



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/042913

PROPOSAL: Dwelling and Outbuilding

LOCATION: 122 Houston Drive, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 03 July 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 03 July 2024. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 03 July 2024.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

PROPOSED DWELLING & GARAGE

Location:

Address..... 122 HOUSTON DRIVE
Suburb/Town MOUNT RUMNEY Postcode 7170.

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development

\$ 650,000 - -

Is the property on the Tasmanian Heritage Register?

Yes

No

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site:

VACANT LAND

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No


Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's Signature:

Signature  Date 15/03/24

PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation.
May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the Council.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis plan and site plan**, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.
 - Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
 - Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.

Clarence City Council

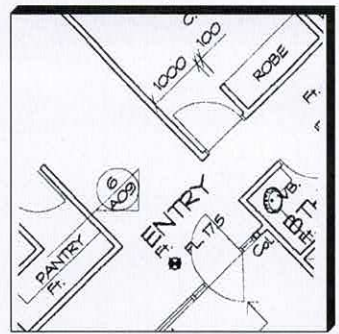
DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
 - *Internal layout of each building on the site.*
 - *Private open space for each dwelling.*
 - *External storage spaces.*
 - *Car parking space location and layout.*
 - *Major elevations of every building to be erected.*
 - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
 - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
 - *Materials and colours to be used on rooves and external walls.*
- Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
 - *Planting concepts.*
 - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
 - *Plantings proposed for screening from adjacent sites or public places.*
- Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

Planning Department
Clarence City Council
38 Bligh St.
Rosny Park



Dear Sir/Madam,

Re: Planning Application for the Proposed Dwelling and Garage at 122 Houston Drive, Mount Rumney.

Please find attached Proposed Dwelling and Garage at 122 Houston Drive, Mount Rumney.

The proposed Dwelling is located in the 'Rural Living' zone on a vacant two hectare land parcel. The existing access is located from the west with the Proposed Dwelling and Garage located towards the rear part of the property in an existing cleared area.

Four to five trees are proposed to be removed which has been commented in the Environmental Report.

The Proposed design is a single level home with skillion colorbond roof. A mix of external claddings include Stria, James Hardie brushed concrete finish and smaller areas of spotted gum timber cladding.

A 9x6 metre colorbond shed is also shown as Stage 2.

Please find attached certificate of title documents, GES bushfire report and GES wastewater report. I have also submitted an application to Hobart Airport regarding the airport overlay.

I will await council's assessment.

Kind regards,

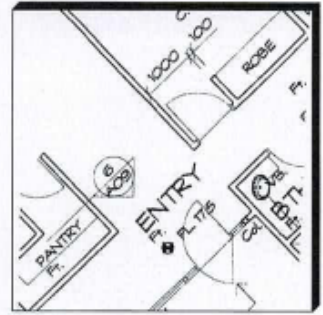
Kevin Roberts
TAS BUILDING DESIGN Pty Ltd
Date: 15/03/2024

TAS BUILDING DESIGN

m. 0408 882 283
e. tas.buildingdesign@bigpond.com
a. po box 2018 howrah 7018

residential
commercial

Planning Department
Clarence City Council
38 Bligh St.
Rosny Park



Dear Sir/Madam,

Re: PDPLANPMTD-2024/42913 - Planning Application for the Proposed Dwelling and Garage at 122 Houston Drive, Mount Rumney.

In response to the further information letter dated 03/06/24, please find response below:

Re: Clause C2.6.1 - Construction of Parking areas.

As the development does not meet the A1 Acceptable Solutions, please find below P1 Performance Criteria response.

The parking, access ways, manoeuvring and circulation areas will be constructed with a road base gravel finish.

- a) The nature of the use will be for a residential dwelling.
- b) The topography of the land has an existing driveway access from recently formed subdivision works. The grade complies to acceptable access gradients. Most of the driveway levels out to a near level access to the dwelling.
- c) Given the large space, the level areas around the dwelling will be surface drainage. The driveway drainage will exit into the existing topside large culvert. Part of the lower part of the driveway will drain off the into the existing open space within the property.
- d) The likelihood of transporting sediment or debris from the site will be minimal. The excavated earthworks will be used to spread around the house so the main excavation period wont be tracking any dirt. The road base gravel driveway will be built as the first step of the project, therefore the driveway will be of a clean road base gravel finish for the main build.
- e) As noted above, the likelihood of generating dust will be minimal given the road base gravel area is built first and maintained throughout the building project.

TAS BUILDING DESIGN

m. 0408 882 283

e. tas.buildingdesign@bigpond.com

a. po box 2018
howrah 7018

residential
commercial

- f) The proposed surfacing will be road based gravel sourced from a local quarry. The road base gravel will be a mix of gravel and road and compacted when placed.

I will await council's assessment.

Kind regards,

A handwritten signature in black ink, appearing to read 'KR', with a long horizontal stroke extending to the right.

Kevin Roberts
TAS BUILDING DESIGN Pty Ltd
Date: 05/06/2024

SEARCH OF TORRENS TITLE

VOLUME 174020	FOLIO 5
EDITION 4	DATE OF ISSUE 25-Sep-2019

SEARCH DATE : 07-Feb-2024

SEARCH TIME : 02.35 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 5 on Sealed Plan 174020
 Derivation : Part of Lot 36879, 104.3ha Gtd. to The Director
 of Housing
 Prior CT 33225/1

SCHEDULE 1

M663390 & M776884 TRANSFER to ELISE JADE ALLEN Registered
 25-Sep-2019 at 12.01 PM

SCHEDULE 2

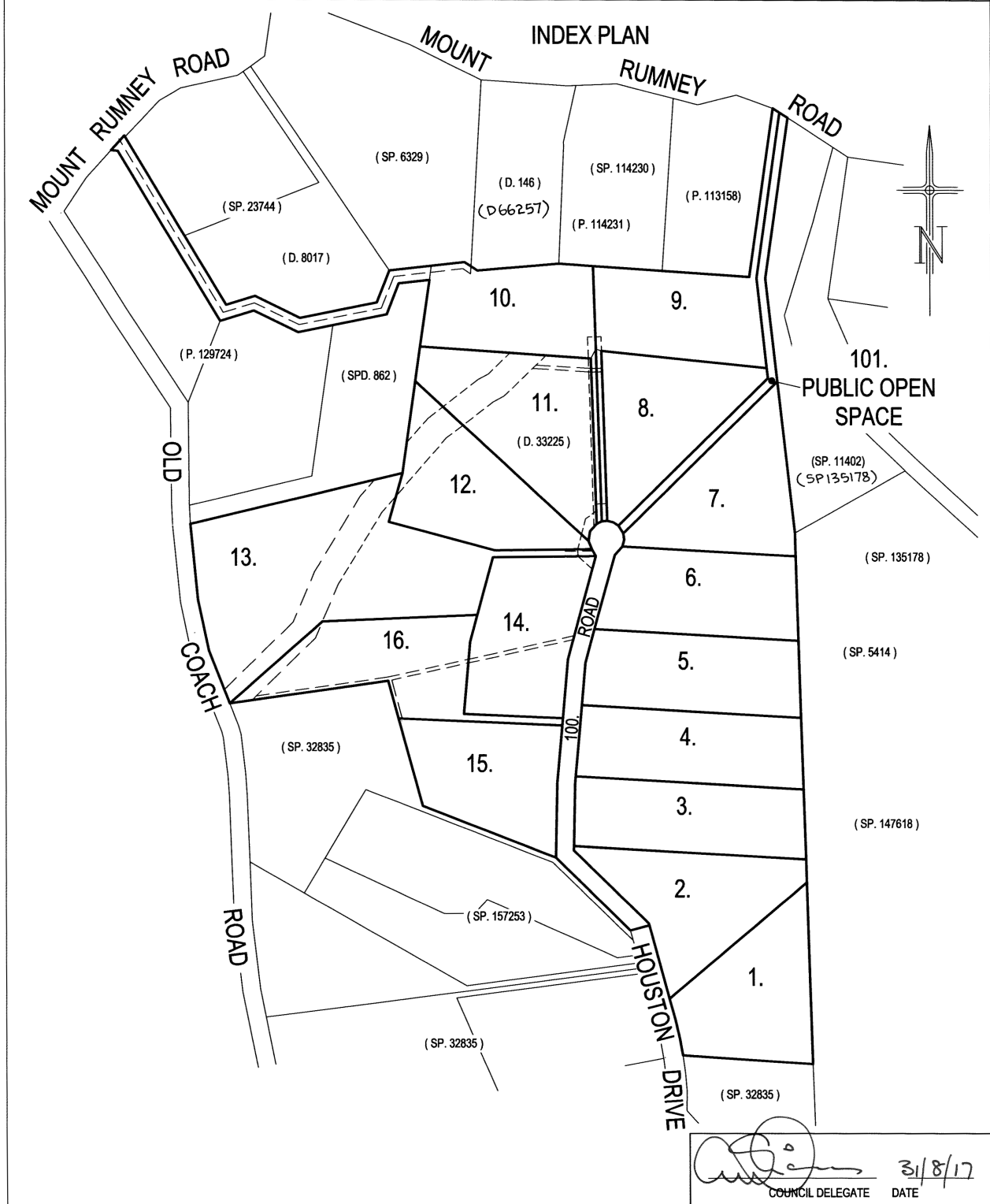
Reservations and conditions in the Crown Grant if any
 SP174020 FENCING COVENANT in Schedule of Easements
 A751454 TRANSFER was made SUBJECT TO Covenants
 E190530 MORTGAGE to Police Bank Ltd Registered 25-Sep-2019
 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

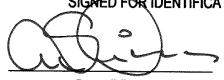
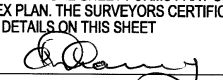
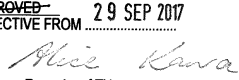
No unregistered dealings or other notations

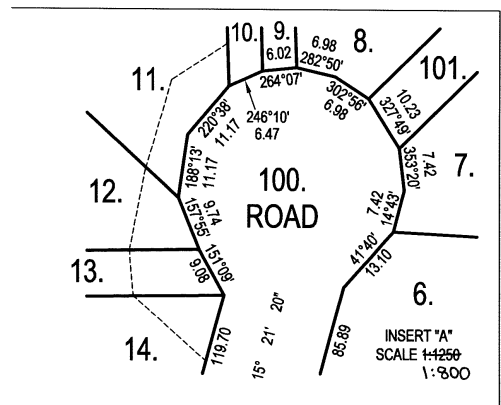
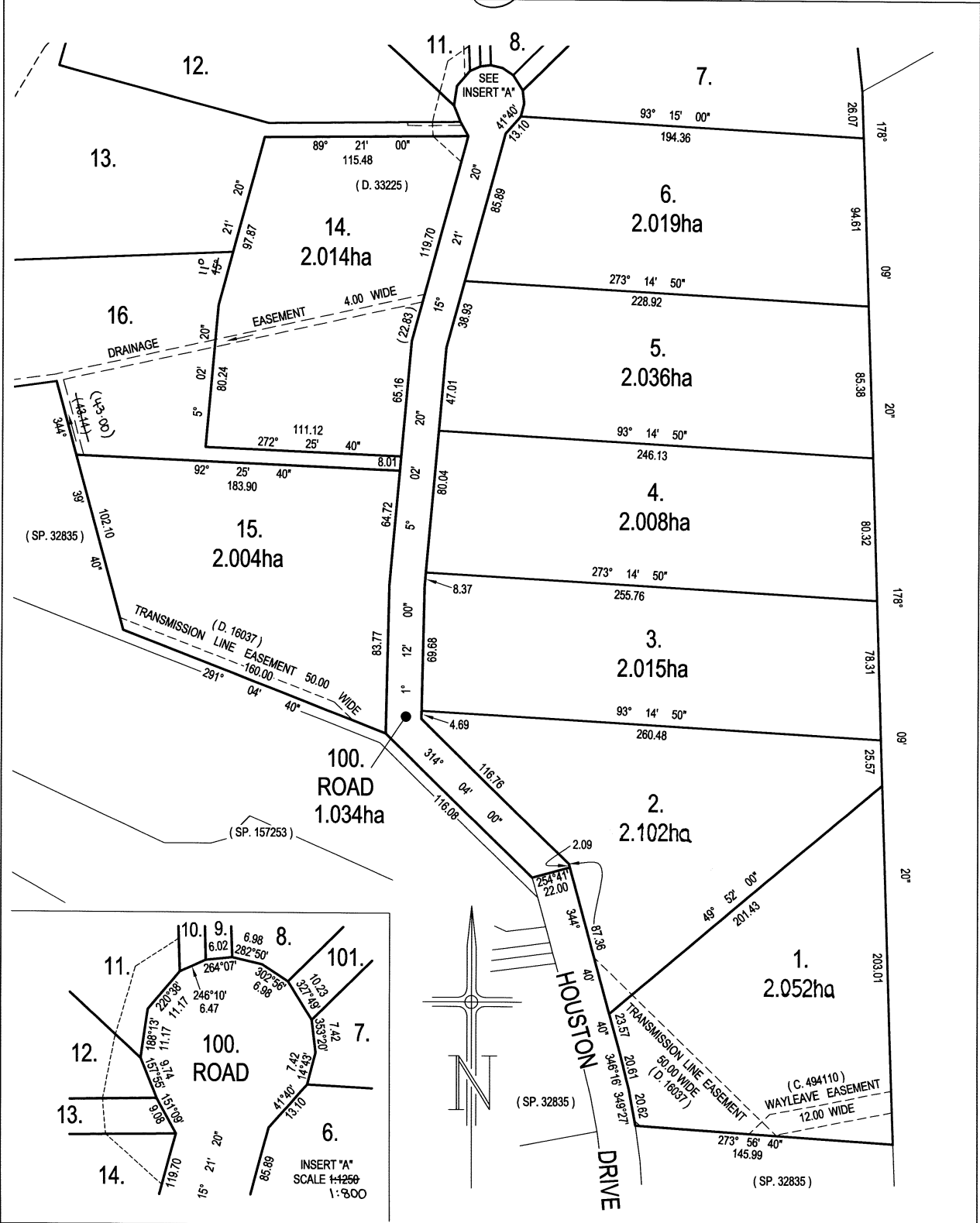
OWNER: WESTWOOD PROPERTIES PTY. LTD.	PLAN OF SURVEY	REGISTERED NUMBER SP174020
FOLIO REFERENCE: C.T. 33225 - 1		BY SURVEYOR N. D. LEARY of LEARY & COX 4/40 MOLLE STREET HOBART 7000 PH 61182030 MOB 0418 129 303
GRANTEE PART OF LOT 36879, 104.3 ha GRANTED TO THE DIRECTOR OF HOUSING	CITY OF CLARENCE	SURVEYOR'S REF: 873411 Recorder of Titles
SCALE 1:4000 LENGTHS IN METRES		SURVEYOR'S REF: 873411

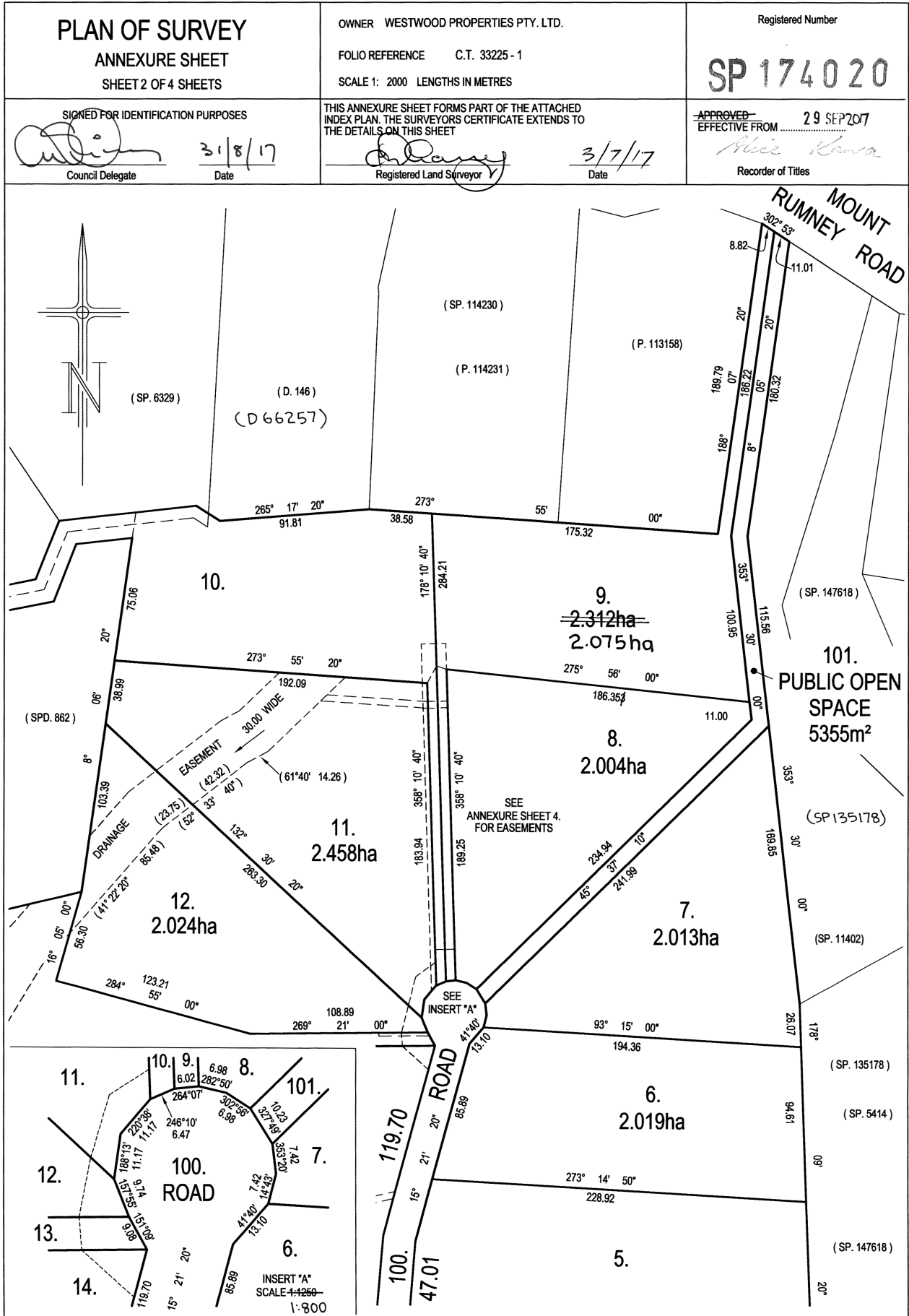
MAPSHEET MUNICIPAL CODE No. 107 (5225-34)	LAST UPI No.	LAST PLAN No. D33225	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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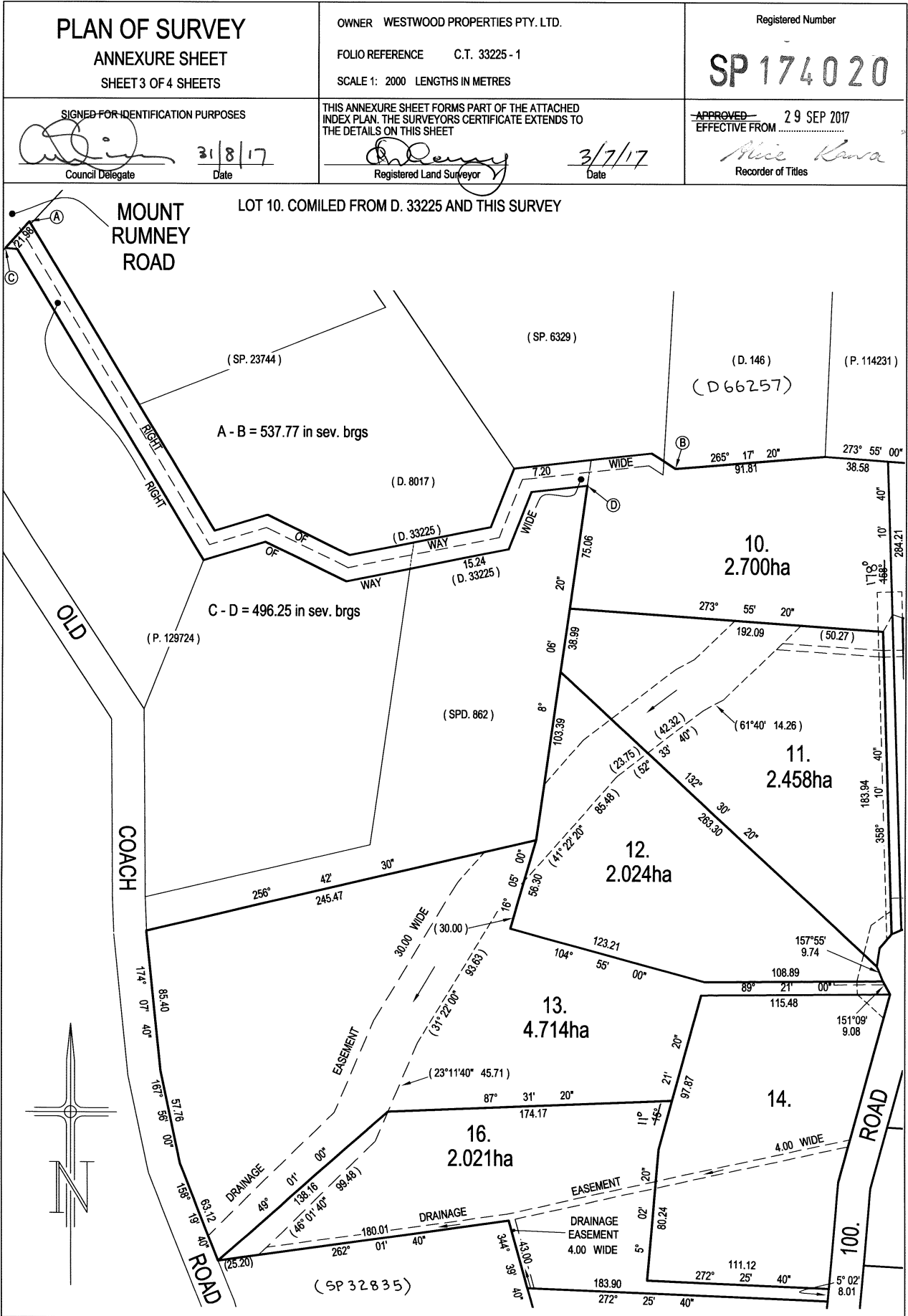


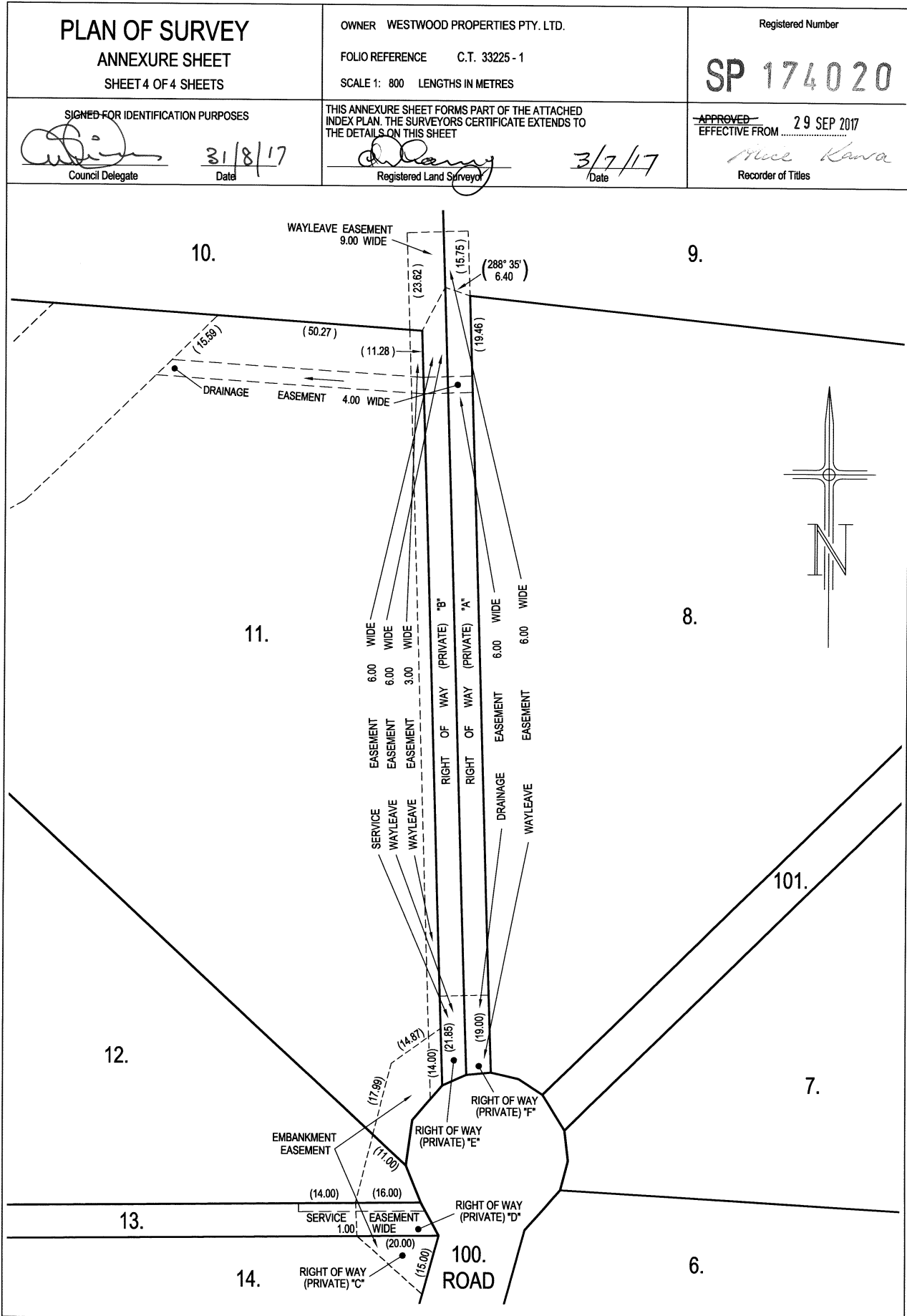
[Signature] 31/8/17
COUNCIL DELEGATE DATE

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 4 SHEETS</p>	<p>OWNER WESTWOOD PROPERTIES PTY. LTD. FOLIO REFERENCE C.T. 33225 - 1 SCALE 1: 2000 LENGTHS IN METRES</p>	<p>Registered Number SP174020</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate 31/8/17 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET  Registered Land Surveyor 3/7/17 Date</p>	<p>APPROVED EFFECTIVE FROM 29 SEP 2017  Recorder of Titles</p>









<p align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center" style="font-size: 2em;">SP 174020</p>
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EASEMENTS AND PROFITS

PAGE 1 OF 6 PAGE/S
6

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

EASEMENTS

Drainage

Lots 9, 10, 11, 14 and 16 are SUBJECT TO a Right of Drainage over the area marked "Drainage Easement 4.00 wide" in favour of the Clarence City Council as shown on the plan.

Lots 11, 12, 13 and 16 are SUBJECT TO a Right of Drainage over the area marked "Drainage Easement 30.00 wide" in favour of the Clarence City Council as shown on the plan.

Lot 9 is SUBJECT TO a Right of Drainage over the area marked "Drainage Easement 6.00 wide" in favour of the Clarence City Council as shown on the plan.

Embankment

(as defined herein)

Lots 11, 12, 13 & 14 on the Plan are subject to an Embankment Easement over the area marked "Embankment Easement" on the Plan in favour of the Clarence City Council.

Wayleave

(as defined herein) in favour of Aurora Energy Pty Ltd

Lot 1 is SUBJECT TO a Wayleave Easement over the area marked "Wayleave Easement 12.00 wide" as shown on the plan and as created by and more fully set forth in C494110.

(as defined herein) in favour of Tasmanian Networks Pty Ltd

Lots 9 & 10 are SUBJECT TO a Wayleave Easement over the area marked "Wayleave Easement 6.00 wide" as shown on the plan.

(as defined herein) in favour of Tasmanian Networks Pty Ltd

Lot 10 is SUBJECT TO a Wayleave Easement over the area marked "Wayleave Easement 9.00 wide" as shown on the plan.

(as defined herein) in favour of Tasmanian Networks Pty Ltd

Lot 11 is SUBJECT TO a Wayleave Easement over the area marked "Wayleave Easement 3.00 wide" as shown on the plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: Westwood Properties Pty Ltd FOLIO REF: CT 33225/1 SOLICITOR & REFERENCE: Butler McIntyre & Butler (JS)</p>	<p>PLAN SEALED BY: <i>Clarence City Council</i> DATE: 31.8.17 SD 2015/38 REF NO. <i>[Signature]</i> Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 5 PAGES 6</p>	<p>Registered Number</p> <p>SP 174020</p>
<p>SUBDIVIDER: Westwood Properties Pty Ltd FOLIO REFERENCE: CT 33225/1</p>	

Transmission

Lots 1, 2 and 15 are SUBJECT TO a Transmission Line Easement over the area marked "Transmission Line Easement 50.00 wide" as shown on the plan and as created by and more fully set forth in A751454.

Rights of way

Lot 10 is SUBJECT TO a Right of Carriageway over the area marked "Right of Carriageway 7.20 wide" in favour of lots in memorials 31/7151, 32/8439, 37/6757 and 40/2292 (as far as the rights are validly created and are subsisting and capable of taking effect) as shown on the plan. ✓

Lot 10 is SUBJECT TO a Right of Carriageway over the area marked "Right of marked "Right of Carriageway 15.24 wide" in favour of lots in memorials 31/7151, 32/8439, 37/6757 and 40/2292 (as far as the rights are validly created and are subsisting and capable of taking effect) as shown on the plan. ✓

Lots 12 and 13 are TOGETHER WITH a Right of Carriageway over the area marked "Right of way (Private) 'C'" over lot 14 as shown on the plan. ✓

Lot 12 is TOGETHER WITH a Right of Carriageway over the area marked "Right of way (Private) 'D'" over lot 13 as shown on the plan. ✓

Lots 8, 9 and 11 are TOGETHER WITH a Right of Carriageway over the area marked "Right of way (Private) 'E'" over lot 10 as shown on the plan. ✓

Lots 8, 10 and 11 are TOGETHER WITH a Right of Carriageway over the area marked "Right of way (Private) 'F'" over lot 9 as shown on the plan. ✓

Lots 8 and 9 are TOGETHER WITH a Right of Carriageway over the area marked "Right of way (Private) 'B'" over lot 10 as shown on the plan. ✓

Lots 8 and 10 are TOGETHER WITH a Right of Carriageway over the areas marked "Right of way (Private) 'A'" and over lot 9 as shown on the plan. ✓

Lot 14 is SUBJECT TO a Right of Carriageway over the area marked "Right of way (Private) 'C'" appurtenant to lots 12 and 13 as shown on the plan. ✓

Lot 13 is SUBJECT TO a Right of Carriageway over the area marked "Right of way (Private) 'D'" appurtenant to lot 12 as shown on the plan. ✓

Lot 10 is SUBJECT TO a Right of Carriageway over the area marked "Right of way (Private) 'E'" appurtenant to lots 8, 9 and 11 as shown on the plan. ✓

Lot 9 is SUBJECT TO a Right of Carriageway over the area marked "Right of way (Private) 'F'" appurtenant to lots 8,10 & 11 as shown on the plan. ✓

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

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES 6</p>	<p>Registered Number</p> <p>SP 174020</p>
<p>SUBDIVIDER: Westwood Properties Pty Ltd FOLIO REFERENCE: CT 33225/1</p>	

Lot 10 is SUBJECT TO a Right of Carriageway over the area marked "Right of way (Private) 'B'" appurtenant to lots 8 and 9 as shown on the plan. ✓

Lot 9 is SUBJECT TO a Right of Carriageway over the area marked "Right of way (Private) 'A'" appurtenant to lots 8 and 10 as shown on the plan. ✓

Service (as defined herein)
Lot 13 is SUBJECT TO a Service Easement over the area marked "Service Easement 1.00 wide" appurtenant to lot 12 as shown on the plan. ✓

(as defined herein)
Lots 9 and 11 are TOGETHER WITH a Service Easement over the area marked "Service Easement 6.00 wide" over lot 10 as shown on the plan. ✓

(as defined herein)
Lot 10 is SUBJECT TO a Service Easement over the area marked "Service Easement 6.00 wide" appurtenant to lots 9 and 11 as shown on the plan. ✓

Lot 12 is together with a Service Easement (as defined herein) over the area marked Service Easement 1.00 wide on the plan.

DEFINITIONS:

"Embankment Easement" means all the full and free right and liberty for the Clarence City Council and its successors and its and their servants, agents and contractors ("the Council") at all times hereafter:-

- (a) to have the stability and support of the area shown on the Plan as "Road 100" ("the Road") upheld and maintained by the Embankment Easement.
- (b) to enter into and upon the servient land with or without all necessary plant, machinery and equipment and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietors for the purpose of examining, maintaining, repairing or modifying the land area marked "Embankment Easement" without doing unnecessary damage to the said servient land and making good all damage occasioned by such make good.
- (c) Nothing within this definition shall prevent the registered proprietors for themselves and their successors in title from using the servient land provided that such use does not derogate from this grant or, in the opinion of the Council, compromise support provided to the Road.

"Right of Carriageway" means a right of carriageway as defined within Schedule 8 of the *Conveyancing and Law of Property Act 1884 (Tas)*.

"Right of Drainage" means a right of drainage as defined within Schedule 8 of the *Conveyancing and Law of Property Act 1884 (Tas)*.

"Service Easement" means the full and free right and liberty for the benefitting title and its successors and its and their servants agents and workmen at all time hereafter:-

- (a) To erect place inspect alter and repair renew maintain and use in upon and over and along and remove from the servient land wires cables apparatus appliances and other ancillary works (all of which are hereinafter collectively referred to as "the said lines" for the transmission and distribution of telecommunications and purposes incidental;
- (b) To cause or permit telecommunications to flow or be transmitted through and along the said lines;

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

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 5 PAGES <i>6</i></p>	<p>Registered Number</p> <p>SP 174020</p>
<p>SUBDIVIDER: Westwood Properties Pty Ltd FOLIO REFERENCE: CT 33225/1</p>	

- (c) To cut away remove and keep clear of the said lines all trees and all other obstructions or erections of any nature whatsoever which may at any time overhang encroach or be in or on the servient land and which may in any way endanger or interfere with the proper operation of the said lines ; and
- (d) To enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment machinery and vehicles of every kind.

“**Transmission Line Easement**” means the full and free right and liberty for the Hydro-Electric Commission and its successors and its and their servants agents and workmen at all time hereafter:-

- (a) To clear the lands marked “Transmission Line Easement 50.00 wide” on the plan (the said lands being portion of the said land within described and being hereinafter called “the servient land”) and to erect place inspect alter and repair renew maintain and use in upon and over and along and remove from the servient land towers poles wires cables apparatus appliances and other ancillary works (all of which are hereinafter collectively referred to as “the said lines” for the transmission and distribution of electrical energy and purposes incidental thereto;
 - (b) To cause or permit energy to flow or be transmitted through and along the said lines;
 - (c) To cut away remove and keep clear of the said lines all trees and all other obstructions or erections of any nature whatsoever which may at any time overhang encroach or be in or on the servient land and which may in any way endanger or interfere with the proper operation of the said lines ; and
 - (d) To enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment machinery and vehicles of every kind.
- (first created in A751454 for D16037)

“**Wayleave Easement**” means that defined in dealing C494110.
12.00 wide
New Wayleave Easement definition on Page 6

COVENANTS:

FENCING COVENANT:

The owner of each Lot on the plan covenants with *the Vendor* Westwood Properties Pty Ltd (~~the Vendor~~) that the Vendor shall not be required to fence

Signed for and on behalf of
Westwood Properties Pty Ltd
by authority of its director in accordance
with s.127 of the Corporations Act 2001



Timothy Allen Wark
Sole Director/ Sole Secretary

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

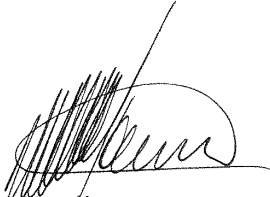
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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 5 PAGES 6</p>	<p>Registered Number</p> <p>SP 174020</p>
<p>SUBDIVIDER: Westwood Properties Pty Ltd FOLIO REFERENCE: CT 33225/1</p>	

The **STATE of TASMANIA** as mortgagee under Mortgage No. D150090 hereby consents to this Schedule of Easements in so far as certificate of title volume 33225 folio 1:

Executed by:

)
)



Executed by **MICHAEL MANN**
Pursuant to a delegation by the
Authority under Section 19 of the
Tasmanian Development Act 1983
in the presence of:

.....
AMANDA SPARGO
22 ELIZABETH ST HOBART TAS 7000

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

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**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 6 OF 6 PAGES

SP174020

SUBDIVIDER: - WESTWOOD PROPERTIES PTY LTD

FOLIO REFERENCE: - 33225/1

DEFINITION:

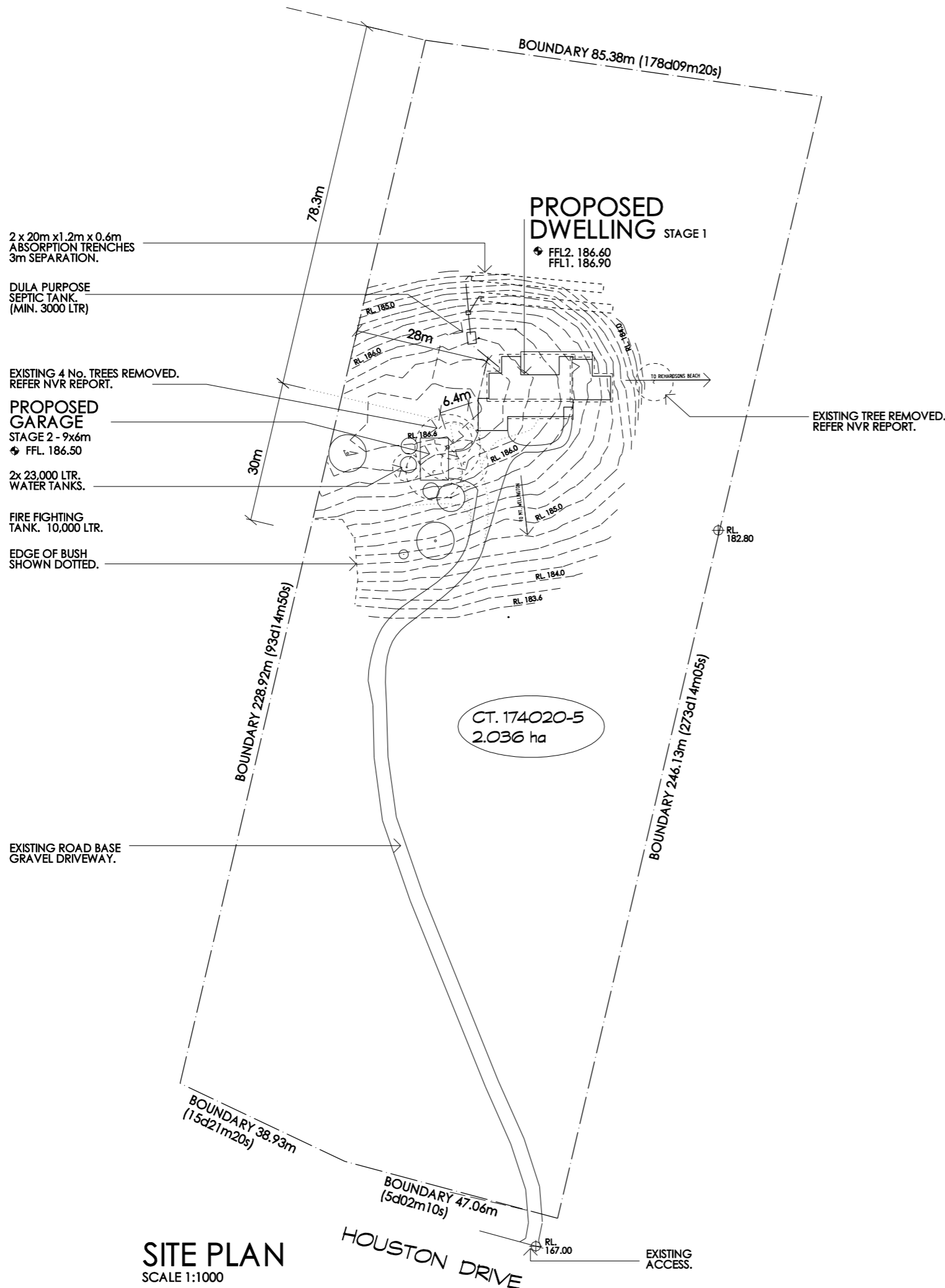
WAYLEAVE EASEMENT MEANS:

FIRSTLY all the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants agents and contractors (called "**TasNetworks**") at all times hereafter:

- a) TO maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "Wayleave Easement") of such materials and type as TasNetworks may determine above, on or under the lands respectively marked Wayleave Easement 3.00 wide, Wayleave Easement 6.00 wide and Wayleave Easement 9.00 wide on the Plan (called the "**servient land**");
- b) TO enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby;
- c) TO erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of TasNetworks these are necessary for reasons of safety;
- d) TO cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure;
- e) TO enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land;
- f) NOTHING herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land PROVIDED THAT such use does not derogate from this grant or, in the opinion of TasNetworks compromise the safe operation of TasNetworks electricity infrastructure located on, above or under the servient land.

SECONDLY the benefit of a covenant for TasNetworks and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures, objects, or vegetation within the said easement without the prior written consent of TasNetworks to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement hereinbefore described.

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



2 x 20m x 1.2m x 0.6m
ABSORPTION TRENCHES
3m SEPARATION.

DULA PURPOSE
SEPTIC TANK.
(MIN. 3000 LTR)

EXISTING 4 No. TREES REMOVED.
REFER NVR REPORT.

PROPOSED
GARAGE
STAGE 2 - 9x6m
FFL. 186.50

2x 23,000 LTR.
WATER TANKS.

FIRE FIGHTING
TANK. 10,000 LTR.

EDGE OF BUSH
SHOWN DOTTED.

EXISTING TREE REMOVED.
REFER NVR REPORT.

EXISTING ROAD BASE
GRAVEL DRIVEWAY.

SITE PLAN
SCALE 1:1000
NOTE:
- CONFIRM ALL LEVELS ON SITE PRIOR TO
COMMENCEMENT.

SITE PLAN LEGEND	
⊕	EXISTING LEVELS
⊕	NEW LEVELS

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TAS BUILDING DESIGN Pty. Ltd.

Kevin J. Roberts

m. 0408 882283
a. p.o.box 2018
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e. tas.buildingdesign@bigpond.com

cc 652

residential
commercial

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Project and Address:
**Proposed Dwelling at
No. 122 Houston Drive,
Cambridge.**

Client:
Ms. E. Allen

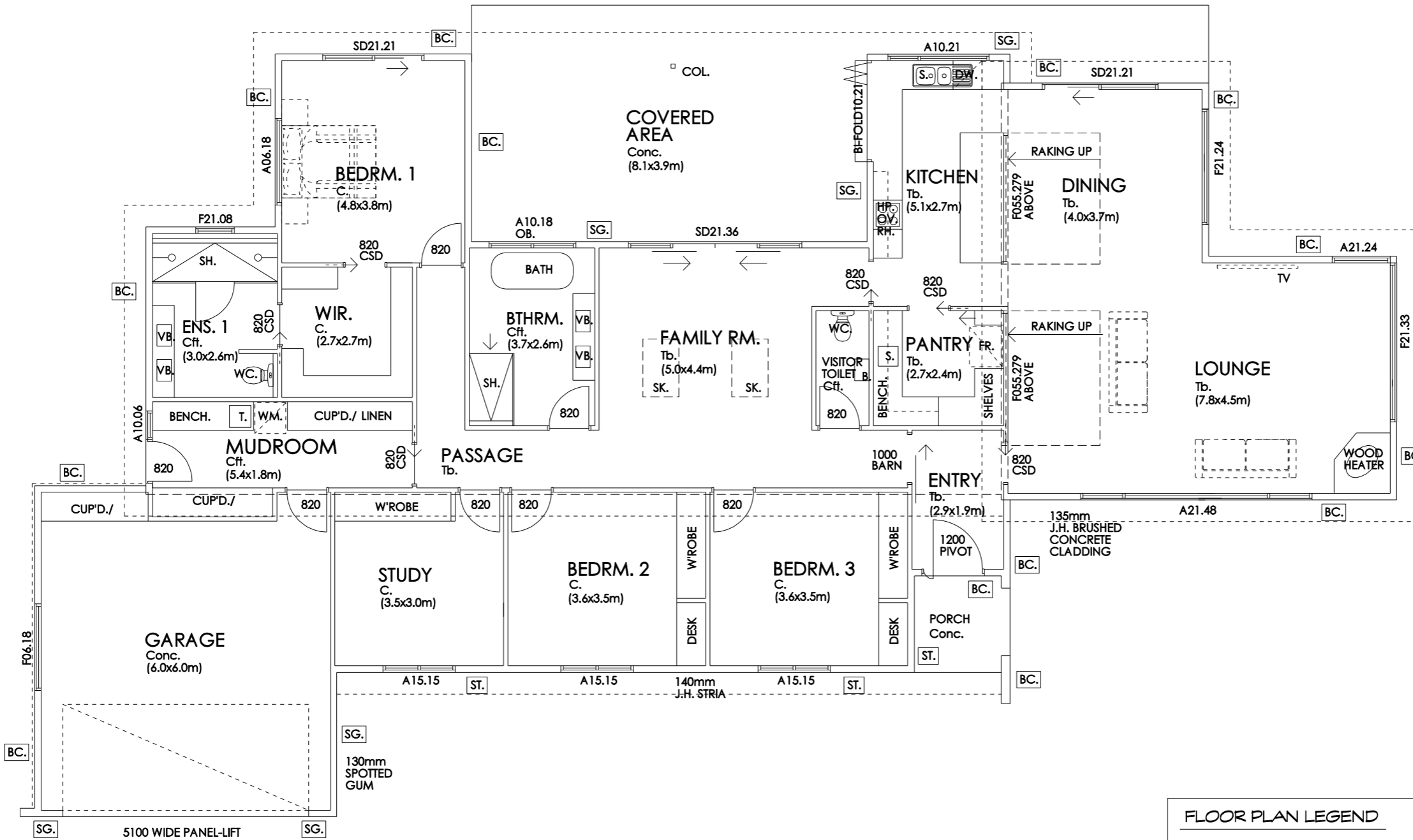
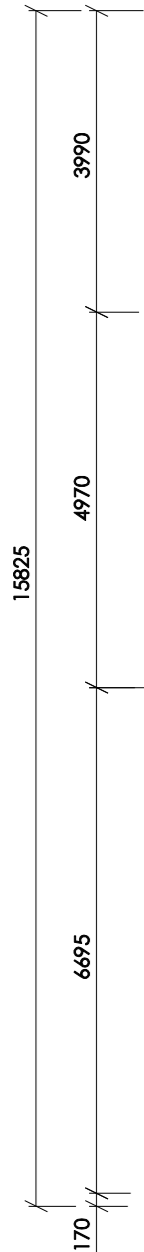
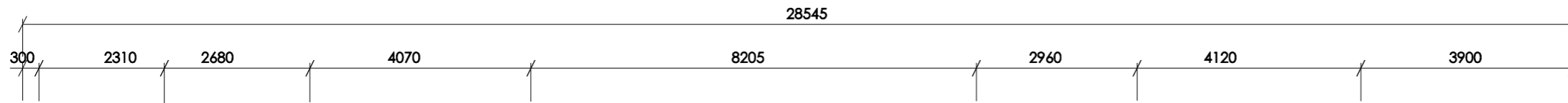
Drawing Title:
Site Plan

Please note: - Verify all dimensions on site. Figured
dimensions take precedence over scale readings.

Plot Date: 11/03/2024 Drawn: KJR
Approval: preliminary Scale: 1:1000 @ A3

Project No.:
22.09
Drawing No.: **sk01** Rev. -





FLOOR PLAN
SCALE 1:100

TOTAL FLOOR AREA:- 267 sq.m, 28.7 sq.

COVERED AREAS:- 31 sq.m.
PORCH AREA:- 4 sq.m.

FLOOR PLAN LEGEND	
ST.	STRIA CLADDING WITH STUD WALLS.
BC.	JAMES HARDIE BRUSHED CONCRETE CLADDING WITH STUD WALLS.
SG.	SPOTTED GUM CLADDING WITH STUD WALLS.
—	90mm INTERNAL STUD WALLS.
Tb.	TIMBER FLOOR
C.	CARPET
Cff.	CERAMIC FLOOR TILES
Conc.	CONCRETE FLOOR FINISH.

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Project and Address:
Proposed Dwelling at No. 122 Houston Drive, Cambridge.

Client:
Ms. E. Allen

Drawing Title:
Floor Plan

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

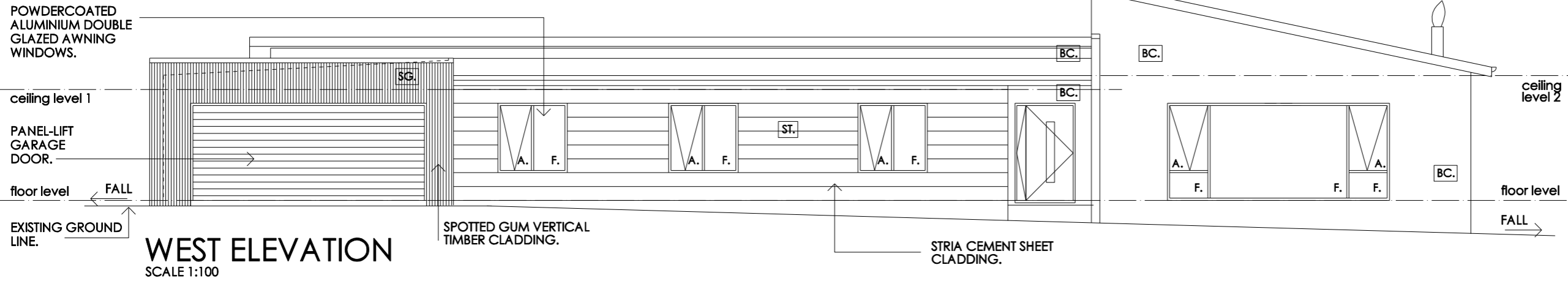
Plot Date: 11/03/2024 Drawn: KJR

Approval: preliminary Scale: 1:100 @ A3

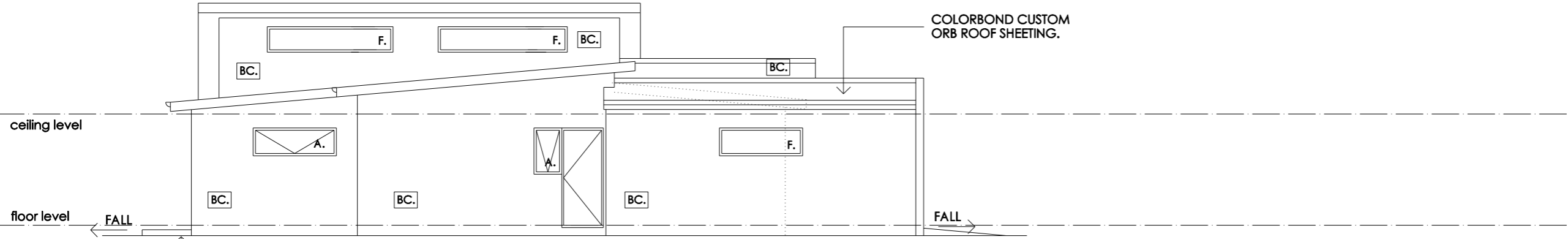
Project No.:
22.09

Drawing No.: **sk02** Rev. -

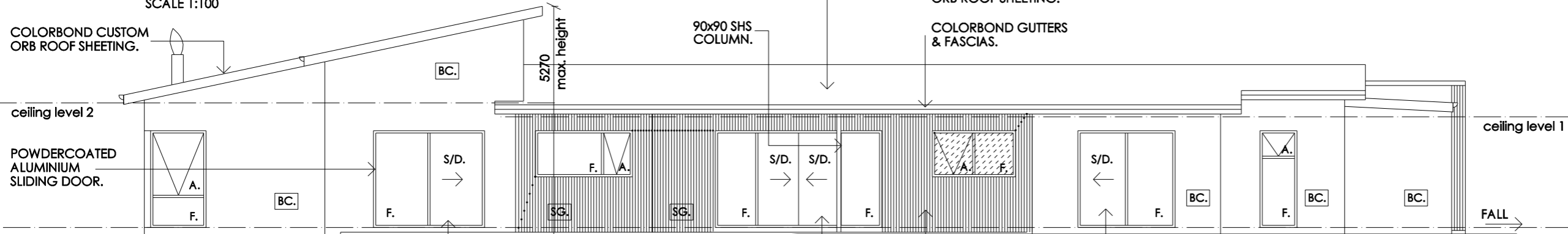




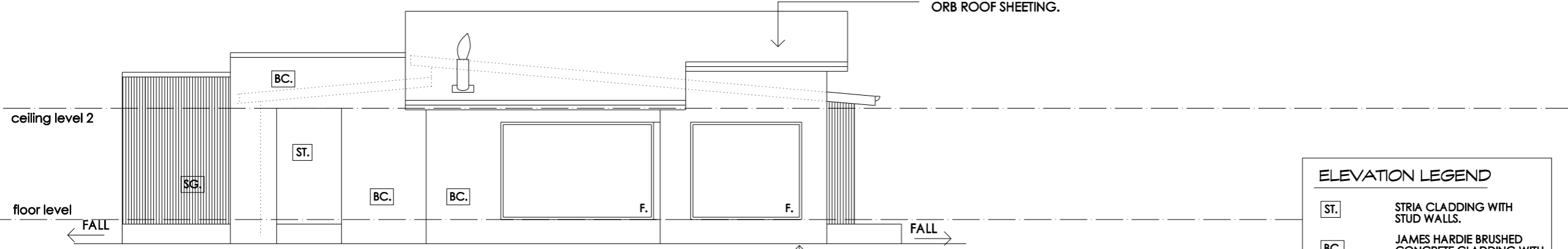
WEST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

ELEVATION LEGEND	
ST.	STRIA CLADDING WITH STUD WALLS.
BC.	JAMES HARDIE BRUSHED CONCRETE CLADDING WITH STUD WALLS.
SG.	SPOTTED GUM CLADDING WITH STUD WALLS.

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Project and Address:
Proposed Dwelling at No. 122 Houston Drive, Cambridge.

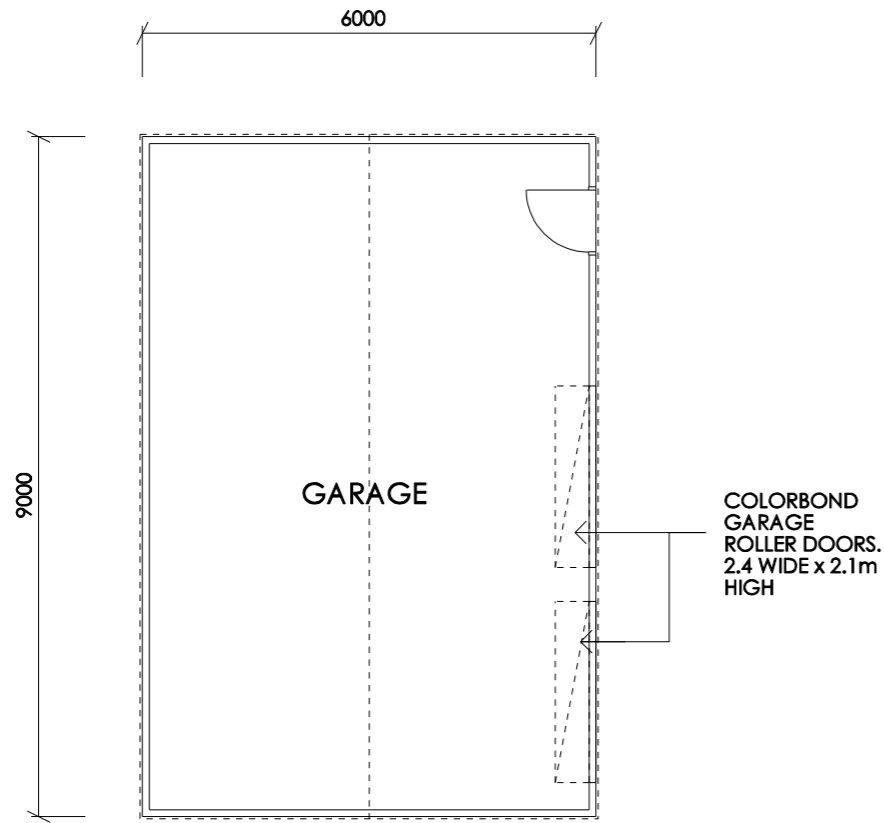
Client:
Ms. E. Allen

Drawing Title:
Elevations

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 11/03/2024 Drawn: KJR
Approval: preliminary Scale: 1:100 @ A3

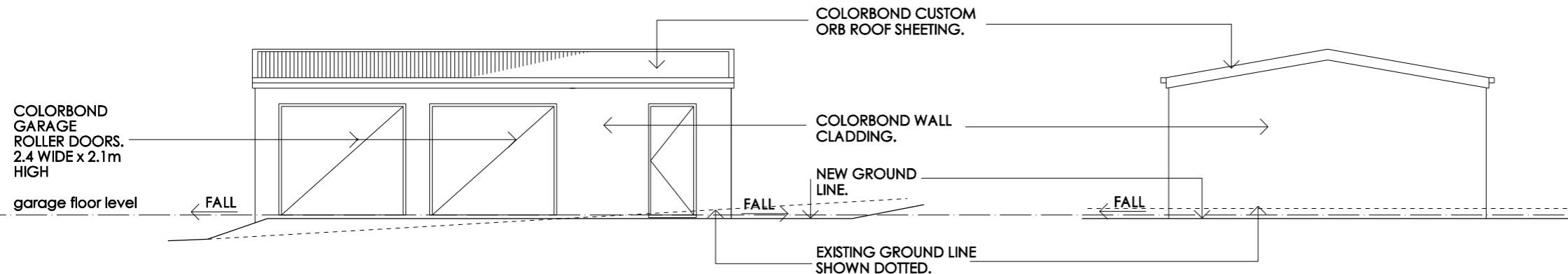
Project No.:
22.09
Drawing No.: sk03 Rev. -



GARAGE PLAN

SCALE 1:100

GARAGE FLOOR AREA:- 54 sq.m.

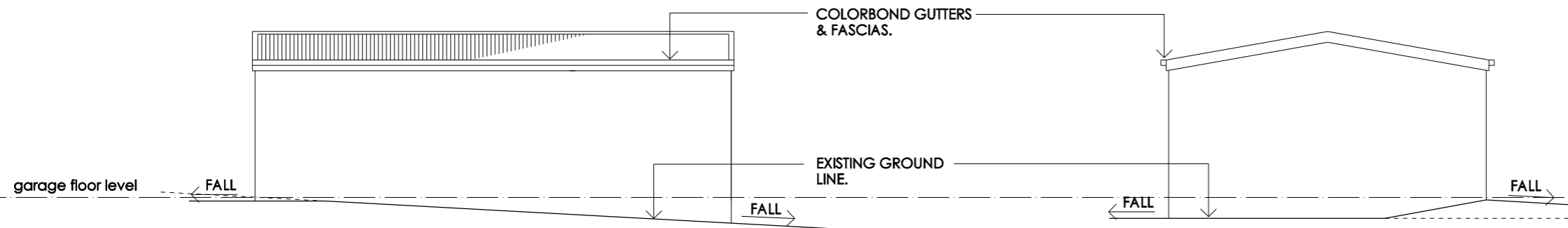


SOUTH ELEVATION

SCALE 1:100

EAST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100

WEST ELEVATION

SCALE 1:100

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Project and Address:
**Proposed Dwelling at
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Cambridge.**

Client:
Ms. E. Allen

Drawing Title:
Garage Drawings

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 11/03/2024	Drawn: KJR
Approval: preliminary	Scale: 1:100 @ A3

 NORTH	Project No.:	22.09
	Drawing No.:	sk04
	Rev.	-



Proposed Residential Development – 122 Houston Drive, Cambridge

Bushfire Hazard Report

Applicant: E. Allen



January 2024 J8809v1

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Disclaimer

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

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

Authorship

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

1.0 Purpose

This bushfire hazard report is intended to provide information in relation to residential development in a bushfire-prone area. It will demonstrate compliance with the *Building Regulations 2016*, and the *Directors Determination – Bushfire Hazard Areas, version 1.1, 12th April 2021*. Provide a certificate of others (form 55) as specified by the Director of Building Control for bushfire hazard and give guidance by way of a certified bushfire hazard management plan which shows a means of protection from bushfires in a form approved by the Chief Fire Officer of the Tasmania Fire Service.

2.0 Summary

Site details & compliance

Title reference	174020/5
PID	3539933
Address	122 Houston Drive, Cambridge
Applicant	E. Allen
Municipality	Clarence
Planning Scheme	Tasmanian Planning Scheme – Clarence
Zoning	Rural Living
Land size	~2.03Ha
Bushfire Attack Level	BAL-29
Certificate of others (form 55)	Complete and attached
Bushfire Hazard Management Plan	Certified & Attached

Development of a new class 1a building at 122 Houston Drive, Cambridge requires demonstrated compliance with *Building Regulations 2016*, and the *Directors Determination – Bushfire Hazard Areas, version 1.1, 12th April 2021*, the site is located in a bushfire prone area. The Bushfire attack level has been determined as BAL-29, provisions for construction standards, hazard management areas, property access and water supplies for firefighting will be required as detailed in this report and on the Bushfire Hazard Management Plan (BHMP).

3.0 Introduction

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

4.0 Proposal

It is proposed that a new class 1a building and associated property access is developed at 122 Houston Drive, Cambridge (appendix B).

5.0 Bushfire Attack Level (BAL) Assessment

5.1 Methods

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

5.2 Site Description

The proposal is located at 122 Houston Drive, Cambridge, in the municipality of Clarence and is zoned rural living under the Tasmanian Planning Scheme – Clarence. Access to the lot will be by an existing crossover from Houston Drive, a council-maintained road. The lot is ~2.03 Ha, is broadly rectangular in shape and is located approximately 1.2km south-west of Mount Rumney (Figure 1).

Adjacent lands surrounding the lot are zoned rural living which carry bushfire prone vegetation. At a landscape scale the lot occurs in a rural setting characterised by a mosaic of grassland and native forest vegetation. The site has moderate to steep slopes with multiple aspects (due to its ridge top location), which are likely to influence the bushfire attack at the site.

Vegetation surrounding the lot was assessed (Table 1) and described as 'grassland and forest' (as per AS3959-2018). The classified vegetation potentially having the greatest impact on the site occurs from the north-east of the site to the south of the site (Figure 2). The vegetation classification system as defined in AS 3959-2018 Table 2.3 and Figure 2.4 (A to H) has been used to determine vegetation types within 100 metres of the site (Table 1).

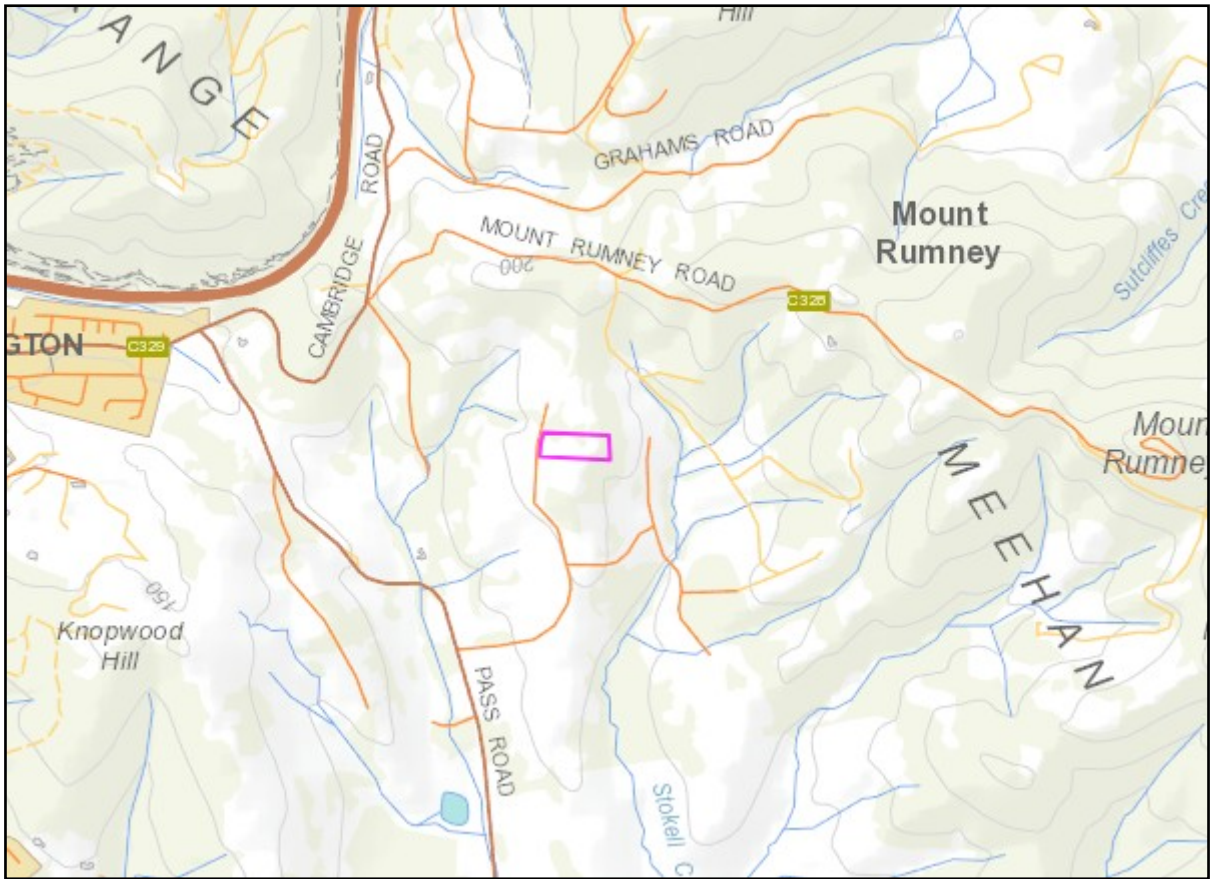


Figure 1. The lot in a topographical context (lot outlined in pink).



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

Table 1. Bushfire Attack Level (BAL) Assessment - Primary Dwelling

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland [^]	flat 0°	0 to 28 metres	28 metres	BAL-19
	Forest	flat 0°	28 to 40 metres		
	Forest	>0 to 5° downslope	40 to 100 metres		
	--	--	--		
East	Forest [^]	>10° to 15° downslope	0 to 100 metres	30 metres	BAL-29
	--	--	--		
	--	--	--		
	--	--	--		
South	Forest [^]	>5° to 10° downslope	0 to >100 metres	30 metres	BAL-29
	--	--	--		
South-east	Forest [^]	>15° to 20° downslope	0 to 100 metres	37 metres	BAL-29
	--	--	--		
West	Woodland [^]	flat 0°	0 to 40 metres	15 metres	BAL-19
	Low Open Woodland	>0 to 5° downslope	40 to 100 metres		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4(A) to 2.4(H).

^{*} Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

6.0 Results

The bushfire attack level for the site has been determined as BAL-29. The risk is considered to be high and there is an increased risk of ember attack and burning debris ignited by wind borne embers and a likelihood of exposure to an increased level of radiant heat at the site. The construction elements are expected to be exposed to a heat flux not greater than 29 kW/m².

6.1 Property Access

Property access is required to access static water supplies which are dedicated to firefighting

The following design and construction requirements apply to property access:

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

6.2 Water supplies for fire fighting

As the site is not serviced by a reticulated water supply system with hydrants, a static water supply and associated infrastructure for firefighting is required to be provided in accordance with table 2.

Table 2. Requirements for Static Water Supplies dedicated for Firefighting

Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:

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

6.3 Hazard Management Area.

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

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

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

7.0 Compliance

Table 3. Compliance with the Directors Determination Requirements for Building in Bushfire Hazard Areas, version 1.1, 12th April 2021.

Requirements	Compliance
2.3.1 Design & Construction Requirements	<p>Clause 2.3.1 requires buildings to be constructed in accordance with AS3959-2018 or NASH standard – Steel Framed Construction in Bushfire Areas consistent with the BAL determined for the site.</p> <p>The BHMP specifies construction to BAL-29 standards of AS3959-2018 for both buildings</p> <p>If the proposed buildings are designed and constructed in accordance with BAL-29 construction standards the development will comply with clause 2.3.1.</p>
2.3.2 Property Access	<p>Clause 4.2 requires property access to be designed and constructed to comply with table 2 of the determination and is applicable from the public roadway to within (at minimum) 90 metres of the furthest part of the building/s and includes access to a hardstand for the firefighting water point.</p> <p>Design and construction requirements are specified within this report and are required for compliance on the BHMP.</p> <p>If the property access is designed and constructed in accordance with the requirements of section 6.1 of this report, the proposal will comply with clause 2.3.2.</p>
2.3.3 Water Supply for Firefighting	<p>Clause 2.3.3 requires that a new building constructed in a bushfire-prone area is provided with a dedicated firefighting water supply in accordance with tables 3A or 3B.</p> <p>Static water supplies consistent with table 3B have been specified in this report and are required for compliance on the BHMP.</p> <p>If the requirements of section 6.2 of this report are implemented the proposal will comply with clause 2.3.3.</p>
2.3.4 Hazard management areas	<p>Hazard management areas specified which are consistent with table 4 and which achieve the minimum separation dimensions required for the BAL assessed of table 2.6 of AS3959.</p>
3. Bushfire hazard management plan and certificate	<p>A bushfire hazard management plan has been prepared for work for which this division applies and has been certified in accordance with the Chief Officers requirements by an accredited person.</p>
4.5 Emergency Plan	<p>The proposal is for the construction of a class 1a building and therefore in this circumstance Emergency Plans are not required for compliance.</p>

8.0 Guidance

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

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

9.0 Further Information

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

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

10.0 References

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

Building Amendment (Bushfire-Prone Areas) Regulations 2016

Directors Determination – Bushfire Hazard Areas, version 1.1, 12th April 2021

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

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

Tasmanian Planning Scheme – Clarence. Tasmanian Planning Commission Hobart 2020.

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

11.0 Limitations Statement

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

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

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

Appendix A – Site Photos



Figure 3. Northern azimuth from the site.



Figure 4. Eastern azimuth from the site.

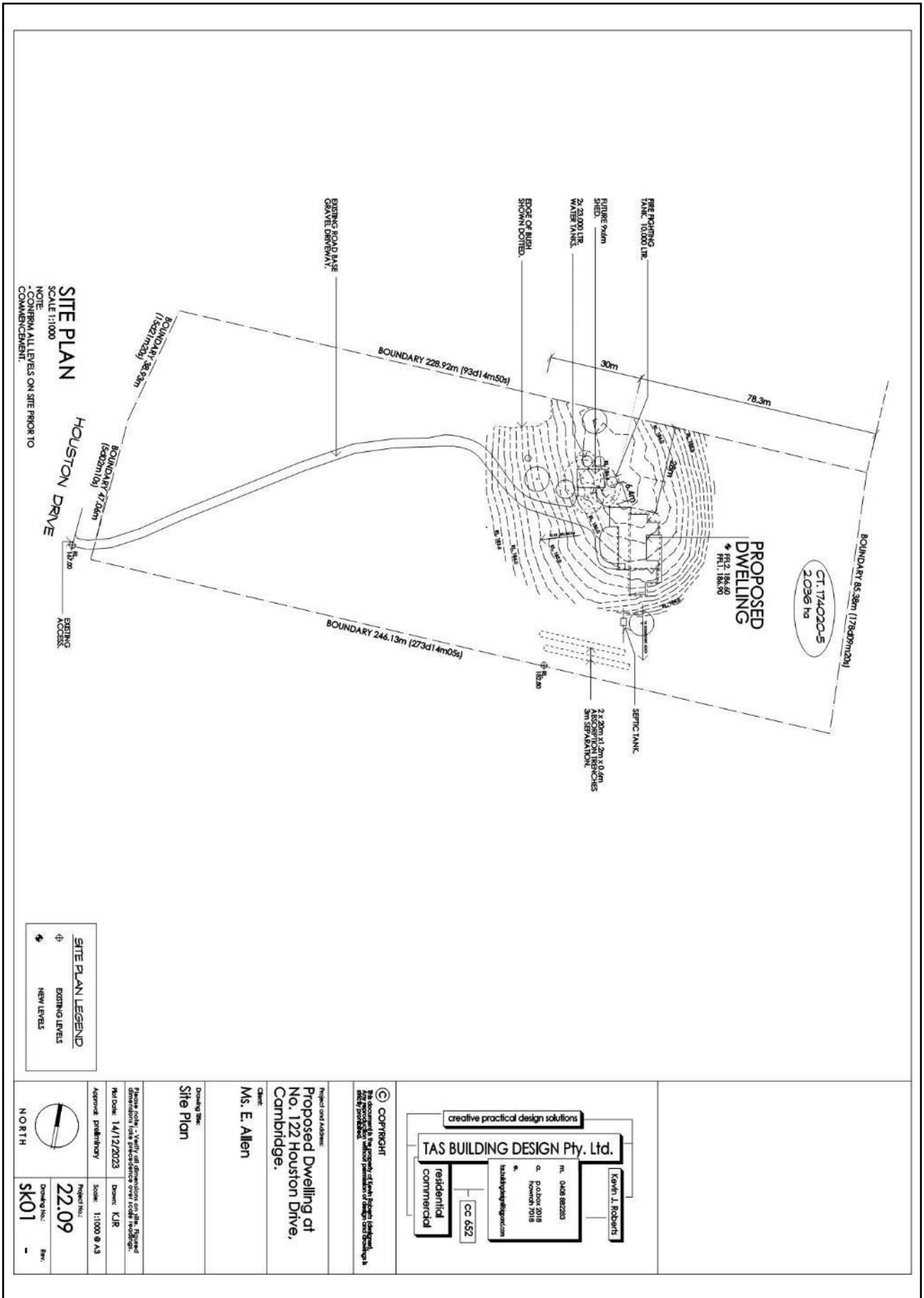


Figure 5. Southern azimuth from the site.



Figure 6. Western azimuth from the site.

Appendix B - Site Plan



SITE PLAN LEGEND

⬆	EXISTING LEVELS
⬆	NEW LEVELS

creative practical design solutions

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residential commercial

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Project and Address:
 Proposed Dwelling at No. 122 Houston Drive, Cambridge.

Client:
 Ms. E. Allen

Drawing Title:
 Site Plan

Project No.:
 22.09

Scale:
 1:1000 @ A3

Drawn:
 KJR

Approved:
 KJR

Date:
 14/12/2023

North Arrow:
 NORTH

Drawing No.:
 SK01



BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, 122 Houston Drive,
Cambridge. January 2024. J8809v1.
Tasmanian Planning Scheme - Clarence



GEO-ENVIRONMENTAL

SOLUTIONS

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

Compliance Requirements

Property Access

Property access length is 30 metres or greater; and access is required for a fire appliance to connect to a firefighting water point.

The following design and construction requirements apply to property access:

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

Water Supplies for Firefighting

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

- A) Distance between building area to be protected and water supply
The following requirements apply:
 - (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and
 - (b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

B) Static Water Supplies

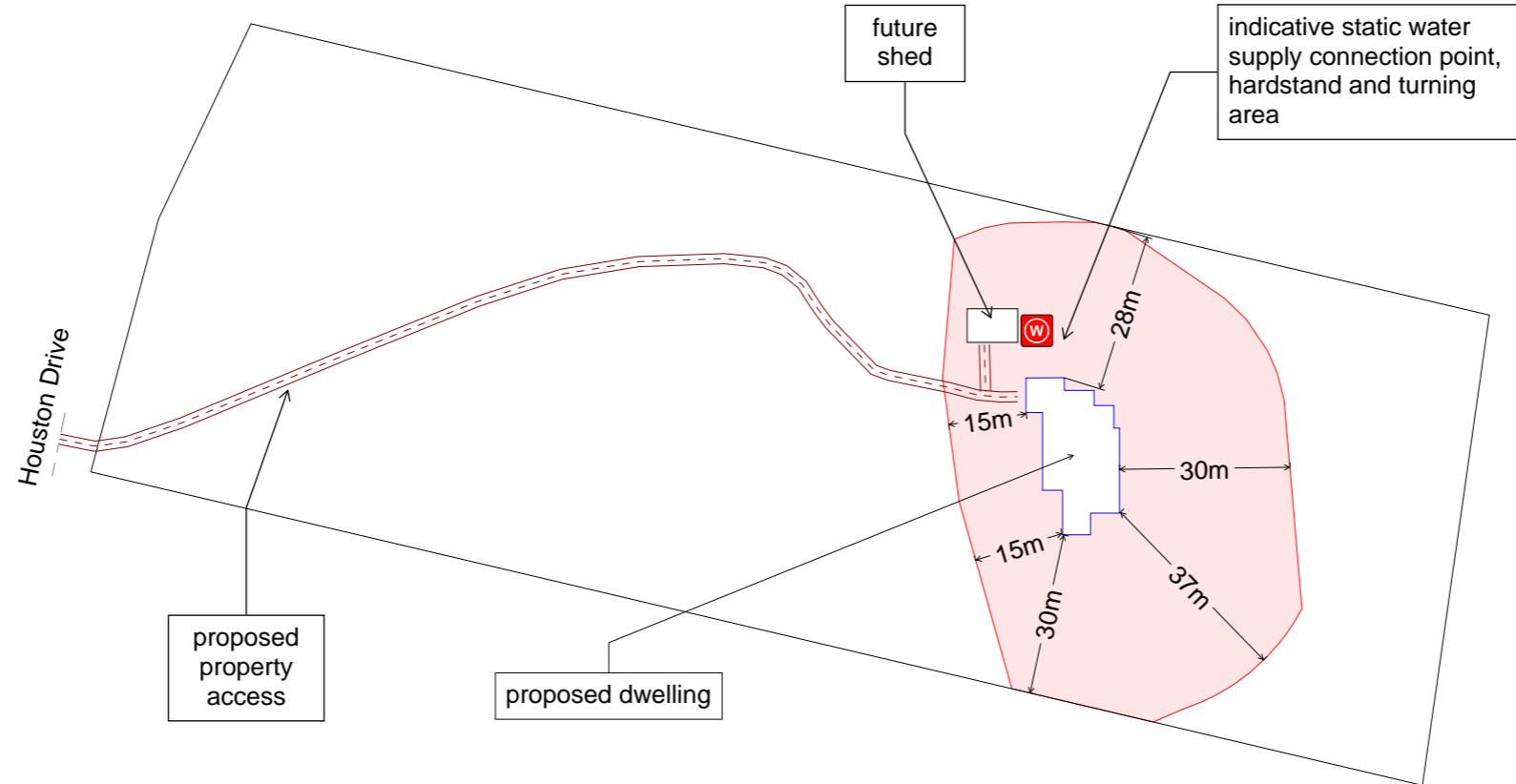
- A static water supply:
 - (a) May have a remotely located offtake connected to the static water supply;
 - (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
 - (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
 - (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and
 - (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
 - (i) metal;
 - (ii) non-combustible material; or
 - (iii) fibre-cement a minimum of 6 mm thickness.

C) Fittings and pipework associated with a fire fighting water point for a static water supply must:

- (a) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
- (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
- (c) Be metal or lagged by non-combustible materials if above ground;
- (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
- (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
- (f) Ensure the coupling is accessible and available for connection at all times;
- (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
- (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
- (i) Where a remote offtake is installed, ensure the offtake is in a position that is:
 - (i) Visible;
 - (ii) Accessible to allow connection by fire fighting equipment,
 - (iii) At a working height of 450 – 600mm above ground level; and
 - (iv) Protected from possible damage, including damage by vehicles.

D) Signage for static water connections

The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service



E) Hardstand

- A hardstand area for fire appliances must be provided:
 - (a) No more than three metres from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
 - (b) No closer than six metres from the building area to be protected;
 - (c) With a minimum width of three metres constructed to the same standard as the carriageway; and
 - (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Hazard Management Areas

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



Building Area



Static Water Supply Point



Hazard Management Area

Building Specifications to BAL-29 of AS3959-2018

Hazard Management Area

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

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

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

Certification No. J8809

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

Do not scale from these drawings.
Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.

E. Allen
C/O 122 Houston Drive,
Cambridge, Tas., 7170

C.T.: 174020/5
PID: 3539933

Date: 11/01/2024

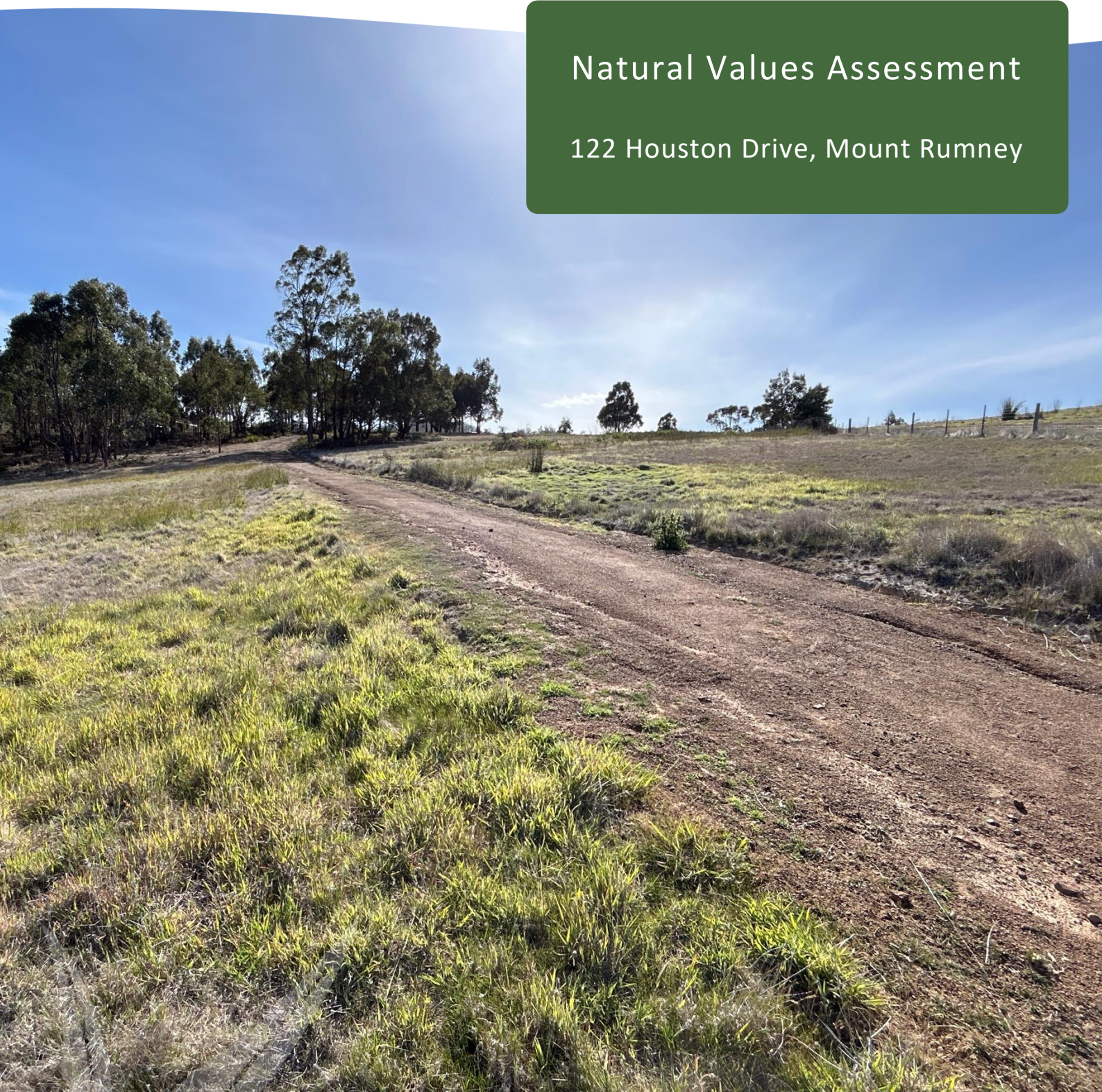
Bushfire Hazard Management Plan 122 Houston Drive, Cambridge. January 2024. J8809v1.
Bushfire Management Report 122 Houston Drive, Cambridge. January 2024. J8809v1.

Drawing Number:
A01

Sheet 1 of 1
Prepared by:
MvdB

Natural Values Assessment

122 Houston Drive, Mount Rumney



Client: Elise Allen
Prepared by: Fiona Walsh

January 2024

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1 Introduction

This natural values report has been prepared as a requirement of a development application under the Tasmanian Planning Scheme - Clarence.

Enviro-dynamics has been contracted to undertake this natural values assessment on behalf of the proponent. The assessment identifies the natural values of the site including the type and extent of vegetation communities, presence of threatened species and threatened fauna habitat. It also maps weed infestations and identifies any other threats present. Any potential impacts to natural values posed by the development are then analysed against the requirements of the relevant legislation.

2 Background

2.1 Site Description

The site at 122 Houston Drive covers approximately 2 ha with street frontage along the western boundary. The remaining boundaries are bordered by private lots. From Houston Drive, the land slopes gently upwards from 165 m above sea level (asl) where it becomes relatively flat at 185 m asl then slopes back down to the east. The geology of the area is primarily sandstone.

It is zoned Rural Living within the Clarence Municipality and has the following overlays covering all or part of the site:

- Airport obstacle limitation area
- Low landslip hazard band
- Bushfire-prone area
- Priority vegetation area

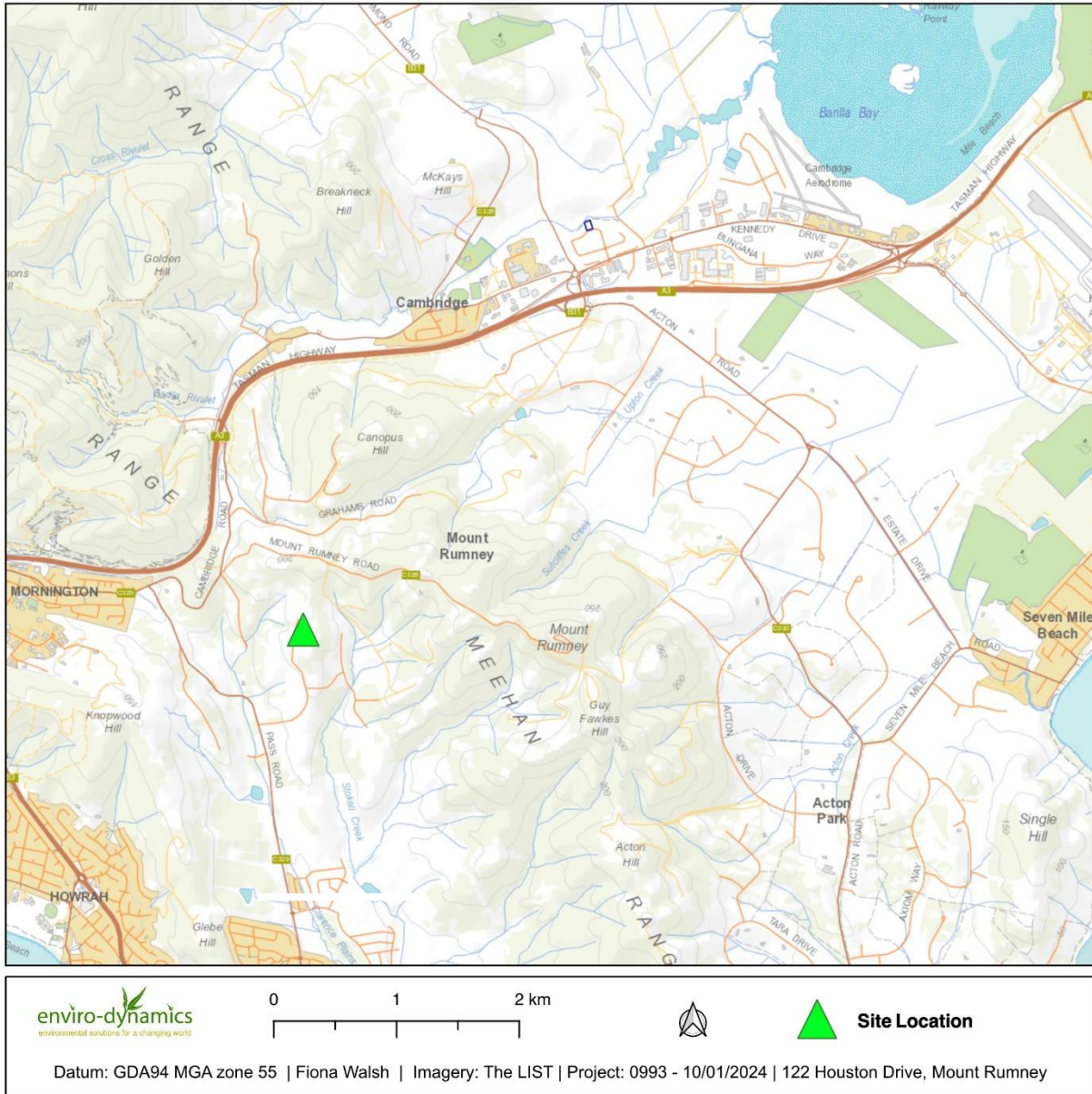


Figure 1: Site Location

2.2 Development Proposal

The development proposal for the site consists of a proposed single dwelling with shed and driveway, as illustrated in Figure 2.

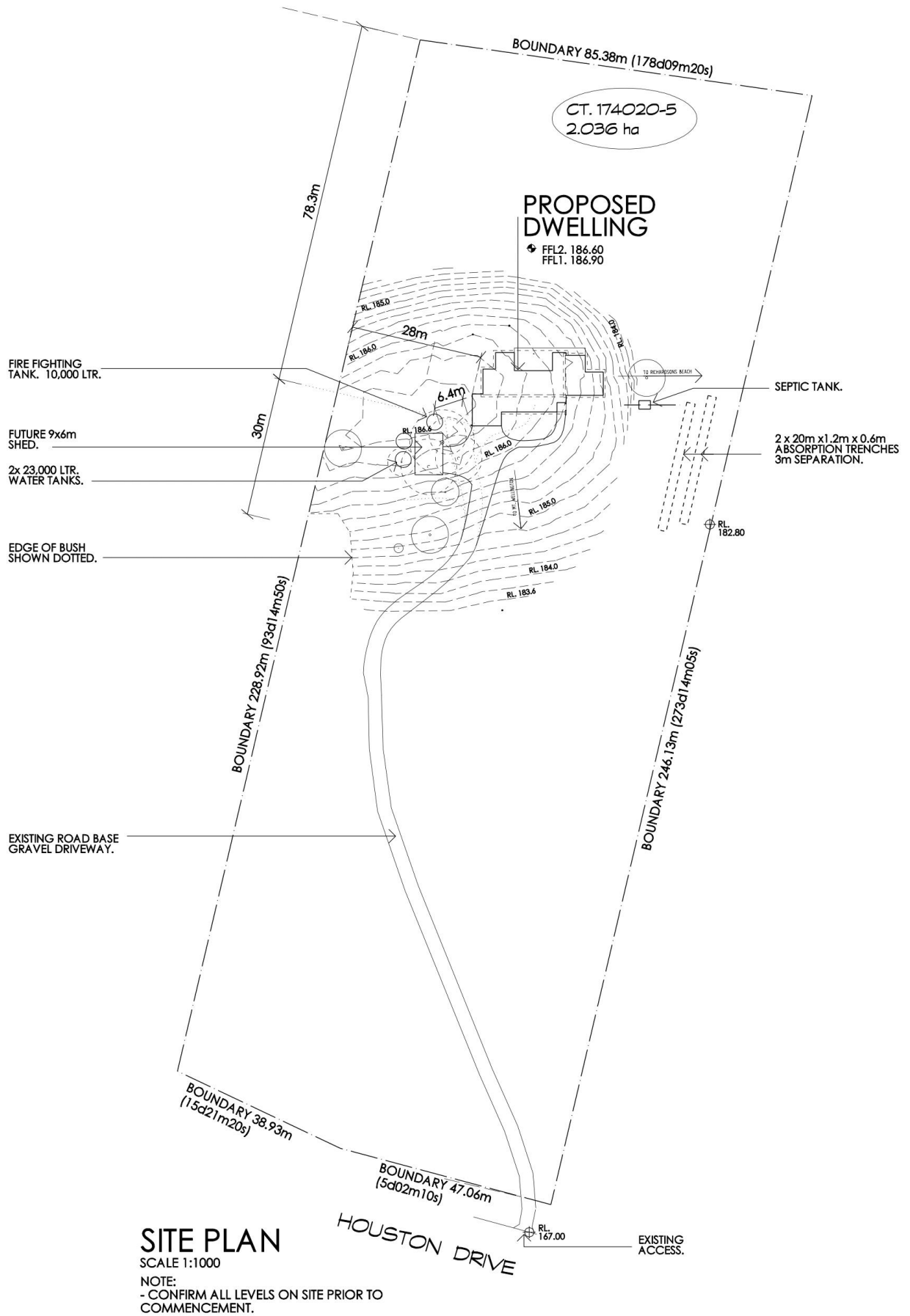


Figure 2: Proposed building plan as supplied by the proponent.

3 Methods

The natural values assessment was undertaken in two stages: desktop analysis and field survey.

3.1 Desktop analysis

The desktop analysis involved extracting data from the following sources:

- Natural Values Atlas report, generated 6th December 2023 (NRE 2023)
- LIST map (NRE 2023)

3.2 Field survey

The field survey was undertaken on the 7th of December 2023. The overall vegetation communities on the site were assessed and classified according to TASVEG 4.0. All vascular plant species encountered were recorded, with an emphasis on detecting rare and threatened species. Searches for potential threatened fauna habitat e.g. tree hollows and den sites, and other evidence e.g. scats, diggings and tracks were also undertaken. No detailed fauna surveys were conducted.

Locations of threatened flora, fauna habitat and significant weeds were mapped with a handheld GPS and population data was captured e.g. numbers of individuals, area occupied etc. Geographic datum used was GDA94 Zone 55.

Taxonomic nomenclature for flora follows the latest Census of Vascular Plants of Tasmania (Baker & de Salas 2023). Classification of vegetation communities is in accordance with Kitchener and Harris (2013) and TASVEG 4.0.

3.3 Limitations of the survey

Whilst every effort was made to compile a complete list of vascular plants for the property, a single survey is unlikely to detect all species present due to seasonal/temporal variations. Some plants could not be identified to a species level and some species may have been overlooked due to a lack of fertile material. It is also possible that additional species are present but were dormant at the time of survey e.g. annuals, ephemerals.

4 Natural Values Assessment

This section outlines the findings of the desktop analysis and field survey, including a description of the vegetation communities, threatened flora, fauna habitat values and weeds (Figures 3 and 4).

4.1 Vegetation Communities

Two native and two modified vegetation communities were mapped during the field survey, as per the TASVEG 4.0 classification system.

- *Eucalyptus amygdalina* forest and woodland on sandstone (DAS) **
- Lowland grassland complex (GCL)
- Regenerating cleared land (FRG)
- Urban areas (FUR)

** This community is listed as threatened under the *Nature Conservation Act 2005*

***Eucalyptus amygdalina* forest and woodland on sandstone (DAS)**

Listed as a threatened vegetation community under the NCA.

Eucalyptus amygdalina forest and woodland on sandstone is characterised by an open canopy of *E. amygdalina*, uneven in age and tending not to exceed 25 m in height. They are dry sclerophyll communities with tall shrubby understoreys and a shrubby, sedgy, or sometimes grassy ground layer (Harris and Kitchener, 2005).

There is a small (0.3 ha) remnant patch of DAS within the northern part of the site which extends into the neighbouring property (Plate 1). The canopy is dominated by *Eucalyptus amygdalina* with *Bursaria spinosa*, *Exocarpos cupressiformis*, *Acacia dealbata* and *Allocasuarina verticillata* forming a very sparse shrub layer. The understory is predominantly native species, however there are quite a few weedy introduced species present due to the modified nature of the surrounding land. Native species recorded within the understory include *Acacia genistifolia*, *Lissanthe strigosa*, *Styphelia humifusa*, *Lomandra longifolia* and *Lagenophora stipitata*. For a full list of species recorded on the site please see Appendix 1.



Plate 1: DAS within the northern part of the site.

Lowland grassland complex (GCL)

The lowland grassland complex generally contains natural or disturbance-induced grasslands dominated by species of *Rytidosperma* or *Austrostipa*, but commonly also containing *Poa* species and *Themeda triandra*. Semi-improved pasture can revert to this community over time, especially where drought conditions favour the native species (Harris and Kitchener. 2005).

There is approximately 0.7 ha of GCL, which is predominantly located within the eastern and southern parts of the site. Historically this area would likely have been part of the *Eucalyptus* woodland, but due to land clearance over time it has become a grassland. There are many introduced species present, however it is dominated by native species such as *Rytidosperma* species, *Austrostipa* species, *Gahnia radula* and *Themeda triandra*. *Gahnia radula* is critical habitat for the chaostola skipper which is listed as endangered on both the TSPA and the EPBCA. There are significant patches of this species within the grassland area (Plate 2). Further upslope to the west, the grassland becomes more degraded and dominated by introduced pasture grasses.



Plate 2: GCL within the west of the site, showing areas of *Gahnia radula* (brighter green)

Regenerating cleared land (FRG)

FRG is used to map abandoned farmland or other degraded land (e.g. abandoned mines, quarries etc.) where there has been significant natural recolonisation by native species of rushes and shrubs. Native restoration plantings are also included within FRG.

Much of the eastern part of the site is regenerating cleared land. There are some remnant trees in the middle of the site and an area classed as FRG. Although the area adjoins the DAS in the north-east portion of the lot, the understory within this area has been heavily modified and is comprised of introduced pasture grasses and no native shrub or understory layer remains.

Down the slope to the west, the area has been cleared in the past and is comprised mainly of *Pteridium esculentum* and smaller saplings of *Eucalyptus viminalis* and *E. amygdalina*.

Urban areas (FUR)

Urban areas (FUR) include urban and suburban landscapes. These areas are largely or wholly devoid of vegetation apart from areas such as suburban gardens, street trees and parks (Harris and Kitchener, 2005). The existing access track has been mapped as FUR.



Plate 3: FRG looking northeast from approximate house location.



Plate 4: FRG downslope southeast of proposed house site.

Natural Values Assessment for 122 Houston Drive, Mount Rumney – January 2024

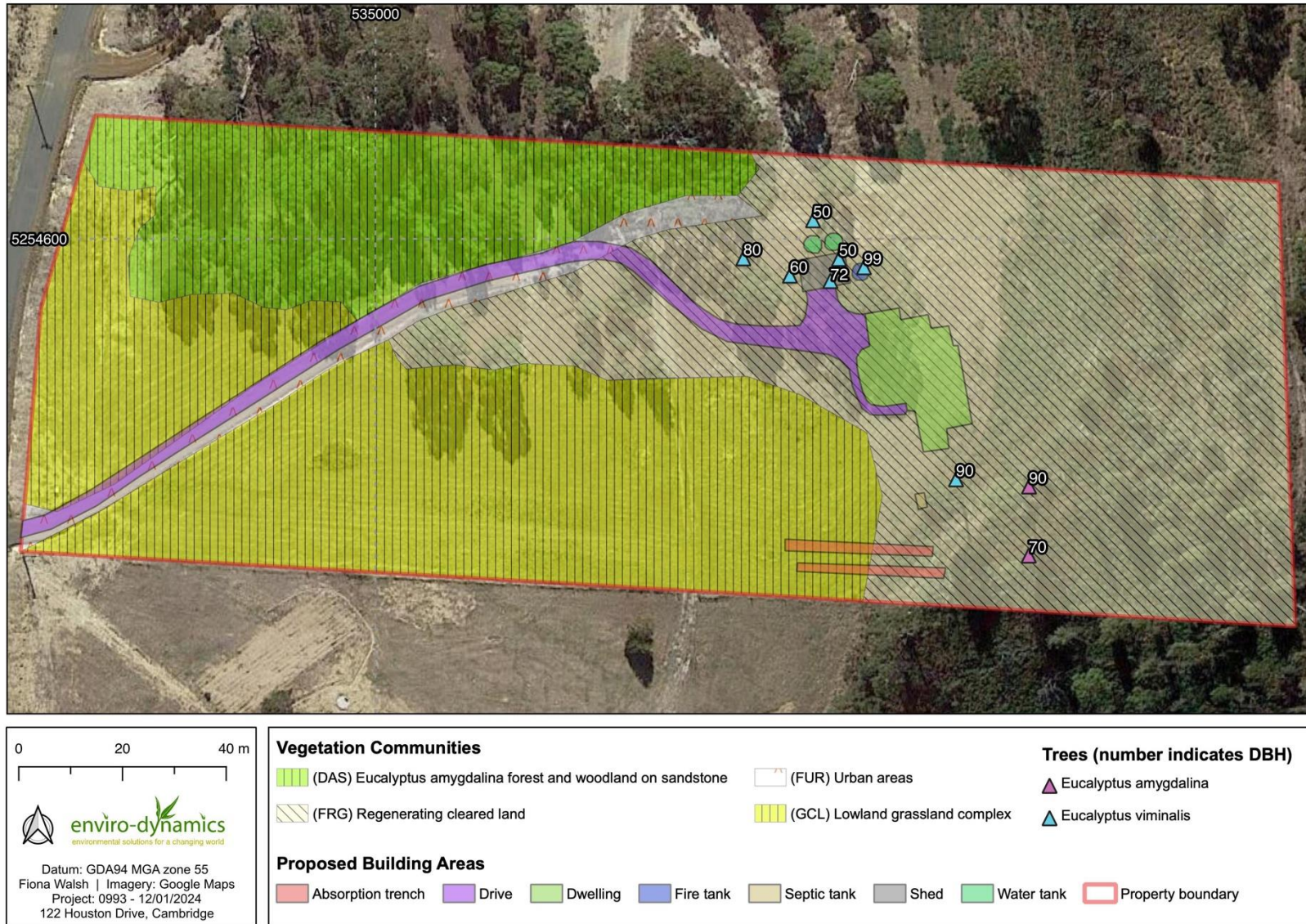


Figure 3: Weeds and Natural Values recorded on site.

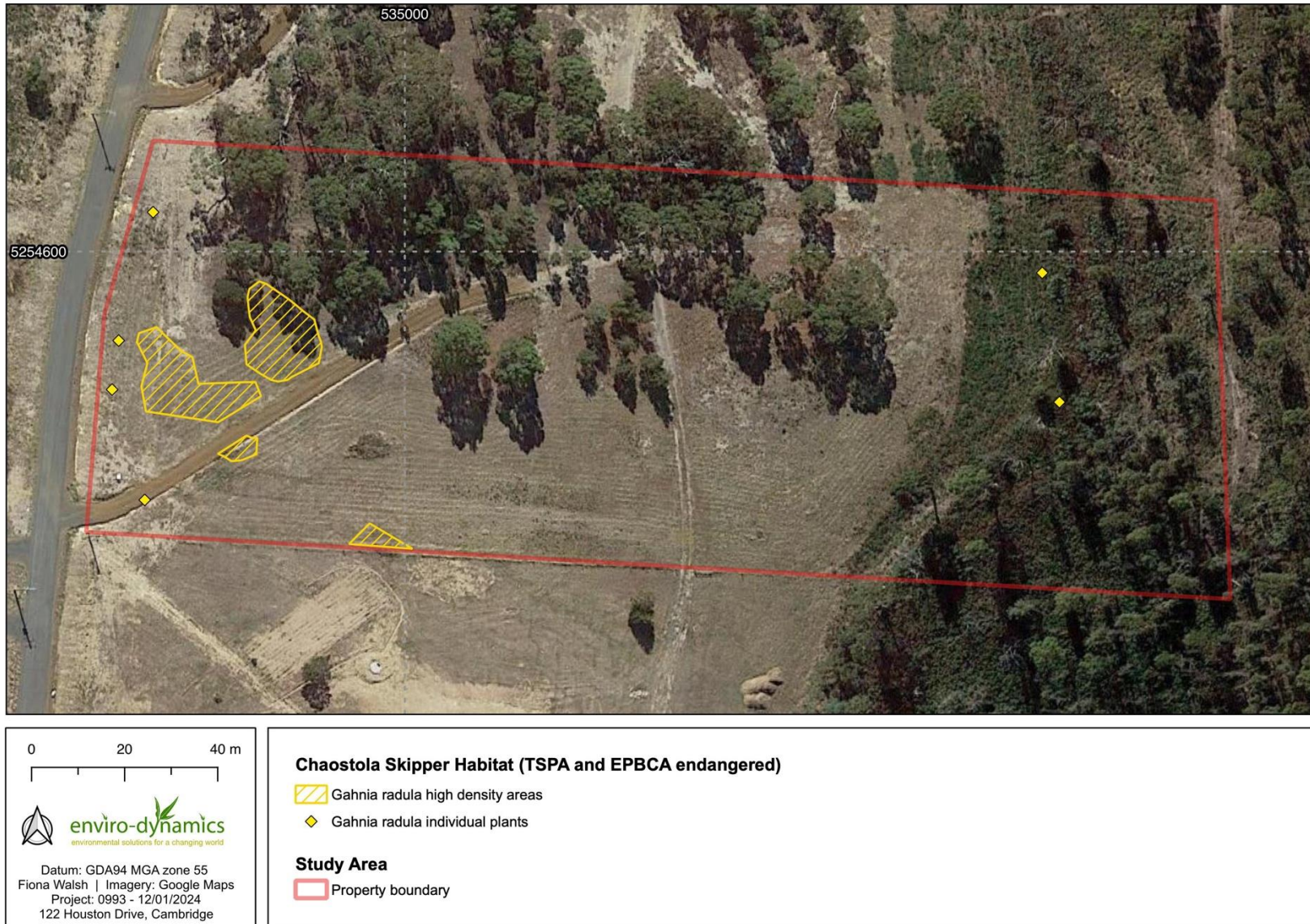


Figure 4: Habitat for the chaostola skipper (TSPA and EPBCA endangered)

4.2 Flora

A total of 34 vascular plants were recorded during the survey, of which 10 are introduced species. Additional flora species are likely to occur within the site and some plants could have been overlooked due to the inherent limitations of the survey e.g. seasonal timing, timed meander method. For the full list of flora species recorded during the survey see Appendix 1.

4.2.1 Threatened Flora

No threatened flora species listed under the *Threatened Species Protection Act 1995* (TSPA), or the *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) were recorded during the survey.

A search of the Natural Values Atlas (NRE database) revealed that several threatened flora species had been recorded within 5 km of the site. None of these species were recorded within 500 m. These are addressed in the table below. Those with no suitable habitat and no conceivable chance of occurring are listed in Appendix 2.

Species	Status TSPA / EPBCA	Records within 500m / 5km	Comments
<i>Austrostipa bigeniculata</i> double-jointed spear grass	r / -	0 / 2	<i>Austrostipa bigeniculata</i> is found mainly in the south-east and Midlands in open woodlands and grasslands, where it is often associated with <i>Austrostipa nodosa</i> .
<i>Caladenia caudata</i> tailed spider-orchid	v/ VU	0 / 76	<i>Caladenia caudata</i> has highly variable habitat, which includes the central north: <i>Eucalyptus obliqua</i> heathy forest on low undulating hills; the north-east: <i>E. globulus</i> grassy/heathy coastal forest, <i>E. amygdalina</i> heathy woodland and forest, <i>Allocasuarina</i> woodland; and the south-east: <i>E. amygdalina</i> forest and woodland on sandstone, coastal <i>E. viminalis</i> forest on deep sands. Substrates vary from dolerite to sandstone to granite, with soils ranging from deep windblown sands, sands derived from sandstone and well-developed clay loams developed from dolerite. A high degree of insolation is typical of many sites. Suitable habitat present although during the survey no orchid species were detected.

Species	Status TSPA / EPBCA	Records within 500m / 5km	Comments
<i>Dianella amoena</i> grassland flax lily	r/ EN	0 / 4	<i>Dianella amoena</i> occurs mainly in the northern and southern Midlands, where it grows in native grasslands and grassy woodlands. Suitable habitat present although due to the distinctiveness of the species it is unlikely to have been overlooked.
<i>Senecio squarrosus</i> leafy fireweed	r/ -	0 / 15	<i>Senecio squarrosus</i> occurs in a wide variety of habitats. One form occurs predominantly in lowland damp tussock grasslands. The more widespread and common form occurs mainly in dry forests (often grassy) but extends to wet forests and other vegetation types. Suitable habitat present although due to the distinctiveness of the species it is unlikely to have been overlooked.
<i>Vittadinia cuneata</i> var. <i>cuneata</i> fuzzy new-holland-daisy	r/ -	0 / 1	<i>Vittadinia cuneata</i> var. <i>cuneata</i> occurs in native grassland and grassy woodland. Suitable habitat present although due to the distinctiveness of the species it is unlikely to have been overlooked.
<i>Vittadinia gracilis</i> woolly new-holland-daisy	r/ -	0 / 3	<i>Vittadinia gracilis</i> occurs in native grassland and grassy woodland. Suitable habitat present although due to the distinctiveness of the species it is unlikely to have been overlooked.
<i>Vittadinia muelleri</i> narrowleaf new-holland-daisy	r/ -	0 / 47	<i>Vittadinia muelleri</i> occurs in native grassland and grassy woodland. Suitable habitat present although due to the distinctiveness of the species it is unlikely to have been overlooked.

(EPBCA) CR = Critically Endangered, EN = Endangered, VU = Vulnerable (TSPA) e = endangered, v = vulnerable, r = rare

4.2.2 Weeds

A range of introduced species were recorded at the site. One of which, spanish heath (Figure 5), is listed as a declared pest under the *Biosecurity Act 2019* (BA).

Spanish heath is classed as a Zone B species, which includes those Tasmanian municipalities for which containment of the declared weed is the principal management objective. Such municipalities host large, widespread infestations of the declared weed that are not deemed eradicable because the feasibility of effective management is low at this time.

The spanish heath on site is confined mainly to the grassland areas and was not observed within the proposed building area. Care should be taken during construction to ensure that it is not spread further throughout the site.

There is a large patch of non-declared weeds in the north-east portion of the site (Figure 5). These appear to have colonised a pile of fill which has been dumped. Although these species do not fall under any legislation, it is recommended they be controlled as they have the potential to spread throughout the site and displacing the native species.

These declared weed infestations must to be managed in accordance with the Act following the best practise prescriptions as laid out in the *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania* (DPIPWE, Stewart and Askey-Doran, 2015). It is recommended the environmental weeds are similarly managed.



Figure 5: Weeds present on site

4.3 Fauna

4.3.1 Threatened fauna

No threatened fauna species listed under the *Threatened Species Protection Act 1995* or under the *Environment Protection and Biodiversity Act 1999* were recorded during the survey.

4.3.2 Threatened fauna habitat

Habitat for two threatened species were recorded during the survey. Chaostola skipper and eastern barred bandicoot.

Chaostola Skipper (*Antipodia chaostola* subsp. *leucophaea*)

TSPA endangered, EPBCA Endangered

The chaostola skipper is a medium sized brown butterfly, endemic to Tasmania. It has a two-year life cycle and adults fly for a few weeks between October and December. It is restricted to dry forests which contain their favoured food plants - *Gahnia radula* and/or *G. microstachya*.

Chaostola skipper shelters are distinctive as they have their entrances located at the bottom of the shelters, rather than the top which most other species do. The larvae also feed on the leaves above their shelters, leaving small chewing patterns around the edges

There are large patches of *G. radula* present on site within the grasslands in the west and south (Plate 5). There are isolated plants within the FRG downslope of the proposed building area. A thorough survey for larval shelters or evidence of feeding was not done, however the proposed development and construction process will not impact these plants.



Plate 5: Flowering plants of *Gahnia radula* along southern fence line. Young plants can be seen to the right.

Eastern barred bandicoot (*Perameles gunnii*)

EPBCA – Vulnerable

The eastern barred bandicoot originally occurred in native grasslands and grassy woodlands in Tasmania’s Midlands, however it is now rare in the Midlands where most of its habitat has been cleared. Since European settlement the eastern barred bandicoot has spread into agricultural areas, which were originally heavily forested, in the state’s south-east, north-east and north-west. In these areas, the eastern barred bandicoot occurs in mosaic habitats of pasture and remnant native forest, often with a significant amount of cover provided by weeds such as gorse and blackberry (Threatened Species Section, 2023).

There is marginal habitat for this species present on site. It may utilise the site for foraging or nesting, however it adapts well to modified landscapes within the vicinity of agricultural or native landscapes. The proposed development will have no significant impact on this mobile species.

Additional species

A search of the Natural Values Atlas (NRE database) revealed that several threatened fauna species had been recorded within 5 km of the site. These are addressed in the table below. Those with no suitable habitat and no conceivable chance of occurring (such as marine species) are listed in Appendix 2.

Species	Status TSPA / EPBCA	Records 500m / 5 km	Comment
<i>Aquila audax</i> subsp. <i>fleayi</i> Wedge-tailed eagle	e / EN	0 / 26	Nests in a range of old growth native forests and is dependent on forest for nesting. Territories can contain up to five alternate nests usually close to each other but may be up to 1 km apart where habitat is locally restricted. This eagle preys and scavenges on a wide variety of fauna including fish, reptiles, birds, and mammals. No suitable nesting habitat but may utilise the site for foraging. There is a known nest located 1.5 km east of the site. It is on the other side of the Meehan Range.
<i>Dasyurus viverrinus</i> Eastern quoll	e / EN	0 / 8	Habitat for the eastern quoll includes rainforest, heathland, alpine areas, and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. No suitable denning habitat but may utilise the site for foraging.

Species	Status TSPA / EPBCA	Records 500m / 5 km	Comment
<i>Haliaeetus leucogaster</i> White-bellied sea-eagle	v / -	0 / 5	<p>Found in coastal habitats (especially those close to the seashore) and around terrestrial wetlands in tropical and temperate regions of mainland Australia and its offshore islands. The habitats occupied by the sea-eagle are characterised by the presence of large areas of open water (larger rivers, swamps, lakes, the sea). The species is mostly recorded in coastal lowlands but can occupy habitats up to 800 m above sea level in Tasmania.</p> <p>No suitable nesting habitat but may utilise the site for foraging.</p>
<i>Hirundapus caudacutus</i> White-throated needletail	- / VU	0 / 3	<p>Aerial species which rarely alights.</p> <p>No suitable habitat on site.</p>
<i>Lathamus discolor</i> Swift parrot	e / CE	2 / 75	<p>During the breeding season, nectar from Tasmanian blue gum (<i>Eucalyptus globulus</i>) and black gum (<i>Eucalyptus ovata</i>) flowers are the primary food source for the species. These eucalypts are patchily distributed, and their flowering patterns are erratic and unpredictable, often leading to only a small proportion of swift parrot habitat being available for breeding in any one year. Swift parrots breed in tree hollows in mature eucalypts within foraging range of a flower source.</p> <p>No suitable habitat on site.</p>
<i>Pardalotus quadragintus</i> Forty-spotted pardalote	e / EN	0 / 1	<p>Endemic to Tasmania and occurs in only a few small areas within the State. It is relatively restricted to dry grassy forest and woodland along the east coast containing mature white gum (<i>Eucalyptus viminalis</i>).</p> <p>Closest nest is over 18 km away. There is one record within 5 km which was from 1921 with a 10 km accuracy. It is unlikely the species would be in the area.</p>
<i>Perameles gunnii</i> Eastern barred bandicoot	- / VU	0 / 65	<p>Potential habitat for the eastern barred bandicoot is forests with a grassy understorey, native and exotic open vegetation types including woodlands and open grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland.</p> <p>Marginal habitat present. Species may utilise the site, adapts well to modified landscapes within the vicinity of agricultural or native landscapes.</p>
<i>Sarcophilus harrisi</i> Tasmanian devil	e / EN	0 / 19	<p>This species lives in a wide range of habitats across Tasmania, especially in landscapes with a mosaic of pasture and woodland.</p>

Natural Values Assessment for 122 Houston Drive, Mount Rumney – January 2024

Species	Status TSPA / EPBCA	Records 500m / 5 km	Comment
			No suitable denning habitat but may utilise the site for foraging.
<i>Tyto novaehollandiae castanops</i> Tasmanian masked owl	e / -	0 / 18	This species occupies a range of habitats which contain some mature forest, usually below 600 m altitude - these include native forests and woodlands as well as agricultural areas with a mosaic of native vegetation and pasture. No suitable habitat.

5 Development Impacts and Legislation

The following section outlines the impacts of the proposed development on natural values and provides an assessment of the proposal against the relevant legislation and statutory requirements.

Impacts on natural values

The proposed dwelling and associated bushfire hazard management area will require disturbance of the eastern half of the site which falls within the Regenerating cleared land (FRG).

There are four *Eucalyptus viminalis* trees which may need to be removed from the locations for the shed and the fire tank. None of these trees contain hollows or form significant habitat for any threatened species.

5.1 Commonwealth Environment Protection and Biodiversity Conservation Act 1999

A person must not take an action that has, will have or is likely to have a significant impact on any of the matters of national environmental significance without approval from the Australian Government Minister for the Environment (the Minister).

No species listed under the EPBCA were recorded on site.

There is habitat present for the eastern barred bandicoot (endangered) and chaostola skipper (endangered) within the site.

Chaostola skipper habitat is outside of the disturbance area for the proposal as such it will not be impacted.

Eastern barred bandicoot habitat is marginal, and there will be no significant impact to the habitat as the buildings have been positioned in an already relatively cleared area.

5.2 Tasmanian Threatened Species Protection Act 1995

In Tasmania, threatened species (flora and fauna) are protected under the Tasmanian Threatened Species Protection Act 1995. Under this Act, a permit is required to knowingly “take” (which includes kill, injure, catch, damage, destroy and collect), keep, trade in or process any specimen of a listed species.

There is habitat present for the chaostola skipper (endangered) within the site, however it is outside of the disturbance area for the proposal and as such it will not be impacted.

5.3 Nature Conservation Act 2002

Eucalyptus amygdalina forest and woodland on sandstone (DAS) is listed as a threatened community under the NCA and is present within the site. However, the proposed development will not impact this community.

5.4 Tasmanian Biosecurity Act 2019

One declared weed, spanish heath, was recorded on site, which has Zone B classification. This classification applies to those declared weeds which have infestations that are not deemed eradicable, and the objective for these species is to contain them and prevent the spread to neighbouring properties.

The spanish heath will need to be managed in accordance with the relevant Statutory Weed Management Plans following the best practice prescriptions as laid out in the *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania* (DPIPWE, Stewart and Askey-Doran, 2015).

5.5 Tasmanian Planning Scheme - Clarence

Parts of the site are subject to the Natural Assets Code (C7.0) due to the priority vegetation overlay which covers the native vegetation communities of GCL and DAS. Requirements relating to the natural values are addressed below.

Requirements of the Natural Assets Code (C7.0)

The site is subject to the Natural Assets Code (C7.0) as it is within Priority Vegetation Area (PVA) overlays. Within the definition of terms in the planning scheme 'Priority Vegetation' means native vegetation where any of the following apply:

- (a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*;

Response: DAS is a threatened vegetation community. Impacts to this community will be avoided as the proposed development sits outside of this community.

- (b) is a threatened flora species;

Response: No threatened flora was observed on the site.

- (c) it forms a significant habitat for a threatened fauna species; or

Response: Habitat for two threatened species is present on site. The eastern barred bandicoot habitat is only marginal habitat, and the location of the proposed dwelling will not significantly impact this habitat as it has been placed in an area which is clear of understory or vegetation which this species

may utilise. The habitat for the chaostola skipper is located outside of the disturbance area and there will be no impact to this habitat.

(d) it has been identified as native vegetation of local importance.

Response: no natural values were identified at the site that would qualify the vegetation as locally significant (e.g. native vegetation with limited bioregional reservation and extent).

The objectives of 7.6.2 are that clearance of native vegetation within a priority vegetation area:

(a) does not result in unreasonable loss of priority vegetation

(b) is appropriately managed to adequately protect identified priority vegetation, and

(c) minimises and appropriately manages impacts from construction and development activities.

Response: As the vegetation within the proposed impact area on site does not meet any of the definitions of 'priority vegetation', there are no conditions recommended in relation to the Natural Assets Code (C7.0

6 Conclusion and Recommendations

The natural values of land at 122 Houston Drive, Mount Rumney were assessed as part of a development application for a new dwelling.

The proposed dwelling may require the removal of up to four *Eucalyptus viminalis* trees which are within the vicinity of the proposed shed and fire tank. None of these trees contain hollows or form significant habitat for any threatened species.

No threatened flora or fauna species were recorded at the site. However, habitat for two species has been observed.

- *Gahnia radula* is the preferred food source and habitat for the chaostola skipper (TSPA endangered, EPBCA Endangered). There are significant patches located within the GCL, however none of these plants will be impacted by the proposed development.
- There is marginal habitat for the eastern barred bandicoot. If this species is present on site. It may utilise the site for foraging or nesting, however it adapts well to modified landscapes within the vicinity of agricultural or native landscapes. The proposed development will have no significant impact on this species, as the proposed dwelling will be located within an area which is clear of understory vegetation.

The following general recommendations are provided regarding the development.

- Minimise vegetation clearance and disturbance outside the building footprint.
- All declared weeds and environmental weeds to be controlled prior to construction.
- Any soil or gravel imported to the site for construction or landscaping purposes should be from a weed free source to prevent the establishment of further introduced species on the site.

Although there are no requirements for offsets, the proponents wish to plant a number of species to offset those which may require removal. The following recommendations are provided as guidance for the proponents.

- Tree species such as *Eucalyptus viminalis* and *E. amygdalina* would be the preferable choice for replanting.
- If possible, try and use plants which are sourced from the local area. A local native plant nursery or the Understorey Network (<http://www.understorey-network.org.au>) may be able to assist in species choice based on the species list provided for this site.
- Avoid landscaping with exotic species which have the potential to become weedy and established within the surrounding bushland. For example, avoid species such as agapanthus, foxglove, lupins, and other fast-growing exotics.

References

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DPIPWE (2015) *Guidelines for Natural Values Survey – Terrestrial Development Proposals. Version 1.0. 16th April 2015.* Policy and Conservation Advice Branch. Department of Primary Industries, Parks, Water and Environment, Hobart.

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NRE *Threatened Species Note Sheets, Listing Statements and Recovery Plans*

Available at <https://www.threatenedspecieslink.tas.gov.au/>

Nature Conservation Act 2002.

Available at <https://www.legislation.tas.gov.au/view/html/inforce/current/act-2002-063>

Threatened Species Protection Act 1995.

Available at <https://www.legislation.tas.gov.au/view/html/inforce/current/act-1995-083>

Appendix 1 – Flora Species Recorded on Site

Recorder: Fiona Walsh

Date: Thursday, 7 December 2023

Dicotyledons

ASTERACEAE

<i>Cirsium vulgare</i>	spear thistle	i
<i>Hypochaeris radicata</i>	rough catsear	i
<i>Lagenophora stipitata</i>	blue bottledaisy	

BRASSICACEAE

<i>Raphanus raphanistrum</i>	wild radish	i
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CASUARINACEAE

<i>Allocasuarina verticillata</i>	drooping sheoak	
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ERICACEAE

<i>Erica lusitanica</i>	spanish heath	i	d
<i>Lissanthe strigosa subsp. subulata</i>	peachberry heath		
<i>Styphelia humifusa</i>	native cranberry		

FABACEAE

<i>Acacia dealbata subsp. dealbata</i>	silver wattle	
<i>Acacia genistifolia</i>	spreading wattle	
<i>Aotus ericoides</i>	golden pea	

GENTIANACEAE

<i>Centaurium erythraea</i>	common centaury	i
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MYRSINACEAE

<i>Lysimachia arvensis</i>	scarlet pimpernel	i
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MYRTACEAE

<i>Eucalyptus amygdalina</i>	black peppermint	end
<i>Eucalyptus viminalis</i>	white gum	

OXALIDACEAE

<i>Oxalis perennans</i>	grassland woodsorrel	
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PITTOSPORACEAE

<i>Bursaria spinosa subsp. spinosa</i>	prickly box	
PLANTAGINACEAE		
<i>Plantago varia</i>	variable plantain	
POLYGONACEAE		
<i>Acetosella vulgaris</i>	sheep sorrel	i
RESEDACEAE		
<i>Reseda lutea</i>	cutleaf mignonette	i
SANTALACEAE		
<i>Exocarpos cupressiformis</i>	common native-cherry	
SOLANACEAE		
<i>Solanum laciniatum</i>	kangaroo apple	
Monocotyledons		
ASPARAGACEAE		
<i>Lomandra longifolia</i>	sagg	
CYPERACEAE		
<i>Gahnia radula</i>	thatch sawsedge	
JUNCACEAE		
<i>Juncus sp.</i>		
POACEAE		
<i>Aira caryophyllea subsp. caryophyllea</i>	silvery hairgrass	i
<i>Austrostipa sp.</i>		
<i>Holcus lanatus</i>	yorkshire fog	i
<i>Microlaena stipoides var. stipoides</i>	weeping grass	
<i>Poa labillardierei var. labillardierei</i>	silver tussockgrass	
<i>Rytidosperma sp.</i>		
<i>Tetrarrhena distichophylla</i>	hairy ricegrass	
<i>Themeda triandra</i>	kangaroo grass	
Pteridophytes		
DENNSTAEDTIACEAE		
<i>Pteridium esculentum subsp. esculentum</i>	bracken	

end = Tasmanian endemic i = introduced

Natural Values Assessment for 122 Houston Drive, Mount Rumney – January 2024

d = declared weed ~ (*Weed Management Act 1999*)
CR = Critically Endangered, EN = Endangered, VU = Vulnerable ~ (*Environment Protection and Biodiversity Conservation Act 1999*)
e = endangered v = vulnerable r = rare ~ (*Tasmanian Threatened Species Protection Act 1995*)

Appendix 2 – Threatened Species Recorded within 5 km

Verified threatened flora records within 5 km of the project area; SS = Tasmanian *Threatened Species Protection Act 1995*, NS = Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*

Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Acacia ulicifolia</i>	juniper wattle	r		n	1	17-Oct-1980
<i>Asperula scoparia</i> subsp. <i>scoparia</i>	prickly woodruff	r		n	23	04-Nov-2021
<i>Asperula subsimplex</i>	water woodruff	r		n	2	01-Dec-1891
<i>Austrostipa bigeniculata</i>	doublejointed speargrass	r		n	2	04-Dec-2005
<i>Austrostipa blackii</i>	crested speargrass	r		n	2	21-Dec-2011
<i>Bolboschoenus caldwellii</i>	sea clubsedge	r		n	1	24-Mar-2023
<i>Caladenia caudata</i>	tailed spider-orchid	v	VU	e	76	30-Sep-2019
<i>Caladenia filamentosa</i>	daddy longlegs	r		n	3	16-Oct-1955
<i>Calocephalus citreus</i>	lemon beautyheads	r		n	2	03-Feb-1948
<i>Carex longebrachiata</i>	drooping sedge	r		n	1	06-Nov-2009
<i>Comesperma defoliatum</i>	leafless milkwort	r		n	1	01-Jan-1896
<i>Damasonium minus</i>	starfruit	r		n	1	01-Dec-1890
<i>Dianella amoena</i>	grassland flaxlily	r	EN	n	4	17-Oct-2005
<i>Eryngium ovinum</i>	blue devil	v		n	7	22-Dec-2010
<i>Eucalyptus risdonii</i>	risdon peppermint	r		e	290	26-May-2022
<i>Eutaxia microphylla</i>	spiny bushpea	r		n	1	27-Sep-1931
<i>Haloragis heterophylla</i>	variable raspwort	r		n	62	04-Nov-2021
<i>Hyalosperma demissum</i>	moss sunray	e		n	1	01-Oct-1908
<i>Isolepis stellata</i>	star clubsedge	r		n	1	30-Nov-1897
<i>Lepidium hyssopifolium</i>	soft peppergrass	e	EN	n	4	29-Oct-2004
<i>Olearia hookeri</i>	crimsontip daisybush	r		e	10	14-Jun-2017
<i>Poa mollis</i>	soft tussockgrass	r		e	12	06-Apr-2021
<i>Pterostylis wapstrarum</i>	fleshy greenhood	e	CR	e	3	05-Oct-1890
<i>Scleranthus diander</i>	tufted knawel	v		n	1	01-Jan-1995
<i>Scleranthus fasciculatus</i>	spreading knawel	v		n	10	02-Oct-2010
<i>Senecio squarrosus</i>	leafy fireweed	r		n	15	09-Mar-2020
<i>Stenopetalum lineare</i>	narrow threadpetal	e		n	4	17-Oct-1942
<i>Teucrium corymbosum</i>	forest germander	r		n	8	20-Jun-2017
<i>Triglochin minutissima</i>	tiny arrowgrass	r		n	2	13-Oct-1978
<i>Velleia paradoxa</i>	spur velleia	v		n	16	05-Jan-2022
<i>Vittadinia cuneata</i> var. <i>cuneata</i>	fuzzy new-holland-daisy	r		n	1	01-Jan-1990
<i>Vittadinia gracilis</i>	woolly new-holland-daisy	r		n	3	06-Nov-2009
<i>Vittadinia muelleri</i>	narrowleaf new-holland-daisy	r		n	20	09-Jul-2019
<i>Vittadinia muelleri</i> (broad sense)	narrow leaf new holland daisy	p		n	27	11-Oct-2006

Verified threatened fauna records within 5 km of the project area; SS = Tasmanian *Threatened Species Protection Act 1995*, NS = Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*

Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	7	15-Mar-2023
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	12	31-Mar-2021
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	11	03-Aug-2018
<i>Brachionichthys hirsutus</i>	spotted handfish	e	CR	e	92	20-Jun-2023
<i>Calidris ferruginea</i>	curlew sandpiper		CR	n	2	01-Feb-1962
<i>Caretta caretta</i>	loggerhead turtle	e	EN	n	2	03-Nov-2012
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	8	17-Jan-2021
Eagle sp.	Eagle	e	EN	n	3	01-Nov-2005
<i>Eubalaena australis</i>	southern right whale	e	EN	m	2	21-Sep-2008
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	5	15-Mar-2019
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	3	24-Mar-2018
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	75	04-Sep-2023
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	5	10-Oct-1985
<i>Megaptera novaeangliae</i>	humpback whale	e		m	1	13-Jun-2006
<i>Mirounga leonina</i>	southern elephant seal	e	VU	n	1	27-Jan-2017
<i>Neophema chrysostoma</i>	blue-winged parrot		VU	n	22	18-Jan-2022
<i>Numenius madagascariensis</i>	eastern curlew	e	CR	n	3	29-Aug-2017
<i>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN	e	1	21-Oct-1921
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	63	01-Jul-2023
<i>Perameles gunnii subsp. gunnii</i>	eastern barred bandicoot		VU		2	30-Aug-2021
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	2	28-Apr-2016
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	19	20-Jan-2023
<i>Seriolella brama</i>	Blue Warehou		CD	n	1	01-Jul-1982
<i>Sterna nereis subsp. nereis</i>	fairy tern	pv	PVU		5	01-Jan-1975
<i>Sternula nereis subsp. nereis</i>	fairy tern	v	VU	n	1	15-Mar-2019
<i>Theclinesstes serpentatus</i>	chequered blue	pr		n	4	28-Mar-1996
<i>Theclinesstes serpentatus lavara</i>	Chequered Blue	r		e	8	19-Mar-2001
<i>Thinornis cucullatus</i>	hooded plover		PVU	ae	1	01-Jul-2017
<i>Thinornis rubricollis</i>	hooded plover		VU	n	2	25-Apr-1915
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	n	16	10-Jan-2017
<i>Tyto novaehollandiae subsp. castanops</i>	masked owl (Tasmanian)	e	VU	e	2	06-Sep-2023