



Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APP NO.:	PA\26\0179
APPLICANT:	J Webster
SITE:	Union Bridge Road, Mole Creek (CTs: 52772/2 & 102094/2)
PROPOSAL:	Natural & Cultural Values Management (flood resilient works) - setback, waterway protection area, karst management area.

The application can be inspected until **Tuesday, 17 March 2026**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Notified on 28 February 2026.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



Meander Valley Council
Working Together

- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? Yes No Indicate by ✓ box
- Have you already received a Planning Review for this proposal? Yes No
- Is a new vehicle access or crossover required? Yes No

PROPERTY DETAILS:

Address:	<input type="text" value="UNION BRIDGE RD"/>	Certificate of Title:	<input type="text" value="52772"/>
Suburb:	<input type="text" value="MOLE CREEK"/>	Lot No:	<input type="text" value="25236"/>
Land area:	<input type="text" value="48.4 ha"/>	m^2 / ha	
Present use of land/building:	<input type="text" value="RURAL ZONE"/>	(vacant, residential, rural, industrial, commercial or forestry)	

- Does the application involve Crown Land or Private access via a Crown Access Licence: Yes No
- Heritage Listed Property: Yes No

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

<input type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Demolition
<input type="checkbox"/> Forestry	<input checked="" type="checkbox"/> Other	<input type="text" value="TIMBER REVETMENT WORKS."/>	

Total cost of development (inclusive of GST): Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: m^2 New building height: m

Materials: External walls: Colour:

Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 52772	FOLIO 2
EDITION 9	DATE OF ISSUE 29-Oct-2020

SEARCH DATE : 03-Feb-2026

SEARCH TIME : 04.53 pm

DESCRIPTION OF LAND

Parish of ALPHINGTON, Land District of DEVON
 Lot 2 on Diagram [52772](#)
 Derivation : Whole of Lot 12173 Gtd to E Ashdown
 Prior CT [2304/3](#)

SCHEDULE 1

[M481533](#), [E237875](#) & [M795516](#) DAMIAN ROBERT ATKINS and RACHAEL
 ELIZABETH ATKINS Registered 29-Oct-2020 at 12.03 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[C742121](#) BENEFITING EASEMENT: A Right of Carriageway over the
 Right of Way 10.00 wide shown on D.[52772](#) Registered
 09-Jan-2007 at noon
[C805945](#) AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 16-July-2007 at noon
[C811270](#) PRIVATE TIMBER RESERVE pursuant to Section 15(1) of
 the Forest Practices Act 1985 Registered
 10-Dec-2008 at noon
[E237876](#) MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 29-Oct-2020 at 12.04 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 102094	FOLIO 2
EDITION 10	DATE OF ISSUE 04-Nov-2020

SEARCH DATE : 26-Feb-2026

SEARCH TIME : 10.51 am

DESCRIPTION OF LAND

Parish of ALPHINGTON, Land District of DEVON
 Lot 2 on Sealed Plan [102094](#)
 Derivation : Lot 9743 and Part of Lot 9742 Granted to D.Rose
 Prior CT [3034/59](#)

SCHEDULE 1

[M844085](#) TRANSFER to DAMIAN ROBERT ATKINS and RACHAEL
 ELIZABETH ATKINS Registered 04-Nov-2020 at 12.01 pm

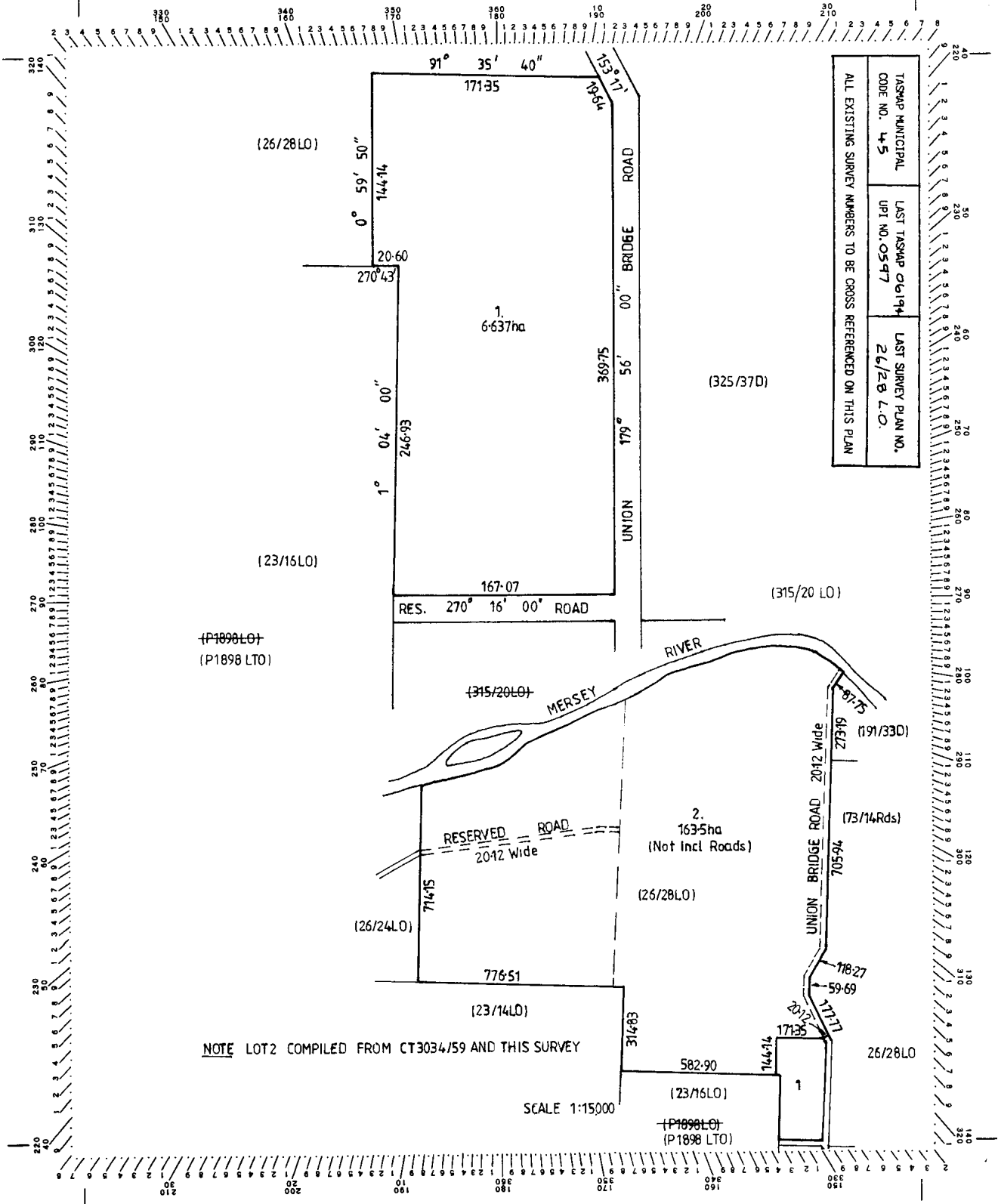
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP102094](#) FENCING COVENANT in Schedule of Easements
[E239355](#) MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 04-Nov-2020 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

EARLY ISSUE		REGISTERED NUMBER	
Owner: MAXWELL RAYMOND LEE MAX LEE INVESTMENTS PTY. LTD. (A.C.N. 009 500 341)	PLAN OF SURVEY by Surveyor: M G Haberle of land situated in the	SP102094	
Title Reference: CT3034/59 140-2-0	LAND DISTRICT OF DEVON PARISH OF ALPHINGTON	Approved Effective from: 07 NOV 1992	
Grantee: Lot 9743 and Part of Lot 9742 320-0-0 David Rose Pur	SCALE 1:3000 MEASUREMENTS IN METRES	 Recorder of Titles	



ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

TASMAP MUNICIPAL CODE NO. 45	LAST TASMAP O/L 06/194	LAST SURVEY PLAN NO. 26/28 L.O.
------------------------------	------------------------	---------------------------------

REGISTERED NUMBER

SP102094



SCHEDULE OF EASEMENTS

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

FENCING COVENANT

The owner of each lot covenants with Max Lee Investments Pty. Ltd. (hereinafter called "the Vendor") that the Vendor shall not be required to fence.

THE COMMON SEAL of MAX LEE INVESTMENTS)
PTY. LTD. the registered proprietor)
of the land comprised in Certificate)
of Title Volume 3034 Folio 59 was)
hereunto affixed in the presence of:-)



R. L. Bee

B. L. Lee

Director

Director/~~Secretary~~

The owner hereby nominates:-

- (1) as solicitors Messrs. Lewis Saunders & Co.
- (2) as surveyors M.G. Haberle & Associates.



R. L. Bee

Director

P. L. Lee

Director/Secretary

This is the schedule of easements attached to the plan of MAX LEE INVESTMENTS PTY. LTD.
(Insert Subdivider's Full Name)

..... affecting land in

CERTIFICATE OF TITLE VOLUME 3034 FOLIO 59
(Insert Title Reference)

Sealed by MUNICIPALITY OF DELORaine on 21st SEPTEMBER 1992.

Solicitor's Reference CWR

[Signature]
Council Clerk/Tasman Clerk

05-K 3134



Trusted specialists in waterway science and engineering



*Tasmanian NRMs: Scaling Nature-based Solutions (NbS) for
flood resilience and recovery*

Design Report – Mersey River (Atkins)

Tasmanian NRMS

19/12/2025



Project Information

Prepared for: Jesse Webster
NRM North
2, 63-65 Camerson Street
Launceston TAS 7250

Prepared by: Julian Martin
Geomorphe Pty Ltd
Wangaratta
<http://www.geomorphe.com.au>
ABN: 72 682 729 746



Document History

Version 1: 19/12/2025
Report - 24020_R03V01
Reviewer: Tom Atkin
Approved: Julian Martin

COPYRIGHT

Geomorphe Pty Ltd has produced this document in accordance with instructions from Wimmera Catchment Management Authority for their use only. The concepts and information contained in this document are the copyright of Geomorphe Pty Ltd. Use or copying of this document in whole or in part without written permission of Geomorphe constitutes an infringement of copyright.

Geomorphe Pty Ltd does not warrant this document is definitive nor free from error and does not accept liability for any loss caused, or arising from, reliance upon the information provided herein.

Contents

1. Introduction.....	4
1.1. Overview.....	4
1.2. Project Context	4
2. Nature Based Solutions and River Management Principles	6
3. Priority Works Area – Mersey River.....	9
3.1. Overview.....	9
3.2. Project Overview	9
3.3. Proposed Works.....	13
3.4. Resource Estimate	20
3.5. Works Methods	20
3.6. Permits and Approvals.....	20

1. Introduction

1.1. Overview

This report has been prepared by Geomorphe to support the Tasmanian Natural Resource Management (NRM) organisations with geomorphic and river engineering advice regarding the application of Nature-based Solutions (NbS) for flood resilience and recovery. The work forms part of the broader *Scaling NbS for Flood Resilience* project.

This report presents the proposed works for a priority area on the Mersey River that represents a high value location for implementing on-ground NbS interventions.

1.2. Project Context

1.2.1. *The Agricultural Landscape Rehabilitation Scheme*

In June 2016, Tasmania experienced a severe and widespread flooding event that led to the loss of life, livestock, property, and both public and private infrastructure. In response, the Tasmanian Government launched the Agricultural Landscape Rehabilitation Scheme (ALRS) to support flood-affected landowners and communities. The scheme aimed to fund projects focused on rehabilitating damaged land and waterway systems, restoring the productivity of the primary industries sector, and reducing the risk of future flood impacts on agricultural land.

Announced on 19 December 2016, the \$4 million scheme was state-funded and coordinated by NRM North in partnership with NRM South and Cradle Coast NRM. It was open to landholders and community groups across 20 local government areas, receiving 172 nominations, of which 156 were approved for funding.

Projects fell into two main categories:

- 💧 **River and stream resilience:** larger-scale interventions such as erosion control, riparian revegetation, and stream realignment.
- 💧 **Debris clean-up:** smaller-scale activities on agricultural land, including removal of flood-deposited timber and cobbles.

1.2.2. *Scaling NbS for Flood Resilience*

A national framework of indicators for assessing the co-benefits of Nature-based Solutions (NbS) is currently under development as part of a wider initiative to integrate NbS into disaster resilience strategies. This framework forms part of a broader push to embed NbS within planning processes, policy settings, and on-the-ground practices nationwide.

The work is being carried out under NRM Regions Australia's *Nature-led Resilience: Safeguarding Regions from Fire, Flood and Climate Risks* program, supported by funding from the Mindereroo Foundation.

The Tasmanian "Scaling NbS for Flood Resilience" component is one of four regional projects delivered by NRM organisations across the country. Collectively, these projects aim to demonstrate how practical NbS interventions for disaster risk reduction and climate adaptation, (particularly in the context of fire and flood) can generate evidence, knowledge, and frameworks to encourage more widespread adoption.

1.2.3. Project Scope

The “Scaling NbS for Flood Resilience” project provides an opportunity to evaluate the effectiveness of the implemented ALRS works in supporting flood recovery and resilience through NbS. The geomorphic and river engineering component of this project involves a three-stage process focused on applying NbS to enhance flood resilience and recovery. These stages are:

1. **Desktop Evaluation and Site Selection:** This stage involved reviewing approximately 60 ALRS project sites against geomorphic, waterway rehabilitation and NbS principles to identify a shortlist of areas offering the greatest value for on-ground NbS works. This task was completed in September 2025.
2. **Technical Design and Implementation:** This stage covers the development of proposed works for the selected priority project areas and forms the primary scope of this report. On-ground works are scheduled to occur between January and May 2026, with revegetation works to be completed by the 15th of November 2026.
3. **Stakeholder Engagement and Communication:** Following completion of the works, workshops, field days and information sessions will be held to share knowledge on NbS and flood resilience and recovery. Target audiences include landholders, government agencies, NRM bodies, land managers and the wider community.

2. Nature Based Solutions and River Management Principles

In the context of river management, Nature Based Solutions (NbS) are approaches to managing erosion and enhancing flood resilience in river systems. They differ from conventional hard engineering approaches, (e.g. rock armouring, concrete, levees) which are traditionally less sympathetic to river processes. NbS work with natural processes to protect, manage, and restore the function and resilience of river environments. In practice, this includes strategies like riparian revegetation (Figure 2-1), instream large wood placement (Figure 2-2, and Figure 2-3), vegetated buffers, and bioengineering techniques that stabilise banks, reduce sediment loss, and enhance ecosystem health. These methods can be applied independently or in hybrid systems that integrate structural elements to support ecological recovery, particularly in areas with steep or degraded banks.



Figure 2-1 Riparian revegetation incorporating large tree guards.



Figure 2-2 Timber revetment and revegetation.



Figure 2-3 Timber revetment and pile fields within a cobble bed river.

Nature-based Solutions (NbS) are founded on core principles of river management. They offer the potential to deliver holistic outcomes that provide both environmental and social benefits. These principles guide the design and implementation of interventions that work with natural processes to achieve long-term, sustainable results and include the following:

- Vegetation on channels, banks, and floodplains is essential for long-term bank stability, flood resilience, habitat quality, and effective erosion management using NbS.
- Understanding erosion as a natural process allows for proactive planning that protects assets by maintaining appropriate buffers informed by river behaviour, supporting NbS.
- Effective NbS address the root causes of issues, such as catchment and reach scale environmental influences, rather than just treating local symptoms like bank erosion.
- NbS enhance resilience to future floods by restoring natural processes that improve the condition of banks and reduce erosion during extreme events.
- If erosion does not pose a threat to assets and the channel can repair itself, either do nothing, or select soft NbS to avoid harmful or unintended consequences.

3. Priority Works Area – Mersey River

3.1. Overview

Mr Atkins was successful in receiving funding through the ALRS to support flood recovery on his property adjoining the Mersey River at Caveside. This funding enabled fencing, revegetation and debris removal in sections associated with the 2016 flood event.

Mr Atkins property on the Mersey River was identified as a potential priority works area through consultation during the preliminary Desktop Evaluation and Site Selection phase of the “Scaling NbS for Flood Resilience” project. A site assessment was subsequently undertaken on 28th October 2025 to confirm its suitability against the project framework and evaluation criteria. Representatives from NRM North attended the assessment.

3.2. Project Overview

The proposed project is situated on the southern floodplain of the Mersey River at Caveside upstream of Union Bridge Road. Key observations noted and discussed during the site assessment are summarised as follows:

- The assessed river frontage across Mr Atkins’ property extends approximately 2.6 km along the southern side of the Mersey River channel and adjacent floodplain. At the upstream extent of the reach, the river transitions from a fully vegetated and confined setting, characterised by strong vertical and lateral bedrock controls and an absence of floodplain, into a more laterally unconfined reach with floodplain present on both sides of the channel throughout the project area.
- Within this reach, the Mersey River functions as a relatively high-energy system, with the capacity to mobilise large woody debris and cobble to boulder sized bed material during high flow events (Figure 3-2).
- Concentrated floodplain flow paths were observed across the southern floodplain surface. Review of available Google Earth imagery indicates these flow paths experienced erosion during the 2016 flood event and may be subject to further erosion under future high flows. The points where concentrated floodplain flows re-enter the main river channel represent locations of potentially higher erosion susceptibility.
- Discontinuous bank erosion is present at isolated locations along the reach (Figure 3-3). The lower bank profile comprises materials dominated by unconsolidated cobbles, increasing vulnerability to erosion during high flow events.
- The majority of the river frontage is fenced and supports discontinuous stands of established riparian vegetation.
- Timber debris deposited during previous flood events has been selectively re-positioned by Mr Atkins onto the bank face at discrete locations to provide localised bank erosion protection.
- Discontinuous infestations of willow species are present both within the channel and along the riverbanks (Figure 3-4).
- Willows are considered among the most aggressive weed species in Australian riparian and wetland environments and were officially listed in 1999 as one of Australia’s 20 Weeds of National Significance. Within the project area, willow presence is linked to several negative impacts, including:

- ◆ The dense shade created by willow stands along streambanks suppresses the growth and survival of native riparian vegetation.
- ◆ Willows often spread into the channel itself, modifying stream form (in-channel morphology), decreasing channel capacity, and contributing to erosion.
- ◆ As they age, willows frequently collapse into waterways, exacerbating bank instabilities.
- ◆ The abrupt and complete leaf fall in autumn can lead to a drop in dissolved oxygen levels and water temperature changes.
- ◆ Native habitat quality is diminished for both aquatic and terrestrial species, including macroinvertebrates.



Figure 3-1 Project Area and key features.

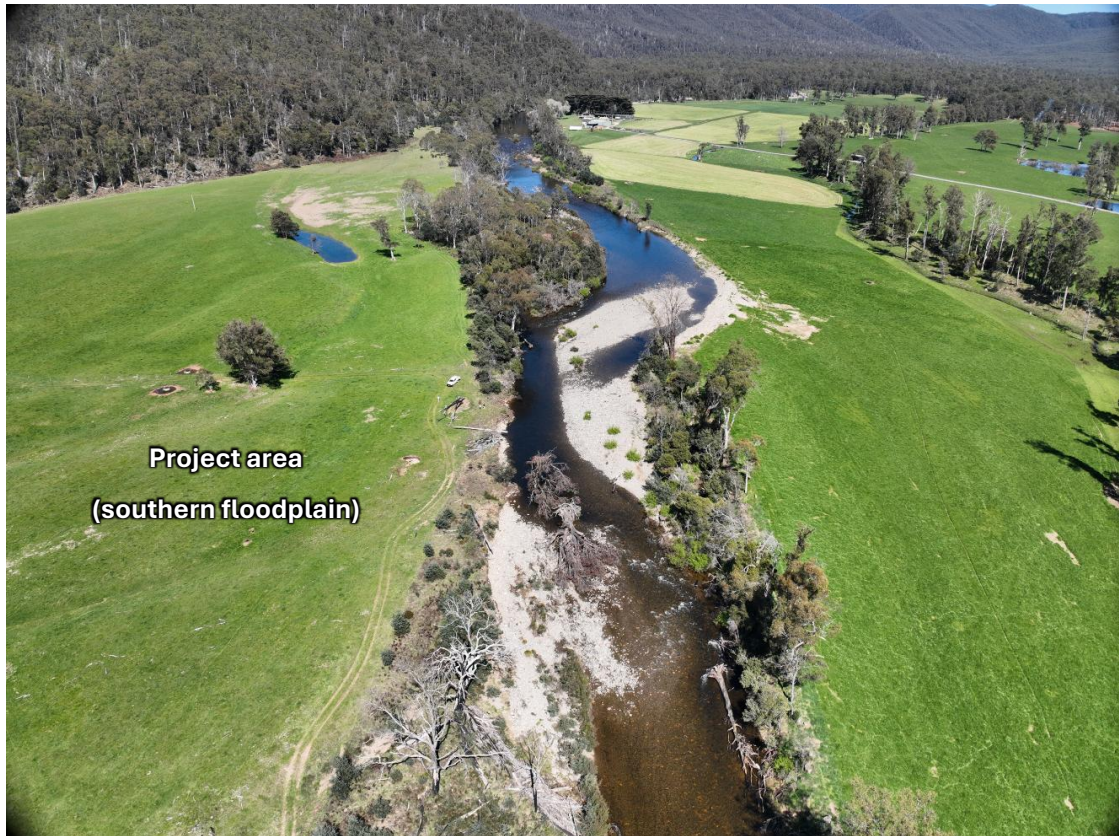


Figure 3-2 Upstream view of the Mersey River looking towards the upstream extent of the assessed reach.



Figure 3-3 Looking across at a section of bank erosion on the southern floodplain.



Figure 3-4 Downstream view of the willows establishing on a bar within the river.

3.3. Proposed Works

A proposed works program has been prepared through consultation with Mr Atkins as outlined in the following points and presented in Figure 3-5 and Figure 3-6:

- ◆ **Bank stabilisation using timber revetment:** Installation of a large-wood timber revetment along approximately 100 m of actively eroding bank. Timber will be sourced from existing hardwood debris deposited on Mr Atkins' property during previous flood events and placed against the bank face to provide localised erosion protection and promote bank stability. The intent of the timber revetment is to provide interim bank protection while the revegetation establishes. It is understood that Mr Atkins will install the timber using his own machinery.
- ◆ **Fencing and revegetation:** Fencing and revegetation are proposed immediately behind the timber revetment works. These measures will extend and connect existing upstream and downstream fencing and riparian revegetation corridors, improving continuity of riparian vegetation and eliminating stock access pressures. Fencing is required to be a minimum of 10 m from the top of bank.
- ◆ **Targeted revegetation at floodplain flow paths and re-entry points:** Targeted revegetation is recommended at two locations where concentrated floodplain flow paths re-enter the Mersey River and erosion risk is increased. While these areas are currently fenced and partially vegetated, supplementary planting is required to improve bank resilience and reduce the likelihood of future erosion.

- **Willow management:** Management of discontinuous willow infestations is recommended along the length of Mr Atkins' river frontage, including in-stream and on the bank, to support native riparian vegetation establishment and improve channel and floodplain function.

The proposed works align with the core principles of Nature-based Solutions (NbS) and contemporary river management and have therefore been approved for project funding. The interventions are expected to deliver holistic outcomes that generate both environmental and social benefits. These principles underpin the design and implementation of works that operate in partnership with natural processes to achieve long-term, sustainable results.



Figure 3-5 Proposed Works Arrangement



Figure 3-6 Downstream view of the proposed timber revetment extent.

3.3.1. *Timber Revetment*

The strategic placement of large wood can provide an effective, nature-based approach to stabilising eroding banks. The final configuration of the works will depend on:

- 💧 The characteristics and amount of the available timber, including size, shape, and structural complexity (e.g. the presence and orientation of root balls and branches).
- 💧 The machinery used for the works.
- 💧 The bank profile.

The guidance provided below is intended to support the safe and effective implementation of these measures with an example of a typical log revetment provided in Figure 3-7, Figure 3-8 and Figure 3-9.

- 💧 **Orientation:** Logs and root balls should be positioned to deflect flow away from exposed banks, dissipate hydraulic energy, and promote sediment deposition at the bank toe. Place logs parallel or slightly oblique (10–30°) to flow.
- 💧 **Root ball use:** Where available, root balls should be positioned upstream and at the base of eroding banks to add structural strength and hydraulic roughness.
- 💧 **Anchoring:** Drive piles in and around the logs to hold them in place. Otherwise, partially embed logs into the substrate. This is done to enhance stability and reduce the risk of mobilisation during high flows.

- **Integration with vegetation:** Combine wood placement with native riparian planting to provide long-term reinforcement and habitat value as vegetation establishes.

Over time, these structures trap sediment, encourage natural revegetation, and evolve into self-sustaining, vegetated benches that strengthen the bank and improve resilience to future flood events.

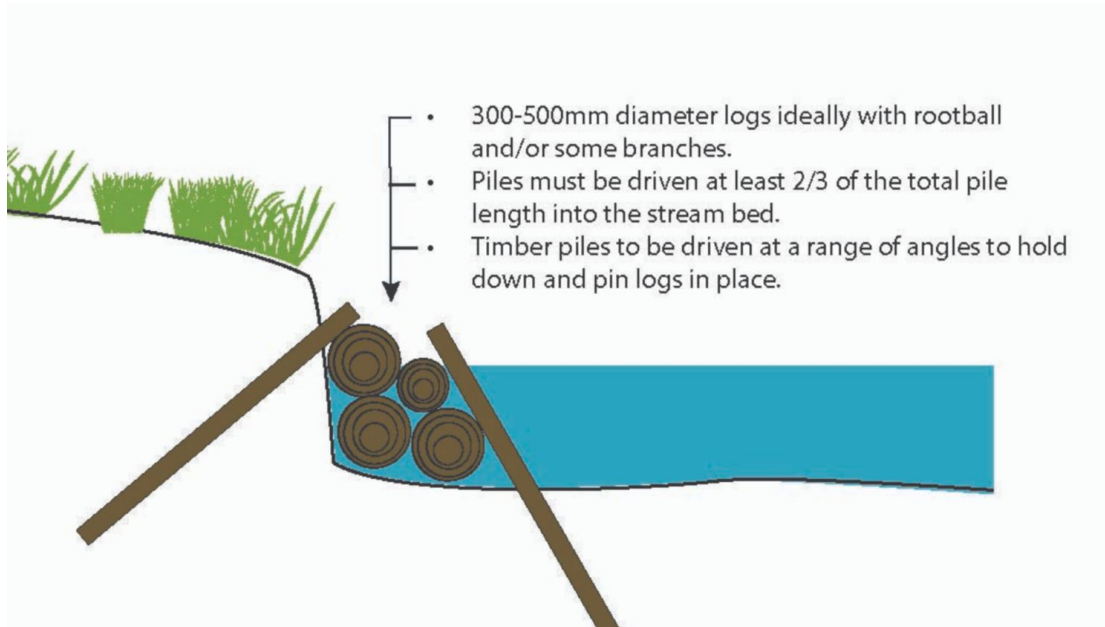


FIGURE 3-7 CONCEPTUAL CROSS-SECTION DIAGRAM FOR LARGE WOOD PLACEMENT.

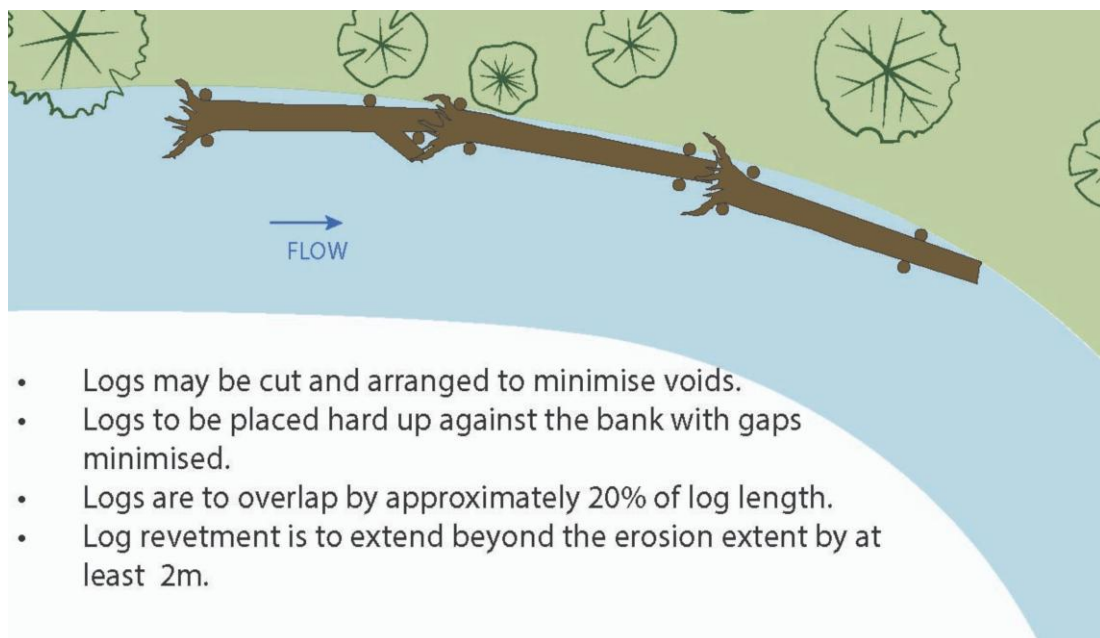


FIGURE 3-8 CONCEPTUAL PLANFORM DIAGRAM FOR LARGE WOOD PLACEMENT.



FIGURE 3-9 EXAMPLE LOG REVETEMENT ARRANGEMENT ON THE OVENS RIVER, VICTORIA.

3.3.2. *Revegetation*

A thorough revegetation program should focus on establishing native vegetation along the **bank face, at the top of the bank, and extending beyond the top of bank** at the proposed locations. The revegetated zone should be made as wide as practically feasible. Conceptual layouts for revegetation on both steep (vertical) and gently sloping banks are shown in Figure 3-10 3-10 and Figure 2-11, respectively. Denser planting is recommended along the bank face and on the outer bends of the channel. The revegetation effort should include a diverse mix of locally native species to promote bank stability. Species such as grasses, reeds, rushes, sedges, and shrubs play a critical role in stabilising banks and should be the main focus of revegetation works aimed at erosion control and channel resilience.

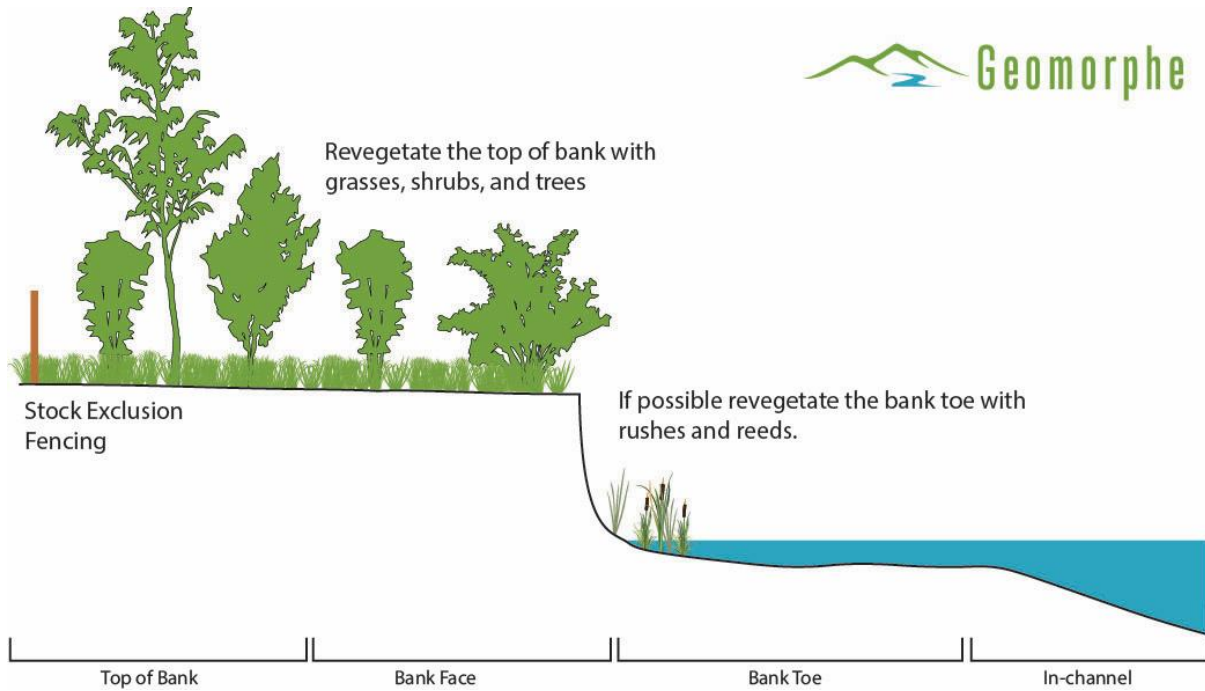


Figure 3-10 3-10 Concept revegetation arrangement for a vertical bank profile.

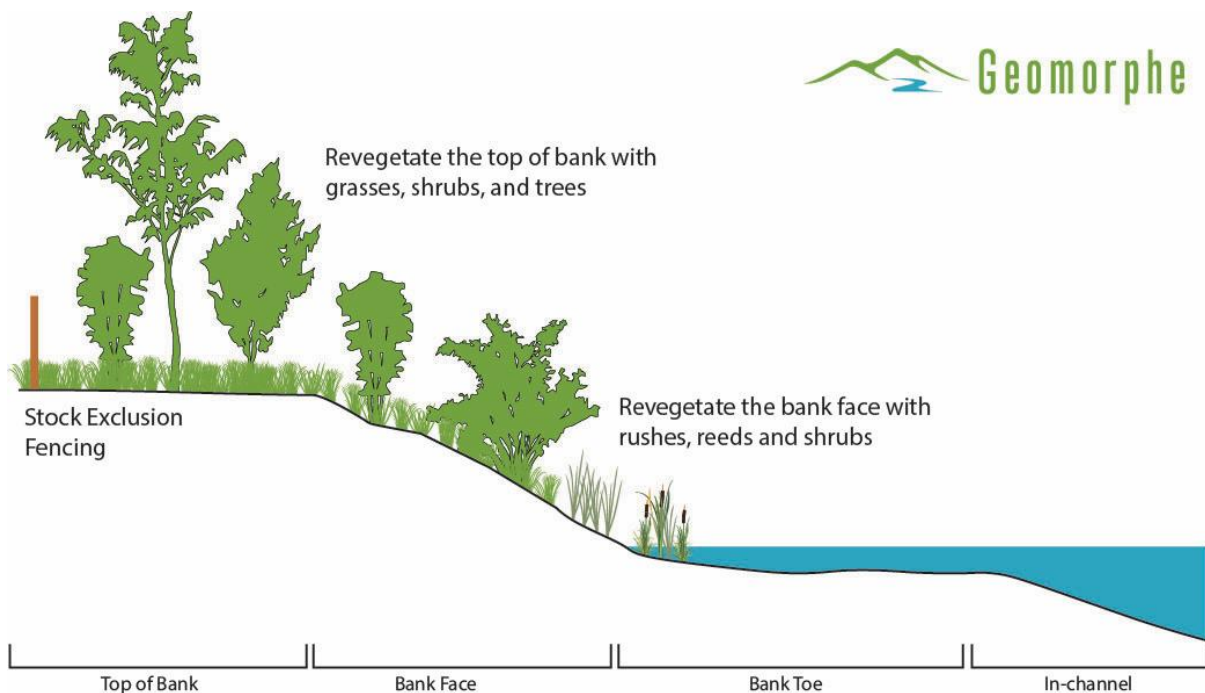


Figure 3-11 3-11 Concept revegetation arrangement for a sloped bank profile.

3.3.3. Willow Management

Willow management activities, primarily involving herbicide application, can be implemented across the full extent of the reach, reflecting the scattered and discontinuous nature of willow presence. Works should generally progress in a downstream direction to minimise the risk of reinfestation and manage potential downstream impacts. Willows should be chemically treated using an approved herbicide suitable for use near waterways prior to any physical removal, to limit the spread of live or

viable material. Retention of willow stumps in situ is recommended to assist in maintaining bank stability while native vegetation establishes, noting that poisoned willow root systems may continue to contribute to channel stability for several years (approximately three years).

All cut willow material should be stockpiled and disposed of in a responsible manner (e.g. burnt), with material placed well clear of the active channel and flood-prone areas. This will reduce the likelihood of re-entry during high flow events and minimise the risk of downstream transport and spread.

3.4. Resource Estimate

A resource estimate for the proposed works is provided in Table 3-1.

TABLE 3-1 RESOURCE ESTIMATE.

Location	Revetment length	Fencing estimate	Revegetation estimate	Time estimate
Timber revetment site	100m	100m	170 plants*	-
Upstream flow re-entry point	-	-	15 plants*	-
Downstream floodplain flow path and re-entry point	-	1400m	1350 plants	-
Willow management (reach wide)	-	-	-	2/3 days

*planting density 1500 plants/ha.

3.5. Works Methods

To reduce the impact of construction on stream health, the following practices are recommended:

- Keep disturbance to the waterway bed and banks to an absolute minimum. Use of machinery or equipment within the channel should be avoided unless essential.
- Install appropriate controls to prevent sediment from entering the river during works. This includes measures to stop silt from washing downstream.
- Put safeguards in place to prevent chemicals, fuels, or any construction related substances from spilling into the waterway or being carried away by runoff.
- Do not allow any wastewater or construction materials to be discharged or dumped into the stream under any circumstances.
- All vehicles and equipment should be thoroughly cleaned and disinfected both before arriving at the site and when leaving. This reduces the risk of introducing weeds or diseases.
- Plan construction activities to avoid periods when the waterway is experiencing high flows, which can increase the risk of erosion and pollution.
- Avoid placing or leaving materials anywhere that they could be moved into the water by wind, rain, or rising flows.
- Any waste materials found on site or generated during works must be removed and disposed of appropriately.

3.6. Permits and Approvals

The undertaking any works is conditional upon the successful funding applicant securing all relevant permits and approvals before works commence.



Geomorphe

Trusted specialists in waterway science and engineering



Brisbane (Meanjin)

Wangaratta

Geomorphe respect the traditional owners of the land on which we work, live and play.
We admire their connection to water and country, and pay respects to
their elders, past and present.

www.geomorphe.com.au





7.6 Development Standards for Buildings and Works

Written advice addressing Performance Criteria C7.6.1 P1.1

This written advice addresses the performance criteria for the placement of large timber logs along the banks of the Mersey River to improve resilience against riverbank erosion resulting from flood events, while ensuring the protection and conservation of ecological systems and the provision of aquatic habitat. The advice is supported by the attached design report.

Native timber revetment has been selected as the preferred bank erosion treatment to comply with the principles and objectives of Nature-based Solutions (NbS). Stock exclusion fencing, weed management, and revegetation works form part of the project.

The placement of the logs will be considered a structure and is therefore subject to boundary setback requirements. Compliance with the minimum 5-metre setback prescribed under the *Land Use Planning and Approvals Act 1993* is not achievable for this structure.

This application seeks a discretionary permit to vary the 5-metre setback required by Acceptable Solution A1 of Clause 7.6.1 and relies on Performance Criteria P1.1.

The proposal satisfies P1.1 for the following reasons:

(a) impacts caused by erosion, siltation, sedimentation and runoff;

The works have been designed to build stream resilience during future high flow events and work with natural river processes and features. The works have been designed by a qualified river engineer to minimise disturbance within the waterway, with a supporting design report provided for the project.

The environmental best practice guidelines outlined in the *Wetlands and Waterways Works Manual* will be followed by the operator, with NRM North staff present onsite during construction to ensure these principles are applied. Works will be scheduled during periods of low waterway flows, and all machinery will remain out of the waterway to minimise disturbance and siltation.

Refer to Section 3.5 of the report for works methods requirements.



(b) impacts on riparian or littoral vegetation;

All established native vegetation will be retained and protected during construction. Associated weed management will be undertaken as part of the project, primarily involving willow control, which will be carried out by an approved contractor. Willow management works will be undertaken in areas that will not negatively influence channel stability. Revegetation works are also included to enhance biodiversity and improve habitat values within the riparian zone.

(c) maintaining natural streambank and streambed condition, where it exists;

The purpose of the project is to protect the streambank from further erosion by placing native timber logs along the bank to improve flood resilience. The streambank and bed along the revetment section is currently eroded and degraded, so works will improve the long-term outcome of the section of waterway by preventing further erosion. All other stream bank and bed sections will remain untouched.

(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;

The project will increase the in-stream natural habitat by placing native timber logs along the stream bank. Revegetation activities will also provide more native habitat along the riparian zone for many years to come.

(e) the need to avoid significantly impeding natural flow and drainage;

Natural flow of the waterway will remain unchanged during and after the project.

(f) the need to maintain fish passage, where known to exist;

Fish passage within the waterway will remain unchanged during and after the project.

(g) the need to avoid land filling of wetlands;

There will be no infilling of wetlands through the project

(h) the need to group new facilities with existing facilities, where reasonably practical;

No new facilities will be created through this project

(i) minimising cut and fill;

There will not be any cut and fill created through this project.

(j) building design that responds to the particular size, shape, contours or slope of the land;

The timber revetment works proposed will follow the landform and the contour of the land and waterway as per the design report.



(k) minimising impacts on coastal processes, including sand movement and wave action;

The works are not proposed within the coastal zone

(l) minimising the need for future works for the protection of natural assets, infrastructure and property;

The need for future works will be minimised through the application of Nature-based Solutions that are designed to provide long-term resilience to riverbank erosion and flood impacts. Native timber revetment using large woody debris will stabilise the riverbank while maintaining natural geomorphic processes and providing aquatic habitat, reducing the likelihood of ongoing erosion and bank failure.

The project also includes complementary measures such as stock exclusion fencing, weed management (including willow control), and revegetation of the riparian zone. These actions will improve bank stability, strengthen root structures, and enhance biodiversity, further reducing erosion risk over time.

(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual;

The manual will be used as a best practice guide in conjunction with the design report prepared by the river engineer, with experienced NRM North staff present onsite to provide guidance and support to contractors and the landholder as required.

(n) the guidelines in the Tasmanian Coastal Works Manual.

This project is not on the coast therefore this is not applicable.

11/02/2026

Jesse Webster
Operations Manager – Water & Biodiversity
NRM North
Level 2, McKensie Building
63-65 Cameron Street
Launceston, TAS 7250

jwebster@nrmsouth.org.au

Dear Jesse,

Mersey River Atkins, Planning Application Response

This letter has been prepared in response to a request for clarification from Meander Valley Council regarding the proposed timber revetment, fencing, and revegetation works located on the southern floodplain of the Mersey River at Caveside, upstream of Union Bridge Road.

Council has specifically requested additional information to address Clause C7.6.1 P5, particularly in relation to the potential for increased risk of inundation to adjacent downstream land as a result of the proposed works.

The proposed stabilisation works consist of installing a timber revetment constructed from existing hardwood debris deposited on the property during previous flood events. The timber will be placed directly against the existing bank face to provide localised erosion protection and promote bank stability while revegetation establishes.

Importantly, the proposed works will be confined entirely within the existing river channel and against the current eroded bank profile. The works will not extend onto the adjacent floodplain, obstruct overbank flow paths, or introduce any fill or structures within the floodplain. As such, there will be no reduction in floodplain storage or alteration to established flood conveyance pathways across the southern floodplain.

The works are specifically designed not to reinstate the bank to its pre-erosion cross-section. No material will be placed to rebuild the bank outward or encroach into the channel beyond its current alignment. Consequently, the channel cross-section will not be constricted, and flood levels during high flow events will not be increased as a result of the proposed works.

By stabilising the actively eroding bank face, the works are expected to reduce the ongoing supply of unconsolidated material to the channel and limit further localised bank retreat, without altering the broader channel form or floodplain hydraulics. The use of existing large woody material is consistent with natural processes within this high-energy river system and will not adversely affect flood behaviour.

Based on the above, it is concluded that the proposed in-channel timber revetment works will not increase the risk of inundation to the adjacent floodplain and will not adversely impact flood conveyance or floodplain function.

Should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,



Julian Martin

Director – Waterway Engineer

julian@geomorphe.com.au