The Rushy Fields Development Plan provides requirements for development of a residential area in a manner that retains the natural values of the subdivision's setting for the enjoyment of Rushy Fields residents and for the wider community.

The Rushy Fields Development Plan has been prepared to satisfy the requirement of the Planning Approval for subdivision that a Local Area Plan was prepared and has been formulated as a Development Plan to permit it to be recognised and administered under the Eastern Shore (Area 2) Planning Scheme.

The Development Plan has been prepared in liaison with the Tasmanian Conservation Trust as required by the conditions of approval for the subdivision. Council has also provided considerable assistance.

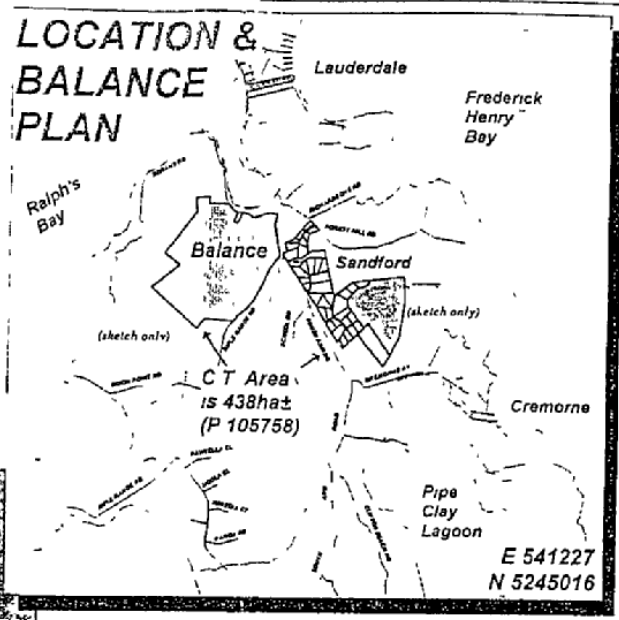
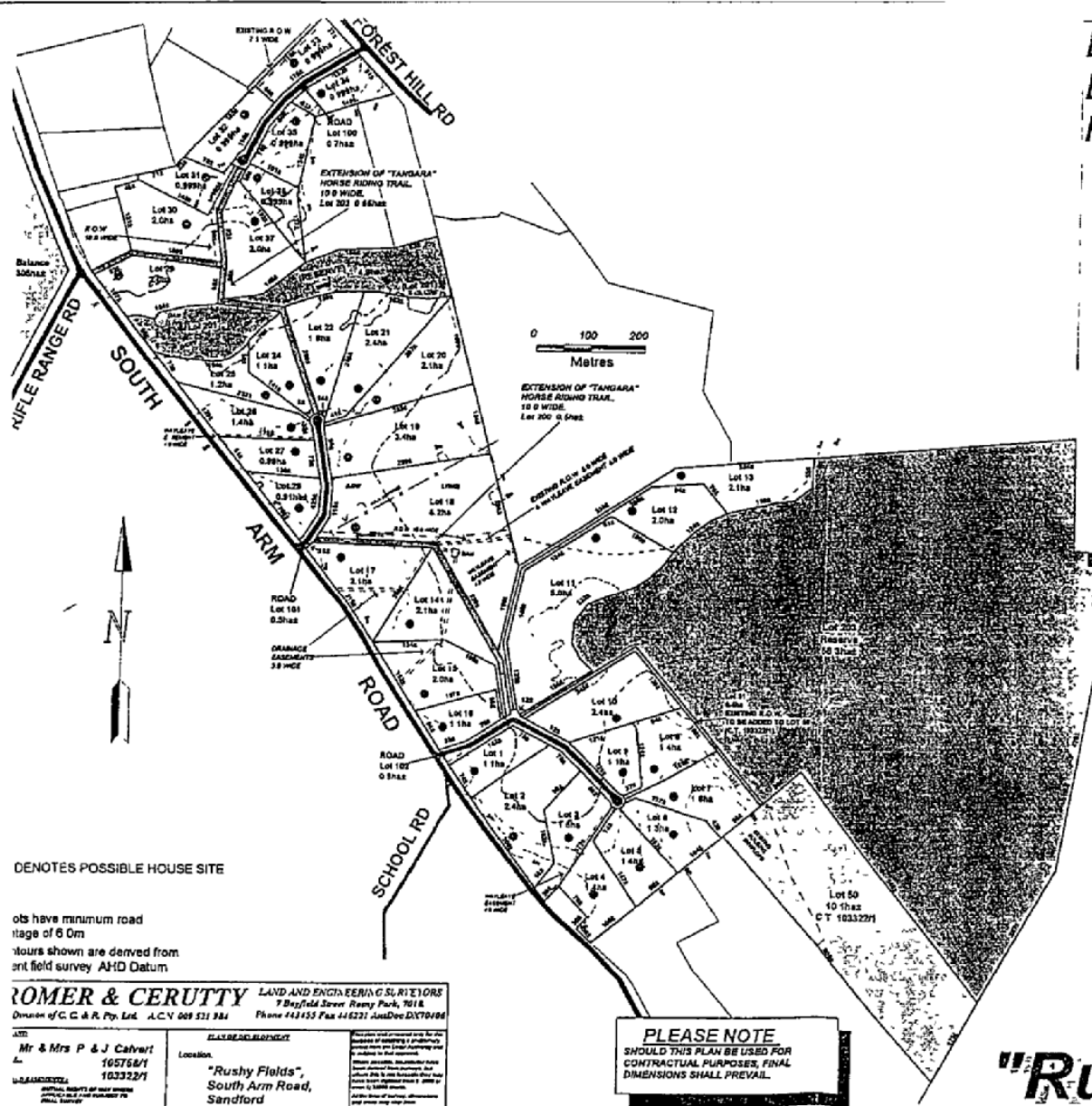
1.1 OPERATION OF THE RUSHY FIELDS DEVELOPMENT PLAN

1.1.1 Development Plans

It is intended that the Rushy Fields Development Plan will become a Development Plan incorporated into the Eastern Shore (Area 2) Planning Scheme. A Development Plan allows site specific planning principles and controls to form part of the Planning Scheme.

1.1.2 Development Plan called up by a Part 5 agreement on land titles

In the short term the Rushy Fields Development Plan will be administered solely through a Part 5 Planning Agreement (similar in operation to a covenant) attached to all land titles created for the Rushy Fields subdivision.



Staging	
Stage 1	Lots 17-22 Lots 24-28 Lot 201 (Reserve unnamed watercourse) 202 Lot 203 (Rushy Lagoon) Lot 202 Stage One section of Tangara Trail
Stage 2	Lots 1-16 Lot 30 and 51
Stage 3	Lots 29-37 Extension of Lot 22
Lot 23 deleted 29/11/96	

DNOTES POSSIBLE HOUSE SITE

ots have minimum road
stage of 6.0m
hours shown are derived from
ent field survey AHD Datum

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<p>Mr & Mrs P & J Catvert L. 105766/1 103322/1</p>	<p>Location: "Rushy Fields", South Arm Road, Sandford</p>	<p>PLEASE NOTE SHOULD THIS PLAN BE USED FOR CONTRACTUAL PURPOSES, FINAL DIMENSIONS SHALL PREVAIL.</p>
<p>10 1 7500 Municipality CLARENCE</p>	<p>Date 29/11/96 Ref CALVP19</p>	

PLAN AMENDED 18/08/97
"Rushy Fields"



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These Planning Agreements require that all development, improvements and some aspects of land management undertaken by the current or future owners of land at Rushy Fields is to accord with the Rushy Fields Development Plan or with any future Development Plan which replaces it

The Part 5 agreement for Lot 203, Rushy Lagoon, also notes that once the proposed gazetting of this area as a wildlife reserve takes place, statutory requirements arising from the reservation of the lagoon will take precedence over those introduced by this Development Plan

1.1.3 The Structure of the Rushy Fields Development Plan

The Development Plan outlines planning requirements for land-uses and types of development and continuing responsibilities. The Development Plan is comprised of the following sections:

- Section 1 Provides background
- Section 2 Outlines the principles of land use
- Section 3 Outlines the application of those principles in terms of the characteristics of land-use outlined in Section 1.2 Scope
- Section 4 Contains the final Subdivision Plans for each Stage.
- Appendix Contains a report by Bob Patterson regarding Waste Disposal requirements for each lot

Particular activities and types of development are described and identified as permitted, discretionary or prohibited. Owners applying for planning approval for a house or other land use or development must comply with the Rushy Fields Development Plan. They may choose to meet their responsibilities by

- following permitted options, or,
- following discretionary options, or,
- using mix of the two which meets their individual requirements

PERMITTED OPTION

Describes the permitted way to do something which will secure Council acceptance

This option **provides certainty** to the planning process. A single option is described and proposals which accord with that option will be approved

Requires relatively little documentation to be supplied with the Planning Application

DISCRETIONARY OPTION

To determine the status of any use or development refer to all clauses which apply, i.e. a proposed house may be a permitted use located at a permitted site (refer 3.4) but the design be of a type which requires Council to assess visual prominence (3.5)

Does not describe how to undertake a particular aspect of development, but instead **describes the standard** it should meet

This option **provides flexibility** to the planning process. A proposal that meets the discretionary standard may be approved

Requires additional information to show that each performance measure referred to, has been met

1.1.4 The Rushy Fields Development Plan and other controls

Generally the Rushy Fields Development Plan is in accordance with the Eastern Shore (Area 2) Planning Scheme which applies in this area¹

The Scheme applies to all matters not covered by the Development Plan including parking and setbacks from boundaries

Other Council requirements, Building requirements and By-laws also apply

¹ Notwithstanding the exemption provisions of the Eastern Shore (Area 2) Planning Scheme a planning permit is required for every structure erected in the Development Plan area

1.2 SCOPE

All aspects of the planning framework do not necessarily apply to each lot. The detail of characteristics of land uses or of development is described in Section 3 in terms of the following:

- 1 Framework, outlines which requirements apply on each lot,
- 2 Use (activities on) the land,
- 3 Extent of clearing,
- 4 Location of houses, other structures and gardens Soil management,
- 5 Low visual prominence structures and gardens,
- 6 Birdstrike minimisation,
- 7 Soil management,
8. Drainage management,
- 9 Waste management systems,
- 10 Nutrient management,
- 11 Management of bushland areas including fire hazard minimisation,
- 12 Re-establishment of vegetation,
- 13 Minimisation of fire hazards associated with the house and immediate grounds

1.3 THE PLANS

1.3.1 The Approved Plan of Development

Figure 1. The approved plan of development is the current planning permit for the Rushy Fields subdivision. As the detailed survey and civil works for the 3 stages of the subdivision is finalised and approved by approved Stage Development Plans (Figs 4-6) are prepared to reflect any minor changes that occur and show in more definitive terms the application of Extent of Clearing to the final lot shapes. Where there is any inconsistency between plans an Approved Staged Development Plan takes precedence.

1.3.2 Principles of Visual Management

Figure 2. Principles of Visual Management explains the intent of visual management principles.

1.3.3 Rushy Fields Permitted house sites and extent of clearing.

Figure 3.1. Grassland and Bushland/forested lots distinguishes the lots where different types of controls apply.

Figure 3.2. Rushy Fields Permitted house sites and extent of clearing indicates those house sites which are permitted, where clearing is permitted and where fuel reduction is required if the building is built in those locations. As noted above this only is of relevance if no Staged Development Plan has been approved for that stage.

Figures 4-6. Stage 1-3 Development Plans indicate permitted extents of clearing and permitted house sites for each finalised stage of subdivision.

Refer 3.4 for guidelines for alternative locations.

Refer 3.3, 3.13 and the final Bushland Management Plan for each lot for clarification of the extent and type of clearing and the bushland management permitted.

1.4 SUPPORT DOCUMENTS

A Rushy Fields Standard Bushland Management Plan for lots is being prepared in accordance with Council requirements, Client requirements and requiring State Fire Service and Tasmanian Conservation Trust approval. It will provide an "off the shelf" option or alternatively a benchmark for the preparation of bushland management plans for each lot.

1.5 DOCUMENTATION REQUIRED FOR A PLANNING APPLICATION

The documents required varies depending on whether the proposed activity or development is permitted or discretionary, i.e. its status

Generally where all aspects of a proposed land use or development are permitted a minimum of documentation is required. Where an applicant is requiring that Council assess particular aspects of a proposal i.e. to exercise discretion, the applicant is required to provide information to allow Council to make an informed assessment of their proposal

Permitted ²	Applicants are required to submit plans and other documentation to the extent required by the <u>Eastern Shore Planning Scheme</u> . In addition applications for development on bushland, and partly Bushland Lots (1-5, 16, 17-22, 24-28, 29-37) are required to submit a Bushland Management Plan of a standard acceptable to Council, which could just require submitting the standard Bushland Management Plan
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Discretionary ³	Applicants are required to submit documents which are required for a permitted use (as outlined above). In addition they are required to submit documentation (a letter, report or drawings) to illustrate how their proposal satisfies performance guidelines for uses or manner of development which are discretionary
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For all residences applicants are required to submit specifications of wastewater disposal systems designed by a suitably qualified and indemnified consultant. Systems are to be consistent with criteria specified in Appendix A of this report

1.6 CONSIDERATION OF AN APPROVAL

Owners and builders applying to build at Rushy Fields are only required to fill out standard documentation, i.e. the standard Development Application form at Clarence City Council and any other approvals as would usually be required. No additional applications are required other than those which are routinely used

Council will then assess the application in the usual manner and write back informing applicant as to whether a Planning Approval is required and also whether the application complies with the requirements of the Rushy Fields Development Plan

Consideration of all matters relating to waste water will be determined by Council's senior Environmental Health Officer

² Permitted
³ Discretionary

Understood as defined by the Land Use Planning and Approvals Act
Understood as defined by the Land Use Planning and Approvals Act

1.7 FOLLOWING APPROVAL

1.7.1 All development

Development (site works, excavation and clearing) is only to be undertaken if it is in accordance with the Planning Approval

1.7.2 Installation of waste water systems

Installation of waste water systems is only to be undertaken where construction of the approved design (refer 1.5 above) is supervised by the design consultant. A residence cannot be occupied until that consultant has issued a certificate that the system will function without nuisance.

1.7.3 Owner contribution

Following commencement of a residence, the owner of that title is required to make an annual contribution to Council of an amount determined as \$200.00 in July 1997 and is to be adjusted in accordance with the Consumer Price Index (CPI) for the purposes of monitoring effluent disposal, drainage and stormwater management.

1.7.4 Drainage swales or nutrient traps

On those lots where the land title shows a drainage swale or nutrient traps, owners are responsible to keep any drainage swales in good repair with a healthy reed bed.

1.7.5 Burning off on site

Accumulation of vegetation, building debris, or the like are to be disposed of by removal from the site in the approved manner. No burning, on site, of such materials is permitted.

RUSHY FIELDS DEVELOPMENT PLAN August 18, 1997

2. PRINCIPLES FOR SUSTAINABLE DEVELOPMENT

LESLEY GULSON LANDSCAPE ARCHITECT

2 PRINCIPLES FOR SUSTAINABLE DEVELOPMENT AT RUSHY FIELDS

Sustainable development at Rushy Fields incorporates the following principles: ecological sustainability, scenic conservation and fire hazard minimisation and response to water movement.

The principles are briefly stated below. Section 3 outlines development controls and continuing land management requirements arising from these principles.

2.1 ECOLOGICAL SUSTAINABILITY

Ecological sustainability is to be a responsibility of both public and private land owners. It requires:

- Conservation of viable ecosystems. This entails substantial conservation of wetland and bushland natural systems on public and private land.
Conservation of significant species is achieved by designating Lot 203 as a reserve and Lot 201 for wetland conservation.
- Minimising fragmentation of bushland by adverse land management particularly clearing and fire hazard reduction and retention of contiguous bushland areas in similar management.
- Ensuring minimal pollution of the waters of Rushy Lagoon by sediments or nutrients as a result of activities associated with the subdivision.

2.2 VISUAL MANAGEMENT

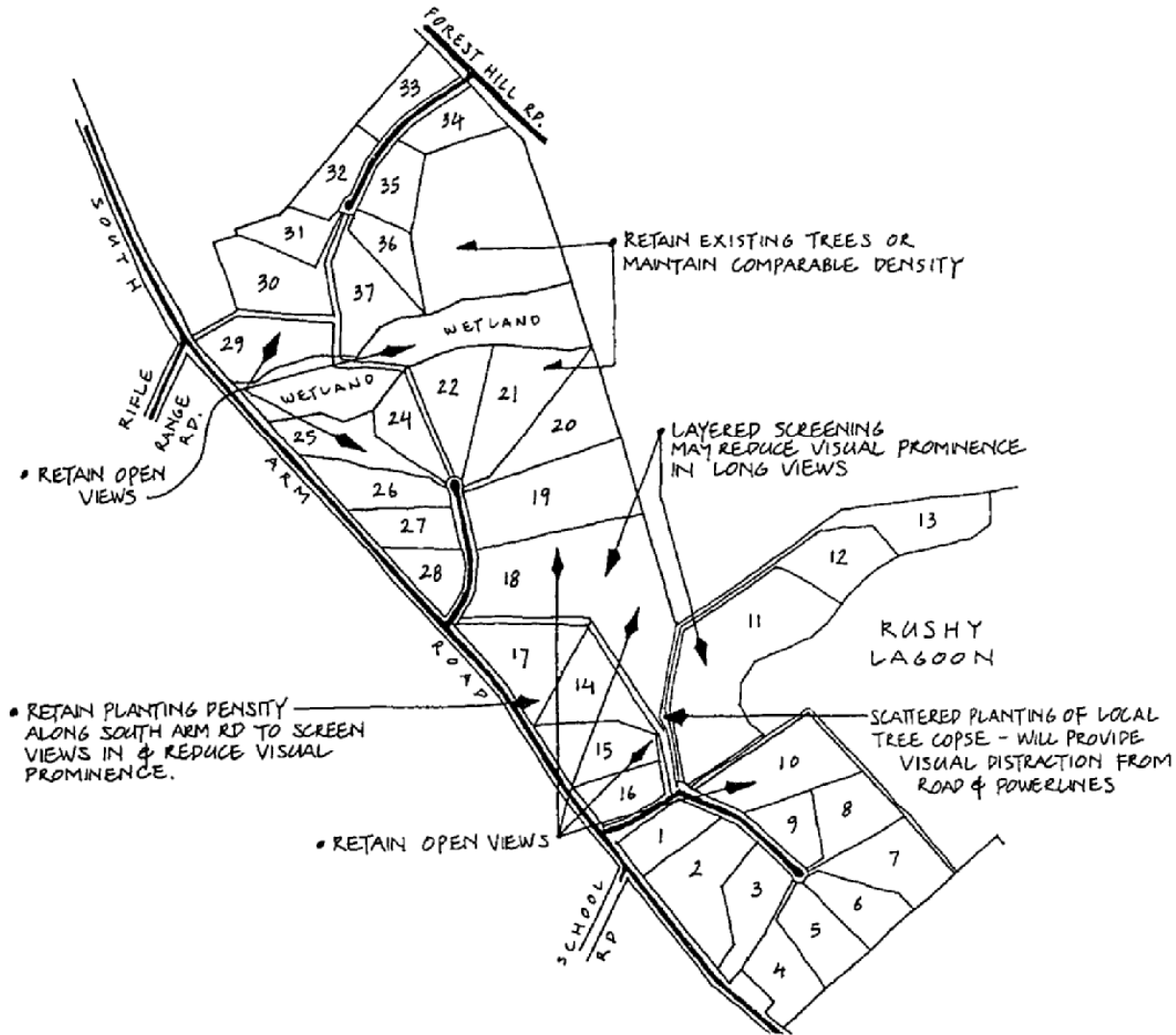
This is conservation of the scenic resource at Rushy Fields. Conservation of scenic values entails retaining a sense of a rural setting for neighbouring properties and also as part of a traveler's experience of arriving on the South Arm Peninsula.

It is intended to retain the sense of Rushy Fields as a rural setting by retaining existing pasture areas free of prominent structures and the current pattern of pasture, larger areas of bushland and dotted remnant copses and areas of bush.

This requires reducing the visual prominence of new development, particularly minimising the visual impact of those aspects of residential development which may not be consistent with community expectations of the appearance of a rural or bushland setting. Both short term and longer term aspects of visual impacts are to be considered.

RUSHY FIELDS DEVELOPMENT PLAN

Figure 2 Visual management principles



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Development should comply with the following objectives

- 1 The existing visual pattern of pasture, bushland and copses and isolated trees is to remain the most prominent aspect of views of Rushy Fields
- 2 New development should create minimal contrast with the visual pattern and detail of surrounds
- 3 Screening and distracting elements should be used where consistent with scenic areas but not become visually prominent elements themselves

2.3 FIRE HAZARD MINIMISATION

Fire hazard minimisation is important on the urban fringe. It is proposed that controls reflect the State Fire Service policy that responsibility for fire hazard minimisation is in many respects the responsibility of the householder, and, the home should be designed and maintained as a refuge in a fire.

It is intended to encourage compliance with responsible minimisation of fire hazard in a manner which is consistent with State Fire Service requirements.

2.4 WATER QUALITY AND WATER HAZARD MANAGEMENT

Rushy Lagoon is an ephemeral lagoon in a relatively low flat topography and the ground water in the surrounding area is relatively high. The accepted maximum Inundation Contour for a 50 year flood in the Rushy Fields area based on observation and calculation is 2.1 m measured on the Australian Height Datum (AHD).

Permitted and discretionary requirements for house locations and nominated heights of Finished Floor Levels, surface and stormwater flow, nutrient removal systems and arrangements for waste water disposal systems are required to respond to flat local topography and the Inundation Contour.

Owners are responsible for ensuring that civil, building or landscape contractors do not undertake works which compromise the quality of water entering Rushy Lagoon as surface flows or through ground water.

RUSHY FIELDS DEVELOPMENT PLAN August 18, 1997

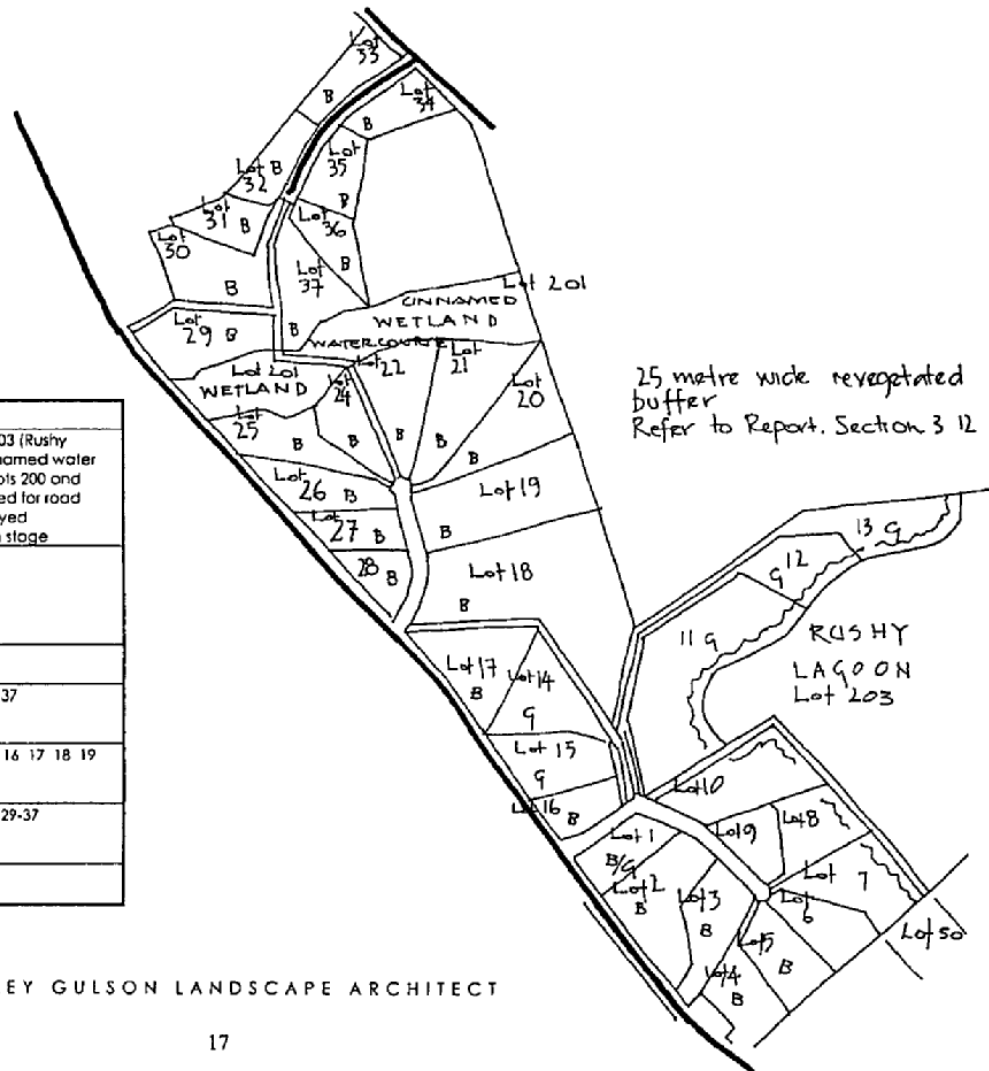
3. RUSHY FIELDS DEVELOPMENT FRAMEWORK

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RUSHY FIELDS DEVELOPMENT PLAN August 18, 1997

Figure 3.1 Grassland lots bushland/forested lots including those with partial bushland cover

LOTS WHERE CONTROL APPLIES		
	Description of lot characteristics	Lot numbers
	All lots	Lots 1 22 24-37 Lots 50 203 (Rushy Lagoon) and Lot 201 unnamed water course and horse trails (lots 200 and 202) and any lots identified for road reservations in final surveyed subdivision plan for each stage
	All lots except Lots 50 203 (Rushy Lagoon) and Lot 201 unnamed water course and horse trails (lots 200 and 202)	Lots 1-22 24-37
	Lots adjoining Rushy Lagoon	Lots 7-13 and 50
	Lots adjoining the unnamed watercourse, Lot 201	Lots 20-22 24-25 29 and 37
G	Grassland (pasture) Lots in open rural areas	Lots 1 2 9 10 11 14 15 16 17 18 19 25 29
B	Bushland and partly bushland (forest) lots	Lots 1-5 16 17-22 24-28 29-37
	Rushy Lagoon	Lot 203



LESLEY GULSON LANDSCAPE ARCHITECT

3 RUSHY FIELDS DEVELOPMENT FRAMEWORK

3.1 CONTROLS ON EACH LOT

LOTS WHERE CONTROL APPLIES	LAND USE	DEVELOPMENT
All lots	No future re-subdivision permitted Keeping of cats prohibited Keeping of dogs subject to providing an appropriate fenced area Refer to Section (3.2) Burning off of vegetable/other debris prohibited except when undertaken by the Lauderdale Fire Service and in accordance with a Bushland Management Plan approved by Council	Soil management (3.7) Drainage management (3.8) Waste disposal systems (3.9)
All lots except Lots 50, 203 (Rushy Lagoon) and Lot 201 unnamed water course and horse trails (lots 200 and 202)	Land-use controls as determined by the <u>Eastern Shore (Area 2) Planning Scheme</u> and by this Development Plan* Refer 3.2	Location of houses and other structures (3.4)
Lots adjoining Rushy Lagoon Lots 7-13 and 50	Specific requirements for keeping of dogs (3.2)	Low visual prominence structures and grounds (3.5) Re-establishment of vegetation buffer strip (3.12) Requirements for external lights (3.6) Maintenance of nitrification removal systems (3.10)
Lots adjoining the unnamed watercourse, Lot 201, Lots 20-22, 24-25, 29 and 37	Specific requirements for keeping of dogs (3.2)	
Lots in open rural areas, Lots 1, 2, 9, 10, 11, 14, 15, 16, 17, 18, 19, 25, 29 Refer to Fig 3.1 on the following page		Low visual prominence of structures and grounds (3.5)
Bushland and partly bushland (forested) lots, Lots 1-5, 16, 17-22, 24-28, 29-37 Refer to Fig 3.1 on the following page		Extent of clearing (3.3) and management of bushland areas (3.11) Requirements for construction in accordance with fire prone areas (3.13)
Rushy Lagoon, Lot 203	Use associated with conservation of habitat values (3.2)	Low visual prominence of structures and grounds (3.5)

* Notwithstanding the exemption provisions of the Eastern Shore (Area 2) Planning Scheme a planning permit is required for every structure erected in the Development Plan area

3.2 LAND-USE CONTROLS AND CONTROLLED ACTIVITIES

Application Land-use controls as laid out in the Eastern Shore Planning Scheme apply to all lots. Additional controls on land-uses are introduced by this Development Plan

PERMITTED

All lots uses as allowed under the Planning Scheme except where there is conflict with the Principles of this Development Plan⁵

Lots 1-22 and 24-37 use as residences: for single families

Lots 200, 202, Tangarra Horse Trail use as a thoroughfare

Lot 203, Rushy Lagoon use as a wildlife habitat. Works and land-uses compatible with this use are permitted

Use of Lot 201, watercourse use as a wildlife habitat. Works and land-uses compatible with this use are permitted

Submit A Planning Application for development associated with use of lots 203 and 201 for habitat conservation

DISCRETIONARY

No discretion regarding use of residences for other than single families

All residential lots: the keeping of dogs
Dogs may be kept within a Designated Dog Run which is to be enclosed with dog proof fencing of a height and design acceptable to Council after the breed of dog has been considered

On bushland lots (1-5, 16, 17-22, 24-28, 29-37) dog runs may only be located within the Extent of Clearing

On lots adjacent to watercourses (7-13, 50, 20-22, 24-5, 29 and 37) any dog run must be located at least 40 m from the perimeter of Rushy Lagoon or the un-named waterbody

Submit A Planning Application showing location and construction of dog run when applying for a Dog license

PROHIBITED

Uses of residences by other than single families

All lots the keeping of Cats

Lots 201, 203 any use not compatible with conservation of habitat values

⁵Notwithstanding the exemption provisions of the Eastern Shore (Area 2) Planning Scheme a planning permit is required for every structure erected in the Development Plan area

3.3 EXTENT OF CLEARING

Definition of Clearing	Significant removal of vegetation trees, shrubs or ground covers
Application:	On Bushland and partly bushland lots (1-5, 16, 17-22, 24-37), all clearing and removal of trees requires a permit designating a nominated extent of clearing and house site or an approved Bushland Management Plan
	Clearing to conform to that required for the Building Protection Zone, refer 3.13 and any clearing for driveways, excavations and the like

PERMITTED

Clearing and types of clearing within the areas indicated on Figure 3. Rushy Fields Permitted house sites and extent of clearing or as shown on the Stage Development Plan for each stage (which takes precedence if there is any discrepancy)

Stage 1, refer Figure 4. Stage 1 Development Plan and the attached Schedule. Clearing is permitted within the area shown as Permitted Extent of Clearing Area

On lots 16 and 21 clearing is not to be undertaken in the front 20 m of the lot

Submit A site plan at 1:2000 showing the Permitted Extent of Clearing and final location of the house ⁶

⁶ Once clearing is undertaken to accord with a specific house location, the house location for that lot cannot be moved

DISCRETIONARY

Clearing is permitted in APPROVED alternative locations where the applicant can demonstrate to Council's satisfaction that

- the proposal results in a balance area of land not cleared which is of comparable or higher botanic significance than if clearing was limited to that permitted
- conservation of bushland contiguous with adjoining areas of bushland is comparable to the balance shown as uncleared on Figure 3. Rushy Fields Permitted house sites and extent of clearing or Figure 4

Council may require a botanist's report or reference to Volume 2 of the Planning Application

The applicant is to demonstrate that an alternative location complies with State Fire Service requirements with respect to fire hazard reduction management of areas around a dwelling

Submit A site plan at 1:2000 showing the alternative clearing⁷ and nominated house site and notes comparing the two with respect to matters outlined above plus visual concerns (3.5)

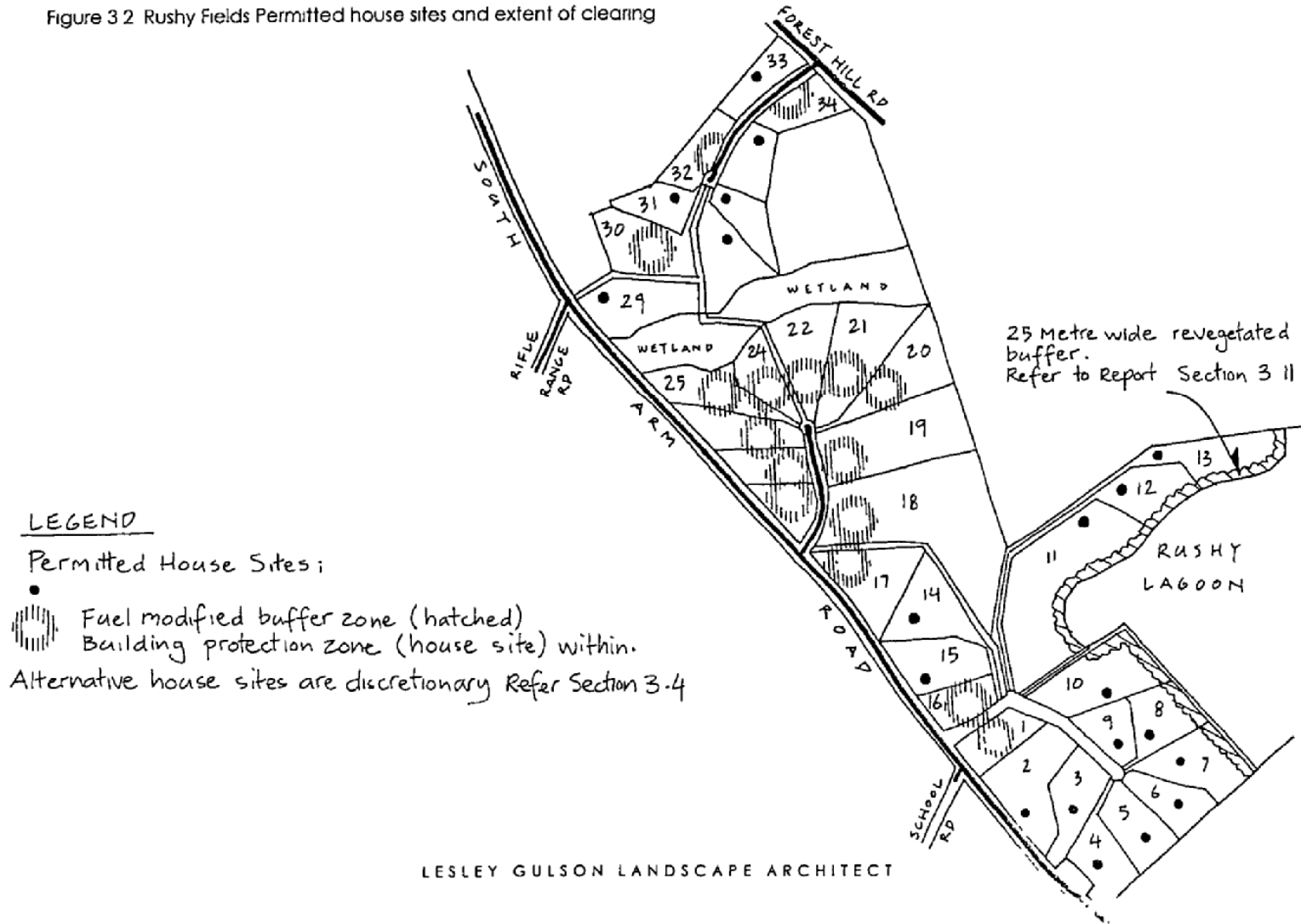
⁷ Once clearing is undertaken to accord with a specific house location, the house location for that lot cannot be moved

PROHIBITED

Removal of vegetation other than in accordance with the Figure 3. Rushy Fields Permitted house sites and extent of clearing, or an APPROVED alternative house location and associated extent of clearing approved by Council in writing

RUSHY FIELDS DEVELOPMENT PLAN August 18, 1997

Figure 3 2 Rushy Fields Permitted house sites and extent of clearing



LEGEND

Permitted House Sites:

- Permitted House Sites
- ▨ Fuel modified buffer zone (hatched)
- ▮ Building protection zone (house site) within.

Alternative house sites are discretionary Refer Section 3.4

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3.4 LOCATION OF HOUSES, OTHER STRUCTURES AND GROUNDS DEVELOPMENT

Intent.	Location to minimise visual impact and impacts on local habitat Ensure no building in lower areas
Application	Structures, buildings and sheds, fences and grounds development on all residential lots
Definition:	Grounds Development planting, paving and significant changing of ground level

PERMITTED

Generally location of houses is permitted where it is in the approximate position of house sites shown on Figure 3. Rushy Fields Permitted house sites and extent of clearing

For Stage One, houses locations are permitted if located within the areas designated as Building Envelopes on Figure 4, Stage 1 Development Plan. Sheds and other out buildings are permitted if located within the Permitted Extent of Clearing on the same plan

Locations of buildings and structures must also comply with the setback requirements under the Planning Scheme

Submit Site plan at 1:2000 showing permitted Extent of Clearing and proposed house location and proposed Grounds Development as required

DISCRETIONARY

Alternative house locations where the area of clearing is approved and where the visual impact is comparable with that of house or structure located in accordance with Figure 3. Rushy Fields Permitted house sites and extent of clearing or Figure 4.

For open rural area lots, i.e. Lots 1-2 and 9-11, 14-19, 25, 29 this means demonstrating that the area of rural land left unencumbered by house sites and proposed grounds development is of a comparable open rural quality to a house location in accordance with Figure 3. Rushy Fields Permitted house sites and extent of clearing or Figure 4.

For bushland lots, i.e. Lots 1-5, 16, 17-22, 24-28, 29-37 this means demonstrating using photographs that edge effects and screening by existing vegetation produce a comparable lessening of visual impact to a house site located in accordance with Figure 3. Rushy Fields Permitted house sites and extent of clearing and that any change to the Extent of Clearing meets criteria identified in 3.3

Lots Adjacent to Rushy Lagoon, i.e., Lots 7-13 the applicant must demonstrate that there is minimal disturbance of waterfowl, through light, awareness of movement or noise

Submit Site plan at 1:2000 showing permitted Extent of Clearing and proposed House Location/ Footprint and proposed Grounds Development as required. Also notes comparing the sites relative to the matters outlined above

PROHIBITED

Any building not within an APPROVED area of clearing

LOCATION: VERTICAL LOCATION OF BUILDINGS, MOUNDS AND TRENCHES

Intent	To ensure residences are at a level higher than foreseeable flood levels and that residences have an appropriate height relationship to waste disposal systems To ensure that no changes to the surface water flow have an adverse impact on water flow on that lot or adjoining lots
Application	Habitable sections of residences (houses)
Definition	Habitable sections of a residence are all areas of that residence, other than garages, carports and storage areas entered from outside the building

PERMITTED

All houses where the Finished Floor Level is higher than the 3.8 m contour (AHD) and where the height relationship to the waste water system is in accordance with Environmental Health requirements as specified by the designer of the waste disposal system (refer 3.9) and where final approval of that system is given by Council's senior environmental health officer

House where the height and location of buildings, mounds and waste water trenches and areas of paving will not have a significant impact on the natural surface water flow

Submit Site Plans and Building Plans to show Finished Floor Levels of building, heights of mounds and any surface changes associated with trenches, plus documentation as required for Section 3.9

DISCRETIONARY

The Finished Floor level of houses may be located below 3.8 m (AHD) in height, where pumps and alarms are fitted to the waste system in accordance with Environmental Health requirements and as specified by the designer of the system (refer 3.9) and where final approval of the system is given by Council's senior environmental health officer

Houses where the height and location of buildings, mounds and trenches where those locations will have a significant impact on the natural surface water flow and where an engineer has certified that that impact will not have an adverse impact on surface water flows into Rushy Lagoon

Submit Site Plans and Building Plans to show Finished Floor Levels of building, heights of mounds and any surface changes associated with trenches

Documentation as required for Section 3.9 including details of pumps and alarms

Engineers certificate if required by extent of proposed changes to surface water flow

PROHIBITED

Construction of any residence other than in full accordance with a planning permit

RUSHY FIELDS DEVELOPMENT PLAN August 18, 1997

LOCATION: FENCES

Application	Fences
-------------	--------

PERMITTED

Fences can be built on all boundaries but must comply with Section 3.5 Low visual prominence structures.

Dog run fences provided locations comply with 3.2

Submit Notation of fences on building site plan or separate application showing location and construction

DISCRETIONARY

Fences in other locations as required

Submit Notation of fences on building site plan or separate application showing location and construction

PROHIBITED

Fences that do not have planning approval

3.5 LOW VISUAL PROMINENCE STRUCTURES, FENCES AND GROUNDS DEVELOPMENT

Note Structures are less visible when associated with bushland/pasture edges or when the structure has a little visual contrast with its surroundings. Low visual prominence fences can be a hazard for birds, refer Section 3.6 Birdstrike minimisation.

Intent Low visual prominence, i.e. structures may be visible but should not be prominent

Application. Structures, buildings, sheds but not fences
 Identification of Grassland and Bushland lots, refer to Section 3.1, figure 3.1 or an approved Stage Development Plan in Section 4 of this report

PERMITTED

All structures in permitted locations where there is a low visual contrast with the immediate landscape surrounds

Tone and colour

- Pasture areas visible surfaces primarily light grey-green or similar
- Bushland areas visible dark grey green or dark grey blue

Shape/Line/texture

- Pasture areas structures where the dominant visible lines are long and low and shapes are large and simple
- In bushland areas, buildings where lines are predominantly vertical, shapes are smaller and more patterned

Reflectance No highly reflective surfaces

Submit Usual building drawings plus materials colour schedule

DISCRETIONARY

All structures Colours/ shape/ line /texture

Alternatives to those permitted where rendered drawings and photographs can demonstrate a low visual contrast with the immediate surrounds or significant screening by existing vegetation

Reflectance Reflective surfaces where intense reflectance will demonstrably be of less than 3 years duration or screened

Submit Materials colour schedule plus notes and images to demonstrate effective screening from surrounding roads and properties, little visual contrast with surrounds of a marked loss of reflectance

PROHIBITED

Significant alteration to the appearance of an approved structure including removal of screening vegetation, significant planting or earthworks or changing the appearance of a building or structure (colour, tone, shape line texture)

LOW VISUAL PROMINENCE: FENCES

Note low visual prominence fences can be a hazard for birds, refer 3.6 Birdstrike minimisation
Intent Low visual prominence, i.e. structures may be visible but should not be prominent
Application. Fences
Exceptions Structures not readily visible from surrounding or internal roads

PERMITTED

Fences built on boundaries to standard rural wire strand fence standard recognised by Council

In bushland areas timber fencing to 1800 mm

Submit Notation of fences on building site plan or separate application showing location and construction

Details as required by Council

DISCRETIONARY

Fences with a low visual impact comparable with rural fences. This generally includes alternative rural fencing types such as split rail fencing, coloured top strand for stock visibility, subject to consideration of full visual impact of all existing and proposed structures including fences

Dog run fences provided locations comply with 3.2

Submit Notation of fences on building site plan or separate application showing location and construction

Details as required by Council

PROHIBITED

Fences that do not have formal building approval

RUSHY FIELDS DEVELOPMENT PLAN August 18, 1997

LOW VISUAL PROMINENCE: GROUNDS DEVELOPMENT

Intent	Low visual prominence, i.e. structures may be visible but should not be prominent Note low visual prominence fences can be a hazard for birds, <u>refer 3.6 Birdstrike minimisation.</u>
Application.	Grounds development
Definition	Development of grounds (other than structures) including paving, gardens, lawns, animal areas or other development differing from the existing pasture and bushland

PERMITTED

Ground development with a low tone contrast with surroundings

- light to midtones in pasture areas
- darker tones in bushland areas

Submit Notes regarding dominant plant species on site plan

DISCRETIONARY

Grounds development where the applicant can demonstrate that it will not be very visually prominent from South Arm Road, Forest Hill Road or adjoining houses or house sites

Significant planting in pasture areas subject to keeping intended views open and conforming to a rural landscape expectation

Significant planting in Extent of Clearing on bushland lots subject to visual impact and consideration of bushland management 3.10 and fire hazard minimisation, 3.12

Submit Notes on site plan. Argument to support a higher contrast grounds improvement might use photographs

PROHIBITED

Ground development not undertaken in accordance with these guidelines

Significant changes to grounds including planting of trees, shrubs and lawn areas without planning approval

3.6 BIRDSTRIKE MINIMISATION

*Detailing of houses and fences can contribute to birds striking windows and fences and injuring themselves
Lights can confuse waterfowl*

Note low visual prominence fences can be a hazard for birds, refer 3.5 Low visual prominence structures, fences and grounds development

Intent To minimise the likelihood of birdstrikes on windows and the road

Application All buildings

PERMITTED	DISCRETIONARY	PROHIBITED
Buildings without corner windows or buildings which do not provide window-to-window views through the building	Corner windows or windows which give views through a building to another window, where surrounds or detailing would minimise birdstrike	Buildings with corner windows or windows which provide window-to-window views through the building, WHERE there is no interruption of the ground plane in the vicinity of windows
All lots except 7-13, standard levels of exterior illumination	Outdoor lights adjacent to Rushy Lagoon Lots 7-13 surrounds if muted or screened from the Lagoon Details of light fittings to reduce light spill or notations on site plan or house plan to show existing or proposed screening vegetation	Building of any building or structure without approval or alterations or modifications which affect birdstrike including additional windows and lights
<i>Submit Site plan and house plan, show external lights</i>	<i>Submit House plan and site plan with notes to show existing or proposed landscape features</i>	

Application: Roads civil works applies to the cul-de-sac entered between lots 16 and 1

PERMITTED	DISCRETIONARY	PROHIBITED
Use of the Aero lighting fixture to deflect more light downwards	Alternative light fitting which substantially directs light downwards, and is acceptable to Council	Light fitting not specifically approved for use in this cul de sac
<i>Submit Light fittings with engineering works for this cul-de-sac</i>	<i>Submit Light fittings with engineering works for this cul-de-sac and comparison of light thrown relative to the Aero fitting or other standard agreed by Council</i>	

3.7 SOIL MANAGEMENT

Soil management requirements are important as Rushy Lagoon is a relatively shallow ephemeral lagoon and as such is vulnerable to siltation. Consequently conservation of soil is important during periods of construction and significant maintenance works.

Application	All construction works civil engineering, building, plumbing, significant paving and other landscape works
Exceptions	Gardening which does not significantly disturb the soil
Requirement	Each lot owner is to be responsible for soil conservation management of their own lot to ensure that the wetland system is not contaminated with silt

PERMITTED

Construction works including temporary works where siltation control measures are constructed at the lowest point or lowest edge of those works, using sediment traps and siltation control fencing

Submit Building plans showing sedimentation control measures conforming to standard

DISCRETIONARY

Construction works including temporary works where siltation control measures are constructed at the lowest point or lowest edge of those works, using alternative siltation control measures acceptable to Council

Submit Building plans showing alternative sedimentation control measures

PROHIBITED

Construction works including temporary works where siltation control measures undertaken without an approved siltation control strategy

3.8 DRAINAGE MANAGEMENT

Management of overland flow is a key component of engineering works undertaken prior to selling of lots. The engineering concept controls water flow in a wide range of different rainfall conditions. Because the site is relatively flat this concept is vulnerable to changes of land surface on an individual property altering the water flow.

Intent	To ensure that formed drains are not overloaded and that surface storm water run off is not concentrated which could cause erosion and siltation of drains and of Rushy Lagoon
Application	All construction works i.e. civil engineering works, roadways, building construction and significant landscape (gardening) works
Exceptions	Minor buildings, areas of paving, minor gardening works and fencing if those developments do not significantly alter surface flow of water
Requirement	Each lot owner is to be responsible for drainage management of their own lot to ensure that the wetland system is not contaminated with silt All works affecting stormwater and drainage to be certified by a suitably accredited and indemnified professional Each owner is responsible for upkeep of any drainage easement shown on their title

PERMITTED

Works required to maintain surface flow and to keep drains clean and unobstructed

DISCRETIONARY

Significant changes to the land surface which alter surface flow, but re-disperse it in accordance with the engineering concept and intended positive drainage slopes

PROHIBITED

Undertaking any significant changes to the land surface which alter surface flow without a Planning Permit

Works which concentrate water flow

Works undertaken without proper siltation controls

Removal of stabilisation grasses in swale drains (applies only to lots showing swale drains on titles i.e. Lots 7-13 and 50)

Planning permit Not required for permitted works

Submit A plan showing intended changes to the land surface

3.9 WASTE WATER SYSTEMS

The lowest part of a waste water absorption trench is required to be at least 1 m higher than the accepted 50 year flood inundation contour (accepted as 2.1 m AHD) to prevent contamination of ground waters associated with Rushy Lagoon

Intent To establish and safe guard water quality management processes to minimise contamination of Rushy Lagoon and ground waters

Required Waste water disposals systems are to be designed by a suitably accredited and indemnified professionals to accord with environmental health requirements. The design will require the approval of Council's senior health officer

Installation is also by qualified professionals and supervised by the designer who is required to issue a certificate that the system as constructed will not create a nuisance. The residence is not permitted to be occupied until that certificate has been issued

Owners are required to provide an annual contribution towards the cost of Council's ongoing monitoring of septic systems based on \$200.00 in 1997 and varying in accordance with the Consumer Price Index (CPI)

PERMITTED

Routine maintenance of the waste disposal system

Waste disposal systems where no part of the system or its construction is lower than 3.1 m AHD and where

- the system has been designed by a suitable qualified and indemnified professional in accordance with the state requirements for Environmental Health and having regard to specifications provided in Appendix 1 of this Development Plan (Patterson Report)
- the system as designed is approved by Council's senior environmental health officer

Submit design documentation and details regarding the designer when applying to build

Documentation of the waste water disposal system and a record of the designers qualification and current professional indemnity insurance certificates

No planning permit required for routine maintenance

DISCRETIONARY

There is no discretionary option for waste disposal systems

PROHIBITED

Construction of waste disposal systems without a permit

Any works other than maintenance which affect the waste water system undertaken without a permit

3.10 NUTRIENT MANAGEMENT

The surface water flow into Rushy Lagoon, lots 7-13, has been detailed to retain nutrients and allow them to be absorbed by wetland species (reeds and sedges) in minor wetlands along the drainage swale leading to the holding dam. This process relies on the bed or reeds and sedges in the drainage swale and associated minor ponds being maintained in good health to operate.

Intent To establish and safe guard water quality management processes to minimise contamination of Rushy Lagoon and ground waters and the waters of Rushy Lagoon

Required Owners of Lots 7-13 are required to keep nutrient traps in good health

PERMITTED

Routine maintenance of nutrient systems

No planning permit required for routine maintenance

DISCRETIONARY

Lots 7-13 only Works which affect the nutrient traps but do not hinder their effectiveness, this requires an engineers certificate to accompany the application for a permit

Submit Documentation of changes plus Engineers Certificate

PROHIBITED

Any works which affect the trap undertaken without a permit, this includes removal of reeds and sedges

3.11 MANAGEMENT OF BUSHLAND AREAS

Intent.	To provide for conservation of bushland habitat by private owners of bushland and partly bushland lots in a manner consistent with minimisation of fire hazard
Application	Immediate surrounds of residence described as Extent of Clearing and the balance of bushland areas, lots 1-5, 16, 17-22, 24-37 and Lot 201
Requirement:	Bushland areas are to be managed for habitat values and to manage the fuel loads for fire hazard minimisation, refer also 3.12 Owners are required to undertake this work. Lots are to be monitored on an annual basis by Council, owners will be advised of the date of monitoring
Rushy Fields Standard Bushland Management Plan for lots	To be prepared and to be approved by Council, the Client, the Tasmanian Conservation Trust and State Fire Service prior to being attached to this document as a supporting guideline

PERMITTED

Works undertaken in accordance with Tasmanian Fire Service requirements in fuel management zones

- Extent of clearing in this document corresponds to the Building Protection Zone in the guidelines refer 3.3
- Management in accordance with Standard Bushland Management Plan

Submit Rushy Fields Standard Bushland Management Plan for Lots to accompany an application for a planning permit

DISCRETIONARY

Works undertaken in accordance with an alternative Bushland Management Plan approved by Council

Such a plan would need to demonstrate that it achieved a level of conservation of the Bushland community and species comparable with use of the Rushy Fields Standard Bushland Management Plan

Submit Alternative Bushland Management Plan and a letter or report noting why it is believed that the

PROHIBITED

Work in bushland areas other than in accordance with an approved Bushland Management Plan

3.12 RE-ESTABLISHMENT OF VEGETATION

Intent	A natural grassland/bushland buffer is to be re-established around Rushy Lagoon (the planting buffer zone is shown on Fig 3.1 Grassland and Bushland/forested lots) to minimise the impact of adjoining residences on the waterfowl of the Lagoon
Application	Lots around Rushy Lagoon, Lots 7-13 and 50

PERMITTED

Revegetation area in accordance with that shown on Figure 3. Rushy Fields Permitted house sites and extent of clearing plan

Planting/seeding in compliance with following specification

Revegetation area to be fenced off, or not mown if no stock are kept

Local provenance trees planted at 5m centres

Submit Notations of intent on Site Plan or a Landscape Concept Plan showing primary species

DISCRETIONARY

Alternative landscape concept or location of planting featuring indigenous species and giving screening for wildlife and significant distance to house and activity areas around it

Submit Notations of intent on Site Plan or a Landscape Concept Plan showing primary species

PROHIBITED

Alternative development of the area designated as the 25 m barrier

3.13 FIRE HAZARD MINIMISATION

Requirement	Owners are required to manage vegetation around their house in accordance with the <u>Planning Conditions and Guidelines for Subdivision in Bushfire Prone Areas</u>
Application	All residences Lots 1-22, 24-37

PERMITTED

Water storage capability and configuration and fittings (taps) configuration and locations which meet Fire Service Guidelines requirements

House locations in agreed locations, refer 3.3

Bushland Management in accordance with Standard Bushland Management Plan for lots including management of Building Protection Zone and Fuel Management Zone

*Submit Site plan showing location of building and all structures and detail of water storage and location of taps
Attach Standard Bushland Management Plan*

Alternative water supply and location of fittings approved by the State Fire Service and acceptable to Council

Alternative house location acceptable to State Fire Service and in compliance with Section 3.3

Alternate Bushland Management Plan, refer 3.10

*Submit A site plan showing location of building and all structures and detail of water storage and location of taps
Attach proposed Bushland Management Plan and information as required by Section 3.10 if nominating an alternative strategy*

Attach any relevant State Service Approvals
PROHIBITED

Construction of buildings or clearing without a Planning Permit

Bushland Management not previously approved by Council

Burning of vegetable and other debris, unless undertaken by the Lauderdale Fire Service and in accordance with a Bushland Management Plan approved by Council

DISCRETIONARY

RUSHY FIELDS DEVELOPMENT PLAN August 18, 1997

LESLEY GULSON LANDSCAPE ARCHITECT

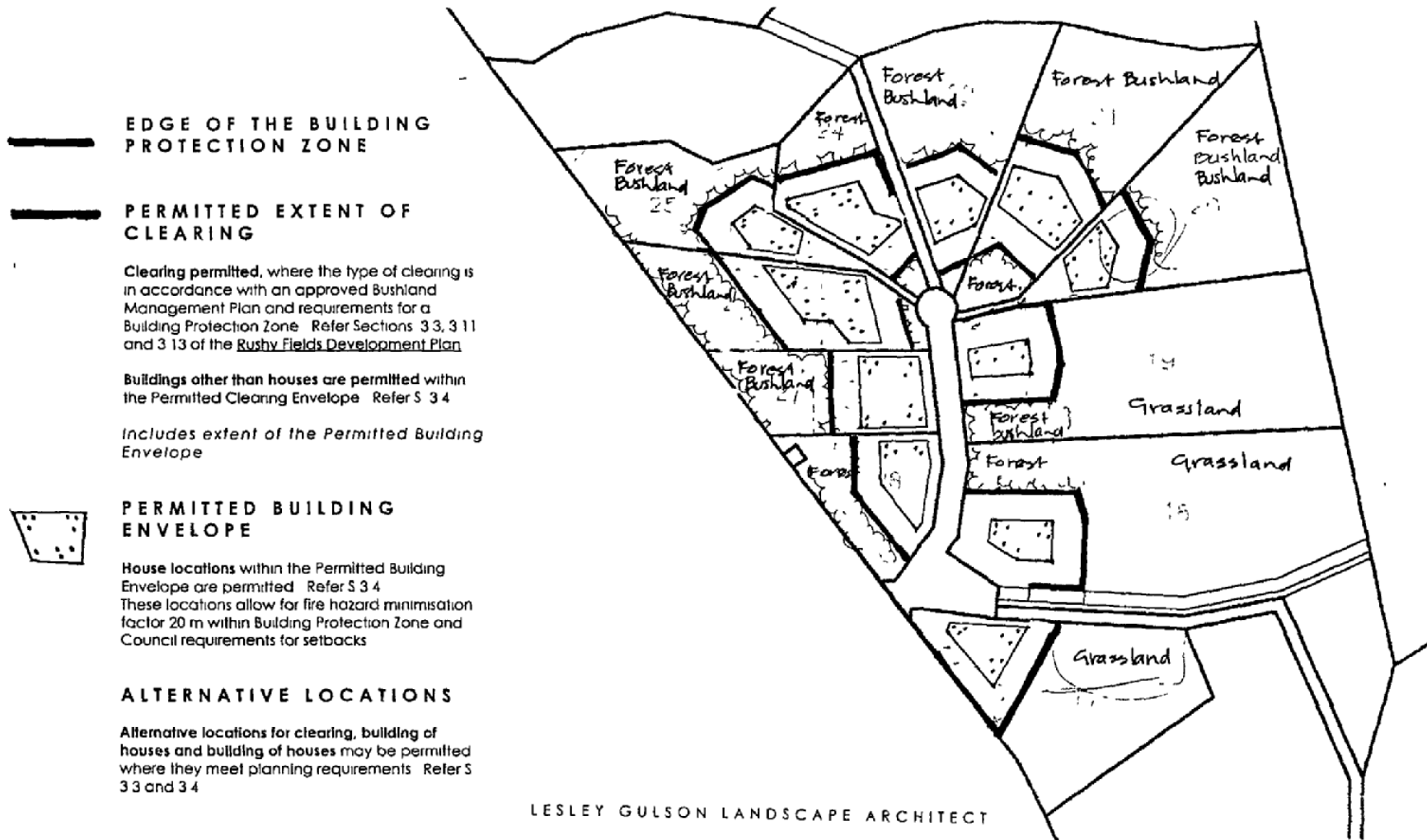
RUSHY FIELDS DEVELOPMENT PLAN August 18, 1997

STAGE DEVELOPMENT PLANS

LESLEY GULSON LANDSCAPE ARCHITECT

RUSHY FIELDS DEVELOPMENT PLAN

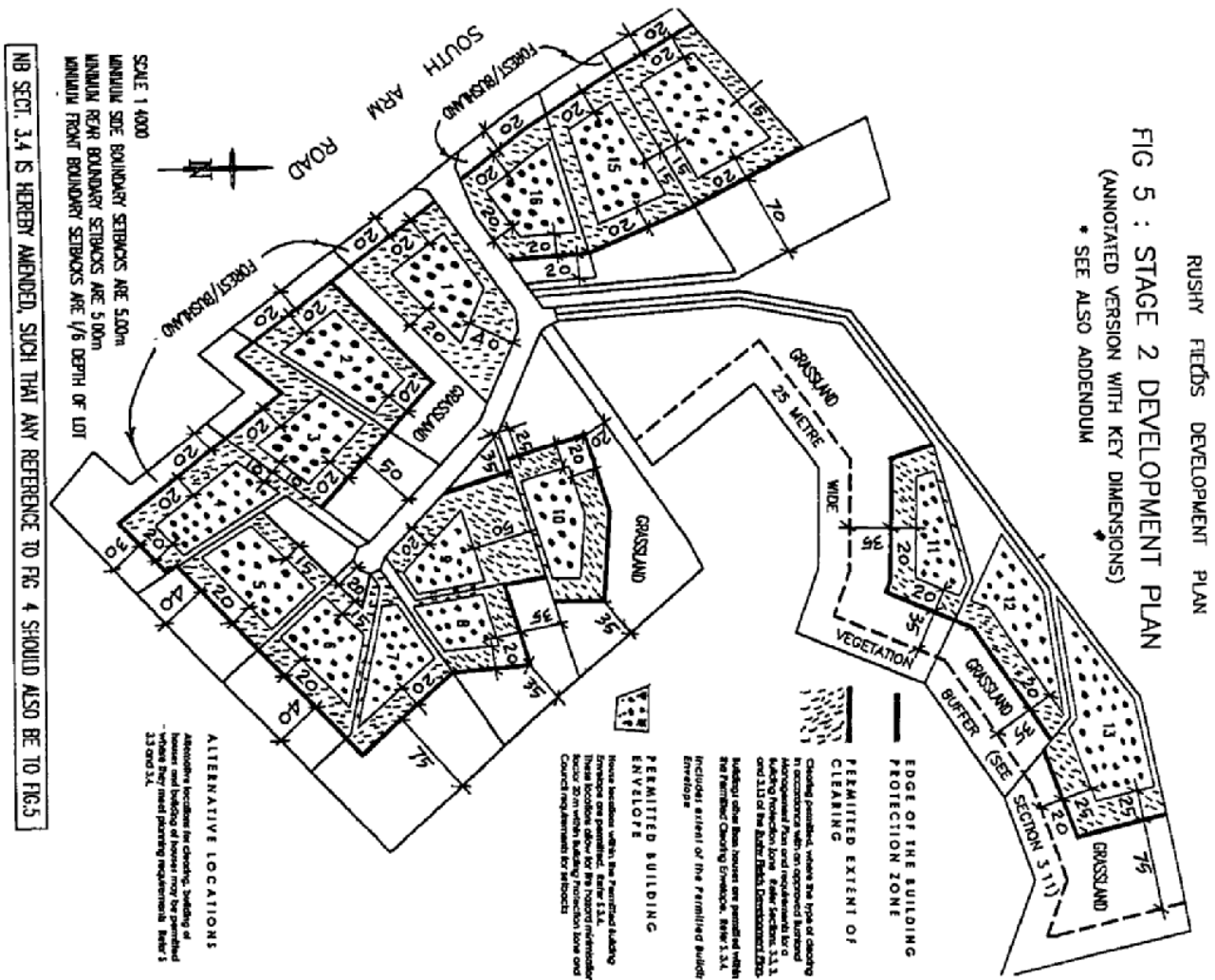
FIG 4: STAGE 1 DEVELOPMENT PLAN: 1: 4,000



RUSHY FIELDS DEVELOPMENT PLAN August 18, 1997

LESLEY GULSON LANDSCAPE ARCHITECT

FIG 5: STAGE 2 DEVELOPMENT PLAN



RUSHY FIELDS DEVELOPMENT PLAN
 FIG 5 : STAGE 2 DEVELOPMENT PLAN
 (ANNOTATED VERSION WITH KEY DIMENSIONS)
 * SEE ALSO ADDENDUM

LESLEY GULSON LANDSCAPE ARCHITECT

FIG 5: STAGE 2 DEVELOPMENT PLAN

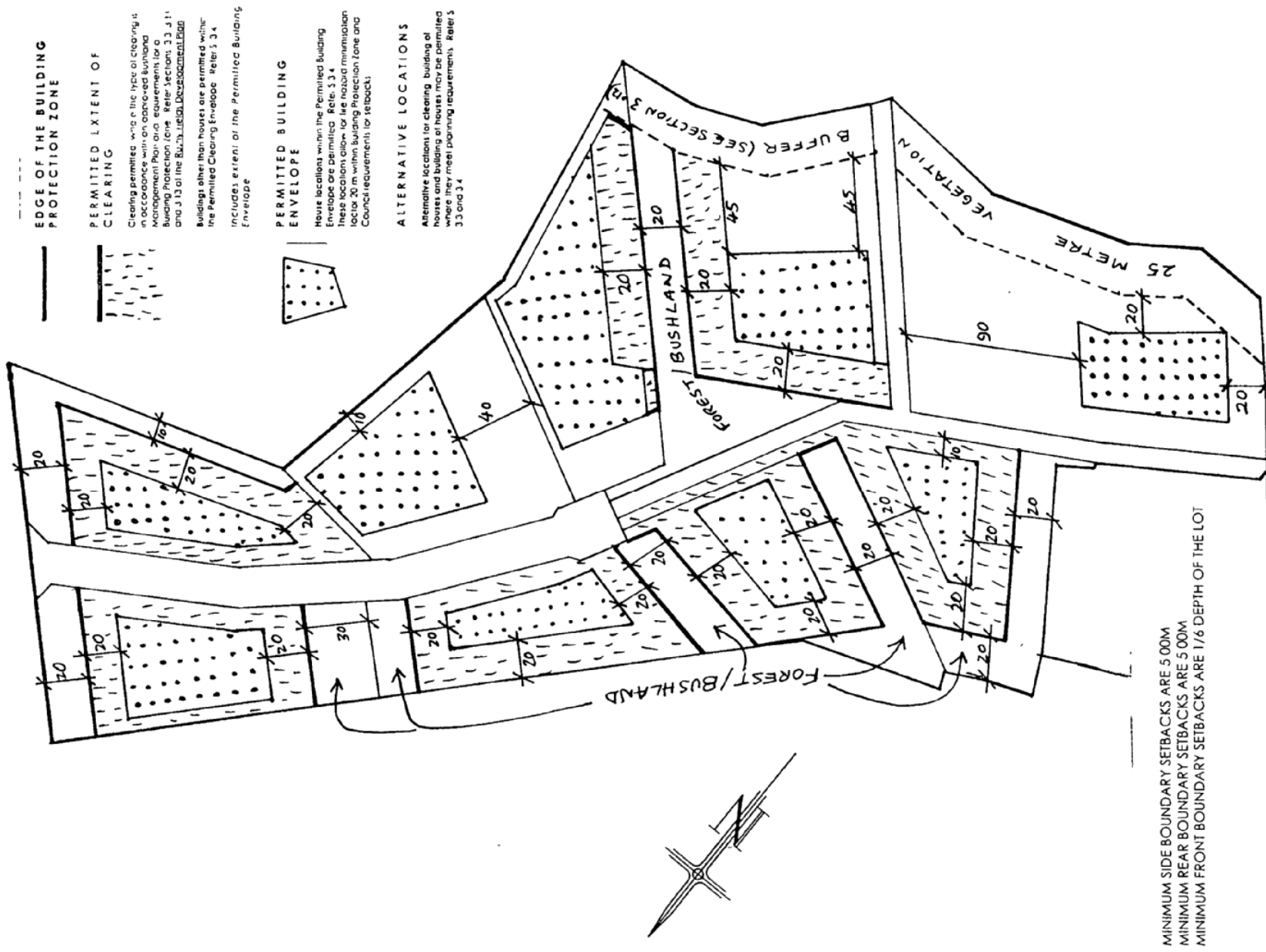
RUSHY FIELDS DEVELOPMENT PLAN

ADDENDUM TO FIGURE 5

KEY DIMENSIONS:

- The difference between the outer extent of the Permitted Building Envelope, and the Permitted Extent of clearing is 20 metres unless otherwise dimensioned;
- Minimum side and rear setbacks (including setbacks to access ways and fee simple strips) is 5.0 metres unless otherwise dimensioned;
- The Setback of the Permitted Extent of Clearing from property boundaries is 20 metres unless otherwise dimensioned, or where clearance is shown to be permitted to the edge of a road reserve;
- The minimum setback of the Permitted Building Envelope to the road reserve is one-sixth depth of the lot unless otherwise dimensioned.

RUSHY FIELDS DEVELOPMENT PLAN
FIG 6: STAGE 3 DEVELOPMENT PLAN: 1:2500
 (ANNOTATED VERSION WITH KEY DIMENSIONS)



NB: SECT. 34 IS HEREBY AMENDED, SUCH THAT ANY REFERENCE TO FIG. 4 SHOULD ALSO BE TO FIGURES 5 AND 6

RUSHY FIELDS DEVELOPMENT PLAN August 18, 1997

APPENDIX: ON-SITE WASTE DISPOSAL: PATTERSON REPORT

LESLEY GULSON LANDSCAPE ARCHITECT

**REPORT
ON-SITE WASTE WATER DISPOSAL**

**PROPOSED SUBDIVISION
37 LOTS**

**MR AND MRS P. & J. CALVERT
SOUTH ARM ROAD, SANDFORD**

R.M.C. PATTERSON

ENVIRONMENTAL CONSULTANT

1

REPORT **PROPOSED SUBDIVISION**
Mr and Mrs Paul Calvert
South Arm Road, Sandford

INTRODUCTION

The proposed subdivision is for 37 Lots located on the eastern side of South Arm Road adjacent to Rifle Range, Forrest Hill and School Roads in Sandford. The proposed lots range in size from 0.91 Ha to 6.2 Ha. The area generally has a mean Annual Rainfall of less than 600mm and a Mean Annual Evaporation of between 1000mm and 1250mm. A copy of the proposal plan is attached as Annex A.

SITE INSPECTION

The proposed site was inspected on 27th July 1996. The weather at the time of inspection was fine, however light rain had fallen in the previous 2 to 3 days. The general area is flat to slightly undulating with some areas being subject to inundation below the 3m contour level. See Photographs 1 and 2.

DISCUSSION

Domestic Waste Water Disposal

Domestic waste water disposal will be achieved by individual on-site modified septic tank installations for each Class One Building (dwelling) as described below

**The Process of Purification
Primary Treatment**

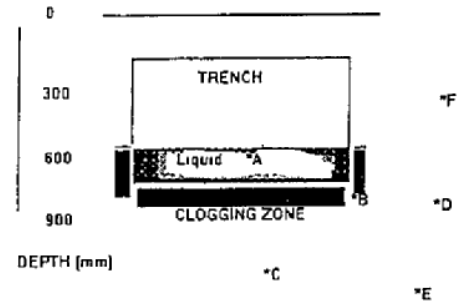
The process of domestic waste water purification will usually occur in either a Single(1600L) or a Dual Purpose (2500L) septic tank

Basic Primary functions achieved in the septic tank are,

- 1 Solids removal and commencement of sludge digestion
- 2 Reduction of biochemical oxygen demand (BOD) of 10% (200mg/L to 180mg/L)
- 3 Complete denitrification to 75% inorganic and 25% organic nitrogen (N)
- 4 Conversion of most phosphates to orthophosphates
- 5 Negligible removal of indicator organisms (reduction of E Coli from about 12 million/100ml to 11 million/100ml)

Secondary Treatment

Secondary treatment of the domestic waste water is achieved in the modified absorption trench where the process of purification is completed. This results in harmless, inoffensive effluent. Typical bacterial counts at various locations are shown below as Fig 1



ABSORPTION FIELD CROSS SECTION

BACTERIA/100ml OR PER 100g OF SOIL			
	FECAL STREPTOCOCCI	FECAL COLIFORMS	TOTAL COLIFORMS
A	160 000	1 900 000	5 700 000
B	54 000	4 000 000	23 000 000
C	< 200	< 200	< 600
D	< 200	17 000	23 000
E	< 200	700	1 800
F	< 200	< 200	< 600

Fig 1

Absorption Field Cross Section showing Bacteria/100ml or per 100g of soil
(Source: Bouma, J, Soil Treatment of Septic Effluent, Journal of the Environmental Engineering Division Proc. American Society of Civil Engineering, Vol 101)

Areas generally below the 3m contour level and are characterised by high water tables and were not considered for the location of future dwellings and associated in ground absorption systems

Specific Design Recommendations

Lots 1 to 30

The ground conditions show the general suitability of each proposed lot for the disposal of septic tank effluent and household waste water (sullage) from a Class One Building (dwelling) subject to the following conditions:

- 1 Toilets and kitchen sinks only be connected to Dual Purpose septic tank. Septic tank effluent shall then discharge into two 1.5m alternating modified absorption trenches. Modified absorption trenches are detailed in Fig 2.
- 2 All remaining sullage water to be surface irrigated using a pit and pump.
- 3 All modified absorption trenches are to be located level across the fall of the land on the same contour and adequately protected against infiltration from surface and subsurface water by the construction of cut off drains located above each alternating pair of modified trenches.
- 4 Alternation (switching) should occur in May and again in September each year. This allows for adequate resting and short operation during the less favourable cooler months.



MODIFIED ABSORPTION TRENCH DETAIL
Fig 2

Lots 22, 23, 27 and 28 have areas marginally below 1.0 Ha and the following alternatives should be considered:

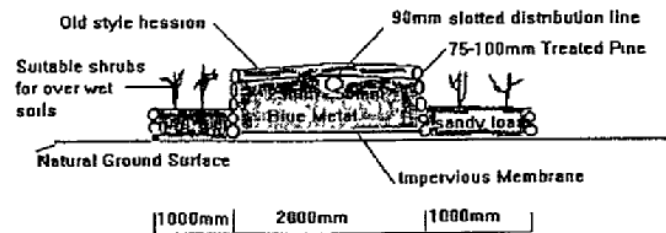
- 1 Seek exemption from this requirement from Council's Chief Environmental Health Officer due to the less than 10%/2% difference in areas (1.0 Ha and 0.91/0.98 Ha).
- 2 All remaining sullage water be directed into two 1.5m alternating modified absorption trenches. Modified absorption trenches are detailed in Fig 2.

It is my recommendation that alternative No. 1 be the preferred alternative due to the advantages of surface irrigation/recycling in this usually relatively dry area.

Lots 31 to 37

Due to the sand mining activities which resulted in the removal of absorbent upper soil horizons, these lots are not considered suitable for the installation of 'modified' absorption systems as described above. The absence of absorbent upper soil horizons will be considered as the basis for the Evapo/Transpiration Bed for disposal of effluent from a single purpose septic tank and sullage disposal. Each of these proposed lots is considered suitable for the disposal of septic tank effluent and household waste water (sullage) from a Class One Building (dwelling) subject to the following conditions:

- 1 Toilets only be connected to Single Purpose septic tank. Septic tank effluent shall then discharge into an Evapo/Transpiration Bed constructed in accordance with the Australian Standard.
- 2 All remaining sullage water to be directed to a holding pit and pumped to a 20m elevated modified absorption trench as detailed in Fig 3.
- 3 A grease interceptor trap be installed on the line serving the kitchen sink.
- 4 It is recommended that several taps be located in the line between the sullage holding pit and the elevated modified absorption trench to permit surface irrigation onto designated areas during dry weather.



ELEVATED MODIFIED ABSORPTION TRENCH DETAIL

Lots 31 to 37
Mr and Mrs Paul Calvert
South Arm Road
Sandford

Fig 3

CONCLUSION

The proposed subdivision is suitable for the installation of septic tanks and the disposal of sullage from Class One Buildings (Dwellings) "modified absorption trench systems, Evapo/Transpiration Beds and surface irrigation of sullage as described above

RECOMMENDATION

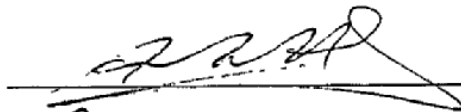

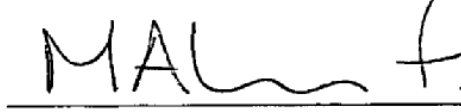
- 1 The proposed subdivision be approved

R.M.C Patterson
Environmental Consultant

Grad Diploma Environmental Studies.
A. Diploma Health and Building Surveying.
A. Diploma Applied Science (VIT)

ACCEPTANCE OF THE RUSHY FIELDS DEVELOPMENT PLAN

The Rushy Fields Development Plan is accepted as meeting the Planning Permit requirement for the providing of a Local Area Plan in an appropriate manner by the following

Clarence City Council		Date 17/10/97
Paul Calvert, current owner		Date 19-9-97
Tasmanian Conservation Trust		Date 19.9.97.