Huntingfield

Wetland Planning Application

Department of Communities Tasmania

1 November 2022

The Power of Commitment

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1. Introduction

1.1 Purpose of this report

Department of Communities has engaged GHD to prepare and lodge a development application with Kingborough Council for a wetland at the site known as Huntingfield at 1287 Channel Highway, Kingston.

This report provides the planning assessment of the proposal against the requirements of the *Kingborough Interim Planning Scheme 2015* (the Scheme).

This application is submitted pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* (the Act).

1.2 Scope and limitations

This report: has been prepared by GHD for Department of Communities Tasmania and may only be used and relied on by Department of Communities Tasmania for the purpose agreed between GHD and Department of Communities Tasmania as set out in section 1 of this report.

GHD otherwise disclaims responsibility to any person other than Department of Communities Tasmania arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

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

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

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

2. Site Analysis

2.1 Site Location

The site is situated south of Kingston, approximately 900 m south of the Channel Highway / Algona Road / Huntingfield Avenue intersection. The site is approximately 13 km south of Hobart and 3.5 km from Kingston. The site is within the Kingborough municipality.

The site is defined by the Channel Highway to the west and the Peter Murrell Conservation Area to the east. Existing residential land is located to the north and the Northwest Bay Golf Course is located to the south. The following figure identifies the site (in blue) in relation to surrounding townships.

Figure 1 Location map – Huntingfield site identified in blue

The following figure identifies the site in blue, and the surrounding development patterns and road networks. The site is currently accessed from Sirius Drive in the north and Nautilus Grove in the east between St Aloysius Catholic College and Tarremah Steiner School. Both local roads connect with the Channel Highway at the Algona Road roundabout. The site generally consists of low hills which fall from the western boundary towards the Peter Murrell Reserve. This sloping elevation allows for water views across Northwest Bay and Bruny Island, other aspects within the site offer views towards kunanyi/Mount Wellington and the Tinderbox Hills.

Figure 2 Huntingfield site and surrounding area

The site is surrounded by a range of different lot sizes and configuration as well as the reserve to the east and golf course to the south. The land surrounding the site has been developed for a range of uses, including the existing Huntingfield residential area, to the north. A light industrial and commercial precinct is located along Patriarch Drive. Both St Aloysius College and the Tarremah Steiner School border the site in the east. The Peter Murrell Conservation Area provides a range of recreational opportunities, including bushwalking and mountain biking.

2.2 Certificates of Title

The site is comprised of four titles all owned by the Director of Housing. These are referenced as Certificate of Title (CT) 172715/1; CT 172716/1; CT 134371/1 and CT 131270/2. The wetland itself is located on CT 131270/2.

Title documentation and landowner consent are attached to this application.

2.3 Site Characteristics

2.3.1 Natural Values

The following provides a summary of the surveys that have been undertaken regarding the Huntingfield site. These include:

- Natural values assessment conducted by Sinclair Knight Merz (SKM) in May 2009 for the Huntingfield Site
- Natural values assessment conducted by GHD in 2019 (GHD, 2019) for the Huntingfield Site.
- Natural values assessment conducted by GHD in October 2020 for the footprint of the proposed roundabout and associated upgrades on the Channel Highway
- Site visit conducted by North Barker Ecosystem Services (NBES) to inform a Significant Impact Assessment for the broader Huntingfield Masterplan

Previous surveys recorded the Huntingfield site as dominated by agricultural land (FAG), with small portions regenerating cleared land (FRG) and native vegetation (*Eucalyptus amygdalina* forest and woodland on sandstone [DAS]; *Eucalyptus ovata* forest and woodland [DOV]). No threatened flora species were identified during any of the previous field surveys.

These surveys have mapped the extent of the proposed wetland siting as agricultural land (FAG) in a heavily modified state consisting of no native vegetation. As such, no clearing of native vegetation will be required for the construction of the wetland.

2.3.2 Site geology

The site geotechnical investigation (noted in the *'Huntingfield Master Plan and Civil Design Preliminary Subdivision Geotechnical Investigation'* report GHD, July 2020) identified that most of the proposed subdivision comprises topsoil underlain by medium to very high strength basalt rock. The extent of weathering of the basalt varied from residual soil typically comprised of high plasticity clay and clayey sand to moderately weathered basalt.

2.3.3 Site groundwater

The '*Huntingfield Master Plan and Civil Design Preliminary Subdivision Geotechnical Investigation*' report GHD, July 2020 also noted that groundwater was not encountered in any of the test pits during the geotechnical investigation. It should be noted however that test pits were immediately backfilled upon completion meaning that any slow seepages of groundwater into the test pits would not be observed. It should be further noted that groundwater levels can fluctuate, and higher water table or perched groundwater may be encouraged during wetter periods of the year.

2.4 Aboriginal Heritage

Cultural Heritage Management Australia (CHMA) were previously engaged by Communities Tasmania to undertake an archaeological investigation within the Huntingfield site and to more accurately determine the extent and nature of Aboriginal heritage resources within the study area. This investigation has guided the master planning of the site.

In November 2019, GHD and Communities Tasmania presented to the Aboriginal Heritage Council (AHC) highlighting the background and design methodology while taking into consideration the known artefacts. GHD and Communities Tasmania have incorporated the key findings from CHMA's report and the feedback from the AHC meeting into the development of the Master Plan while minimising the impacts to the known the artefacts.

All Aboriginal sites including the various sections of TASI 7734 identified during the site investigations have high cultural significance for today's Aboriginal community.

Significant efforts have been made to ensure the proposed Master Plan does not impact the core components of site TASI 7734 which contain the higher artefact densities.

A copy of the Unanticipated Discover Plan (UDP) and stone artefact fact sheet which provides a general description of the common type of Aboriginal heritage in the area will be provided to contractors.

3. Development context

3.1 Background

The land is located at 1287 Channel Highway, Huntingfield and consists of four titles with a total area of 67 hectares (ha). This land was once part of a larger parcel at Huntingfield acquired by the State Government and then transferred to the Director of Housing in 1974 for the purpose of developing the land for housing.

The land was first developed in the 1980's delivering 200 residential lots. No further development occurred on the land until 2010, when 15 ha of land was sold for residential purposes. In recent years, the land has remained vacant identified for future urban development in local and regional strategies.

In 2020, the site was rezoned from Future Urban Zone to a mix of Open Space, General Residential, Inner Residential and Local Business. This rezoning was achieved through the *Housing Land Supply Act 2018*.

In mid-2020, GHD released a Master Plan for Huntingfield on Social Pinpoint to invite comments and community feedback on how the site could be developed. This was further supported by drop-in sessions and face to face meetings with Communities Tasmania representative and their consultants. This public consultation was in addition to the consultation that was undertaken previously as directed by the Housing Land Supply Act process. Based on feedback received, the Master Plan was revised and refined.

3.2 Master Plan

Huntingfield's scenic location and proximity to Hobart makes it a logical development site to support Tasmania's growing population. The Master Plan for Huntingfield is an innovative approach that will deliver a broad mix of housing options, including dwellings on smaller lots. This inclusion of smaller lot housing is important for increasing the density of greenfield development for more sustainable urban growth while maintaining high levels of amenity.

The proposed Master Plan locates lots of varying size, elevations and orientations across the site, accessed by contour-following streets and linking laneways. These streets feed into a central, axial boulevard that terminates at a wetland. Linear parks flank the boulevard and connect housing to the larger outdoor recreation areas.

A site for a modest corner shop, café or convenience retail is included reducing trips to Kingston and serving as an anchoring point for the local community.

The development is ringed with landscaped areas and frequent paths giving residents access to parks beyond. An abundance of street trees, generous footpath widths and cycle paths further contribute to the high levels of amenity in the public domain.

The Master Plan enables the future subdivision to be accompanied by more public open space than has been provided under traditional subdivisions, and a mix of lot sizes, which deliver a variety of housing options suitable for a wide range of demographics.

The underlying zoning of the land represents a development pattern for the whole site which is derived from the Master Plan. The current zones and associated area applying to the site include 34 ha within the Open Space Zone, 22 ha within the General Residential Zone, 11 ha within the Inner Residential Zone and 1639 m^2 of land within the Local Business Zone.

It should be noted that the Master Plan is not a static document. While the development footprint is guided by the underlying zoning and it is intended that the site will be developed generally in accordance with the Master Plan as the Master Plan as not been approved or endorsed by Council, there is flexibility to alter the lot layout as a result of detailed design. For clarity, the different versions of the Master Plan that have been released have been clearly identified through their iterations.

The Master Plan (Rev. O August 2022) is provided in the following figure.

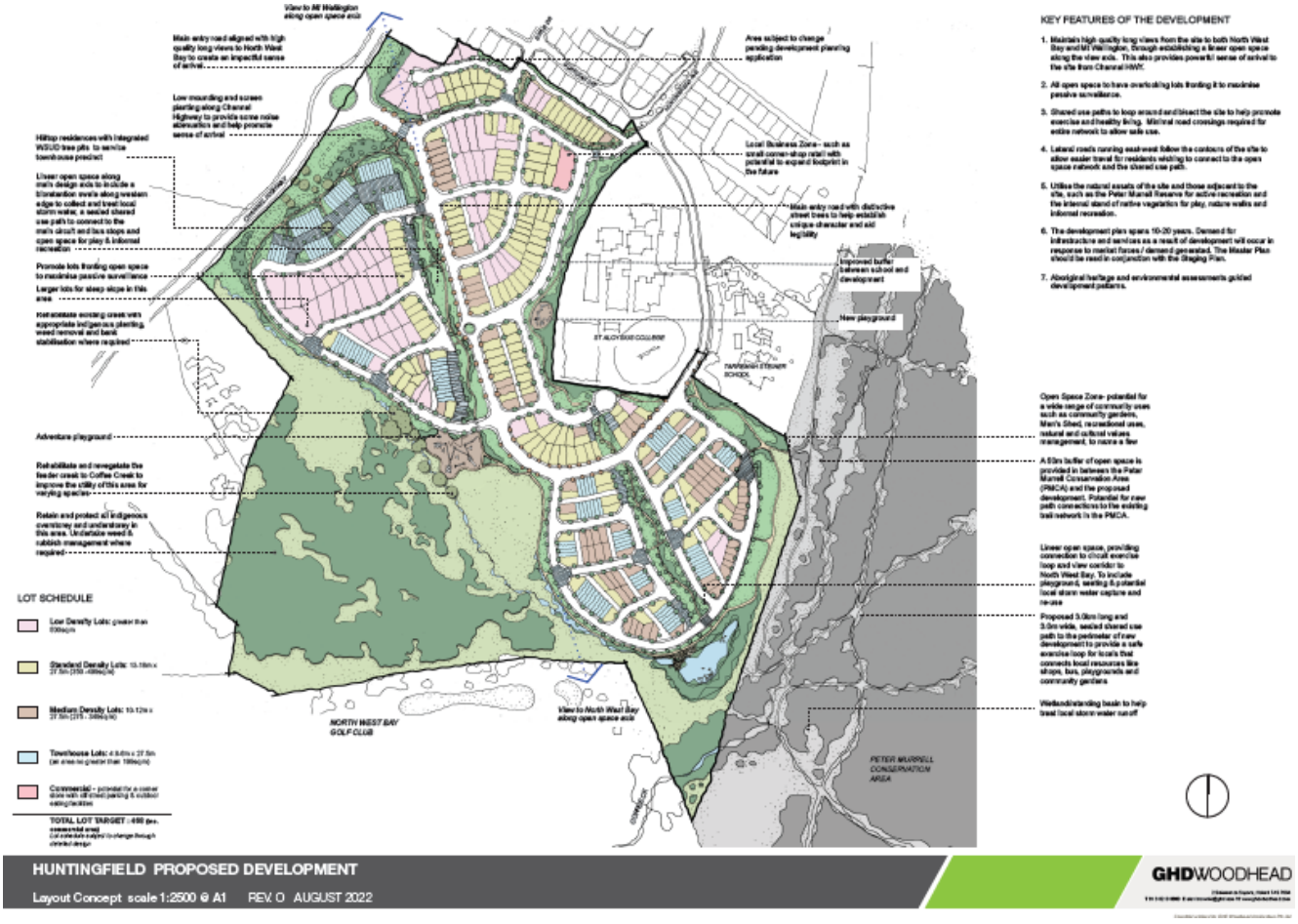

Figure 3 Huntingfield Master Plan

3.3 Approved Roundabout

A permit was issued by Council (DA-2020-676) for the Huntingfield Development Roundabout following a decision by the (then) Resource Management and Planning Appeals Tribunal (25/08/2021, ref 92/21P). The application was prepared for the Department of Communities for access to the future development of the Huntingfield site at 1287 Channel Highway, Kingston.

The planning permit allows for the construction of a roundabout to accommodate the future residential development of the site.

The original permit included a condition required by Council (refer: Ordinary Council Meeting Minutes no. 13, 5/07/2021) for the inclusion of an additional traffic lane on the western side of the proposed roundabout, which "would allow northbound traffic to be able to pass through or bypass the roundabout without interruption from traffic entering the roundabout from proposed". This was removed as per the decision of the (then) Resource Management and Planning Appeals Tribunal.

As a consequence of the permit for the roundabout being issued, an alternative was sought to facilitate the development of the slip lane. Kingborough Council posted on 3 September 2021:

> *The State Government had given the Kingborough Council and the community a firm commitment to build a north-bound slip lane for the proposed new roundabout on Channel Highway at Huntingfield, said Kingborough Mayor Paula Wriedt.*
>
> *That's why we have committed to building the slip lane now and, together with the Australian Government, are investing $60 million into the upgrade of the Algona roundabout to full grade-separated interchange and doubling the lanes of the Kingston bypass,' said Minister Ferguson.*

A development application for this slip line has been prepared on behalf of the Department of State Growth and has lodged with council.

3.4 Approved Subdivision – Stage 1

In October 2021, Council approved a planning permit for a staged subdivision creating 218 residential lots, 1 commercial lot, public open space and associated roads and infrastructure. This development is known as Huntingfield Stage 1.

A Minor Amendment to this permit was approved by Council on 27 May 2022 which allows for the approved development to be split into Stage 1A – 31 residential lots, public open space and associated infrastructure and Stage 1B, the balance of the lots.

An additional Minor Amendment application to this permit was lodged with Council on 19 August 2022. This application was to insert a revised staging plan which further divides the 218 residential lots into various substages. This application also included minor changes to the road and lot layout as a result of detailed design. Council acting as the Planning Authority has requested further information to assist them in making a determination in regard to this Minor Amendment application.

For clarity the following figure identifies the Staging Plan that was approved as part of the Stage 1 Subdivision. The minor amendments detailed above only relate to Stage 1.

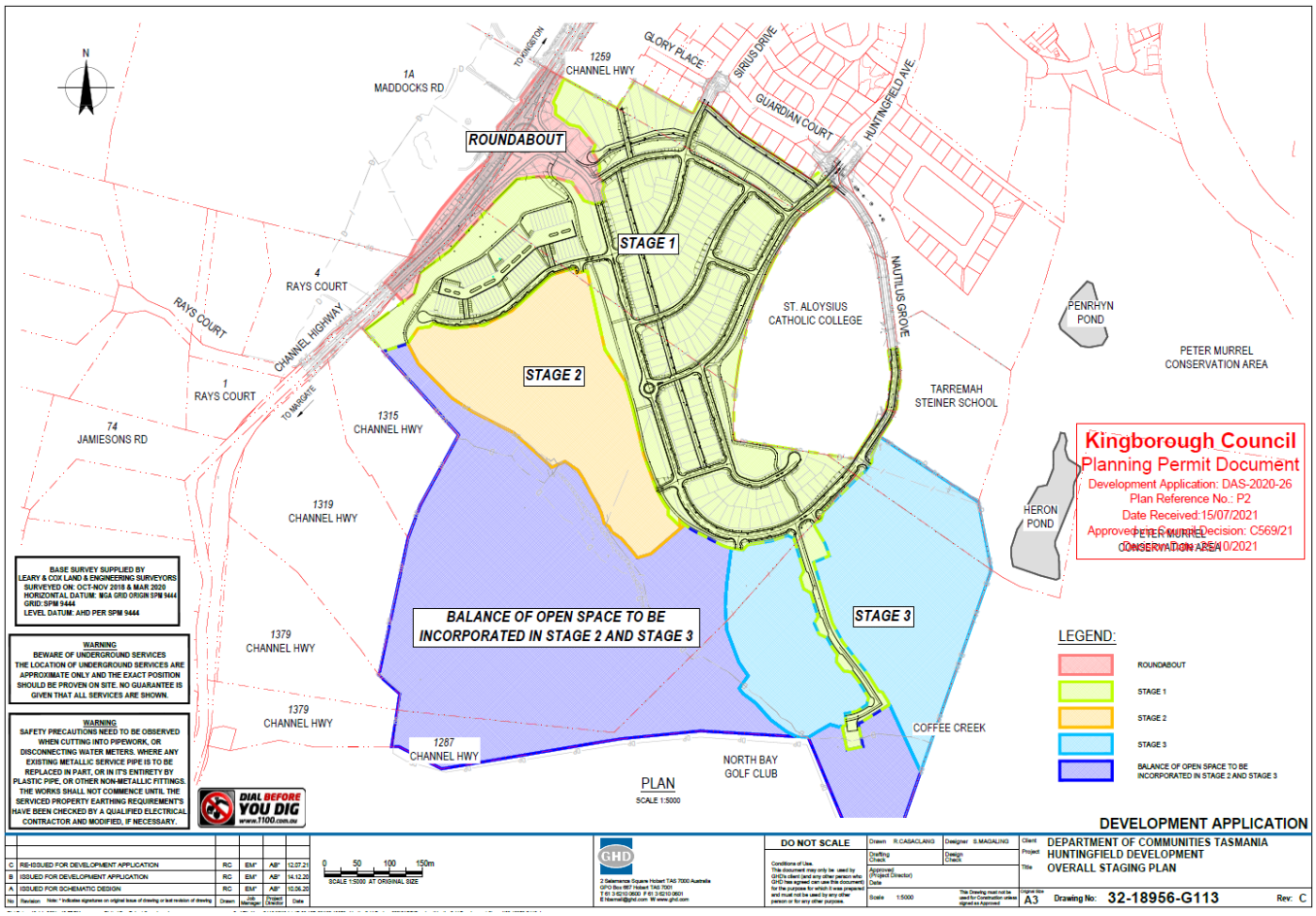

Figure 4 Staging Plan approved with Stage 1

3.5 Environment Protection and Biodiversity Conservation Act 1999

In July 2022, the Australian Government issued a letter to Communities Tasmania in relation to the proposal to construct stages 2 and 3 of the residential development including associated infrastructure in Huntingfield. The

Proposed Action was referred and assessed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) for its impacts on listed threatened species and communities.

The letter proposed to approve the Proposed Action subject to conditions.

In September 2022, the Department of Climate Change, Energy, the Environment and Water issued a Notification of approval for Huntingfield Masterplan Stages 2 and 3 (EPBC 202/8869).

This notification of approval for these two stages will allow for the development of the site to continue in line with the Master Plan.

4. Project Description

4.1 Use and development description

The proposed development is for a wetland. The wetland is located in the south-west corner of the site as shown in the Master Plan (Appendix D).

The wetland covers an approximate area of 1.5 ha and includes a sediment basin, four macrophyte zones containing planted natives, a dewatering area, access tracks and a bypass channel. The wetland will act as a water retarding basin with functional properties including surface water runoff capture and storage, natural water filtration (including suspended solids (SS), Phosphorus (P), Nitrogen (N)) and fauna habitat installation.

The macrophyte areas will be planted in four discrete zones including a submerged zone (0.0782 ha total), a deep zone (0.1872 ha), a shallow zone (0.1983 ha), an ephemeral zone (0.2042 ha) a dryland zone (0.1983 ha). Each zone will be planted with a mix of native species appropriate for the expected submersion based on water levels.

The proposed wetland is supported by a Stormwater Management Plan (Appendix F). This Management Plan supersedes the previously approved Stormwater Management Plan (GHD 2021) that accompanied the Stage 1 Subdivision Development Application. It is important to note that the current approval for Subdivision – Stage 1 included a number of retarding basins and that the proposed wetland and stormwater treatment system is designed to accommodate the treatment of stormwater for the site area Master Plan area and as such will replace these previously approved designs.

The proposed stormwater treatment system has been designed to comply with the *Kingborough Interim Planning Scheme 2015*. Further, Melbourne Water's wetland design manual has been used to achieve an acceptable wetland design.

The following figure identifies the wetland.

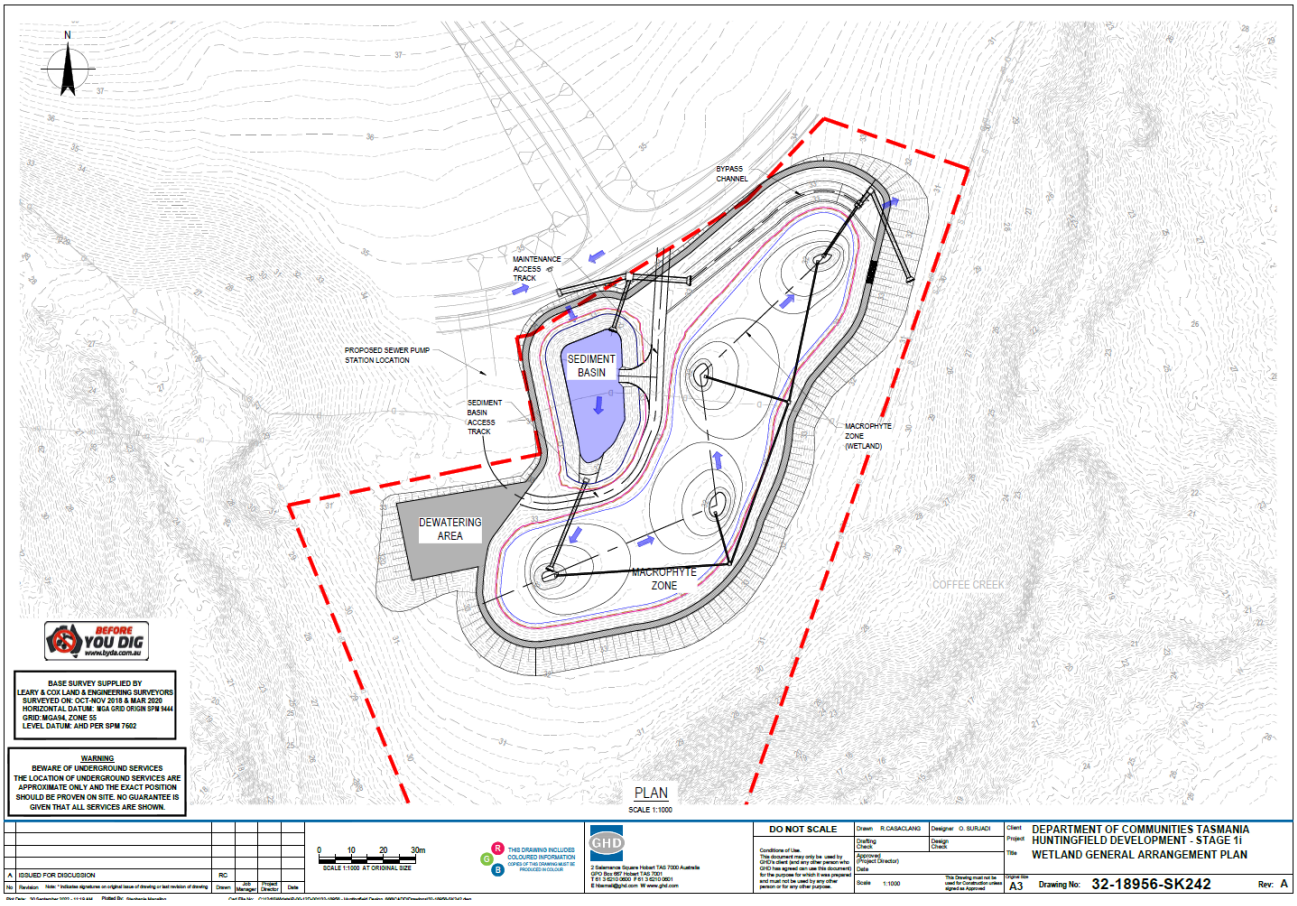

Figure 5 Proposed wetland

The following provides a breakdown of different components of the proposed wetland.

Sediment basin

The sediment basin is designed to dissipate inflows to velocities which encourages sediments to settle, this minimises sediments from entering the macrophyte zones which preserves the wetland's ability to treat and attenuate flows. The sediment basin will approximately have a surface area of 1,202 m^2 at the normal water level (NWL) of 32.8 mAHD and a permanent depth of 1.6 m.

Dewatering Area

A dewatering area of approximately 640 m^2 is provided to the west of the sediment basin. If required, dewatering and resetting a sediment basin is to be carried out in accordance with the guidelines provided by Melbourne Water.

Macrophyte zone connection

The connection between the sediment basin and the macrophyte zone is a transfer pit (1,400 x 900 mm) and pipe (900 mm) arrangement. The NWL of the sediment basin is set to be 100 mm higher than the macrophyte zone's NWL. This will allow independent drawdown of the basin and macrophyte zone for maintenance purposes. The stage-discharge relationship of the sediment basin is pit controlled.

Macrophyte zone

The macrophyte zone is designed to receive a maximum flow equivalent to a 4 EY event (1.6 m^3/s) via the pit and pipe arrangement from the sediment basin.

The macrophyte zone will approximately have a surface area of 4,891 m^2 at the NWL of 32.7 mAHD (i.e., 100 mm lower than the sediment basin NWL). A 350 mm extended detention depth is to be maintained to allow for stormwater constituents to be effectively treated within the macrophyte zone before discharging into the receiving Coffee Creek. The marshes and open water zones are divided into the following depth bands and area to aid in the biological removal of pollutants:

– Shallow marsh, 100 mm – 150 mm below NWL, approximately 1,983 m^2 (41%)
– Deep marsh, 150 mm – 350 mm below NWL, approximately 1,872 m^2 (38%)
– Submerged marsh, 350 mm – 700 mm below NWL, approximately 782 m^2 (16%)
– Open water, deeper than 700 mm below NWL, approximately 254 m^2 (5%)

In accordance with Melbourne Water guidelines, the edges of the proposed water bodies will have relatively flat slopes (1 vertical to 8 horizontal) and are planted with selected macrophytes and wetland plants.

Gross pollutant trap (GPT)

A proposed underground GPT unit could be located below ground adjacent to the proposed road leading to the northeast of the development to treat stormwater runoff generated from the bypassing Stage 1 sub-catchment to the north. This will increase the overall stormwater treatment performance for the development. Maintenance for the GPT can be done from the adjacent road or nature strip.

Landscaping

The broad landscaping approach includes:

– Integration of the proposed works to reflect the local landscape character populated with local plant species
– Planting of the wetland system to achieve the expected water quality outcomes
– Enrichment of wildlife habitat values
– Provide an open space asset that offers the local community active and passive recreation opportunities.

The following figure identifies the proposed landscaping associated with the wetland. The Landscaping Plan is provided in Appendix E.

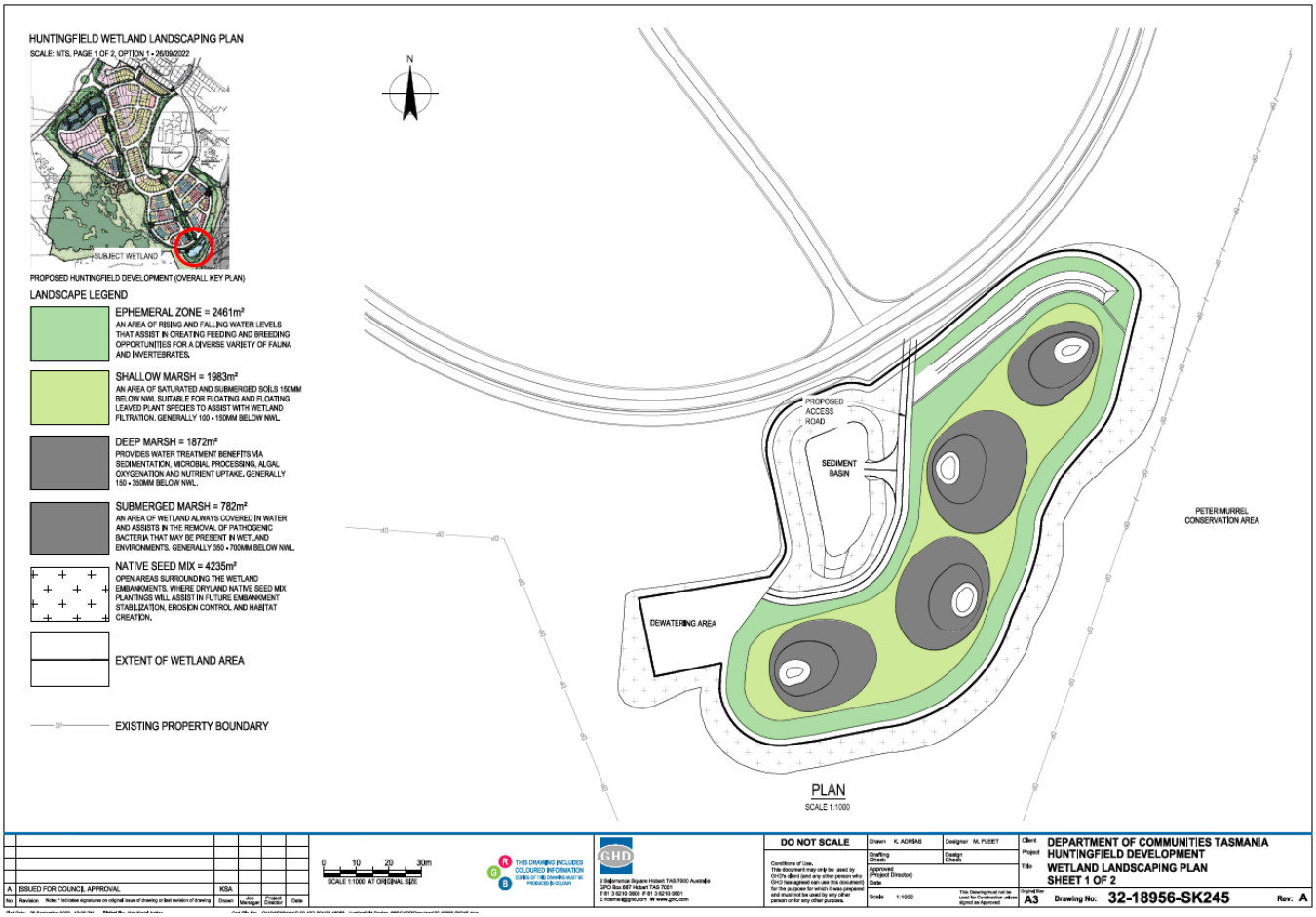

Figure 6 Landscaping Plan

5. Planning Scheme Assessment

The following figure identifies the site and the zones as identified under the *Kingborough Interim Planning Scheme 2015* (the Scheme). The proposed limit of works associated with the wetland is identified in blue and is located entirely within the Open Space Zone (green). The Inner Residential Zone is located to the north in maroon, the Environmental Management Zone associated with Peter Murrell Reserve is identified in teal to the east and the Recreation Zone associated with the golf club to the west identified in green.

Figure 7 ***Zoning of the subject site and surrounding area.***

5.1 Open Space Zone

The following use class definitions are considered:

Utilities: *use of land for utilities and infrastructure including:*

(a) *telecommunications;*

(b) *electricity generation;*

(c) *transmitting or distributing gas, oil, or power;*

(d) *transport networks;*

(e) *collecting, treating, transmitting, storing or distributing water; or*

(f) *collecting, treating, or disposing of storm or floodwater, sewage, or sullage.*

Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.

Minor utilities: *means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water pipes, retarding basin, telecommunication lines or electricity substation and power lines up to but not exceeding 110 kV.*

It is noted the 'retarding basin' is provided as an example for both utilities and minor utilities. Retarding basin is not defined in the Scheme. A common definition of a retarding basin is a low-lying area of land, set aside to temporarily store stormwater during heavy rain.

A common definition of a wetland is a constructed wetland is a man-made copy of a natural wetland system used for the treatment of stormwater runoff.

The proposal is for a wetland and is most appropriately classified in Table 8.2 of the Scheme as Utilities (f) collecting, treating, or disposing of storm or floodwater.

Utilities is a discretionary use within the Open Space Zone as per clause 19.2

As detailed above, the site is within the Open Space Zone. The Open Space Zone includes the following Zone Purpose Statements:

19.1.1.1 *To provide land for open space purposes including for passive recreation and natural or landscape amenity.*

19.1.1.2 *To encourage open space networks that are linked through the provision of walking and cycle trails.*

There are no Local Area Objectives or Desired Future Character Statements for this Zone.

Use Standards

The following Use Standards are not applicable to the proposed development:

– 19.3.1 Hours of Operation
– 19.3.2 Noise
– 19.3.3 External Lighting
– 19.3.4 Commercial Vehicle Movements

Accordingly, assessment against the applicable Use Standards for discretionary uses are provided below.

<table>
<tr><th colspan="2">19.3.5 Discretionary use</th></tr>
<tr><td colspan="2">Objective:
To ensure land within the zone is used primarily for purposes consistent with Zone Purpose.</td></tr>
<tr><th>Acceptable Solutions</th><th>Performance Criteria</th></tr>
<tr><td>A1
No Acceptable Solution.</td><td>P1
Discretionary use must complement and enhance the use of the land for recreational purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use.</td></tr>
<tr><td colspan="2">Comment: complies with P1
The proposed wetland is classified as Utilities (f) collecting, treating, or disposing of storm or floodwater.
There are no Permitted uses within the zone, and a range of discretionary uses including Utilities. The No Permit Required uses include:
Passive Recreation which is defined a use of land for informal leisure and recreation activities principally conducted in the open. Examples include public parks, gardens and playgrounds, and foreshore and riparian reserves.
Natural and cultural values management which is defined as use of land to protect, conserve or manage ecological systems, habitat, species, cultural sites or landscapes.
Minor Utilities which is defined as means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water pipes, retarding basin, telecommunication lines or electricity substation and power lines up to but not exceeding 110 Kv.
The proposed wetland complements and enhances the use of the land as it will remove the need for multiple retarding basins across the site and proposes a single wetland designed to manage the stormwater quality and quantity treatment for the overall site. The proposed wetland will support and enhance the No Permit Required uses as it will be landscaped to a high standard to augment the natural amenity values of the site. The attached Landscaping Plan (Appendix E) provides additional detail regarding the landscaping treatments; however, the broad landscaping approach includes:</td></tr>
</table>

- Integration of the proposed works to reflect the local landscape character populated with local plant species
- Planting of wetland to achieve the expected water quality outcomes
- Enrichment of wildlife habitat values
- Provide an open space asset that offers the local community active and passive recreation opportunities.

These approaches all support and augment the passive recreation and natural and cultural values management No Permit Required use classes. Further, the Minor Utilities use class includes examples of retarding basin, suggesting that in a smaller scale the proposed development could be considered without the need for a planning permit application.

The proposed wetland is strategically located and integrates with the Master Plan (Appendix D). It contributes to the high level of amenity and open space provided across the site.

The proposed development complies with the applicable standard through satisfying the performance criteria.

19.4 Development Standards for Buildings and Works

The following Development Standards are not applicable to the proposal:

– 19.4.1 Building Height

– 19.4.2 Setback

– 19.4.4 Fencing

Assessment against the applicable Development Standards provided below.

19.4.3 Landscaping	
***Objective**:* *To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.*	
Acceptable Solutions	**Performance Criteria**
A1 *Landscaping along the frontage of a site must be provided to a depth of no less than 2 m.*	***P1*** *Landscaping must be provided to satisfy all of the following:* *(a) enhance the appearance of the development;* *(b) provide a range of plant height and forms to create diversity, interest and amenity;* *(c) not create concealed entrapment spaces;* *(d) be consistent with any Desired Future Character Statements provided for the area.*
Comment: not applicable The Scheme defines frontage as – "means a boundary of a lot which abuts a road." This is not applicable to the proposed development as there is currently no road. Notwithstanding this, landscaping is provided to enhance the appearance and enrich the wildlife habitat values of the site.	
A2 *Along a boundary with a residential zone landscaping must be provided for a depth no less than 2 m.*	***P2*** *Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.*
Comment: complies with A2 The zones surrounding this development site include Recreation Zone to the west, Environment Management Zone to the east and the Inner Residential Zone to the north. The Inner Residential Zone is part of the site, not along a boundary. Notwithstanding this, landscaping will be provided around the wetland. Future residential dwellings will be separated from the wetland by landscaping (in excess of 2 metres) and a future road. The proposed development complies with the applicable standard through the acceptable solution.	

19.4.5 Environmental Values	
***Objective**:* *To ensure that the design and location of buildings and works avoid and minimises adverse environmental impacts.*	
Acceptable Solutions	**Performance Criteria**
A1 *No environmental values will be adversely impacted.*	***P1*** *Buildings and works are designed and located to:* *(a) avoid, minimise and mitigate environmental impact arising from future use and development; and* *(b) all impacts on trees of high conservation value are offset.*
Comment: complies with A1 The wetland has been designed and located strategically, in order to minimise adverse environmental impact. The previous version of the Master Plan that supported the approved Stage 1 Subdivision DA included a wetland to the north of the proposed location adjacent to Stage 1. Detailed design identified that the proposed location is preferred not only from a stormwater treatment perspective but would decrease works within the environmentally sensitive part of the site. Additionally, the proposed location acts as a physical barrier between the site and the Peter Murrell Reserve. This would restrict access and associated disturbance to this reserve and additionally the landscaping of the wetland will contribute to the revegetation of this area and improved wildlife connectivity between the site and the reserve. Further, the proposed wetland development does not involve the removal of any native vegetation. Rather it includes extensive landscaping and revegetation of the site. Refer to Landscaping Plan Appendix E. It should be noted that previous surveys have mapped the extent of the proposed wetland siting as agricultural land (FAG) in a heavily modified state consisting of no native vegetation. As such, no clearing of native vegetation will be required for the construction of the wetland. Refer to Appendix G Natural Values. The Master Plan is supported by a Staging Plan (figure 4) which divides the site into stages 1, 2 and 3. Stage 1 has been approved. Stage 2 and 3 required assessment under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) for its impacts on listed threatened species and communities. In September 2022, the Department of Climate Change, Energy, the Environment and Water issued a Notification of approval for Huntingfield Masterplan Stages 2 and 3 (EPBC 202/8869). This referral and approved included the wetland in the proposed location. The proposed development satisfies the applicable standard through the acceptable solution.	

Development Standards for Subdivision

The proposed development does not involve subdivision.

5.2 Codes

The following provides an assessment against the Codes within the Scheme.

5.2.1 Bushfire-Prone Areas Code

E1.2.1 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.

E1.2.2 A permit is required for all use and development to which this code applies that is not exempt from this code under clause E1.4.

The proposed development is for a Utilities use class for a wetland. This use and development does not involve subdivision of land nor is it for a vulnerable or hazardous use. As such this code does not apply.

5.2.2 Potentially Contaminated Land Code

This code is not applicable to the proposed development.

5.2.3 Landslide Code

The following figure identifies the Landslide Hazard Area. As the proposed development limit of works is not located within this area, the code is not applicable.

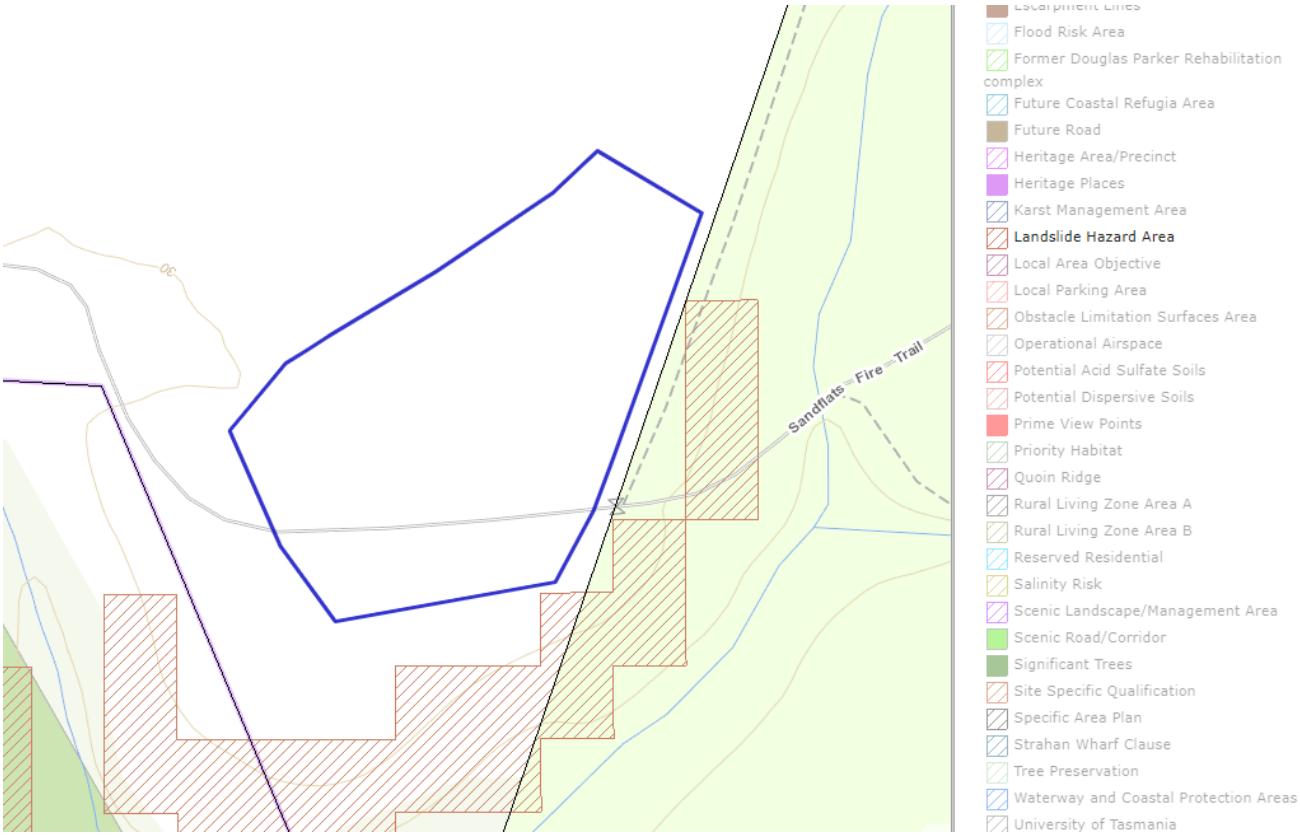

Figure 8 Landslide Hazard Area (class: low)

5.2.4 Road and Railway Assets Code

This code does not apply to the proposed development.

5.2.5 Parking and Access Code

This code applies to all use and development.

Use Standards

The following Use Standards are not applicable to the proposed development:

– 6.6.2 Number of Accessible Car Parking Spaces for People with a Disability
– 6.6.3 Number of Motorcycle Parking Spaces
– 6.6.4 Number of Bicycle Parking Spaces

The following is an assessment against the applicable Use Standards.

E6.6.1 Number of Car Parking Spaces	
***Objective**:* *To ensure that:* *(a) there is enough car parking to meet the reasonable needs of all users of a use or development, taking into account the level of parking available on or outside of the land and the access afforded by other modes of transport.* *(b) a use or development does not detract from the amenity of users or the locality by:* *(i) preventing regular parking overspill;* *(ii) minimising the impact of car parking on heritage and local character.*	
Acceptable Solutions	**Performance Criteria**
A1 *The number of on-site car parking spaces must be:* *(a) no less than the number specified in Table E6.1;* *except if:* *(i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;*	***P1*** *The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:* *(a) car parking demand; …*
Comment: Complies with A1 The proposed use is Utilities. Table E 6.1 specifies that there is no car parking requirement for this use class. The proposal complies with the applicable standard through the acceptable solution.	

Development Standards

The following Development Standards are not applicable to the proposed development:

- 6.7.2 Design of Vehicular Access
- 6.7.3 Vehicular Passing Areas Along an Access
- 6.7.4 On-Site Turning
- 6.7.5 Layout of Parking Areas
- 6.7.6 Surface Treatment of Parking Areas
- 6.7.7 Lighting of Parking Areas
- 6.7.8 Landscaping of Parking Areas
- 6.7.9 Design of Motorcycle Parking Area
- 6.7.10 Design of Bicycle Parking Facilities
- 6.7.11 Bicycle End of Trip Facilities
- 6.7.12 Siting of Car Parking
- 6.7.13 Facilities for Commercial Vehicles

The following is an assessment against the applicable Development Standards.

6.7.1 Number of Vehicle Accesses
***Objective**:* *To ensure that:* *(a) safe and efficient access is provided to all road network users, including, but not limited to: drivers, passengers, pedestrians, and cyclists, by minimising:* *(i) the number of vehicle access points; and* *(ii) loss of on-street car parking spaces;* *(b) vehicle access points do not unreasonably detract from the amenity of adjoining land uses;* *(c) vehicle access points do not have a dominating impact on local streetscape and character.*

Acceptable Solutions	Performance Criteria
A1 *The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.*	***P1*** *The number of vehicle access points for each road frontage must be minimised, having regard to all of the following:* *(a) access points must be positioned to minimise the loss of on-street parking and provide, where possible, whole car parking spaces between access points;* *(b) whether …*
Comment: complies with A1 The number of vehicle access points provided for each road frontage are not altered or impacted from the existing number as a result of the proposed development. The proposal complies with the applicable standard through the acceptable solution.	

6.7.14 Access to a Road	
***Objective**:* *To ensure that access to the road network is provided appropriately.*	
Acceptable Solutions	**Performance Criteria**
A1 *Access to a road must be in accordance with the requirements of the road authority.*	***P1*** *No Performance Criteria.*
Comment: complies with A1 Access to the road network is provided appropriately. The proposed wetland will be accessed via the approved road which provides access to the adjoining sewer pump station. This road is identified as 'right of way' (unsealed road 1 and 2) in the approved plan associated with the Stage 1 DA. Permit reference DAS-2020-26. The proposal complies with the applicable standard through the acceptable solution.	

5.2.6 Stormwater Management Code

This code applies to development requiring management of stormwater. This code does not apply to use.

The following is an assessment against the applicable standards.

E7.7.1 Stormwater Drainage and Disposal	
***Objective**:* *To ensure that stormwater quality and quantity is managed appropriately.*	
Acceptable Solutions	**Performance Criteria**
A1 *Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.*	***P1*** *Stormwater from new impervious surfaces must be managed by any of the following:* *(a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles* *(b) collected for re-use on the site;* *(c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.*
Comment: not applicable The standard is not applicable as the proposed development is for a new wetland that will ensure stormwater quality and quantity from the Huntingfield development is appropriately managed and it is not an impervious surface.	

E7.7.1 Stormwater Drainage and Disposal	
A2 *A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:* *(a) the size of new impervious area is more than 600 m^2;* *(b) new car parking is provided for more than 6 cars;* *(c) a subdivision is for more than 5 lots.*	***P2*** *A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.*
Comment: complies with A2 The standard is drafted as if intended for new development. The proposed development is for a wetland to manage and treat stormwater. Notwithstanding this, the proposed wetland is intrinsically designed to incorporate water sensitive urban design., through the use of graded pervious surfaces materials and varying levels of immersion. Not applicable, the proposed development does not include a new impervious area more than 600 m^2, a new car park for more than 6 cars, or a subdivision for more than 5 lots. The proposed wetland is therefore considered to meet the applicable standard through the acceptable solution.	
A3 *A minor stormwater drainage system must be designed to comply with all of the following:* *(a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed;* *(b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.*	***P3*** *No Performance Criteria.*
Comment: complies with A3 The proposed wetland is a sustainable drainage system, where typically a major drainage system (as referred to in A4) would be more traditional piped system. As the proposed wetland system is to be constructed to act as a secondary treatment of stormwater runoff, this matter is addressed in relation to storm events in the *Huntingfield Roundabout Slip Lane Stormwater Management Plan, September 2022*. This Plan has been prepared to accompany the future application for a slip lane for the approved roundabout however it also deals with all stormwater matters for the subject site. This Management Plan deals with the stormwater for the site in a holistic manner and states at Section 2.1, that the stormwater drainage design for the proposed wetland incorporates the following key principles, consistent with the acceptable solution: (a) The wetland would be designed to accommodate a storm event with an ARI of 20 years for the land which is not zoned industrial. (b) The wetland will not create an increase in runoff given it is designed using fit for purpose pervious surfaces and vegetation in addition to the existing natural grasses and vegetation. The proposed wetland is therefore considered to meet the applicable standard through the acceptable solution.	
A4 *A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.*	***P4*** *No Performance Criteria.*
Comment: not applicable Given its scale and complexity of design it is considered that the proposed wetland is a minor stormwater drainage system and as such is assessed under A3 above.	

5.2.7 Electricity Transmission Infrastructure Protection Code

This code does not apply to the proposed development.

5.2.8 Attenuation Code

This code does not apply to the proposed development.

5.2.9 Biodiversity Code

This code applies to *development involving clearing and conversion or disturbance of native vegetation within a Biodiversity Protection Area.* Native vegetation is defined in the Scheme as *"means plants that are indigenous to Tasmania including trees, shrubs, herbs and grasses that have not been planted for domestic or commercial purposes."*

Previous surveys have mapped the extent of the proposed wetland siting as agricultural land (FAG) in a heavily modified state consisting of no native vegetation. As such, no clearing of native vegetation will be required for the construction of the wetland. The following figure identifies the Biodiversity Protection Area. As the development is not located within this area, the code is not applicable.

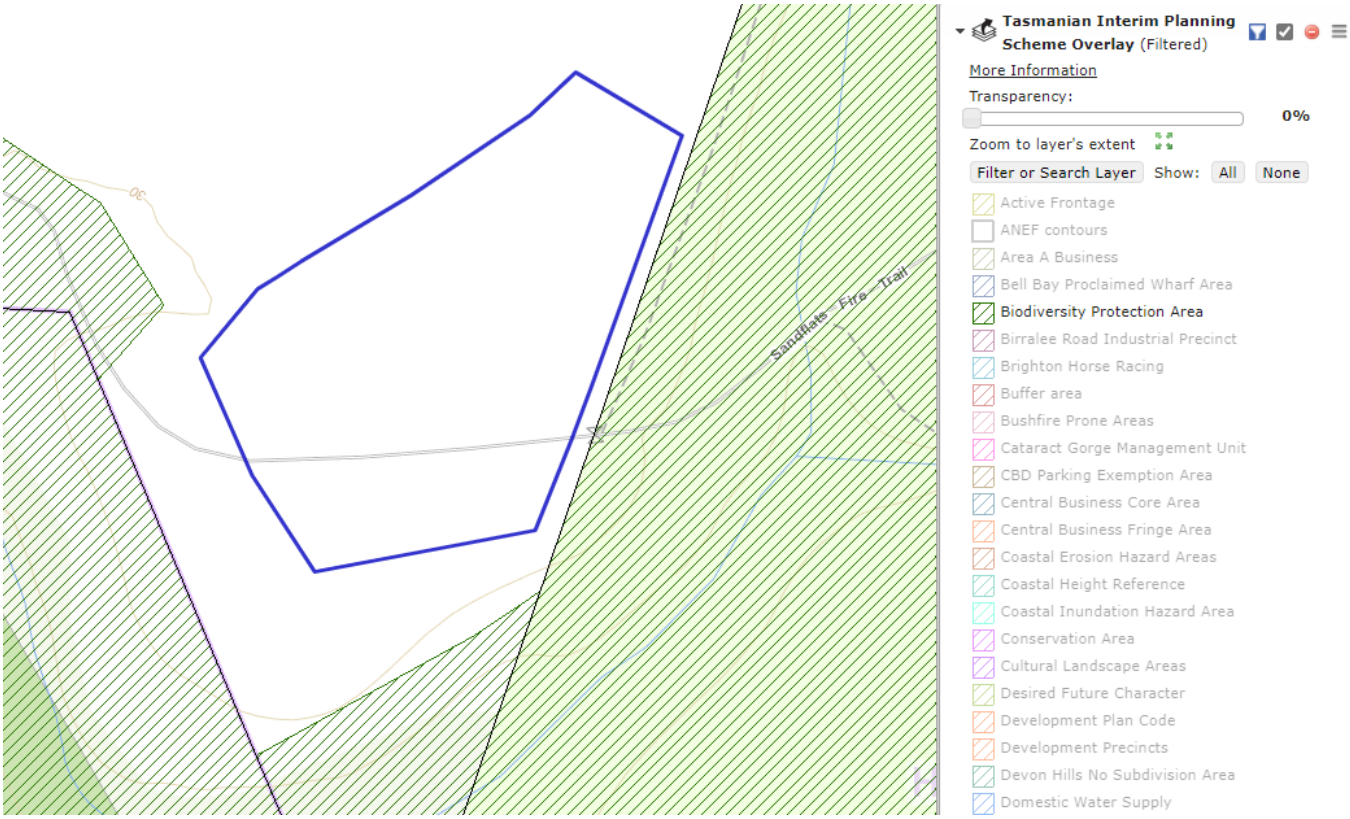

Figure 9 ***Biodiversity Protection Area in green hatching***

5.2.10 Waterways and Coastal Protection Code

This Code applies to development within either Waterway and Coastal Protection Areas, Future Coastal Refugia Areas, or Potable Water Supply Areas.

The following figure identifies the Waterway and Coastal Protection Area. As the development is not within this area or any of the abovementioned areas, this code does not apply.

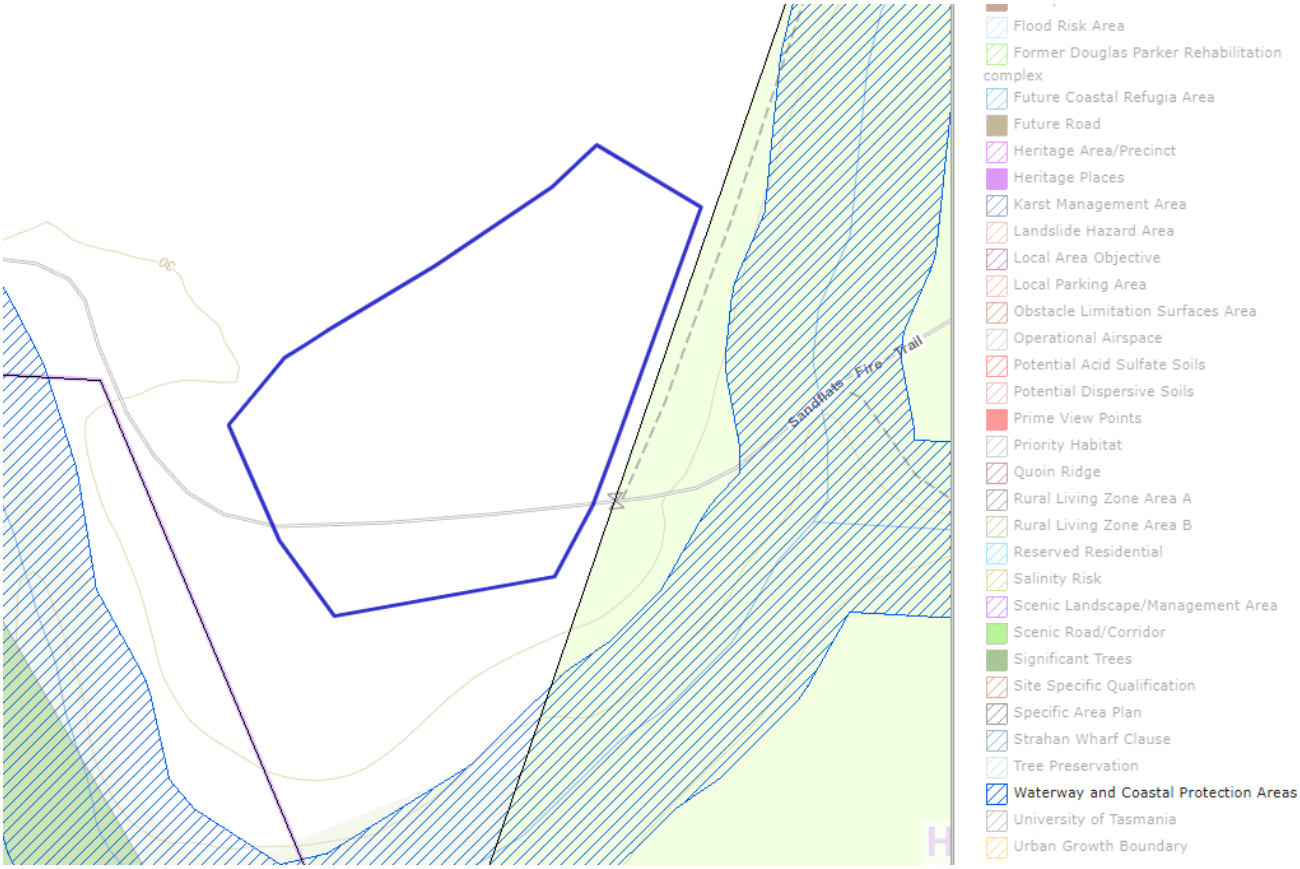

Figure 10 Waterway and Coastal Protection Area

5.2.11 Historic Heritage Code

This code applies to development involving land defined as a Heritage Place, a Heritage Precinct, a Cultural Landscape Precinct or a Place of Archaeological Potential. As the site is not identified within these areas, the code does not apply.

5.2.12 Scenic Landscape Code

This code applies to development on land defined within either a Scenic Landscape Area or a Scenic Landscape Corridor. The development is not within either and as such, the code does not apply.

5.2.13 Inundation Prone Areas Code

The code does not apply as the site is not identified by the code.

5.2.14 Coastal Erosion Hazard Code

The code does not apply as the site is not identified by the code.

5.2.15 Signs Code

The code does not apply as the development does not include a sign.

5.2.16 Wind and Solar Energy Code

The code does not apply as the development does not involve electricity generation.

5.2.17 Telecommunications Code

The code does not apply as the development does not involve telecommunication facilities.

5.2.18 Acid Sulfate Soils Code

The code does not apply as the site is not identified by the code.

5.2.19 Dispersive Soils Code

The code does not apply as the site is not identified by the code.

5.2.20 On-Site Wastewater Management Code

The code does not apply as the development does not involve onsite management of wastewater.

5.2.21 Significant Trees Code

The code does not apply as the development does not involve a tree listed within the code.

5.2.22 Local Development Code

The proposal is not for a residential development as such, the code does not apply.

6. Conclusion

This report has assessed the proposed wetland at 1287 Channel Highway, Kingston in relation to the applicable standards of the *Kingborough Interim Planning Scheme 2015*, standards and codes. The application requires assessment with respect to the Open Space Zone; and codes for Parking and Access and Stormwater Management.

The Project is being undertaken by the Department of Communities Tasmania in association with the Huntingfield development, the works associated with the wetland require assessment. The application is discretionary for the use within the Open Space Zone.

Approval is not required under separate legislation for natural values; it is considered appropriate for Council to include conditions on the permit consistent with the recommendations of the Flora and Fauna Assessment (GHD, 2020) and recent Notification of approval for Huntingfield Masterplan Stages 2 and 3 (EPBC 202/8869).

The provisions of the *Aboriginal Cultural Heritage Act 2021* will continue to be relevant to any development or works on the site although it is noted, approval is not required under the *Aboriginal Cultural Heritage Act 2021*, prior to any approval under the Scheme.

It is recommended that the Planning Authority approve the proposed development based on the information, assessments and justifications provided. The proposal is assessed as complying with use and development standards in the Zones, as well as the applicable standards of the Codes discussed in this report. The proposal provides important improvements to the site for the sustainable management of stormwater.

Accordingly, it is considered the proposal substantially complies with the requirements of Schedule 1 of the *Land Use Planning and Approvals Act 1993* and the *Kingborough Interim Planning Scheme 2015* or is capable of doing so by means of a condition.

Appendices

Appendix A

Title Documents

Appendix B

Landowner Consent

Appendix C

Design Drawings

Appendix D

Master Plan

Appendix E

Landscaping Plan

Appendix F

Stormwater Management Plan

Appendix G

Natural Values Memorandum

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