



DISCRETIONARY APPLICATION *For Public Display*

Applicant:

JR Butt & RE Parker

Location:

14246 Lyell Highway, Bronte Park

Proposal:

Single dwelling, ancillary outbuilding, four (4) visitor accommodation units & earthworks (access, servicing, building platforms) including vegetation removal

DA Number:

DA 2024 / 47

Date Advertised:

30 September 2024

Date Representation Period Closes:

14 October 2024

Responsible Officer:

Grant Finn (Planning Officer)

Viewing Documents:

The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:

development@centralhighlands.tas.gov.au



Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Phone: (03) 6259 5503
Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

OFFICE USE ONLY

Application No.: _____

Property ID No.: _____

Date Received: _____

Application for Planning Approval Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Applicant Name	JASON BUTT, RENAE PARKER		
Postal Address	PO BOX 483 DEVONPORT 7310	Phone No:	0417360485
		Fax No:	
Email address	jasonactiontowing@gmail.com		
Owner/s Name (if not Applicant)	jason butt, renae parker		
Postal Address	as above	Phone No:	
		Fax No:	
Email address:			

Description of proposed use and/or development:

Address of new use and development:	14246 Iyell Hwy Bronte Park			
Certificate of Title No:	Volume No	3944	Lot No:	
	Description of proposed use or development: new private dwelling, shed, 4 tourist accomadation units			
Current use of land and buildings:	vacant			
	ie: New Dwelling /Additions/ Demolition / Shed / Farm Building / Carport / Swimming Pool or detail other etc.			
Proposed Material	What are the proposed external wall colours	natural earthy	What is the proposed roof colour	black
	What is the proposed new floor area m ² .	607	What is the estimated value of all the new work proposed:	\$ 1000000.00

Eg. Are there any existing buildings on this title?
If yes, what is the main building used as?

Is proposed development to be staged:

Yes

No

Tick ✓

Is the proposed development located on land previously used as a tip site?

Yes

No

Is the place on the Tasmanian Heritage Register?

Yes

No

Have you sought advice from Heritage Tasmania?

Yes

No

Has a Certificate of Exemption been sought for these works?

Yes

No

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");
Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Applicant Signature
(if not the Owner)

Applicant Name (Please print)

Date



Jason Bell

26-7-24

Land Owner(s) Signature

Land Owners Name (please print)

Date



Jason Bell

26-7-24

Land Owner(s) Signature

Land Owners Name (please print)

Date



Renee Parker

26-7-24

COVER LETTER

14246 LYELL HIGHWAY

JASON BUTT

RENAE PARKER

**PROPOSED MAIN HOUSE, SHED AND FOUR SHORT TERM
TOURIST ACCOMADATION BUILDINGS**

WE PROPOSE TO BE BUILDING THE 10X14 SHED FIRST DUE TO NEEDING WEATHER
PROTECTION COMING IN TO WINTER

WE WILL START THE HOUSE AS THE WEATHER IMPROVES AFTER WINTER, THEN THE FOUR
TOURIST ACCOMADATION UNITS WILL ALSO START DURING THE BUILDING OF THE MAIN
HOUSE AS TRADES FREE UP OR IF ANY DELAYS IN MATERIALS.

THANKS JASON AND RENAE

14246 LYELL HIGHWAY

PROPOSED VISITOR ACCOMMADATION

DISCRETIONARY USE OF A RURAL ZONE

20.3.1

P.1

Due to the land at 14246 Lyell highway being part natural waterway with a threatened plant (Montana purple pea), part lightly wooded, rocky and not suitable for farming, we are proposing building visitor accommodation on the site with minimal impact on the area only disrupting what we must. The land is not suitable for farming. 14246 Lyell highway is the perfect site for this project, peaceful with great animal life for visitors to enjoy. This will be good for the Derwent bridge / Bronte Park area allowing more tourists to stop in the area for a day or two taking in the natural beauty of this part of Tasmania as well as fishing, bushwalking and utilizing the current tourist stops and businesses. It will give walkers from the overland track another option to stay that extra day in a very comfortable unit before heading away, Aswell as people travelling from Hobart to the west coast another reason to stop.

P.2

It is a remote area with no impact on neighbouring property, farming, anyone or anything. We are only building four buildings plus our permanent residence so the extra vehicle impact will be very light. We acknowledge that north and east of the property are a working forest but with the lay of the land, any logging will not affect the aspect or view.

P.3

There is no farming on the property or near it, only forest on two sides.

P.4

Our accommodation units are a small , remote, short stay only for tourist and visitors, so the traffic and noise will be minimal , an all weather driveway will be built with the entry sealed so no dust ,dirt or gravel to enter the Lyell highway, we have approval from state growth for the relocated driveway, for the best access visibility in all directions for safety.

Thanks

Jason and Renae

PROPOSED BRICK VENEER DWELLING, A PREFABRICATED SHED AND 4 VISITOR 'S ACCOMMODATION UNITS AT 14246 LYELL HIGHWAY, BRONTE PARK FOR **JASON R. BUTT & RENAE E. PARKER.**

**'PLANNING PERMIT
 APPLICATION ONLY'**

Project No. 11023

TITLE REFERENCE <i>VOL: 241772 FOLIO: 1</i>	DESIGN WIND SPEED 'N2'	SOIL CLASS 'P'	BUILDING CLASS 1a, 10 & ?	CLIMATE ZONE SEVEN	ALPINE AREA NO	KNOWN SITE HAZARDS REFER TO SAFETY NOTES
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BUSHFIRE ATTACK LEVEL - B.A.L. NOTE: THE BUILDING CONTRACTOR SHALL ENSURE THAT THE WHOLE SET OF DRAWINGS AND SUPPORTING DOCUMENTATION IS PASSED ONTO ALL SUB CONTRACTORS & SUPPLIES PRIOR TO THOSE ENTITIES COMMENCING MANUFACTURING OR SUPPLYING MATERIALS FOR THE PROJECT. WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. WILL NOT BE LIABLE FOR ANY ACTION IF THESE CONDITIONS ARE NOT FOLLOWED. IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS OR SUPPORTING DOCUMENTS, THEY MUST BE REFERRED TO THE DESIGNER / DRAFTSMAN FOR RESOLUTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT(c) AND SHALL NOT BE REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF BOTH THE OWNERS AND WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. PRIOR TO WORK COMMENCING ON SITE THE OWNER & BUILDING SHALL CHECK THAT THE APPROVED SET OF DRAWINGS ARE CORRECT & ARE THE SET OF DRAWINGS STATED IN THE BUILDING CONTRACT.

SHEET LIST			
SHEET NAME	PROJECT No.	SHEET No.	TOTAL No. OF SHEETS
COVER	11023	1	16
PART FLOOR PLAN A	11023	2	16
PART FLOOR PLAN B	11023	3	16
FULL FLOOR PLAN 1:50 SCALE	11023	4	16
EAST & WEST ELEVATIONS	11023	5	16
NORTH & SOUTH ELEVATIONS	11023	6	16
3D PERSPECTIVE VIEWS	11023	7	16
SHED FLOOR PLAN & ELEVATIONS	11023	8	16

SHEET LIST			
SHEET NAME	PROJECT No.	SHEET No.	TOTAL No. OF SHEETS
UNIT 1 FLOOR PLAN & ELEVATIONS	11023	9	16
UNIT 2 FLOOR PLAN & ELEVATIONS	11023	10	16
UNIT 3 FLOOR PLAN & ELEVATIONS	11023	11	16
UNIT 4 FLOOR PLAN & ELEVATIONS	11023	12	16
SITE LOCATION PLAN	11023	13	16
SITE LOCATION & SERVICES PLAN	11023	14	16
PART LOCATION & TRAFFIC PLAN	11023	15	16
PART SERVICES PLAN	11023	16	16

WEEDA Drafting

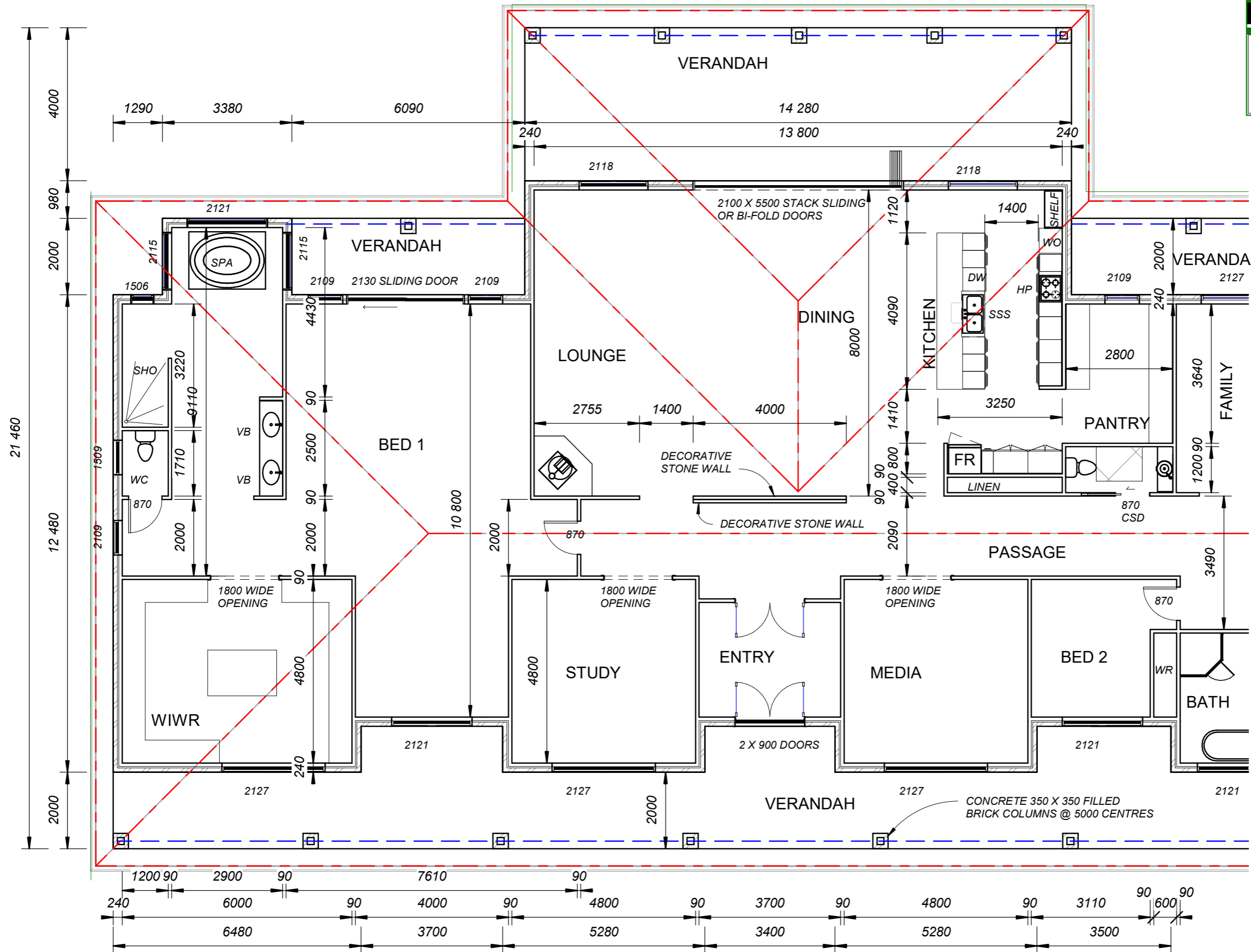


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 PHONE - (03) 6425 9333
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 EMAIL - admin@weedadrafting.com.au

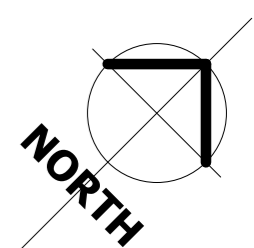
WORKPLACE STANDARDS TASMANIA BUILDING
 PRACTITIONER ACCREDITATION NUMBERS
 ADAM: CC 5317 P Cat B.D.

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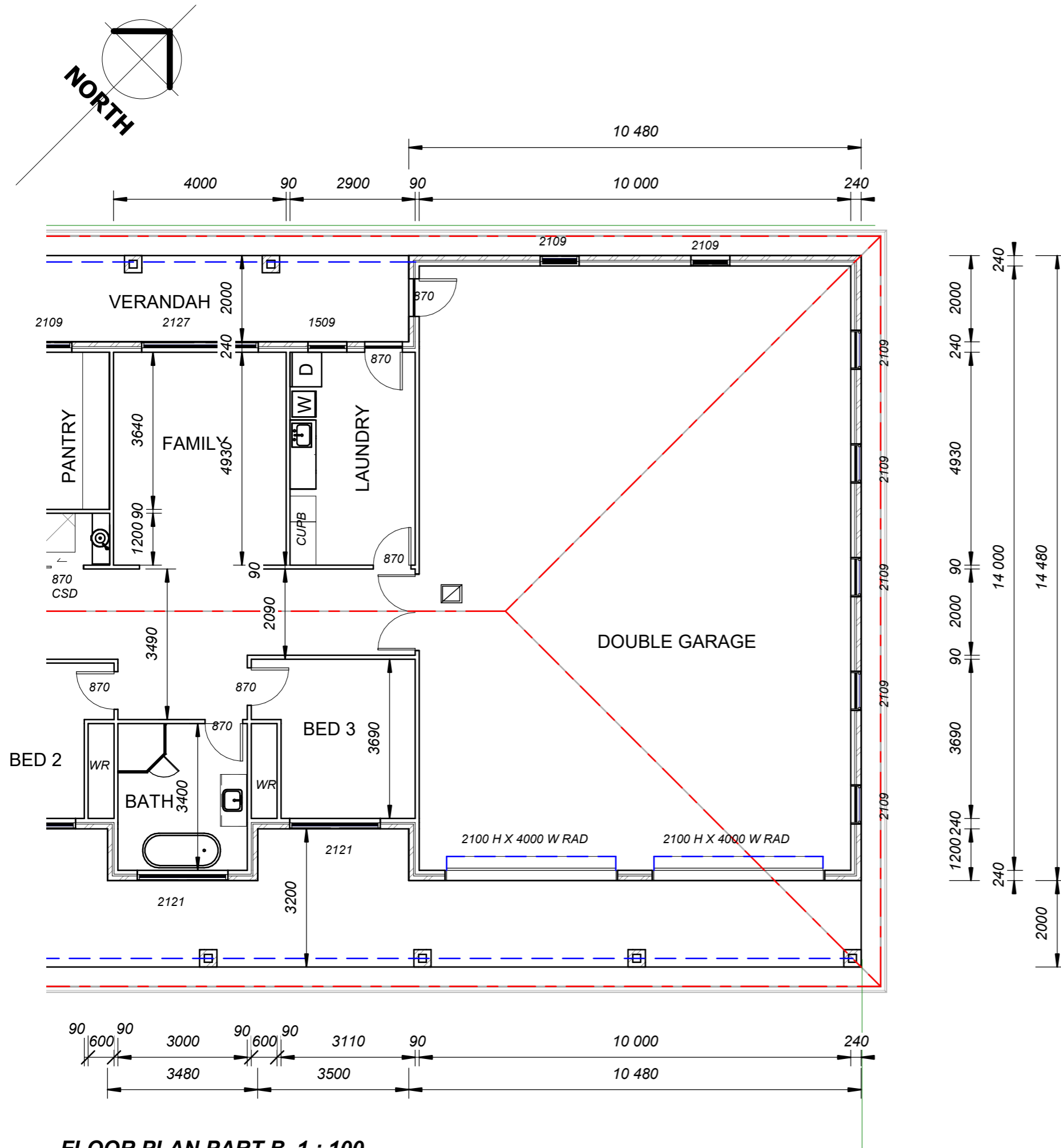
LEGEND

- WT- WASH TROUGH
- WM- WASHING MACHINE
- DR - CLOTHED DRYER
- WR- WARDROBE
- WIWR - WALK IN ROBE
- WC - TOILET
- VB- VANITY BASIN
- BA - BATH
- SHO- SHOWER OPEN
- SHE- SHOWER ENCLOSED
- HW- HOT WATER CYLINDER
- PTY - PANTRY
- ST- STOVE
- UBO - UNDER BENCH OVEN
- HP- HOT PLATES
- SSS - S/STEEL SINK
- MW - MICRO WAVE OVEN
- RH - RANGE HOOD
- MB- METER BOX
- FR- FRIDGE
- FRZ- FREEZER
- DW- DISHWASHER
- RAD- ROLLER DOOR
- AJ-ARTICULATION JOINT IN BRICKWORK
- SM -SMOKE DETECTOR
- TL - CERAMIC TILE
- SV - SHEET VINYL
- FF - FLOATING FLOOR
- CP - CARPET
- SD - SLIDER DOOR
- FD - FLOOR WASTE
- DP - DOWNPIPES
- SFV - SUB FLOOR VENTS
- IXL - BATHROOM FAN, LIGHT, HEATER.
- ☐ ROOF SPACE ACCESS HATCH



FLOOR PLAN PART A 1 : 100

PROPOSED BRICK VENEER DWELLING, A PREFABRICATED SHED AND 4 VISITOR 'S ACCOMMODATION UNITS AT 14246 LYELL HIGHWAY, BRONTE PARK, FOR JASON R. BUTT & RENAE E. PARKER.	DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No:
	8/8/2024	1 : 100	A WEEDA	J VAN SCHIE	11023 - 2 OF 16



- ### LEGEND
- WT- WASH TROUGH
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 - IXL - BATHROOM FAN, LIGHT, HEATER.
 - ROOF SPACE ACCESS HATCH

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FLOOR PLAN PART B 1 : 100

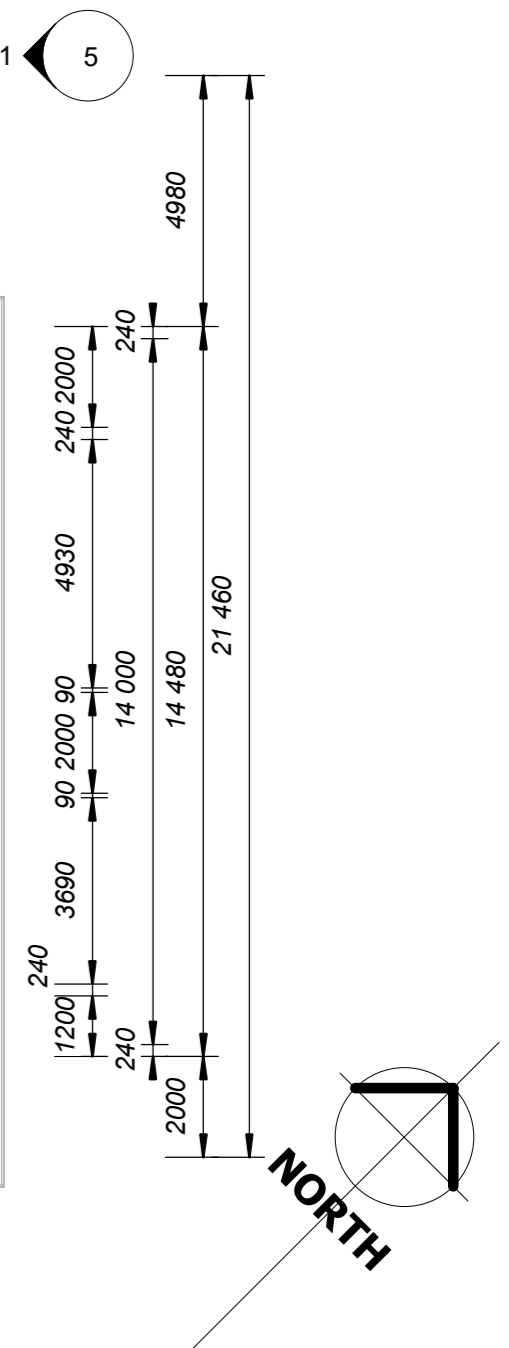
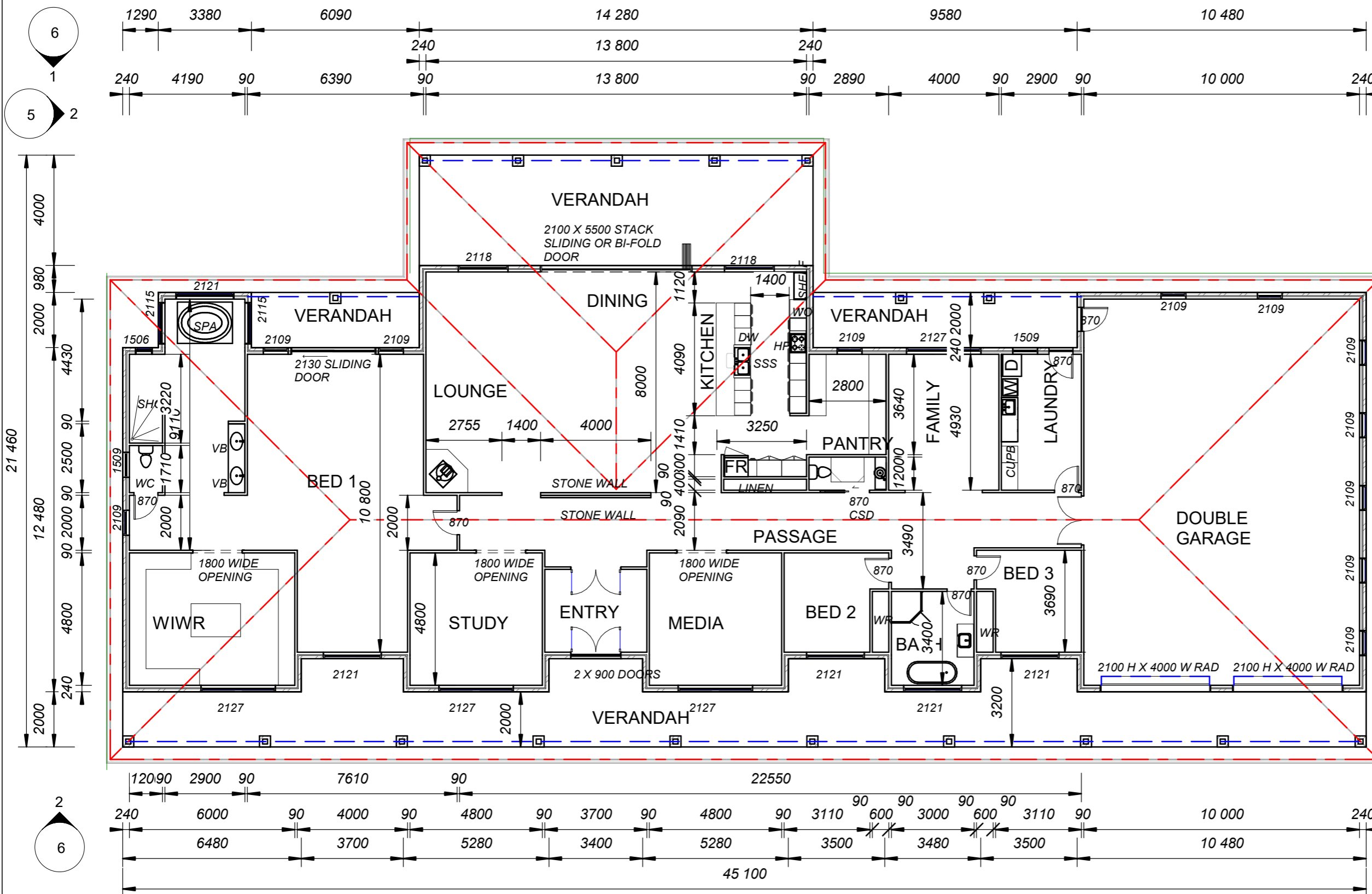
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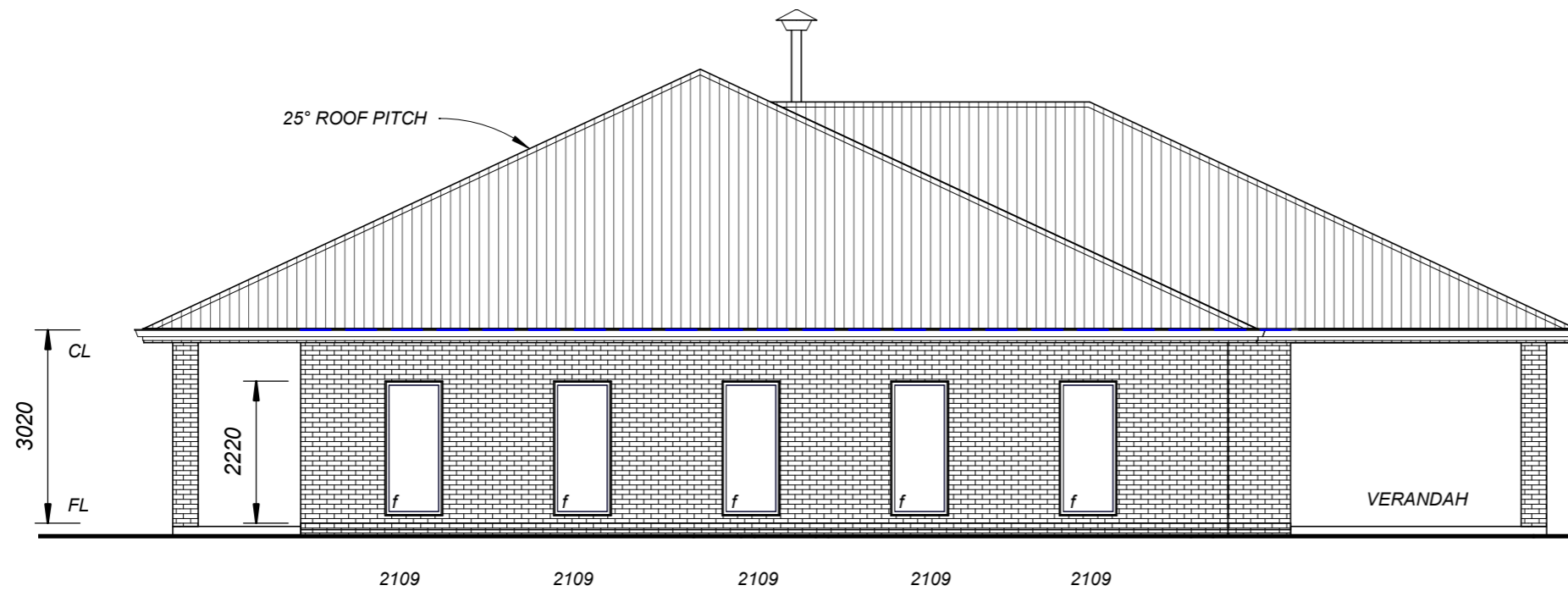
WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER
 ACCREDITATION NUMBERS CC 5317 P Cat B.D.



FLOOR PLAN 1 : 150

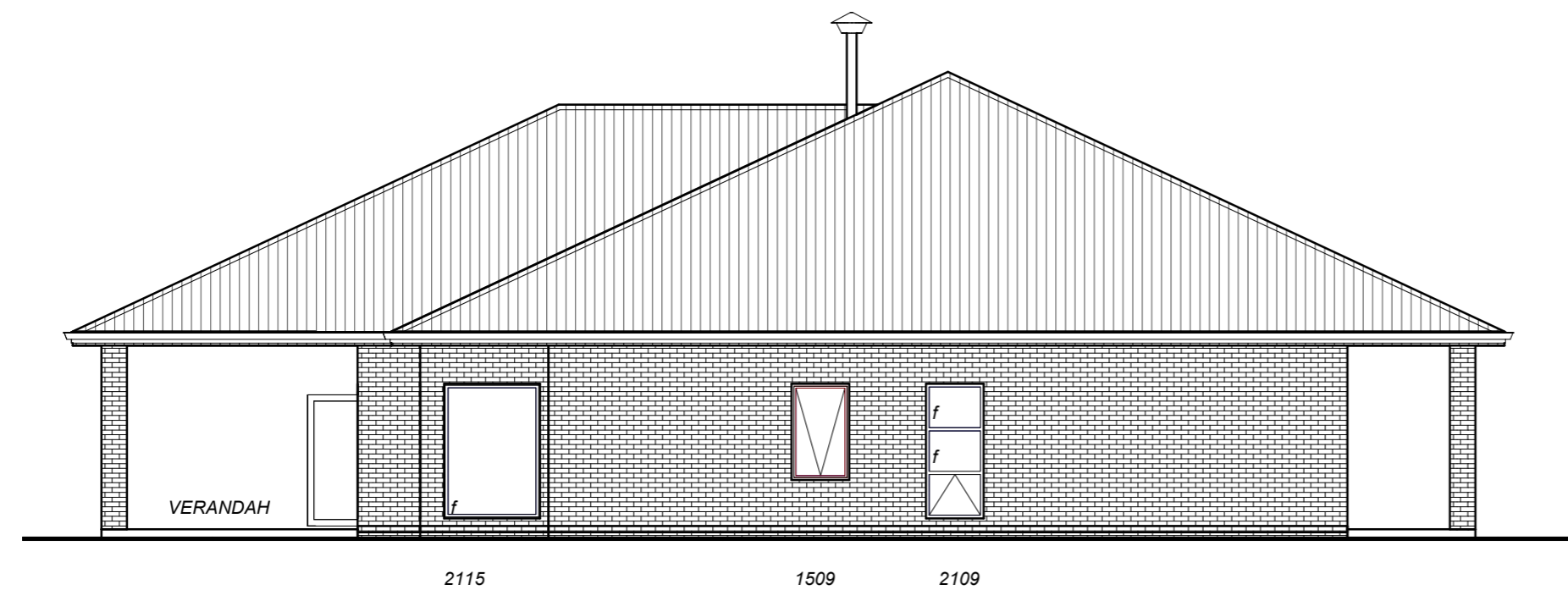
AREA	
DWELLING	466.07 m ²
GARAGE	150.13 m ²
VERANDAH	57.12 m ²
FRONT VERANDAH	107.12 m ²
BACK VERANDAH'S	31.16 m ²
TOTAL DWELLING	811.60 m²

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	8/8/2024	1 : 150	A WEEDA	J VAN SCHIE	11023 - 4 OF 16



NORTH - EASTERN ELEVATION 1 : 100

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SOUTH - WESTERN ELEVATION 1 : 100

PROPOSED BRICK VENEER DWELLING, A PREFABRICATED SHED AND 4 VISITOR 'S ACCOMMODATION UNITS AT 14246 LYELL HIGHWAY, BRONTE PARK, FOR JASON R. BUTT & RENAE E. PARKER.	DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No:
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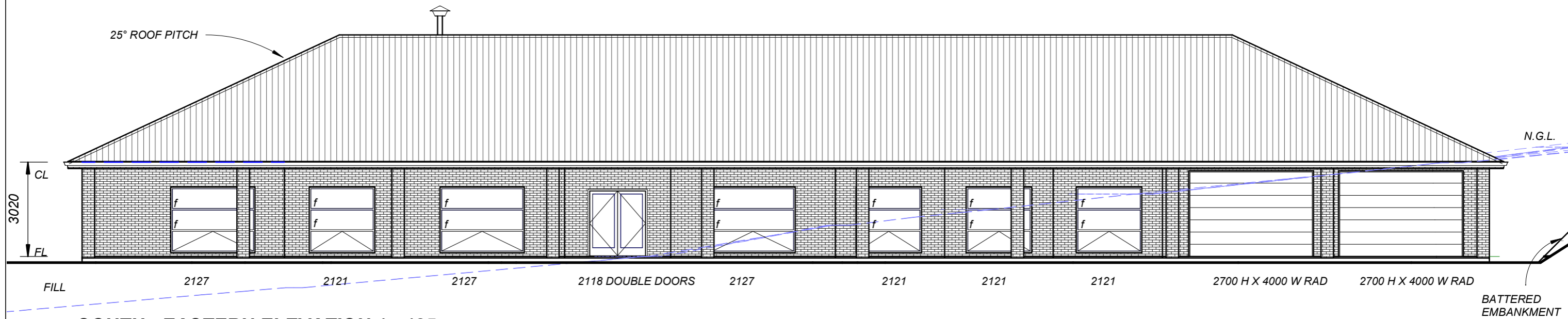
WEEDA Drafting



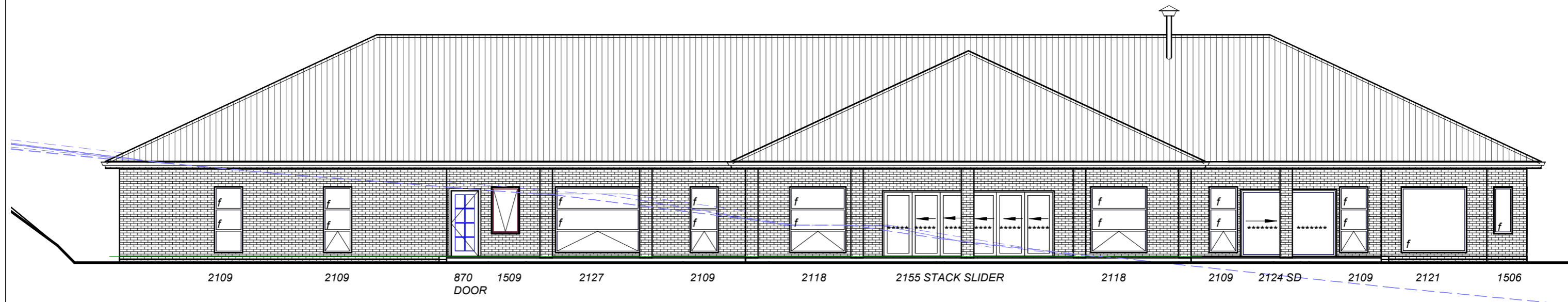
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SOUTH - EASTERN ELEVATION 1 : 125



NORTH - WESTERN ELEVATION 1 : 125

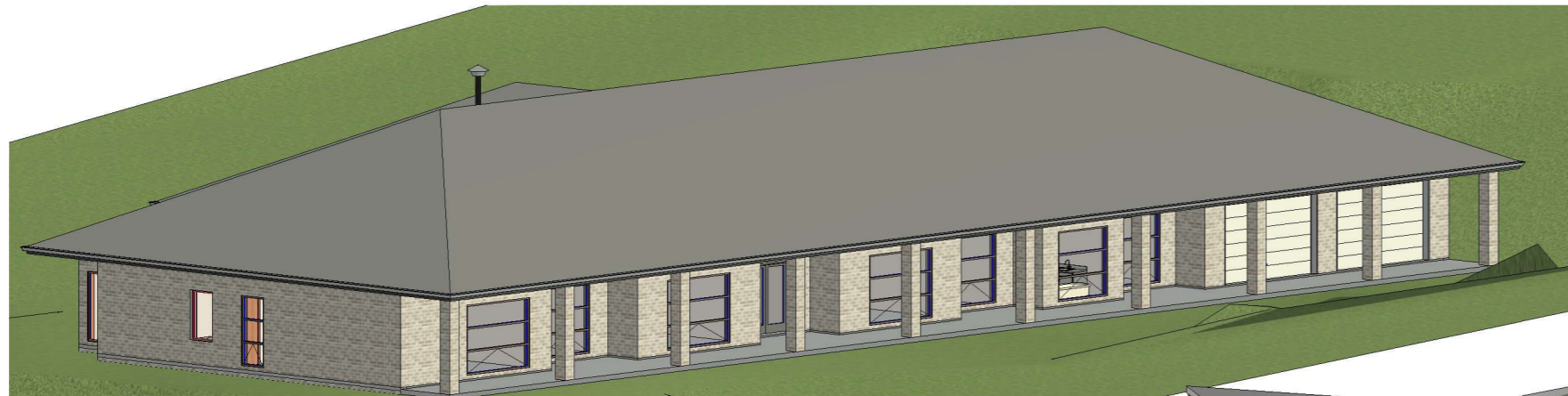
NOTE: LONGITUDINAL ELEVATIONS SCALE IS 1:125

**PROPOSED BRICK VENEER DWELLING, A PREFABRICATED SHED AND 4 VISITOR 'S ACCOMMODATION UNITS
 AT 14246 LYELL HIGHWAY, BRONTE PARK, FOR JASON R. BUTT & RENAE E. PARKER.**

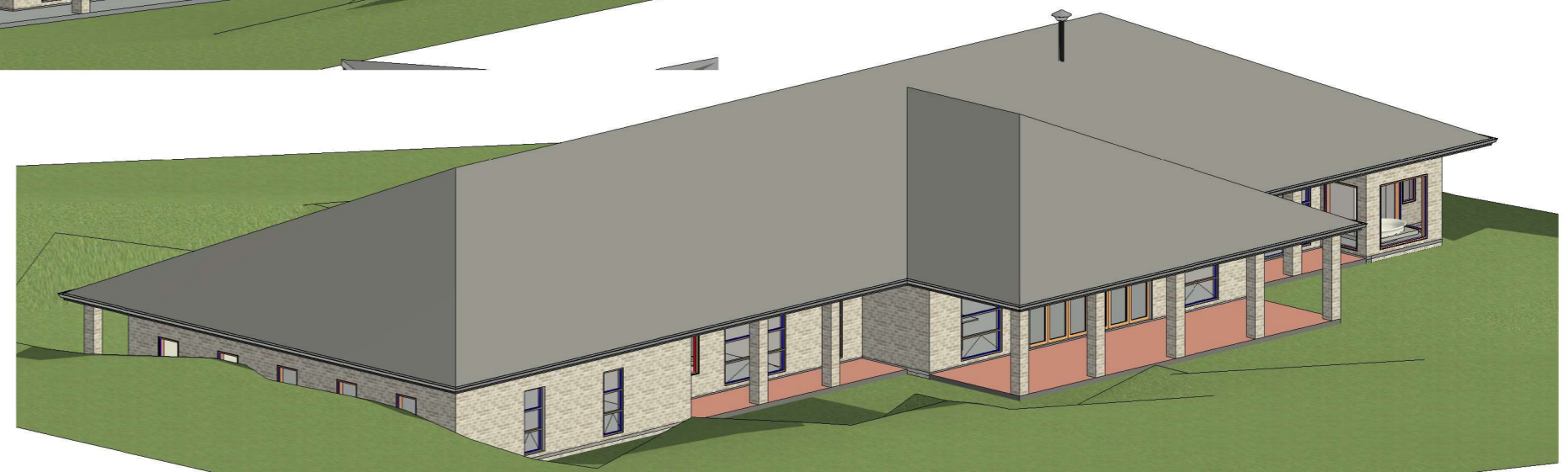
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8/8/2024	1 : 125	A WEEDA	J VAN SCHIE	11023 - 6 OF 16



EASTERN ISOMETRIC VIEW



SOUTHERN ISOMETRIC VIEW



NORTHERN ISOMETRIC VIEW



WESTERN ISOMETRIC VIEW

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NOTE: SCALE 1:200

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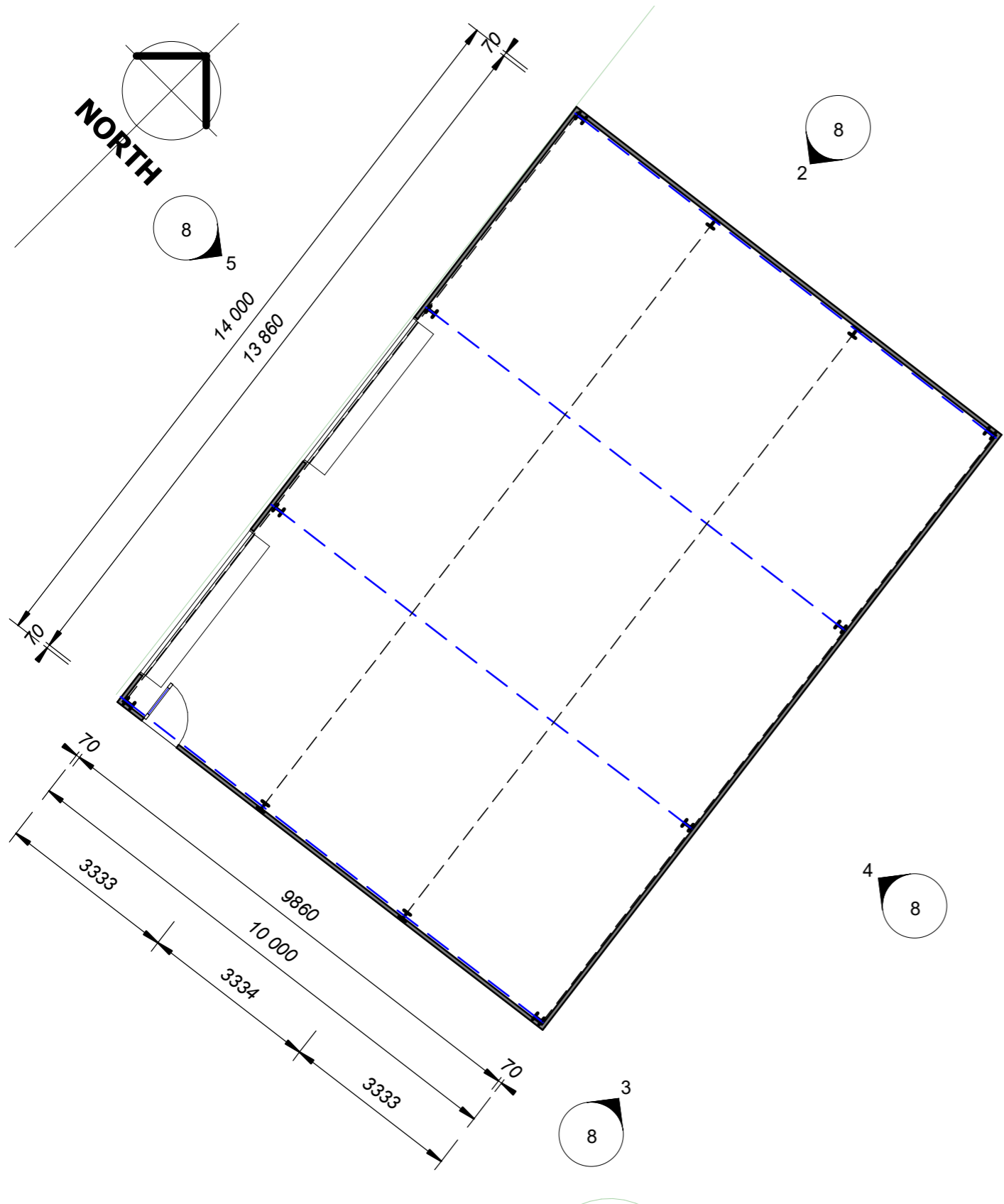
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8/8/2024		A WEEDA	J VAN SCHIE	11023 - 7 OF 16

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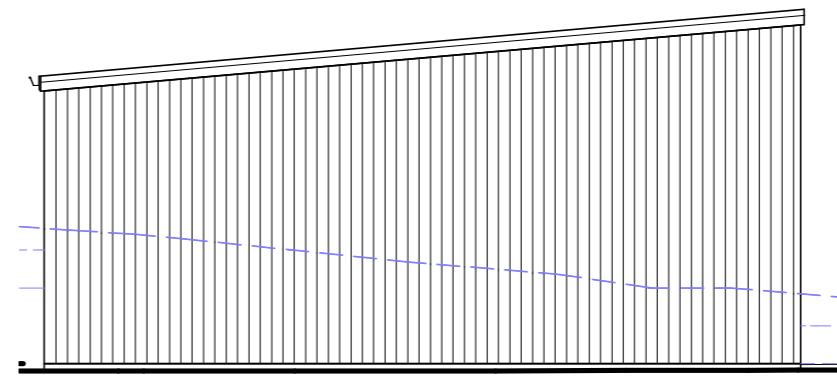
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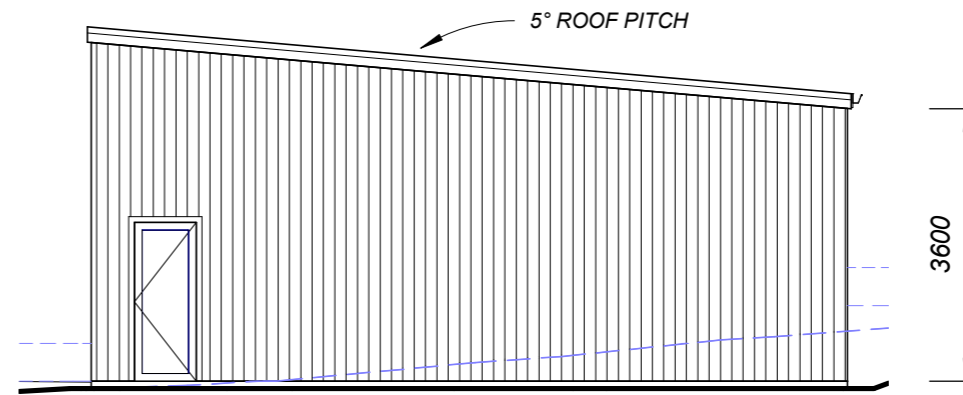
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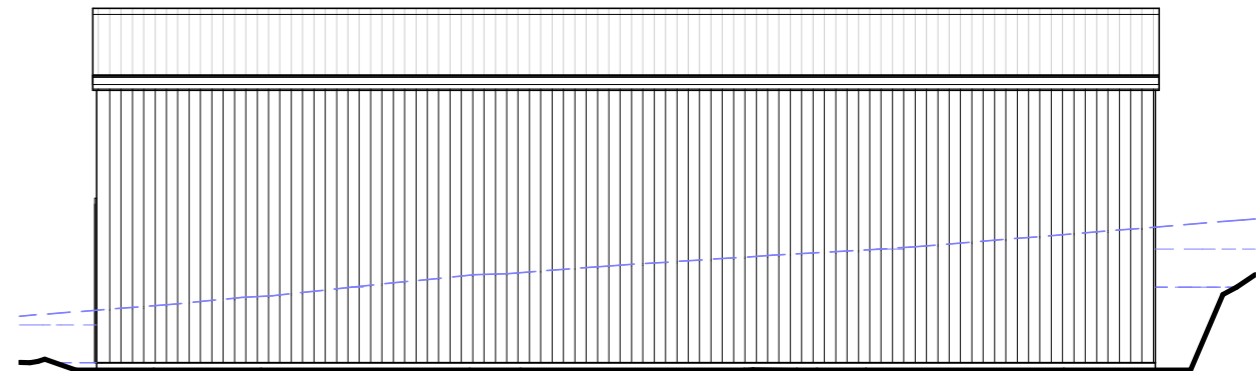
SHED FLOOR PLAN 1 : 100



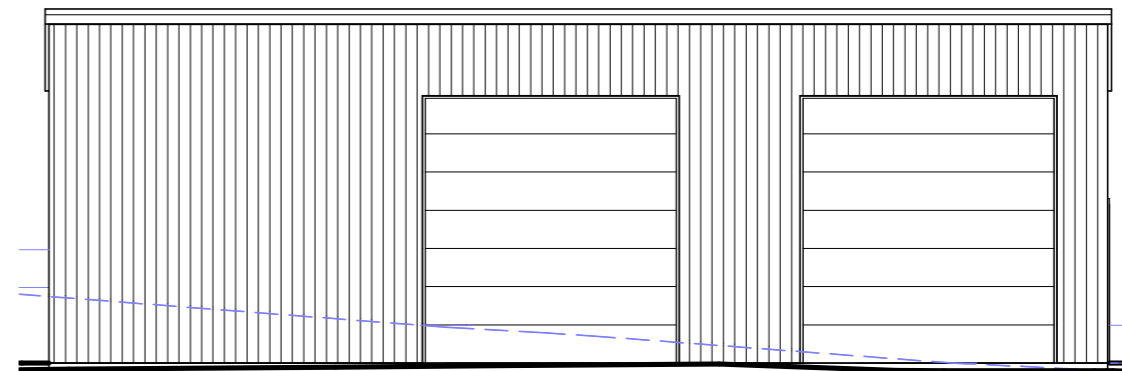
SHED - NORTHERN ELEVATION 1 : 100



SHED - SOUTHERN ELEVATION 1 : 100



SHED - WESTERN ELEVATION 1 : 100



SHED - EASTERN ELEVATION 1 : 100

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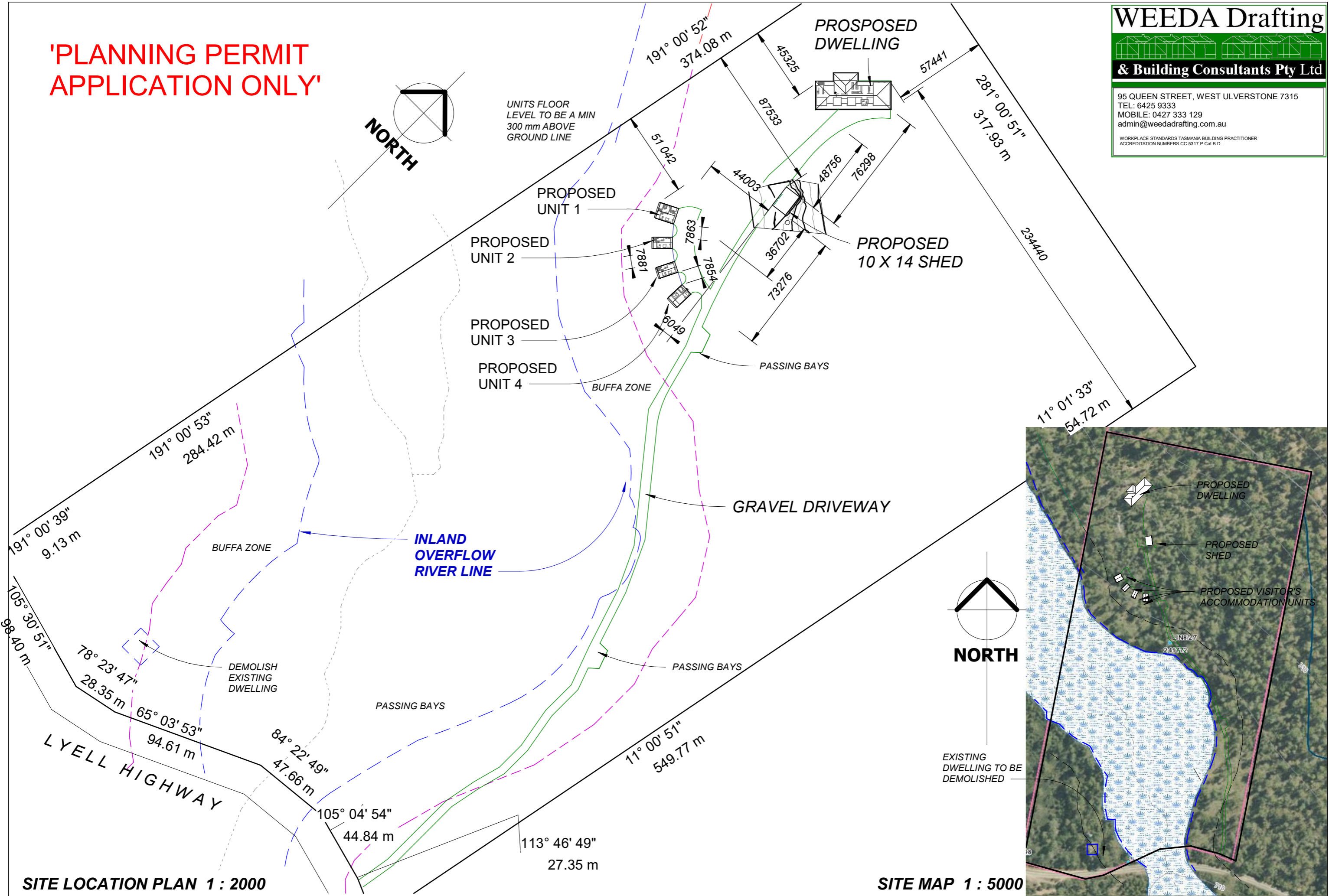
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SITE LOCATION PLAN 1 : 2000

SITE MAP 1 : 5000

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	8/8/2024	As indicated	A WEEDA	J VAN SCHIE	11023 - 13 OF 16



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NOTE:
 FOR FLORA AND FAUNA
 SEE REPORT BY "RMCG"
 DATED THE 27/2/2024

SEE WASTE WATER
 REPORT BY GEO -
 ENVIRONMENTAL
 SOLUTIONS DATED:
 SEPTEMBER 2023

SEE WASTE WATER
 REPORT BY GEO -
 ENVIRONMENTAL
 SOLUTIONS DATED:
 SEPTEMBER 2023

PROPOSED
 DWELLING

PROPOSED
 10 X 14 SHED

PROPOSED
 UNITS

DRIVEWAY

CREEK
 (WITH NO
 NAME) LINE

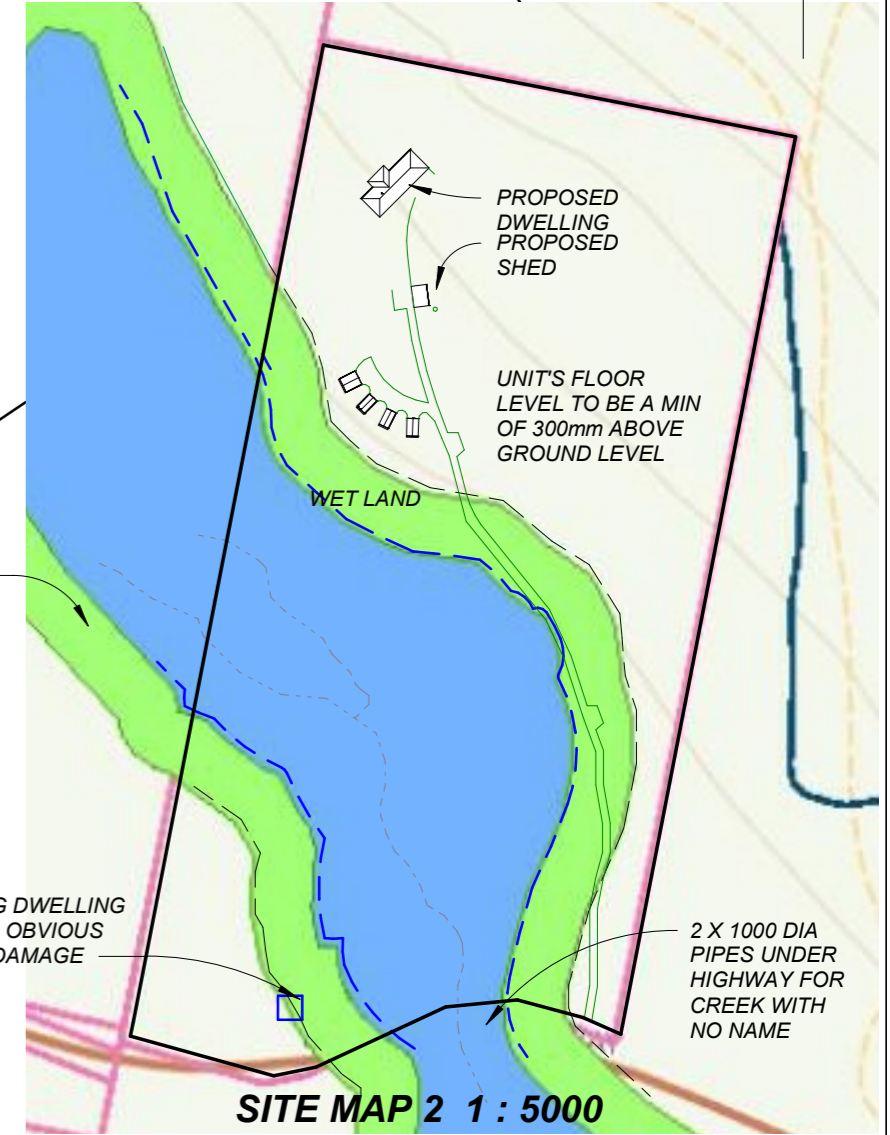
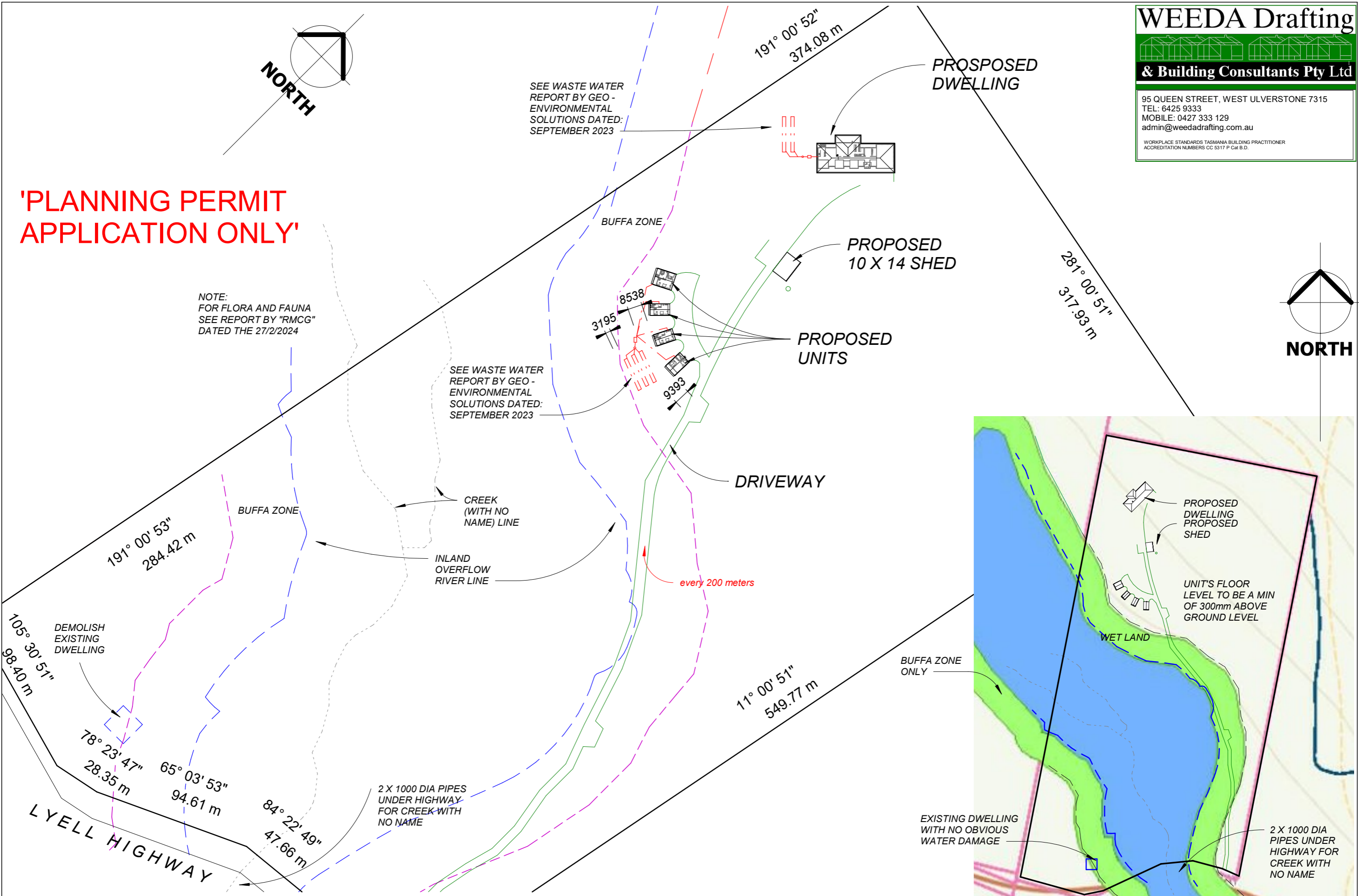
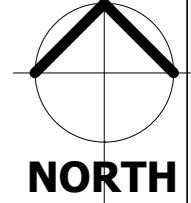
INLAND
 OVERFLOW
 RIVER LINE

2 X 1000 DIA PIPES
 UNDER HIGHWAY
 FOR CREEK WITH
 NO NAME

every 200 meters

BUFFA ZONE
 ONLY

EXISTING DWELLING
 WITH NO OBVIOUS
 WATER DAMAGE



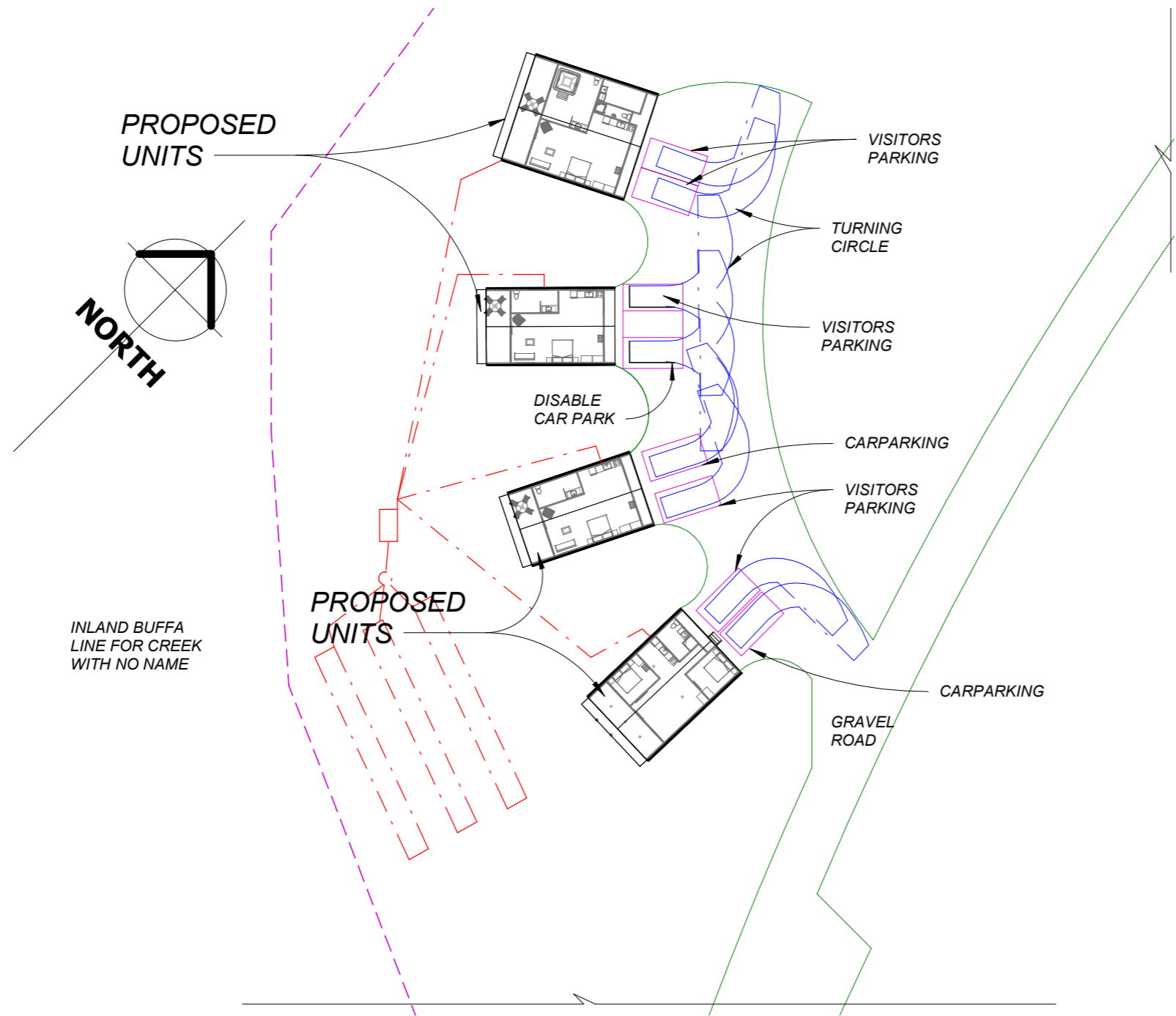
SITE LOCATION & SERVICES PLAN 1 : 2000

SITE MAP 2 1 : 5000

PROPOSED BRICK VENEER DWELLING, A PREFABRICATED SHED AND 4 VISITOR 'S ACCOMMODATION UNITS AT 14246 LYELL HIGHWAY, BRONTE PARK, FOR JASON R. BUTT & RENAE E. PARKER.	DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No:
	8/8/2024	As indicated	A WEEDA	J VAN SCHIE	11023 - 14 OF 16



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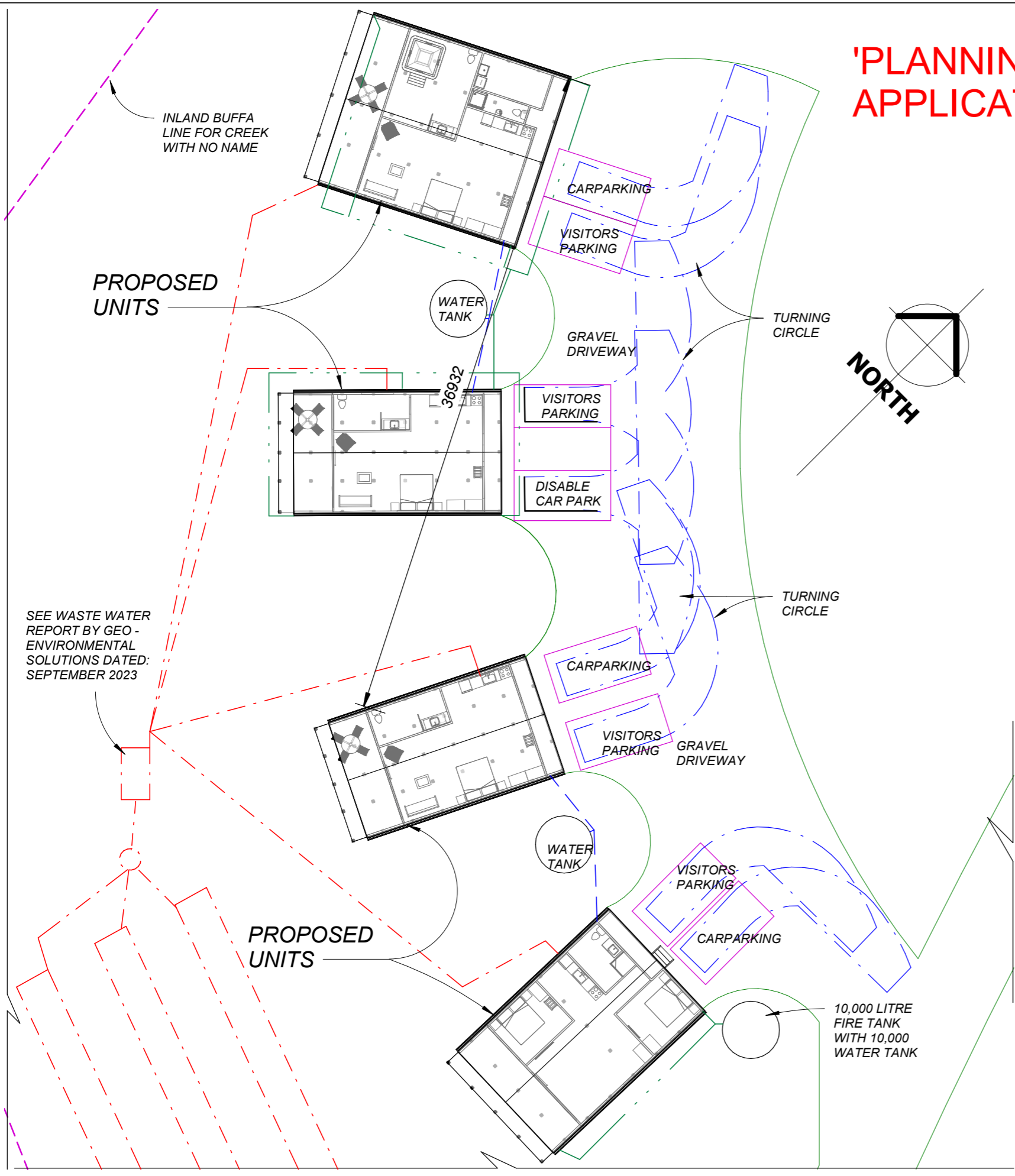


PART SITE LOCATION & SERVICES PLAN 1 : 500

<p>PROPOSED BRICK VENEER DWELLING, A PREFABRICATED SHED AND 4 VISITOR 'S ACCOMMODATION UNITS AT 14246 LYELL HIGHWAY, BRONTE PARK, FOR JASON R. BUTT & RENAE E. PARKER.</p>	DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No:
	8/8/2024	1 : 500	A WEEDA	J VAN SCHIE	11023 - 15 OF 16



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NOTES:

THE SITE LOCATION & SERVICES PLAN IS TO BE USED IN CONJUNCTION WITH THE ROOF PLANS. SERVICES SEPARATION SHALL BE ADHERED TO IN SECTION 7.2.7 AS/NZS 3500.3:2021. ANY CROSSOVER OF ANY SERVICE ANGLE SHALL NOT BE LESS THAN 45° AS SHOWN IN SECTION (k) FIGURE 7.2. GRADIENT LIMITS FOR HARD STAND AREAS REFER TO TABLE 8.1 ASSUME NO KERB CHANNELS UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

PLUMBING NOTES - DOMESTIC

PLUMBING SHALL BE INSTALLED TO:
 A.S./N.Z. 3500.1-2021 WATER SUPPLY
 A.S./N.Z. 3500.2-2021 SANITARY PLUMBING
 A.S./N.Z. 3500.3-2021 STORM WATER
 A.S./N.Z. 3500.4-2021 HOT WATER

FIXTURES:

1. TOILET
2. BATH/SPA
3. VANITY BASIN
4. WASH TROUGH
5. SINK
6. SHOWER

NOTE: CONNECTION OF DN 100 mm Ø BRANCH DRAIN TO DN mm Ø MAIN DRAIN NOW REQUIRE AT 15° INCLINE

- I.O. - INSPECTION OPENING ●
- E.V. - EDUCT VENT ●
- R.E. - ROD EYE ●
- S.J. - SWIVEL JOINT ●

O.R.G.-OVERFLOW RELIEF GULLY TOP OF O.R.G.'s SHALL BE A MINIMUM OF 150mm BELOW THE LOWEST FIXTURE A MINIMUM OF 75 mm ABOVE FINISHED GROUND/SURFACE LEVEL.

CONCRETE SURROUND PLINTHS SHALL BE PROVIDED GROUND O.R.G.'S. ALL O.R.G.'S TO BE CHARGED WITH TAP OVER

D.P. = DOWNPIPE SIZE AS SHOWN
 STORM WATER LINE 100 mm Ø

S.W. LINES GENERALLY OUT 1200mm & PARALLEL TO EXTERNAL WALLS.

STORM WATER - UPVC 100 mm Ø LAID @ MIN. GRADE OF 1:100 GRATED PIT 600 X 600 X 600 mm DEEP REFER GRATED PIT DETAILS 150 mm Ø STORM WATER LINE DISCHARGING FROM THE GRATED PIT

SEWER LINE 100 mm Ø SEWER LINES GENERALLY OUT 1000mm & PARALLEL TO EXTERNAL WALLS. SEWER - UPVC ON 100 LAID @ A MIN. GRADE OF 1:60

SEWER I.V. THE BUILDER IS TO CONFIRM THE I.V. OF THE SEWER POINT TO ENSURE FINISHED FLOOR LEVEL LEVELS TO ENSURE ADEQUATE FALLS TO SERVICE POINTS PRIOR TO SLAB POURS

WATER SUPPLY 20 mm Ø LINE

S.V. - STOP VALVE

TELSTRA SUPPLY

POWER SUPPLY

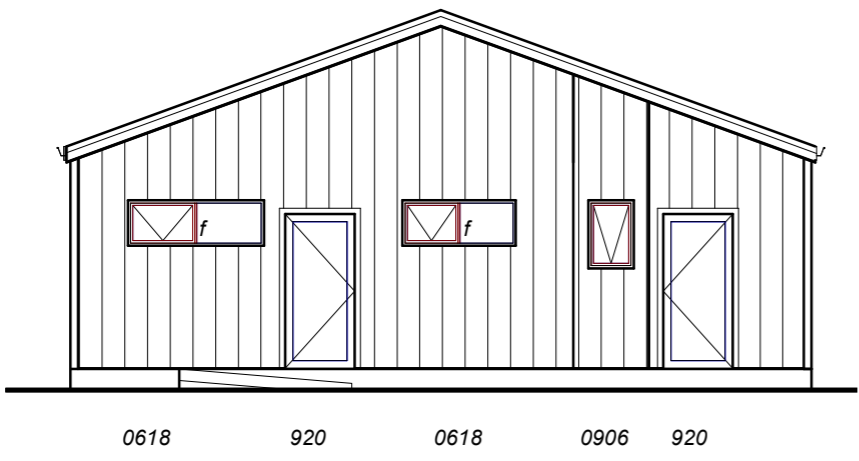
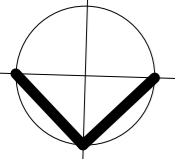
GAS SUPPLY

PART SERVICES PLAN 1 : 250

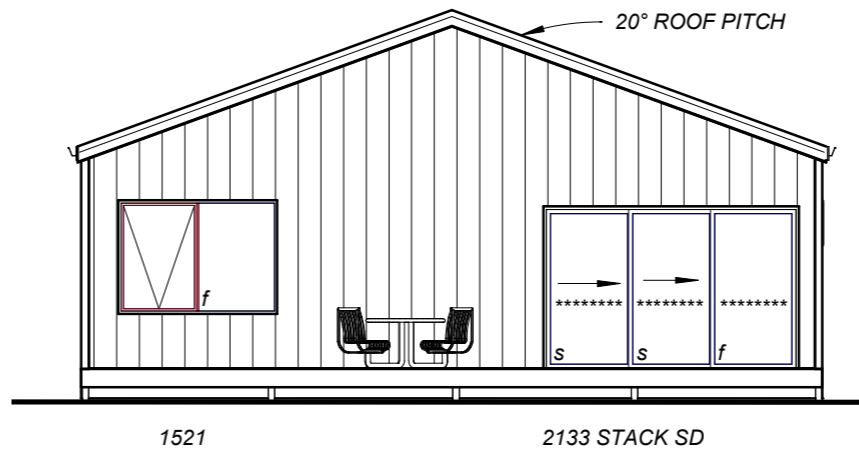
PROPOSED BRICK VENEER DWELLING, A PREFABRICATED SHED AND 4 VISITOR 'S ACCOMMODATION UNITS AT 14246 LYELL HIGHWAY, BRONTE PARK, FOR JASON R. BUTT & RENAE E. PARKER.

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NORTH

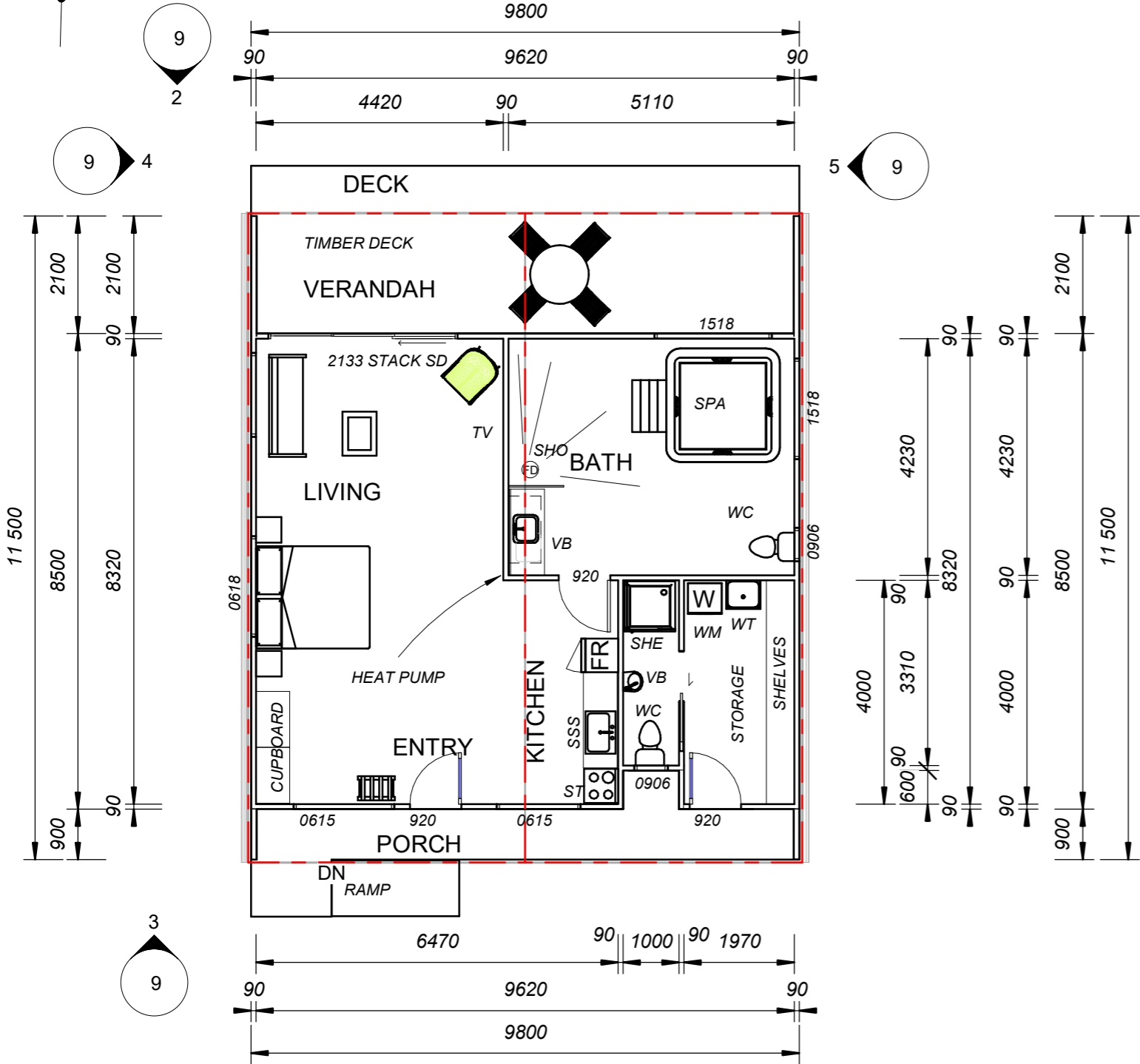


UNIT 1 NORTHERN ELEVATION 1 : 100

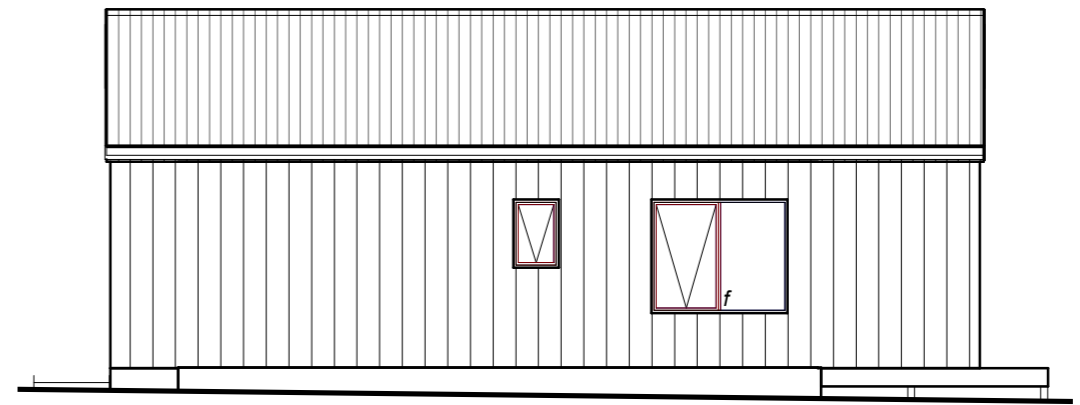


UNIT 1 SOUTHERN ELEVATION 1 : 100

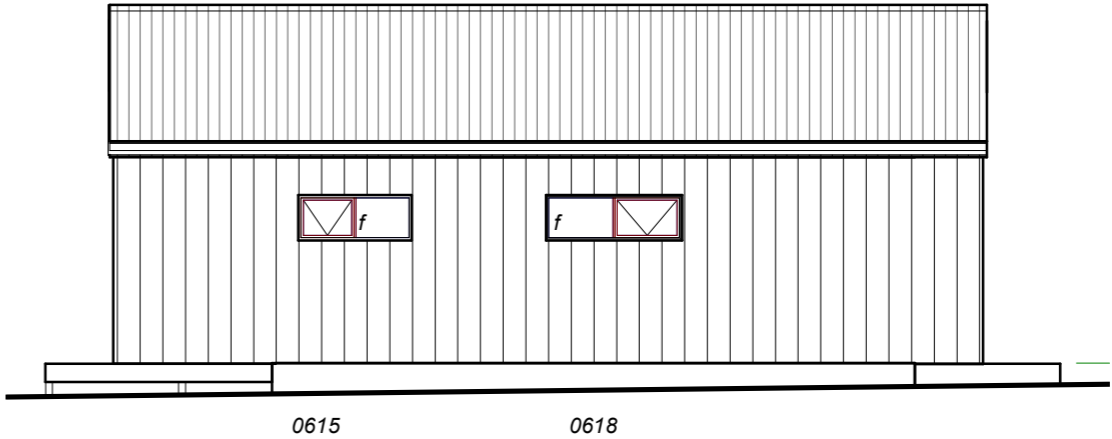
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UNIT 1 FLOOR PLAN 1 : 100



UNIT 1 WESTERN ELEVATION 1 : 100

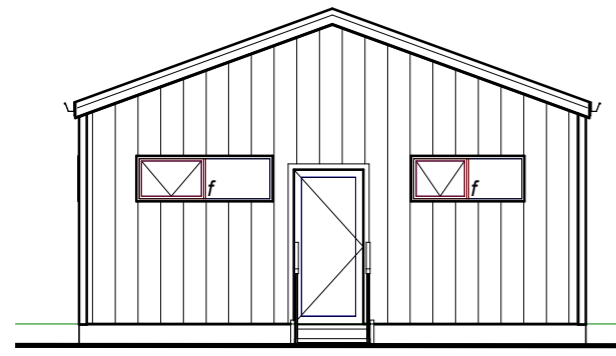


UNIT 1 EASTERN ELEVATION 1 : 100

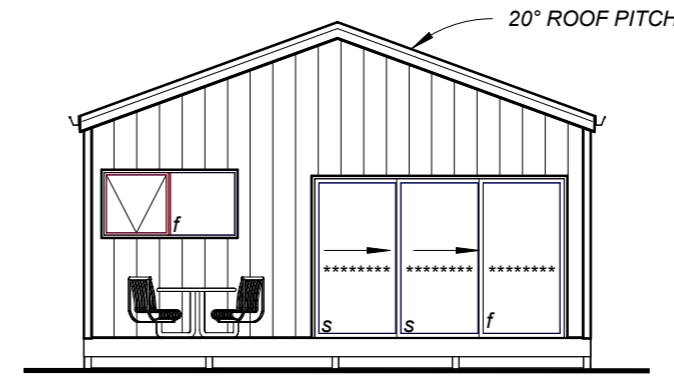
AREA OF UNIT 1	
UNIT	82.61 m ²
PORCH	9.51 m ²
VERANDAH	21.07 m ²
TOTAL	113.19 m ²
DECK	8.33 m ²

PROPOSED BRICK VENEER DWELLING, A PREFABRICATED SHED AND 4 SHORT TERM ACCOMMODATION UNITS AT 14246 LYELL HIGHWAY, BRONTE PARK, FOR JASON R. BUTT & RENAE E. PARKER.

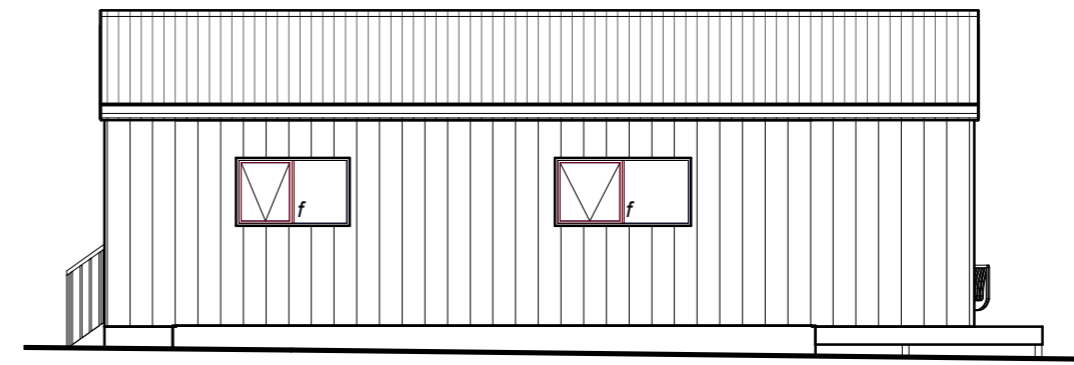
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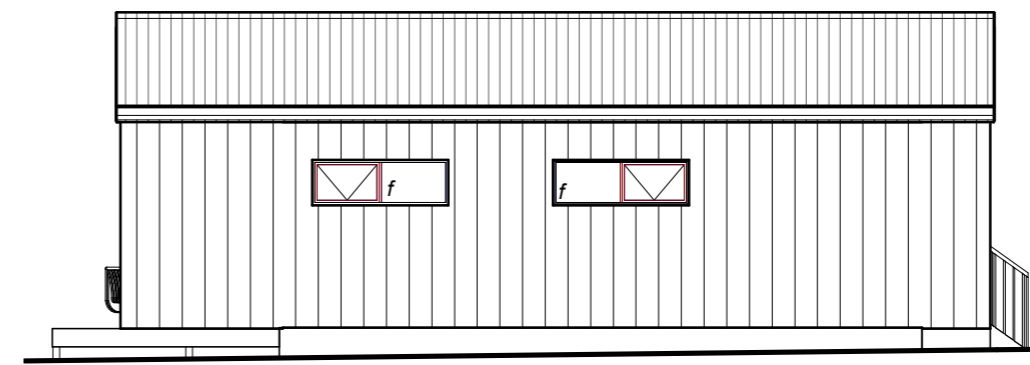
UNIT 2 NORTH - EASTERN ELEVATION 1 : 100



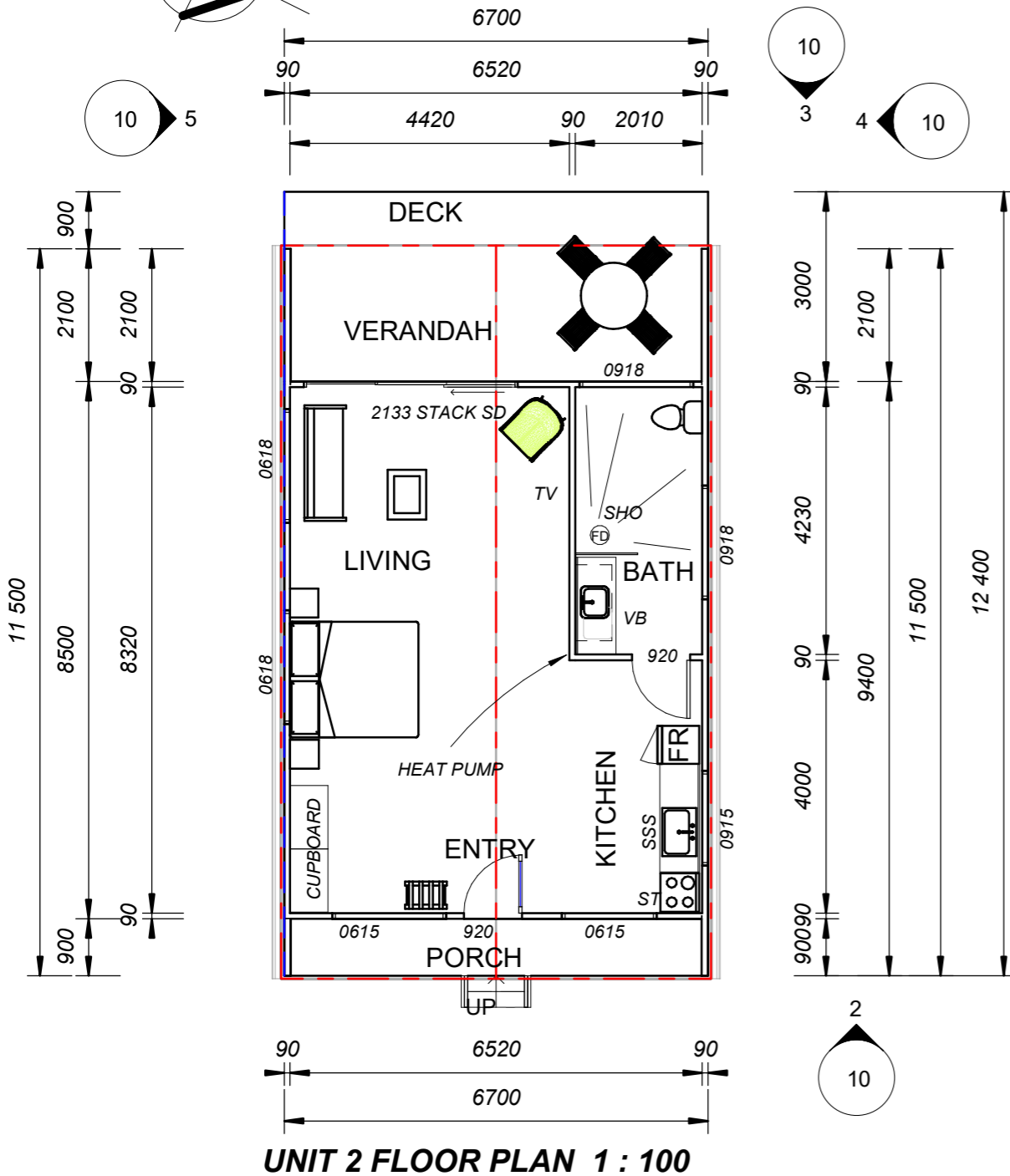
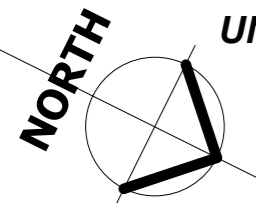
UNIT 2 SOUTH - WESTERN ELEVATION 1 : 100



UNIT 2 NORTH - WESTERN ELEVATION 1 : 100



UNIT 2 SOUTH - EASTERN ELEVATION 1 : 100



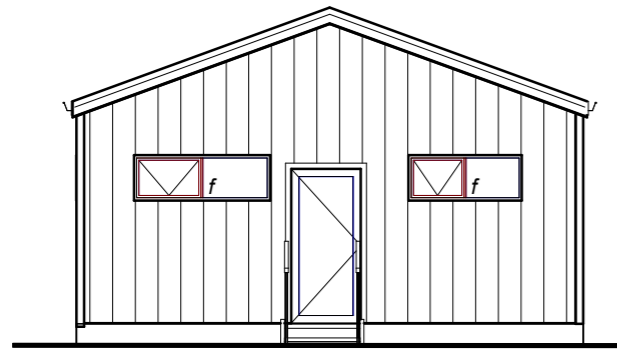
UNIT 2 FLOOR PLAN 1 : 100

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AREA OF UNIT 2	
UNIT	56.95 m ²
PORCH	6.03 m ²
VERANDAH	14.07 m ²
TOTAL	77.05 m ²
DECK	6.03 m ²

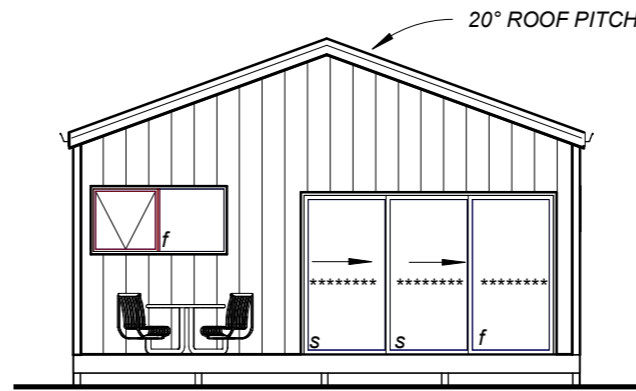


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WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER
 ACCREDITATION NUMBERS CC 5317 P Cat B.D.



0618 920 DOOR 0615

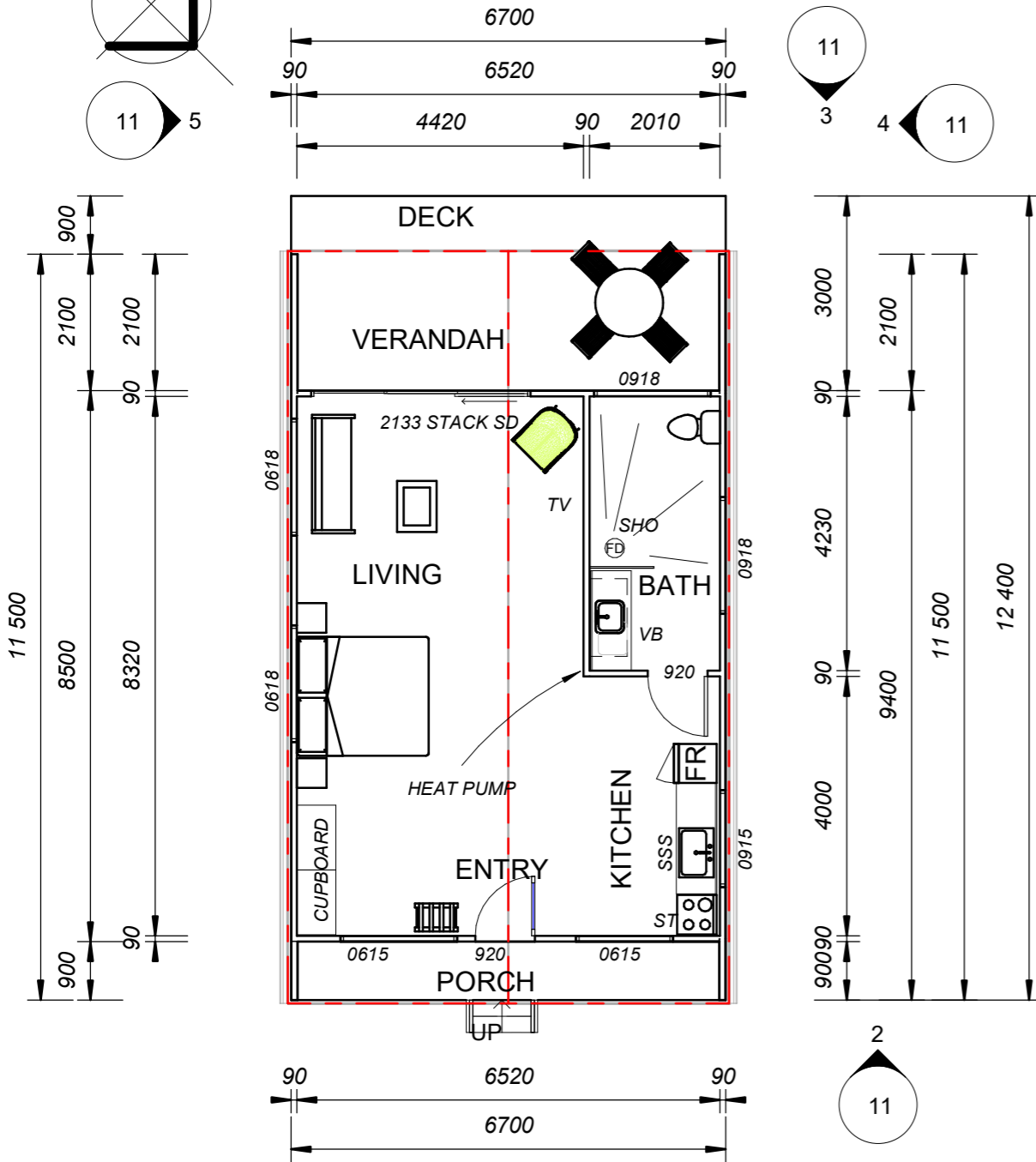
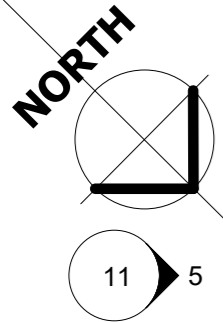
UNIT 3 NORTH - EASTERN ELEVATION 1 : 100



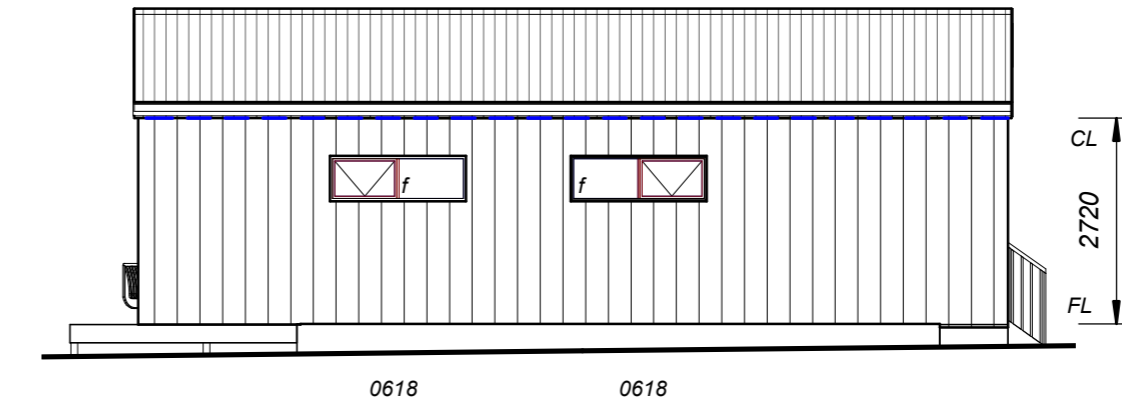
0918 2133 STACK SD

UNIT 3 SOUTH - WESTERN ELEVATION 1 : 100

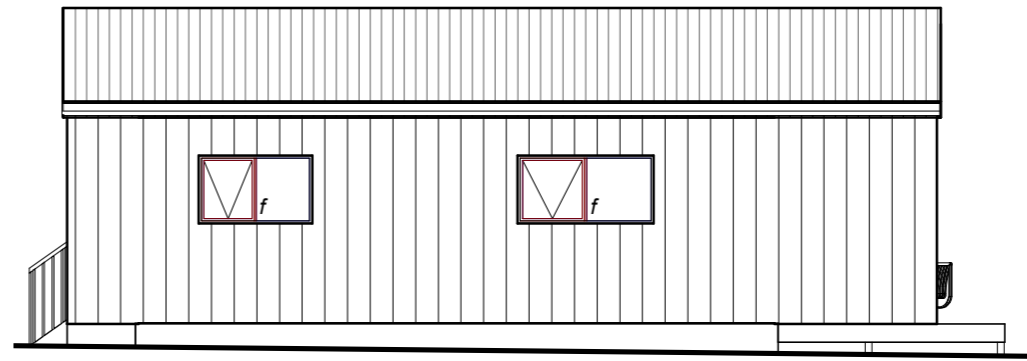
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UNIT 3 FLOOR PLAN 1 : 100



UNIT 3 SOUTH - EASTERN ELEVATION 1 : 100



UNIT 3 NORTH - WESTERN ELEVATION 1 : 100

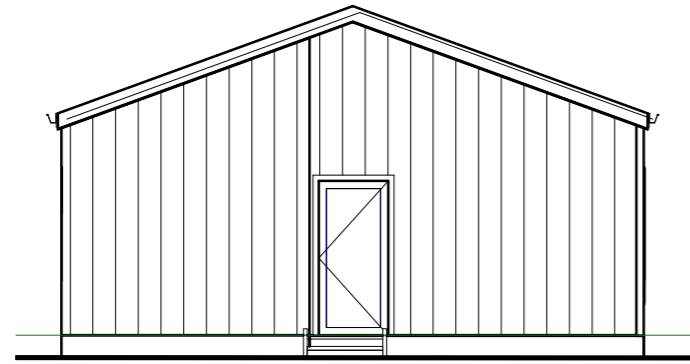
AREA OF UNIT 3	
UNIT	56.95 m2
PORCH	6.03 m2
VERANDAH	14.07 m2
TOTAL	77.05 m2
DECK	6.03 m2

PROPOSED BRICK VENEER DWELLING, A PREFABRICATED SHED AND 4 SHORT TERM ACCOMMODATION UNITS AT 14246 LYELL HIGHWAY, BRONTE PARK, FOR JASON R. BUTT & RENAE E. PARKER.

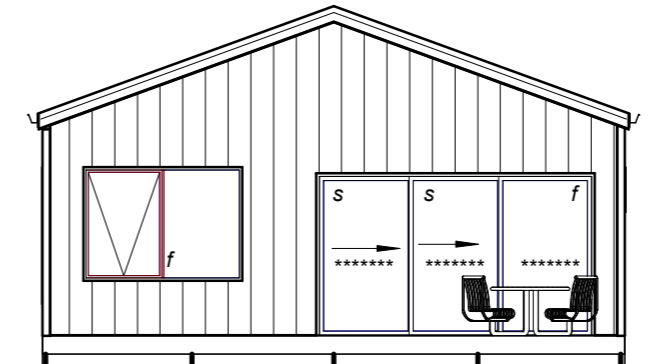
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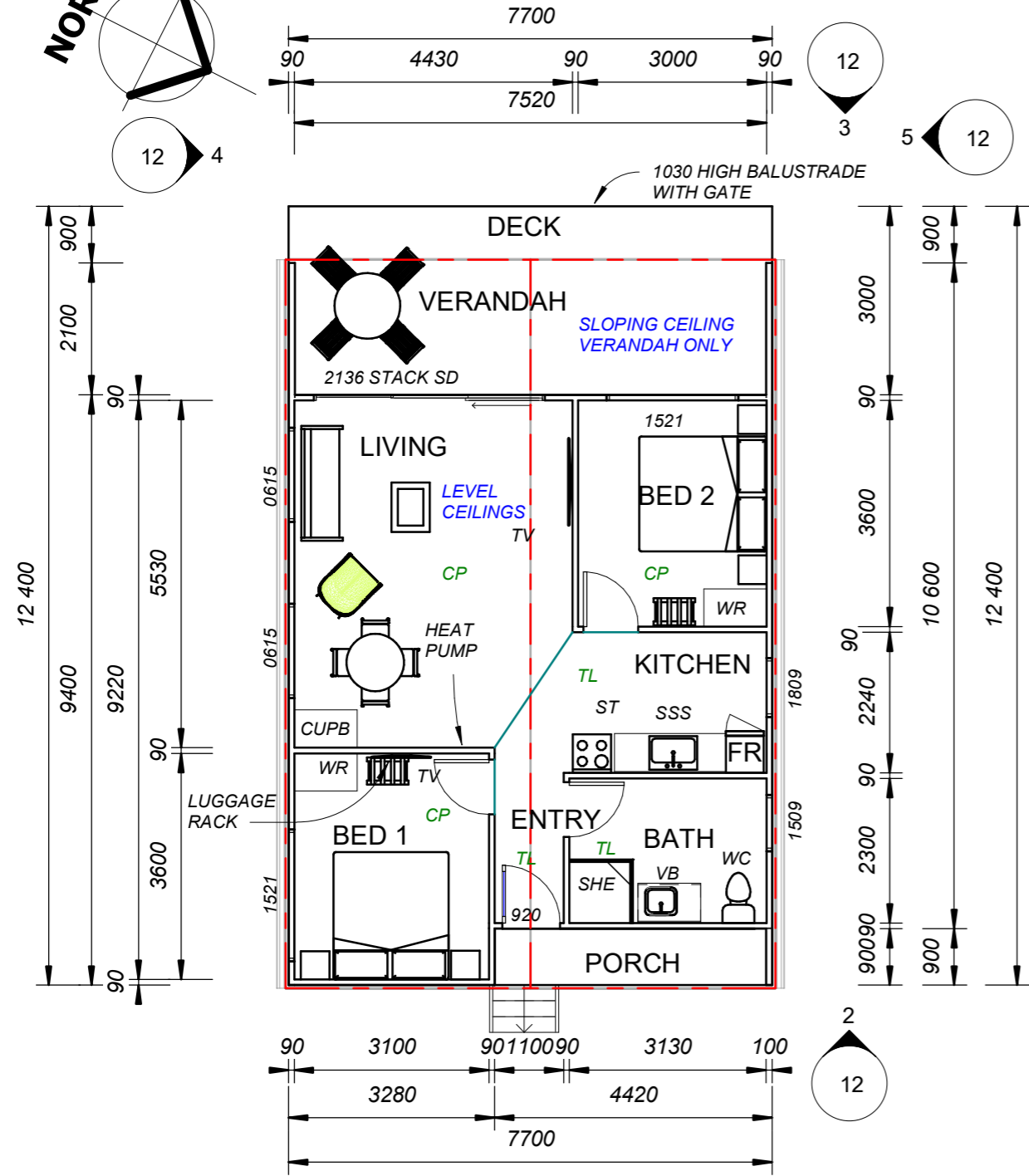
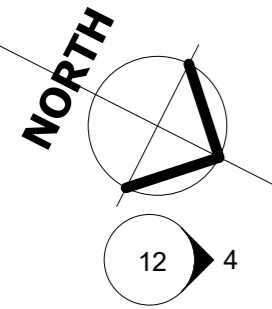


920 DOOR
UNIT 4 NORTH - EASTERN ELEVATION 1 : 100

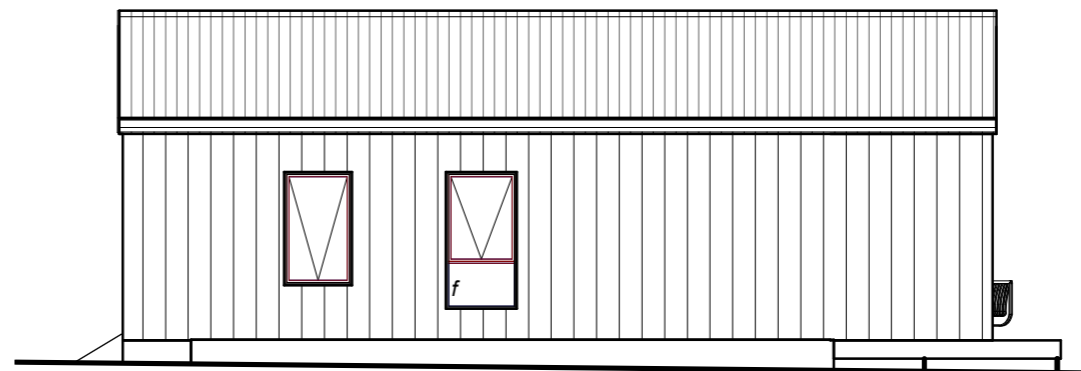


1521 2136 STACK SD
UNIT 4 SOUTH - WESTERN ELEVATION 1 : 100

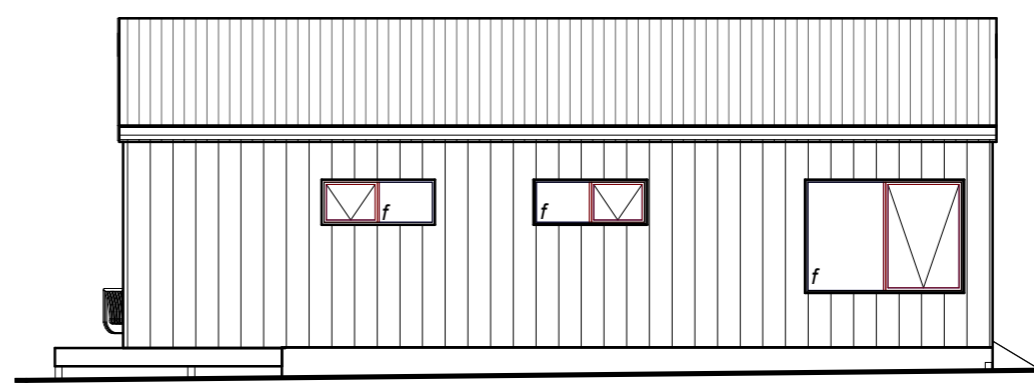
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UNIT 4 FLOOR PLAN 1 : 100



1509 1809
UNIT 4 NORTH - WESTERN ELEVATION 1 : 100



0615 0615 1521
UNIT 4 SOUTH - EASTERN ELEVATION 1 : 100

AREA OF UNIT 4

UNIT	68.40 m ²
PORCH	3.98 m ²
VERANDAH	16.22 m ²
TOTAL	88.60 m ²
DECK	6.95 m ²

PROPOSED BRICK VENEER DWELLING, A PREFABRICATED SHED AND 4 SHORT TERM ACCOMMODATION UNITS AT 14246 LYELL HIGHWAY, BRONTE PARK, FOR JASON R. BUTT & RENAE E. PARKER.

DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No:
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DATE: 26 JULY 2024

Flora and Fauna Report: 14246 Lyell Hwy, Bronte Park

Report for: Jason Butt

Property Location: 14246 Lyell Hwy, Bronte Park (CT 241772/1)

Prepared by: Sally Scrivens
RMCG
Level 2, 102-104 Cameron Street
Launceston TAS 7250

Version: 2.0

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ACKNOWLEDGEMENT OF COUNTRY

Tasmania is Aboriginal land. We acknowledge the palawa and pakana, the Tasmanian Aboriginal people, as the Traditional Owners and continuing custodians of the lands, seas and waterways of lutruwita, Tasmania on which this project has been conducted. We recognise their continuing connection to land, waters and culture and pay our respects to their Elders past and present, and we acknowledge emerging leaders. Moreover, we express gratitude for the knowledge and insight that Traditional Owners and other Aboriginal and Torres Strait Islander people contribute to our shared work in Australia.

We pay respects to all Aboriginal and Torres Strait Islander communities. We recognise that Australia was founded on the genocide and dispossession of First Nations people and acknowledge that sovereignty was not ceded in this country. We embrace the spirit of reconciliation, working towards self-determination, equity of outcomes, and an equal voice for Australia's First People.

Executive Summary

The construction of a dwelling, shed, and visitor accommodation units are proposed in the north west of 14246 Lyell Hwy Bronte Park (CT 241772/1, 20.3ha). The total development footprint, including the bushfire hazard management areas required for the dwelling and visitor accommodation units, and access additions is approximately 2ha. RMCG have undertaken an assessment of the proposal against the Natural Assets Code of the *Tasmanian Planning Scheme – Central Highlands* (the Planning Scheme). The title is mapped almost entirely as a priority vegetation area, and much of the central and southern portions of the title are mapped as a waterway and coastal protection area under the Natural Assets Code.

All vegetation within the proposed development footprint is described as *Eucalyptus pauciflora* forest and woodland on dolerite (DPD), a non-threatened native vegetation community which has not been identified as native vegetation of local importance. Hence, no threatened vegetation communities are at risk of being impacted by the proposed works.

One threatened flora species, *Hovea montana* mountain purplepea, has been recorded in the south west of the title, however, no threatened flora species have been identified to be at risk of impact from the proposed development. In addition, no significant habitat for threatened fauna, including dens or nests, have been identified within the proposed development areas. The development areas may overlap some species' ranging boundaries; however, the proposal is considered to have minimal impact on these species.

As the vegetation to be cleared is not a threatened native vegetation community, comprised of any threatened flora species, significant habitat for a threatened fauna species, or identified as native vegetation of local importance, the vegetation is not considered to meet the definition of priority habitat under the Planning Scheme. Hence, the proposal is considered to minimise any adverse impacts on priority vegetation as there is no priority vegetation expected to be impacted. In addition, provided the recommendations are adhered to, the development is not considered to result in any adverse impacts on natural assets. See Section 11 for assessment against the Planning Scheme.

The proposal is also considered unlikely to present a significant impact to any matters of national environmental significance nor require any additional assessment under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC).

Recommendations

- Contain clearing of vegetation to the proposed development areas only.
- Minimise the introduction of new non-native plant species (e.g., domestic gardens).
- Erect and maintain sediment barriers downslope of works (to the south and south west the proposed visitor accommodation units) if there is any risk of run-off during works.
- Undertake weed control of the works area and surrounds following works to prevent establishment of weeds in the area.
- Prevent biosecurity incursions and weed incursions by implementing washdown protocols for all vehicles, machinery, and equipment used during works.

1 Introduction

RMCG has been engaged to undertake a natural values assessment of CT 241772/1, 14246 Lyell Hwy Bronte Park (20.3ha), where the construction of a dwelling, shed, and four accommodation units are proposed in the north west of the title. There is an existing access on the title, however, this proposal also includes construction of an access extension from the proposed shed site to the dwelling site and the construction of two passing bays along the access. The total footprint of the proposed development areas, including the BAL 12.5¹ hazard management area (HMA) for the units and BAL 19 HMA for the dwelling, is approximately 2ha. The title is zoned 'Rural' under the *Tasmanian Planning Scheme – Central Highlands* (the Planning Scheme).

As the entire development area is mapped as a 'priority vegetation area' and the proposed hazard management area of the units and one of the proposed passing bays are within a mapped 'waterway and coastal protection area' under the Planning Scheme, the proposal must be assessed against the Natural Assets Code (C7). The relevant sections of the Natural Assets Code are:

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area.

Objective: That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.

P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:

- a) Impacts caused by erosion, siltation, sedimentation and runoff;
- b) Impacts on riparian or littoral vegetation;
- c) Maintaining natural streambank and streambed condition, where it exists;
- d) Impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;
- e) The need to avoid significantly impeding natural flow and drainage;
- f) The need to maintain fish passage, where known to exist;
- g) The need to avoid landfilling of wetlands;
- h) The need to group new facilities with existing facilities, where reasonably practical;
- i) Minimising cut and fill;
- j) Building design that responds to the particular size, shape, contours or slope of the land;
- k) Minimising impacts on coastal processes, including sand movement and wave action;
- l) Minimising the need for future works for the protection of natural assets, infrastructure and property;
- m) The environmental best practice guidelines in the Wetlands and Waterways Works Manual;
- n) The guidelines in the Tasmanian Coastal Works Manual.

P3 Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to:

- a) The need to minimise impacts on water quality; and
- b) The need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.

Under the Planning Scheme, 'natural assets' means biodiversity, environmental flows, natural streambank and streambed condition, riparian vegetation, littoral vegetation, water quality, wetlands, river condition and

¹ Note that it is a requirement that visitor accommodation has a hazard management area no less than what is required for BAL 12.5 standards.

waterway and/or coastal values. 'Waterway values' means the values of watercourses and wetlands derived from their aquatic habitat and riparian vegetation, physical elements, landscape function, recreational function, and economic function.

C7.6.2 Clearance within a priority vegetation area.

Objective: 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.

P1.1 Clearance of native vegetation within a priority vegetation area must be for:

- f) The clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

- a) The design and location of buildings and works and any constraints such as topography or land hazards;
- b) Any particular requirements for the buildings and works;
- c) Minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;
- d) Any mitigation measures implemented to minimise the residual impacts on priority vegetation;
- e) Any on-site biodiversity offsets; and
- f) Any existing cleared areas on the site.

Under 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;
- b) Is a threatened flora species;
- c) It forms a significant habitat for a threatened fauna species; or
- d) It has been identified as native vegetation of local importance.

Field inspections were undertaken on 30 January and 24 July 2024 to confirm or otherwise the findings of an initial desktop study and to determine the natural values of the site. It is noted that between the first and second field inspection, there was variation in the proposed development areas; with one of the three development areas moved from the south western corner to the north western corner. This report summarises the findings of the desktop and field assessments and provides recommendations regarding the proposal (see Appendix 4 for the site plan).

2 Methods

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

- Natural Values Atlas (NVA)
- Forest Practices Authority Biodiversity Values Database (BVD)
- Forest Practices Authority Habitat Context Assessment Tool
- Forest Practices Authority wedge-tailed eagle nesting habitat model
- LIST map (layers include TASVEG 4.0, geological polygons, contours, hydrology)
- Google imagery.

The NVA and BVD cover recorded threatened flora and fauna sightings within 5km of the site and threatened fauna species whose predicted range boundaries overlay the site. The Forest Practices Authority (FPA) Habitat Context Assessment Tool maps areas as high, medium, low, or negligible mature habitat availability. This mapping is based on aerial photographs of mature crown density and senescence. Generally, the higher mapped categories have a greater likelihood of trees containing hollows. The FPA wedge-tailed eagle nesting habitat model is designed to determine the likelihood that an eagle nest will be found in a particular area to focus search efforts.

The desktop assessment was followed by a site visit on 30 January and 24 July 2024, conducted by Sally Scrivens of RMCG. The areas directly impacted by the proposed dwelling, shed, units, and access as well as the surrounds, were closely inspected with a narrowly spaced wandering meander technique.

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

All the impacted and surrounding areas have been assessed; however, no survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. However, given the threatened flora recorded in the greater area and the timing of the site visit, additional surveys are not considered necessary.

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

Flora taxonomy nomenclature used is consistent with *Little Book of Common Names for Tasmanian Plants*, Wapstra et al. 2007 and vegetation community descriptions are consistent with *From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation* (Edition 2) Harris & Kitchener, 2005.

3 Vegetation Communities and General Habitat Assessment

The subject title is approximately 20.3ha in area and is currently a bush block which is almost flat in the south of the title and has a slight south westerly aspect in the north of the title. There is an existing dwelling in the south west of the title, however, this is in a non-habitable state and is proposed to be demolished as part of the development. Elevations of the title range between approximately 755m above sea level (ASL) in the north eastern corner to approximately 715m ASL in the south of the title. The average annual rainfall at Bronte Heights (station number 96002) is 934.4mm (BOM 2024).

There is no publicly available soil mapping for the subject title. Underlying geology (1:250,000) is mapped as Cenozoic cover sequences, described as pleistocene glacial and glacigene deposits (Qpg) (Mineral Resources Tasmania 2010). The southern half of the title was last burnt in a 1989 bushfire (DNRET 2024). There is no recorded fire history on the balance of the title.

TASVEG 4.0 maps the majority of the vegetation on the title as *Eucalyptus pauciflora* forest and woodland on dolerite (DPD) with the balance (4.7ha) mapped as restionaceae rushland (MRR). Neither of these communities are listed as a threatened native vegetation community under the State *Nature Conservation Act 2002* or the Commonwealth *Environment Protection and Biodiversity Conservation (EPBC) Act 1999*, however, almost the entire title is mapped as a 'priority vegetation area' under the Planning Scheme. The approximate MRR area is mapped as a wetland with a drainage line through the centre.

There is an existing gravelled access through the east of title to the proposed units and shed site. It is expected that this access will be extended to the proposed dwelling location and passing bays will be constructed along the length.

Land associated with the proposed development areas has been partially cleared to allow for soil testing required as part of the development application. Vegetation surrounding these areas (units, shed, dwelling, and new access) is dominated by a canopy of *Eucalyptus pauciflora* with *Eucalyptus dalrympleana*, *Eucalyptus delegatensis*, and *Eucalyptus rodwayi*. The majority of the eucalypts observed on site were generally slender and no hollow-bearing trees were observed. The understory vegetation is diverse and comprised of *Hakea lissosperma* mountain needlebush, *Hakea microcarpa* smallfruit needlebush, *Leptospermum lanigerum* woolly teatree, *Tasmannia lanceolata* mountain pepper, *Sprengelia incarnata* pink swampheath, *Coprosma quadrifida* native currant, *Lomatia polymorpha* mountain guitarplant, *Melaleuca virens* prickly bottlebrush, *Baeckea gunniana* alpine heathmyrtle, *Leptechophylla* spp. pinkberry, *Gonocarpus* spp. raspwort, *Aceana* spp. buzzy, *Hydrocotyle* spp. pennywort, *Dichondra repens* kidneyweed, *Bossiaea* spp. bossia, *Wahlenbergia* spp. bluebell, and *Hypoxis* sp. yellowstar. Dolerite rock was evident at the site. This vegetation is consistent with the *Eucalyptus pauciflora* forest and woodland on dolerite (DPD) community. DPD is not identified as native vegetation of local importance.

The proposed construction of a dwelling (including bushfire hazard management area (HMA)), accommodation units (including HMA), shed, access extension, and passing bays along the access, will not impact any threatened native vegetation communities.

4 Threatened Flora Risk Assessment

According to the Natural Values Atlas, one threatened flora species (*Hovea montana* mountain purplepea) has previously been recorded within 500m of the subject title (including in the south west of the title). An additional four threatened flora species have been recorded within a 5km radius of the subject title. Based on the availability of suitable habitat within the proposed development areas and the location of existing records, one of these species (*Hovea montana* mountain purplepea) is considered to be at high risk of occurring within the proposed development areas. An additional two species are considered to be at medium risk, as discussed below. The remaining two species (greygreen cottonleaf and yellowleaf sedge) are considered to be at low risk of occurring within the proposed development area and of being impacted as a result of the proposed development. See Table 4-1 for risk assessment and Appendix 1 for habitat preferences.

Mountain purplepea has previously been recorded in the south west of the subject title, around the existing dwelling. The species was identified on site within the southwestern corner of the title, where the vegetation is dominated by *Eucalyptus rodwayi*. The species was not found within or surrounding the proposed development areas, despite being able to be identified year-round (FPA 2022). The proposed development is therefore considered to have a low risk of impacting on mountain purplepea.

Grassland paperdaisy is considered to have 'originally occupied' *Eucalyptus pauciflora* woodland (FPA 2022). Whilst it is noted in FPA 2022 that most of this habitat is now converted to pasture or cropland, it is assumed that *Eucalyptus pauciflora* woodland would still provide potentially suitable habitat for this species. Therefore, the vegetation within the proposed development area is considered to provide potentially suitable habitat for the species. Flowers are required to identify the species, with flowering occurring between November and January and the best time to survey ranging from mid-November to late February (TSS 2024). Despite the initial site survey coinciding with this survey window, the species was not detected on site. Whilst the proposed dwelling location was not assessed during the peak survey time, given the habitat description of the species and the uniformity of vegetation across the site, grassland paperdaisy is considered to be at low risk of being impacted by the proposed development.

Pentachondra ericifolia fine frillyheath occurs in rocky sites in open alpine/dry sclerophyll woodland and is therefore considered to have potentially suitable habitat within the proposed development areas. The species is considered to be detectable and identifiable year-round, with the presence of flowers in spring-summer assisting with detection (FPA 2022). This species was not detected on site and is therefore considered to be at low risk of being impacted by the proposed development.

Table 4-1: Risk assessment for threatened flora listed in NVA as being recorded within 5km of the subject title. Risk assessment based on the occurrence of species within the proposed development areas.

THREATENED FLORA SPECIES				PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ²
SPECIES NAME		NVA RECORD	STATUS S*/N ⁺		
LATIN	COMMON				
<i>Argyrotegium poliochlorum</i>	Greygreen cottonleaf	Within 5km	r/NA	Recorded from buttongrass moorland. No suitable habitat. Low risk.	Low risk
<i>Carex capillacea</i>	Yellowleaf sedge	Within 5km	r/NA	Found in marshy habitats and short alpine herbfields associated with snow. No suitable habitat. Low risk.	Low risk
<i>Hovea longifolia</i> (now known as <i>Hovea montana</i>)		Within 500m	p/NA	As below for <i>Hovea montana</i>	As below for <i>Hovea montana</i>
<i>Hovea montana</i>	Mountain purplepea	Within 500m	r/NA	Occurs in grassy woodlands and montane shrubbery and woodland. Potential suitable habitat. High risk.	Low risk
<i>Leucochrysum albicans subsp. tricolor</i>	Grassland paperdaisy	Within 5km	e/EN	Occurs on basalt soils in open grassland. Originally occupied <i>Eucalyptus pauciflora</i> woodland. Potential suitable habitat. Medium risk.	Low risk
<i>Pentachondra ericifolia</i>	Fine frillyheath	Within 5km	r/NA	Occurs in rocky sites in open alpine/dry sclerophyll woodland. Potential suitable habitat. Medium risk.	Low risk

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

+ refers to listing status at the federal level under the Environment Protection and Biodiversity Conservation Act 1999: VU = Vulnerable, EN = Endangered, CR = Critically Endangered, P = Pending, NA = Not Applicab

² See text for explanatory information

5 Threatened Fauna Risk Assessment

The Forest Practices Authority (FPA) Biodiversity Values Database (BVD) and the Tasmanian Natural Values Atlas (NVA) identified 14 threatened fauna species with potential to occur onsite. The closest eagle nest in the vicinity is approximately 820m away from the subject title to the north east, however, this is over 1km away from the proposed development areas. There are no other recorded eagle nests within 1km of the subject title. The wedge-tailed eagle habitat model indicates the vegetation on the title has a low likelihood of containing eagle nests (FPA 2019b). The Forest Practices Authority Habitat Context Assessment Tool indicates the majority of the eucalypt dominated vegetation on the title has a low mature habitat availability, with a portion of high mature habitat availability in the south eastern corner of the title.

No threatened fauna species were identified during the site visit, however, of the 13 species identified in the Natural Values Atlas and Biodiversity Values Database, three species were considered to be at medium risk of occurring within the proposed development area based on potentially suitable habitat and proximity of previous records, as discussed below. It is likely that the proposed development areas are included in some additional species' ranging boundaries, such as the spotted-tail quoll and Tasmanian devil, however, no dens or scats were observed onsite and the proposed works are considered to present a low risk to these species. The remaining eight species are considered to be at low risk of occurring within the proposed development area and hence at low risk of being impacted by the proposed development. See Table 5-1 for risk assessment and Appendix 1 for habitat preferences.

The wedge-tailed eagle and white-bellied sea-eagle were both considered to have potential suitable nesting habitat within the eucalypt vegetation communities on the title, given the composition and patch size of the vegetation. However, no nests were observed within or around the survey area, and the area is mapped as having a low likelihood of eagle nesting (FPA 2019b). While the area may be included in the foraging boundaries of the wedge-tailed eagle, the proposal is considered to have a low risk of impacting on these species.

The eastern quoll is known to occur in a range of habitats, including alpine areas (FPA 2017), and they sleep in dens made under rocks, in underground burrows, or in fallen logs (Threatened Species Scientific Committee 2015). No potential burrows were observed in the proposed development areas, so the extent of potential impact on the species is considered to be limited to a slight reduction in foraging habitat within the ranging boundaries (35ha-44ha, Threatened Species Scientific Committee 2015) of any individuals in the area. All vegetation on the title outside of the proposed development areas will be retained and provides similar habitat for any eastern quolls in the area. The proposal is therefore considered to present a low risk of impacting on the eastern quoll.

Table 5-1: Risk assessment for threatened fauna species listed in NVA as being recorded within 5km and/or with range boundaries (RB) (Forest Practices Authority Biodiversity Values Database) that overlay the subject title. Risk assessment based on likely occurrence of species within the proposed development areas.

THREATENED FAUNA SPECIES					PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ³
SPECIES NAME		NVA RECORD	STATUS S*/N ⁺	FPA ^x RANGE CLASS		
LATIN	COMMON					
<i>Accipiter novaehollandiae</i>	Grey goshawk	Within 500m based on RB.	e/NA	PR	Prefer wet forest adjacent to a fresh waterbody. No suitable habitat. Low risk.	Low risk
<i>Aquila audax subsp. fleayi</i>	Tasmanian wedge-tailed eagle	Record within 5km. Within 500m based on RB.	e/EN	PR	Potential foraging habitat is a wide variety of forest and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (>10ha) of eucalypt or mixed forest. Potential suitable habitat. Medium risk.	Low risk
<i>Dasyurus maculatus</i>	Spotted-tail quoll	Within 500m based on RB.	r/VU	PR	Potential foraging habitat is a wide variety of habitats. Require structurally complex areas for denning. Marginally suitable habitat. Low risk.	Low risk
<i>Dasyurus viverrinus</i>	Eastern quoll	Record within 500m.	na/EN	CR	Habitat includes alpine areas but prefer dry forest and native grassland mosaics bound by agricultural land. Marginally suitable habitat. Medium risk.	Low risk
<i>Galaxias johnstoni</i>	Clarence galaxias	Record within 5km. Within 500m based on RB.	e/EN	PR	Occur in deep pools of high-altitude lakes, marshes and streams. No suitable habitat. Low risk.	Low risk
<i>Haliaeetus leucogaster</i>	White-bellied sea-eagle	Record within 5km. Within 500m based on RB.	v/NA	PR	Potential foraging habitat is any large waterbody. Prefers tall eucalypts in tracts >10ha for nesting. Potential suitable habitat. Medium risk.	Low risk
<i>Lathamus discolor</i>	Swift parrot	Record within 500m.	e/CR		Potential foraging habitat is flowering <i>Eucalyptus globulus</i> or <i>E. ovata</i> . Nest in hollows. No suitable habitat and outside of range boundaries. Low risk.	Low risk

³ See text for explanatory information

THREATENED FAUNA SPECIES					PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ³
SPECIES NAME		NVA RECORD	STATUS S*/N ⁺	FPA ^x RANGE CLASS		
LATIN	COMMON					
<i>Neophema chrysostoma</i>	Blue-winged parrot	No record	na/VU	PR	Favour grasslands and grassy woodlands. Nest in eucalypt hollows. No suitable habitat. Low risk.	Low risk
<i>Oreixenica ptunarra</i>	Ptunarra brown butterfly	Within 5km based on RB.	e/EN		Occur in various vegetation types that have more than 20% <i>Poa</i> cover. No suitable habitat and outside of range boundaries. Low risk.	Low risk
<i>Perameles gunnii</i>	Eastern barred bandicoot	Record within 5km.	na/VU		Occurs within open forest with a grassy understory or in areas with dense, low vegetation. Marginally suitable habitat but outside of range boundaries. Low risk.	Low risk
<i>Plesiothele fenton</i>	Lake Fenton trapdoor spider	Within 5km based on RB.	e/NA		In the Tarraleah area, occur in wet forest types. No suitable habitat and outside of range boundaries. Low risk.	Low risk
<i>Pseudemoia pagenstecheri</i>	Tussock skink	No record	v/NA	PR	Prefers grasslands and grassy woodlands with >20% native grass cover including medium to tall tussocks. No suitable habitat. Low risk.	Low risk
<i>Sarcophilus harrisii</i>	Tasmanian devil	Record within 5km. Within 500m based on RB.	e/EN	PR	Broad range of potential habitat, though shelter is required for denning. Suitable foraging habitat only. Low risk.	Low risk
<i>Tyto novaehollandiae</i>	Masked owl	Within 500m based on RB.	e/VU	CR	Require trees with large (>15cm) hollows. No suitable habitat. Low risk.	Low risk

* refers to listing status under the Tasmanian Threatened Species Act 1995: r = rare, v = vulnerable, e = endangered, p = pending, na = not applicable

⁺ refers to listing status at the federal level under the Environment Protection and Biodiversity Conservation Act 1999: VU = Vulnerable, EN = Endangered, CR = Critically Endangered, P = Pending, NA = Not Applicable

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

6 Disturbance

The Natural Values Atlas records three weeds of significance (Table 6-1) and one priority weed (*Verbascum Thapsus* great mullein) as being present within 5km.

No declared or priority weeds were observed on site, however, there is a risk of weed incursion in the area during works. Weed control of the works area following works is recommended to prevent any establishment of weeds in the area. Washdown and disinfection protocols (as per DPIWE 2004) must be adhered to for any vehicles and machinery accessing the site during works to prevent the establishment of weeds in the area.

As there are no declared weeds identified within the survey area, there are no obligations to control weeds under the Tasmanian *Biosecurity Act 2019*.

Table 6-1: Declared weeds within 5000m

SPECIES	COMMON NAME
<i>Cytisus scoparius</i>	English broom
<i>Erica lusitanica</i>	Spanish heath
<i>Ulex europaeus</i>	Gorse

7 Biosecurity Risks

According to the Natural Values Atlas, no biosecurity risks, including *Phytophthora cinnamomi*, have been previously recorded within 1km of the subject title. While the distribution of *Phytophthora* in Tasmania is generally limited to altitudes below 700m ASL (Biosecurity Tasmania 2018), washdown and disinfection protocols (as per DPIWE, 2004) are still recommended for any vehicles and machinery accessing the site during works to prevent the spread of any biosecurity risks to the area.

8 Geo-conservation Sites

According to the Natural Values Atlas, the Western Tasmania Blanket Bogs geo-conservation site overlays the central south of the subject title and extends beyond the subject title to the south and west (total area >400ha). The site has a statement of significance in the NVA which describes the feature as 'the most extensive organosol terrain in Australia and the Southern Hemisphere'. This site is outside of the proposed development areas and works are therefore not expected to impact the geomorphology of the area or alter the significance of the site.

9 Acid Sulfate Soils

According to the Natural Values Atlas, there is an area of 'low' probability of occurrence of inland acid sulfate soils (ASS) through the central south of the title, roughly aligning with the wetland and geo-conservation site. Consideration of potential ASS is not required under the Local Government Planning provisions and is therefore not considered further, however, it is considered unlikely that the proposal will result in the disturbance of ASS, as the proposed works are outside of the mapped ASS area.

10 Waterway and Coastal Protection Area

An approximate 5.9ha area through the centre of the title is mapped as a wetland. The wetland roughly aligns with the Western Tasmania Blanket Bogs geo-conservation site and is connected to a total wetland area of 552ha, the majority of which is to the south and west of the subject title. The wetland area is also associated with the area mapped as Restionaceae rushland (MRR) by TASVEG 4.0. It is understood that during the summer, the wetland area is relatively dry, only holding water in the wetter months due to the low-lying and flat nature of the land. Within the wetland area on the subject title, there is an unnamed tributary. This tributary is not mapped as being connected to any other watercourse, however, it does reach the Clarence River via a continuation of the wetland to the south of the subject title. The wetland area, watercourse, and 40m buffer around the wetland area is mapped as a waterway and coastal protection area under the Planning Scheme.

Approximately 0.3ha of the bushfire hazard management area associated with the accommodation units and one of the proposed passing bays are within the 40m buffer area around the wetland. As the works are outside of the mapped wetland area, the proposed development is not considered to have any direct impact on the wetland.

In order to minimise any potential risk of sediment movement into the wetland during construction, sediment barriers should be erected downslope (to the south and south west) of the proposed visitor accommodation units if there is any risk of run-off occurring during works.

11 Planning Scheme Assessment

Based on a desktop assessment, site assessments, and the content of this report, the proposal has been assessed against C7.6.1 P1.1 and P3 and C7.6.2 P1.1 and P1.2 of the Planning Scheme; as below.

C7.6.1 P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:

- a) Impacts caused by erosion, siltation, sedimentation and runoff.
It is considered unlikely that the proposal will result in adverse impacts caused by erosion, siltation, sedimentation and runoff, however, a recommendation has been provided to further reduce the likelihood of such impacts occurring.
- b) Impacts on riparian or littoral vegetation.
There are no impacts on riparian or littoral vegetation expected.
- c) Maintaining natural streambank and streambed condition, where it exists.
NA. no streambanks or streambeds are expected to be impacted as a result of the proposal
- d) Impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation.
NA. The proposal will not impact on any in-stream habitat.
- e) The need to avoid significantly impeding natural flow and drainage.
The proposal is not considered to impede natural flow and drainage of the site.
- f) The need to maintain fish passage, where known to exist.
NA. Any existing fish passage through the title is not expected to be impacted as a result of the proposal.
- g) The need to avoid land filling of wetlands.
NA. No landfilling of wetlands is proposed.
- h) The need to group new facilities with existing facilities, where reasonably practical.
There is an existing uninhabitable dwelling, which is proposed to be demolished, in the south west of the title. The vegetation around this dwelling contains a threatened flora species, Hovea montana. Hence, grouping the development in this area is not reasonably practical. All development is grouped in the north west of the title, associated with an existing access.
- i) Minimising cut and fill.
Cut and fill required is minimal due to the relatively flat nature of the title.
- j) Building design that responds to the particular size, shape, contours or slope of the land.
The subject title is approximately 20.3ha in area and is relatively flat. No particular building design is required to respond to the site.
- k) Minimising impacts on coastal processes, including sand movement and wave action.
NA. The proposal will have no impact on coastal processes.
- l) Minimising the need for future works for the protection of natural assets, infrastructure and property.
NA. The proposal is not considered likely to result in a future works for the protection of natural assets, infrastructure, or property.
- m) The environmental best practice guidelines in the Wetlands and Waterways Works Manual (WWWM).
No works in wetlands or waterways are proposed, however, sediment and erosion control measures will be in place, if required, as per the environmental best practice guidelines in the WWWM.
- n) The guidelines in the Tasmanian Coastal Works Manual.
NA. The proposal does not involve coastal works.

P3 Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to:

- a) The need to minimise impacts on water quality. *Water quality of the wetland and watercourse on the title are not expected to be significantly impacted as a result of the addition of stormwater which will be filtered through vegetated surrounds over a very gentle slope before entering any waterbody.*
- b) The need to mitigate and manage any impacts likely to arise from erosion, sedimentation, or runoff. *The majority of stormwater will be captured and held in tanks. The overflow stormwater will be directed overland to the watercourse/wetland through the centre of the title. Given that the land is vegetated and is gently sloped, any impacts from erosion, sedimentation, or run-off are considered to be negligible.*

As the vegetation to be cleared is not a threatened native vegetation community, comprised of any threatened flora species, significant habitat for a threatened fauna species, or identified as native vegetation of local importance, the vegetation is not considered to meet the definition of priority habitat under the Planning Scheme. Hence, the proposal is considered to minimise any adverse impacts on priority vegetation as there is no priority vegetation expected to be impacted. Specifically, in response to meeting the requirements under C7.6.2;

C7.6.2 P1.1 Clearance of native vegetation within a priority vegetation area must be for:

- f) The clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.
The total proposed development footprint is approximately 2ha in area, all of which is outside of the identified priority vegetation area in the south west of the title (the area supporting a threatened flora species, Hovea montana).

C7.6.2 P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

- a) The design and location of buildings and works and any constraints such as topography or land hazards.
Buildings and works are all located outside of the identified priority vegetation area on the title.
- b) Any particular requirements for the buildings and works.
This assessment has considered access, bushfire hazard management areas, and wastewater (contained within hazard management area for units and dwelling).
- c) Minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings.
All habitable buildings (units and dwelling) are situated away from the priority vegetation (threatened flora) identified on the title. Vegetation clearance is minimised through BAL 12.5 construction standards for the units (the highest BAL rating available for visitor accommodation that meets the deemed-to-satisfy requirements) and BAL 19 construction standard for the dwelling.
- d) Any mitigation measures implemented to minimise the residual impacts on priority vegetation.
There are no residual impacts on priority vegetation expected. Recommendations have been provided for best practice management.
- e) Any on-site biodiversity offsets.
NA – there are no known on-site biodiversity offsets.
- f) Any existing cleared areas on the site.
Existing access tracks, which are cleared, will be utilised as part of the development. Part of the proposed units and shed sites are cleared, but otherwise there are no existing cleared areas on site.

12 Conclusion and Recommendations

The construction of a dwelling, shed, and visitor accommodation units are proposed in the north west of 14246 Lyell Hwy Bronte Park (CT 241772/1, 20.3ha). The total development footprint, including the bushfire hazard management areas required for the dwelling and visitor accommodation units, and access additions is approximately 2ha. RMCG have undertaken an assessment of the proposal against the Natural Assets Code of the *Tasmanian Planning Scheme – Central Highlands* (the Planning Scheme). The title is mapped almost entirely as a priority vegetation area, and much of the central and southern portions of the title are mapped as a waterway and coastal protection area under the Natural Assets Code.

All vegetation within the proposed development footprint is described as *Eucalyptus pauciflora* forest and woodland on dolerite (DPD), a non-threatened native vegetation community which has not been identified as native vegetation of local importance. Hence, no threatened vegetation communities are at risk of being impacted by the proposed works.

One threatened flora species, *Hovea montana* mountain purplepea, has been recorded in the south west of the title, however, no threatened flora species have been identified to be at risk of impact from the proposed development. In addition, no significant habitat for threatened fauna, including dens or nests, have been identified within the proposed development areas. The development areas may overlap some species' ranging boundaries; however, the proposal is considered to have minimal impact on these species.

As the vegetation to be cleared is not a threatened native vegetation community, comprised of any threatened flora species, significant habitat for a threatened fauna species, or identified as native vegetation of local importance, the vegetation is not considered to meet the definition of priority habitat under the Planning Scheme. Hence, the proposal is considered to minimise any adverse impacts on priority vegetation as there is no priority vegetation expected to be impacted. In addition, provided the recommendations are adhered to, the development is not considered to result in any adverse impacts on natural assets.

The proposal is also considered unlikely to present a significant impact to any matters of national environmental significance nor require any additional assessment under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC).

Recommendations

- Contain clearing of vegetation to the proposed development areas only.
- Minimise the introduction of new non-native plant species (e.g., domestic gardens).
- Erect and maintain sediment barriers downslope of works (to the south and south west the proposed visitor accommodation units) if there is any risk of run-off during works.
- Undertake weed control of the works area and surrounds following works to prevent establishment of weeds in the area.
- Prevent biosecurity incursions and weed incursions by implementing washdown protocols for all vehicles, machinery, and equipment used during works.

13 References

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Appendix 1: Threatened Species Habitat

Table A1-1: Preferred habitat (FPA 2022) for threatened flora previously recorded within 5km of the subject title from NVA accessed 19/01/2024 and 22/07/2024

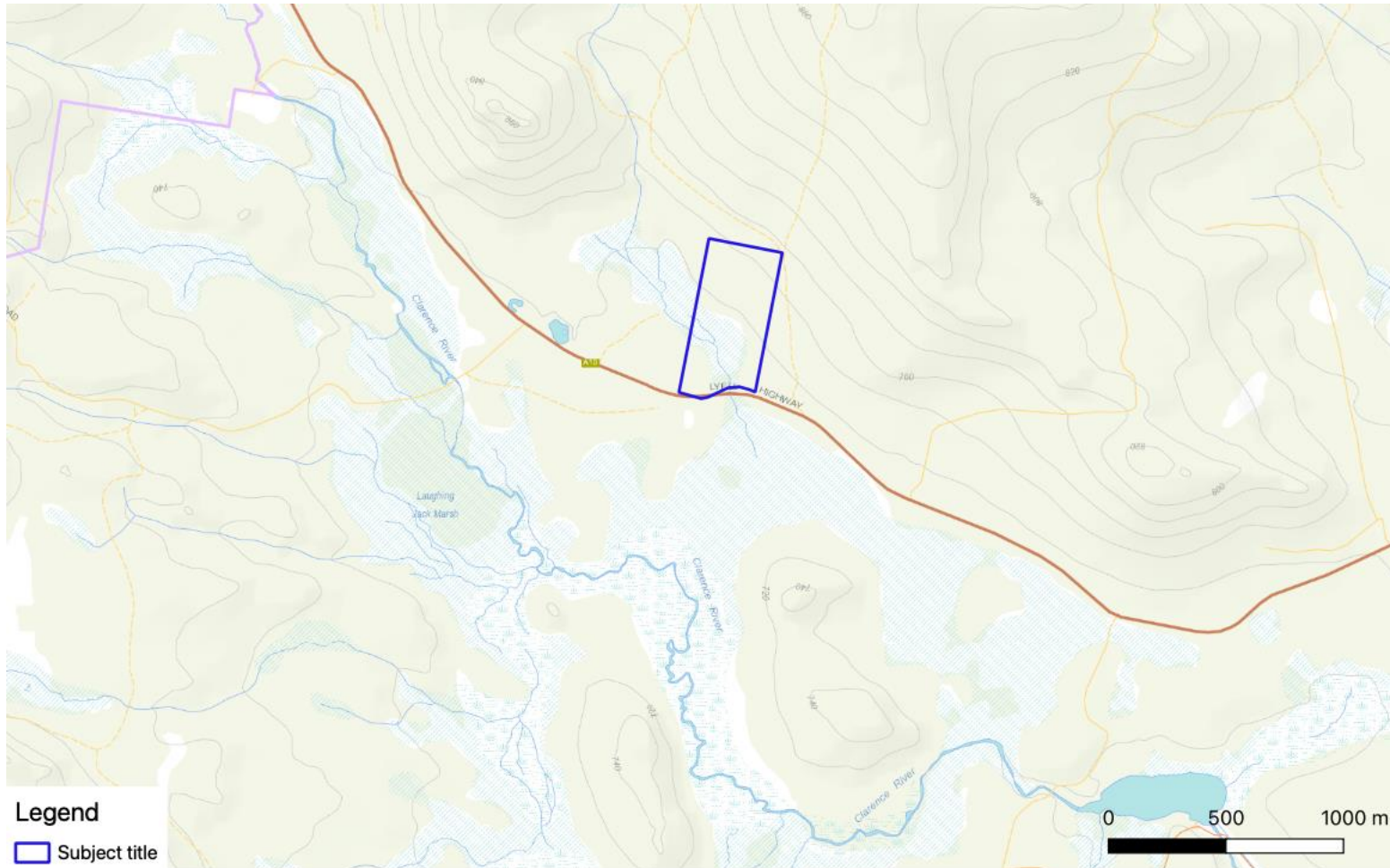
SPECIES NAME	COMMON NAME	PREFERRED HABITAT
<i>Argyrotegium poliochlorum</i>	Greygreen cottonleaf	Recorded from inter-tussock spaces within buttongrass moorland at 1,070 m elevation in the Cradle Mountain region, and also more recently from subalpine scrub in the Skullbone Plains area.
<i>Carex capillacea</i>	Yellowleaf sedge	Found in the Central Highlands in marshy habitats, extending to short alpine herbfields associated with snow patches.
<i>Hovea montana</i>	Mountain purplepea	Occurs in subalpine grasslands and grassy woodlands, occasionally extending to grassy/heathy subalpine forests dominated by <i>E. delegatensis</i> , <i>E. pauciflora</i> , <i>E. gunnii</i> , <i>E. coccifera</i> and <i>E. dalrympleana</i> .
<i>Leucochrysum albicans</i> subsp. <i>tricolor</i>	Grassland paperdaisy	Occurs in the west and on the Central Plateau and the Midlands, mostly on basalt soils in open grassland. This species would have originally occupied <i>Eucalyptus pauciflora</i> woodland and tussock grassland, though most of this habitat is now converted to improved pasture or cropland.
<i>Pentachondra ericifolia</i>	Fine frillyheath	Occurs in rocky sites in open alpine/dry sclerophyll woodland and heathland.

Table A1-2: Preferred habitat (FPA 2017) for threatened fauna previously recorded within 5km or with range boundaries within 5km of the subject title from NVA and BVD accessed 19/01/2024 and 22/07/2024

SPECIES NAME	COMMON NAME	PREFERRED HABITAT
<i>Accipiter novaehollandiae</i>	Grey goshawk	Potential habitat is native forest with mature elements below 600 m altitude, particularly along watercourses. Significant habitat may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.). Forest types used; blackwood swamp forest, <i>Leptospermum</i> or <i>Melaleuca</i> swamp forest, riparian blackwood and tea-tree scrub communities, wet eucalypt forest with blackwood/myrtle understorey and rainforest.
<i>Aquila audax</i> subsp. <i>fleayi</i>	Tasmanian wedge-tailed eagle	Potential habitat comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive. More than one nest may occur within a territory but only one is used for breeding in any one year. Significant habitat for the wedge-tailed eagle is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where the nest tree is still present).
<i>Dasyurus maculatus</i>	Spotted-tailed quoll	Potential habitat is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat for the spotted-tailed quoll is all potential denning habitat within the core range of the species. Potential denning habitat includes 1) any forest remnant (>0.5ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves.

SPECIES NAME	COMMON NAME	PREFERRED HABITAT
<i>Dasyurus viverrinus</i>	Eastern quoll	Potential habitat includes rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. Potential range for the eastern quoll is the whole of mainland Tasmania and Bruny Island.
<i>Galaxias johnstoni</i>	Clarence galaxias	Potential habitat is all high altitude lake, marsh and stream habitats. Deep pools are preferred although fish may spread into other areas when water levels are high enough.
<i>Heliaeetus leucogaster</i>	White-bellied sea eagle	Potential habitat comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. Significant habitat is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where nest tree still present).
<i>Lathamus discolor</i>	Swift parrot	Potential breeding habitat for the swift parrot comprises potential foraging habitat and potential nesting habitat and is based on definitions of foraging and nesting trees (see Table A in swift parrot habitat assessment Technical Note). Potential foraging habitat comprises <i>E. globulus</i> or <i>E. ovata</i> trees that are old enough to flower.
<i>Neophema chrysostoma</i>	Blue-winged parrot	Inhabit a range of habitats from coastal, sub-coastal and inland areas, through to semi-arid zones. They tend to favour grasslands and grassy woodlands and are often found near wetlands both near the coast and in semi-arid zones. Pairs or small parties of blue-winged parrots forage mainly near or on the ground for seeds of a wide range of native and introduced grasses, herbs and shrubs. Nest in eucalypt hollows.
<i>Oreixenica ptunarra</i>	Ptunarra brown butterfly	Potential habitat is native grasslands, sedgeland, heathlands, shrublands or grassy woodlands with tussockgrass (<i>Poa</i>) cover of more than 20%.
<i>Perameles gunnii</i>	Eastern barred bandicoot	Potential habitat for the eastern barred bandicoot is open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland. Significant habitat for the eastern barred bandicoot is dense tussock grass sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species.
<i>Plesiothele fenton</i>	Lake Fenton trapdoor spider	Potential habitat is: (1) rainforest, mixed forest (i.e. wet eucalypt forest with distinct secondary canopy comprising typical rainforest species), mature wet eucalypt forest (i.e. wet forest with rainforest species such as myrtle and sassafras becoming prevalent in the understorey) in the Tarraleah area; (2) subalpine <i>Eucalyptus coccifera</i> woodland and subalpine scrub on dolerite scree in the Lake Fenton area.
<i>Pseudemoia pagenstecheri</i>	Tussock skink	Potential habitat for the tussock skink is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.
<i>Sacophilus harrisii</i>	Tasmanian Devil	Potential habitat is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (427km ²). Significant habitat is a patch of potential denning habitat where three or more entrances may be found within 100m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1km radius, being the approximate area of the smallest recorded devil home range. Potential denning habitat is areas of burrow-able, well-drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass.
<i>Tyto novaehollandiae</i>	Masked owl	Potential habitat is all areas with trees with large hollows (>15cm entrance diameter). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh. Significant habitat is any areas within the core range of native dry forest with trees over 100cm dbh with large hollows (>15cm entrance diameter). Such areas usually have no regrowth component or just a sparse regrowth component. From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh and more than half of the canopy cover is comprised of mature trees. Remnants and paddock trees in agricultural areas may also constitute potential and significant habitat.

Appendix 2: Maps



Legend

 Subject title

Map Name: Location
Project: Proposed development
Client: Butt
Date: 23/02/2024

BaseMap image by LIST Topo
Cadastre from LIST



Figure A2-1: Location

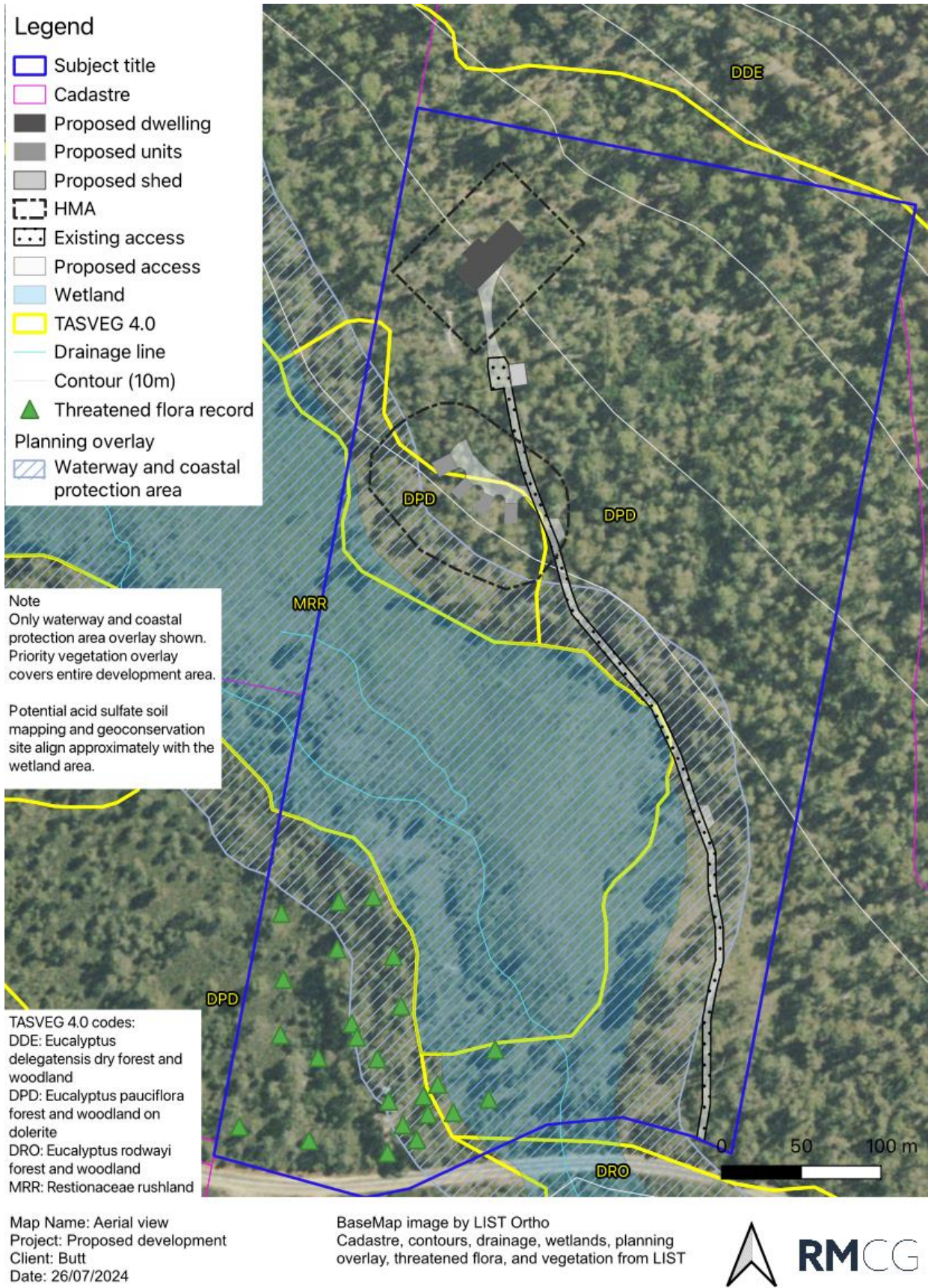


Figure A2-2: Aerial image. Note that assessed priority vegetation area is the area with threatened flora records.

Appendix 3: Photos

All photos taken by Sally Scrivens 30 January or 24 July 2024



Figure A3-1: Example of cleared DPD (*Eucalyptus pauciflora* forest and woodland on dolerite) vegetation at the location of the proposed accommodation units.



Figure A3-2: Example of DPD vegetation within proposed accommodation units development area.



Figure A3-3: Example of vegetation within the hazard management area of the accommodation units and within the waterway and coastal protection area



Figure A3-4: Example of DPD vegetation within the proposed shed site.



Figure A3-5: Example of DPD vegetation within the dwelling development area.



Figure A3-7: View north of existing access on the title.



Figure A3-8: Example of a priority vegetation within the south east of the title; a patch of *Hovea montana* mountain purplepea. Note that the proposed development will not impact on this area.

This report has been prepared by:



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Document review and authorisation

Project Number: #2294

Doc Version	Final/Draft	Date	Author	Project Director review	BST QA review	Release approved by	Issued to
1.0	Final	26/02/2024	S. Scrivens	A. Ketelaar	E. Kelly	A. Ketelaar	J. Butt
2.0	Final	26/07/2024	S. Scrivens	A. Ketelaar	E. Kelly	A. Ketelaar	J. Butt

GEO-ENVIRONMENTAL SITE ASSESSMENT

14246 Lyell Highway

Bronte Park

September 2023

Revised September 2024



GEO-ENVIRONMENTAL

S O L U T I O N S

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Geo-Environmental Solutions P/L 29 Kirksway Place, Battery Point 7004. Ph 6223 1839

Introduction

Client: Weeda Drafting & Building Consultants
Date of inspection: 25/08/2023
Location: 14246 Lyell Highway, Bronte Park (CT: 241772/1)
Land description: Approx. 20 ha rural residential lot
Building type: Multi-building development
Investigation: Geoprobe 540UD – Direct Push / hand auger
Inspected by: M. Campbell

Background Information

Map: Mineral Resources Tasmania SE Tasmania 1:250 000
Rock type: Jurassic dolerite
Soil depth: Variable to 1.80m
Planning overlays: Bushfire-prone Areas
Priority Vegetation Area
Waterway and Coastal Protection Area
Local meteorology: Annual rainfall approx. 950 mm
Local services: Tank water and on-site wastewater

Site Conditions

Slope and aspect: Variable magnitude averaging at 8% Southwest facing slope
Site drainage: Moderately well drained
Vegetation: Native woodland
Weather conditions: Fine, approx. 10mm rain received in preceding 7 days
Ground surface: Dry rocky surface conditions

Investigation

A number of test holes were completed to identify the distribution of, and variation in soil materials on the site. Representative test holes at the approximate location indicated on the attached site plan were chosen for testing and classification according to AS2870-2011 & AS1547-2012 (see profile summary).

Soil Profile Summary

Test hole 1 Depth (m)	Test hole 2 Depth (m)	Test hole 3 Depth (m)	USCS	Description
0.00 – 0.10	0.00 – 0.10	0.00 – 0.10	ML	Brown Clayey SILT trace GRAVELS : moist loose consistency, gradual boundary to
0.10 – 0.40	0.10 – 0.30	0.10 – 0.50	CI	Orange Brown Gravelly CLAY : low to medium plasticity, moist soft consistency, refusal on rock or boulder.

Test hole 4 Depth (m)	Test hole 5 Depth (m)	Test hole 6 Depth (m)	USCS	Description
0.00 – 0.10	0.00 – 0.20	0.00 – 0.40	ML	Brown Clayey SILT trace GRAVELS : moist loose consistency, gradual boundary to
0.10 – 0.30	0.20 – 0.60	0.40 – 1.80	CI	Orange Brown Gravelly CLAY : low to medium plasticity, moist soft consistency, refusal on rock or boulder.

Test hole 7 Depth (m)	Test hole 8 Depth (m)	USCS	Description
0.00 – 0.20	0.00 – 0.30	ML	Brown Clayey SILT trace GRAVELS : moist loose consistency, gradual boundary to
0.20 – 0.80	0.30 – 1.10	CI	Orange Brown Gravelly CLAY : low plasticity, moist soft consistency, refusal on rock or boulder.

Soil Profile Notes

Soils on site are moderately deep rocky duplex profiles underlain by fractured dolerite bedrock. The soil on site is well structured with a moderate content of gravels and rock in the subsoil clay and there is a significant amount of weathered rock across the site. The clay fraction is likely to show moderate ground surface movement. The clay deposits will have moderate effective porosity and permeability for the disposal of wastewater flows and they have a high cation exchange complex for nutrient retention.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 “*Residential Slabs and Footings*”.

The site has been classified as:

Class P

Y^s range: **20-40mm**

Notes: According to “AS2870-2011 Residential slabs & footings” the site has been classified as **Class P**, due to trees on the site which are to be removed prior to construction. The removal of these trees will disturb the ground conditions and may cause differential movement and settlement across the building area. Design and construction should be made in accordance with this classification.

Wind Classification

According to “AS4055:2021 - *Wind Loads for Housing*” the house site is classified below:

Region:	A
Terrain category:	TC2
Shielding Classification:	PS
Topographic Classification:	T1
Wind Classification:	N2
Design Wind Gust Speed ($V_{h,p}$)	40 m/sec

Wastewater Classification and Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **Clay Loam (category 4)**. It is proposed to install a primary treatment system with onsite absorption. A Design Loading Rate (DLR) of 10L/m²/day has been assigned for this site.

Main dwelling

The proposed dwelling has a maximum daily wastewater loading of 840L/day. This is based on a tank water supply and a maximum occupancy of 7 persons (120L/person/day). Using the DLR of 10L/m²/day, an absorption area of at least 84m² will be required. This can be accommodated by two 21m x 2m x 0.45m absorption trenches connected to a dual-purpose septic tank (min 3000L) with outlet filter. One two-way splitter box with speed levellers will be required to ensure equal distribution between trenches.

Visitor accommodation cabins

The three one-bedroom units each have a maximum daily wastewater loading of 240L/day. This is based on a tank water supply and a maximum occupancy of 2 persons (120L/person/day). The fourth unit has two bedrooms with a wastewater loading of 480L/day based on a maximum occupancy of 4 persons. It is proposed to install one wastewater system to service all four units. Using the DLR of 10L/m²/day and a total wastewater loading of 1200L/day, an absorption area of at least 120m² will be required to accommodate the expected flows. This can be accommodated by three 20m x 2m x 0.45m absorption trenches connected to a dual-purpose septic tank (min 3500L) with outlet filter. One three-way splitter box with speed levellers will be required to ensure equal distribution between trenches.

A minimum of 1:60 is required between outgoing plumbing fixtures and the wastewater treatment system. Due to the variable soil depths across the site, the trenches should be installed in a shallow terraced design, with additional sandy loam applied to mound the trench. For further detail please refer to the attached plan and Trench summary reports.

A cut-off diversion drain will be not required due to the limited slope on site. Care should be taken to ensure that excess stormwater flows are effectively managed and diverted away from the application area. A 100% reserve area must be set aside and kept free from development for any future wastewater requirements. There is sufficient space onsite to accommodate the required reserve areas, therefore no formal reserve areas have been assigned. For further detail please see attached site plan and Trench summary reports.

The following setback distances are required to comply with the Building Act 2016:

Upslope and level buildings:	3m
Downslope buildings:	9m
Upslope and level boundaries:	1.5m
Downslope boundary:	10m
Downslope surface water:	50m

Compliance with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table.

Construction Recommendations

The natural soil is classified according to AS2870-2011 as **Class P**, due to trees on the site which are to be removed prior to construction. The removal of these trees will disturb the ground conditions and may cause differential movement and settlement across the building area. The natural soils identified on site are moderately reactive with an indicative Y^s range of 20-40mm.

Attention should be paid to the preparation of a consistent footing surface, and appropriate backfilling in accordance with recommendations in AS2870-2011 for clay sites. In addition, adequate drainage must be installed surrounding the proposed foundation area to improve soil strength.

During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Director

Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. 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 discussed 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 geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

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 a party.

Trench Summary Reports – Main dwelling

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for Weeda Drafting & Building Consultants	Assess. Date	28-Sep-23
	Ref. No.	
Assessed site(s) 14246 Lyell Highway, Bronte Park - Main dwelling	Site(s) inspected	25-Aug-23
Local authority Central Highlands	Assessed by	JP Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 840 (using a method independent of the no. of bedrooms)
 Septic tank wastewater volume (L/day) = 280
 Sullage volume (L/day) = 560
 Total nitrogen (kg/year) generated by wastewater = 7.6
 Total phosphorus (kg/year) generated by wastewater = 3.2

Climatic assumptions for site

(Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	53	51	58	77	82	82	90	100	96	90	77	71
Adopted rainfall (R, mm)	53	51	58	77	82	82	90	100	96	90	77	71
Retained rain (Rr, mm)	48	46	52	69	74	74	81	90	86	81	69	63
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	83	64	39	-6	-32	-45	-49	-48	-23	3	36	63

Annual evapotranspiration less retained rain (mm) = 84

Soil characteristics

Texture = Clay LOAM Category = 4 Thick. (m) = 1.2
 Adopted permeability (m/day) = 0.78 Adopted LTAR (L/sq m/day) = 10 Min depth (m) to water = 5

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site
 The preferred method of on-site primary treatment: In dual purpose septic tank(s)
 The preferred method of on-site secondary treatment: In-ground
 The preferred type of in-ground secondary treatment: None
 The preferred type of above-ground secondary treatment: None
 Site modifications or specific designs: Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) = 44
 Width (m) = 2
 Depth (m) = 0.6
 Total disposal area (sq m) required = 84
 comprising a Primary Area (sq m) of: 84
 and a Secondary (backup) Area (sq m) of:

Sufficient area is available on site

Comments

A DLR of 10L/m²/day is appropriate for this site, with a minimum absorption area of 84m² required for the proposed dwelling. Therefore, the proposed system will have the capacity to cope with predicted climatic and loading events.

GES P/L

Land suitability and system sizing for on-site wastewater management
Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report
Site assessment for on-site waste water disposal

Assessment for	Weeda Drafting & Building Consultants	Assess. Date	28-Sep-23
		Ref. No.	
Assessed site(s)	14246 Lyell Highway, Bronte Park - Main dwelling	Site(s) inspected	25-Aug-23
Local authority	Central Highlands	Assessed by	JP Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	1,000	V. high	Moderate		
	Density of disposal systems	/sq km	2	Mod.	Very low		
	Slope angle	degrees	5	High	Very low		
	Slope form	Convex spreading		High	Very low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
A	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	840	High	Moderate		
	SAR of septic tank effluent		1.4	High	Low		
	SAR of sullage		2.5	High	Moderate		
	Soil thickness	m	1.2	V. high	Very low		
	Depth to bedrock	m	1.2	V. high	Moderate		
A	Surface rock outcrop	%	5	V. high	High		
	Cobbles in soil	%	5	V. high	Low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
	Soil dispersion	Emerson No.	7	V. high	Very low		
	Adopted permeability	m/day	0.78	Mod.	Moderate		
	Long Term Accept. Rate	L/day/sq m	10	High	Low		

Comments

The well structured clay soils on site have a good capacity to accept wastewater flows, with a moderate CEC for retention of nutrients.

GES P/L

Land suitability and system sizing for on-site wastewater management
Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report
Site assessment for on-site waste water disposal

Assessment for Weeda Drafting & Building Consultants	Assess. Date	28-Sep-23
	Ref. No.	
Assessed site(s) 14246 Lyell Highway, Bronte Park - Main dwelling	Site(s) inspected	25-Aug-23
Local authority Central Highlands	Assessed by	JP Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Cation exchange capacity	mmol/100g	85	High	Low		
	Phos. adsorp. capacity	kg/cub m	0.6	High	Moderate		
	Annual rainfall excess	mm	-84	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	10.7	High	Moderate		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	5	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
AA	Dist. to nearest surface water	m	40	V. high	Very high		
	Dist. to nearest other feature	m	80	V. high	Low		
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	500	V. high	Very low		

Comments

The clay soils on site have a good CEC and P absorption capacity, and given the land area available and nutrient retention should not be an issue. There is low environmental risk associated with the disposal of primary treated wastewater on this site.

Trench Summary Reports – Cabins

GES P/L

Land suitability and system sizing for on-site wastewater management
Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for Weeda Drafting & Building Consultants	Assess. Date	28-Sep-23
	Ref. No.	
Assessed site(s) 14246 Lyell Highway, Bronte Park - Cabins	Site(s) inspected	25-Aug-23
Local authority Central Highlands	Assessed by	JP Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 1,200 (using a method independent of the no. of bedrooms)
 Septic tank wastewater volume (L/day) = 400
 Sullage volume (L/day) = 800
 Total nitrogen (kg/year) generated by wastewater = 10.8
 Total phosphorus (kg/year) generated by wastewater = 4.5

Climatic assumptions for site

(Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	53	51	58	77	82	82	90	100	96	90	77	71
Adopted rainfall (R, mm)	53	51	58	77	82	82	90	100	96	90	77	71
Retained rain (Rr, mm)	48	46	52	69	74	74	81	90	86	81	69	63
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	83	64	39	-6	-32	-45	-49	-48	-23	3	36	63

Annual evapotranspiration less retained rain (mm) = 84

Soil characteristics

Texture = Clay LOAM Category = 4 Thick. (m) = 1.2
 Adopted permeability (m/day) = 0.78 Adopted LTAR (L/sq m/day) = 10 Min depth (m) to water = 5

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site
 The preferred method of on-site primary treatment: In dual purpose septic tank(s)
 The preferred method of on-site secondary treatment: In-ground
 The preferred type of in-ground secondary treatment: None
 The preferred type of above-ground secondary treatment: None
 Site modifications or specific designs: Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) = 63
 Width (m) = 2
 Depth (m) = 0.6
 Total disposal area (sq m) required = 120
 comprising a Primary Area (sq m) of: 120
 and a Secondary (backup) Area (sq m) of:

Sufficient area is available on site

Comments

A DLR of 10L/m²/day is appropriate for this site, with a minimum absorption area of 120m² required for the four cabins. Therefore, the proposed system will have the capacity to cope with predicted climatic and loading events.

GES P/L

Land suitability and system sizing for on-site wastewater management
Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for Weeda Drafting & Building Consultants	Assess. Date	28-Sep-23
	Ref. No.	
Assessed site(s) 14246 Lyell Highway, Bronte Park - Cabins	Site(s) inspected	25-Aug-23
Local authority Central Highlands	Assessed by	JP Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	1,000	V. high	Moderate		
	Density of disposal systems	/sq km	2	Mod.	Very low		
	Slope angle	degrees	5	High	Very low		
	Slope form	Convex spreading		High	Very low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
A	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Common		High	Low		
AA	Wastewater volume	L/day	1,200	High	Very high		
	SAR of septic tank effluent		1.4	High	Low		
	SAR of sullage		2.5	High	Moderate		
	Soil thickness	m	1.2	V. high	Very low		
	Depth to bedrock	m	1.2	V. high	Moderate		
A	Surface rock outcrop	%	5	V. high	High		
	Cobbles in soil	%	5	V. high	Low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
	Soil dispersion	Emerson No.	7	V. high	Very low		
	Adopted permeability	m/day	0.78	Mod.	Moderate		
	Long Term Accept. Rate	L/day/sq m	10	High	Low		

Comments

The well structured clay soils on site have a good capacity to accept wastewater flows, with a moderate CEC for retention of nutrients.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for Weeda Drafting & Building Consultants

Assess. Date 28-Sep-23

Assessed site(s) 14246 Lyell Highway, Bronte Park - Cabins

Ref. No.

Site(s) inspected 25-Aug-23

Local authority Central Highlands

Assessed by JP Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Cation exchange capacity	mmol/100g	85	High	Low		
	Phos. adsorp. capacity	kg/cub m	0.6	High	Moderate		
	Annual rainfall excess	mm	-84	High	Very low		
	Min. depth to water table	m	5	High	Very low		
A	Annual nutrient load	kg	15.3	High	High		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	5	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
AA	Dist. to nearest surface water	m	40	V. high	Very high		
	Dist. to nearest other feature	m	80	V. high	Low		
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	500	V. high	Very low		

Comments

The clay soils on site have a good CEC and P absorption capacity, and given the land area available and nutrient retention should not be an issue. There is low environmental risk associated with the disposal of primary treated wastewater on this site.

Demonstration of wastewater system compliance to *Building Act 2016 Guidelines for On-site Wastewater*

Acceptable Solutions	Performance Criteria	Compliance
<p>A1</p> <p>Horizontal separation distance from a building to a land application area must comply with one of the following:</p> <ul style="list-style-type: none"> a) be no less than 6m; or b) be no less than: <ul style="list-style-type: none"> (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building. 	<p>P1</p> <ul style="list-style-type: none"> a) The land application area is located so that <ul style="list-style-type: none"> (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation 	<p>Complies with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building.</p> <p>Complies with A1 (b) (ii) Land application area will be located with a minimum separation distance of 9m of downslope building.</p>
<p>A2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b)</p> <ul style="list-style-type: none"> (a) be no less than 100m; or (b) be no less than the following: <ul style="list-style-type: none"> (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water. 	<p>P2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable. 	<p>Complies with A2 (b) (i) Land application area will be located with a minimum separation distance of 50m of downslope surface water.</p>

<p>A3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with either of the following:</p> <p>(a) be no less than 40m from a property boundary; or</p> <p>(b) be no less than:</p> <p>(i) 1.5m from an upslope or level property boundary; and</p> <p>(ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or</p> <p>(iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.</p>	<p>P3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with all of the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</p>	<p>Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary.</p> <p>Complies with A3 (b) (ii) Land application area will be located with a minimum separation distance of 10m of downslope property boundary.</p>
<p>A4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.</p>	<p>P4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable</p>	<p>No bore or well identified within 50m</p>

<p>A5</p> <p>Vertical separation distance between groundwater and a land application area must be no less than:</p> <p>(a) 1.5m if primary treated effluent; or</p> <p>(b) 0.6m if secondary treated effluent</p>	<p>P5</p> <p>Vertical separation distance between groundwater and a land application area must comply with the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable</p>	<p>No groundwater encountered.</p>
<p>A6</p> <p>Vertical separation distance between a limiting layer and a land application area must be no less than:</p> <p>(a) 1.5m if primary treated effluent; or</p> <p>(b) 0.5m if secondary treated effluent</p>	<p>P6</p> <p>Vertical setback must be consistent with AS/NZS1547 Appendix R.</p>	<p>No limiting layer identified.</p>
<p>A7</p> <p>nil</p>	<p>P7</p> <p>A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties</p>	<p>Complies</p>

AS1547:2012 – Loading Certificate – Septic System Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 14246 Lyell Highway, Bronte Park

System Capacity:

Main dwelling: 7 people @ 120L/person/day

Cabins: 10 people @ 120L/person/day

Absorption Area:

84m²

120m²

Summary of Design Criteria

DLR: 10L/m²/day

Reserve area location /use: Not assigned – more than 100% available.

Water saving features fitted: Standard fixtures.

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to capacity of system and site area (provided loading changes within 25% of design)

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to visible signs of overloading and owner monitoring.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non-occupation. Under such circumstances additional maintenance of the system may be required. Risk considered acceptable.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the absorption area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Septic tank de-sludging must also be monitored to prevent excessive sludge and scum accumulation. Monitoring and regulation by the property owner required to ensure compliance.

Other operational considerations: Owners/occupiers must be aware of the operational requirements and limitations of the system, including the following: the absorption area must not be subject to traffic by vehicles or heavy stock and should be fenced if required. The absorption area must be kept with adequate grass cover to assist in evapotranspiration of treated effluent in the absorption trenches. The septic tank must be de sludged at least every 3 years, and any other infrastructure such as septic tank outlet filters must also be cleaned regularly (approx. every 6 months depending upon usage). Foreign materials such as rubbish and solid waste must be kept out of the system.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Owner name
 Address
 Suburb/postcode

Designer details:

Name: Category:
 Business name: Phone No:
 Business address:
 Fax No:
 Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
Address: Lot No:

Type of work: Building work Plumbing work (X all applicable)

Description of work:

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
<input type="checkbox"/>	Building design	Architect or Building Designer
<input type="checkbox"/>	Structural design	Engineer or Civil Designer
<input type="checkbox"/>	Fire Safety design	Fire Engineer
<input type="checkbox"/>	Civil design	Civil Engineer or Civil Designer
<input checked="" type="checkbox"/>	Hydraulic design	Building Services Designer
<input type="checkbox"/>	Fire service design	Building Services Designer
<input type="checkbox"/>	Electrical design	Building Services Designer
<input type="checkbox"/>	Mechanical design	Building Service Designer
<input type="checkbox"/>	Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
<input type="checkbox"/>	Other (specify)	

Deemed-to-Satisfy: Performance Solution: (X the appropriate box)

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Sep-24
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Sep-24
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Sep-24

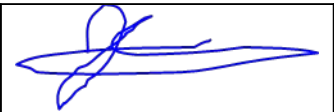
Standards, codes or guidelines relied on in design process:	
AS1547:2012 On-site domestic wastewater management.	
AS3500 (Parts 0-5)-2013 Plumbing and drainage set.	

Any other relevant documentation:	
Geo-Environmental Assessment - 14246 Lyell Highway Bronte Park - Sep-24	
Geo-Environmental Assessment - 14246 Lyell Highway Bronte Park - Sep-24	

Attribution as designer:	
---------------------------------	--

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;
The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	John-Paul Cumming		16/09/2024
Licence No:	CC774A		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.


I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- The works will not increase the demand for water supplied by TasWater
- The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater’s sewerage infrastructure
- The works will not require a new connection, or a modification to an existing connection, to be made to TasWater’s infrastructure
- The works will not damage or interfere with TasWater’s works
- The works will not adversely affect TasWater’s operations
- The work are not within 2m of TasWater’s infrastructure and are outside any TasWater easement
- I have checked the LISTMap to confirm the location of TasWater infrastructure
- If the property is connected to TasWater’s water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I John-Paul Cumming..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	John-Paul Cumming		16/09/2024



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address:
Phone No:
Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot No:
Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work
or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of Work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

Substance of Certificate: (what it is that is being certified)

Site Classification consistent with AS2870-2011.
--

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No:

Date:

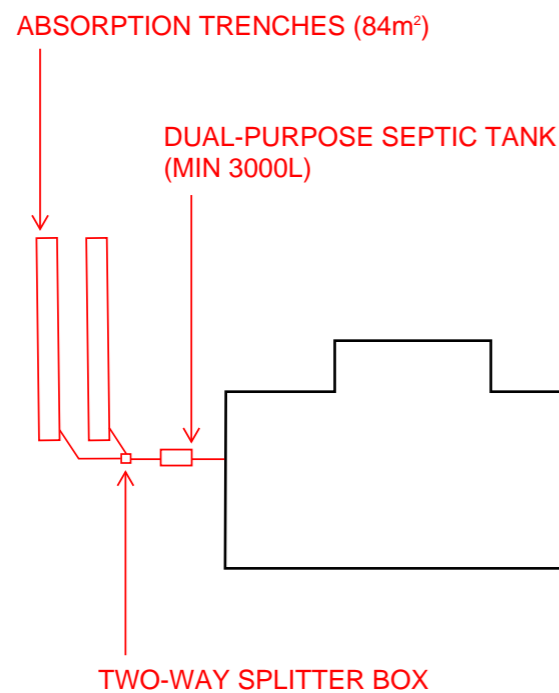
J9200

28/09/2023



A handwritten signature in black ink, appearing to read 'John Paul Cumming', written over a light grey background.

MAIN DWELLING



Main dwelling wastewater system:

- Dual-purpose septic tank (min 3000L)
- Two-way splitter box with speed levellers
- Absorption trenches (84m²)
2 x 21m x 2m x 0.45m
Min 3m separation

Setbacks:

- Min 3m from upslope or level buildings
- Min 9m from downslope buildings
- Min 1.5m from upslope or level boundaries
- Min 10m from downslope boundary
- Min 50m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-
Hydraulic
CCC774A



GEO-ENVIRONMENTAL

SOLUTIONS

29 Kirksway Place Battery Point
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[Signature]
16/09/2024



GEO-ENVIRONMENTAL

SOLUTIONS

29 Kirksway Place, Battery Point
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Cabin complex wastewater system:

- Dual-purpose septic tank (min 3500L)
- Three-way splitter box with speed levellers
- Absorption trenches (120m²)
3 x 20m x 2m x 0.45m
Min 3m separation

Setbacks:

- Min 3m from upslope or level buildings
- Min 9m from downslope buildings
- Min 1.5m from upslope or level boundaries
- Min 10m from downslope boundary
- Min 50m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-
Hydraulic
CCC774A



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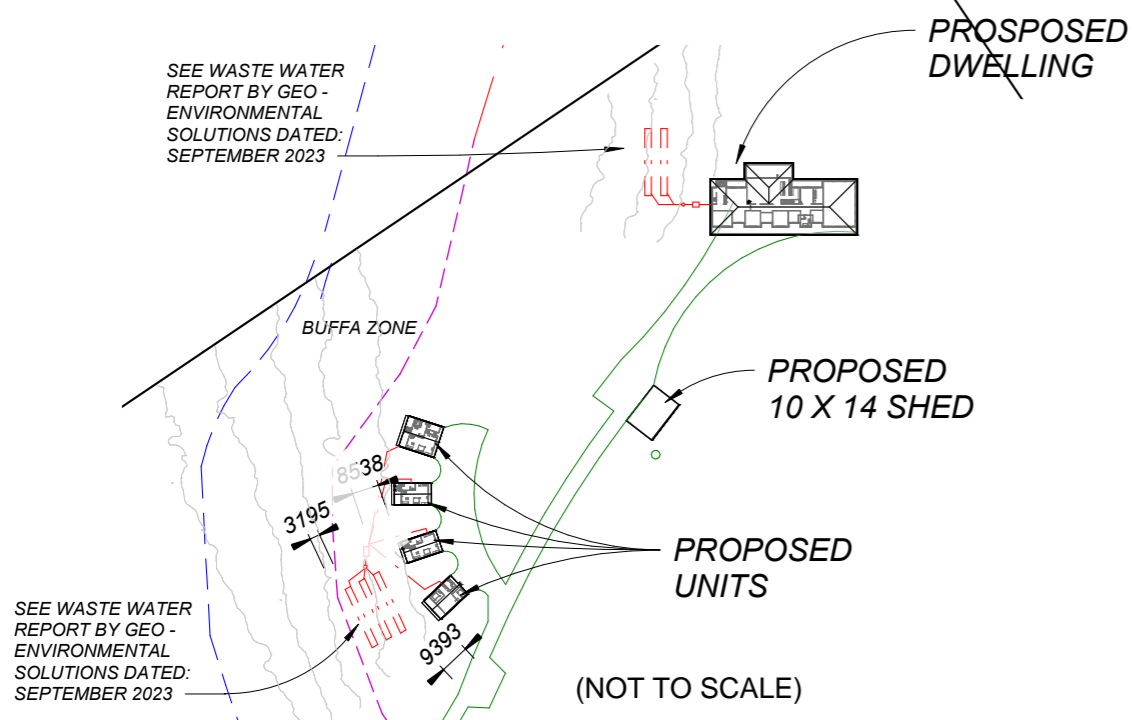
SOLUTIONS

29 Kirksway Place Battery Point
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[Signature]
16/09/2024

SEE WASTE WATER
REPORT BY GEO -
ENVIRONMENTAL
SOLUTIONS DATED:
SEPTEMBER 2023

~~PROPOSED
DWELLING~~



CABIN COMPLEX

INDICATIVE LOCATION
DUAL-PURPOSE SEPTIC TANK
(MIN 3500L)
MIN 1:60 FALL

THREE-WAY
SPLITTER BOX

ABSORPTION TRENCHES (120m²)

Do not scale from these drawings.
Dimensions to take precedence
over scale.

Weeda Drafting & Building Consultants
14246 Lyell Highway
BRONTE PARK

C.T.: CT: 241772/1

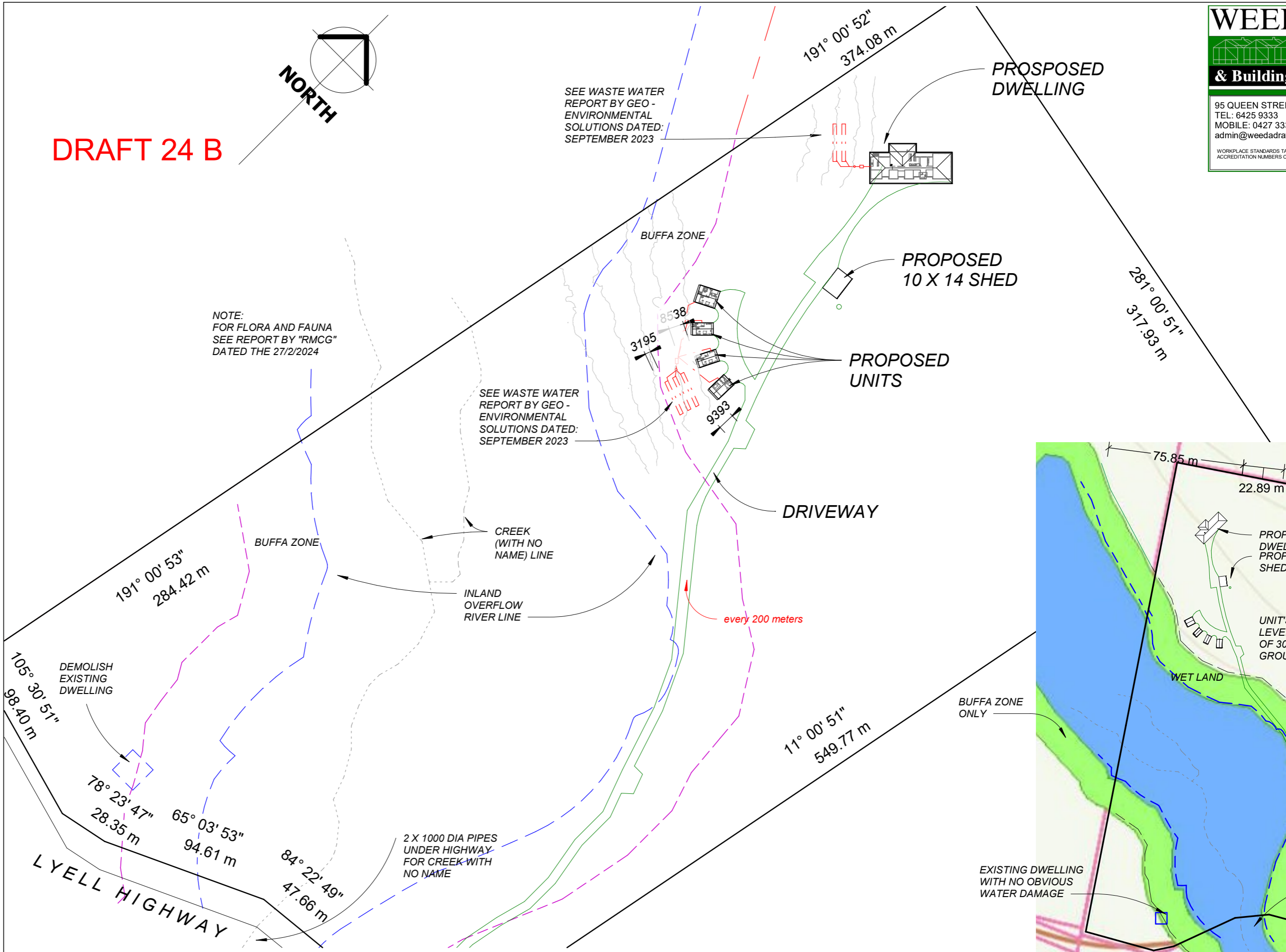
Date: 16/09/2024

On-Site Wastewater Management Plan

1:1000 @ A3

Sheet 1 of 1
Drawn by: EF

DRAFT 24 B



SITE LOCATION & SERVICES PLAN 1 : 2000

SITE MAP 2 1 : 500

PROPOSED BRICK VENEER DWELLING, A PREFABRICATED SHED AND 4 VISITOR 'S ACCOMMODATION UNITS AT 14246 LYELL HIGHWAY, BRONTE PARK, FOR JASON R. BUTT & RENAE E. PARKER.	DATE:	SCALE:	CHECKED BY:	DRAWN BY:
	17/7/2024	As indicated	A WEEDA	J VAN SCHIE

Design notes:

1. Absorption trench dimensions of up to 20m long by 0.5m deep by 2m wide.
2. Base of trenches to be excavated level and smearing and compaction avoided.
3. Lower 400mm of bed to be filled with 20mm drainage aggregate and slotted 100mm distribution pipes packed into upper 100mm of aggregate
4. Final finished surface with sandy loam from on site to be 100 mm above natural surface to allow for settlement.
5. Construction on slopes up to 20% to allow trench depth range 650mm upslope edge to 450mm on down slope edge.
6. On slopes over 5% the sandy loam cover should be 75-100mm above natural with a toes no less than 500mm in length to avoid surface water accumulation (up slope ag drain also recommended to divert surface water flows).
7. The distribution pipe grid must be absolutely level to allow even distribution of effluent around the absorption area – it is recommended that the level be verified by running water into the system before backfilling and commissioning the trench
8. The slotted 90-100mm PVC distribution pipes must be slotted at “8 and 4 o’clock” when looking at the pipe section end-on, with the slots running level along the horizontal length of the pipe – please see figure 2 – or commercially available pre-slotted PVC pipe utilised
9. All works on site to comply with AS3500 and Tasmanian Plumbing code.

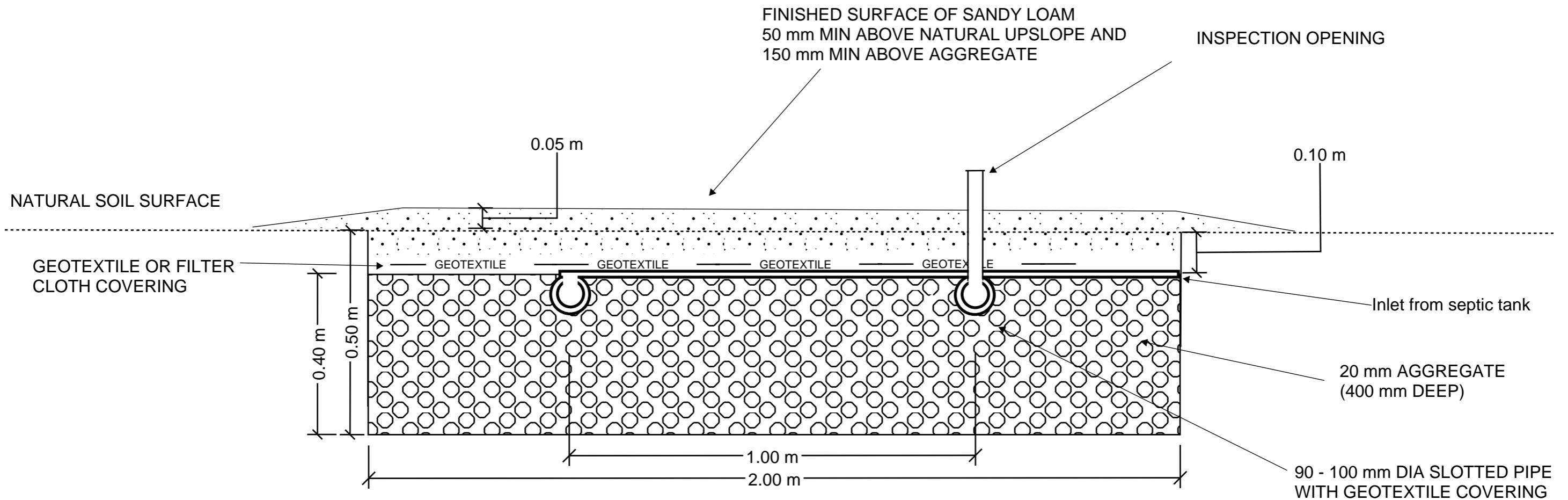


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Do not scale from these drawings.
Dimensions to take precedence
over scale.

Absorption Trench Design- Slotted Pipe



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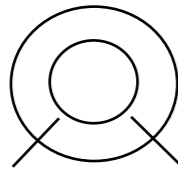
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29 Kirksway Place, Battery Point

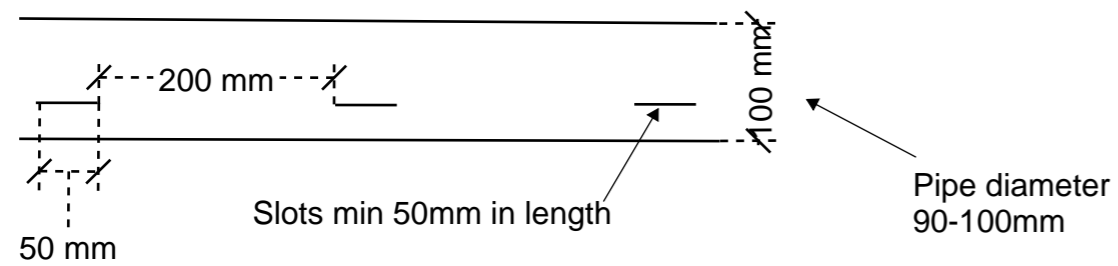
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Cross section:

Slotted 90-100mm distribution pipe-slots at "8 and 4 O'clock "

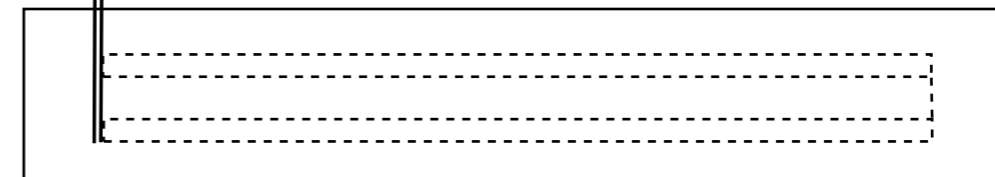


Side View of Pipe:



Top view of Trench:

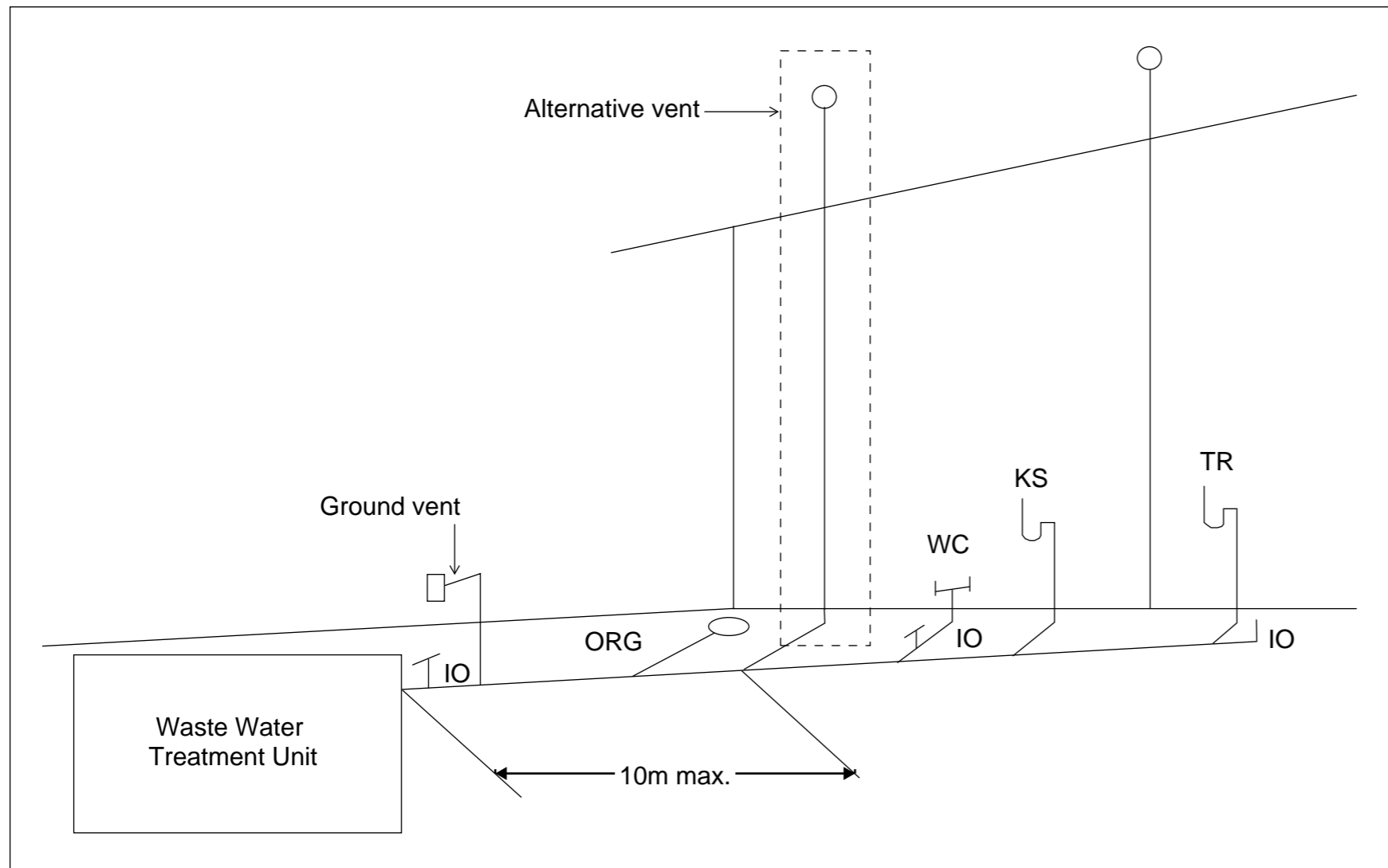
Inlet from septic tank



Slotted 90-100mm pvc pipe @ 1m spacing- connected with 90 degree corner joins- 500mm spacing from ends of trench

Do not scale from these drawings.
Dimensions to take precedence
over scale.

Absorption Trench Design- Slotted Pipe



Tas Figure C2D6 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent is not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment units must terminate at or above finished surface level