

AGENDA ATTACHMENTS

PLANNING COMMITTEE MEETING

TUESDAY 14TH MAY 2024

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Central Highlands Council

MINUTES

PLANNING COMMITTEE MEETING – 12 MARCH 2024

Minutes of the **Planning Committee Meeting** (Special Committee of Central Highlands Council) held at the **Bothwell Council Chambers, 19 Alexander Street, Bothwell** on **Tuesday 12th March 2024**, commencing at **8.58am**.

1.0 PRESENT

Cr R Cassidy (Chairperson), Mayor L Triffitt, Deputy Mayor J Allwright and Cr J Hall.

IN ATTENDANCE

Cr A Archer (Proxy), Cr J Honner, Cr Y Miller, Cr D Meacheam, Mr G Rogers (Development & Environmental Services Manager), Mrs L Brown (Senior Planning Officer) and Mrs K Bradburn (Minutes Secretary).

2.0 APOLOGIES

Nil

3.0 PECUNIARY INTEREST DECLARATIONS

In accordance with Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2015, the Chairman requests Councillors to indicate whether they or a close associate have, or are likely to have, a pecuniary interest (any pecuniary or pecuniary detriment) in any item of the Agenda.

Item 7.1 – Cr Archer advised he is a member of the River Clyde Trust.

4.0 PERCEIVED INTEREST DECLARATIONS

Under the **Model Code of Conduct** made by Order of the Minister responsible for Local Government the following will apply to a Councillor –

PART 2 – Conflict of Interest that are not Pecuniary

(6) A Councillor who has an actual, potential or perceived conflict of interest in a matter before the Council must –

- (a) Declare the conflict of interest and the nature of the interest before discussion on the matter begins; and
- (b) Act in good faith and exercise reasonable judgement to determine whether a reasonable person would consider that the conflict of interest requires the Councillor to remove himself or herself physically from any Council discussion and remain out of the room until the matter is decided by the Council.

Item 7.1 – Cr Cassidy advised he did not serve in Vietnam but did serve in the US about this time and classes himself as a veteran.

5.0 CONFIRMATION OF DRAFT MINUTES OF THE PLANNING COMMITTEE MEETING HELD 9 JANUARY 2024

RESOLUTION 01/03.2024/PC

Moved: Cr J Hall

Seconded: Mayor L Triffitt

THAT the Draft Minutes of the Planning Committee Meeting of Council held on Tuesday 9th January 2024 to be confirmed.

CARRIED

FOR the Motion

Cr R Cassidy, Mayor L Triffitt, Deputy Mayor J Allwright and Cr J Hall

6.0 PUBLIC QUESTION TIME

In accordance with Council's Policy No 2017-49 *Public Comment on Planning Agenda Items at Committee Meetings* a person may speak about an item on the agenda to be considered by the Planning Committee during public question time or at the beginning of the item, as determined by the Chairperson.

Speakers should follow the procedure below:

1. Only those people that have:
 - (a) Initiated the planning decision under the *Land Use Planning and Approvals Act 1993 (Act)* ("Applicant"); or
 - (b) The owner of the land subject to the planning decision ("Owner"); or
 - (c) made a representation within the statutory notice period in relation to a planning decision ("Representor")

will be entitled to speak at a Planning Committee Meeting ("Meeting").

2. Prior to the commencement of the Meeting a person who wishes to address the Meeting must:
 - i. Notify the Council in writing by close of business on the Friday prior to the Planning Committee meeting of the person's intention to address the Meeting, including with the following detail:
 - (a) Identify whether the person is the Applicant or a Representor;
 - (b) If a Representor, the date the person made a representation in respect to the planning decision; and
 - (c) the relevant planning decision by the Council allocated number, or by reference to the land to which it relates (eg, by certificate of title, PID or address);
 - (d) the question or topic on which the person wishes to speak.
 - ii. Notify the Chairperson of his or her arrival prior to the commencement of the PCM and complete a register.
3. If a person has complied with the procedure in 2 above, the person will be entitled speak at the meeting.
4. The Chairperson will determine the order of speakers.
5. All people entitled to speak will be given equal opportunity to speak.
6. Each person will be limited to **5 minutes** unless otherwise allowed by the Chairperson.
7. A person may make a statement only or ask questions that are directed through the Chairperson.

8. A person may not direct questions to staff members unless directed through the Chairperson. The Chairperson may ask staff members to answer any question.
9. The Council is under no obligation to answer questions. Questions may be taken on notice by the Planning Committee. The Planning Committee may answer such questions at its discretion.
10. (a) Planning Committee members may ask questions of the person speaking.
(b) Councillors present who are not members of the Planning Committee may ask questions or seek clarification only at the discretion of the Chairperson.
11. The Applicant may be given notice of a person's intention to speak. The Applicant will be given an opportunity to speak in reply, limited to 5 minutes unless otherwise allowed by the Chairperson. If the Applicant is not present at the Meeting, the Planning Committee may provide the Applicant with an opportunity to respond.
12. No debate or argument is permitted at any time.
13. Members of the gallery must not interject while another party is speaking.

Council's Policy 2017-49 'Public Comment on Planning Agenda Items' will be available for the public to view at the meeting.

No Public Questions

7.0 PLANNING REPORTS

7.1 DEVELOPMENT APPLICATION (DA2024/06) FOR MULTI-PURPOSE BUILDING (EDUCATION & TRAINING FACILITY) SUBMITTED BY THE VIETNAM VETERANS ASSOCIATION OF AUSTRALIA – TASMANIA INC AND OWNED BY THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENT TASMANIA

PROPOSAL

Council is in receipt of an application for a Planning Permit for a new building, Multi-Purpose Education & Training Facility for current Australian Defence Personnel and ex serving veterans to conduct workshops, meetings, short courses and training at the property 2 Galaxia Avenue, Interlaken.

The proposal is for a new building of 95m² which includes 2 bedrooms, toilet, store room, bathroom, kitchen area, open living area and patio. The building will provide space for ex serving veterans to hold meetings, undertake workshops and training. The bedrooms are provided for any visiting conference facilitators or trainers of the workshop or training events to stay on site whilst conducting the training course, as it is highly likely these facilitators will come from interstate or other parts of Tasmania.

There is an existing retreat building for veterans and their families to use on the property and an additional retreat on the adjacent property for veterans. The Multi-Purpose building would create an opportunity for additional support services for veterans, it is not an additional retreat facility, and this is a stipulation of the grant agreement between the Department of Veterans Affairs and the Vietnam Veterans Association of Australia – Tasmania Branch Inc.

The application has been lodged under the *Tasmanian Planning Scheme – Central Highlands* ("the Planning Scheme"). The "use" of the building is defined in the Planning Scheme as *Educational and Occasional Care*; use of land for educational or short-term care purposes. Examples include a childcare centre, day respite centre and employment training centre.

The property is within the Environmental Management Zone of the Planning Scheme, education and Occasional care is a permitted use/development in this zone with the qualification that the use/development has an authority under the National Parks and Reserve Management Regulations 2019 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976.

The proposal is to be assessed against the development standards of the zone and the development standards of the applicable Codes. These matters are described and assessed in this report.

This is a discretionary application under the Planning Scheme. The Council gave notice of the application for public comment as required by the Act. During the notification period one representation was received. The representation is summarised below and response from Council's planning Officer included.

This report will assess the proposal against the relevant provisions of the Act and the Planning Scheme. It is recommended that Council grant a planning permit for the development application subject to conditions.



Figure 1. Site plan – proposed building is located to the north of the property.

PLANNING COMMITTEE DISCUSSION

Confirmation was sought on the distance of the proposed building from the full supply level of Lake Sorell to ensure it is not located within the splash zone. It was stated there is a splash zone around both Lake Sorell (1m) and Lake Crescent (2m). Ms L Brown & Mr G Rogers both confirmed that there is no splash zone within Council's Planning Scheme or a Council Policy on this. Cr Archer advised this was applied to a subdivision approved at Lake Crescent within the past 6 years.

RESOLUTION 02/03.2024/PC

Moved: Mayor L Triffitt

Seconded: Cr J Hall

THAT the Planning Committee make the following recommendation to Council acting as the Planning Authority:

THAT, in accordance with the provisions of the *Tasmanian Planning Scheme – Central Highlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council **APPROVE** Development Application (DA2024/06) for Multi-Purpose Building (Education & Training Facility) submitted by the Vietnam Veterans Association of Australia – Tasmania Inc and owned by the Department of Natural Resources and Environment Tasmania subject to conditions detailed below:

CONDITIONS

General

- (1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- (2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the *Land Use Planning and Approvals Act 1993*.

Amenity

- (3) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or to the satisfaction of Council's Manager Development and Environmental Services.
- (4) No vegetation other than that necessary for the construction of the building, associated access and services is to be cleared without the approval of Council.

Bushfire

- (5) The development and works must be carried out in accordance with the Bushfire Hazard Report, prepared by GES Solutions J6910v1 and dated January 2024.

Services

- (6) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Parking and Access

- (7) At least four (4) car parking spaces must be provided on the land at all times for the use of the development, in accordance with Standards Australia (2004) Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
- (8) The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's Municipal Engineer, and must include all of the following;
 - a) Constructed with a durable all weather pavement, to the satisfaction of the Council's General Manager;
 - b) Space on site to allow that vehicles to enter and leave the parking space in a single manoeuvre and enter and leave the site in a forward direction.
 - c) Minimum carriageway width of 4 metres; and
 - d) Drained to an approved stormwater system; or as otherwise required by an approved Bushfire Plan.

Stormwater

- (9) Stormwater drainage from the proposed development must be retained on site (or) drain to a legal point of discharge to the satisfaction of Council's General Manager and in accordance with a Certificate of Likely Compliance or Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016.

Wastewater

- (10) Wastewater from the development must discharge to an on-site waste disposal system in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the Building Act 2016.

Soil and Water Management

- (11) Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences. The SWMP shall form part of this permit when approved.

- (12) Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.

Construction amenity

- (13) The development must only be carried out between the following hours:
- | | |
|---------------------------------------|-------------------------|
| Monday to Friday | 7:00 a.m. to 6:00 p.m. |
| Saturday | 8:00 a.m. to 6:00 p.m. |
| Sunday and State-wide public holidays | 10:00 a.m. to 6:00 p.m. |
- (14) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise;
 - The transportation of materials, goods and commodities to and from the land;
 - Obstruction of any public footway or highway;
 - Appearance of any building, works or materials; and
 - Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.
- (15) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- (16) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Municipal Engineer.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- A. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.
- B. This Planning Permit is in addition to the requirements of the Building Act 2016. It is necessary to seek approval prior to any new building work, work being carried out in accordance with the Building Act 2016. A copy of the Directors Determination – categories of Building Work and Demolition Work is available via the CBOS website: [Director's Determination - Categories of Building and Demolition Work \(PDF, 504.4 KB\)](#)

If an owner undertakes any Low Risk Building Work as allowed by the Directors determination, they are responsible for ensuring that any proposed work complies with this Determination, in particular to ensure that they:

- Review and comply with any relevant Standard Limitations,
- That permitted size limits are not exceeded;
- That Boundary setbacks are complied with.

Types of Low Risk structure of sizes greater than permitted for this Category are to be considered against the next relevant Category being either Low Risk Work (Category 2), Notifiable Work (Category 3) or Permit Work (Category 4).

- C. The proposed works are located within a mapped bushfire prone area and as such a bushfire assessment and BAL by a suitably qualified person may be required as part of the certified documents for the building approval.

- D. Appropriate temporary erosion and sedimentation control measures during construction include, but are not limited to, the following -
- i. Minimise site disturbance and vegetation removal;
 - ii. Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council's storm water system, a watercourse or road drain);
 - iii. Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
 - iv. Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains; and
 - v. Rehabilitation of all disturbed areas as soon as possible.
- E. The SWMP must show the following:
- (a) Allotment boundaries, north-point, contours, layout of roads, driveways, building envelopes and reticulated services (including power and telephone and any on-site drainage or water supply), impervious surfaces and types of all existing natural vegetation;
 - (b) Critical natural areas such as drainage lines, recharge area, wetlands, and unstable land;
 - (c) Estimated dates of the start and completion of the works;
 - (d) Timing of the site rehabilitation or landscape program;
 - (e) Details of land clearing and earthworks or trenching and location of soil stockpiles associated with roads, driveways, building sites, reticulated services and fire hazard protection.
 - (f) Arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion.
 - (g) Temporary erosion and sedimentation controls to be used on the site.
 - (h) Recommendations for the treatment and disposal of wastewater in accordance with Standards Australia (2000), AS/NZS 1547: On-site wastewater management, Standards Australia, Sydney.

CARRIED

FOR the Motion

Cr R Cassidy, Mayor L Triffitt, Deputy Mayor J Allwright and Cr J Hall.

8.0 OTHER BUSINESS

Nil

9.0 CLOSURE

The Chairperson thanked everyone for their contribution and declared the meeting closed at **9.25am**.



central
highlands
COUNCIL

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	Phone No:	0417360485
	7310	Fax No:	
Email address	jasonactiontowing@gmail.com		
Owner's Name (if not Applicant)			
Postal Address		Phone No:	
		Fax No:	
Email address:			

Description of proposed use and/or development:


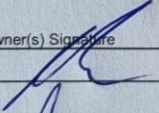

Address of new use and development:	14246 Iyell hwy bronte park			
Certificate of Title No:	Volume No	3944	Lot No:	
	Description of proposed use or development:	residential dwelling, shed, 4 accomadation units		
Current use of land and buildings:	vacant			ie: New Dwelling / Additions / Demolition / Shed / Farm Building / Carport / Swimming Pool or detail other etc.
				Eg. Are there any existing buildings on this title? If yes, what is the main building used as?
Proposed Material	What are the proposed external wall colours	earthy brick colour	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:	\$ 1,000000

<i>Is proposed development to be staged:</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Tick ✓
<i>Is the proposed development located on land previously used as a tip site?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Is the place on the Tasmanian Heritage Register?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Have you sought advice from Heritage Tasmania?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Has a Certificate of Exemption been sought for these works?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

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) Jason Bell	Date 4-12-2023
Land Owner(s) Signature 	Land Owners Name (please print) Jason Bell	Date 4-12-2023
Land Owner(s) Signature 	Land Owners Name (please print) Renee Parker	Date 4-12-23

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO	
241772		1	
EDITION	DATE OF ISSUE		
8	04-Apr-2022		
Page 1		of 1	

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

Parish of NIVELLE, Land District of LINCOLN
Lot 1 on Plan 241772
Derivation : Whole of Lot 38734 Gtd. to W.E. & G.L. Bowerman
Prior CT 3944/79

SCHEDULE 1

M950003 TRANSFER to JASON REX BUTT and RENAE ELIZABETH PARKER
Registered 04-Apr-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

05-D 425

ANNEXURE TO CERTIFICATE OF TITLE

VOL. 3944 FOL. 79



REGISTERED NUMBER

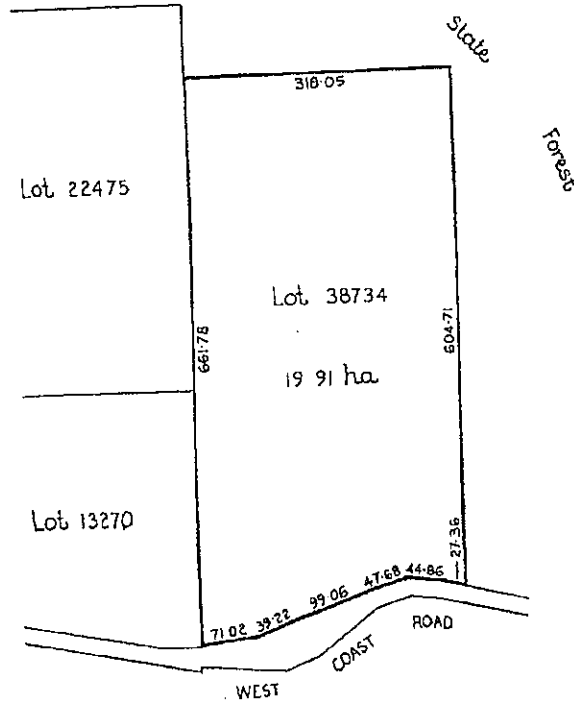
241772

ACTING Recorder of Titles

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

Whole of Lot 38734 Granted
to W. E. & G. L. Bowerman
Meas. in Metres

PH. NIVELLE



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

& Building Consultants Pty Ltd

95 QUEEN STREET, WEST ULVERSTONE 7315
 PHONE - (03) 6425 9333
 MOBILE - 0427 333 129
 EMAIL - admin@weedadrafting.com.au

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

'PLANNING PERMIT APPLICATION ONLY'

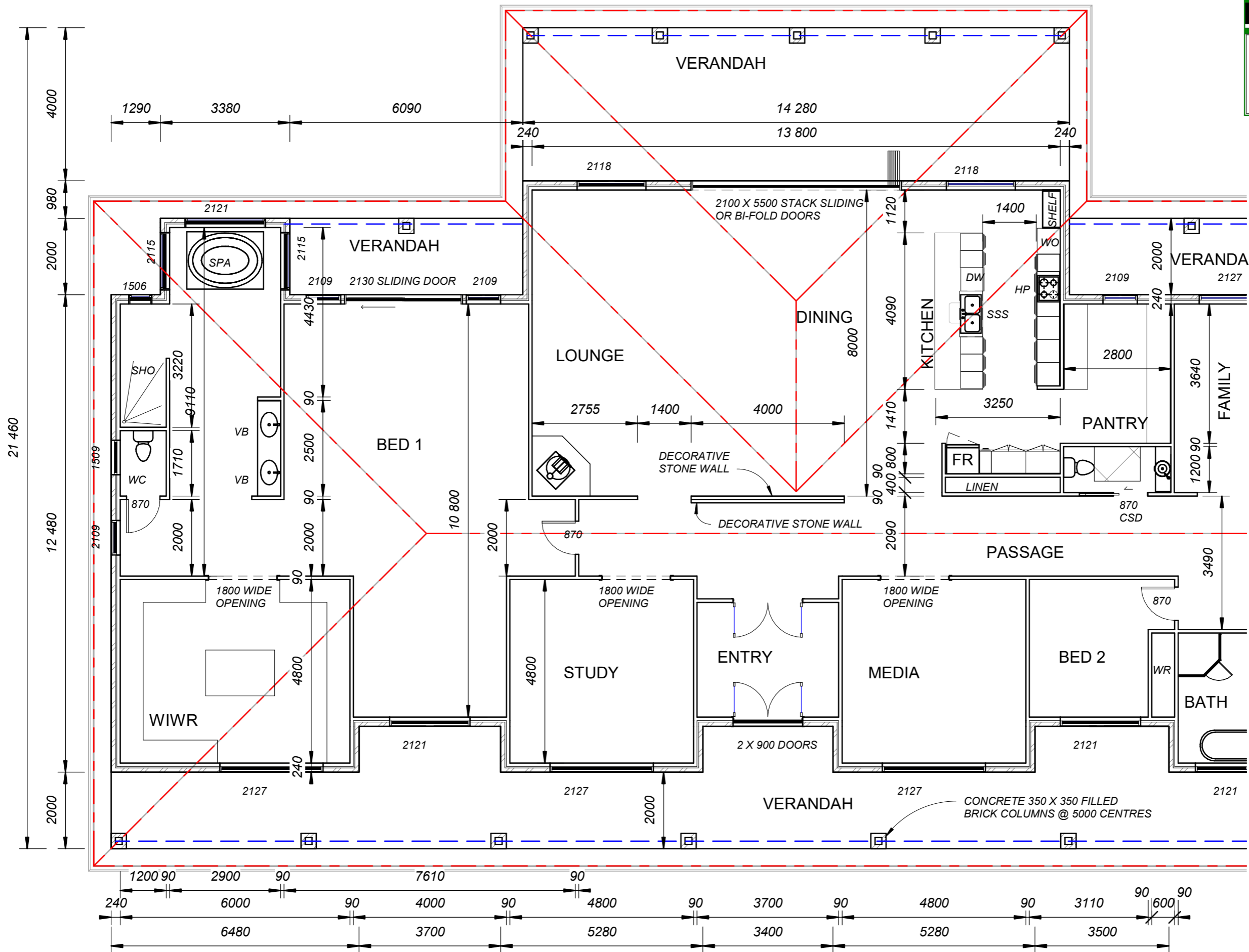


95 QUEEN STREET, WEST ULVERSTONE 7315
 TEL: 6425 9333
 MOBILE: 0427 333 129
 admin@weedadrafting.com.au

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

LEGEND

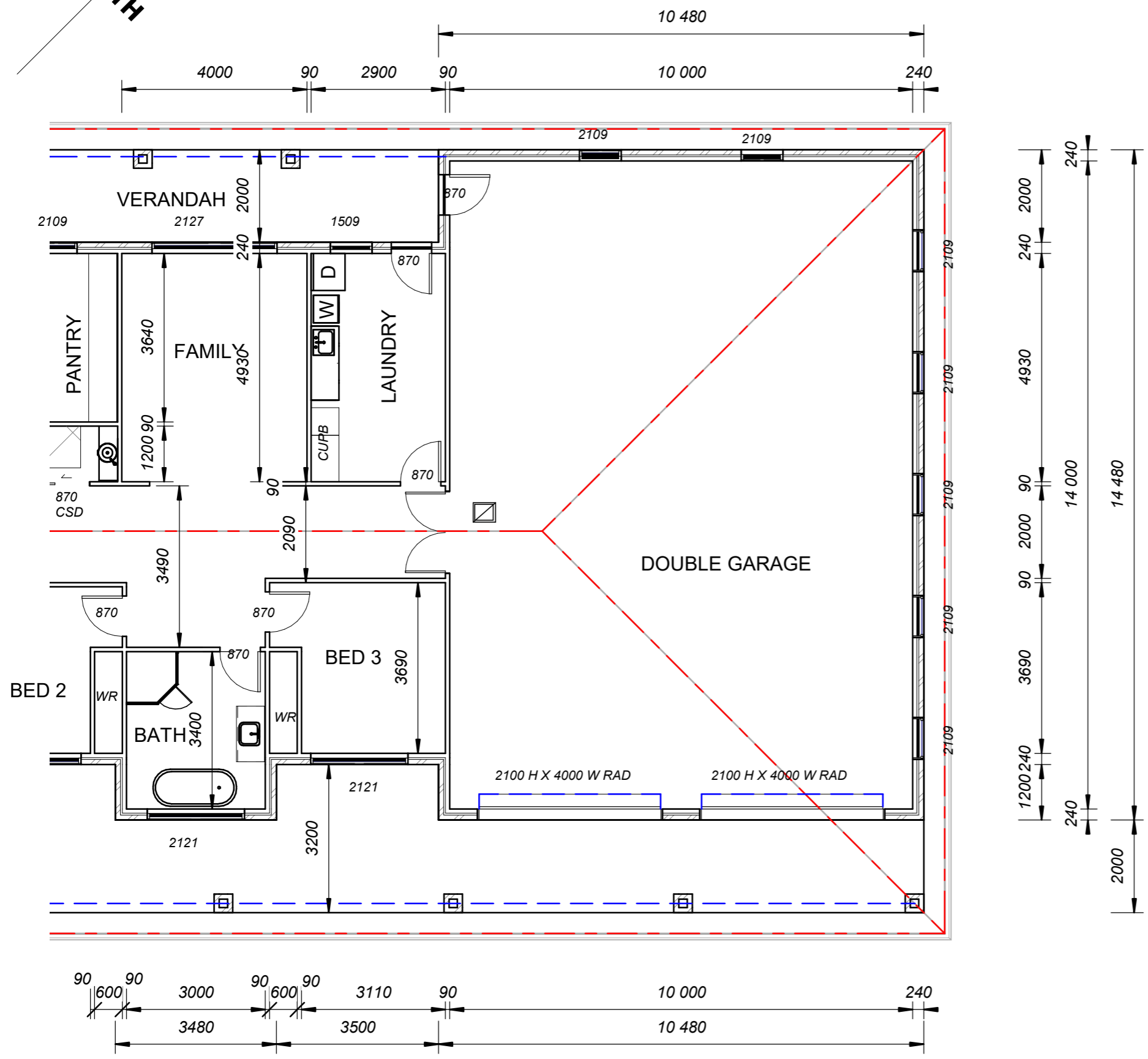
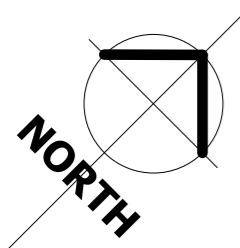
- WT- WASH TROUGH
- WM- WASHING MACHINE
- DR - CLOTHED DRYER
- WR- WARDROBE
- WIWR - WALK IN ROBE
- WC - TOILET
- VB- VANITY BASIN
- BA - BATH
- SHO- SHOWER OPEN
- SHE- SHOWER ENCLOSED
- HW- HOT WATER CYLINDER
- PTY - PANTRY
- ST- STOVE
- UBO - UNDER BENCH OVEN
- HP- HOT PLATES
- SSS - S/STEEL SINK
- 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:
6/3/2024	1 : 100	A WEEDA	J VAN SCHIE	11023 - 15 OF 16



- 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

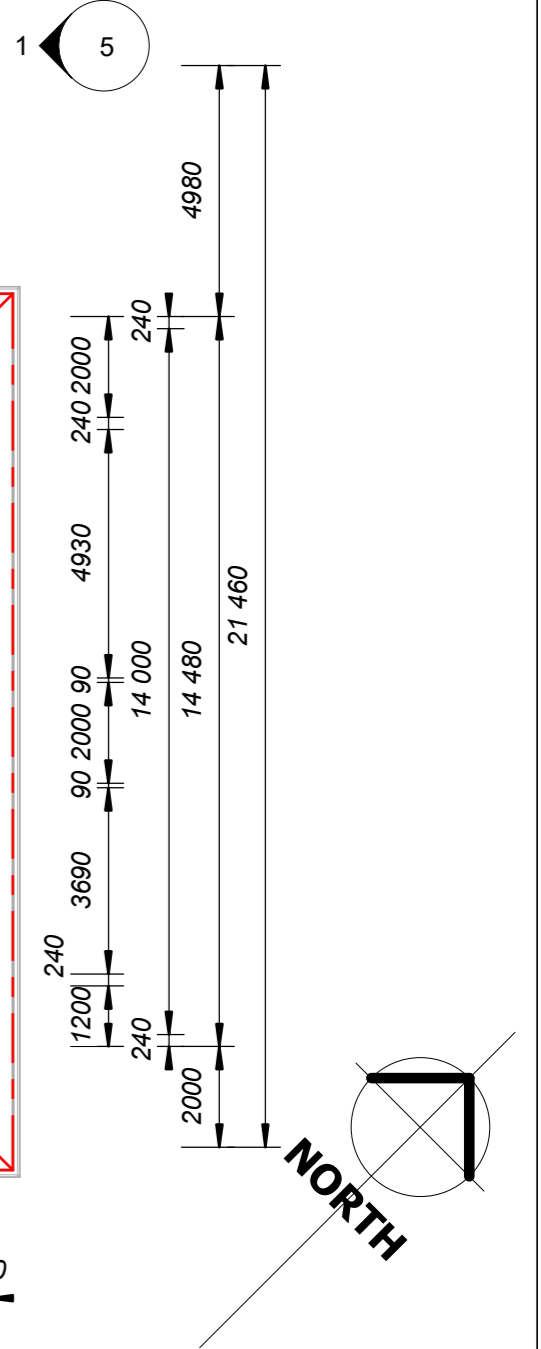
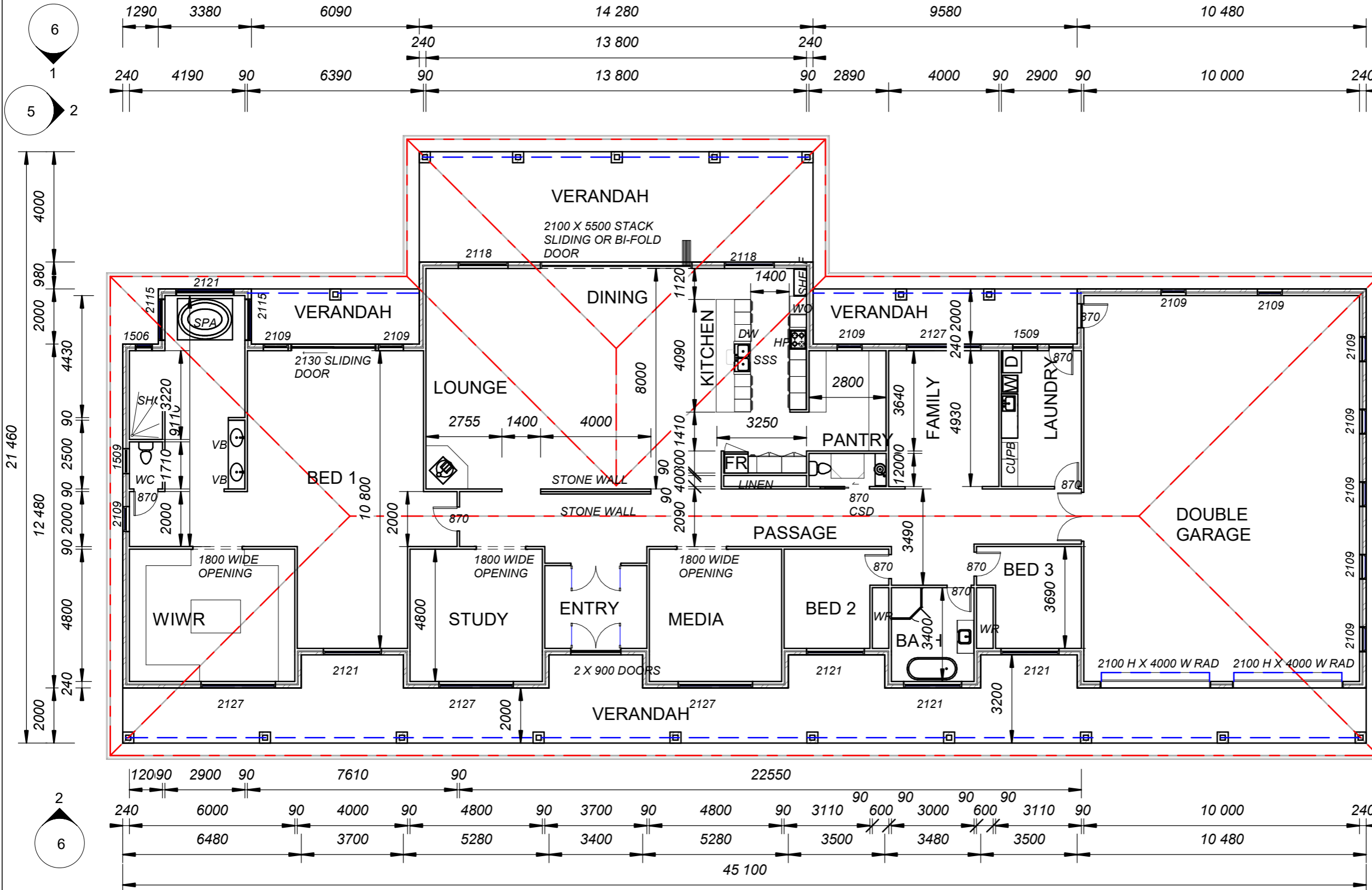
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FLOOR PLAN PART B 1 : 100

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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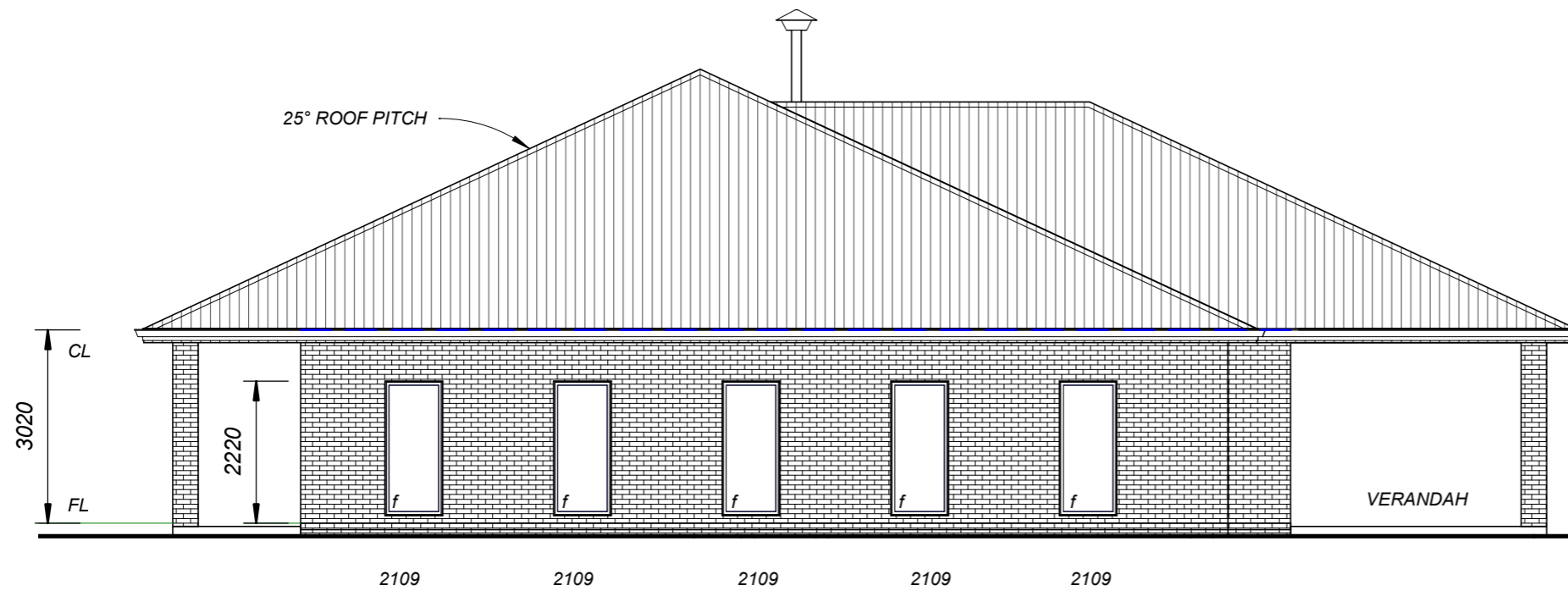


FLOOR PLAN 1 : 150

AREA

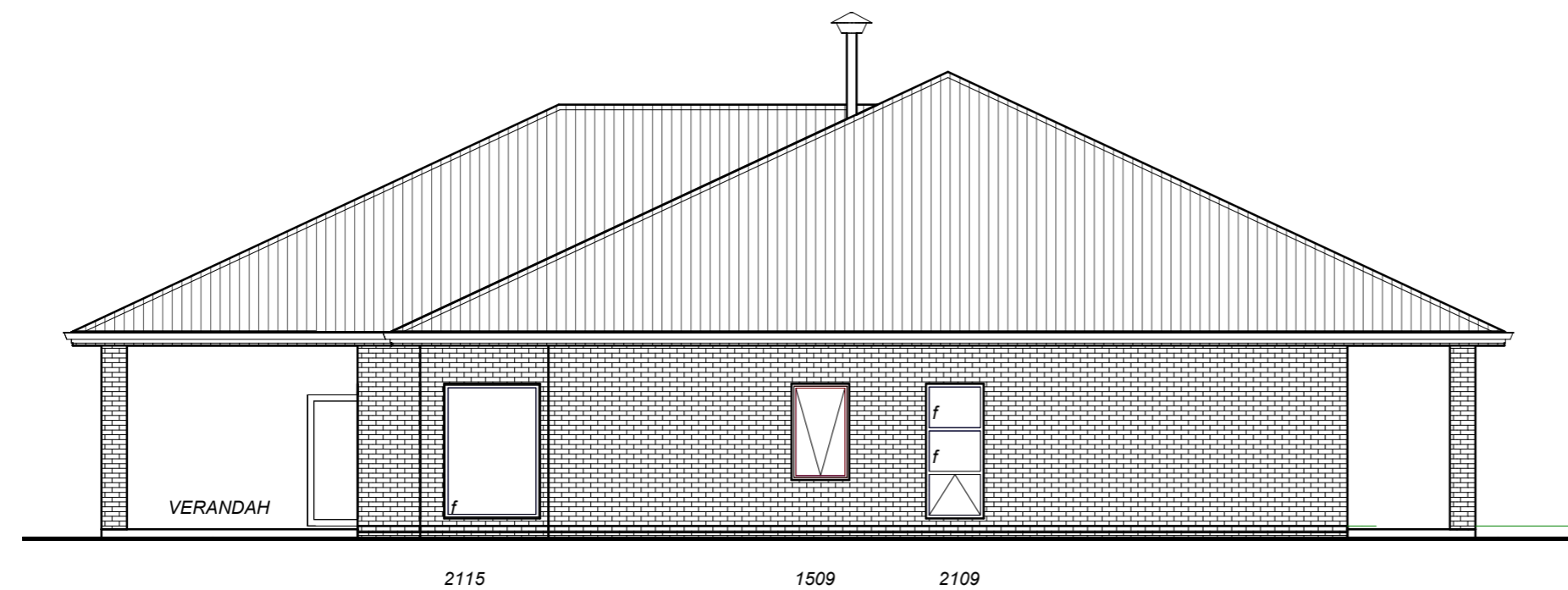
DWELLING	466.07 m ²
GARAGE	150.13 m ²
VERANDAH	57.12 m ²
FRONT VERANDAH	107.12 m ²
BACK VERANDAH'S	31.16 m ²
TOTAL DWELLING	811.60 m²

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NORTH - EASTERN ELEVATION 1 : 100

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SOUTH - WESTERN ELEVATION 1 : 100

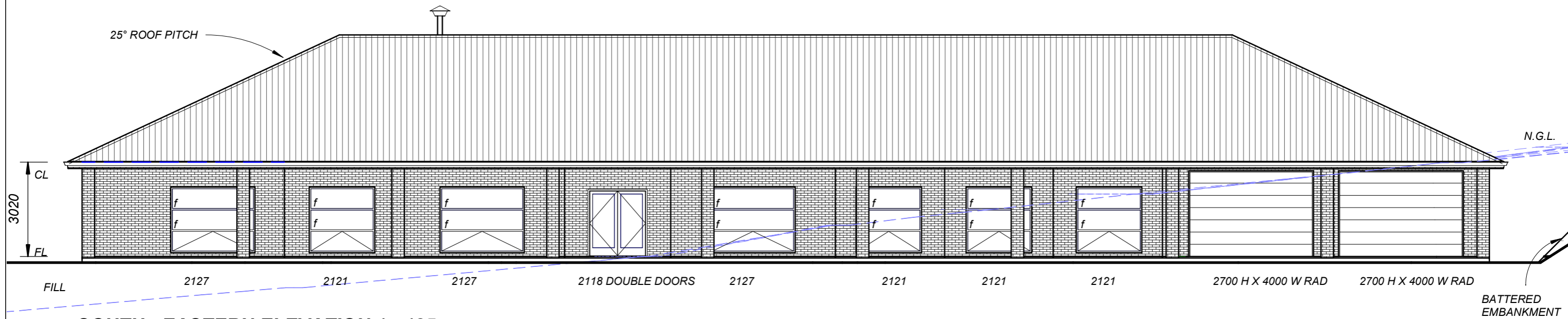
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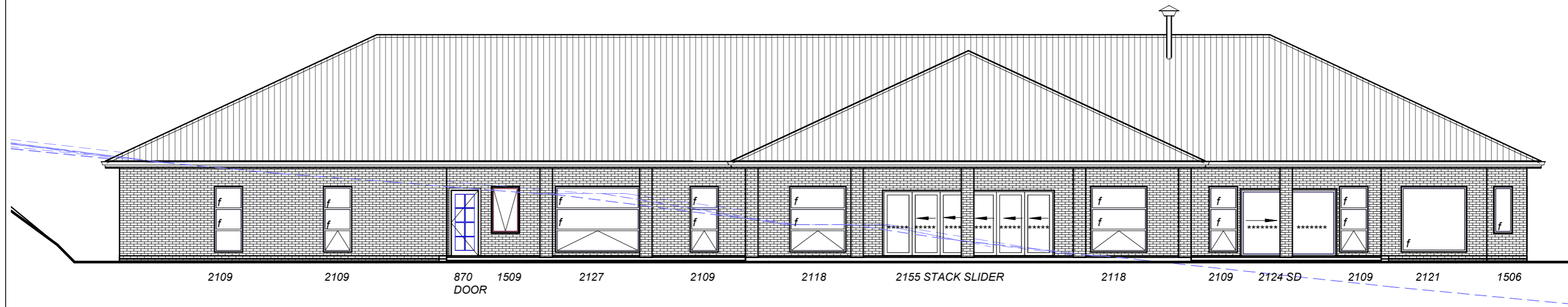
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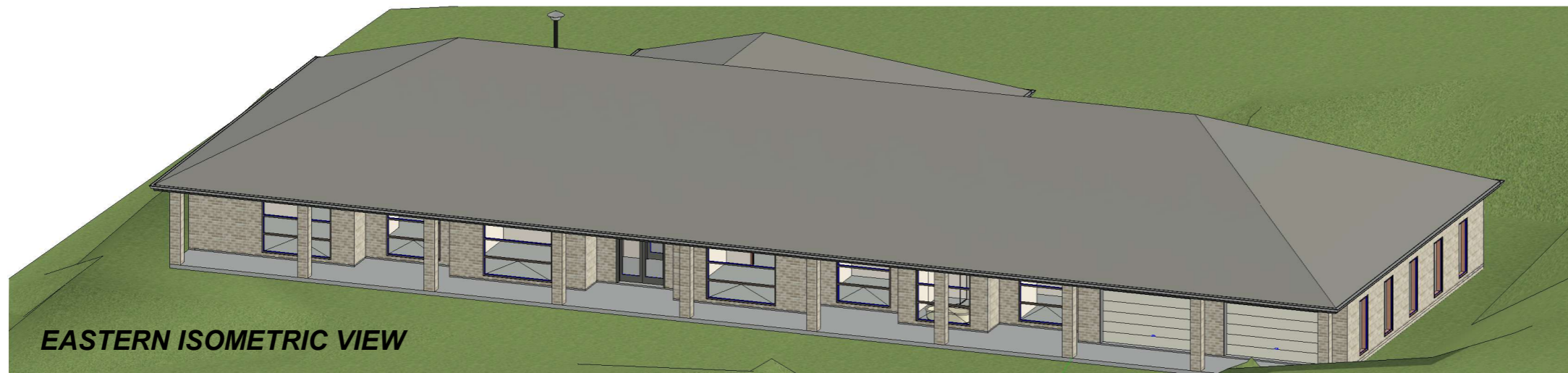
SOUTH - EASTERN ELEVATION 1 : 125



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.	DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No:
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EASTERN ISOMETRIC VIEW



SOUTHERN ISOMETRIC VIEW



NORTHERN ISOMETRIC VIEW



WESTERN ISOMETRIC VIEW

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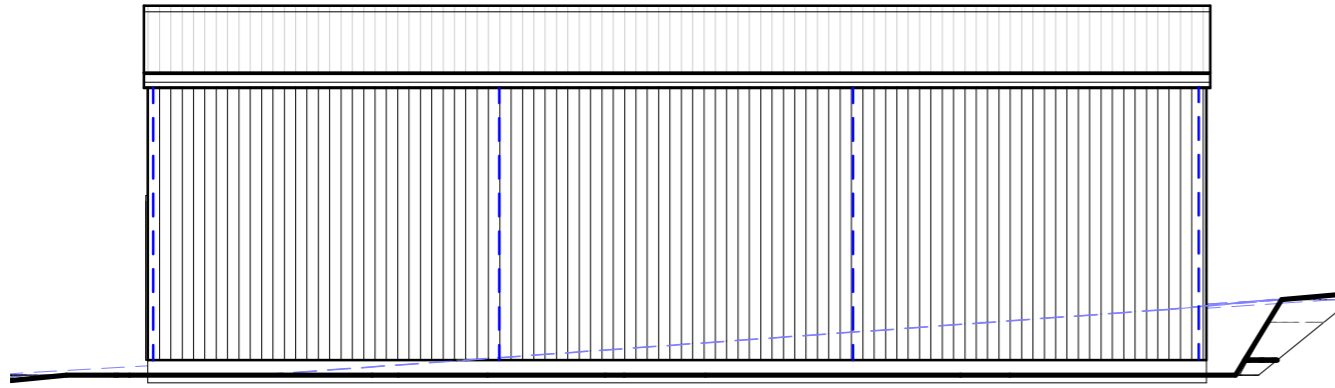
NOTE: SCALE 1:200

**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.**

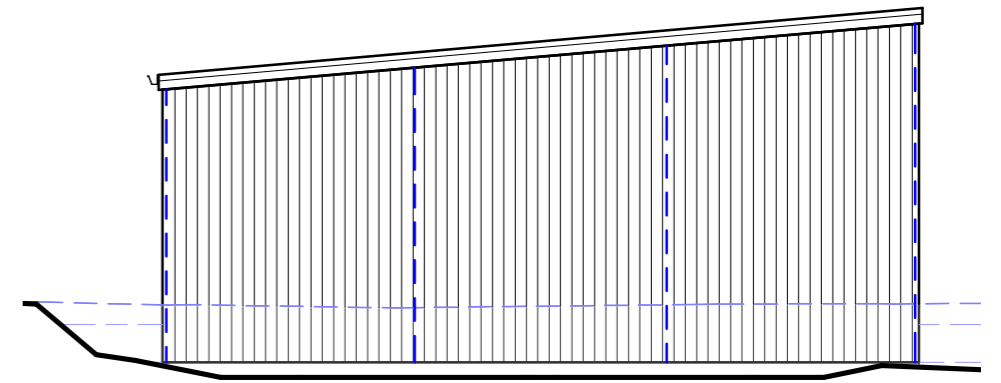
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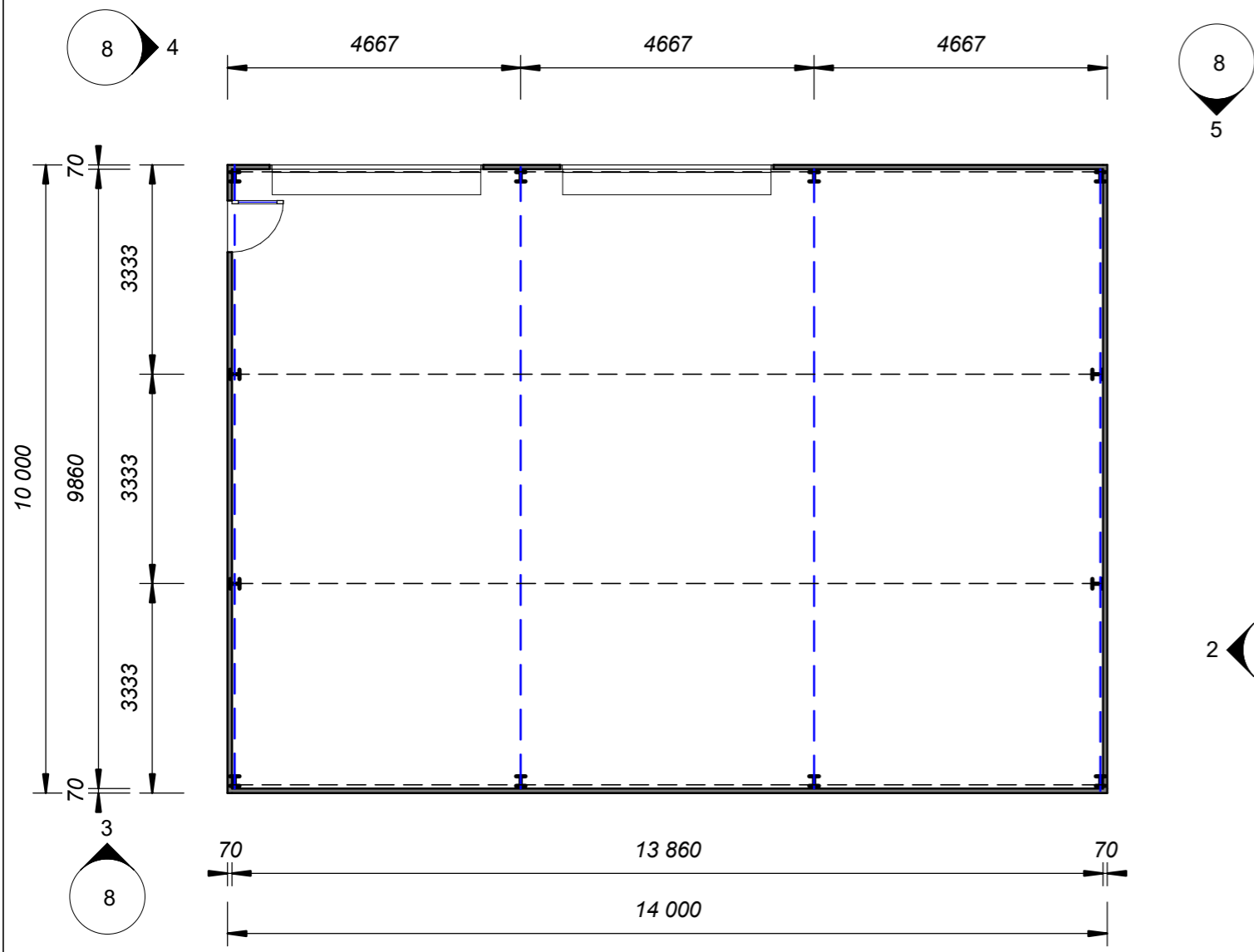
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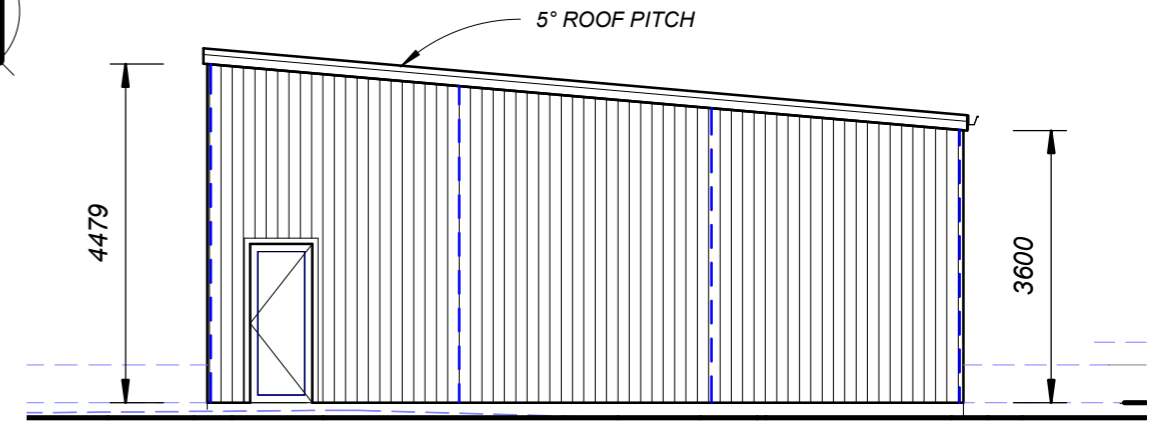
SHED SOUTH - EASTERN ELEVATION 1 : 100



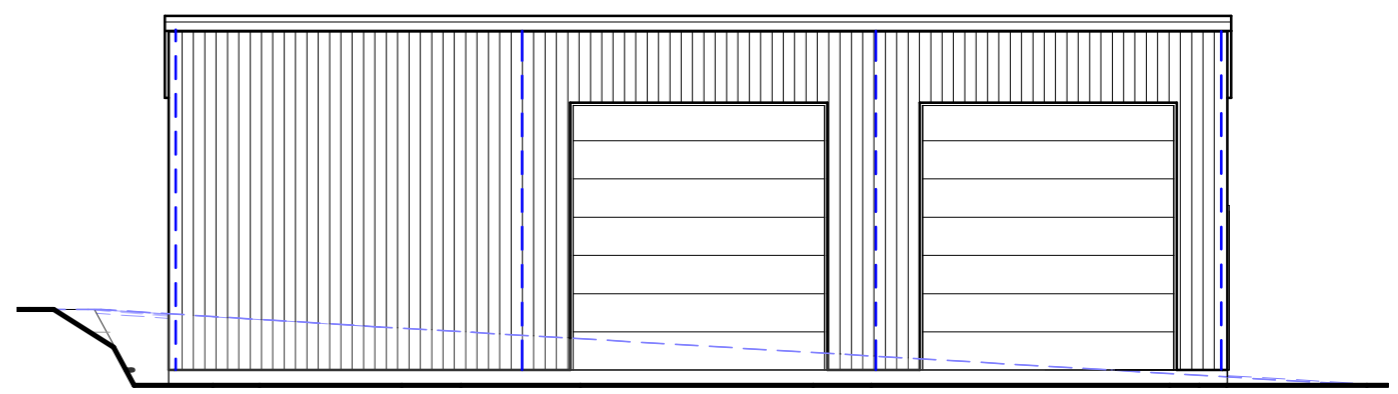
SHED NORTH - EASTERN ELEVATION 1 : 100



SHED FLOOR PLAN 1 : 100

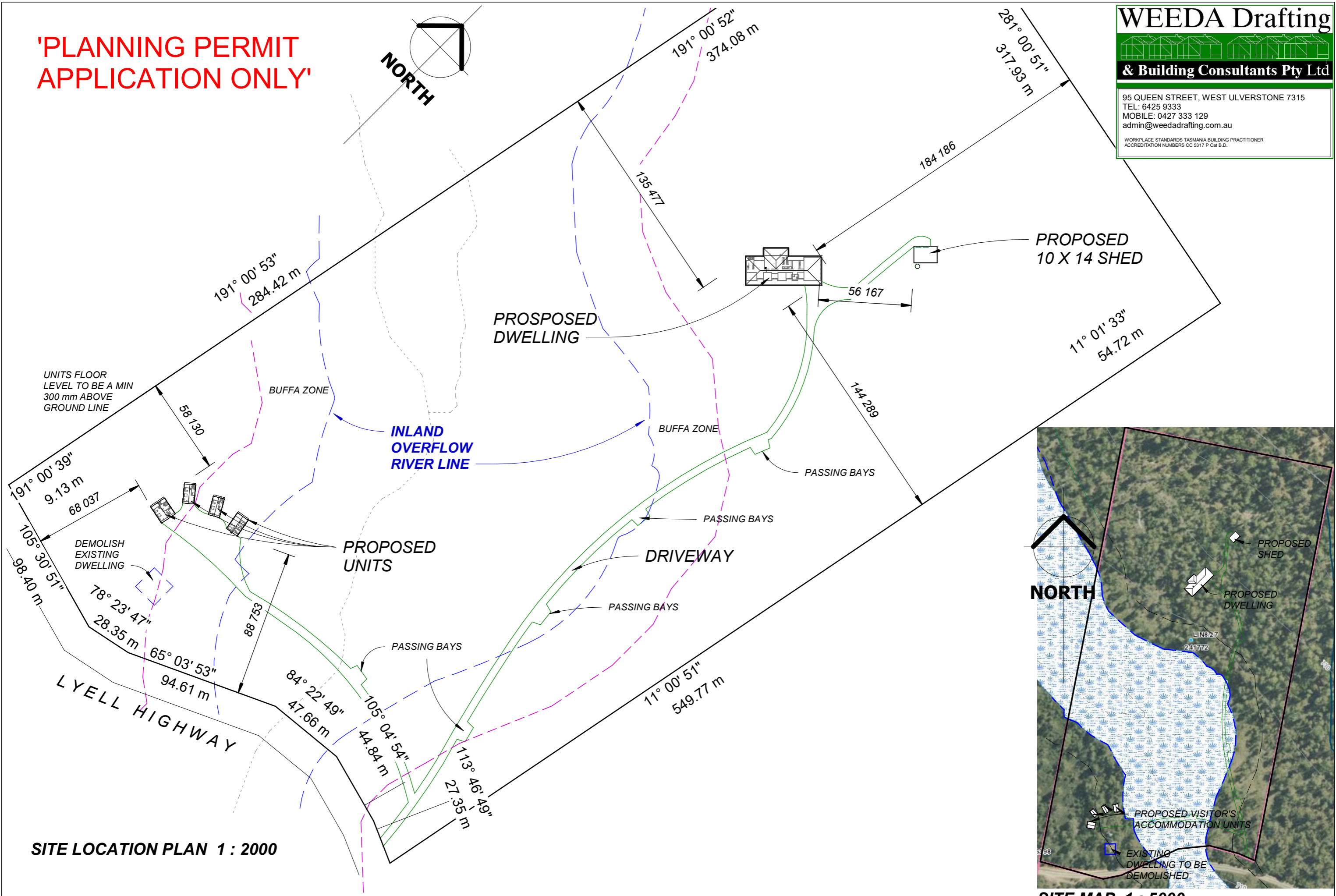


SHED SOUTH - WESTERN ELEVATION 1 : 100

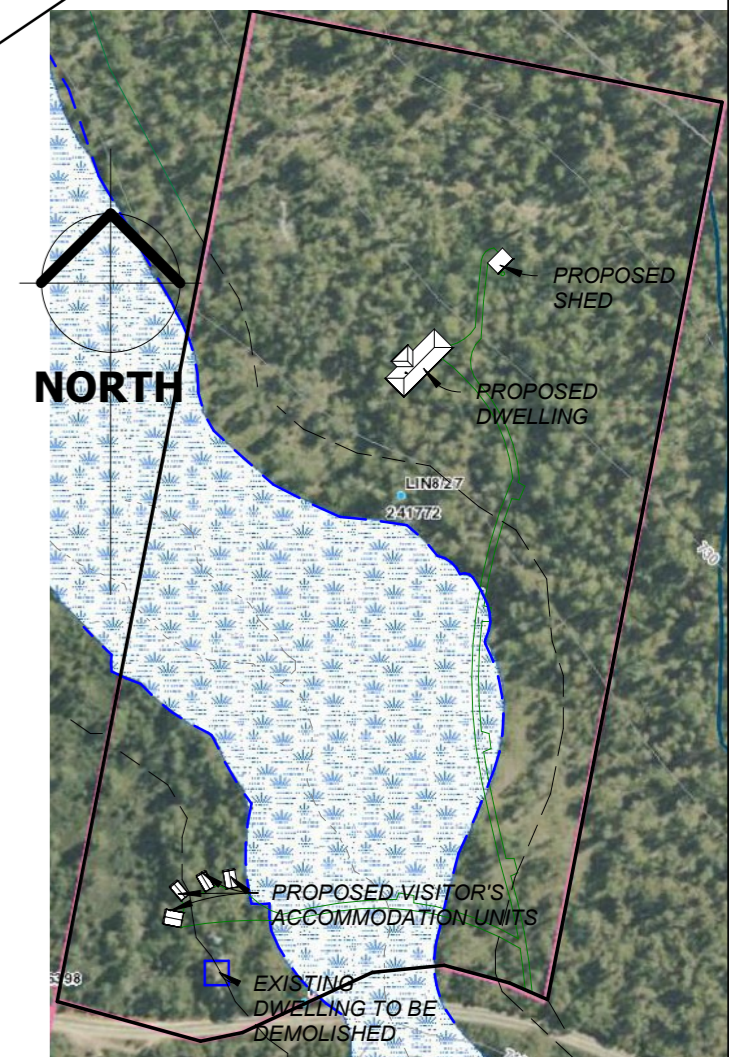


SHED NORTH - WESTERN ELEVATION 1 : 100

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SITE LOCATION PLAN 1 : 2000



SITE MAP 1 : 5000

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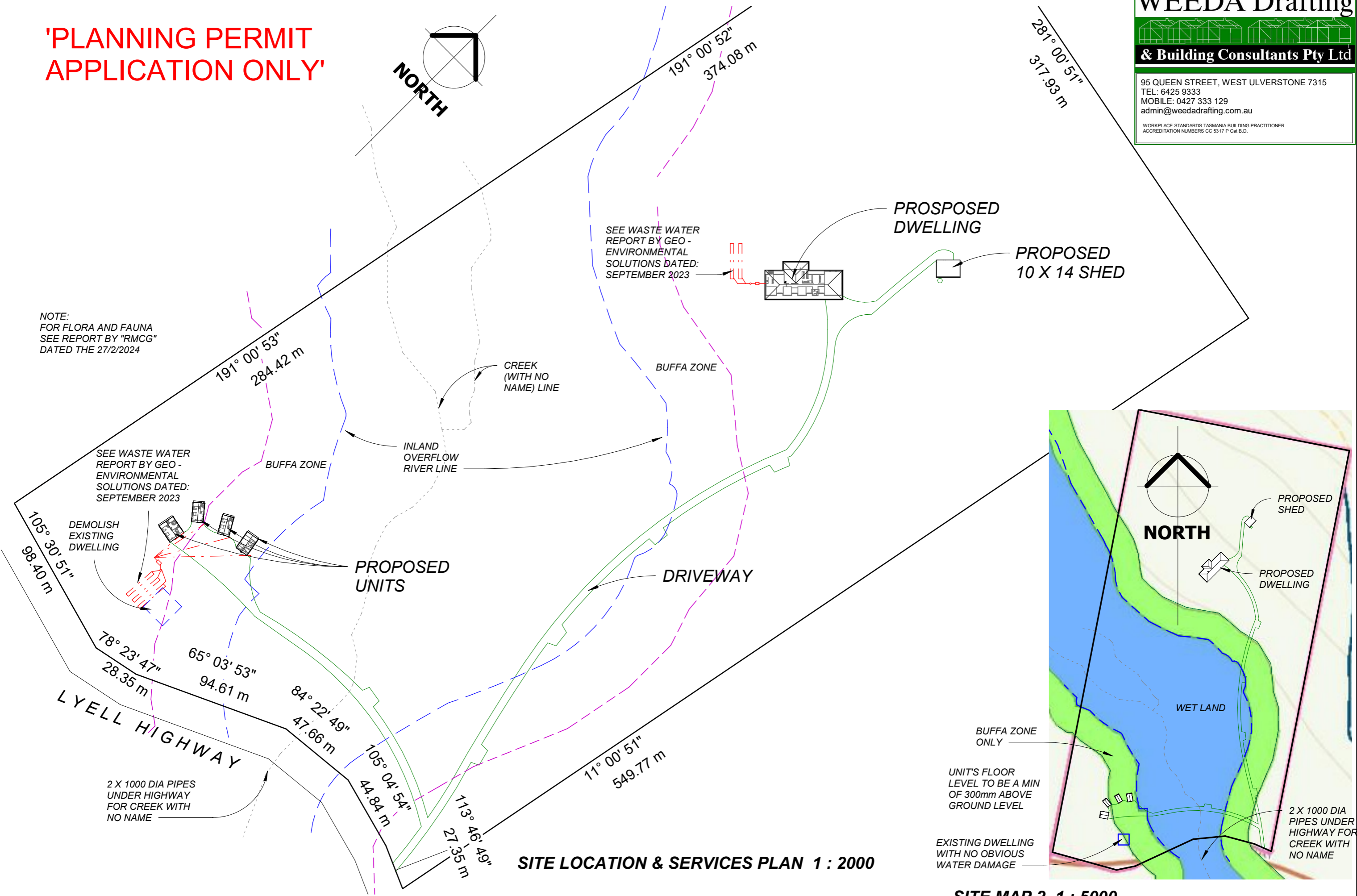
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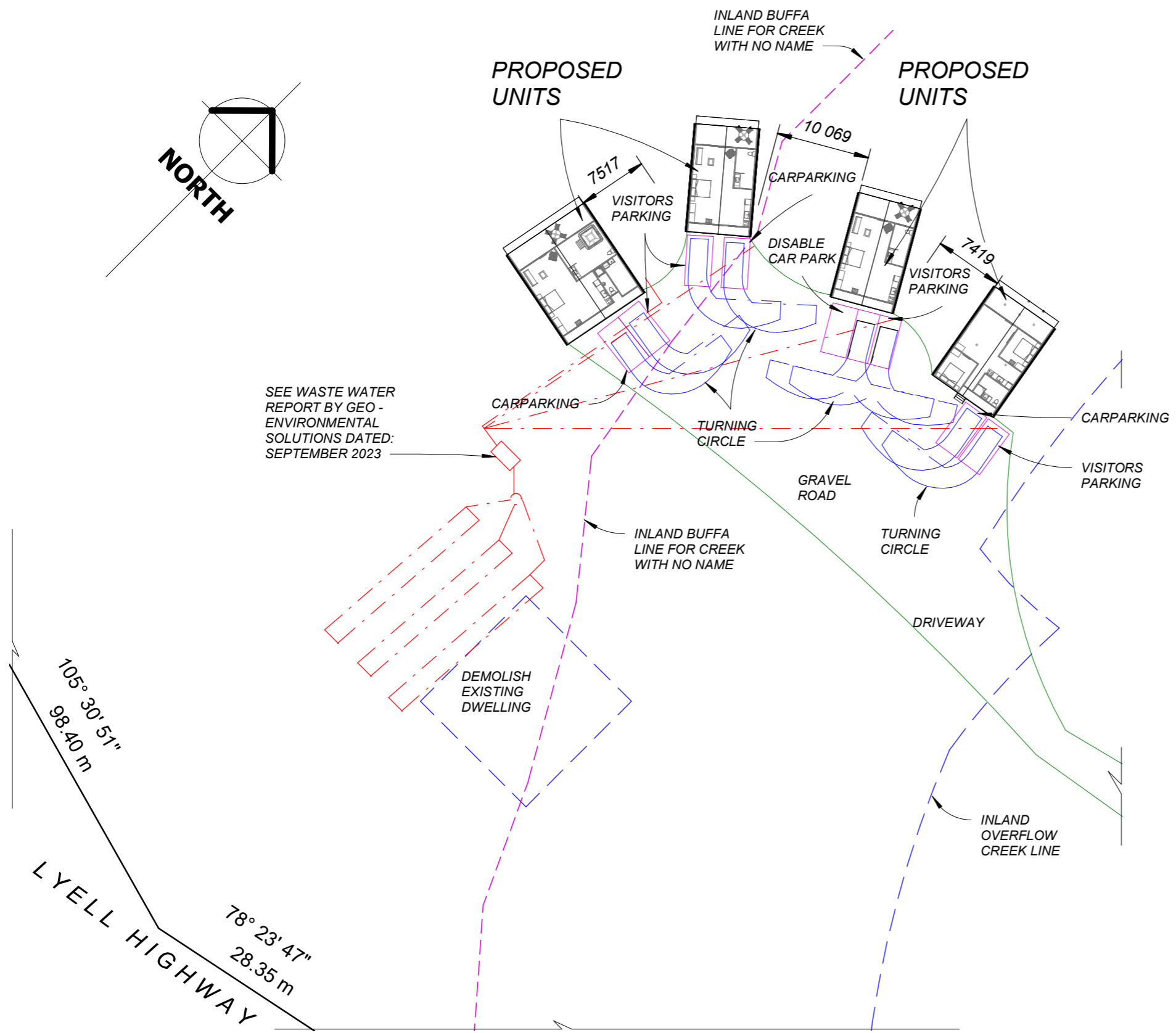
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PART SITE LOCATION & SERVICES PLAN 1 : 500

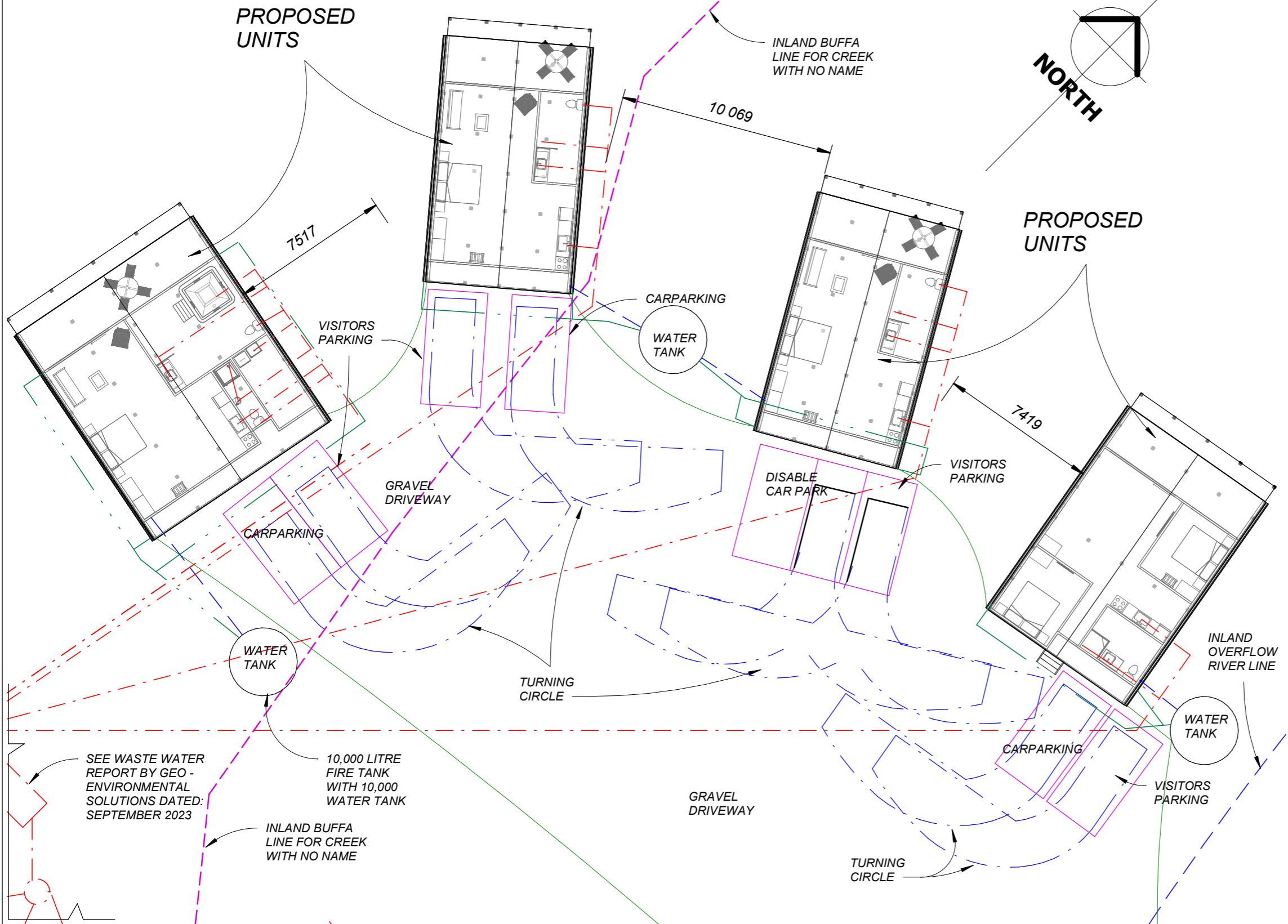
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NOTES:

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

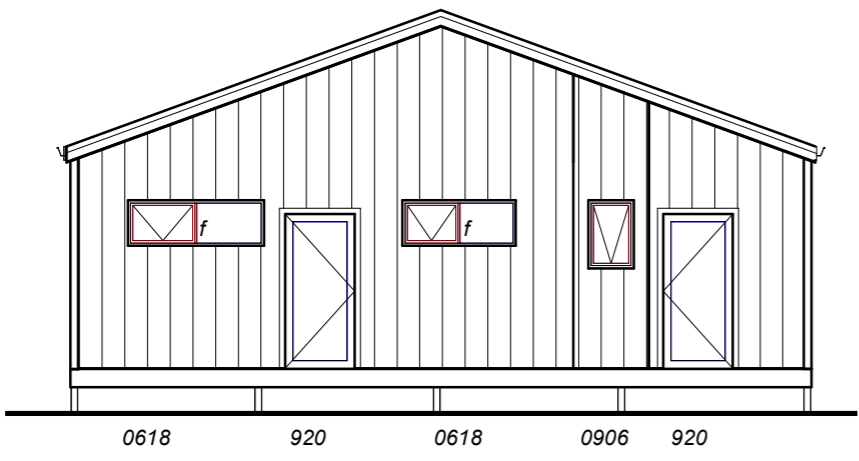
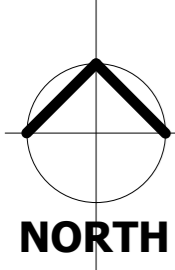
- S.V. - STOP VALVE
- TELSTRA SUPPLY
- POWER SUPPLY
- GAS SUPPLY

PART SERVICES PLAN 1 : 200

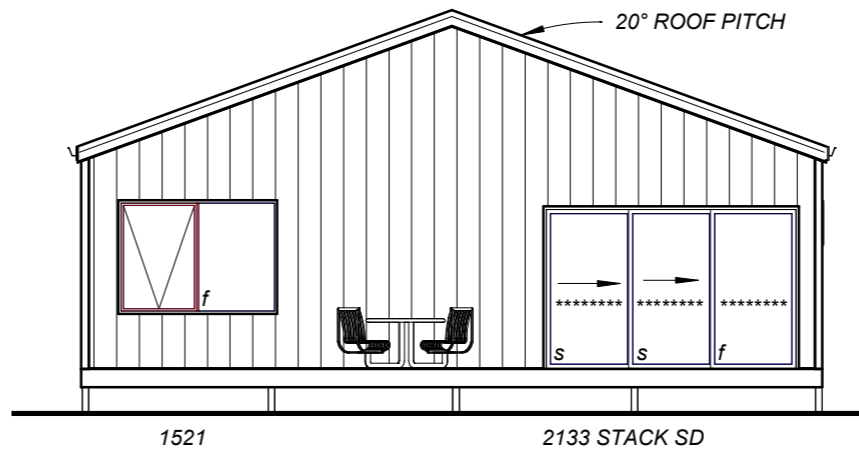
<p>PROPOSED BRICK VENEER DWELLING, A PREFABRICATED SHED AND 4 VISITOR 'S ACCOMMODATION UNITS AT 14246 LYELL HIGHWAY, BRONTE PARK, FOR JASON R. BUTT & RENAE E. PARKER.</p>	DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No:
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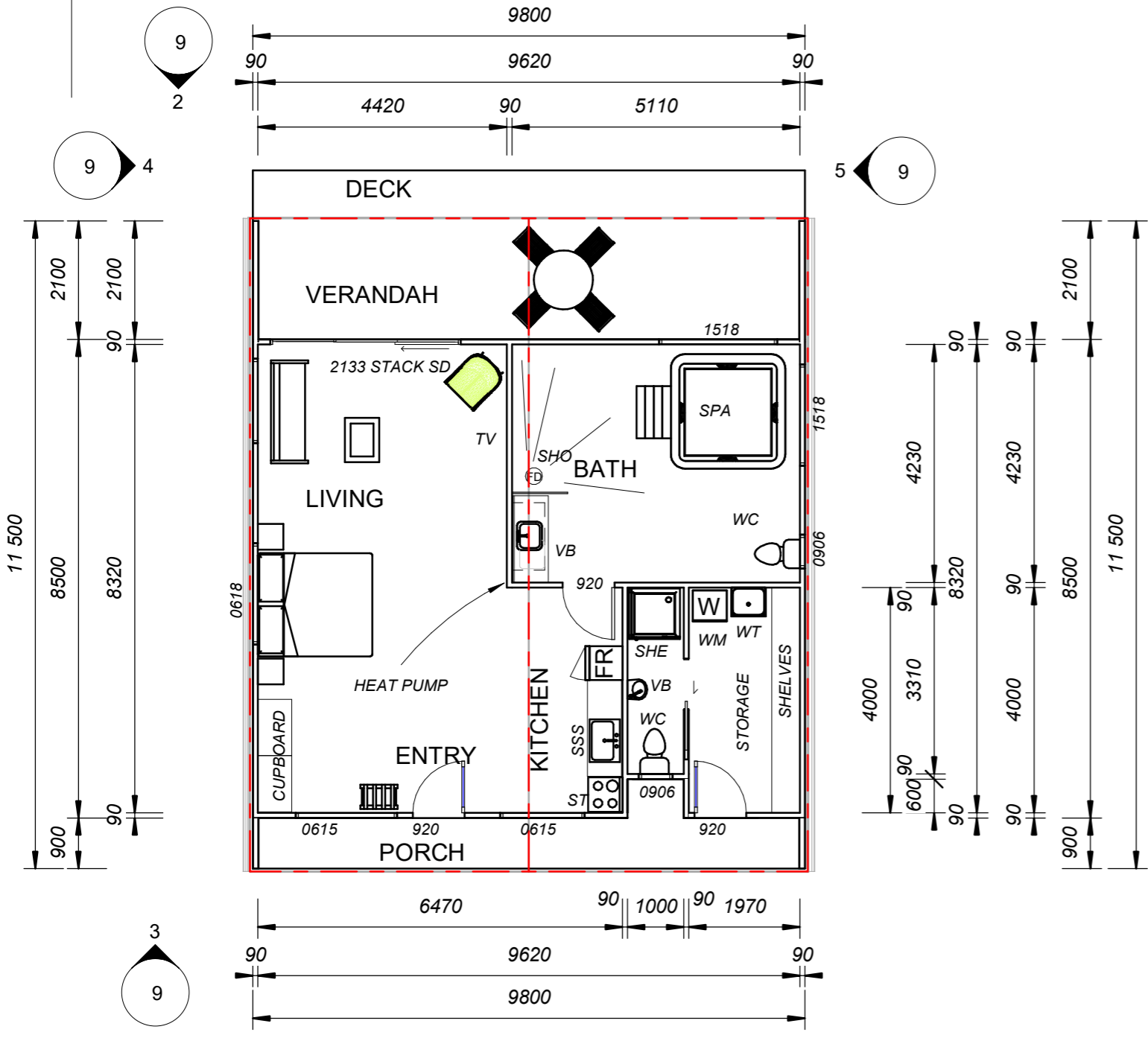


UNIT 1 SOUTHERN ELEVATION 1 : 100

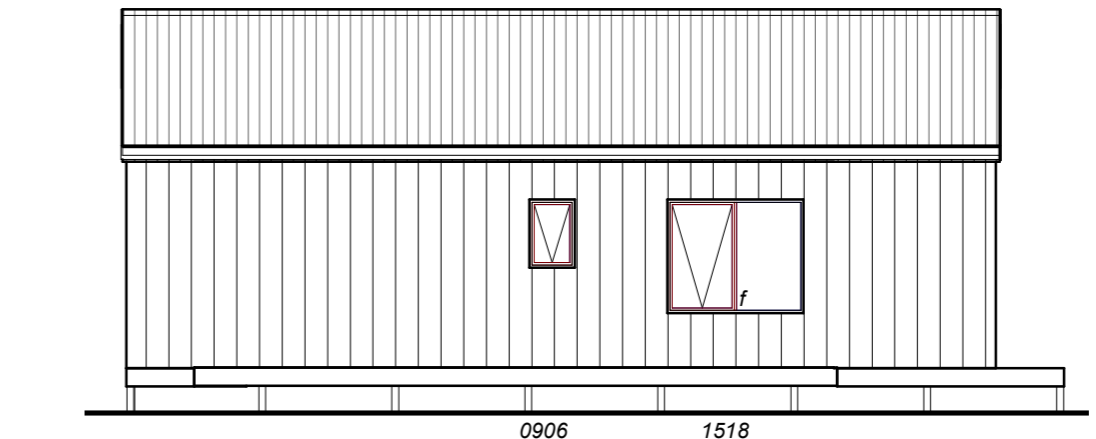


UNIT 1 NORTHERN ELEVATION 1 : 100

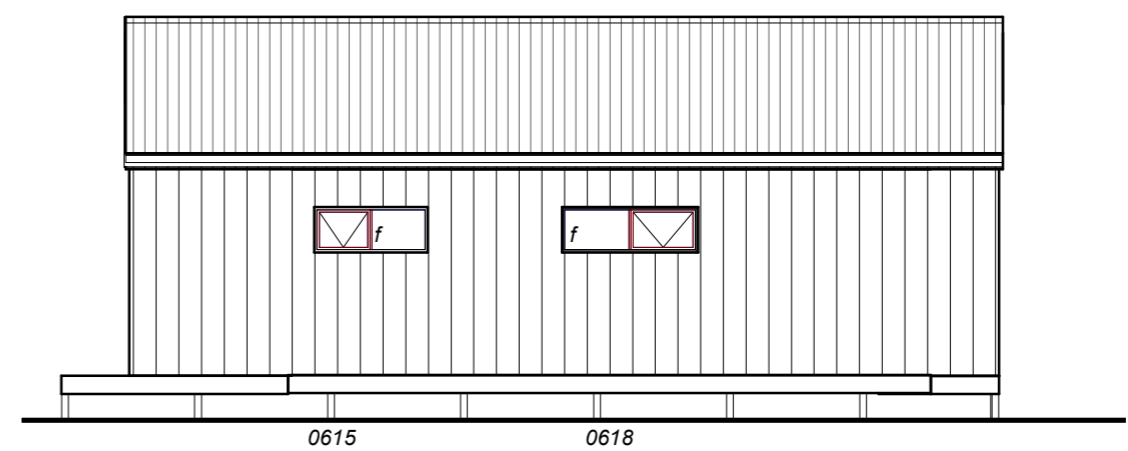
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UNIT 1 FLOOR PLAN 1 : 100



UNIT 1 EASTERN ELEVATION 1 : 100

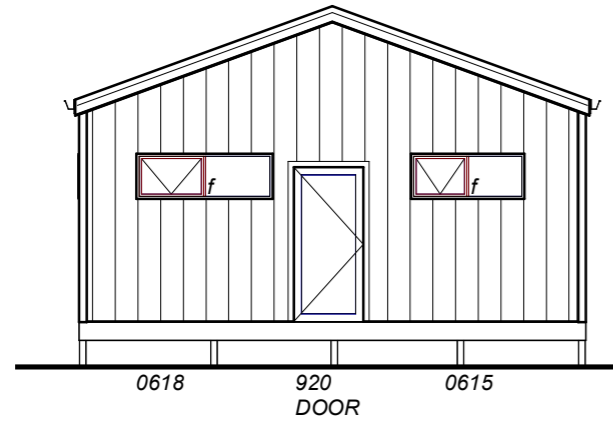


UNIT 1 WESTERN ELEVATION 1 : 100

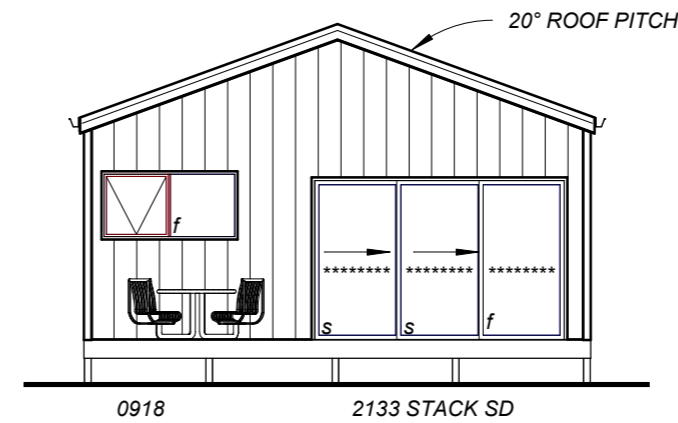
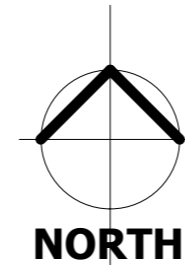
AREA OF UNIT 1	
UNIT	82.61 m2
PORCH	9.51 m2
VERANDAH	21.07 m2
TOTAL	113.19 m2
DECK	8.33 m2

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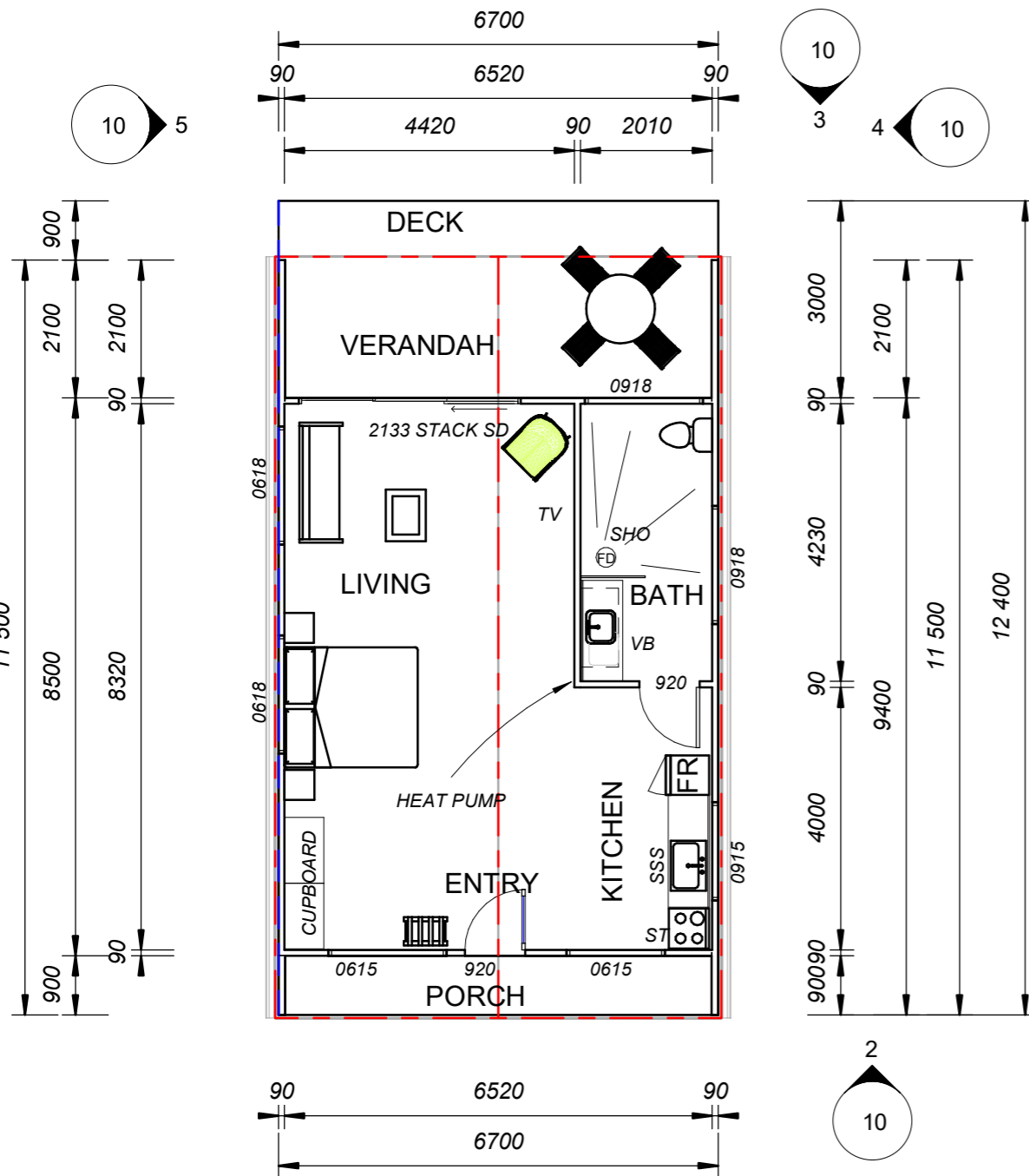


UNIT 2 SOUTHERN ELEVATION 1 : 100

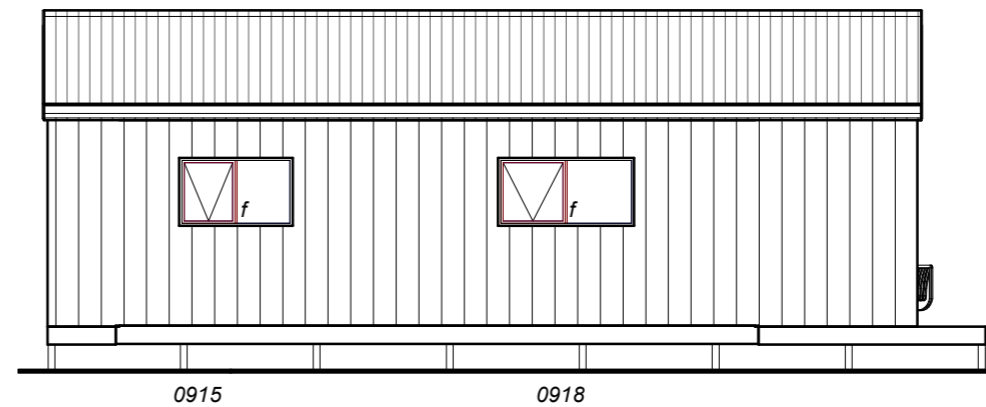


UNIT 2 NORTHERN ELEVATION 1 : 100

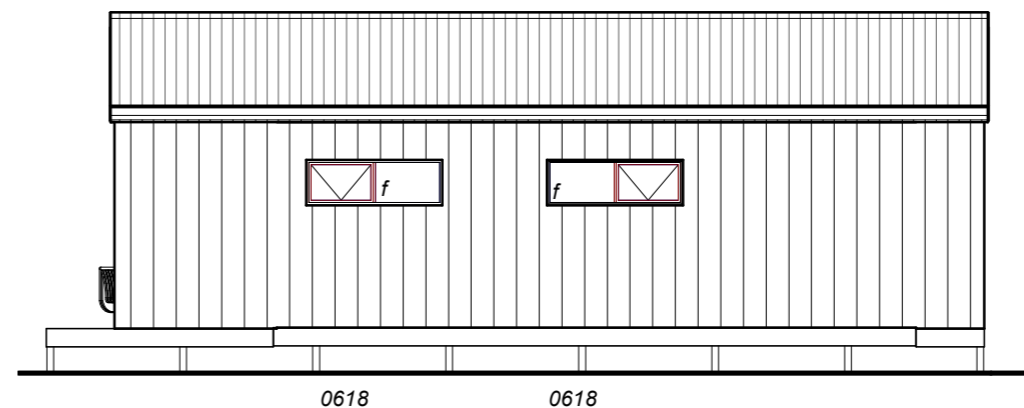
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UNIT 2 FLOOR PLAN 1 : 100



UNIT 2 EASTERN ELEVATION 1 : 100

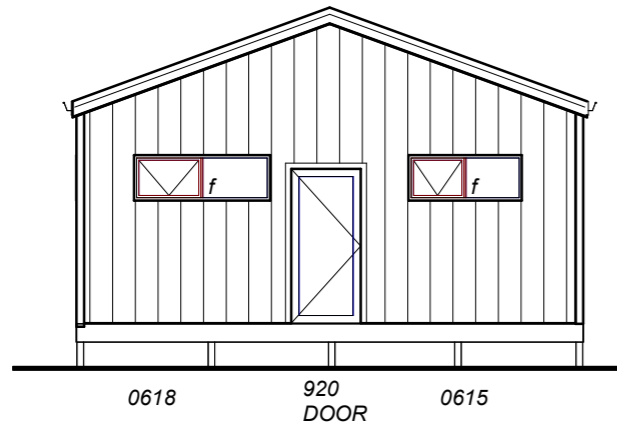
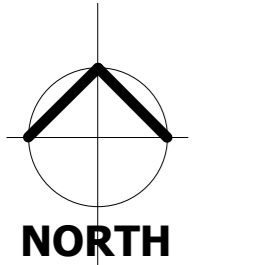


UNIT 2 WESTERN ELEVATION 1 : 100

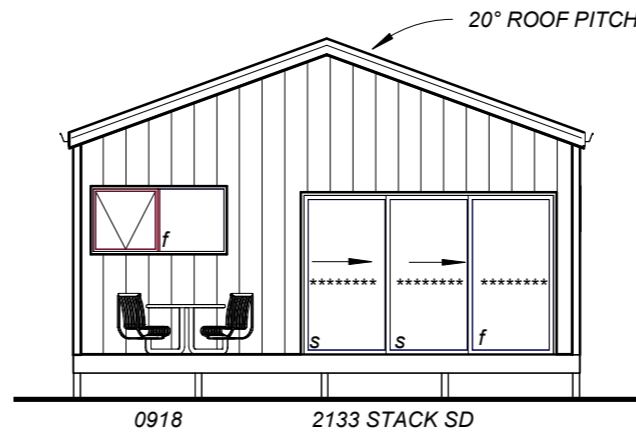
AREA OF UNIT 2	
UNIT	56.95 m ²
PORCH	6.03 m ²
VERANDAH	14.07 m ²
TOTAL	77.05 m ²
DECK	6.03 m ²



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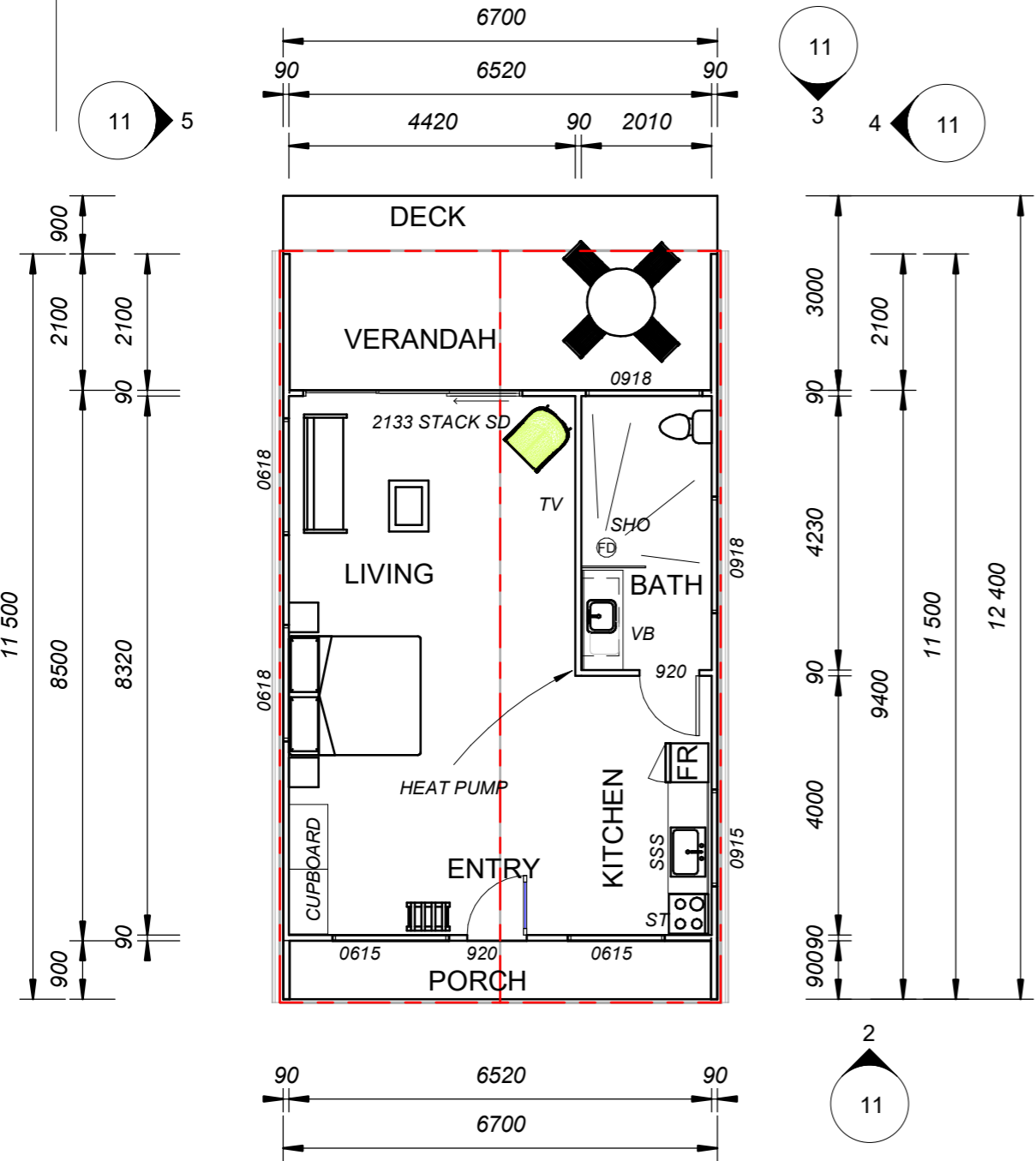


UNIT 3 SOUTHERN ELEVATION 1 : 100

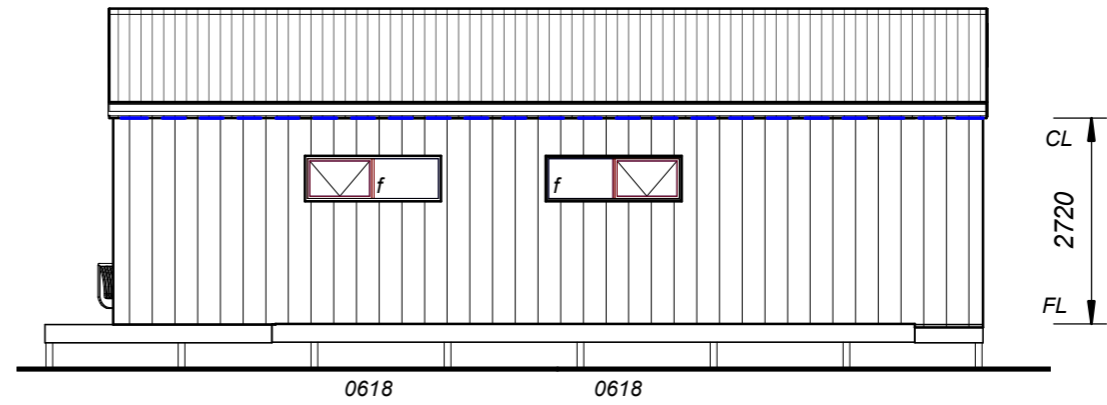


UNIT 3 NORTHERN ELEVATION 1 : 100

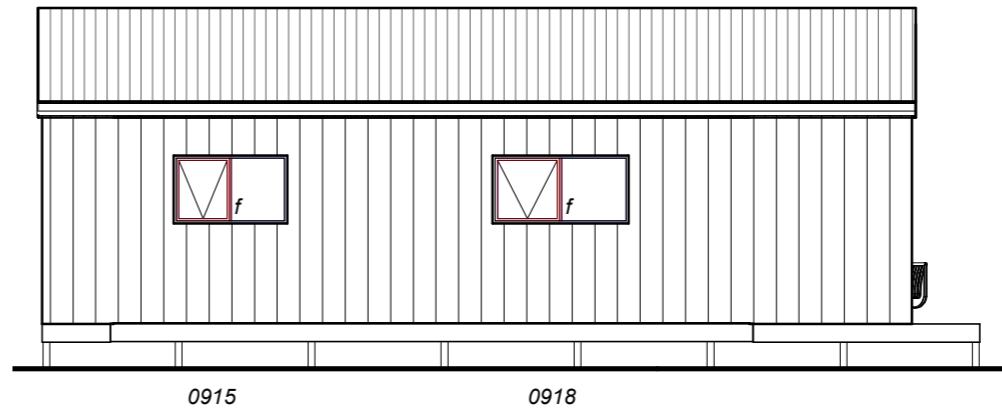
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UNIT 3 FLOOR PLAN 1 : 100



UNIT 3 WESTERN ELEVATION 1 : 100



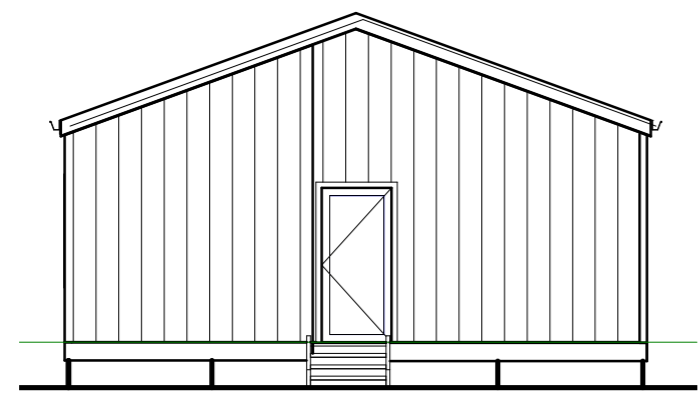
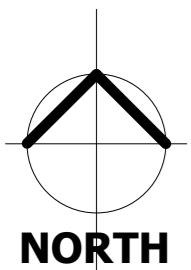
UNIT 3 EASTERN ELEVATION 1 : 100

AREA OF UNIT 3

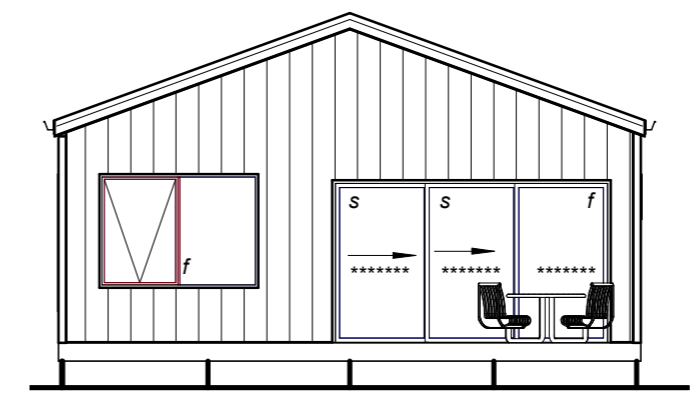
UNIT	56.95 m ²
PORCH	6.03 m ²
VERANDAH	14.07 m ²
TOTAL	77.05 m ²
DECK	6.03 m ²

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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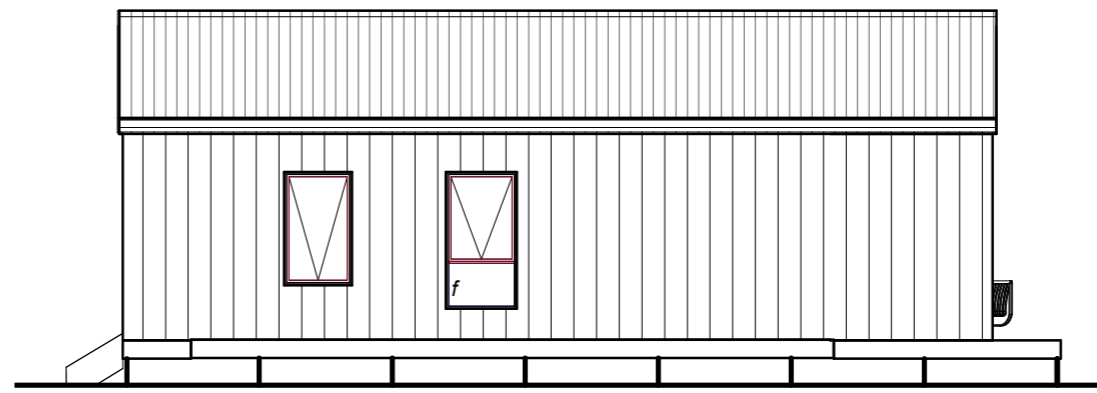
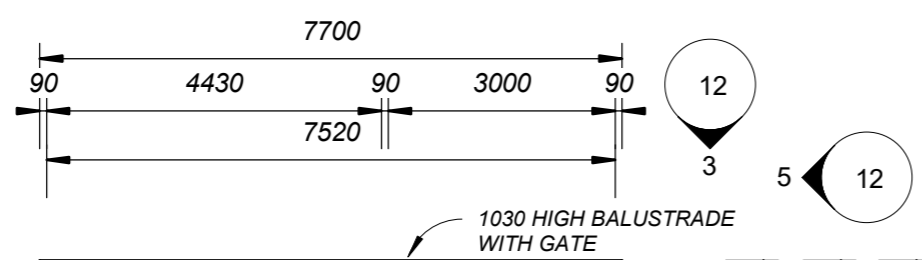


920 DOOR
UNIT 4 SOUTHERN ELEVATION 1 : 100

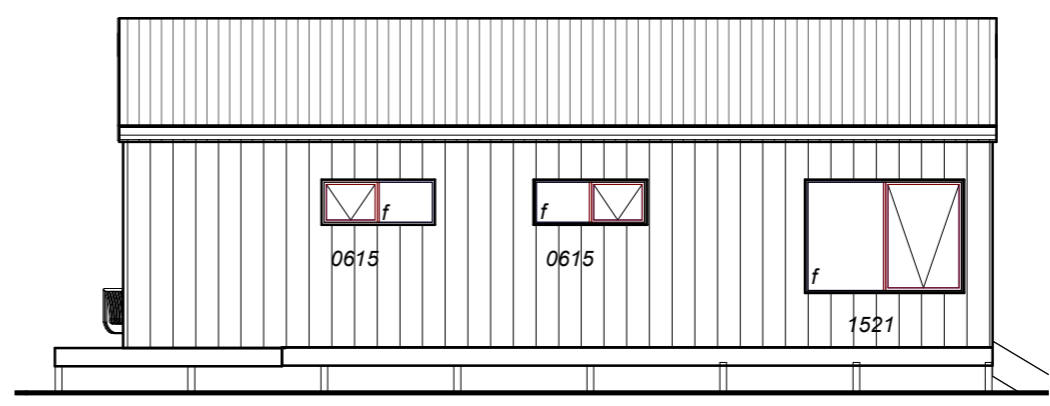


1521 2136 STACK SD
UNIT 4 NORTHERN ELEVATION 1 : 100

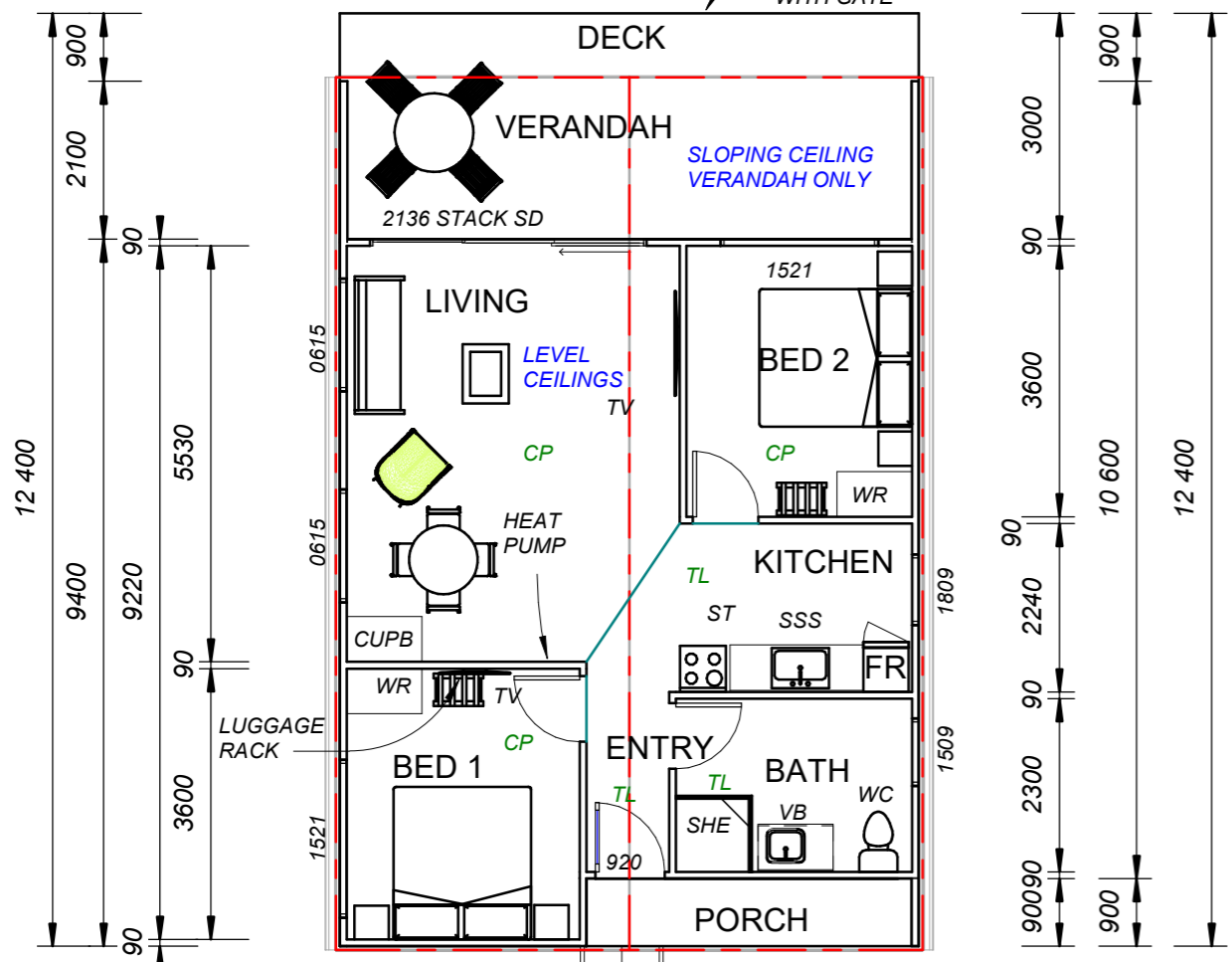
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1509 1809
UNIT 4 EASTERN ELEVATION 1 : 100



UNIT 4 WESTERN ELEVATION 1 : 100



UNIT 4 FLOOR PLAN 1 : 100

AREA OF UNIT 4

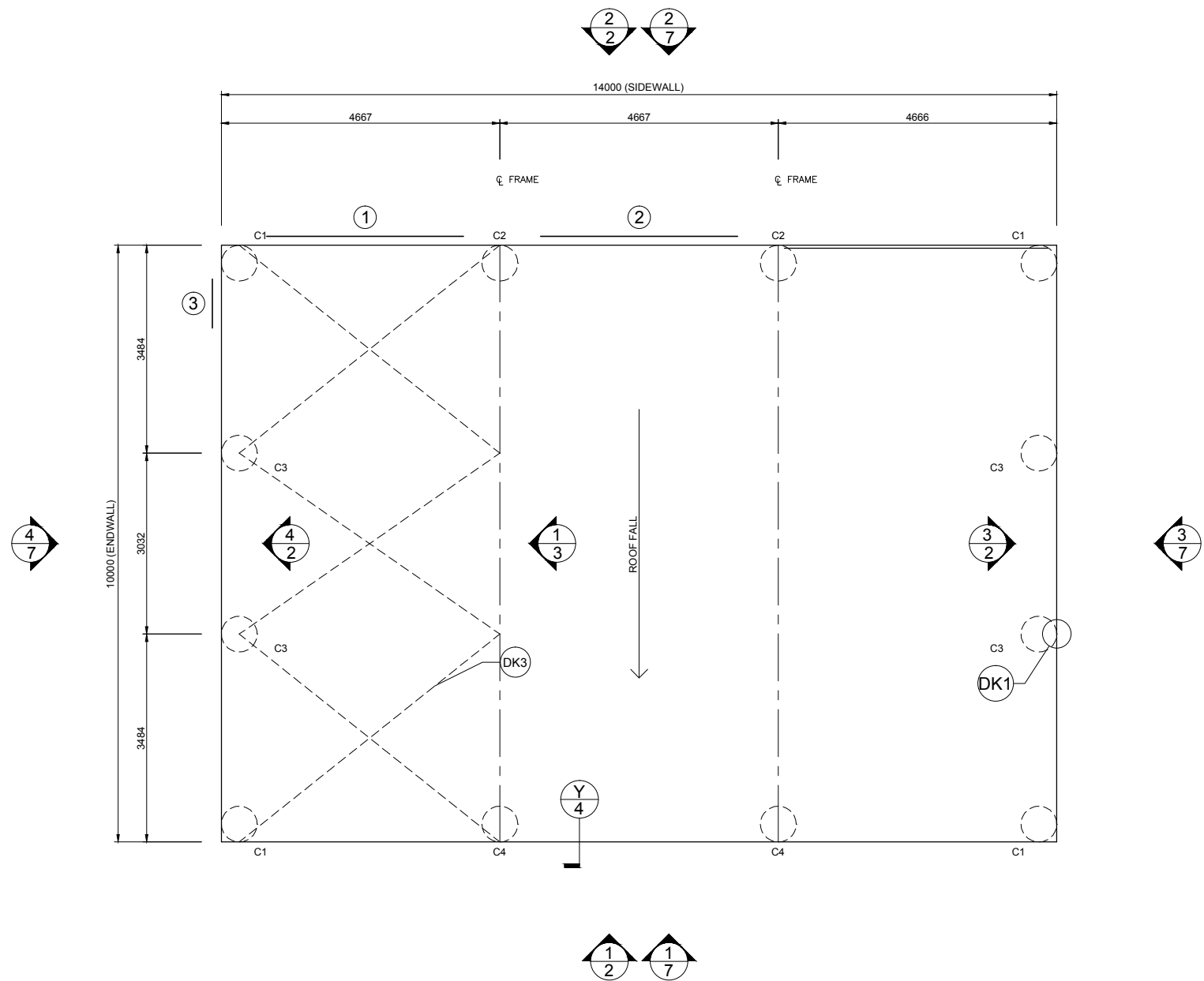
UNIT	68.40 m ²
PORCH	3.98 m ²
VERANDAH	16.22 m ²
TOTAL	88.60 m ²
DECK	6.95 m ²

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1 FOUNDATION PLAN AND MEMBER LAYOUT
SCALE: 1 = 100

MEMBER LEGEND

C1	C30024
C2	2C30030
C3	C15024
C4	2C30024

ROOF STRAP BRACING TO BE CONNECTED TO THE PURLIN CLOSEST TO THE LINE OF THE END WALL MULLION
ROOF STRAP BRACING CAN BE PLACED FROM EITHER END OF THE BUILDING PROVIDING THE STRAP PATTERN REMAINS AS PER PLANS

DESIGNED FOR 3.974 kPa
GROUND SNOW LOAD

1 OF 8 SHEET

JOB NO. SKSG35145
NCC 2022

DATE 13/12/2023

CHECKED TM

DRAWN FDS

STEEL BUILDING BY (CONTACT)
SKYLINE SHEDS TASMANIA PTY LTD
FOR 03 6334 5535
AT **JASON BUTT**
14246 LYELL HIGHWAY
BRONTE PARK

fairdinkum SHEDS

SHED SAFE

NORTHERN CONSULTING engineers

Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer
Registered Professional Engineer (Civil & Structural) QLD
Registered Certifying Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS

Regn. No. 2558980
Regn. No. 9985
Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ

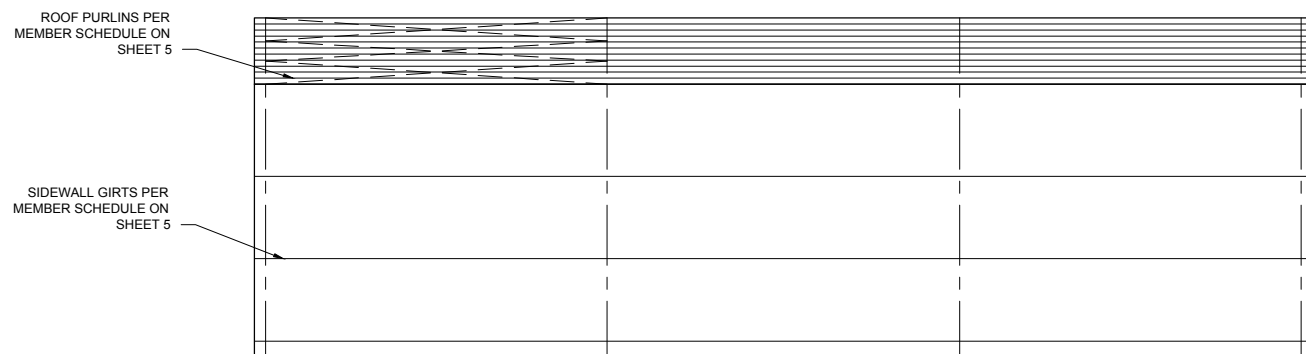
Signature *T. Messer*

Date 13/12/2023

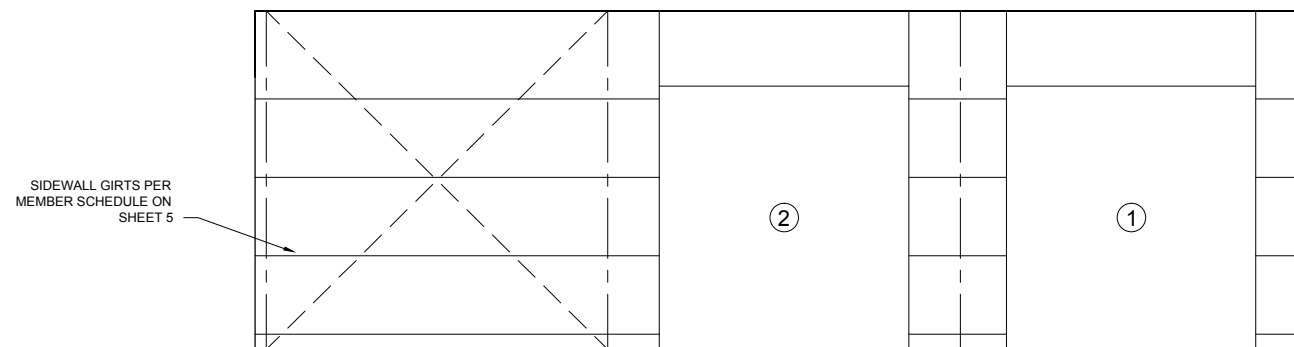
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DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

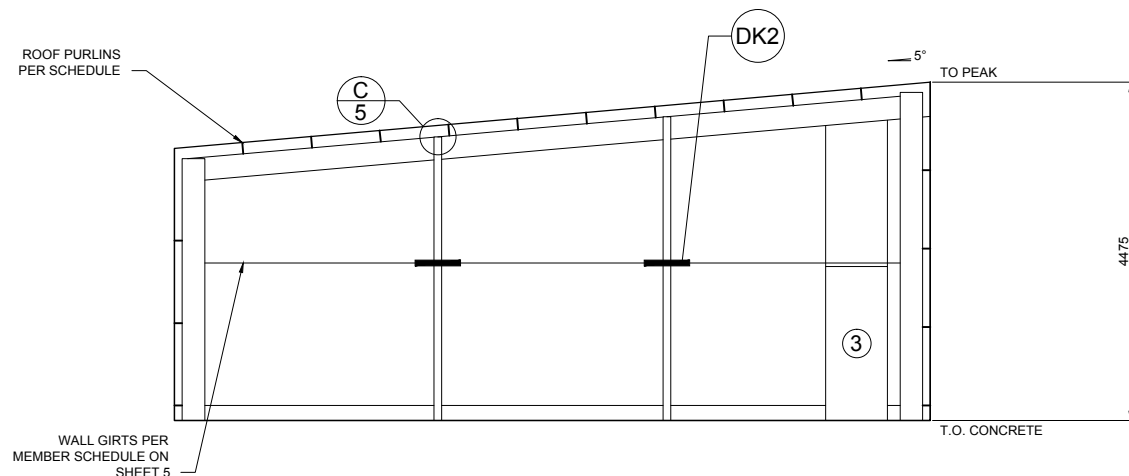
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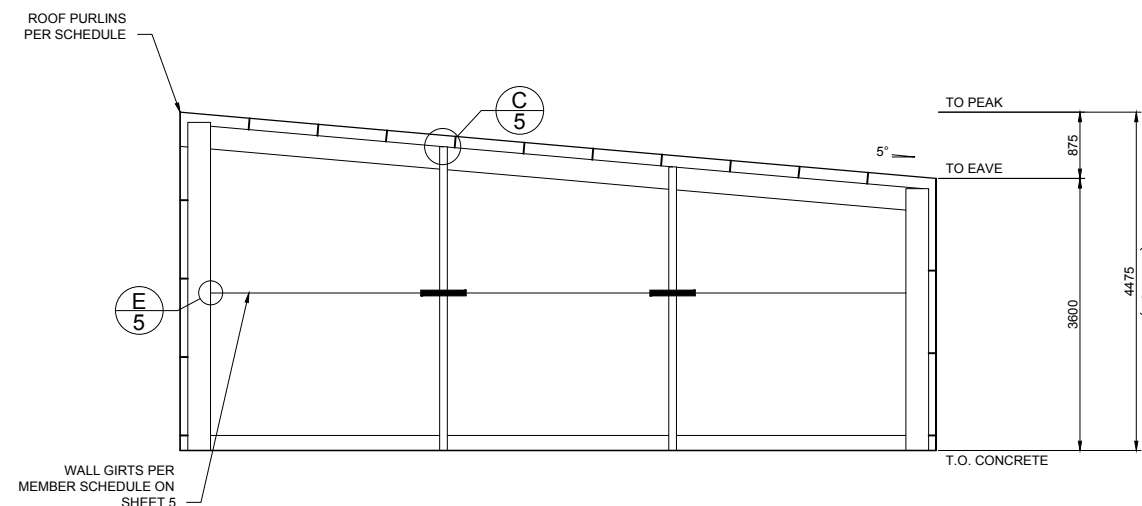
1
2 **SIDEWALL EXTERIOR ELEVATION**
SCALE: 1 = 100



2
2 **SIDEWALL EXTERIOR ELEVATION**
SCALE: 1 = 100



4
2 **ENDWALL INTERIOR ELEVATION**
SCALE: 1 = 100

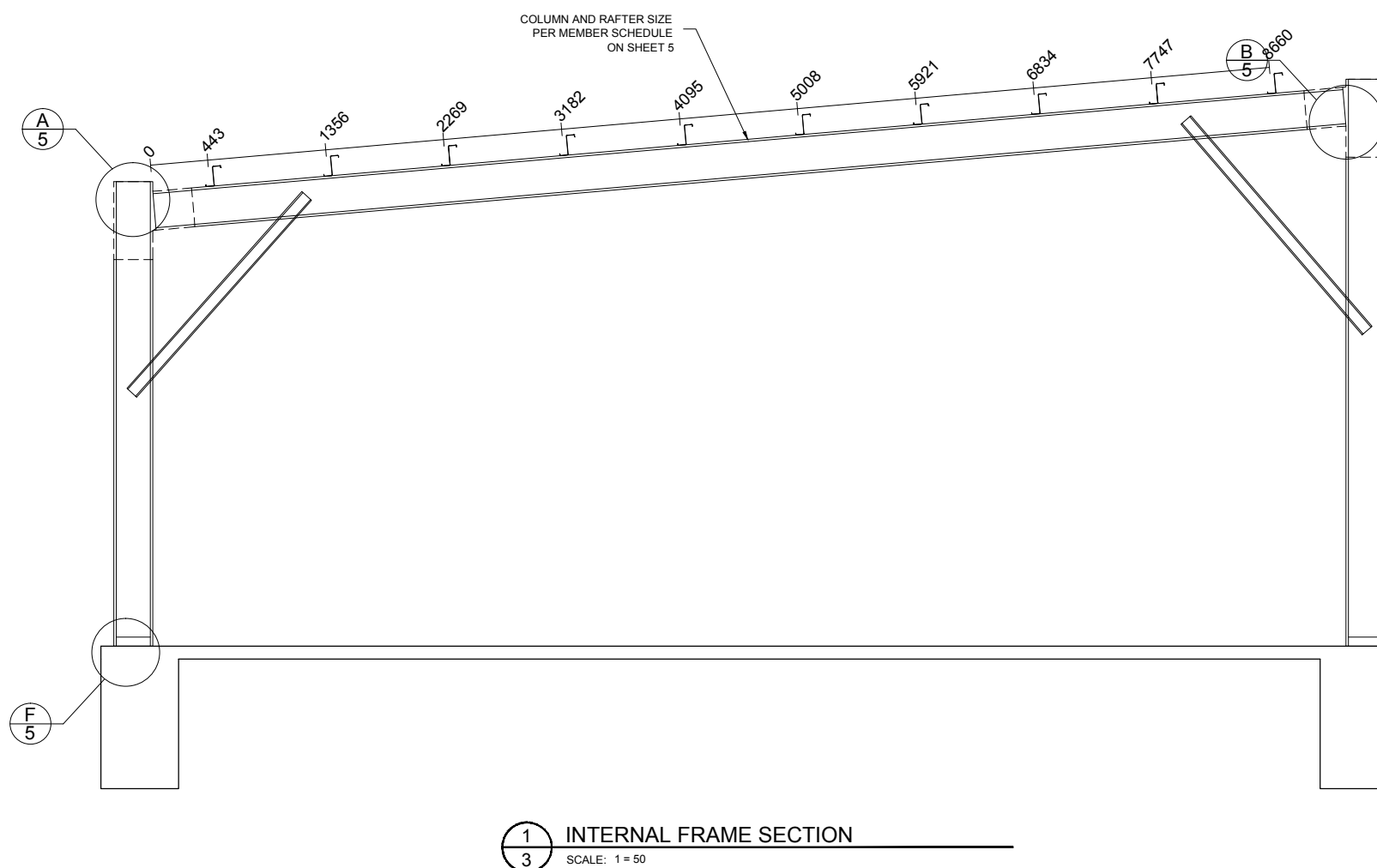


3
2 **ENDWALL INTERIOR ELEVATION**
SCALE: 1 = 100




X BRACING IS REQUIRED IN 1 SIDE BAY, 1 ROOF BAY.
SEE LAYOUT OR PLANS FOR PLACEMENT. FLY BRACING IS INCLUDED TO BE PLACED ON EVERY SECOND PURLIN AND GIRT ON ENDWALL MULLIONS, INTERNAL COLUMNS AND INTERNAL RAFTERS.

2 OF 8 SHEET	JOB NO. SKSG35145	DATE 13/12/2023	CHECKED TM	DRAWN FDS	STEEL BUILDING BY SKYLINE SHEDS TASMANIA PTY LTD (CONTACT) FOR JASON BUTT AT 14246 LYELL HIGHWAY BRONTE PARK				Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Signature <i>T. Messer</i> Date 13/12/2023
	NCC 2022				Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS				Regn. No. 2558980 Regn. No. 9985 Regn. No. 116373ES Regn. No. PE0002216 Regn. No. CC5648M	Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

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Refer to Sheet #4 for concrete specification.

3 OF 8 SHEET	JOB NO. SKSG35145	DATE 13/12/2023	CHECKED TM	DRAWN FDS	STEEL BUILDING BY SKYLINE SHEDS TASMANIA PTY LTD (CONTACT) FOR JASON BUTT AT 14246 LYELL HIGHWAY BRONTE PARK				Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Signature <i>T. Messer</i> Date13/12/2023..... Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register
	NCC 2022				Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS				Regn. No. 2558980 Regn. No. 9985 Regn. No. 116373ES Regn. No. PE0002216 Regn. No. CC5648M	

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STRUCTURAL GENERAL NOTES

- GOVERNING CODE** : NATIONAL CONSTRUCTION CODE (NCC), LOADING TO AS1170 - ALL SECTIONS. BUILDING SUITABLE AS EITHER A PRIVATE GARAGE CLASS 10a, OR A FARM SHED (CLASS 7 OR 8), UNLESS OTHERWISE SPECIFICALLY NOTED. FOR USE AS A FARM SHED, IT MUST MEET THE FOLLOWING REQUIREMENTS:
 - BE LESS THAN 2000 SQM IN AREA (INCLUSIVE OF ANY MEZZANINE FLOOR AREA).
 - MUST BE LOCATED ON A FARM AND USED IN CONNECTION WITH FARMING PURPOSES.
 - BUILDING IS NOT TO BE OCCUPIED FREQUENTLY NOR FOR EXTENDED PERIODS BY PEOPLE, WITH A MAXIMUM OF 1 PERSON PER 200 SQM OR 2 PERSONS MAXIMUM IN TOTAL WHICHEVER IS THE LESSER.
- DRAWING OWNERSHIP** : THESE DRAWINGS REMAIN THE PROPERTY OF FBHS (AUST) PTY LIMITED. ENGINEERING SIGNATURE AND CERTIFICATION IS ONLY VALID WHEN BUILDING IS SUPPLIED BY A DISTRIBUTOR OF FBHS. DRAWINGS ARE PROVIDED FOR THE DUAL PURPOSE OF OBTAINING BUILDING PERMITS AND AIDING CONSTRUCTION. ANY OTHER USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN APPROVAL FROM FBHS.
- DRAWING SIGNATURE REQUIREMENTS** : THESE DRAWINGS ARE NOT VALID UNLESS SIGNED BY THE ENGINEER. THE ENGINEER ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR DRAWINGS WITHOUT A SIGNATURE. EACH TITLE BLOCK CONTAINS A WATER MARK UNDER THE CUSTOMERS NAME CONTAINING THE DATE OF PRODUCTION OF THE DRAWINGS; THE DRAWINGS ARE TO BE SUBMITTED TO COUNCIL WITHIN 21 DAYS OF THIS DATE. THIS IS TO ENSURE THAT ONLY CURRENT DRAWINGS ARE IN CIRCULATION.
- CONTRACTOR RESPONSIBILITIES** : CERTIFIER AND CONTRACTOR TO CONFIRM (ON SITE) THAT THE WIND LOADINGS APPLIED TO THIS DESIGN ARE TRUE AND CORRECT FOR THE ADDRESS STATED IN THE TITLE BLOCK. CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF WORK. CONTRACTOR MUST NOT MAKE ANY DEVIATION FROM THE PROVIDED PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM ONE OF THE UNDERSIGNING ENGINEERS. THE ENGINEER / FBHS TAKE NO RESPONSIBILITY FOR CHANGES MADE WITHOUT WRITTEN APPROVAL. CONTRACTOR IS RESPONSIBLE FOR ENSURING NO PART OF THE STRUCTURE BECOMES OVERSTRESSED DURING CONSTRUCTION. BUILDING IS NOT STRUCTURALLY ADEQUATE UNTIL THE INSTALLATION OF ALL COMPONENTS AND DETAILS SHOWN IS COMPLETED IN ACCORDANCE WITH THESE DRAWINGS. THE INDICATED DRAWING SCALES ARE APPROXIMATE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. FOR FURTHER DIRECTIONS ON CONSTRUCTION THE CONTRACTOR SHOULD CONSULT THE APPROPRIATE INSTRUCTION MANUAL.
- ENGINEERING** : THE ENGINEER / FBHS ARE NOT ACTING AS PROJECT MANAGERS FOR THIS DEVELOPMENT, AND WILL NOT BE PRESENT DURING CONSTRUCTION. THE UNDERSIGNING ENGINEERS HAVE REVIEWED THIS BUILDING FOR CONFORMITY ONLY TO THE STRUCTURAL DESIGN PORTIONS OF THE GOVERNING CODE. THE PROJECT MANAGER IS RESPONSIBLE FOR ADDRESSING ANY OTHER CODE REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT. THESE DOCUMENTS ARE STAMPED ONLY AS TO THE COMPONENTS SUPPLIED BY FBHS. IT IS THE RESPONSIBILITY OF THE PURCHASER TO COORDINATE DRAWINGS PROVIDED BY FBHS WITH OTHER PLANS AND/OR OTHER COMPONENTS THAT ARE PART OF THE OVERALL PROJECT. IN CASES OF DISCREPANCIES, THE LATEST DRAWINGS PROVIDED BY FBHS SHALL GOVERN. NO ALTERATIONS TO THIS STRUCTURE (INCLUDING REMOVAL OF CLADDING) ARE TO BE UNDERTAKEN WITHOUT THE CONSENT OF THE CERTIFYING ENGINEER. OPENINGS SUCH AS WINDOWS AND DOORS NEED TO BE INSTALLED AS PER THE PRODUCT MANUFACTURER'S INFORMATION/DETAILS. THE BUILDING IS DESIGNED AS A STAND-ALONE BUILDING, NOT RELYING ON ANY ADJACENT BUILDING. IF THE PERMANENT OPENING IS OBSTRUCTED BY ANY ADJACENT BUILDING AND WITHIN A DISTANCE OF 0.5M OF SAID OPENING, THE DESIGN SHOULD BE REFERRED TO THE DESIGN ENGINEER FOR REVIEW OF INTERNAL PRESSURES AND POSSIBLE REDESIGN.
- INSPECTIONS** : NO SPECIAL INSPECTIONS ARE REQUIRED BY THE GOVERNING CODE ON THIS JOB. ANY OTHER INSPECTIONS REQUESTED BY THE LOCAL BUILDING DEPARTMENT SHALL BE CONDUCTED AT THE OWNER'S EXPENSE.
- SOIL REQUIREMENTS** : SITE CLASSIFICATION TO BE A, S OR M ONLY. SOIL SAFE BEARING CAPACITY VALUE INDICATED ON DRAWING SHEET 4 OCCURS AT 100mm BELOW FINISH GRADE, EXISTING NATURAL GRADE, OR AT FROST DEPTH SPECIFIED BY LOCAL BUILDING DEPARTMENT, WHICHEVER IS THE LOWEST ELEVATION. REGARDLESS OF DETAIL Y ON SHEET 4 THE MINIMUM FOUNDATION DEPTH SHOULD BE 100MM INTO NATURAL GROUND OR BELOW FROST DEPTH SPECIFIED BY LOCAL COUNCIL. ROLLED OR COMPACTED FILL MAY BE USED UNDER SLAB, COMPACTED IN 150mm LAYERS TO A MAXIMUM DEPTH OF 900mm. CONCRETE FOUNDATION EMBEDMENT DEPTHS DO NOT APPLY TO LOCATIONS WHERE ANY UNCOMPACTED FILL OR DISTURBED GROUND EXISTS OR WHERE WALLS OF THE EXCAVATION WILL NOT STAND WITHOUT SUPPLEMENTAL SUPPORT, IN THIS CASE SEEK FURTHER ENGINEERING ADVICE.
- CLASS 10a or Class 7 FOOTING DESIGNS** : THE FOUNDATION DOCUMENTED IS ALSO APPROPRIATE FOR CLASS 10a or CLASS 7 BUILDING DESIGNS ON 'M-D', 'H', 'H-D' OR 'E' CLASS SOILS, IF TOTAL SLAB AREA IS UNDER 100m SQUARE AND THE MAXIMUM SLAB DIMENSION (LENGTH AND WIDTH) IS LESS THAN OR EQUAL TO 12m. PLEASE BE AWARE THAT THE SLAB DESIGN FOR H & E CLASS SOILS IN THESE INSTANCES ARE DESIGNED TO EXPERIENCE SOME CRACKING. THIS CRACKING IS NOT CONSIDERED A STRUCTURAL FLAW OR DESIGN ISSUE, AND IS SIMPLY COSMETIC IN NATURE. IF THIS IS A CONCERN TO THE CLIENT IT IS ADVISED THEY DISCUSS OTHER OPTIONS WITH THE RELEVANT DISTRIBUTOR PRIOR TO THE POURING OF THE SLAB.
- CONCRETE REQUIREMENTS** : ALL CONCRETE DETAILS AND PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH AS2870 AND AS3600. CONCRETE SHALL HAVE A MIN. 28-DAY STRENGTH OF 20MPa FOR EXPOSURE A1, 25MPa FOR EXPOSURE A2, 32MPa FOR EXPOSURE B1, 40MPa FOR EXPOSURE B2 AND 50MPa FOR EXPOSURE C, IN ACCORDANCE WITH SECTION 4, AS3600. CEMENT TO BE TYPE A. MAX AGGREGATE SIZE OF 20mm. SLUMP TO BE 80mm +/-15mm. SLABS TO BE CURED FOR 7 DAYS BY WATERING OR COVERING WITH A PLASTIC MEMBRANE, AFTER WHICH CONSTRUCTION CAN BEGIN, DUE CARE GIVEN NOT TO OVER-TIGHTEN HOLD DOWN BOLTS. GIVEN ALLOWABLE SOIL TYPES 1 LAYER OF SL72 REINFORCING MESH IS TO BE INSTALLED ON STANDARD SLABS WITH A MINIMUM 30MM COVER FROM CONCRETE SURFACE. CONCRETE REINFORCING TO CONFORM TO AS 1302, AS1303 & AS 1304. ALL REINFORCING COVER TO BE A MINIMUM OF 30mm.
- STRUCTURAL STEEL REQUIREMENTS** : ALL STRUCTURAL STEEL, INCLUDING SHEETING THOUGH EXCLUDING CONCRETE REINFORCING, SHALL CONFORM TO AS 1397 (GAUGE <= 1mm fy = 550MPa, GAUGE > 1mm < 1.5mm fy = 500MPa, GAUGE >= 1.5mm fy = 450MPa). NO WELDING IS TO BE PERFORMED ON THIS BUILDING. ALL STRUCTURAL MEMBERS AND CONNECTIONS DESIGNED TO AS4600. ALL BOLT HOLE DIAMETERS TO STRAIT GENERAL FINCHINGS.
- FOOT TRAFFIC** : FOR ERECTION AND MAINTENANCE PLEASE NOTE THE FOLLOWING DEFINED FOOT TRAFFIC ZONES:
 - CORRUGATED: WALK ONLY WITHIN 200MM OF SCREW LINES. FEET SPREAD OVER AT LEAST TWO RIBS.
 - MONOCLAD: WALK ONLY IN PANS, OR ON RIBS AT SCREW LINES.

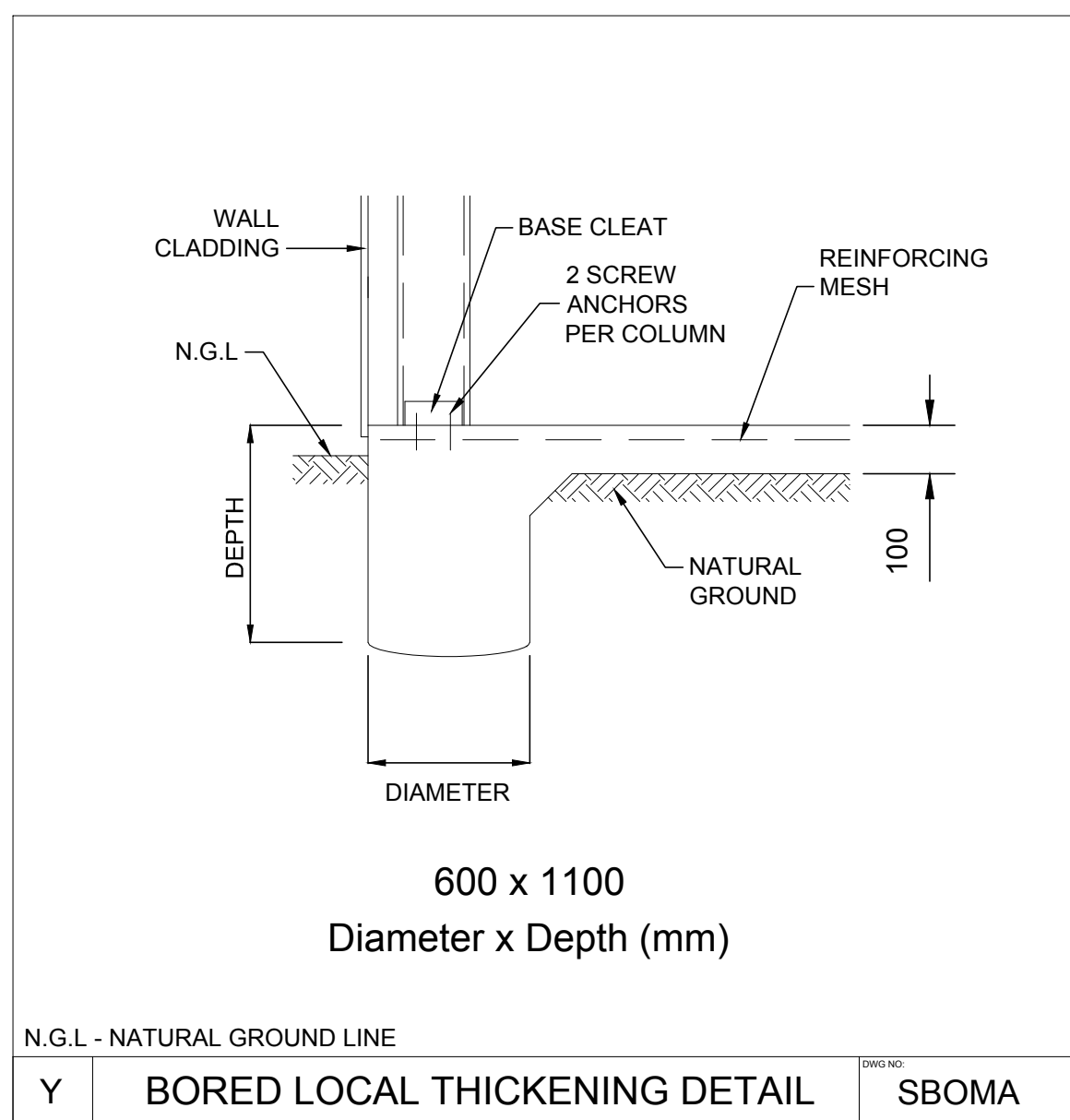
PROJECT DESIGN CRITERIA	
ROOF LIVE LOAD:	0.25 kPa
BASIC WIND SPEED:	VR 45 m/s
SITE WIND SPEED:	VsitB 46.7 m/s
WIND REGION:	Reg A4
TOPOGRAPHY FACTOR, Mt:	1.11
SHIELDING FACTOR, Ms:	1
MAX GROUND SNOW LOAD:	3.974 kPa
MAX ROOF SNOW LOAD:	2.782 kPa
SITE ALTITUDE:	720 m
TERRAIN CATEGORY:	TCat 1.77
SOIL SAFE BEARING CAPACITY:	100 kPa
RETURN PERIOD:	1:500
LIMITING CPI 1:	-0.59
LIMITING CPI 2:	0.62
IMPORTANCE LEVEL:	2

DETAIL KEYS	
(DK1)	ENDWALL VERTICAL MULLION (SEE DETAIL C/5 FOR TOP CONN. AND F/5 FOR BASE CONN.)
(DK2)	FLYBRACING PER DETAIL L/5
(DK3)	X-BRACING IN ROOF ABOVE (SEE DETAIL A/6)
(DK4)	DOUBLE X-BRACING IN ROOF ABOVE (SEE DETAIL A/6)

SCHEDULE OF OPENINGS							
DOOR	OPENING WIDTH	OPENING HEIGHT	MAX	OPENING TYPE	HEADER GIRT	OPENING JAMBS	WIND RATED
①	3300	3480*		3.50H X 3.40 CB DIRECT DRIVE *SERIES B	SINGLE	Z20015P	NO
②	3300	3480*		3.50H X 3.40 CB DIRECT DRIVE *SERIES B	SINGLE	Z20015P	NO
③	820	2040		EXTERNAL PA DOOR 180 DEG	SINGLE		YES

NOTES: 1) SEE SHEET 5 FOR DOOR OPENING FRAMING INFORMATION.
2) ALL DOOR SCHEDULE MEASUREMENTS ARE ACTUAL DOOR/WINDOW SIZE NOT OPENING SIZE.

* ROLLER DOOR OPENING HEIGHT DEPENDENT ON FINAL BUILD LOCATION.



4 OF 8 SHEET	JOB NO. SKSG35145	DATE 13/12/2023	CHECKED TM	DRAWN FDS	STEEL BUILDING BY SKYLINE SHEDS TASMANIA PTY LTD
	NCC 2022				FOR AT

(CONTACT)
SKYLINE SHEDS TASMANIA PTY LTD
03 6334 5535
JASON BUTT
14246 LYELL HIGHWAY
BRONTE PARK



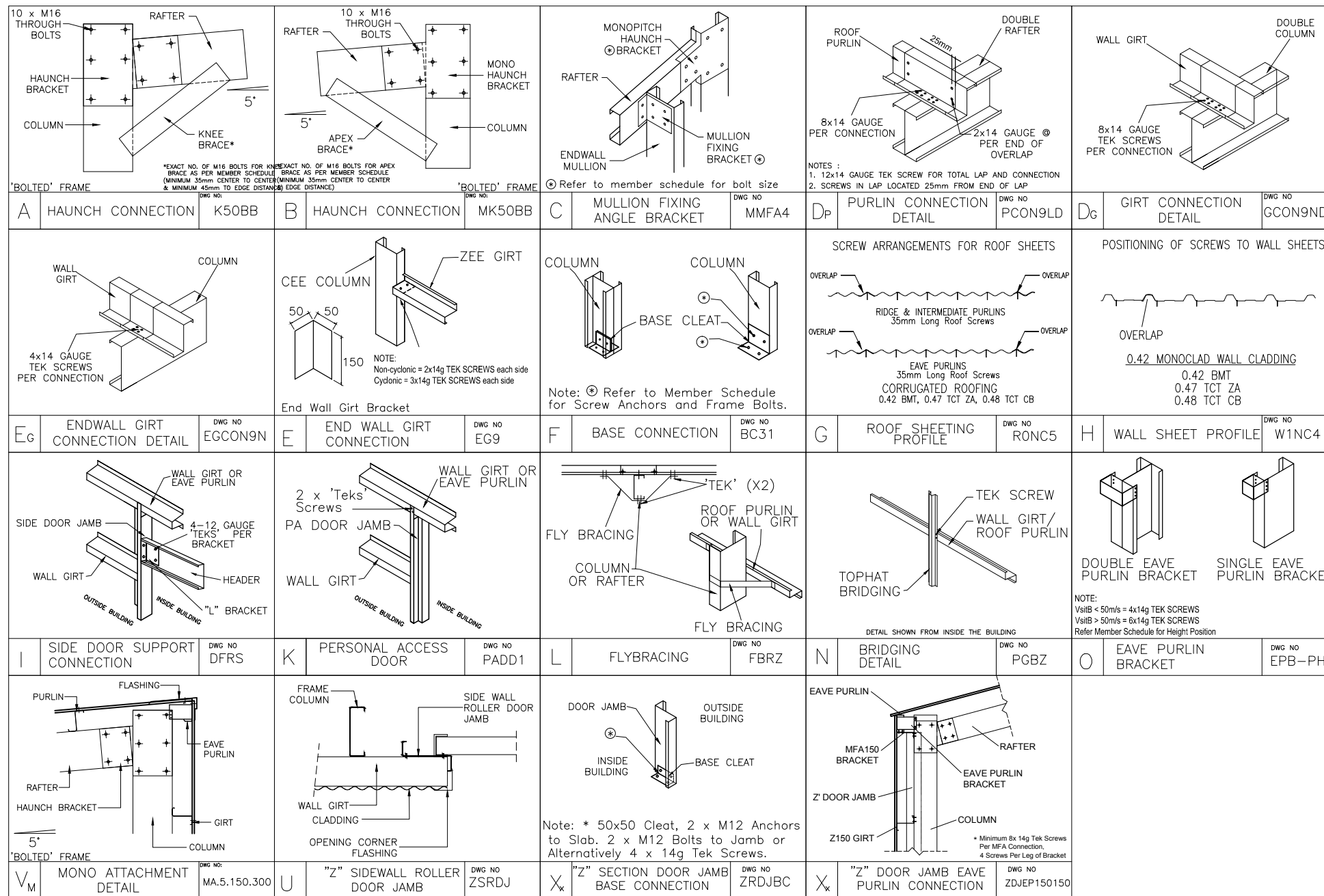
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Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Signature: *T. Messer*
Date: 13/12/2023
Registered on the NPER in the areas of practice
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MEMBER AND MATERIAL SCHEDULE

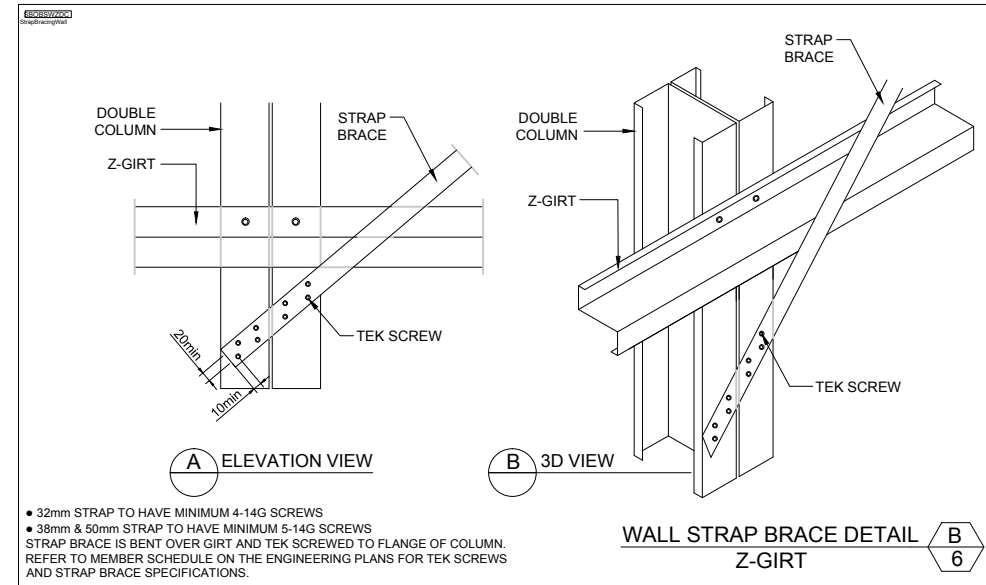
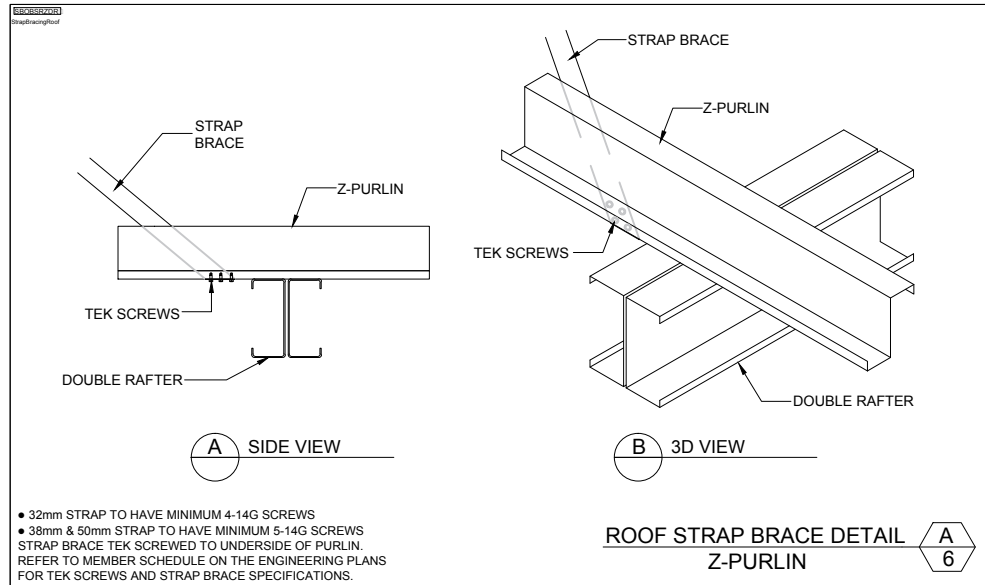
1	END WALL RAFTER	Single C30024
2	C.S. FRAME RAFTER	Double C30024
3	END FRAME COLUMN (C1)	Single C30024
4	END FRAME MONO COLUMN (C1)	Single C30024
5	C.S. FRAME COLUMN (C4)	Double C30024
6	C.S. FRAME MONO COLUMN (C2)	Double C30030
7	MULLION (C3)	Single C15024
8	C.S. FRAME KNEE BRACE	Single C20019 @ 2.14 LONG 5 bolts each end
9	KNEE BRACE HEIGHT UP COLUMN	1.92m
10	KNEE BRACE LENGTH UP RAFTER	1.24m
11	C.S. FRAME APEX BRACE	Single C20019 @ 2.21 LONG 5 bolts each end
12	APEX POSITION FROM RAFTER END	1.61m
13	ANCHOR BOLTS (# PER DETS.)	Screw Anchor 16mm x 100 Galv
14	LOWER EAVE PURLIN	C15019 (Eave Purlin Bracket 0mm from top of column)
15	UPPER EAVE PURLIN	C15019 (Eave Purlin Bracket 41mm above top of column) ^
16	TYP. ROOF PURLIN SIZE	Z15015 (1 rows of bridging)
17	MAIN BLDG. PURLIN SPACING	0.913 m. (10 rows) (Max Allow. 1.000m)
18	MAIN BLDG. PURLIN LENGTH	5.13 m. (0.47m Overlap)
19	ROOF PURLIN BRIDGING	Tophat 64 x 0.75
20	TYP. SIDEWALL GIRT SIZE	Z15015 (1 rows of bridging)
21	MAIN BLDG. SIDEWALL GIRT SPACING	1.091 m. (3 rows) (Max Allow. 1.189m)
22	MAIN BLDG. HIGH SIDEWALL GIRT SPACING	1.037 m. (4 rows)
23	MAIN BLDG. SIDEWALL GIRT LENGTH	4.77 m. (0.1m Overlap)
24	SIDEWALL GIRT BRIDGING	Tophat 64 x 0.75
25	TYP. ENDWALL GIRT SIZE	Z15015
26	MAIN BLDG. ENDWALL GIRT SPACING	1.884 m. (2 rows) (Max Allow. 2.000m)
27	MAIN BLDG. ENDWALL GIRT LENGTH	3.13 m. (0.1m Overlap)
28	FRAME SCREW FASTENERS	14-13x22 Hex C/S (SP HD 5/16" Hex Drive)
29	FRAME BOLT FASTENERS	8.8 Hex BN M16x45 Z/P
30	X-BRACING STRAP AND FASTENERS	32 x 1.2mm Strap with 4 x 14g Tek Screws Each End
31	WALL COLOUR	BASALT
32	ROOF COLOUR	NIGHT_SKY
33	ROLLER DOOR COLOUR	NIGHT_SKY
34	P.A. DOOR COLOUR	NIGHT_SKY
35	DOWNPIPE COLOUR	NIGHT_SKY
36	GUTTER COLOUR	NIGHT_SKY
37	CORNER FLASHING COLOUR	BASALT
38	BARGE FLASHING COLOUR	NIGHT_SKY
39	OPENING FLASHING COLOUR	NIGHT_SKY
40	OPEN BAY HEADER HEIGHT	0.5

^ "C.S." = CLEARSPAN "L." = LEFT "R." = RIGHT

^ NOTE: Upper Eave Purlin Positioned with bottom lip against Eave Purlin Bracket.

5 OF 8 SHEET	JOB NO. SKS035145	DATE 13/12/2023	CHECKED TM	DRAWN FDS	STEEL BUILDING BY SKYLINE SHEDS TASMANIA PTY LTD (CONTACT) 03 6334 5535 JASON BUTT 14246 LYELL HIGHWAY BRONTE PARK			Civil & Structural Engineers 50 Punari Street Currarong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Signature
	NCC 2022							Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS	Regn. No. 2558980 Regn. No. 9985 Regn. No. 116373ES Regn. No. PE0002216 Regn. No. CC5648M

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6 OF 8 SHEET

JOB NO. SKSG35145
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NORTHERN CONSULTING engineers

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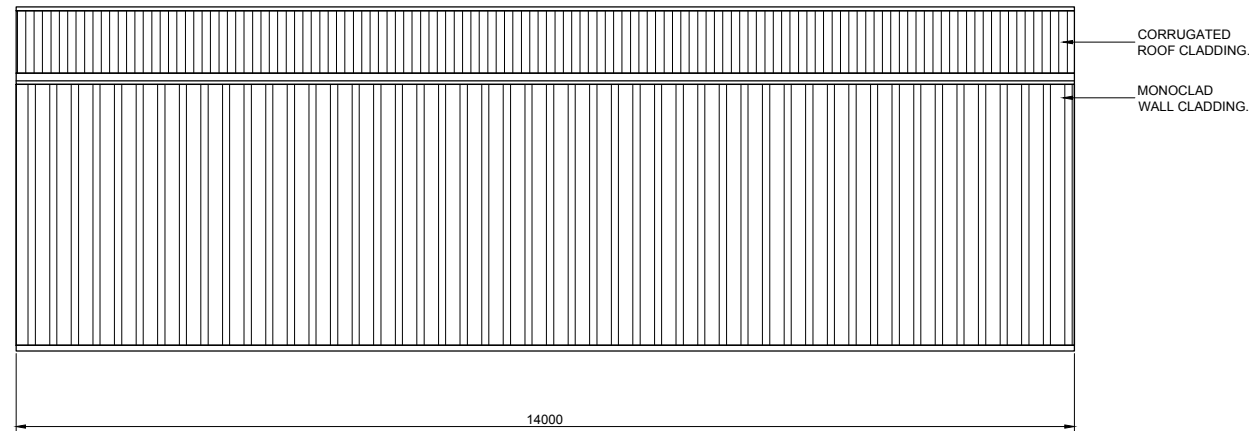
Mr Timothy Roy Messer BE MIEAust RPEQ

Signature *T. Messer*

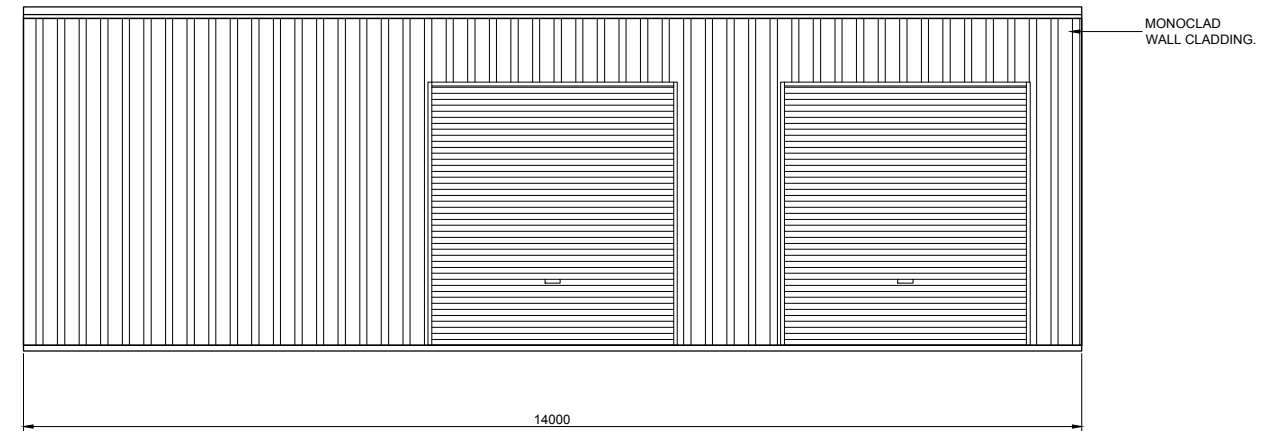
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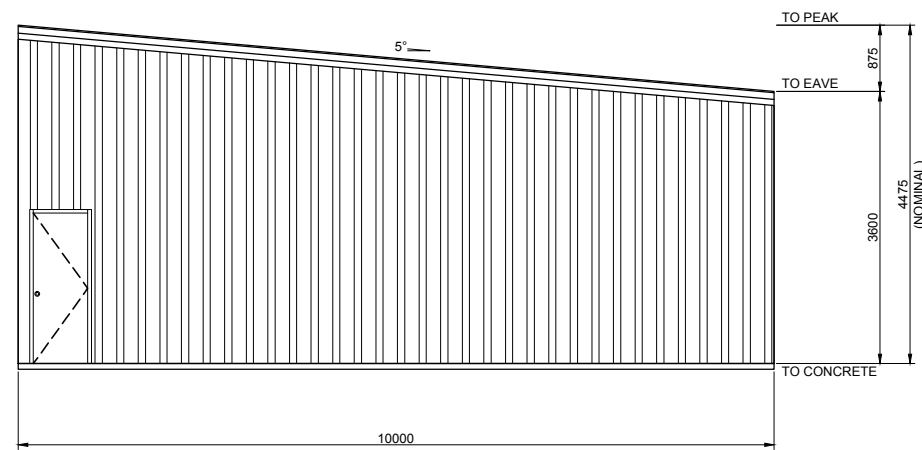
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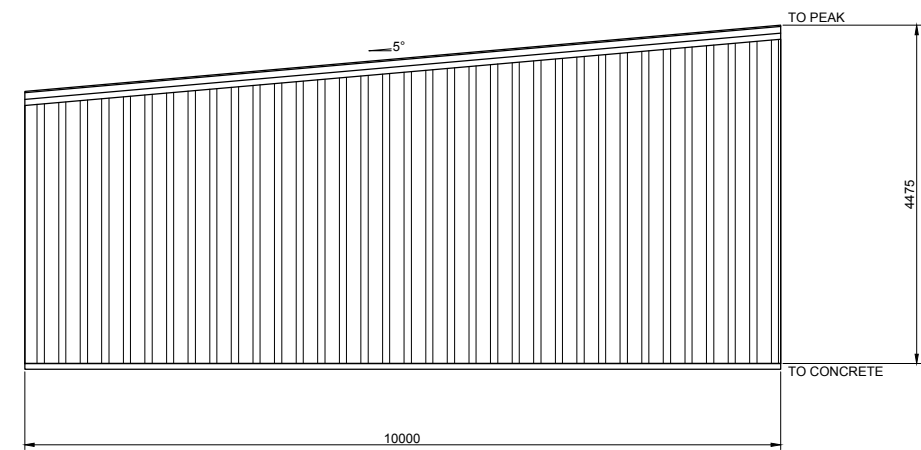
1
7
SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



2
7
SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



4
7
ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100



3
7
ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100

BUILDING COLOURS

WALL	BASALT
ROOF	NIGHT SKY
ROLLER DOOR	NIGHT SKY
P.A. DOOR	NIGHT SKY
DOWNPIPE	NIGHT SKY
GUTTER	NIGHT SKY
CORNER FLASHING	BASALT
BARGE FLASHING	NIGHT SKY
OPENING FLASHING	NIGHT SKY

7 OF 8 SHEET

JOB NO. SKSG35145
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CHECKED TM

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Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ

Signature *T. Messer*

Date 13/12/2023

Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

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GUIDE TO THE INSTALLATION OF TEMPORARY BRACING

(REFER TO INSTALLATION GUIDE MANUAL FOR THE TWO METHODS OF CONSTRUCTION)

NOTES:

BRACING MATERIALS - THE SHED ERECTOR TO SUPPLY SPECIFIC BRACING. SUITABLE RIGID MEMBERS CAPABLE OF TENSION AND COMPRESSION OR OPPOSING CHAINS OR OPPOSING LOAD RATED RATCHET STRAPS TO BE USED. (RIGID BRACING AS SHOWN ON DIAGRAM) ROPE BRACING SUITABLE ONLY FOR SMALLER STRUCTURES IN IDEAL CONDITIONS.

BRACING LOCATION - TEMPORARY BRACING TO BE ERECTED AS CLOSE TO 45 DEGREE ANGLE AND FIXED TO THE TOP OF THE COLUMN OR MULLION TO ACHIEVE THE OPTIMUM EFFECTIVENESS. IF THERE IS NOT ENOUGH SPACE FOR A 45 DEGREE ANGLE, THEN 20 DEGREE ANGLE IS TO BE THE MINIMUM ANGLE ALLOWED (REFER TO DIAGRAM). RIGID TEMPORARY BRACING MEMBER TO BE BOLTED TO HEAVY ANGLE PEGS HAMMERED INTO THE GROUND OR TO A BRACKET, MASONRY ANCHORED TO THE SLAB.

BRACING REMOVAL - TEMPORARY BRACING TO REMAIN IN PLACE UNTIL CLADDING IS FULLY INSTALLED WHERE POSSIBLE. IN NO CASE SHOULD TEMPORARY BRACING BE REMOVED UNTIL ALL PURLINS, GIRTS (AND PERMANENT CROSS BRACING WHERE USED) ARE FIXED.

SITE SAFETY - DUE CONSIDERATION TO BE GIVEN TO SITE SAFETY IN REGARD TO LOCATIONS OF BRACING AND PEGS.

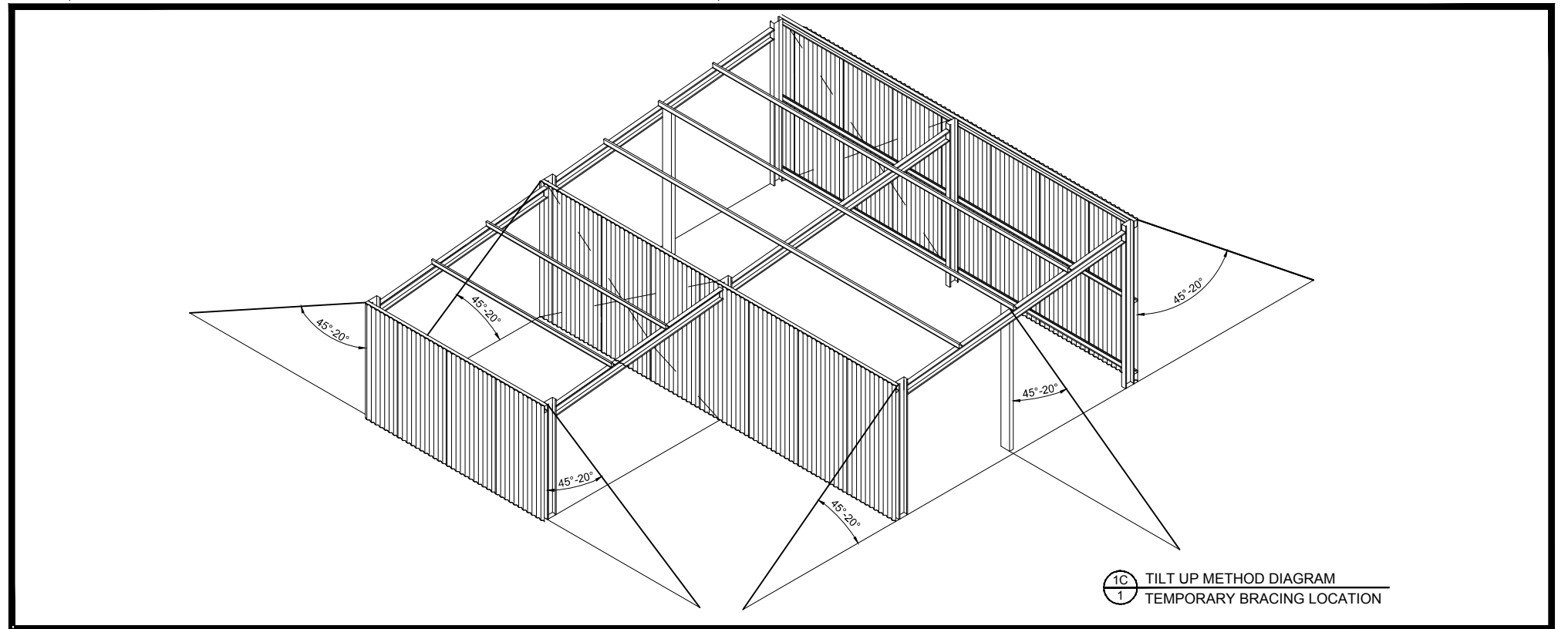
GUIDE APPLICATION - TEMPORARY BRACING AS DESCRIBED IS A MINIMUM REQUIREMENT FOR AN AVERAGE, STANDARD SITE CONDITION. PROVIDE ADDITIONAL BRACING FOR MORE SEVERE AND/OR HIGH EXPOSURE SITE CONDITIONS. ADDITIONAL BRACING TO BE USED AS AND WHERE NECESSARY TO ENSURE THAT ENTIRE FRAME IS RIGID THROUGHOUT CONSTRUCTION. RESPONSIBILITY FOR ENSURING STABILITY OF STRUCTURE REMAINS WITH THE BUILDER.

TILT UP METHOD
FOR STRUCTURES UNDER 9M SPAN, LESS THAN 3M HIGH AND LESS THAN 12M LONG

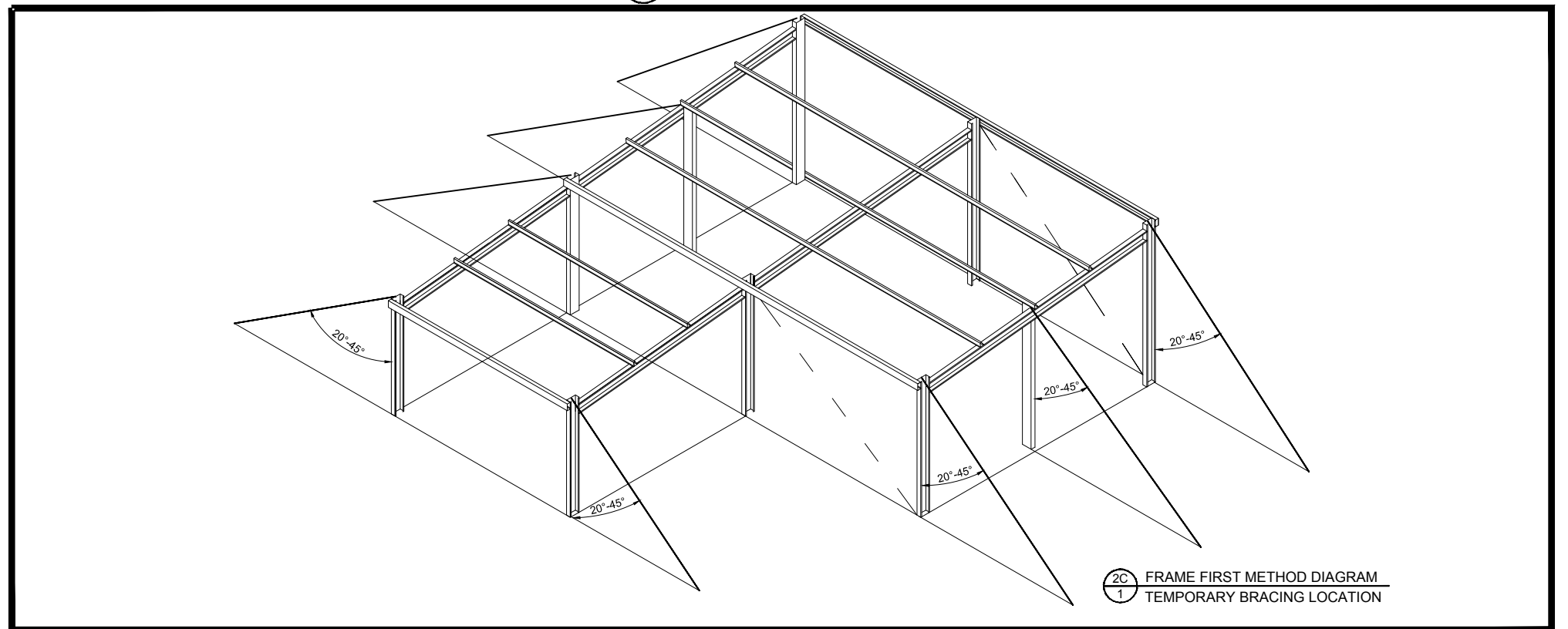
- A. ASSEMBLE THE FIRST SIDEWALL FRAME (COMPLETE WITH WALL SHEETING, BRACING AND GUTTER) ON THE GROUND AND LIFT ASSEMBLED SIDEWALL FRAME INTO POSITION. FIX OFF TEMPORARY SIDE BRACING TO EACH END (REFER TO DIAGRAM). FIX BASE CLEATS.
- B. ASSEMBLE THE SECOND SIDEWALL FRAME AS PER FIRST SIDEWALL FRAME. LIFT INTO POSITION. FIX OFF TEMPORARY WALL BRACING TO EACH END (REFER TO DIAGRAM) FIX BASE CLEATS.
- C. FIX GABLE END RAFTERS TO COLUMNS TO TIE WALLS. PROP APEX UNTIL ENDWALL MULLION AND APEX TEMPORARY BRACE ARE FIXED OFF. IF NO MULLION IS REQUIRED THEN PROP AND BRACE APEX UNTIL CLADDING IS COMPLETE.
- D. INSTALL REMAINING RAFTERS. AS EACH RAFTER PAIR IS INSTALLED, AT LEAST ONE PURLIN PER 3M OF RAFTER LENGTH IS TO BE INSTALLED TO SECURE RAFTERS.
- E. INSTALL REMAINING PURLINS
- F. INSTALL KNEE AND APEX BRACES IF AND WHERE APPLICABLE.
- G. REPEAT FOR LEANTO'S.

FRAME FIRST METHOD
FOR STRUCTURES OVER 9M SPAN, GREATER THAN 3M HIGH AND GREATER THAN 12M LONG

- A. ASSEMBLE PORTAL FRAMES ON THE GROUND (WITH KNEE AND APEX BRACES IF AND WHERE APPLICABLE). LIFT THE FIRST PORTAL FRAME ASSEMBLY INTO POSITION. FIX OFF TEMPORARY END BRACING (REFER TO DIAGRAM). FIX BASE CLEATS.
- B. PROP APEX UNTIL ENDWALL MULLION AND APEX TEMPORARY BRACE ARE FIXED OFF. IF NO MULLION IS REQUIRED THEN PROP AND BRACE APEX UNTIL CLADDING IS COMPLETE.
- C. THE SECOND PORTAL FRAME ASSEMBLY TO BE LIFTED INTO POSITION. FIX EAVE PURLINS AND AT LEAST ONE PURLIN PER 3M OF RAFTER TO SECURE FRAME ASSEMBLY. FIX BASE CLEATS. FIX TEMPORARY SIDEWALL BRACING.
- D. STAND REMAINING PORTAL FRAME ASSEMBLY AS PER STEP C, FIXING TEMPORARY SIDE WALL BRACING TO EVERY SECOND BAY. BRACE OTHER END PORTAL FRAME AS PER FIRST PORTAL FRAME.
- E. INSTALL REMAINING PURLINS AND GIRTS.
- F. REPEAT FOR LEANTO'S.



1 TILT UP METHOD DIAGRAM
SCALE: NTS



2 FRAME FIRST METHOD DIAGRAM
SCALE: NTS

8 OF 8	SHEET	JOB NO.	DATE	CHECKED	DRAWN	STEEL BUILDING BY
		SKS035145	13/12/2023	TM	FDS	(CONTACT)
		NCC 2022				

SKYLINE SHEDS TASMANIA PTY LTD
03 6334 5535
JASON BUTT
14246 LYELL HIGHWAY
BRONTE PARK



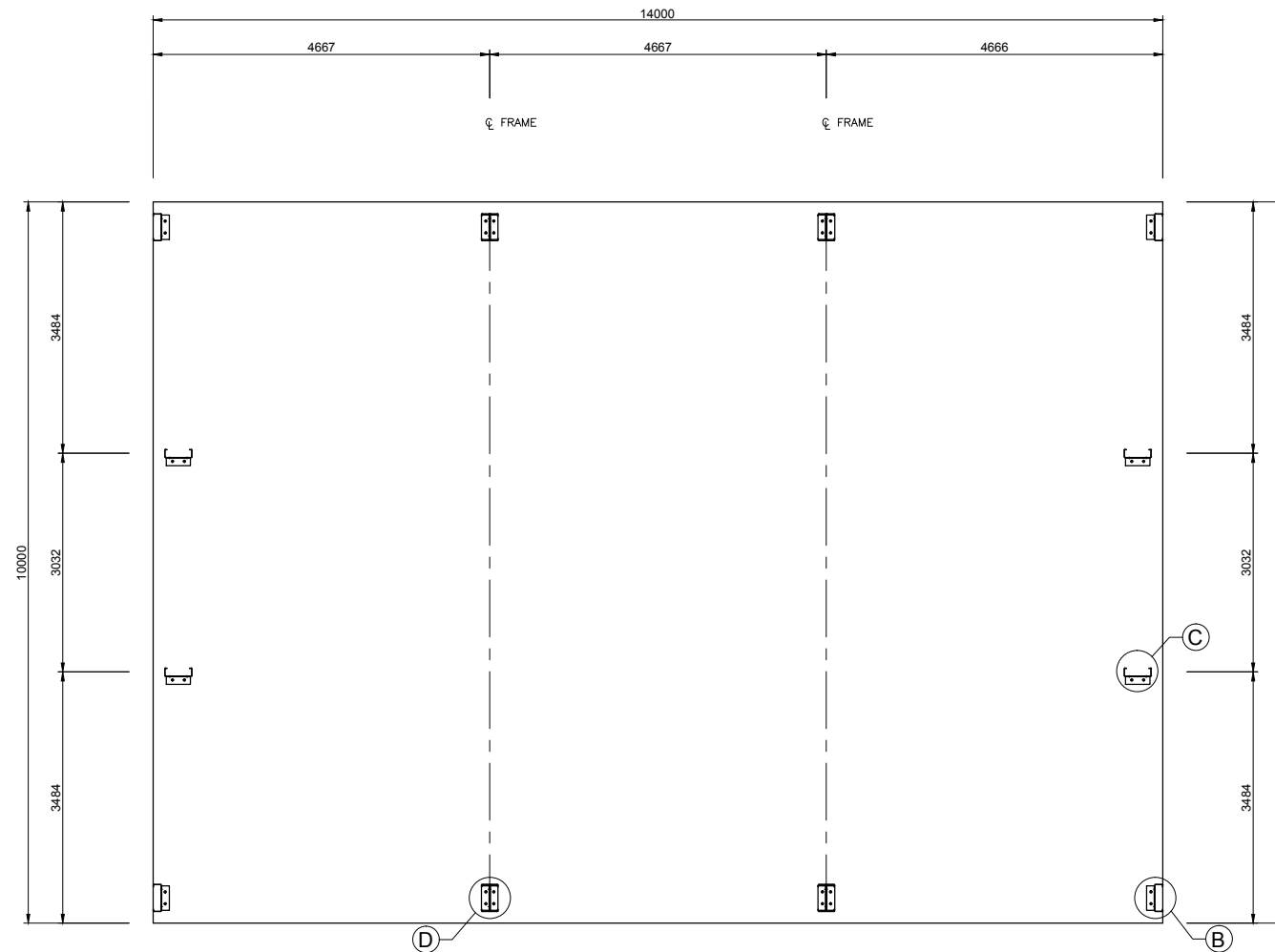
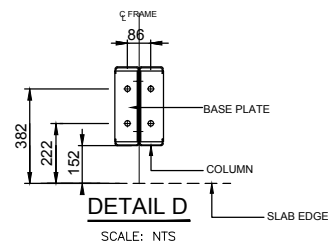
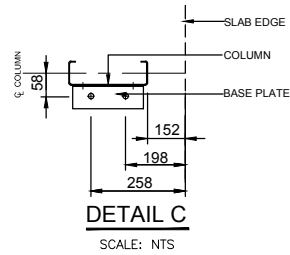
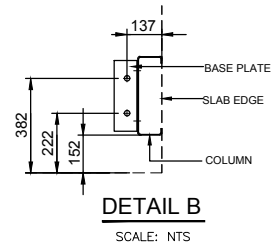
NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currarong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer
Registered Professional Engineer (Civil & Structural) QLD
Registered Certifying Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS

Regn. No. 2558980
Regn. No. 9985
Regn. No. 116373ES
Regn. No. PE0002216
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Mr Timothy Roy Messer BE MIEAust RPEQ
Signature *T. Messer*
Date13/12/2023.....
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Engineers Register

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1 BOLT LAYOUT PLAN
1 SCALE: 1 = 100

IF YOU HAVE A ROLLER DOOR IN THE GABLE END OF YOUR SHED, CONTACT YOUR DISTRIBUTOR TO SEE IF MULLION NEEDS TO BE ROTATED FOR USE AS A DOOR JAMB.

NOT PART OF COUNCIL APPLICATION DOCUMENTATION

JOB NO. SKSG35145	DATE 13/12/2023	CHECKED TM	DRAWN FDS	STEEL BUILDING BY SKYLINE SHEDS TASMANIA PTY LTD 03 6334 5535 FOR JASON BUTT AT 14246 LYELL HIGHWAY BRONTE PARK
----------------------	--------------------	---------------	--------------	--



BOLT LAYOUT PLAN

CERTIFICATE OF QUALIFIED PERSON-ASSESSABLE ITEM

Section 321

Form **55**

To: *Owner/Agent*
 Address
 Suburb/Postcode

Qualified person details:

Qualified Person:
Address:
Licence No: Email Address:
Phone No:
Fax No:

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:

'Fair Dinkum Sheds' Structural Design Drawing (8 in total)
SKSG35145

Relevant Calculations:

Relevant calculations:

References:

NCC 2022, AS/NZ4600-2018,
AS1170, AS1170.0, AS1170.1, AS1170.2, AS1170.3, AS1170.4,
AS2870-2011, AS3600-2018, AS5216-2021

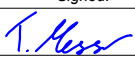
Substance Of Certificate: (what it is that is being certified)

Structure plus foundation.

Scope and/or Limitations

Vu (Limit State Design) < or = 46.3 m/s.

I certify the matters described in this certificate.

Qualified Person: Signed:

Mr Timothy Roy Messer

Certificate No:
CC5648M

Date:
13/12/2023

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

To : Owner Name
 Address
 Suburb/postcode

Form **35**

Designer Details:

Name: Category:
 Business name:
 Business address: Phone No:
 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 :

Steel Portal Frame Structure 10 m Span x 14 m O/A length x 3.6 m eaves height building, consisting of 3 bays at 4.667 m x 0 m Left Leanto span x 0 m Right leanto span

(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 checked="" type="checkbox"/> Building design	Architect or Building Services Designer
	<input checked="" type="checkbox"/> Structural design	Structural Engineer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer
	<input 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 Services Designer
	<input type="checkbox"/> Plumbing design	Plumber
	<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 : 1 to 8	Prepared by : Fair Dinkum Sheds	Date : 13/12/2023
Schedules :	Prepared by :	Date :
Specifications :	Prepared by :	Date :
Computations :	Prepared by :	Date :
Performance solution proposals :	Prepared by :	Date :
Test reports :	Prepared by :	Date :

Standards, codes or guidelines relied on in design process :

NCC 2022, AS/NZ4600-2018
AS1170, AS1170.0, AS1170.1, AS1170.2, AS1170.3, AS1170.4
AS2870-2011, AS3600-2018, AS5216-2021
NCC Building Classification = Class 10a


Any other relevant documentation :

Attribution as designer:

I **Tim Messer** 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.

Designer: Name : (print) **Tim Messer** signed  Date 13/12/2023

Licence No: **CC5648M (Structural & Building Designer)**

Assessment of Certificate 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 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

Designer:

Name : (print)

signed

Date

14246 LYELL HIGHWAY

PROPOSED VISITOR ACCOMMADATION

DISCRETIONARY USE OF A RURAL ZONE

20.3.1

P.1, p.2, p.3

Due to the land at 14246 Lyell highway being part waterway with a threatened plant (Montana purple pea), part lightly wooded and not suitable for farming, we are proposing building visitor accommodation on the site with minimal impact on the area only disrupting that we must. 14246 Lyell highway is the perfect site for this project, peaceful with great animal life.

It is a remote area with no impact on property, farming, anyone or anything. We are only building four buildings plus our permanent residence so the extra vehicle impact will be very light.

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. 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.

We are looking forward to living and enjoying this part of Tasmania,

Thanks

Jason and Renae



DATE: 27 FEBRUARY 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

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Executive Summary

The construction of a dwelling, shed and visitor accommodation units are proposed at 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, is approximately 1.2ha. 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.

The dwelling and shed in the north of the title are within an area described as *Eucalyptus pauciflora* forest and woodland on dolerite (DPD) and the proposed visitor accommodation units in the south west of the title are within an area of *Eucalyptus rodwayi* forest and woodland (DRO). Neither of these communities are listed threatened native vegetation communities. Hence, no threatened vegetation communities are at risk of being impacted by the proposed works.

One threatened flora species, *Hovea montana* mountain purplepea, was recorded in the south west of the title and is at high risk of being impacted as a result of the proposed development. No other threatened flora species or threatened fauna species are considered to be at a greater than low risk of being impacted as a result of the proposed development, with no significant habitat for threatened fauna, including dens or nests, 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.

Provided the below recommendations are adhered to, the proposal is considered to adequately address the relevant aspects of the Natural Assets Code of the Planning Scheme: C7.6.1 P1.1 and P3 and C7.6.2 P1.1 and P1.2, as detailed in Section 11. The proposal is also considered unlikely to present a significant impact to any matters of national environmental significance and require any additional assessment under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC).

Recommendations

- Obtain a 'permit to take' from DNRET before any disturbance of threatened flora species *Hovea montana* mountain purplepea occurs.
- Contain clearing of vegetation to the proposed development areas only.
- Retain patches of mountain purplepea within the hazard management area of the proposed visitor accommodation units in adherence with hazard management area requirements (avoid connectivity between retained patches within the hazard management area and surrounding vegetation outside of the hazard management area).
- Minimise the introduction of new non-native plant species (e.g., domestic gardens).
- Erect and maintain sediment barriers downslope of works (to the east and south east of the proposed visitor accommodation units and to the south and south west of the proposed dwelling) if there is any risk of run-off during works.
- Adhere to the best practice guidelines in the Wetlands and Waterways Works Manual. This includes, but is not limited to:
 - Utilise low risk construction practices
 - Maintain the natural flow regime
 - Minimise disturbance to streambank soil and vegetation
 - Avoid 'perched' culverts.

- Weed control of the works area and surrounds following works to prevent the establishment of weeds in the area.
- Prevent biosecurity incursions and weed incursions by implementing strict washdown protocols for all vehicles, machinery, and equipment used during works.

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.

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 and shed is proposed in the north of the title and accommodation units are proposed in the south west of the title. The area of impact from the proposed accommodation units, including the BAL 12.5¹ hazard management area, is approximately 4,880m². The total impact area associated with the proposed dwelling, including the BAL 19 hazard management area, and shed is approximately 6,600m². Therefore, the total area of impact on the title is approximately 1.2ha. 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 development area overlays 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.

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.

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 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.

A field inspection was undertaken on 30 January 2024 to confirm or otherwise the findings of an initial desktop study and to determine the natural values of the site. This report summarises the findings of the desktop and field assessment and provides recommendations regarding the proposal.

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 2024, conducted by Sally Scrivens of RMCG. The areas directly impacted by the proposed dwelling, shed, and units, 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 Description

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 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 glaciogene 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. The Forest Practices Authority Habitat Context Assessment Tool indicates the majority of the DPD area of the title has a low mature habitat availability, with a portion of high mature habitat availability in the south eastern corner of the title.

There is an existing gravelled access through the east of title to the proposed dwelling and shed sites. There is a cleared track off the southern end of this main access to the west of the title; where the existing dwelling and proposed units are located. It is expected that the access will be widened in some areas to provide passing bays.

Land associated with the dwelling and shed site have been partially cleared to allow for soil testing required as part of the development application. Vegetation surrounding these areas is dominated by a canopy of *Eucalyptus pauciflora* with *Eucalyptus dalrympleana* and *Eucalyptus rodwayi*. The understory 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, *Melalueca 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.

The vegetation at the site of the proposed units is dominated by *Eucalyptus rodwayi* with occasional *Eucalyptus pauciflora*. The understory species were somewhat similar to the dwelling and shed sites, with needlebush and pinkberry most common. Additional dominant species are *Hovea montanta* mountain purplepea and *Oxylobium ellipticum* golden shaggypea, with *Poa* spp. tussockgrass, and *Baloskion australe* southern cordrush also common. This vegetation is best described as *Eucalyptus rodwayi* forest and woodland (DRO). DRO is not listed as a threatened native vegetation community.

The eucalypts observed on site were generally slender and no hollow-bearing trees were observed.

The proposed construction of a dwelling (including bushfire hazard management area (HMA)), accommodation units (including HMA), shed, 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 three 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 species (*Carex capillacea* yellowleaf sedge) is 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 and site of the proposed units. The species was identified on site throughout this development area and the surrounding land, generally occurring in patches. On site, a total, 4620 (+/- 923) individuals were recorded in the south west of the title, 440 of which (9.5%) were recorded within the proposed development area. It is noted that the population also occurs across the western title boundary. While land within the development area will be converted to visitor accommodation, the associated hazard management area is expected to continue to support mountain purplepea, in adherence with hazard management area requirements², hence, the total number of individuals impacted is expected to be less than 440. The proposed development area avoids impacting the larger clumps of the species and is not expected to have a significant impact on the population of mountain purplepea on the title or the region as a whole. As the species will be impacted as a result of the proposed development, a permit will be required from the Department of Natural Resources and Environment, Tasmania.

Grassland paperdaisy is considered to have 'originally occupied' *Eucalyptus pauciflora* woodland (FPA 2016). Whilst it is noted in FPA 2016 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 on the title associated with the proposed dwelling and shed, dominated by *Eucalyptus pauciflora*, 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 site survey coinciding with this survey window, the species was not detected on site. Grassland paperdaisy is therefore 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 2017b). This species was not detected on site and is therefore considered to be at low risk of being impacted by the proposed development.

² Avoid connectivity between retained patches within the hazard management area and surrounding vegetation outside of the hazard management area.

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 ³
SPECIES NAME		NVA RECORD	STATUS S*/N ⁺		
LATIN	COMMON				
<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.	High risk – permit to take required
<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 Applicable

³ 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 13 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).

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 2017a), and they sleep in dens made under rocks, in underground burrows, or 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 area

THREATENED FAUNA SPECIES					PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ⁴
SPECIES NAME		NVA RECORD	STATUS S*/N*	FPAX 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 5km.	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

⁴ See text for explanatory information

THREATENED FAUNA SPECIES					PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT ⁴
SPECIES NAME		NVA RECORD	STATUS S*/N ⁺	FPA ^x RANGE CLASS		
LATIN	COMMON					
<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 understorey 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. Strict 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 further 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 Weed Management Act 1999*.

Table 6-1: Tasmanian Management Act 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'. The hazard management area for the units overlays approximately 425m² of the mapped geo-conservation site (includes 6m² of access), however, works are 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 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 only development in the area of mapped ASS is the access tracks, which will involve minimal excavation of soil.

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.

The access to the dwelling passes through the outer margin of the mapped wetland, however, it is an area supporting vegetation consistent with the adjacent *Eucalyptus pauciflora* forest and woodland on dolerite (DPD) and *Eucalyptus rodwayi* forest and woodland (DRO) vegetation communities, more so than the MRR area. Given this is the outer extent of the wetland area and the access is primarily existing, with the addition of passing bays required on the opposite side of the track to the wetland, this portion of the development is not considered to result in adverse impacts on natural assets.

The access through the south of the title to the visitor accommodation passes through the wetland and crosses the unnamed tributary. In addition, the hazard management area for the units overlays approximately 436m² of the mapped wetland. The mapped wetland area in these development areas does not consist of the MRR community, which appears to be characteristic of the wetland both on the subject title and in the wider region. The vegetation in this area is assessed DRO and is considered unlikely to display wetland characteristics in any given wet period (i.e., over winter). No wetland is therefore expected to be impacted as a result of the proposed development.

The unnamed tributary at the crossing point is comprised of a small (shallow and narrow) depression which, at the time of the site visit, had very low flows. The total catchment size of the watercourse is approximately 3.6ha. Constructing a vehicle crossing at this point is considered to have minimal impact on environmental flows and natural streambank and streambed condition of the watercourse. While riparian vegetation will be impacted for the width of the access track, this is not considered to result in adverse impacts on the waterway.

In order to minimise any potential risk of sediment movement into the wetland and watercourse during construction, sediment barriers should be erected to the east and south east of the proposed visitor accommodation units and to the south and south west of the proposed dwelling if there is any risk of run-off occurring during works. In addition, sediment and erosion control measures should be implemented during access construction over the waterway, in line with the Environmental Best Practice Guidelines 2: Construction Practices in Waterways and Wetlands (DNRET 2003).

11 Planning Scheme Assessment

Based on a desktop assessment, site assessment, 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 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:

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. *Impact on riparian vegetation will be limited to a 5m stretch where the access to the visitor accommodation units crosses the watercourse. This impact is considered to have minimal impact on the watercourse due to the minimal disturbance in relation to the approximate 330m stretch of watercourse through the title. No littoral vegetation will be impacted.*
- c) Maintaining natural streambank and streambed condition, where it exists. *The proposal involves a crossing of an ephemeral unnamed tributary in the south of the title. The watercourse at the crossing consists of a narrow and shallow depression and the construction of a vehicle crossing, and installation of a culvert pipe, is not considered to significantly impact on the natural streambank and streambed condition.*
- d) Impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation. *The proposal will impact on in-stream habitat as a result of the 5m wide watercourse crossing in the south of the title. The watercourse at the crossing point consists of a small depression and has limited in-stream features, with no fallen logs, rocks, or bank overhangs observed. Hence, the proposal is considered to have minimal impact on in-stream habitat.*
- e) The need to avoid significantly impeding natural flow and drainage. *The proposal is not considered to significantly impede natural flow and drainage of the site. A culvert pipe will be installed at the watercourse crossing point to ensure natural flow is maintained. This installation will occur in a time of low flows and be completed within a day to minimise disturbance to drainage patterns of the site.*
- f) The need to maintain fish passage, where known to exist. *Water is not constantly present within the watercourse; hence, fish passage is unlikely to exist. However, installing a culvert pipe at the watercourse crossing site will ensure any fish passage through the site is maintained. Given the relatively flat nature of the site, there is negligible risk of the culvert being 'perched' and limiting fish passage.*
- 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. *The proposed units are situated in the same area as an existing dwelling on the title. This existing dwelling is proposed to be demolished, however, it is a site with existing disturbance.*
- 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. *The proposed stream crossing will be appropriately designed for the site and constructed with low-risk practices, as per the environmental best practice guidelines in the Wetlands and Waterways Works Manual.*
- 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.*

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 1.2ha in area, 0.5ha of which is associated with the visitor accommodation. Approximately 300m² of the visitor accommodation works area is considered to be priority habitat as it supports a threatened flora species, Hovea montana. The area outside of the proposed development area that is considered priority habitat, as it supports Hovea montana, is approximately 3,220m². The proposed clearance of priority vegetation is 8.5% of the total area of priority vegetation recorded on the title. This proposed clearance is considered to be limited in scale relative to the total area of priority vegetation on the title. In addition, the species is considered likely to persist in the hazard management area (part of the works area) surrounding the visitor accommodation.*

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. *The visitor accommodation is situated in the south west of the title outside of a mapped wetland area, in the vicinity of an existing dwelling on the title. The clearance of priority vegetation is minimised by avoiding the largest and densest patches of recorded threatened flora on the title. The proposed dwelling and shed are located in the north of the subject title and will not impact on any priority vegetation.*
- 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).*
- c) Minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings. *The proposed dwelling and shed will not impact on any priority vegetation. The proposed visitor accommodation is situated in a relatively flat portion of the title and proposed to be constructed to BAL 12.5 standards, which is the highest BAL rating available for visitor accommodation that meets the deemed-to-satisfy requirements. The required parking and turning area associated with the units is contained entirely within the hazard management area for the units. Hence, impacts from bushfire hazard management measures have been minimised. In addition, the associated*

hazard management area is expected to continue to support mountain purplepea in adherence with hazard management area requirements (avoid connectivity between retained patches within the hazard management area and surrounding vegetation outside of the hazard management area).

- d) Any mitigation measures implemented to minimise the residual impacts on priority vegetation. *Recommendations have been provided as part of this report to minimise residual impacts on priority vegetation. This includes obtaining a permit to take from NRE for threatened flora (priority vegetation) impacted as part of the proposal.*
- e) Any on-site biodiversity offsets. *NA – there are no known on-site biodiversity offsets.*
- f) Any existing cleared areas on the site. *The visitor accommodation is situated in the same area as an existing dwelling on the title which is proposed to be demolished as part of the development. Access tracks and part of the proposed dwelling and shed site 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 at 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, is approximately 1.2ha. 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.

The dwelling and shed in the north of the title are within an area described as *Eucalyptus pauciflora* forest and woodland on dolerite (DPD) and the proposed visitor accommodation units in the south west of the title are within an area of *Eucalyptus rodwayi* forest and woodland (DRO). Neither of these communities are listed threatened native vegetation communities. Hence, no threatened vegetation communities are at risk of being impacted by the proposed works.

One threatened flora species, *Hovea montana* mountain purplepea, was recorded in the south west of the title and is at high risk of being impacted as result of the proposed development. No other threatened flora species or threatened fauna species are considered to be at a greater than low risk of being impacted as a result of the proposed development, with no significant habitat for threatened fauna, including dens or nests, 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.

Provided the below recommendations are adhered to, the proposal is considered to adequately address the relevant aspects of the Natural Assets Code of the Planning Scheme: C7.6.1 P1.1 and P3 and C7.6.2 P1.1 and P1.2, as detailed in Section 11. The proposal is also considered unlikely to present a significant impact to any matters of national environmental significance and require any additional assessment under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC).

Recommendations

- Obtain a 'permit to take' from DNRET before any disturbance of threatened flora species *Hovea montana* mountain purplepea occurs.
- Contain clearing of vegetation to the proposed development areas only.
- Retain patches of mountain purplepea within the hazard management area of the proposed visitor accommodation units in adherence with hazard management area requirements (avoid connectivity between retained patches within the hazard management area and surrounding vegetation outside of the hazard management area).
- Minimise the introduction of new non-native plant species (e.g., domestic gardens).
- Erect and maintain sediment barriers downslope of works (to the east and south east of the proposed visitor accommodation units and to the south and south west of the proposed dwelling) if there is any risk of run-off during works.
- Adhere to the best practice guidelines in the Wetlands and Waterways Works Manual. This includes, but is not limited to:
 - Utilise low-risk construction practices
 - Maintain the natural flow regime
 - Minimise disturbance to streambank soil and vegetation
 - Avoid 'perched' culverts.

- 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 strict 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 2016) for threatened flora previously recorded within 5km of the subject title from NVA accessed 19/01/2024

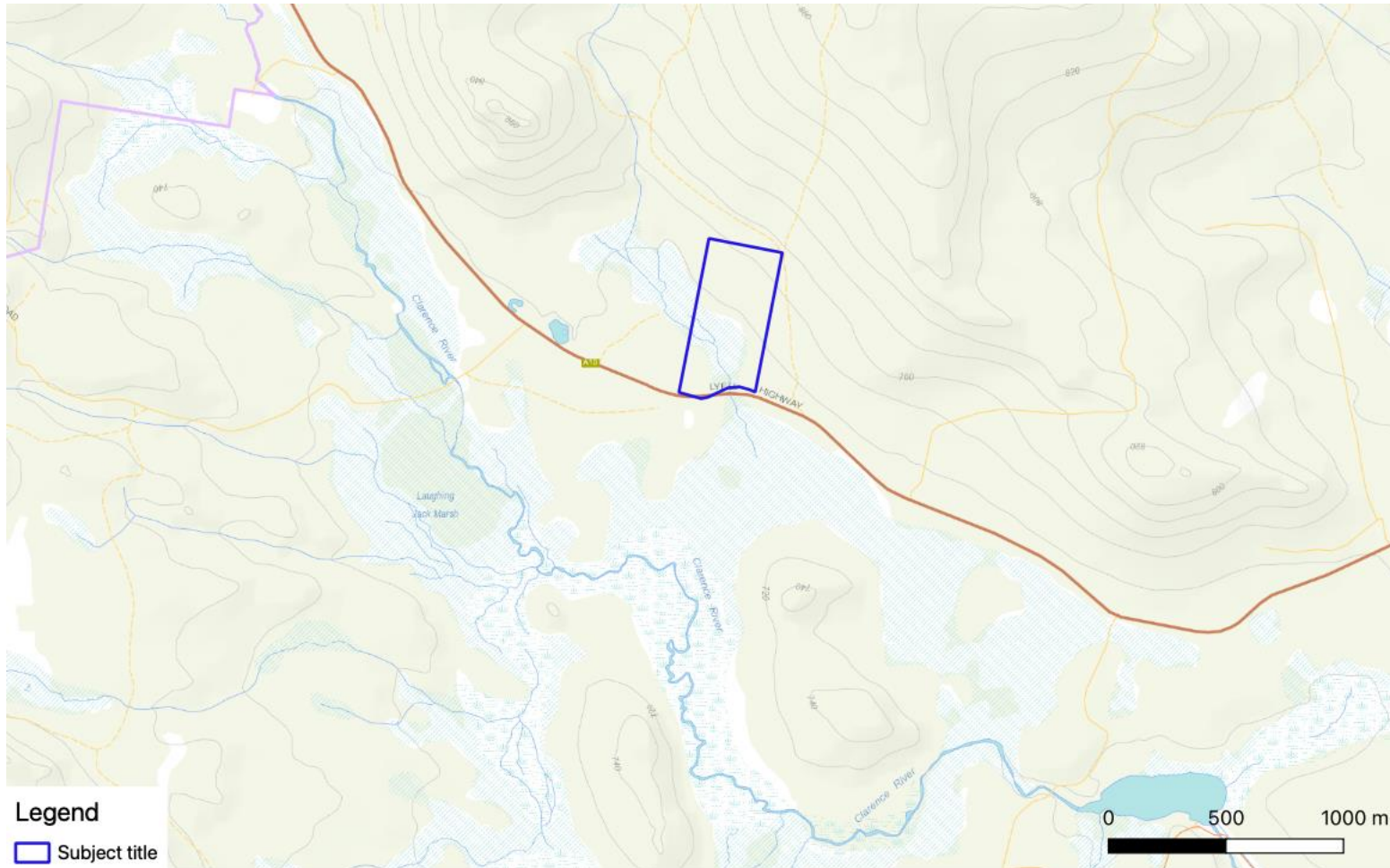
SPECIES NAME	COMMON NAME	PREFERRED HABITAT
<i>Carex capillacea</i>	Yellowleaf sedge	Found in the Central Highlands in marshy habitats, extending to short alpine herbfields associated with snow patches.
<i>Hovea montana</i>	Mountain purplepea	Occurs in subalpine grasslands and grassy woodlands, occasionally 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> <i>subsp. 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 2017a) 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

SPECIES NAME	COMMON NAME	PREFERRED HABITAT
<i>Accipiter novaehollandiae</i>	Grey goshawk	Potential habitat for the grey goshawk is native forest with mature elements below 600 m altitude, particularly along watercourses. Significant habitat for the grey goshawk 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 subsp. fleayi</i>	Tasmanian wedge-tailed eagle	Potential habitat for the wedge-tailed eagle 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. Breeding failure often promotes a change of nest in the next 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 for the spotted-tailed quoll 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 for the spotted tailed quoll 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>Haliaeetus 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>Oreixenica ptunarra</i>	Ptunarra brown butterfly	Potential habitat for the Ptunarra brown butterfly is native grasslands, sedgelands, heathlands, shrublands or grassy woodlands with tussock grass (<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). In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI type mature density class 'a', 'b', or 'c'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh. Remnants and paddock trees in agricultural areas may also constitute potential habitat. Significant habitat for the masked owl 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. In terms of using mapping layers for an initial desktop assessment prior to an on-ground survey. Significant habitat may occur in all areas within the core range classified as dry forest with at least 20% mature eucalypt crown cover that is classified as mature. 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 significant habitat.

Appendix 2: Maps



Legend

 Subject title

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

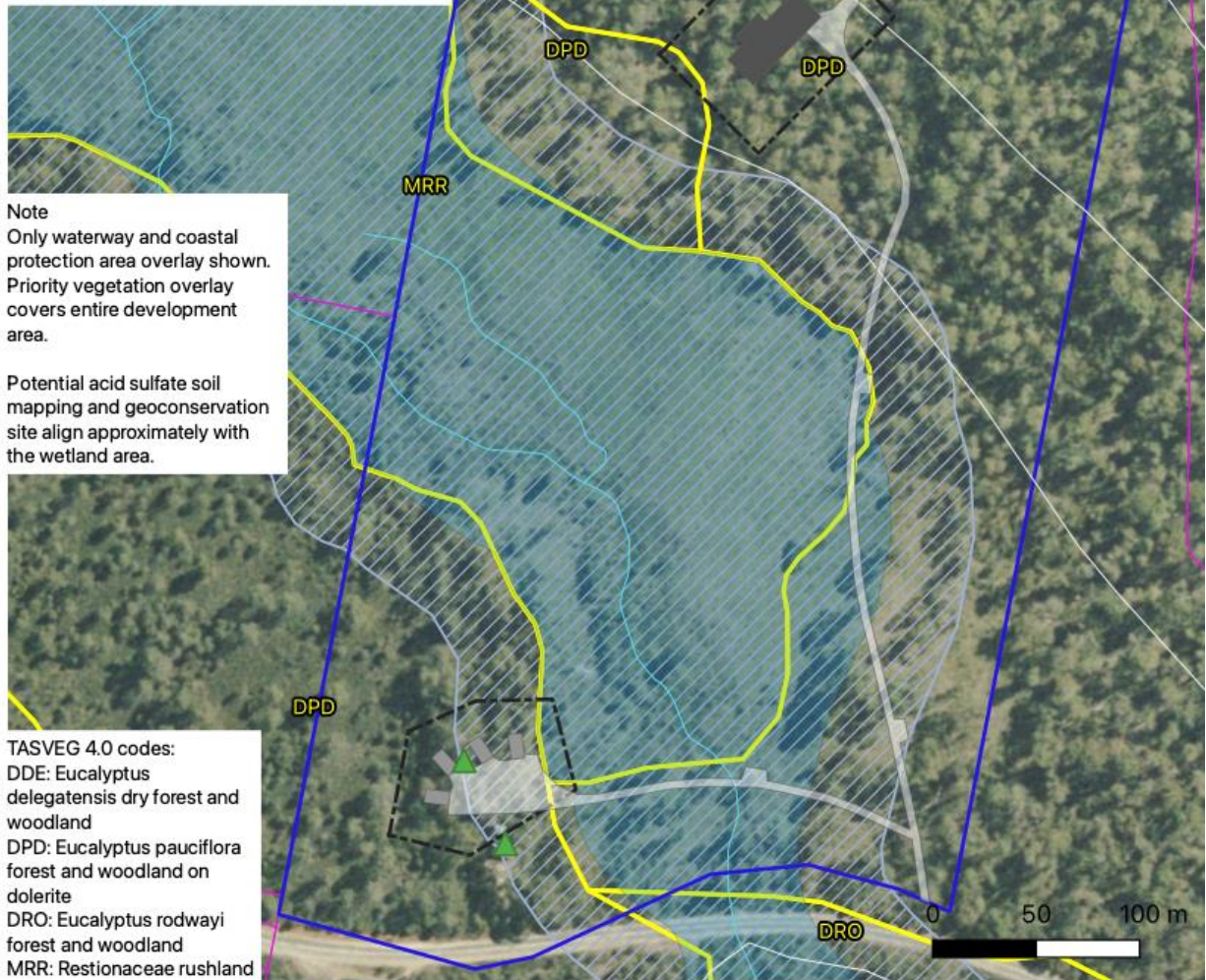
BaseMap image by LIST Topo
Cadastre from LIST



Figure A2-1: Location

Legend

- Subject title
 - Cadastre
 - Proposed dwelling
 - Proposed units
 - Proposed shed
 - HMA
 - Proposed/existing access
 - Wetland
 - TASVEG 4.0
 - Drainage line
 - Contour (10m)
 - ▲ Threatened flora record
- Planning overlay**
- Waterway and coastal protection area



Note
 Only waterway and coastal protection area overlay shown. Priority vegetation overlay covers entire development area.

Potential acid sulfate soil mapping and geoconservation site align approximately with the wetland area.

TASVEG 4.0 codes:
 DDE: Eucalyptus delegatensis dry forest and woodland
 DPD: Eucalyptus pauciflora forest and woodland on dolerite
 DRO: Eucalyptus rodwayi forest and woodland
 MRR: Restionaceae rushland

Map Name: Aerial view - recorded natural values
 Project: Proposed development
 Client: Butt
 Date: 23/02/2024

BaseMap image by LIST Ortho
 Cadastre, contours, drainage, wetlands, planning overlay, threatened flora, and vegetation from LIST



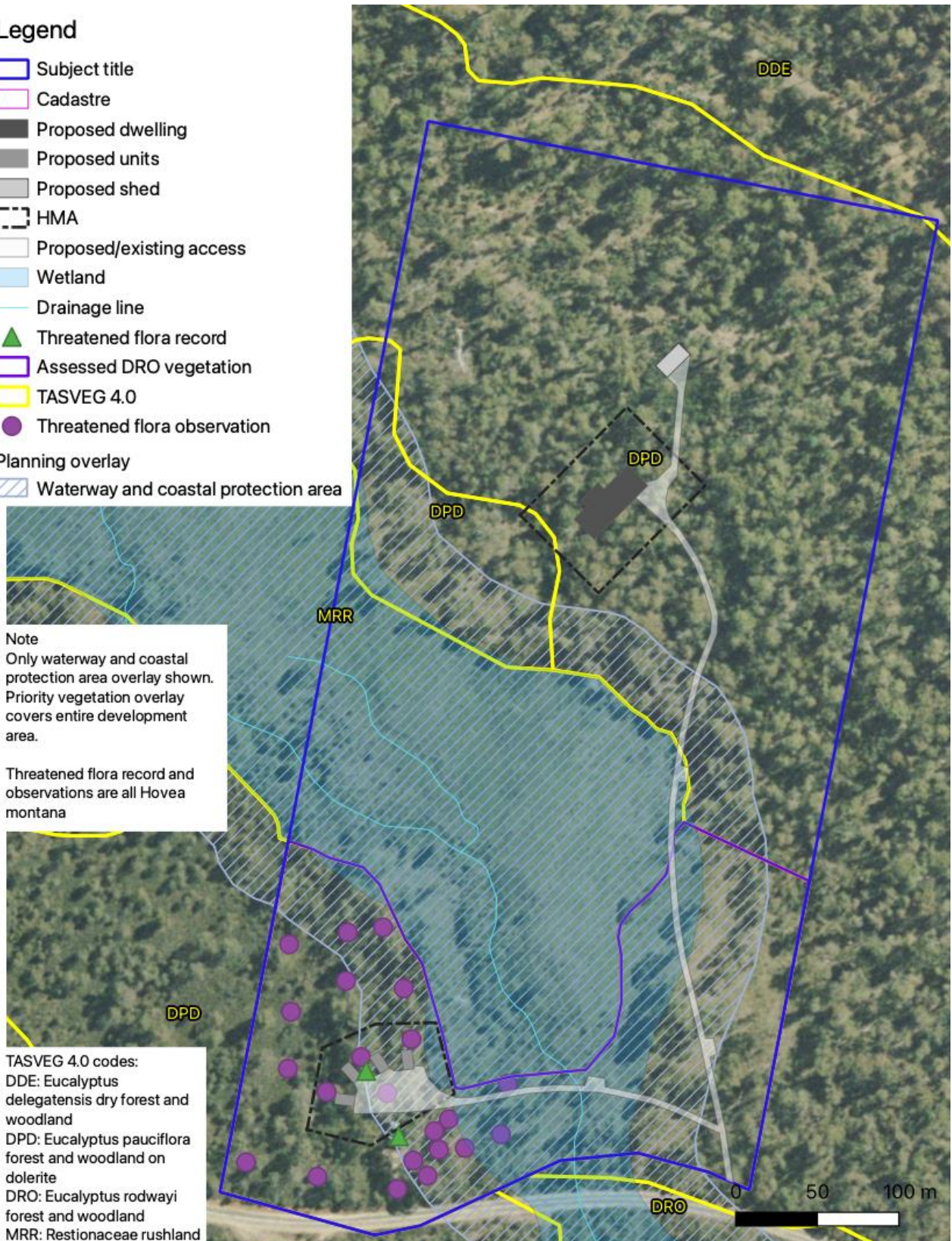
Figure A2-2: Aerial image

Legend

- Subject title
- Cadastre
- Proposed dwelling
- Proposed units
- Proposed shed
- HMA
- Proposed/existing access
- Wetland
- Drainage line
- ▲ Threatened flora record
- Assessed DRO vegetation
- TASVEG 4.0
- Threatened flora observation

Planning overlay

- Waterway and coastal protection area



Map Name: Aerial view - observed natural values
 Project: Proposed development
 Client: Butt
 Date: 23/02/2024

BaseMap image by LIST Ortho
 Cadastre, drainage, wetlands, planning overlay, threatened flora, and vegetation from LIST



Figure A2-3: Site features

Appendix 3: Photos

All photos taken by Sally Scrivens 30 January 2024



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



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



Figure A3-3: Example of DPD vegetation within the proposed shed site.



Figure A3-4: View south from proposed visitor accommodation units development area to the existing dwelling (proposed to be demolished). Example of *Eucalyptus rodwayi* forest and woodland (DRO) vegetation.



Figure A3-5: Example of DRO vegetation within the proposed visitor accommodation development area.



Figure A3-6: View north east of mapped wetland area, north of the proposed unit access and east of the proposed unit development area. Vegetation assessed as DRO.



Figure A3-7: View north of existing access on the title to the proposed dwelling and shed development areas.



Figure A3-8: View east of cleared access track from proposed visitor accommodation units. Note, photo is taken within the mapped wetland. Vegetation assessed as DRO.



Figure A3-9: Example of a patch of *Hovea montana* mountain purplepea within the proposed visitor accommodation development area.



Figure A3-10: Example of a patch of *Hovea montana* mountain purplepea in the south west of the title, outside of the proposed visitor accommodation development area.



Figure A3-11: View north of stream channel from existing cleared track to proposed visitor accommodation.

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BUSHFIRE HAZARD REPORT- Version 2
Jason Butt and Renae Parker

Proposed new
dwelling with shed
and short-term
accommodation units

14246 Lyell Highway
BRONTE PARK TAS

Author- Matt Perry

BFP- Provisional

9 October 2023

Scope of Assessors Accreditation

Matt Perry (BFP-Provisional) is provisionally accredited by the Chief Officer of the Tasmania Fire Service under Section 60B of the *Fire Service Act 1979* for scope of works:

1. Certify a Bushfire Hazard Management Plan for the purposes of the *Building Act 2016*
2. Certify an Exemption from a Bushfire Hazard Management Plan for the purposes of the *Building Act 2016* or the *Land Use Planning and Approvals Act 1993*
- 3A. Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for Vulnerable Uses and Hazardous Uses for the purposes of the *Land Use Planning and Approvals Act 1993*.
- 3B. Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for small subdivisions for the purposes of the *Land Use Planning and Approvals Act 1993*.

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Re-Certification – Ability to Re-Evaluate

If in the event that the land owner requests a re-assessment of this plan due to a reduced or eliminated bushfire risk in the future; an Accredited Bushfire Assessor can over-ride any or all of the requirements or provisions of this plan. This provision serves to formally expunge any Part 5 Agreement with a Council Planning Authority (if placed on a Title as a condition of Permit) or to reduce the construction standards required under *AS3959 Construction of Buildings in Bushfire Prone Areas* (as amended) if the bushfire risk is reduced to **BAL – LOW** or a threat no longer exists.

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Appendix A – Proposal Plans

Appendix B – Bushfire Hazard Management Plan

Appendix C – Requirements for Property Access and Water Supply

1. Introduction

Environmental Services and Design Pty Ltd has been engaged to complete a bushfire hazard management assessment for a proposed new dwelling and four short term accommodation units.

The short-term visitor accommodation buildings are class 1b and require under Table 4 Element D to comply with maximum of **BAL 12.5** as well as requiring a Bushfire emergency plan under 2.3.5 of the Directors Determination – Bushfire Hazard Areas v1.1.

The emergency is a separate document. The dwelling will be assessed separately, and all four units will be assessed as a single building area for assessment purposes.

The proposed shed is located further than 6m from the proposed dwelling and is not required to be included in the assessment.

during site inspection that more than 6m west of the short-term accommodation proposed building area there are existing cabins that are in the process of being demolished and removed and are not required to be included in the assessment

The lot contains Priority vegetation and waterway protection areas code C7 under Central Highlands Local provisional Schedule. Minimal clearing and maintenance is required for Bushfire protection as explained in more detail under Hazard Management in section 5.

Onsite inspection also revealed that some vegetation has been cleared for the construction of the access as well as some vegetation around the dwelling building area.

The purpose of this report is to document the assessment, bushfire attack level and associated hazard management areas under the Tasmanian Building Regulations 2016, Directors Determination – Bushfire Hazard Areas v1.1 and AS3959 2018.

2. Site Description

2.1 Property Details

Property Address	14246 Lyell Highway Bronte Park
Certificate of Title	241772/1 PID 2572694
Type of Application	Proposed new dwelling with shed and four short term accommodation units.
Area	20.48ha
Zoning	Rural - Zone number 20
Surrounding Zoning	Rural in all directions Land conservation to the west
Planning Scheme	Tasmanian Planning Scheme – Central Highlands
Existing land Use	Vacant
Proposed land use	In accordance with Central Highlands Planning Scheme



Aerial View

2.2 Surrounding Land Use

Surrounding land use within 100m of the proposed building areas are undeveloped land internal to boundary in all directions and NRE (Future Potential Production Forest) to the south.

3. Proposed Development

The proposed construction of a Class 1a residential dwelling with a class 10 shed and four class 1b short term accommodation units.

Site plan prepared by WEEDA Drafting dated 20 September 2023 is at attachment A.

4. Bushfire Hazard Assessment

A site assessment was carried out on 21 August 2023.
Desktop assessment was conducted on 9 October 2023.

4.1. Vegetation & Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed building work has been inspected and classified in accordance with AS 3959-2018.

The desktop assessment revealed the building sites are located within Natural Assets Code & Priority Vegetation overlay with short-term accommodation units building sites are located within waterway and coastal protection area overlay.

The list map layers show the area does not contain any Raptor nests with only a low likelihood of wedge tailed eagle nesting habitat and the proposed building areas do not contain endangered Native vegetation communities.

Vegetation

Based on the site assessment the vegetation external and internal to the lot is assessed as:

Due to the density of the undergrowth and the Restianaceae rushland amongst and in between the Forest/Woodland vegetation which has high flammability rating the vegetation for both proposed building sites will be assessed as Forest in all directions.

Topography

Surrounding effective slopes of land under classified vegetation are as follows:

Dwelling

- NW– upslope,
- SW – 4° downslope,
- NE – upslope,
- SE– 4° downslope.

Units building area

- NW– upslope,
- SW – 3° downslope,
- NE – upslope,
- SE– 3° downslope.

Dwelling



Image 4.1.1 - View NE from building area.



Image 4.1.2 - View SE of building area.



Image 4.1.3 – View SW from building area



Image 4.1.4 – NW from building area

Units building area



Image 4.1.5 – NW from building area.



Image 4.1.6 – View SE across building area.



Image 4.1.7 – View SW across building area.



Image 4.1.8 – View NE across building area.

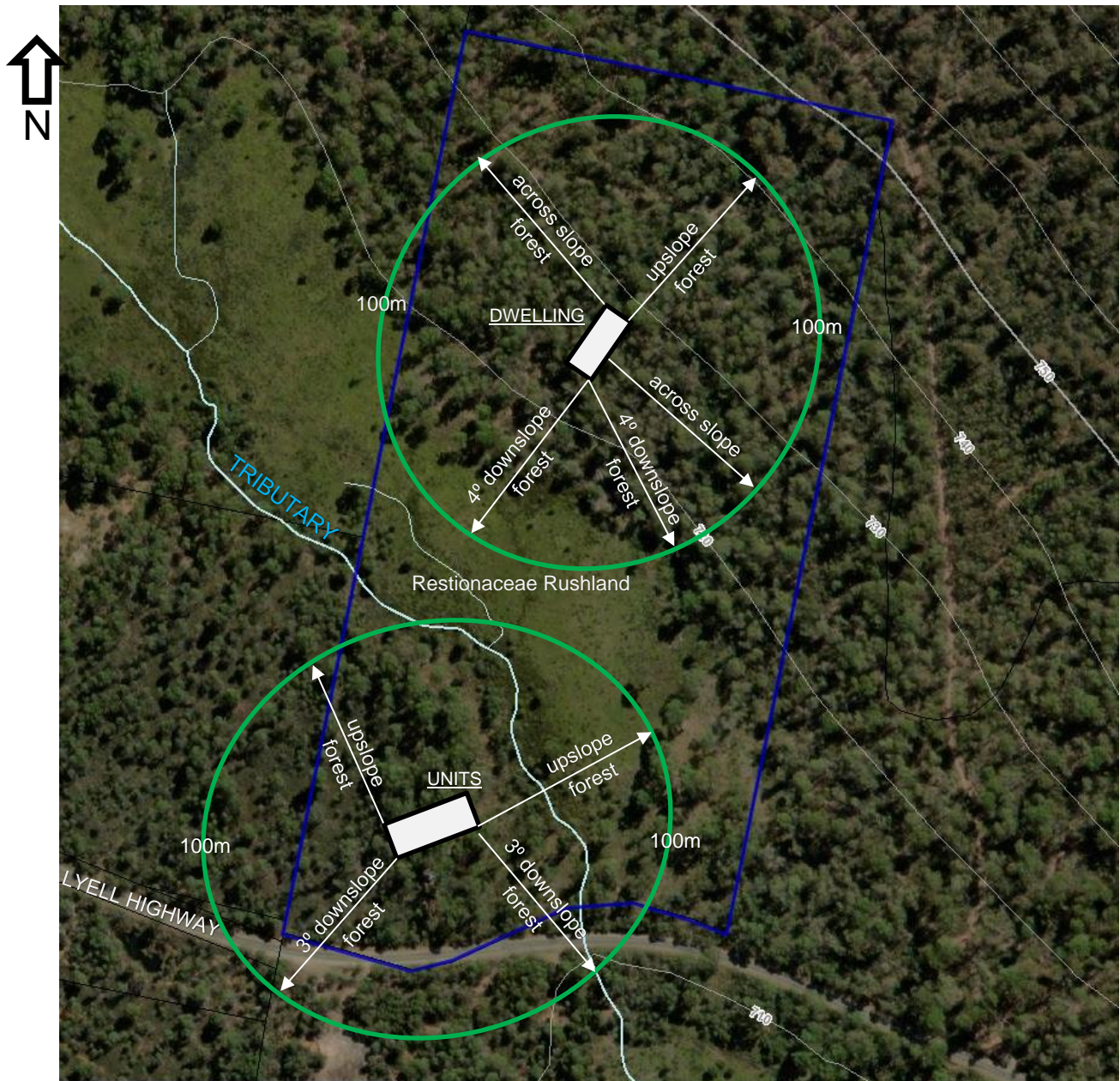


Image 4.1.5 – Site Analysis

4.2. Bushfire Attack Level

A Bushfire Attack Level assessment has been completed using Method 1 of AS 3959-2009.

Step 1: Relevant fire danger index (clause 2.2.2): FDI 50

Step 2: Assess the vegetation within 100m in all directions.

Dwelling

Vegetation Classification	NW	SW	NE	SE
Group A - Forest	X	X	X	X
Group B – Woodland				
Group C – Shrubland				
Group D – Scrub				
Group E – Mallee/Mulga				
Group F – Rainforest				
Group G – Grassland				
Low threat (cl. 2.2.3.2)				

Step 3: Distance from classified vegetation (clause 2.2.4)

	NW	SW	NE	SE
Existing distance	0-100m	0-100m	0-100m	0-100m
Proposed HMA distance	23m	27m	23m	27M

Step 4: Effective slope under classified vegetation

	NW		SW		NE		SE	
	Upslope/0	X	Upslope/0		Upslope/0	X	Upslope/0	
	>0-5°		>0-5°	X	>0-5°		>0-5°	X
	>5-10°		>5-10°		>5-10°		>5-10°	
	>10-15°		>10-15°		>10-15°		>10-15°	
	>15-20°		>15-20°		>15-20°		>15-20°	

Step 5: Determination of Bushfire Attack Level (BAL)

	NW	SW	NE	SE
BAL value for each quadrant	19	19	19	19

The applicable Bushfire Attack Level is: **BAL-19**

Short term accommodation Units

Vegetation Classification	NW	SW	NE	SE
Group A - Forest	X	X	X	X
Group B – Woodland				
Group C – Shrubland				
Group D – Scrub				
Group E – Mallee/Mulga				
Group F – Rainforest				
Group G – Grassland				
Low threat (cl. 2.2.3.2)				

Step 3: Distance from classified vegetation (clause 2.2.4)

	NW	SW	NE	SE
Existing distance	0-100m	0-100m	0-100m	0-100m
Proposed HMA distance	32m	38M	32m	38M

Step 4: Effective slope under classified vegetation

	NW		SW		NE		SE	
	Upslope/0	X	Upslope/0		Upslope/0	X	Upslope/0	
	>0-5°		>0-5°	X	>0-5°		>0-5°	X
	>5-10°		>5-10°		>5-10°		>5-10°	
	>10-15°		>10-15°		>10-15°		>10-15°	
	>15-20°		>15-20°		>15-20°		>15-20°	

Step 5: Determination of Bushfire Attack Level (BAL)

	NW	SW	NE	SE
BAL value for each quadrant	12.5	12.5	12.5	12.5

The applicable Bushfire Attack Level is: **BAL-12.5**

5. Bushfire Protection Measures

The Bushfire Attack Level assessment at section 4.2 assesses the Bushfire Attack Level as **BAL 12.5** the following factors must be implemented:

Hazard management

- Vegetation is required to be removed to create each hazard management area and must be established and maintained as shown on the Hazard management plan drawing at attachment B.
- Hazard Management Areas must be implemented prior to occupancy to the building surveyor's satisfaction and maintained by the owner thereafter.

Dwelling

**NW – 23m,
SW– 27m,
NE– 23m,
SE– 27m.**

Short term accommodation units

**NW – 32m,
SW– 38m,
NE– 32m,
SE– 38m.**

Construction

- Dwelling construction must comply with the requirements of AS3959-2018 for **BAL 19**.
- Short term accommodation units' construction must comply with the requirements of AS3959-2018 for **BAL 12.5**.

Water Supply

- Property is not connected to a TasWater reticulated main supply and there are no hydrants in the area.
- A static water supply for firefighting purposes must be installed for the dwelling and short-term accommodation units. The proposed locations are shown on site plan for all proposed buildings at Appendix A and highlighted on the Hazard Management Plan drawing **8949-1**.
- Each static water supply tanks must be of noncombustible construction with a minimum capacity of 10,000ltr fitted with a 65mm storz fitting.
- The units fire static water supply capacity must be a minimum total of 40,000ltrs and can be achieved by either 4x10,000ltr tanks or 2x20,000ltr tanks.
- The potential locations for the static water supply firefighting water points are within 90m of the furthest part of the proposed building to be protected measured as a hose lay. From the proposed water supply location shown on the Site Plan the hose lay for the dwelling was measured at approximately 76m and the hose lay for the units was a approximate maximum length of 85m to the furthest unit.
- Static water supply must meet the requirements of Table 3B of the Directors Determination – Bushfire Hazard Areas.
- Static water supply requirements are included in Appendix C.
- Static water supply and construction of hardstand area must be implemented prior to occupancy to the building surveyor's satisfaction and maintained by the owner thereafter.

Access

- Access to the property is required to access a firefighting water point for the dwelling and short-term accommodation units.
- On site inspection noted access to the proposed dwelling is currently under construction from the crossover from Lyell Highway this includes access to the short-term accommodation units.
- Each access length to the dwelling and units exceeds 200m and is required to include passing bays which are shown on the site plan at Appendix A. The passing bays that must be constructed are highlighted on the hazard management plan. The passing bays must be of the same construction as the access carriageway with an extra width of 2m and a minimum length of 20m. Passing bays must be located at a maximum every 200m.
- The completed access and turning area must be a minimum of 4m in width with 500mm clearance on either side of all-weather construction.
- The access to the dwelling terminates in a “Y” turning head that exceeds the required dimensions Table 2 element B of the Directors Determination – Bushfire Hazard Areas.
- The access to the accommodation units terminates in a car park area that exceeds the required dimensions Table 2 element B of the Directors Determination – Bushfire Hazard Areas.
- The proposed access to the units from the main access carriageway crosses a tributary requiring any bridge or culvert to have a minimum capacity of 20 tonnes.
- Access and turning head must meet the requirements of Table 2 element B of the Directors Determination – Bushfire Hazard Areas.
- Property Access requirements are included in Appendix C.
- Access must be implemented prior to occupancy to the building surveyor's satisfaction and maintained by the owner thereafter.

Emergency Plan

A bushfire emergency plan for the accommodation units will be developed and implemented prior to occupancy.

For owners Consideration Only

The site plan contains more than the required number of passing bays. It is recommended that all proposed passing bays be constructed to increase safety and ease of evacuation for visitors and owners in the event of bushfire.



Image 5.1.1 - Main access under construction towards Lyell Highway



Image 5.1.2 – Access to units from main access carriageway

6. Statutory Compliance

The applicable bushfire requirements are specified in the *Director's Determination –Bushfire-Hazard Areas (v1.1)*.

Table 1 – Compliance Schedule

Dwelling

Deemed-to-Satisfy requirement	Compliance
2.3.1 Construction	Subject to design and construction to BAL-19 standard, the proposal will comply with clause 2.3.1.
2.3.2 Property access	Subject to construction of the proposed access as prescribed in section 5 Access, the proposal will comply with clause 2.3.2.
2.3.3 Water supply for firefighting	Subject to installation of the static water supply for firefighting as prescribed in section 5, the proposal will comply with clause 2.3.3.
2.3.4 Hazard management areas	Subject to implementing the hazard management area prescribed on the Bushfire Hazard Management Plan, the proposal will comply with clause 2.3.4.
2.3.5 Emergency plan	N/A

Short term accommodation Units

Deemed-to-Satisfy requirement	Compliance
2.3.1 Construction	Subject to design and construction to BAL-12.5 standard, the proposal will comply with clause 2.3.1.
2.3.2 Property access	Subject to construction of the proposed access as prescribed in section 5 Access, the proposal will comply with clause 2.3.2.
2.3.3 Water supply for firefighting	Subject to installation of the static water supply for firefighting as prescribed in section 5, the proposal will comply with clause 2.3.3.
2.3.4 Hazard management areas	Subject to implementing the hazard management area prescribed on the Bushfire Hazard Management Plan, the proposal will comply with clause 2.3.4.
2.3.5 Emergency plan	An emergency plan has been prepared and requires Tasmania Fire Service approval to satisfy clause 2.3.5.

7. Conclusion

Dwelling design and construction must conform to **BAL-19** minimum specifications under AS3959:2018.

Short term accommodation units design and construction must conform to **BAL-12.5** minimum specifications under AS3959:2018.

Static water supply for firefighting must be installed, the proposed access from Lyell Highway to the proposed dwelling and short-term accommodation units with passing bays and turning areas must be constructed. Requirements are included in Appendix C.

Hazard Management area must be created and maintained as shown on the Hazard Management Plan at appendix B drawing 8949-2 (v.2).

A bushfire hazard management plan is required and is at Appendix B. This Bushfire Hazard report must be read in conjunction with the bushfire hazard management plan.

The requirements of the hazard management plan must be fully implemented prior to the issue of the certificate of occupancy.

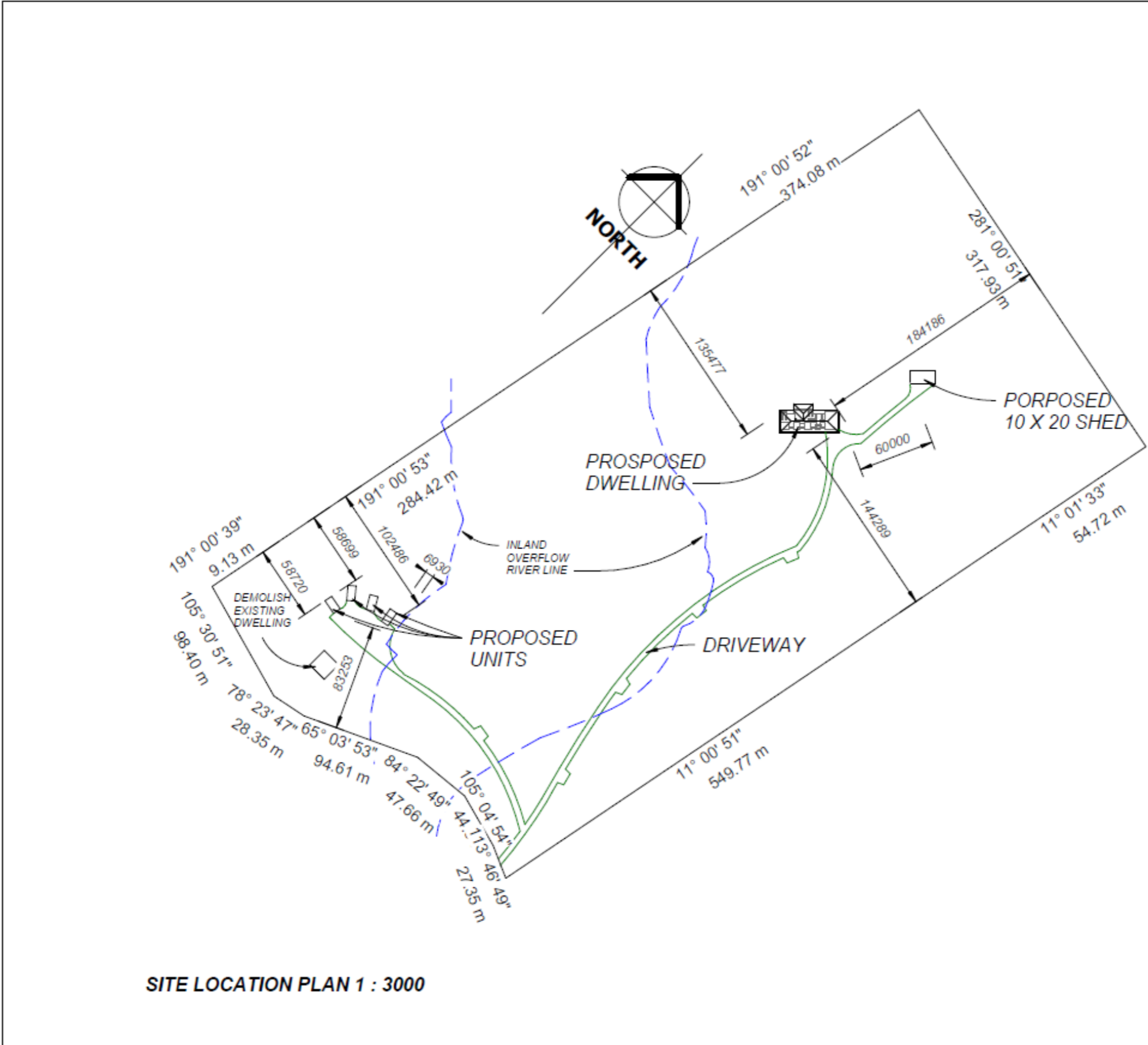
Appendix A Proposal Plans

WEEDA Drafting
 & Building Consultants Pty Ltd

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WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER
 ACCREDITATION NUMBER CC 5317 P QM & D

DRAFT 5



PROPOSED BRICK VENEER DWELLING AT 14246 LYELL HIGHWAY, BRONTE PARK.
 FOR JASON R. BUTT & RENAE E. PARKER.

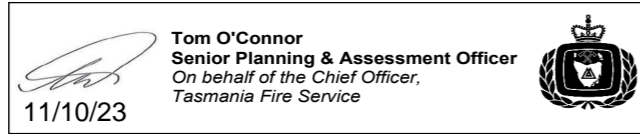
DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No:
20/9/2023	1 : 3000	J WEEDA	J VAN SCHIE	JUNE - 12 OF 19

Appendix B (pg1) Bushfire Hazard Management Plan

General Notes

Design and Construction

- Dwelling design and construction must conform to **BAL-19** minimum specifications under AS3959:2018
- Accommodation Units design and construction must conform to **BAL-12.5** minimum specifications under AS3959:2018

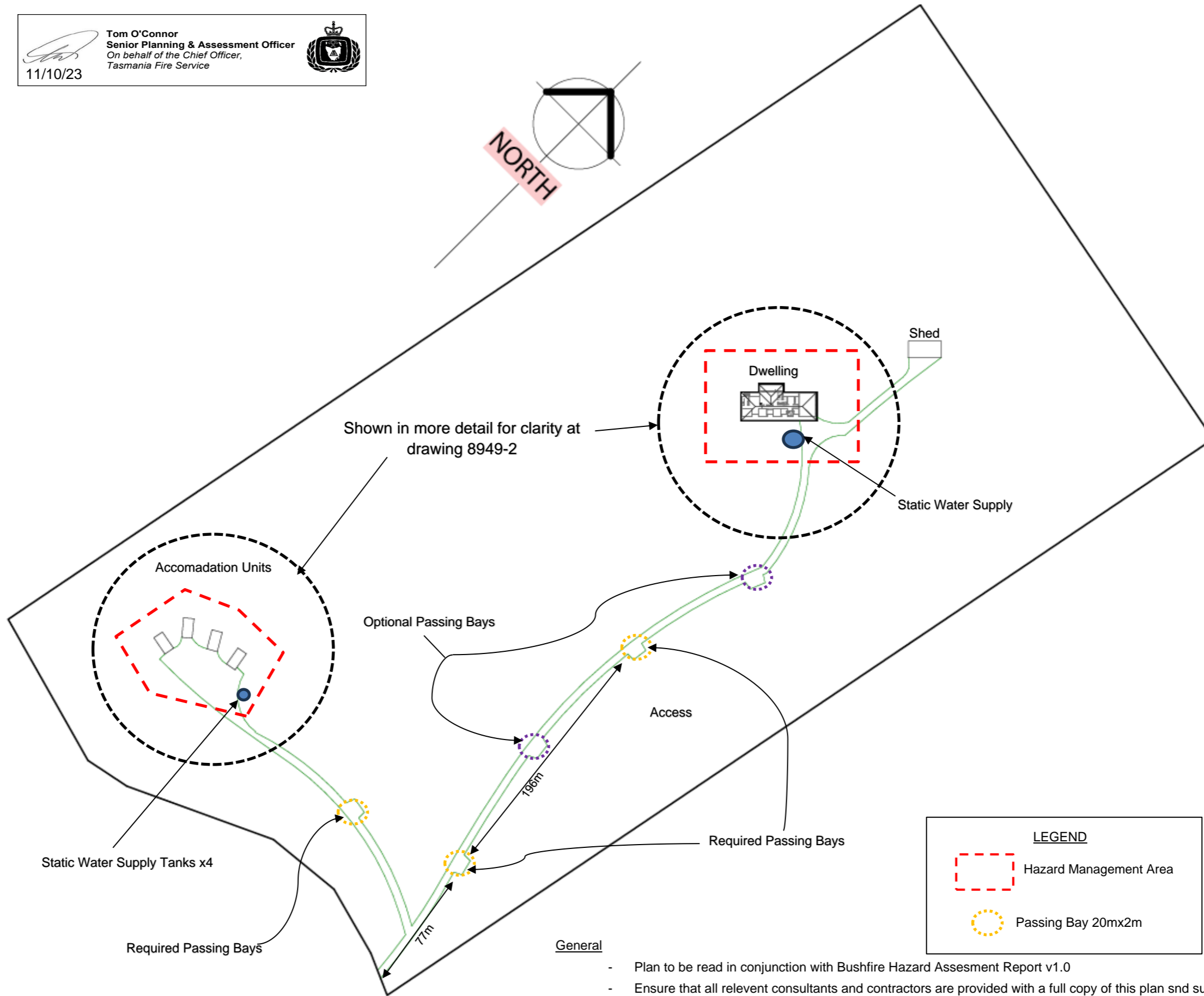


Hazard Management (HMA)

- It is the responsibility of the landowner to maintain the landscaping in accordance with the Bushfire Hazard Management Plan
- Establish hazard management area as shown on the Bushfire Hazard Management Plan.
- Ensure fuels are reduced sufficiently & other hazards are removed such that the fuel & other hazards do not significantly contribute to the bushfire attack
- The hazard management area is to be regularly maintained and managed and in particular between the months of September and March in each calendar year
- Landscaping in the HMA is to be minimised with grass maintained to a maximum height of 100mm
- Pathways and landscaping material surrounding any habitable structures must be of non-combustible elements for a minimum of 1m from any external walls or decks
- To be established prior to occupancy

Access and Water Supply

- Access and water supply must be designed in accordance with section 5 of this report and must comply with the requirements in Appendix C

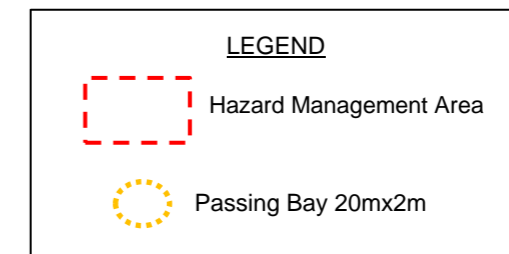


14246 Lyell Highway
Bronte Park
CT – 241772/1
Dwelling
BAL 19
Units
BAL 12.5

Maintenance prior to the onset of each fire season

- Guttering on all habitable structures must be inspected and cleared of debris annually
- Ensure all hoses and brass connections are in good working order
- All valley and wall/roof junctions are inspected and debris removed
- Roof sheeting inspected for damages or dislodged roofing materials (replace if necessary)
- Painted surfaces are in good condition and decaying timbers given particular attention to repair
- Screens/shutters on windows and doors are in good working condition and fit well without breaks, holes or tears,
- Door mats to be of non-combustible materials


Woodpiles, garden sheds and other combustible materials to be kept well away from habitable structures.

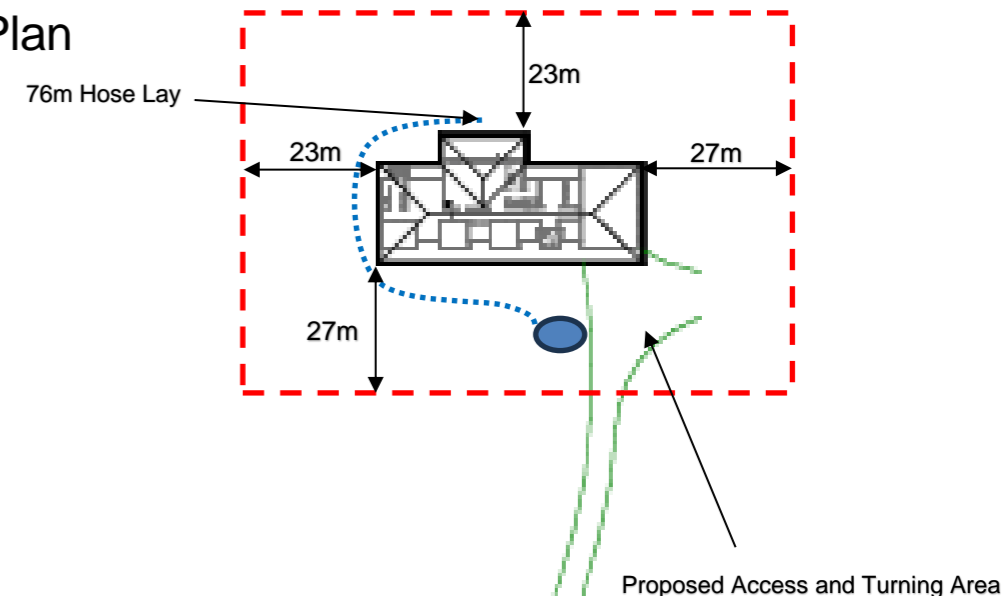
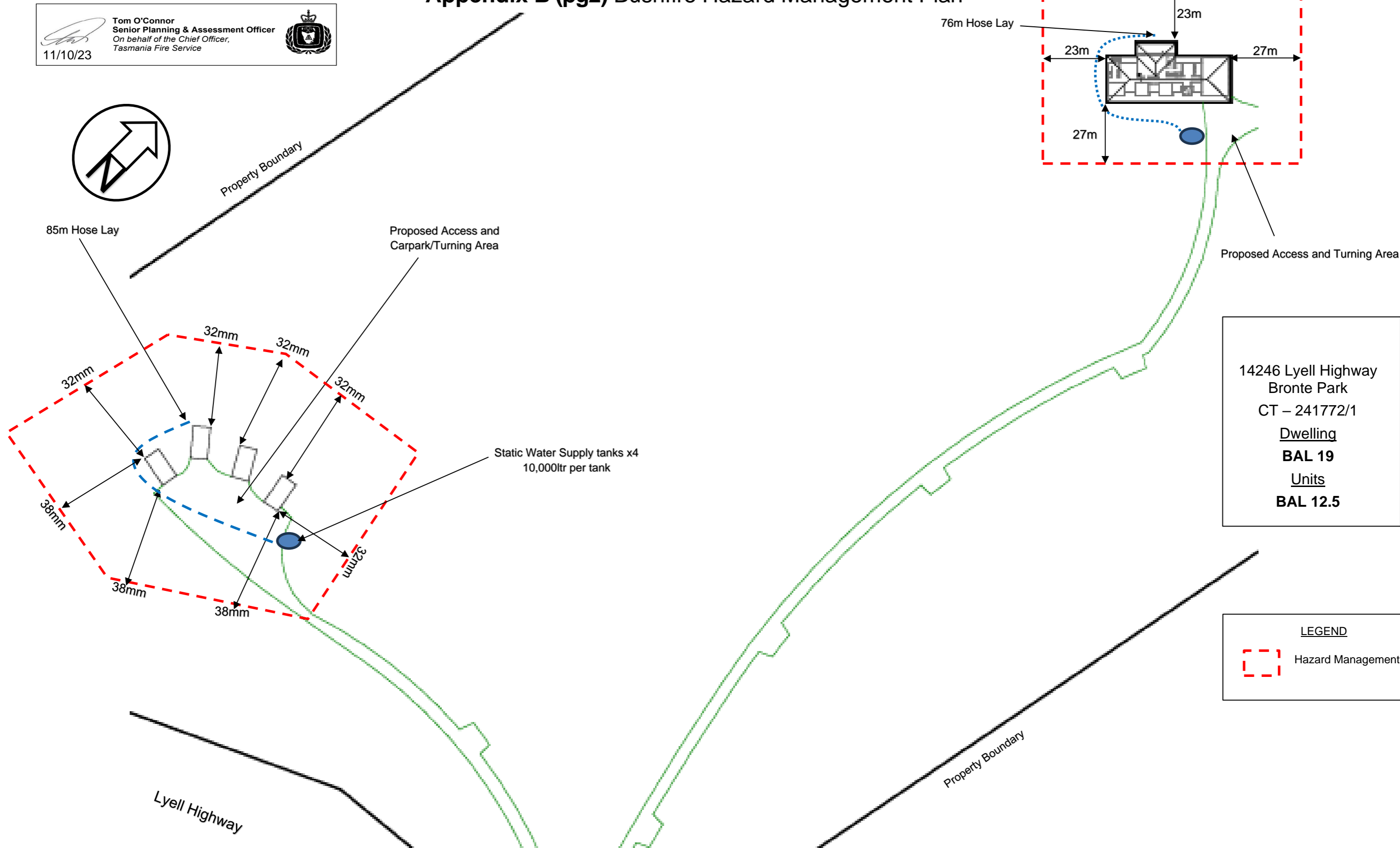


General

- Plan to be read in conjunction with Bushfire Hazard Assessment Report v1.0
- Ensure that all relevant consultants and contractors are provided with a full copy of this plan and supporting report


Appendix B (pg2) Bushfire Hazard Management Plan


Tom O'Connor
 Senior Planning & Assessment Officer
 On behalf of the Chief Officer,
 Tasmania Fire Service
 11/10/23



14246 Lyell Highway
 Bronte Park
 CT – 241772/1
 Dwelling
BAL 19
 Units
BAL 12.5

LEGEND

 Hazard Management Area

Appendix C

Table 2 - Requirements for Property Access

Column 1		Column 2
Element		Requirement
A.	Property access length is less than 30 metres, or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30 metres or greater, or access is required for a fire appliance to access a firefighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) all-weather construction; (b) load capacity of at least 20 tonnes, including for bridges and culverts; (c) minimum carriageway width of 4 metres; (d) minimum vertical clearance of 4 metres; (e) minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10 metres; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10 metres; (ii) a property access encircling the building; or (iii) a hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.

C.	Property access length is 200 metres or greater.	The following design and construction requirements apply to property access: (a) complies with requirements for B above; and (b) passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
Column 1		Column 2
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) complies with requirements for B above; and (b) passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

Table 3B - Requirements for Static Water Supply for Firefighting

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> (a) the building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.
B.	Static water supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> (a) may have a remotely located offtake connected to the static water supply; (b) may be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems; (d) must be metal, concrete or lagged by non-combustible materials if above ground; and (e) if a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a firefighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm;

Column 1		Column 2
Element		Requirement
		<ul style="list-style-type: none"> (e) provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); and (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) visible; (ii) accessible to allow connection by firefighting equipment; (iii) at a working height of 450mm – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	<p>The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none"> (a) comply with water tank signage requirements within AS 2304; or (b) comply with the TFS Water Supply Signage Guideline.
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (a) no more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than six metres from the building area to be protected; (c) a minimum width of three metres constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

GEO-ENVIRONMENTAL SITE ASSESSMENT

14246 Lyell Highway

Bronte Park

September 2023



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.

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 5% 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:	7m
Upslope and level boundaries:	1.5m
Downslope boundary:	6m
Downslope surface water:	36m

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

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

Ref. No.

25-Aug-23

Local authority Central Highlands

Site(s) inspected

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	3	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	3	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
	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 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 7m 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 36m 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 style="padding-left: 40px;">(i) 1.5m from an upslope or level property boundary; and</p> <p style="padding-left: 40px;">(ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or</p> <p style="padding-left: 40px;">(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 6m 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

To: Owner name
 Address
 Suburb/postcode

Form **35**

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:

123

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Sep-23
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Sep-23
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Sep-23

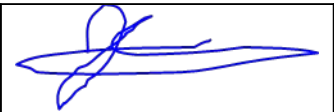
Standards, codes or guidelines relied on in design process:	
AS1547:2012 On-site domestic wastewater management.	
AS3500 (Parts 0-5)-2013 Plumbing and drainage set.	

Any other relevant documentation:	
Geo-Environmental Assessment - 14246 Lyell Highway Bronte Park - Sep-23	
Geo-Environmental Assessment - 14246 Lyell Highway Bronte Park - Sep-23	

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		28/09/2023
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		28/09/2023



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.
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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.

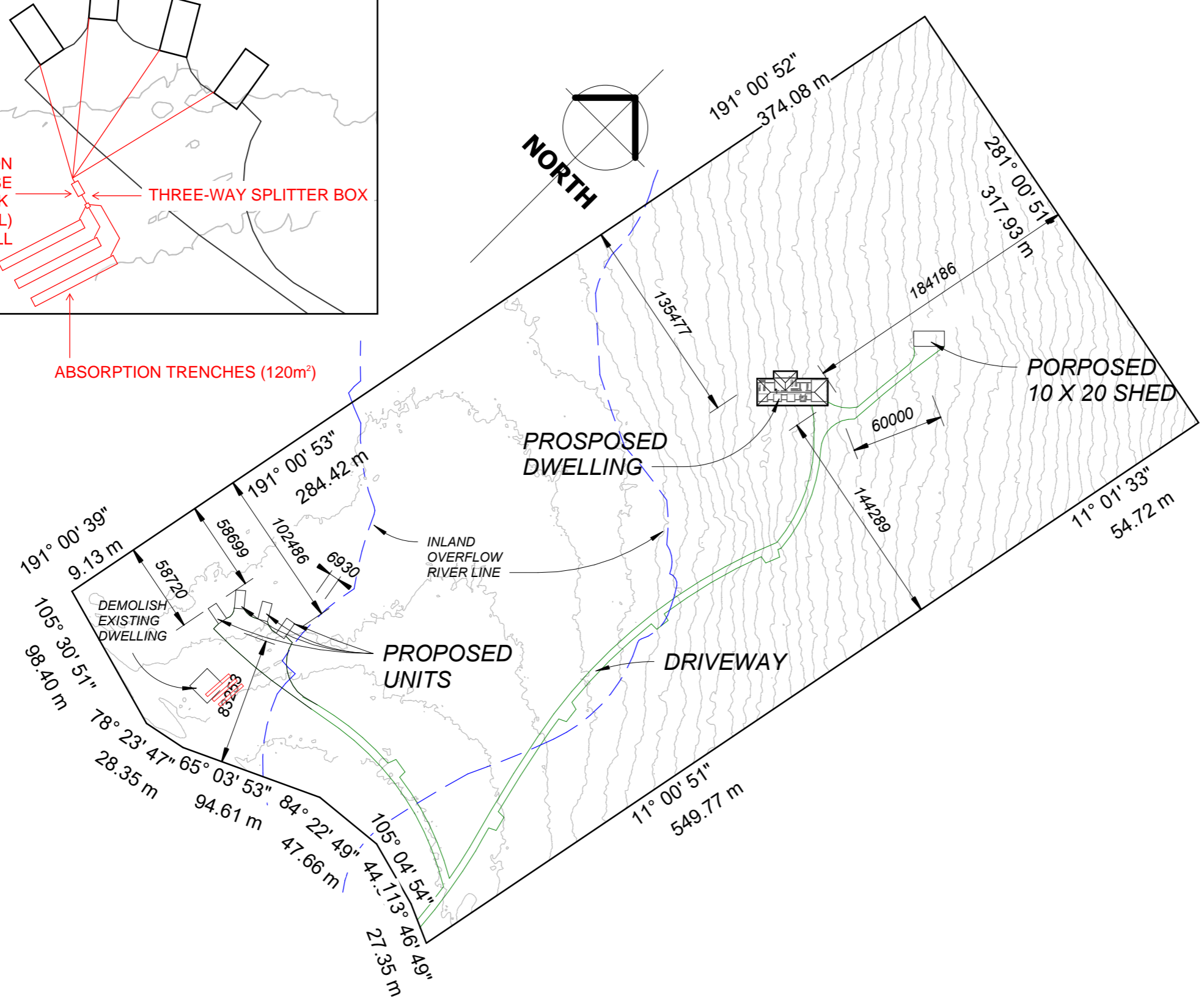
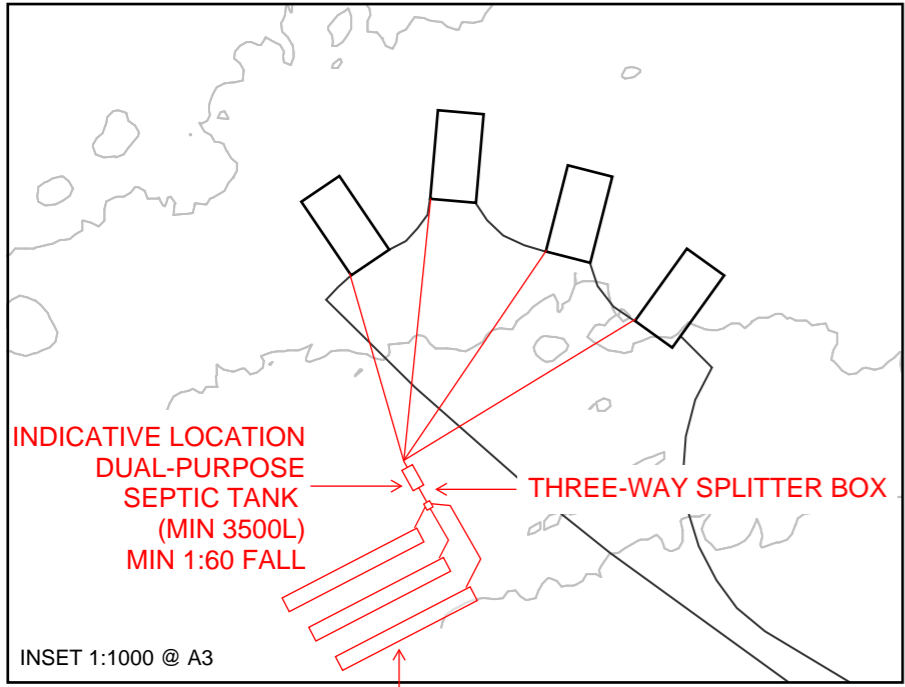
I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
		J9200	28/09/2023





95 QUEEN STREET, WEST ULVERSTONE 7315
 TEL: 6425 9333
 MOBILE: 0427 333 129
 admin@weedadrafting.com.au
WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER
 ACCREDITATION NUMBERS CC 5317 P Cat B.D.



SITE LOCATION PLAN 1 : 3000

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 7m from downslope buildings
- Min 1.5m from upslope or level boundaries
- Min 6m from downslope boundary
- Min 36m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
 Building Services Designer-
 Hydraulic
 CCC774A

GES
 GEO-ENVIRONMENTAL
 SOLUTIONS

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

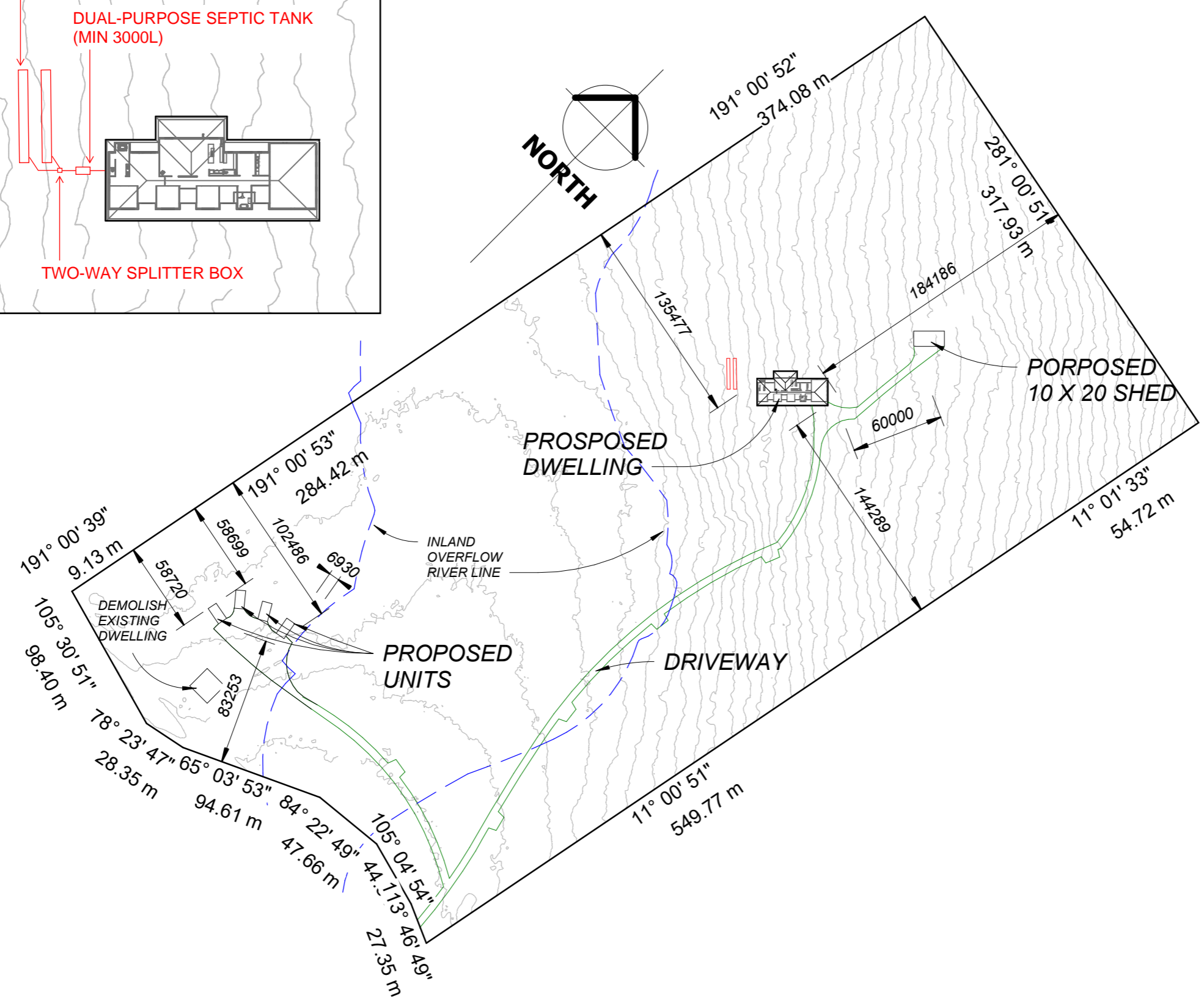
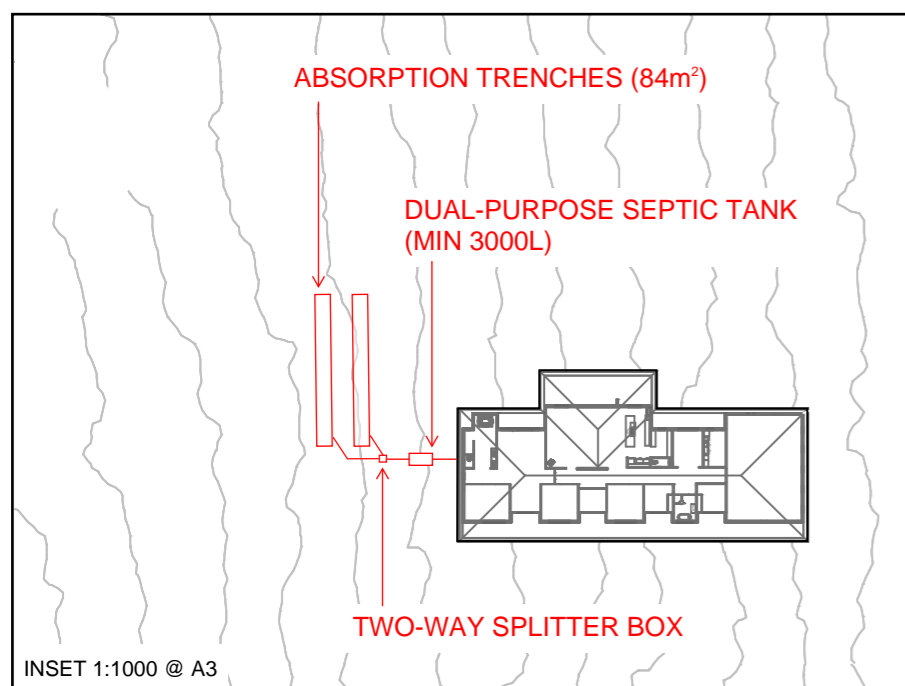
[Signature]
 29/09/2023

**PROPOSED BRICK VENEER DWELLING AT 14246 LYELL HIGHWAY, BRONTE PARK.
 FOR JASON R. BUTT & RENAE E. PARKER.**

DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No:
20/9/2023	1 : 3000	J WEEDA	J VAN SCHIE	JUNE 128 OF 19



95 QUEEN STREET, WEST ULVERSTONE 7315
 TEL: 6425 9333
 MOBILE: 0427 333 129
 admin@weedadrafting.com.au
WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER
 ACCREDITATION NUMBERS CC 5317 P Cat B.D.



SITE LOCATION PLAN 1 : 3000

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 7m from downslope buildings
- Min 1.5m from upslope or level boundaries
- Min 6m from downslope boundary
- Min 36m from downslope surface water

Refer to GES report
 Dr. John Paul Cumming
 Building Services Designer-
 Hydraulic
 CCC774A

GES
 GEO-ENVIRONMENTAL
 SOLUTIONS
 29 Kirksway Place Battery Point
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[Signature]
 29/09/2023

**PROPOSED BRICK VENEER DWELLING AT 14246 LYELL HIGHWAY, BRONTE PARK.
 FOR JASON R. BUTT & RENAE E. PARKER.**

DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No:
20/9/2023	1 : 3000	J WEEDA	J VAN SCHIE	JUNE 129 OF 19

Design notes:

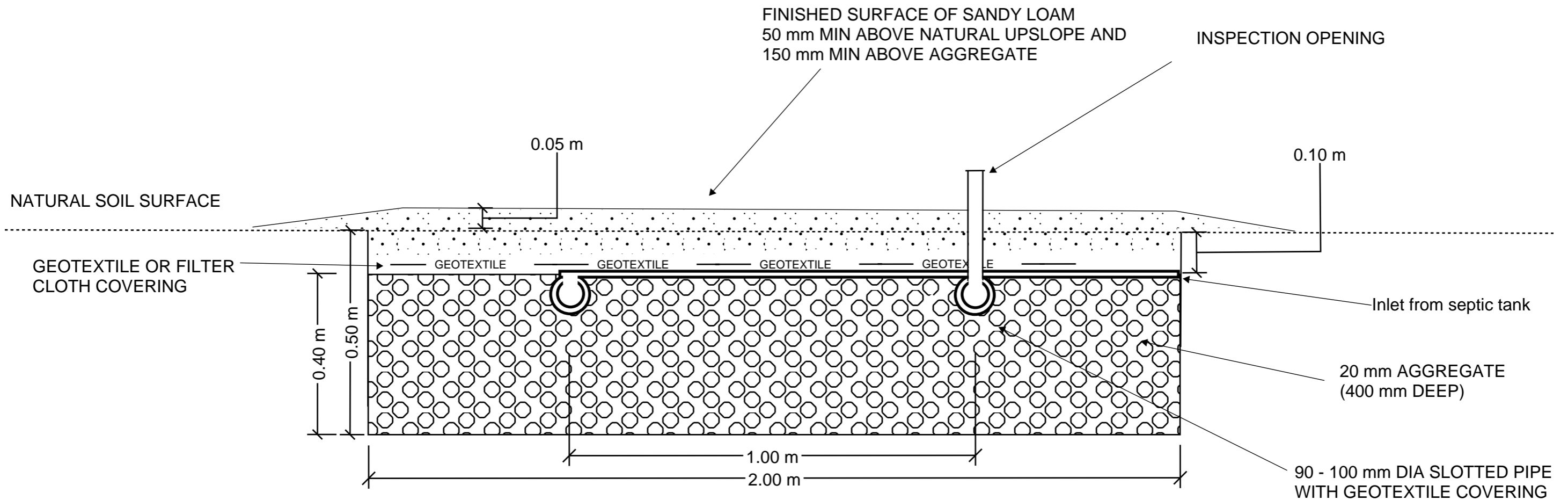
1. Absorption trench dimensions of up to 20m long by 0.5m deep by 2m wide.
2. Base of trenches to be excavated level and smearing and compaction avoided.
3. Lower 400mm of bed to be filled with 20mm drainage aggregate and slotted 100mm distribution pipes packed into upper 100mm of aggregate
4. Final 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.



GEO-ENVIRONMENTAL

SOLUTIONS

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



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

Absorption Trench Design- Slotted Pipe



GEO-ENVIRONMENTAL

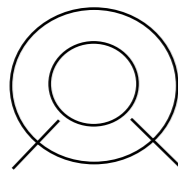
SOLUTIONS

29 Kirksway Place, Battery Point

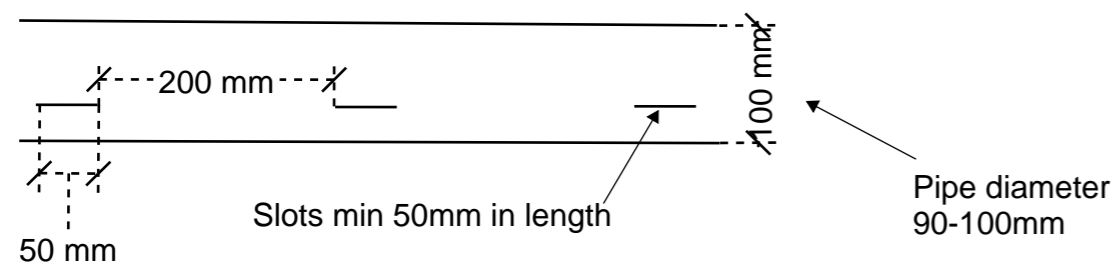
T| 62231839 E| office@geosolutions.net.au

Cross section:

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

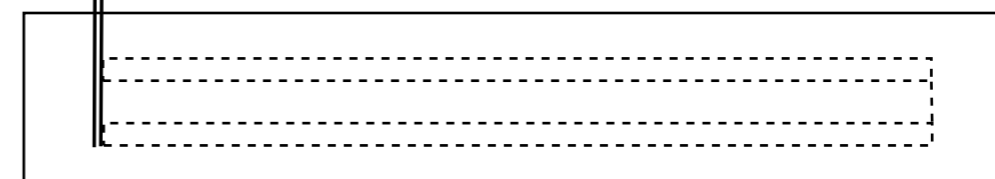


Side View of Pipe:



Top view of Trench:

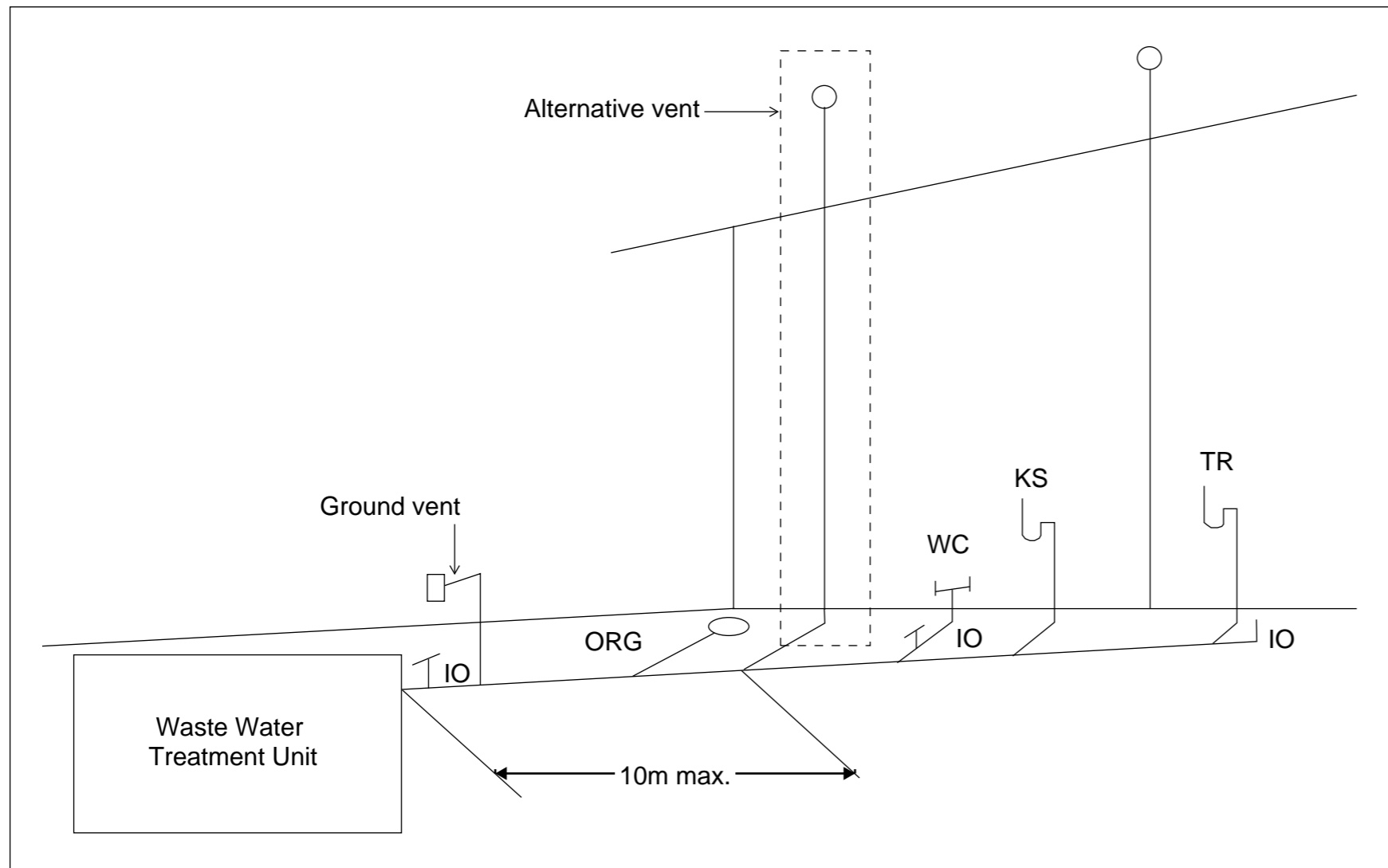
Inlet from septic tank



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

Representation on Central Highlands Planning Authority on DA 2023/68 for 14246 Lyell Highway

Representor: [REDACTED]

Postal Address: [REDACTED]

Email: [REDACTED]

Summary of representation

Discretionary planning application DA 2023/68 for 14246 Lyell Highway (CT 241772/1) is opposed due to multiple non-compliances with the State Planning Provisions and its inconsistency with two policies in the current Southern Tasmania Regional Land Use Strategy (STRLUS).

1. The proposed new use of CT 241772/1 for Visitor Accommodation is incompatible with the Zone Purpose and does not meet the performance criteria for discretionary uses in the Rural Zone.

The applicants have submitted only three brief paragraphs addressing discretionary use performance criteria P1 – P3 for the Rural Zone with high level statements that fail to address compliance with individual criteria. There are no submissions regarding P4. On this basis alone the development application must be rejected and a planning permit refused.

2. The proposed siting of the visitor accommodation fails to:
 - a. 'minimise adverse impacts on surrounding uses' as required in the Rural Zone;
 - b. 'avoid or minimise adverse impacts on natural assets' within a Waterway and Coastal Protection Area; and
 - c. 'minimise adverse impacts on priority vegetation' within a Priority Vegetation Area.
 3. The proposed siting of the new visitor accommodation away from existing settlements is inconsistent with STRLUS policies T1.3, SRD1 and Table 3.
 4. The RMCG Flora and Fauna Report, including its Planning Scheme Assessment, contains errors of fact and lacks objectivity in its findings.
 5. As there are no permit conditions that could make the proposed development compliant with the State Planning Provisions and STRLUS policies, it is contended that the Planning Authority should refuse to grant a permit.
-

14246 Lyell Highway (CT 241772/1) prior to and since change of ownership in early 2022

Prior to the acquisition of 14246 Lyell Highway (CT 241772/1) by the applicants in early 2022, this title had been undisturbed and uninhabited since the 1990's. Previously disturbed land surrounding the dilapidated relocated Hydro Tasmania dwelling near the Lyell Highway had substantially returned to its natural state.

The Google Earth satellite images below show the footprint of the unapproved works and disturbance of the land in advance of the issuing of a planning permit, in contravention of Section 6.4.1(a) of the SPPs.



Images of footprints of disused dwelling site and recent site clearing by the current owners ostensibly for 'soil testing'. No clearance of land for 'soil testing' was apparently required at the proposed visitor accommodation site.



Non-compliance with Discretionary Use Standards for Rural Zone

Failure by applicants to adequately address the Discretionary Use performance criteria for the Rural Zone

In the State Planning Provisions (SPPs) the Zone Purpose for Rural Zone states:

20.1.1 To provide for a range of use or development in a rural location:

- (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;*
- (b) that requires a rural location for operational reasons;*
- (c) is compatible with agricultural use if occurring on agricultural land;*
- (d) minimises adverse impacts on surrounding uses.*

It is argued that no case has been provided by the applicants that the proposed visitor accommodation 'requires a rural location for operational reasons', or that it 'minimises adverse impacts on surrounding uses'.

As the proposed development does not meet the Acceptable Solutions for discretionary use at 20.3.1, it must comply with all the relevant performance criteria (P1 – P4).

The applicants have submitted only three brief paragraphs (177 words) addressing P1 – P3 with high level statements that fail to address compliance with individual criteria. There are no submissions regarding P4.

On this basis alone the development application must be rejected and a planning permit refused.

Failure of proposed development to comply with the Discretionary Use performance criteria P1, P2 and P4 for the Rural Zone

20.3.1 P1 A use listed as Discretionary, excluding Residential, must require a rural location for operational reasons, having regard to:

- (a) the nature, scale and intensity of the use;*
- (b) the importance or significance of the proposed use for the local community;*
- (c) whether the use supports an existing agricultural use;*
- (d) whether the use requires close proximity to infrastructure or natural resources; and*
- (e) whether the use requires separation from other uses to minimise impacts.*

The applicants provide no evidence that the proposed new use for visitor accommodation 'must require a rural location for operational reasons'.

The argument in the third paragraph that the additional visitor accommodation would be 'good for the Derwent bridge / Bronte Park area' does not require it to be located at 14246 Lyell Highway as none of the tourist activities proposed by the applicants, i.e. 'fishing, bushwalking and utilizing the current tourist stops' are available on or near CT 241772/1.

Furthermore, there will be no view of scenic values from the visitor accommodation by virtue of the flat terrain and it being surrounded by mature *E. Rodwayi* forest, and the 'natural beauty' of the immediate surrounds will be severely compromised by the requirements of the Bushfire Hazard Management Plan (BHMP). The BHMP requires the ongoing removal of combustible material (including threatened species) and grass cut to less than 100 mm within 32 to 53 m of the visitor accommodation.

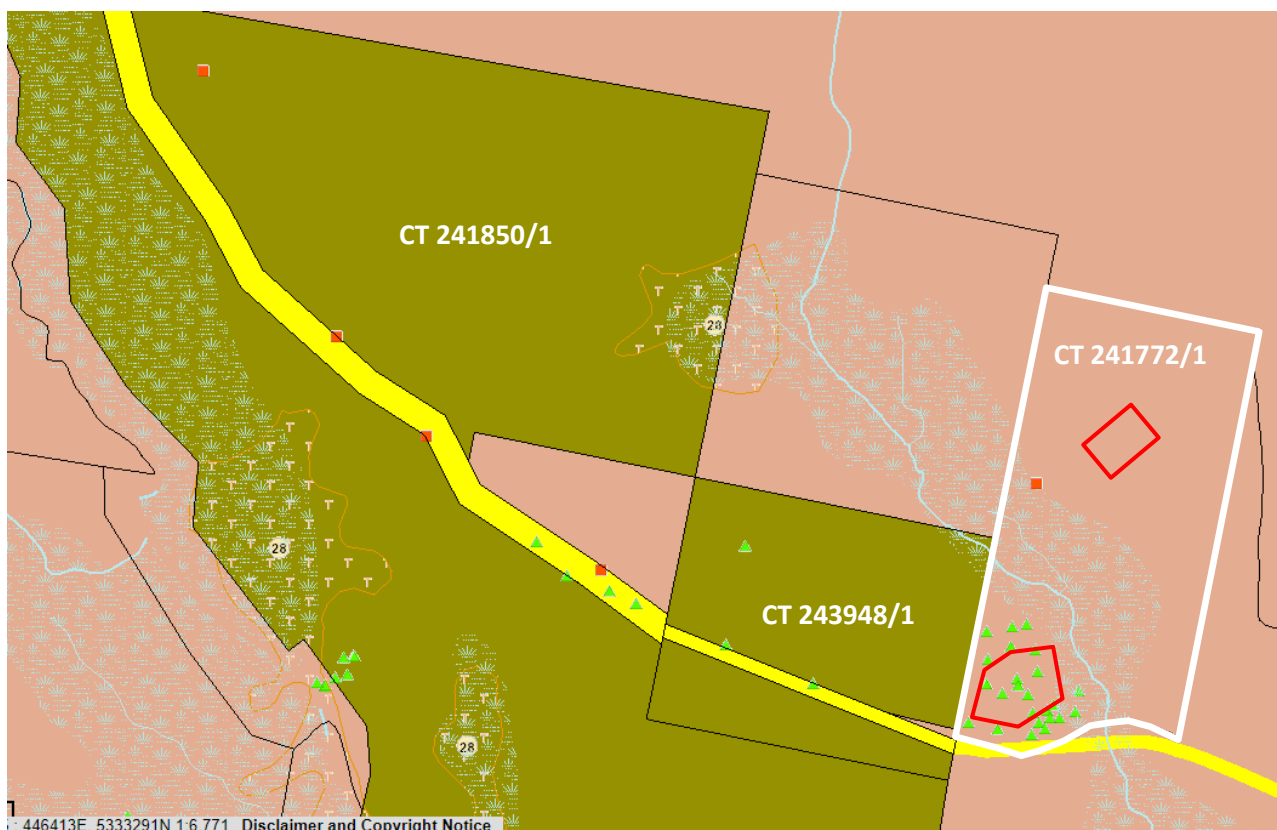
20.3.1 P2 A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to:

- (a) the location of the proposed use;*
- (b) the nature, scale and intensity of the use;*
- (c) the likelihood and nature of any adverse impacts on adjoining uses;*
- (d) whether the proposed use is required to support a use for security or operational reasons; and*
- (e) any off site impacts from adjoining uses.*

In the development application the only acknowledgement that CT 241772/1 adjoins two contiguous titles zoned Landscape Conservation Zone, with a combined area of 136.5 ha, is on p 4 of the Bushfire Hazard Report. Even then, the same Report also states 'Rural in all directions'.

There is no discussion in the application of the impact of the proposed visitor accommodation on 'existing uses on adjoining properties' other than the untrue statement that 'It is a remote area with no impact on property, farming, anyone or anything'.

The primary use of these adjoining titles is Natural and Cultural Values Management with 93% of CT 241850/1 and 92% of CT 243948/1 under Conservation Covenant. The spatial relationship of these adjoining titles to CT 241772/1 (white border) the proposed Hazard Management Areas (red border) can be seen in the LISTMap image below.



The close proximity of the proposed visitor accommodation to CT 243948/1 would necessarily impact the existing use for Natural and Cultural Values Management on that title. The cleared Hazard Management Area for the visitor accommodation will be only 25 m from the eastern boundary of CT 243948/1. The construction and maintenance of boundary fencing on the shared boundary will itself impact the use as well as the new development inevitably introducing invasive species both during construction and subsequent use by tourists.

20.3.1 P4 A use listed as Discretionary, excluding Residential, must be appropriate for a rural location, having regard to:

- (a) the nature, scale and intensity of the proposed use;*
- (b) whether the use will compromise or distort the activity centre hierarchy;*
- (c) whether the use could reasonably be located on land zoned for that purpose;*
- (d) the capacity of the local road network to accommodate the traffic generated by the use; and*
- (e) whether the use requires a rural location to minimise impacts from the use, such as noise, dust and lighting.*

The proposed Visitor Accommodation does not require a rural location and would be more appropriately included in the nearby towns of Derwent Bridge or Bronte Park in the Village or Low Density Residential Zones where Visitor Accommodation is a Permitted Use Class. As discussed under P1, the benefits to the local communities of additional visitor accommodation would be greater if it is located in or close to one of the nearby towns.

This would also avoid the undesirable intensification of residential use and sensitive use in a remote location inconsistent with the current Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS). STRLUS policy T1.3 is to:

Allow for tourism use in the Rural Zone and Agriculture Zone where it supports the use of the land for primary production.

The proposed visitor accommodation for CT 241772/1 is inconsistent with this policy.

Both the proposed new residence and the visitor accommodation are inconsistent with STRLUS policy SRD1 and Table 3 (p 89) which seeks to consolidate the existing settlements, such as Derwent Bridge and Bronte Park.

The proposed development would also disrupt and create a significant hazard for tourist and commercial traffic using the Lyell Highway. The 9 January 2024 Google Earth image of the location of the proposed junction that has been constructed in advance of a planning permit is shown below.



While the volume of traffic will not be great the proposed junction with the Lyell Highway will be a major hazard as it is located on a bend with poor visibility on a 100 kph busy tourist and commercial route.

The Google Earth street view images below show the junction and the approaches to the junction from both directions.



Note that the development application made no submissions in response to Performance Criterion P4.

Non-compliance with C7.6.1 Performance Criteria for Buildings and Works within a Waterway and Coastal Protection Area

Under the Natural Assets Code a Waterway and Coastal Protection Area (W&CPA) extends for 50 m from a designated Wetland. The proposed visitor accommodation development in the south-west corner is mostly located within the W&CPA and the access driveway crosses the designated Wetland.

The LISTMap satellite image below shows the development footprint of the proposed visitor accommodation and the required Hazard Management Area (**dashed red line**) both substantially within the W&CPA (**lavender diagonal stripes**) and the Wetland. Threatened Flora Points for the threatened flora *Hovea montana* (**bright green triangles**) are also shown.



The Objective of C7.6.1 is:

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.

The RMCG Report correctly identifies most of the natural assets on and around this site, including the Wetland and the threatened *Hovea montana*. However, the only site visit occurred on 30 January this year at the height of summer during El Nino so the Report does not include any observations of water levels during the wetter months, La Nina years and during flood events. Therefore, the Report can only speculate on compliance with some of the performance criteria.

As the proposed visitor accommodation does not comply with the Acceptable Solutions for C7.6.1 it needs to comply with the relevant Performance Criteria.

P1.1 states: *Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets*

Criterion P1.1 requires avoidance where possible, and avoidance is possible in this case. Even if avoidance was not possible, the Macquarie Concise Dictionary definition of minimise is

1. to reduce to the smallest possible amount or degree.

This representation maintains that the siting of the proposed visitor accommodation fails to avoid or even minimise adverse impacts on natural assets.

The proposed siting of the visitor accommodation in the south-west corner of CT 241772/1, with over 80% of the development site and 45% of the Hazard Management Area (HMA) located in the W&CPA, does not comply with P1.1, because there are alternative locations that completely avoid the W&CPA. The proposition that:

The proposed units are situated in the same area as an existing dwelling on the title (RMCG Report p 16)

is misleading because the new development, apart from the absorption trenches, will be located on undisturbed land to the north of the existing dwelling site and will have a much larger footprint than the existing disused dwelling. This can be seen in the LISTMap satellite image on the previous page.

P1.1 (b) Impacts on riparian ... vegetation.

By definition under the Natural Assets Code, riparian vegetation associated with Wetlands is all vegetation within 50 m of a Wetland, and is shown as diagonal lavender stripes in the W&CPA overlay on the previous page.

While the 80% of the new development within the W&CPA equates to about 1,400 m²(0.14 ha), the 45% of the Hazard Management Area within the W&CPA equates to about 4,800 m²(0.48 ha). Only about 200 m² (0.02 ha) of the existing dwelling site is located in the W&CPA.

The RMCG Report overlooks the requirements of the Bushfire Hazard Management Plan that will have a significant and cumulative impact on the riparian vegetation and a small area of the Wetlands in the 0.48 ha of HMA within the W&CPA through the requirements that:

- *grass (including sedges and rushes) is maintained to a maximum height of 100mm,*
- *fuels (including the threatened flora *Hovea montana*) are reduced sufficiently & other hazards are removed such that the fuel & other hazards do not significantly contribute to the bushfire attack, and*
- *the HMA is to be regularly maintained and managed, and in particular between the months of September and March in each calendar year.*

P1.1 (h) the need to group new facilities with existing facilities, where reasonably practical

As discussed above, the proposed site for the visitor accommodation is not located where the existing disused dwelling is located, despite the implication to the contrary in the RMCG Report with respect to P1.1(h). Apart from the proposed absorption trenches it is on undisturbed land, mostly within the W&CPA to the north of the existing site.

Given the footprint of the proposed visitor accommodation and associated HMA it is not possible to avoid encroachment of the W&CPA to the south-west of the Wetlands.

Non-compliance with C7.6.2 Performance Criteria for Clearance within a Priority Vegetation Area

The Objective of C7.6.2 is:

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..*

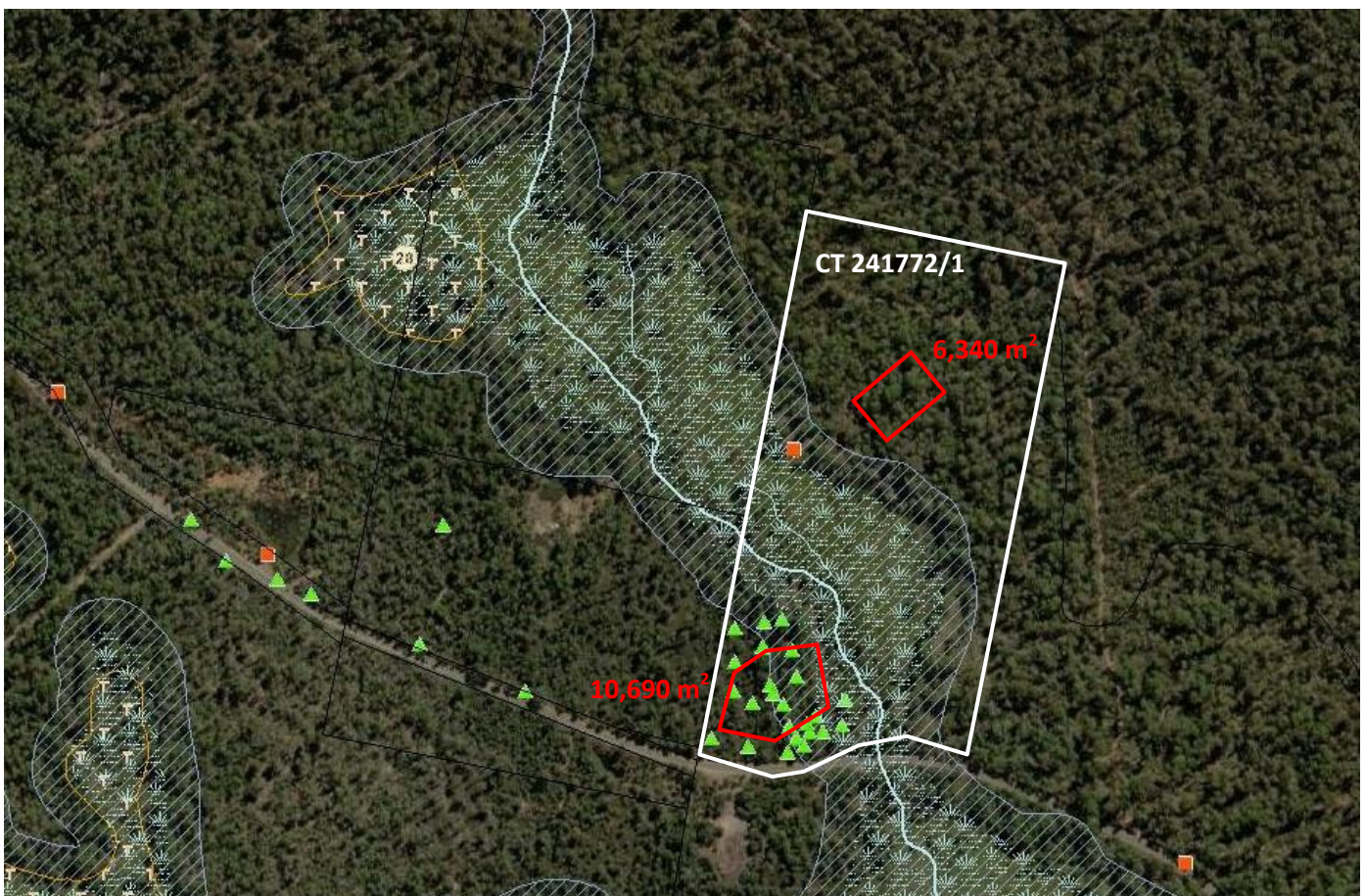
This representation provides evidence that the clearance and the BHMP-required ongoing 'taking' of the threatened flora *Hovea montana* over a significant proportion of the *Hovea montana* hotspot will 'result in unreasonable loss of priority vegetation'. In the *Threatened Species Protection Act 1995* the definition of 'take' includes kill, injure, catch, damage, destroy and collect.

The whole of CT 241772/1 (white border) and most of the surrounding titles are covered by the Priority Vegetation Area (PVA) under the Natural Assets Code. The PVA overlay is therefore not shown in the LISTMap Satellite Image below which provides the context of the unique threatened *Hovea montana* hotspot located in the south-west corner of CT 241772/1.

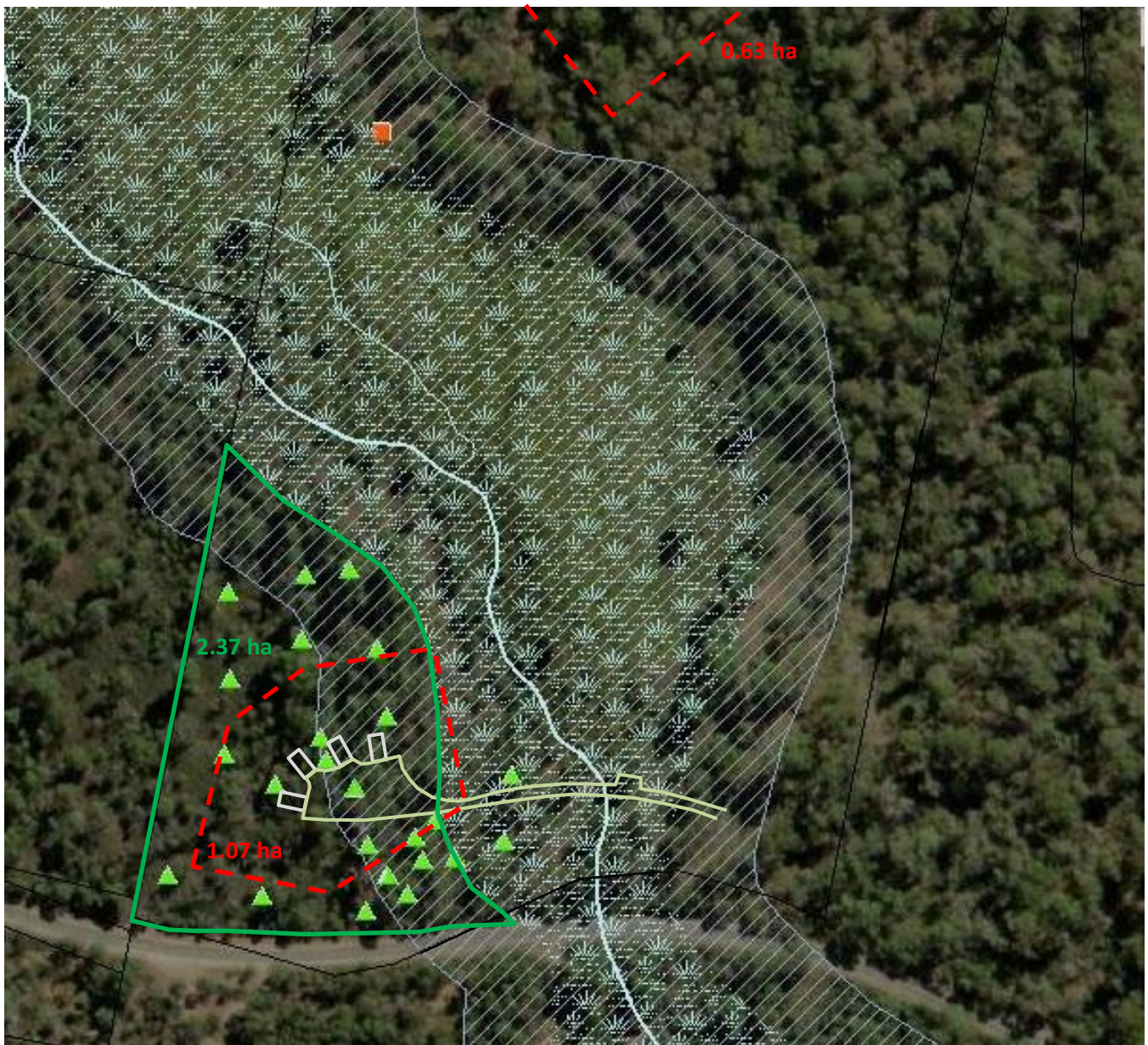
All the threatened flora points (**bright green triangles**) shown are the rare *Hovea montana* (Mountain purplepea) listed in Schedule 5 of the *Threatened Species Protection Act 1995*.

The Hazard Management Areas (HMAs) required for the proposed have been overlaid as per the Bushfire Hazard Management Plan (BHMP) Appendix B (**solid red lines**).

This image shows the concentration of recorded points for the threatened *Hovea montana* in the south-west corner of CT 241772/1 compared with surrounding titles.



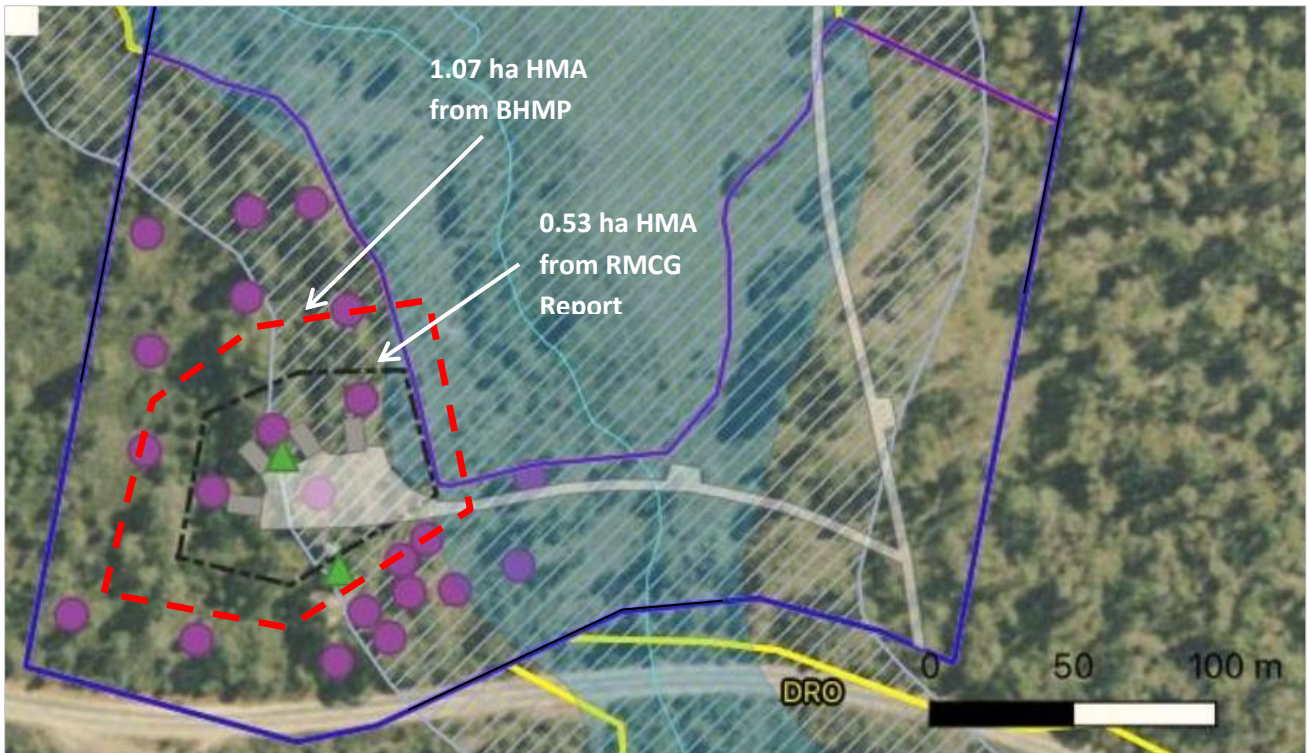
The ListMap Satellite Image below shows the southern half of CT 241772/1 where the proposed visitor accommodation is located. It includes the same LISTMap layers as previously.



To highlight the very significant impact on the threatened *Hovea montana* in this locality by the proposed visitor accommodation and required Hazard Management Area, the following statistics are provided:

- 0.17 ha** Footprint of 4 visitor accommodation units unit and driveway
- 1.07 ha** Hazard Management Area surrounding the visitor accommodation (**dashed red line**)
- 2.37 ha** Area of *Eucalyptus rodwayi* forest and woodland (TASVEG Code DRO) in the south-west corner between the Wetland and the title boundaries containing *Hovea montana* (**solid green line**)
- 7.2 %** Percentage of *Eucalyptus rodwayi* forest and woodland in south-west corner to be cleared for units and driveway, where the *Hovea montana* will be destroyed.
- 43.0 %** Percentage of *Eucalyptus rodwayi* forest and woodland, including the *Hovea montana* hotspot, in south-west corner covered by Hazard Management Area, where the *Hovea montana* will be regularly damaged as part of bushfire hazard management and ultimately destroyed.

The RMCG Report erroneously understates by 50% the size of the Hazard Management Area (HMA) for the proposed visitor accommodation in Figures A 2-2 and A 2-3. To illustrate this, the HMA (dashed red line) from the BHMP Appendix B is overlaid on this screenshot of Figure A 2-3 from the RMCG Report.



This is particularly relevant to RMCG’s claim of compliance with P1.1 (f):

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

RMCG contends that only 8.5 % (300 m²) of 3,220m² of ‘priority habitat’ capable of supporting *Hovea montana*, will be cleared by the visitor accommodation site. It also argues that *Hovea montana* is considered likely to persist in the hazard management area surrounding the visitor accommodation.

In its Threatened Flora Risk Assessment on p 6, RMCG also contends that only 9.5% of the observed *Hovea montana* individuals would be cleared from the south-west corner DRO habitat which it considered to be of ‘a limited scale’, and therefore compliant with P1.1(f).

This representation challenges these contentions as the area of priority habitat affected by the proposed visitor accommodation and surrounding HMA is not of a ‘limited scale’. The HMA in the BHMP is twice the area of that depicted by in the RMCG report (as shown above), and the regular damaging (i.e. ‘taking’) of the 1.07 ha of threatened *Hovea montana* within the HMA will ultimately result in that area also being cleared.

The proposed regular ‘taking’ of the listed *Hovea montana* would require a permit from DNRE Tas and is likely to be rejected given the high percentage of the *Hovea montana* hotspot that will be ‘taken’ in addition to the claimed 8.5% that would need to be destroyed.

There is no evidence to support the claim that the *Hovea montana* will survive the regular clearing of fuel in the 1.07 ha HMA required by the BHMP. Even if it does ‘persist’ in places the vegetation condition will degrade as clearing-tolerant species take over.

From: [REDACTED]
Sent: Thursday, 4 April 2024 8:48 PM
To: development
Subject: Fwd: Response to application for property 14246. Lyell Highway Bronte Park DA 2023/68

Subject:Response to application for property 14246. Lyell Highway Bronte Park

Hello,

I'm the current owner of C/T [REDACTED] and we are responding to your recent correspondence re the development application DA 2023/68 for 14246 Lyell Highway, Bronte Park.

As you are aware due to our zoning we signed a Covenant agreement in 2013 with the relevant State government department. (NRE) the current contact is Pip Jones within the Private Land Conservation Program that administers conservation covenants.

Given the D/A application indicates tourism/ scenic opportunities as part of their application perhaps as a council you will be able to forward Pip Jones information to them to consider A formal covenant placed on their property to enhance their application and complement the natural beauty of the area.

Ph.1300 368

550,PrivateLandConservation.Enquiries@nre.tas gov.au

As part of that legal agreement within our Covenant we are required to inform any relevant bodies if any matters are contravened with the binding agreement , specifically point 6.1 demarcation, this information can be gathered from the above mentioned department,.although I have previously discussed this with the council and you are aware of the Covenant on our property..

For some ten years I have visited and camped on our block, viewing on cameras and during walks many of the species listed on the Covenant, e.g Eastern spotted quolls, Swift Parrots, Masked owls, Tassie Devils,

Wedge tailed eagles, Clarence Galaxias, as you are aware these species are covered under state NRE threatened species act 1995, and the federal Act EPBC. Some listed on both as rare and critically endangered. Having recently visited the area and viewed the Road cutting and site preparations on lot 14246, as per the satellite images, I have concerns that this has already had a detrimental effect upon these species listed under both Acts. (habitat range, secured feeding zones,, etc.)

I refer to the words used within the D/A (low impact), given the endangered classifications of flora/ fauna it seems that this application lacks details , and given only one site visit was carried out by the applicant it's not factual. His application clearly indicates problems within a flood prone zone.

The wording low impact on the application indicates problems in the whole zone, I would have expected a report in such a sensitive highland area to indicate No Impact.

My understanding is satellite pictures would have indicated a problem with this work being carried out in such a sensitive areas (Rare and endangered flora, fauna,). This work should have ceased immediately and the relevant party informed of their legal obligations, this work has been going on for many months. This is a council obligation, now I'm aware of a planning application, many of the problems of this application are compounded given the nature of this specialised council zone and work which has already been carried out.

The building sites identified contained threatened flora(as identified by a recent UTAS plant seed collection)., you are aware of the plants as per the application, it also floods within these zones as I have walked knee deep in water during wet periods throughout the identified zones, (when the block was advertised for sale it had a wet period), a very problematic place to carry out any residential activities. (as per the applicant's own reports on these sites).

I have also contacted the owner of CT [REDACTED] informing him of my concerns and pointing out the legal obligations of our covenants.

I have read his Response to the D/A and fully

endorse the matters/problems identified within the scope of his response. I will require a acceptance of this email.

Kind Regards [REDACTED]

[REDACTED]

Sent from my iPad



ABN 91 628 769 359

Head Office:
Level 1, 99 Bathurst Street
Hobart TAS 7000
GPO Box 207
Hobart TAS 7001

Derwent Park:
Building 2, 26 Lampton Avenue
Derwent Park Tasmania 7009

sttas.com.au

Date:
Phone: 03 6169 2811
Your Ref: DA 2023-68
Our Ref:

General Manager
Central Highlands Council
19 Alexander Street
Bothwell TAS 7030

RE: Development Application DA 2023-68

Applicant: J R Butt & R E Parker
Proposal: Bronte Park Demolition, New Dwelling & Outbuilding & Visitor Accommodation (4 Units)
Location: 14246 Lyell Highway (CT 241772/1)

Further to the above-mentioned development application, whilst STT has no opposition to the proposal we wish to reiterate that the some of the land bordering the development does include areas of working forests.

The proponent should understand that forest operations are likely to be carried out on Permanent Timber Production Zone Land (PTPZL) adjacent to the proposal. It should be noted that these works will change the visual amenity of the area and at times be subject to background noise.

Please contact our office if you require any further clarification.

Yours sincerely,

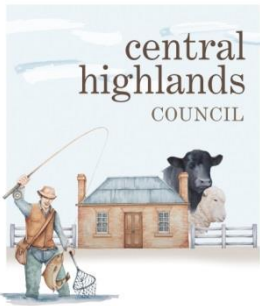
A handwritten signature in blue ink, appearing to read "D. White".

David White
Forest Operations Manager (South)

A handwritten signature in blue ink, appearing to read "Mark McKeon".

Mark McKeon
Regional Manager, South





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 PDA Surveyors, Engineers & Planners (OBO I. Edwards)

Postal Address 127 Bathurst Street Phone No: 62343217
 Hobart 7000 Fax No: _____

Email address jane.monks@pda.com.au

Owner/s Name Strata Corporation Number 182981 'Paradise'
 (if not Applicant)

Postal Address _____ Phone No: _____
 _____ Fax No: _____

Email address: _____

Description of proposed use and/or development: _____

Address of new use and development: 475 Rockmount Road, Ellendale

Certificate of Title No: Volume No 182981 Lot No: 0

Description of proposed use or development: Boat ramp and launching jetty

ie: New Dwelling / Additions / Demolition / Shed / Farm Building / Carport / Swimming Pool or detail other etc.

Current use of land and buildings: residential / visitor accommodation

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

Proposed Material

What are the proposed external wall colours _____ What is the proposed roof colour _____

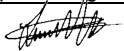
What is the proposed new floor area m². _____ What is the estimated value of all the new work proposed: \$ 50,000

<i>Is proposed development to be staged:</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Tick ✓
<i>Is the proposed development located on land previously used as a tip site?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Is the place on the Tasmanian Heritage Register?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Have you sought advice from Heritage Tasmania?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Has a Certificate of Exemption been sought for these works?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

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)
 Jane Monks

Date
 27/2/2024

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

<p>Information</p> <p>If you provide an email address in this form then the Central Highlands Council (“the Council”) will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 (“the Act”).</p> <p>If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.</p> <p>It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.</p> <p>If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box</p>	<input type="checkbox"/>
<p>Heritage Tasmania</p> <p>If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)</p>	
<p>TasWater</p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	

SEARCH OF TORRENS TITLE

VOLUME 182981	FOLIO 0
EDITION 1	DATE OF ISSUE 14-Jul-2022

SEARCH DATE : 22-Jun-2023

SEARCH TIME : 09.19 AM

DESCRIPTION OF LAND

Parish of ARGYLE Land District of BUCKINGHAM
 The Common Property for Strata Scheme 182981
 Derivation : Part of Lot 626, 530 Acres Granted to Charles
 Simson & Part of 320 Acres Granted to William Murray
 Prior CT 169820/1

SCHEDULE 1

STRATA CORPORATION NUMBER 182981, 'PARADISE', 475 ROCKMOUNT
 ROAD, ELLENDALE

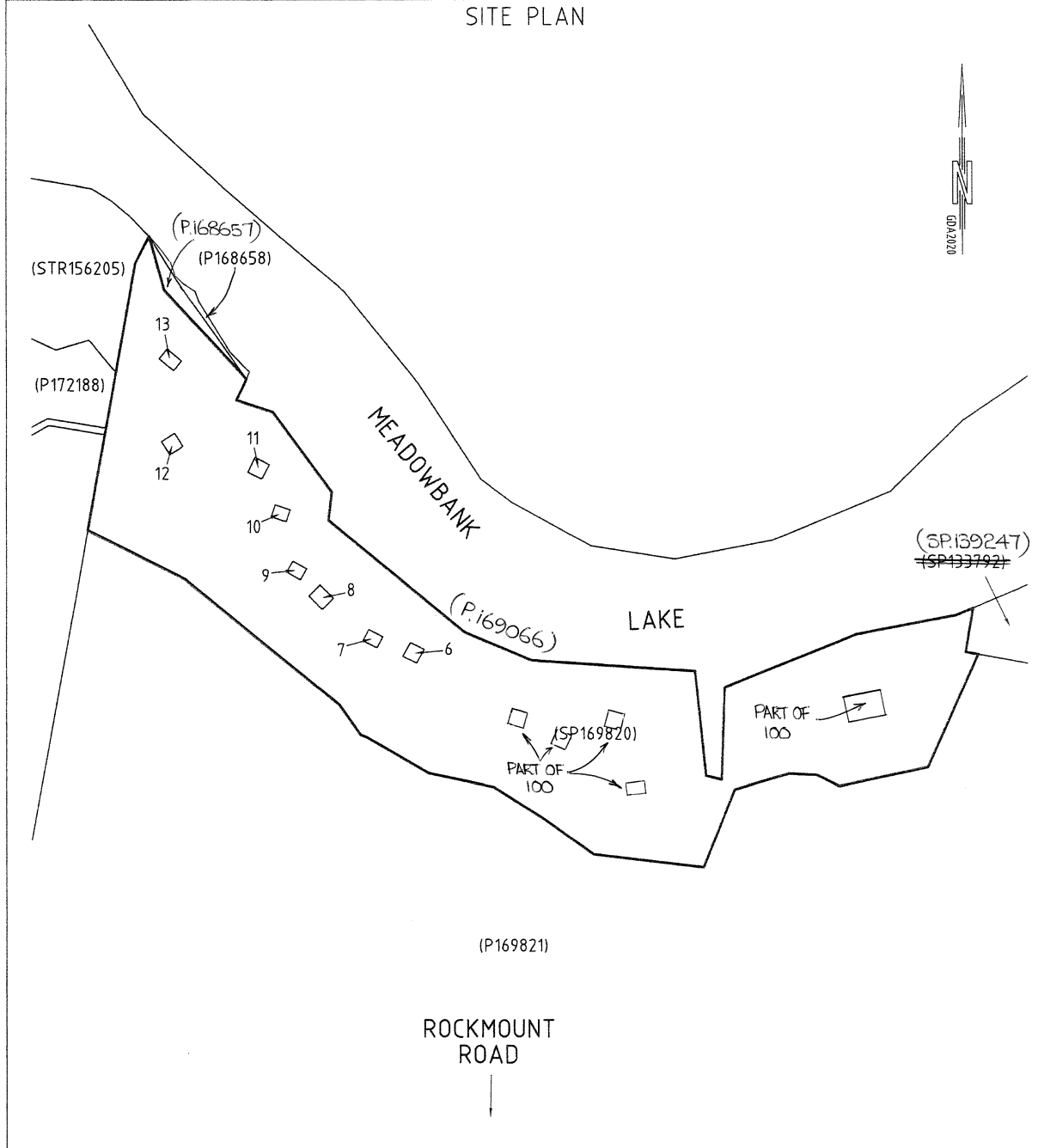
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 STR182981 FIRST BY-LAWS lodged with the strata plan
 SP169820 EASEMENTS in Schedule of Easements
 SP169820 WATER SUPPLY RESTRICTION
 SP169820 SEWERAGE AND/OR DRAINAGE RESTRICTION
 E110913 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 18-Dec-2017 at noon
 E256847 APPLICATION for registration of a staged development
 scheme Registered 14-Jul-2022 at noon

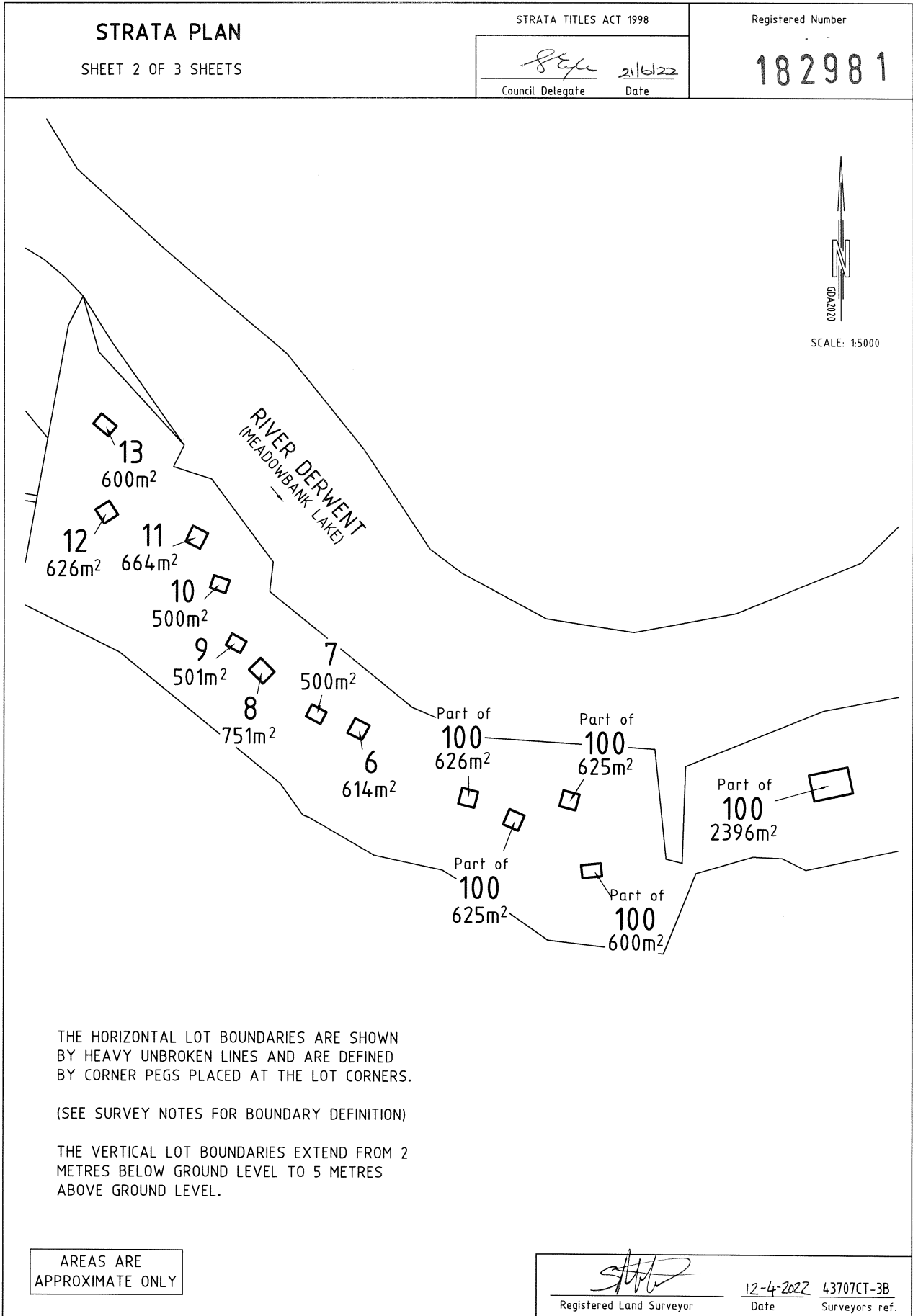
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN SUBURB/LOCALITY ELLENDALE FOLIO REFERENCE 169820-1 SITE COMPRISES THE WHOLE OF LOT 1 ON SEALED PLAN No. 169820		STRATA PLAN SHEET 1 OF 3 SHEETS		Registered Number 182981
		NAME OF STRATA SCHEME 'PARADISE', 475 ROCKMOUNT ROAD, ELLENDALE		STRATA TITLES ACT 1998 REGISTERED 14 JUL 2022 <i>Renner</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 105	LAST UPI No.	SCALE 1:6000	LENGTHS IN METRES	



NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	<i>Stacy Gholz</i> Council Delegate	Date	<i>S.M.A.</i> Registered Land Surveyor	43707CT-3A Ref. No. 21-6-2021 Date
	STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE) E 256847 (SDS)			
LODGED BY MURDOCH CLARKE				



TASMANIAN LAND TITLES OFFICE

Notification of Agreement
under the

Land Use Planning and Approvals Act 1993
(Section 71)



E110913

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
169207	1		

REGISTERED PROPRIETOR:
Ian Charles Edwards

PLANNING AUTHORITY:
Central Highlands Council

Dated this 20 day of September 2017

I/We Lyn Eyles
of Central Highlands Council

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.


Signed 
(on behalf of the Planning Authority)

Land Titles Office Use Only

LUA Version 1

REGISTERED

18 DEC 2017



RECORDED

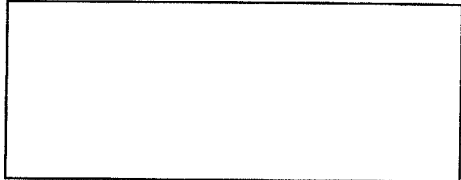
THE BACK OF THIS FORM MUST NOT BE USED

Stamp Duty

CERTIFIED COPY
J Brodburn

TASMANIAN LAND TITLES OFFICE

Blank Instrument Form
Land Titles Act 1980



DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
169207	1		

THIS DEED is made the 20 day of September 2017

BETWEEN Ian Charles Edwards c/- JMG Engineers & Planners, 117 Harrington Street, Hobart in Tasmania ("the Applicant") of the one part

AND Central Highlands Council of 6 Tarelton Street, Hamilton in Tasmania ("the Council") of the other part

RECITALS

- A. The Applicant is the registered proprietor of the property comprised in Certificates of Title Volume 139332 Folio 1 and Volume 46778 Folio 2 ("the Property").
- B. The Applicant has applied to subdivide the Property for the purpose of the construction of 13 Visitor Accommodation Units and associated site works in accordance with information and particulars set out in the development application and endorsed drawings.
- C. Planning Permit DA 2012/10 was issued ("the Permit") to the Applicant by the Council on 18th September 2012 a copy of which is annexed hereto and marked "A".
- D. Condition 20 of the Permit requires the parties to enter into an agreement pursuant to Part 5 of the Land Use Planning & Approvals Act 1993 ("the Act").
- E. The purpose of this Deed is to satisfy the requirement of the Permit referred to in Recital D.
- F. This Deed is made pursuant to or Part 5 of the Act.

NOW THIS DEED WITNESSES as follows:

Definitions and Interpretation

- 1. Definitions in the recital apply in this Deed.

Land Titles Office Use Only

Vertical text on the right margin

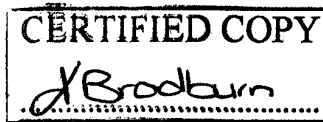
Version 1

THE BACK OF THIS FORM MUST NOT BE USED

2. "Applicant" means the person from time to registered or entitled to be registered by the Recorder of Titles as proprietor of an Estate in Fee Simple in the Property any part of the Property and includes a Mortgagee in possession.
3. In this Deed, the following rules for Interpretation apply unless the contrary intention appears.
 - (a) A reference to a clause, schedule annexure to a clause of, schedule to or annexure to this Deed and reference to this Deed including any recitals, clauses, schedules and annexures;
 - (b) A reference to any party includes a reference to that party's executors, administrators, successors, substitutes (including without limited, persons taking by novation) and assigns;
 - (c) A reference to a person includes a body corporate, an unincorporated body or any other entity;
 - (d) The recitals form part of, and are include in, the operative provisions of this Deed;
 - (e) A reference to a singular include the plural and conversely;
 - (f) Heading are of convenience only and do not affect interpretation; and
 - (g) A reference to a gender includes all genders.

Agreement

4. The Applicant covenants with Council that:-
 - (a) The visitor accommodation units are located within an established rural area and may be subject to noise, odour, chemical and dust emissions associated with surrounding agricultural activities. Owners or visitors do not have a right to complain about agricultural activities.
 - (b) The Visitor Accommodation units may only be constructed within the building envelopes shown on the plan annexed hereto and marked "B".
 - (c) All buildings to be constructed on the property must not exceed five (5) metres above the natural ground level (excluding minor appurtenances).
 - (d) The twelve (12) visitor accommodation units are approved for short stay visitor accommodation only and are not to be used for permanent residential accommodation or long-term rental accommodation.
 - (e) The Applicant must not allow any native vegetation to be removed from the property unless the removal of that vegetation is necessary for bush fire hazard risk mitigation, access requirements or for building construction.
 - (f) The Applicant must ensure that construction must not occur on the lots numbered 5, 6 and 13 during the Tasmanian Devil (*sarcophilus harrisii*) breeding season of July to December inclusive.
 - (g) The visitor accommodation units must not be occupied by any owner or other occupant for a continuous period greater than three (3) months.
 - (h) Council will not be responsible for the construction or upgrading of any internal road or access to the approved lots. Any current or future owners of the approved lots will be responsible for any construction or upgrades necessary to provide an appropriate level of



service and safety to suit any future development and in accordance with an approved engineering design.

- (i) The development of the approved visitor accommodation units is to be carried out and maintained in accordance with the recommendations of Guidelines for Development in Bushfire Prone Areas of Tasmania, Tasmanian Fire Service, Hobart, 2005 and constructed in accordance with Level 1 of Standards Australia (1999): AS3959: Construction of Buildings in Bushfire Prone Areas Standards Australia, Sydney.
- (j) No caravans or other temporary accommodation are permitted on the site for a period greater than twenty one (21) days unless otherwise approved by Council.
- (k) All visitor accommodation units shall include skillion roof design.
- (l) All visitor accommodation units shall be constructed in materials which are natural earthy colours such as greens, browns and greys. Limited use of stronger colours and metallic finishes is acceptable for highlighting building elements.
- (m)

Covenant to run off the land

5. The parties acknowledge and agree that the Applicant covered in clause 2 above of this Deed will run with all lots in the subdivision of the Property as if they were covenants to which Section 102 (2) of the *Land Titles Act* 1980 applied.

Registration of this Deed

6. The Applicant acknowledges that this Deed is to be registered by the Recorder of Titles pursuant to section 78 of the *Land Use Planning and Approvals Act* 1993 in relation to the Property and undertakes and agrees to attend to the registration of this Deed.

Severability

7. If any part of this deed is found to be void, voidable, illegal or unenforceable then that part shall be severable from and shall not effect or derogate from the enforceability or validity of the rest of the Deed.

Jurisdiction and Proper Law

- 8. This Deed shall be governed and construed in accordance with the laws of Tasmania;
- 9. Each of the parties submit to the jurisdiction of the courts of Tasmania including all courts of appeal thereto

Further Assurances

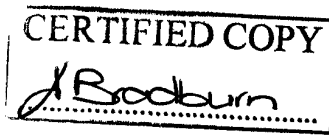
10. Each party shall sign all such instruments, deeds and documents and do all such acts, matters and things which may be reasonably necessary for the purpose of carrying out the intent and provisions of this Deed.

Binding Agreement

11. This Deed shall bind the parties and their respective heirs, executors, administrators and assign.

Notices

12. All notices to be given under this Deed must be in writing and may be delivered or sent by prepaid post, email or facsimile transmission to the address shown in this Deed for the party to whom the notice is given or to such other addresses as may be notified hereunder of the parties' solicitors.
13. Every notice will be deemed to have been received and given:
 - (a) if sent by post, on the second day following the date of posting;
 - (b) if delivered, on the actual day of delivery;
 - (c) if sent by facsimile transmission, when receipt is acknowledged; and
 - (d) if sent by email when the sender's computer provides evidence that the email has been sent.



IN WITNESS whereof the parties hereto gave executed this Deed on the _____ day of _____ in the year 2016

SIGNED SEALED AND DELIVERED)
by the said **IAN CHARLES EDWARDS** by)
his attorney **DALE PAULINE AHERNE**)
under Power of Attorney No. PA10424 and)
the said **DALE PAULINE AHERNE** declares)
that she has received no notice of revocation of)
the said Power of Attorney in the presence of:)

Signature of Witness
Name of Witness CRAIG ZERBE
Address of Witness 127 Barkly Street HOBART
Occupation of Witness SURVEYOR

THE COMMON SEAL of **CENTRAL HIGHLANDS COUNCIL**
was hereunto affixed by the General Manager pursuant to an
authorisation issued to him by the Council by resolution made
the 20 day of ~~September~~ September ~~2016~~ 2017



General Manager



COPY

'A'
AD

PLANNING PERMIT DA 2012 / 10

In accordance with Division 2 of Part 4 of the *Land Use and Planning Approvals Act 1993*, the Central Highlands Council (Planning Authority) grants a permit –

To: Ian Edwards C/- JMG Engineers & Planners
Of: 117 Harrington Street, HOBART 7000

For land described as:

475 Rockmount Road, Ellendale, Certificate of Title 139332/1 & 46778/2

This Permit allows for:

The land to be developed by the subdivision of one lot and balance and the construction of 13 visitor accommodation units and associated site works in accordance with the information and particulars set out in the development application and endorsed drawings.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT: -

General

1. The development must be carried out in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
 2. **Prior to sealing the final Plan of Survey**, an amended site plan showing the exact Unit Type to be constructed on each site and the final location of the building, access and bushfire management zones must be submitted to the satisfaction of Council prior to any works commencing or strata division of the land. ~~All buildings must be located within the specified envelopes on the approved plan and must be no greater than 5 metres height above natural ground level.~~ **Once approved the amended drawings will form part of this planning permit.**
- Amended 06/08/2015
3. The manager's dwelling is not approved under this permit. A separate planning application must be made for that development prior to strata division of the land.
 4. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the *Land Use Planning and Approvals Act 1993*.
 5. Electrical reticulation and telecommunication reticulation must be installed in accordance with the requirements of Aurora Energy Pty. Ltd., Telstra and the gas authority.

Subdivision

6. The subdivision layout or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
7. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's General Manager. The cost of locating and creating the easements shall be at the subdivider's full cost.
8. The final plan of survey must be noted that Council cannot or will not provide a means of drainage, water or sewer services to all lots shown on the plan of survey.

Final Plan

9. A fee of \$220.00, or as otherwise adopted by Council resolution from time to time, must be paid to Council prior to the sealing of each stage of the final plan of survey.
10. A final plan of survey and two (2) copies must be provided together with the schedule of easements as necessary.
11. All conditions of this permit must be satisfied before the Council seals the final plan. It is the subdivider's responsibility to arrange any required inspections and to advise Council in writing that the conditions of the permit have been satisfied. The final plan of survey will not be dealt with until this advice has been provided.

Aboriginal Heritage

12. An Aboriginal Cultural Heritage Assessment prepared by a suitably qualified archaeological expert in accordance with the document *Aboriginal Heritage Guidelines and Standards for Consulting Archaeologists* must be submitted to Council prior to any works being undertaken on the site. Any recommendations of the report must be fully implemented to the satisfaction of the Council's General Manager.
13. In the event that any suspected item of archaeological significant is inadvertently encountered during works associated with development of the site, then the activity creating the disturbance should cease immediately, and the *Aboriginal Relics Act 1975* will apply for reporting and management.

Amenity

14. All external metal building surfaces (including wind turbine generators and associated infrastructure) must be clad in non-reflective pre-coated metal sheeting or painted in a matt finish to the satisfaction of the Council's General Manager.
15. Before any work commences a schedule specifying the finish and colours of all external surfaces and samples must be submitted to and approved by the Council's General Manager. The schedule must provide for finished colours that blend in with the natural rural landscape to minimise visual intrusion, such as natural browns or greens. The schedule shall form part of this permit when approved.

Environment

16. The final location of the building, access and bushfire protection areas for Site 5 must be determined to minimise clearance of *Eucalyptus tenuiramis* forest and woodland vegetation community. Evidence from a suitably qualified person to this effect must be provided to Council with the site final plan and prior to any works commencing.
17. The final locations of the building, access and bushfire protection areas for Sites 5, 6 and 13 must be sited at least 50 metres from any Tasmanian Devil (*Sarcophilus harrisii*) dens. No vegetation may be cleared from within this buffer area. Evidence from a suitably qualified person to demonstrate this has been achieved must be provided to Council with the site final plan and prior to any works commencing.

- ~~18. Construction work at Sites 5, 6 and 13 must not occur during the Tasmanian Devil (*Sarcophilus harrisii*) breeding season of July to December, inclusive.~~

Amended 06/08/2015

19. A preclearance survey for *Pseudemoia pagenstercheri* (tussock skink) and evidence of *Haliaeetus leucogaster* (White-bellied Sea Eagle) and their nests must be undertaken by a suitably qualified professional prior to any construction work commencing. If the species is identified advice should be sought from the Policy and Conservation Branch of DPIPWE before works proceed.

Part 5 Agreement

20. An agreement pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be entered into prior to any works commencing.
This agreement shall provide for the following:
- a. **All Visitor Accommodation Units are to be located within the defined building envelopes as shown on the amended Site Plan required by Condition 2 of this Planning Permit. The amended Site Plan shall form an attachment to this agreement.**
 - b. **All Visitor Accommodation Units are to be constructed at each site in accordance with the final design as required by Condition 2 of this permit. The final designs shall form an attachment to this agreement.**
 - c. **All buildings will be less than 5 metres in height above natural ground level (not including minor protrusions)**
 - d. **Native vegetation is not to be removed from the property except for vegetation management required for bushfire hazard risk mitigation, for access requirements and for building construction.**
 - e. **Construction work at Sites 5, 6 and 13 must not occur during the Tasmanian Devil (*Sarcophilus harrisii*) breeding season of July to December, inclusive.**
 - f. The visitor accommodation units are located within an established rural area and maybe subject to noise, odour, chemical and dust emissions associated with surrounding agricultural activities. Owners or visitors do not have a right to complain about agricultural activities.
 - g. The twelve (12) Visitor Accommodation units are approved for short stay visitor accommodation only and are not to be used for permanent residential accommodation or long-term rental accommodation.
 - h. The Visitor Accommodation units must not be occupied by any owner or other occupant for a continuous period greater than three (3) months.
 - i. Council will not be responsible for the construction or upgrading of any internal road or access to the approved lots. Any current or future owners of the approved lots will be responsible for any construction or upgrades necessary to provide an appropriate level of service and safety to suit any future development and in accordance with an approved engineering design.
 - j. The development of the approved Visitor Accommodation Units is to be carried out and maintained in accordance with the recommendations of Guidelines for development in bushfire prone areas of Tasmania, Tasmanian Fire Service, Hobart, 2005 and constructed in accordance with Level 1 of Standards Australia (1999): AS3959: Construction of Buildings in Bushfire Prone Areas Standards Australia, Sydney.
 - k. No caravans or other temporary accommodation are permitted on the site for a period greater than twenty one (days) unless otherwise approved by Council.

Amended 06/08/2015

21. Agreements made pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be prepared by the applicant on a blank instrument form to the satisfaction of Council and registered with the Recorder of Titles. All Costs associated with the preparation and registration of the Part 5 Agreement must be met by the applicant.

Bushfire Management

22. Before the use commences the land and dwelling must be developed and completed in accordance with the approved Bushfire Hazard Management Plan and must continue to be maintained to the satisfaction of the Council's General Manager.
23. The Visitor Accommodation must be designed and constructed in accordance with the recommendations of the approved fire hazard management plan and the provisions for Level 1/2 risk of Standards Australia (2001): *Australian Standard AS 3959-1999, Construction of Buildings in Bushfire Prone Areas*, (incorporating Amdt. 1 & 2), SAI Global Ltd., Sydney.

Signage

24. No signs are to be erected on the property without Council approval unless exempt under the Scheme.

Covenants

25. Covenants or other similar restrictive controls that conflict with any provisions or seek to prohibit any use provided within the planning scheme must not be included or otherwise imposed on the titles to the lots created by this permit, either by transfer, inclusion of such covenants in a Schedule of Easements or registration of any instrument creating such covenants with the Recorder of Titles, unless such covenants or controls are expressly authorised by the terms of this permit or the consent in writing of the Council's General Manager.

Wastewater

26. All wastewater disposal shall be in accordance with the Geotechnical report approved with this permit (*Geo-Environmental Solutions: Geo-Environmental Assessment, 475 Rockmount Road, Ellendale September 2011*) and a Special Plumbing Permit to the satisfaction of Council's Senior Environmental Health Officer. Aerated Wastewater Treatment Systems (AWTS) would be the preferred option.

Services

27. The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Protection of water quality

28. Before any work commences a Soil and Water Management Plan (SWMP) prepared by a consultant approved by Council's Municipal Engineer recommending measures to control stormwater runoff from the land so that runoff does not cause erosion and sedimentation or discolouration of any surface water outside the boundaries of the land during the construction phase must be submitted to and approved by the Council's General Manager (refer to advice below). The SWMP shall form part of this permit when approved.

Weed Management

29. Prior to the carrying out of any works approved or required by this approval, the subdivider must provide a Weed Management Plan detailing measures to be adopted to limit the spread of weeds listed in the *Weed Management Act 1999* through imported soil or land disturbance by appropriate water management and machinery

and vehicular hygiene to the satisfaction of Council's General Manager and of the Regional Weed Management Officer, Department of Primary Industries, Parks, Water and Environment.

Roadwork's

30. The developer is to upgrade the User Road to an unsealed rural road standard in accordance with the standards shown on standard drawings SD-1008 Rural Roads – Typical Cross Section prepared by the IPWE Aust. (Tasmania Division) (attached) and to the requirements of Council's General Manager.
31. All private access roads must be constructed or upgraded to comply with relevant municipal standard drawings, the recommendations of Bushfire Planning Group (2005): *Guidelines for development in bushfire prone areas of Tasmania, Tasmania Fire Service, Hobart* and to the satisfaction of Council's General Manager. Shared access must include a:
 - All weather construction;
 - minimum trafficable width of 6.00 metres (Including consolidated, formed, surfaced and drained shoulders), or minimum 4.0 metres trafficable width with 2.0 metre wide by 20 metre long passing bays every 90 metres along the access otherwise;
 - stormwater drainage as required.
32. The developer must pay the cost of any alterations, damages and/or reinstatement to Council's road assets, Council infrastructure, existing services or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Engineering drawings

33. Engineering design drawings for any works relating to Council Infrastructure are to be submitted for approval by Council's General Manager. Engineering Drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by the General Manager.
34. Approved Engineering Plans will remain valid for a period of 2 years from the original date of approval.

Construction amenity

35. Any works relating to the development must be carried out between the following hours:

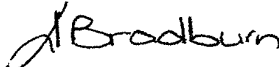
Monday to Friday	7.00am to 6.00pm
Saturday	9.00am to 6.00pm
Sundays & Public Holidays	10.00am to 6.00pm

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* or the *Environmental Protection and Biodiversity Protection Act 1999* (Commonwealth). The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Policy and Conservation Assessment Branch of the Department of Primary Industries, Parks, Water and the Environment or the Commonwealth Minister for a permit.
- C. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975*.

- D. The primary function of Lake Meadowbank is for hydro generation. The lake operates in a range of 6.08 metres, therefore, for continuity of supply, any pumps or pipes installed should be designed to operate over this full range. Note that separate approval will be required from Hydro Tasmania for any pumps or pipes across or on its land.
- E. Lake Meadowbank is a multiple use lake and there is a need to respect the rights and obligations of others. This permit does not extend to approval for structures such as boat ramps, pipes and pumps on the adjoining Hydro Tasmania land. Approval for these are subject to separate approval by either Hydro Tasmania, Council or both and requires authorisation of Hydro Tasmania and needs to meet the requirements of Hydro Tasmania as well as the Central Highlands Planning Scheme and any other permitting requirements.
- F. The SWMP shall be prepared in accordance with HMCA (1999): Guidelines for Soil and Water Management, HMCA, Hobart, the *State Policy for Water Quality Management 1997* and the requirements of the Council's General Manager and show the following –
- Allotment boundaries, north-point, contours, layout of roads, driveways, building envelopes and reticulated services (including power and telephone and any on-site drainage or water supply), impervious surfaces and types of all existing natural vegetation;
 - Critical natural areas such as drainage lines, recharge area, wetlands, and unstable land;
 - Estimated dates of the start and completion of the works;
 - Timing of the site rehabilitation or landscape program;
 - Details of land clearing and earthworks or trenching and location of soil stockpiles associated with roads, driveways, building sites, reticulated services and fire hazard protection;
 - Arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion;
 - Temporary erosion and sedimentation controls to be used on the site; and
 - Recommendations for the treatment and disposal of wastewater in accordance with Standards Australia: *AS/NZS 1547: On-site wastewater management*, Standards Australia, Sydney, 2000.
- G. **This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.**

Dated: 2 September 2015

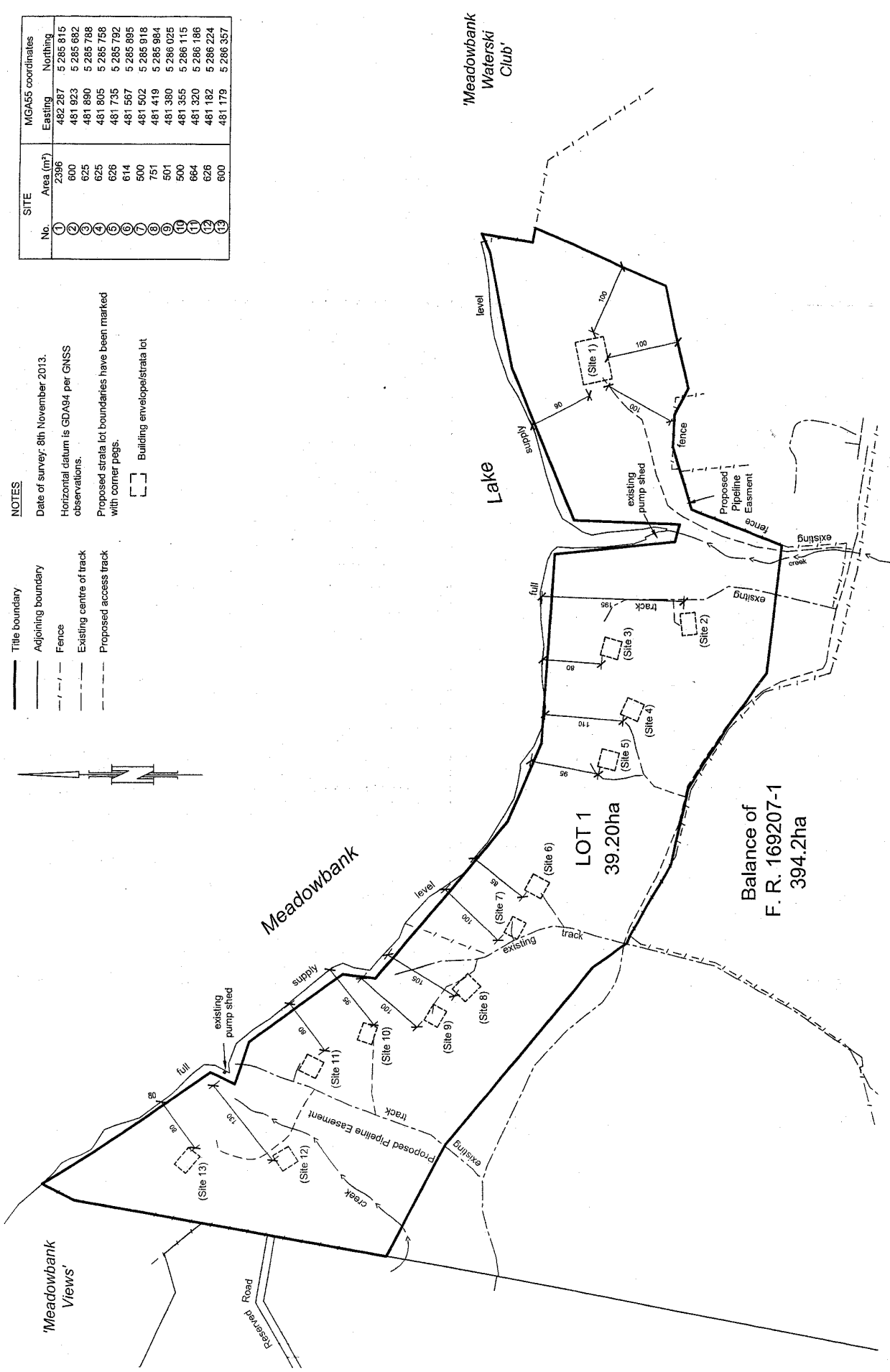
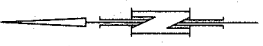

for **David Allingham**
Contract Planner

B

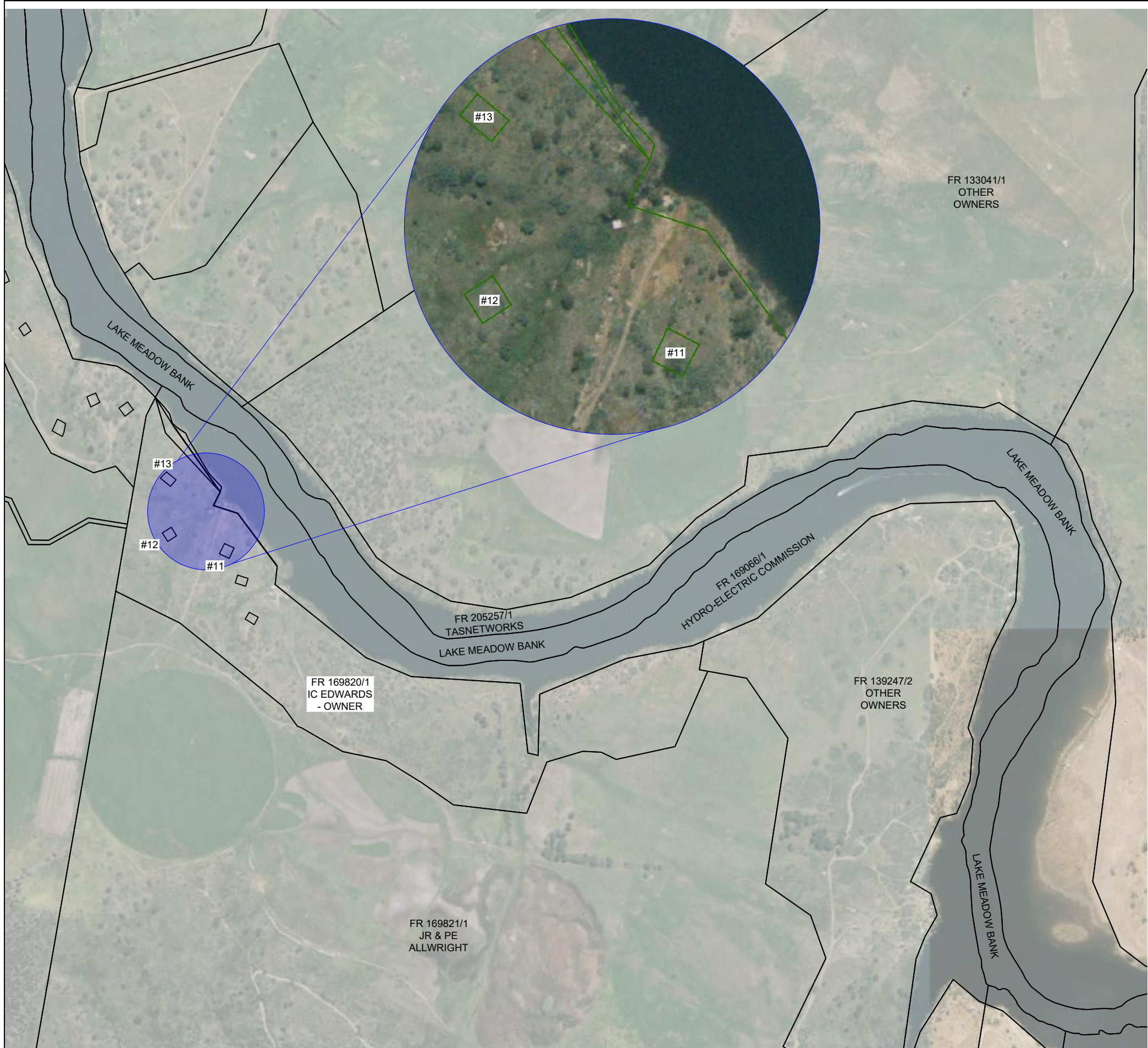
SITE No.	Area (m ²)	MGA55 coordinates	
		Easting	Northing
1	2396	482 287	5 285 815
2	600	481 923	5 285 682
3	625	481 890	5 285 788
4	625	481 805	5 285 758
5	626	481 735	5 285 792
6	614	481 567	5 285 895
7	500	481 502	5 285 918
8	751	481 419	5 285 984
9	501	481 380	5 286 025
10	500	481 355	5 286 115
11	664	481 320	5 286 186
12	626	481 182	5 286 224
13	600	481 179	5 286 357

NOTES
 Date of survey: 8th November 2013.
 Horizontal datum is GDA94 per GNSS observations.
 Proposed strata lot boundaries have been marked with corner pegs.
 [] Building envelope/strata lot

LEGEND
 — Title boundary
 - - - Adjoining boundary
 - - - Fence
 - - - Existing centre of track
 - - - Proposed access track



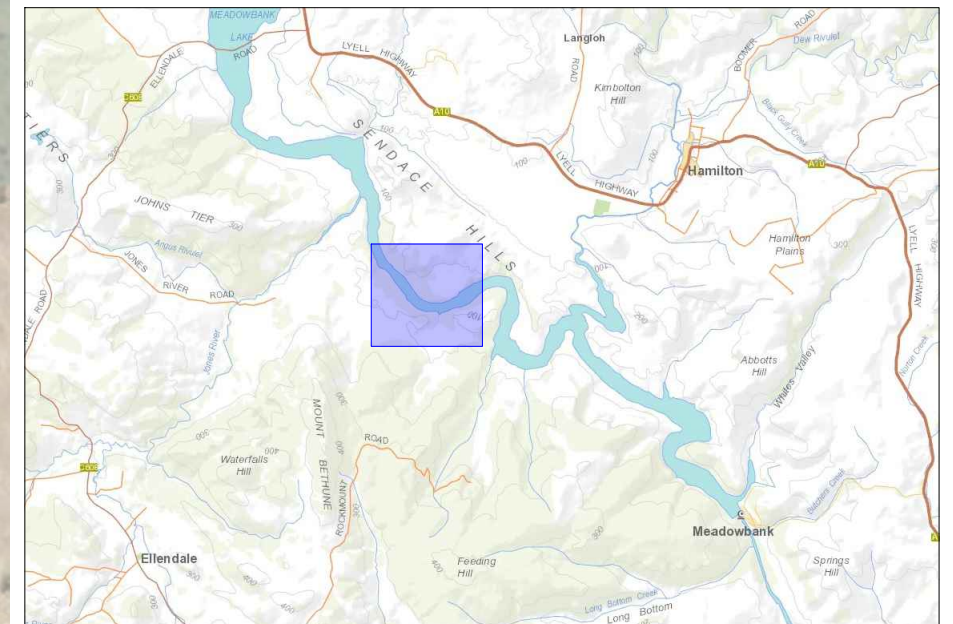
E	D	C	B	A	REV	AUTHORISED	DRAWN	DATE	APPR.	NOTES	SURVEYOR	SR	SR	DATE	28th October 2015
												SR	CMT		
PROPOSED STRATA LOT BOUNDARIES 475 ROCKMOUNT ROAD, ELLENDALE for IAN EDWARDS												PDA Surveyors Surveying, Engineering & Planning	475 Rockmount Road, Hobart, Tasmania, 7000 www.pda.com.au Also at: Longford, Launceston & Burnie PHONE: +61 03 6234 3217 FAX: +61 03 6234 0885 EMAIL: pda@pda.com.au	SCALE 1: 5000 SHEET (A3) DRAWING Q694C - 6	



NOTES:

1. NO ATTEMPT HAS BEEN MADE TO LOCATE ALL SERVICES. ONLY THOSE SERVICES CONSPICUOUS DURING FIELD SURVEYS ARE SHOWN. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY(S) SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICE AND DETAILED LOCATIONS OF ALL SERVICES.
2. ALL DIMENSIONS AND LOT SIZES SUBJECT TO FINAL SURVEY.
3. AT TIME OF SURVEY, SUBJECT LAND (FR 169820/1) OWNED BY "IAN CHARLES EDWARDS"
4. PLANS ARE AS FOLLOWS:

43707CT-5	OVERALL PLAN
43707CT-6	SITE PLAN & ELEVATION
43707CT-7	JETTY DETAIL
5. ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TASMANIAN SUBDIVISION GUIDELINES (VERSION 1.0 , DATED OCTOBER 2013) UNLESS OTHERWISE NOTED.



LOCALITY PLAN N.T.S



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REV	AMENDMENTS	DRAWN	DATE	APPR.

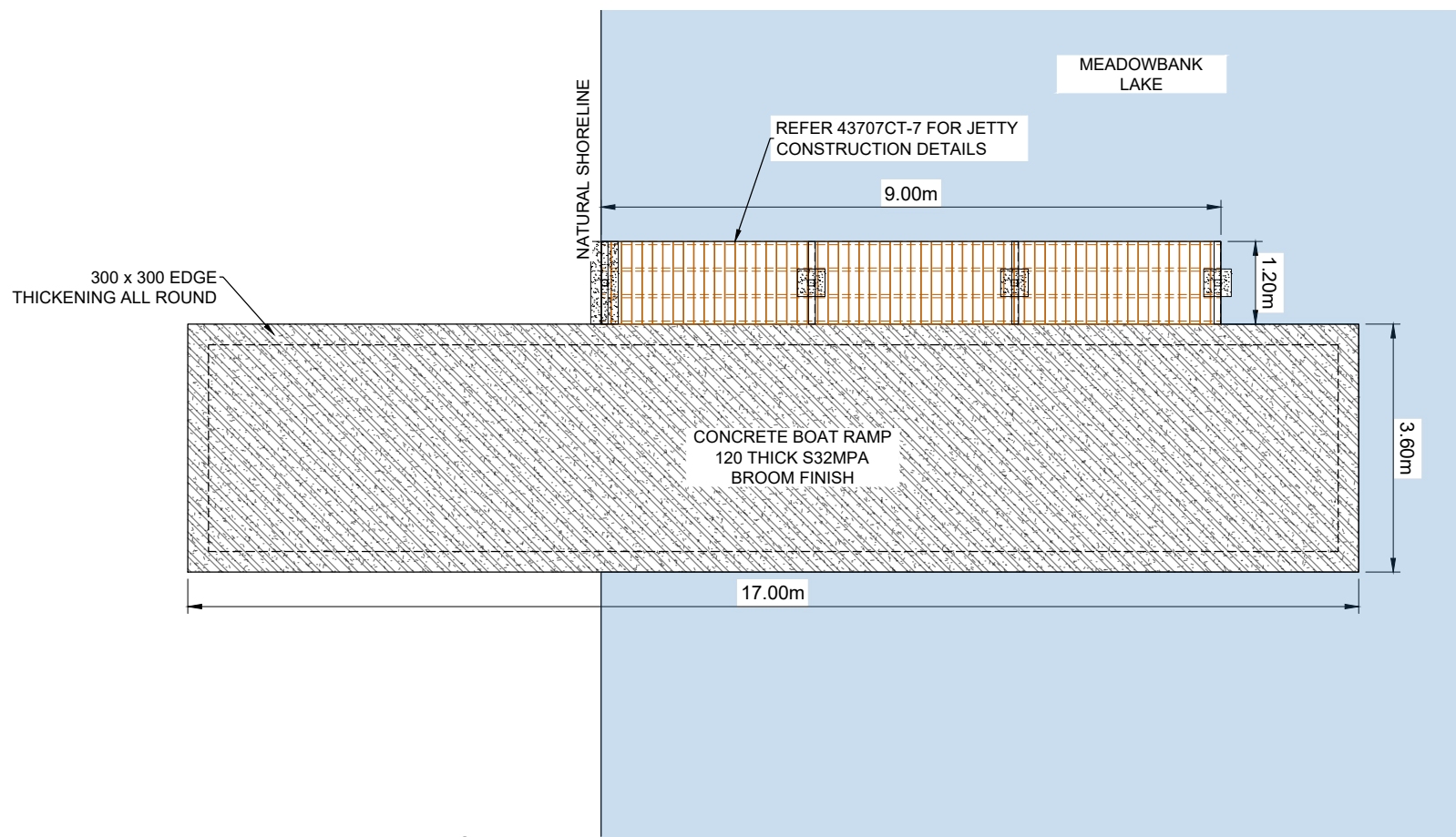
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		CHECKED
		MW
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	13 JUNE 2023	

IAN CHARLES EDWARDS
PROPOSED BOAT RAMP & LAUNCHING JETTY
475 ROCKMOUNT ROAD, ELLENDALE
LOCATION PLAN

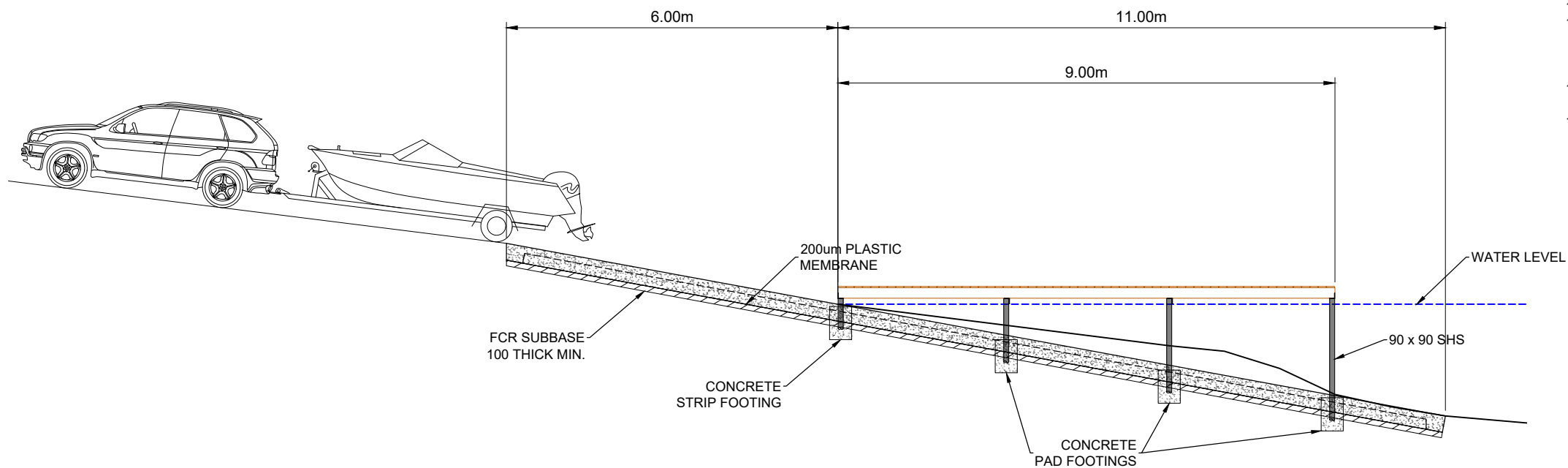


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SITE PLAN
SCALE 1:50 (A1)



ELEVATION
SCALE 1:50 (A1)

CONCRETE NOTES:

1. WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH AS3600, AS3610 AND AS1379.
2. THE CONCRETE CHARACTERISTICS MUST BE CONTROLLED TO ENABLE SUCCESSFUL PLACEMENT BY EXPERIENCED PERSONNEL. IT HAS BEEN FOUND A STIFF COHESIVE MIX PUMPED & PUSHED AROUND BY DIVERS USING A SCREEN AS A GUIDE CAN RESULT IN A SATISFACTORY OUTCOME. SUPERPLASTICISERS MUST NOT BE USED. A STIFF MIX CAN BE PLACED AND RETAINED AT A 1:8 SLOPE. MORE FLUID MIXED WILL NOT HOLD UP AT 1:8 SLOPES.
3. FORMWORK AND SCREEN BOARDS SHALL BE USED TO ASSIST IN PLACING CONCRETE TO ACCURATE LINE AND LEVEL. SCREENS HELP DIVERS CONTROL THE CONCRETE SURFACE. ONLY DIVERS EXPERIENCED IN PLACING EXPOSED CONCRETE UNDERWATER SHALL BE USED.
4. SUBMIT DETAILS OF PROPOSED READY MIXED CONCRETE SUPPLIER, CONCRETE MIX DESIGNS, AGGREGATES (INCLUDING SOURCES), ADDITIVES AND OTHER CONSTITUENTS, TARGET SLUMP, CHARACTERISTIC STRENGTH, DRYING SHRINKAGE, METHOD OF CONCRETE, TEMPERATURE CONTROL, MIXING, PLACEMENT, COMPACTION, FINISHING, PROTECTION AND CURING FOR THE SUPERINTENDENTS APPROVAL.
5. USE READY MIXED CONCRETE MIXED BY BATCH PRODUCTION PROCESS DELIVERED IN AGITATING TRUCKS. OBTAIN APPROVAL BEFORE ADDING ANY WATER ON SITE. FOR EACH BATCH SUPPLY DOCKET LISTING INFORMATION REQUIRED BY AS1379 CLAUSE 1.8.3.
6. MANUFACTURER TO CARRY OUT PRODUCTION ASSESSMENT OF CONCRETE FOR COMPLIANCE WITH REQUIREMENTS TO AS1379. CARRY OUT PROJECT ASSESSMENT OF CONCRETE IN ACCORDANCE WITH AS1379 CAUSE 6.5. TAKE SAMPLES AT PROJECT SITE.
7. SAMPLE CONCRETE FOR PROJECT ASSESSMENT CONCURRENTLY WITH EACH SAMPLE TAKEN FOR PRODUCTION ASSESSMENT AT PROJECT SITE. FOR EACH CONCRETE DESIGN MIX TAKE ONE SAMPLE FROM EACH 50 CUBIC METRES OF CONCRETE. EACH SAMPLE TO COMPRISE OF THREE CYLINDERS: TEST ONE AT 7 DAYS AND TWO AT 28 DAYS.
8. TESTING TO BE CARRIED OUT BY AN APPROVED NATA REGISTERED LABORATORY.
9. CONSTRUCT FORMWORK IN ACCORDANCE WITH AS3610 AND CLAUSE 19.6.2 OF AS3600 WHERE THIS IS MORE STRINGENT SO THAT CONCRETE WILL HAVE DIMENSIONS, SHAPE, LOCATION AND FINISH SPECIFIED, REMOVE FREE WATER, DUST, DEBRIS, STAINS etc. FROM FORMS PRIOR TO PLACING CONCRETE. APPLY RELEASE AGENT COMPATIBLE WITH CONTACT SURFACES TO INTERIOR OF FORMWORK WHERE NECESSARY CLEAN REINFORCEMENT TO REMOVE ALL TRACES OF RELEASE AGENT. SET OUT FORMWORK TO GIVE A REGULAR ARRANGEMENT OF PANELS, JOINTS, BOLT HOLES etc.
10. USE PLACEMENT METHODS WHICH WILL MINIMISE PLASTIC SETTLEMENT AND SHRINKAGE CRACKING. LIMIT VERTICAL FREE FALL BY USE OF CHUTES etc. KEEP CHUTES VERTICAL, FULL AND IMMERSED IN PLACED CONCRETE. PROPERLY COMPACT CONCRETE USING MECHANICAL VIBRATORS TO REMOVE AIR BUBBLES AND GIVE MAXIMUM COMPACTION WITHOUT SEGREGATION OF CONCRETE. TAKE CARE TO AVOID CONTACT BETWEEN VIBRATORS AND PARTIALLY HARDENED CONCRETE, FORMWORK OR REINFORCEMENT.
11. DO NOT USE VIBRATORS TO MOVE CONCRETE ALONG FORMS.
12. COMMENCE CURING OF CONCRETE IN ACCORDANCE WITH AS3600 AS SOON AS POSSIBLE AFTER PLACING AND FINISHING OR STRIPPING. ENSURE EXPOSED SURFACES ARE NOT STAINED.
13. MINIMUM MOIST CURING DURATION 7 DAYS.
14. EXPOSED CONCRETE SURFACES TO HAVE BROOM FINISH. ARE REQUIRED FOR EROSION CONTROL WORKS IN ACCORDANCE WITH THE ENDORSED RESTORATION PLAN FOR WHITEWATER CREEK AND ASSOCIATED IMPLEMENTATION PLANS. CONSTRUCTION TOLERANCES TO BE IN ACCORDANCE WITH AS3610.
15. SAW CUTS TO MIN 40mm DEPTH WHERE NOMINATED. FILL JOINTS WITH APPROVED MARINE EPOXY SEALANT.
16. ALL STEELWORK, BOLTS, NUTS & WASHERS TO BE HOT DIPPED GALVANISED U.N.O.

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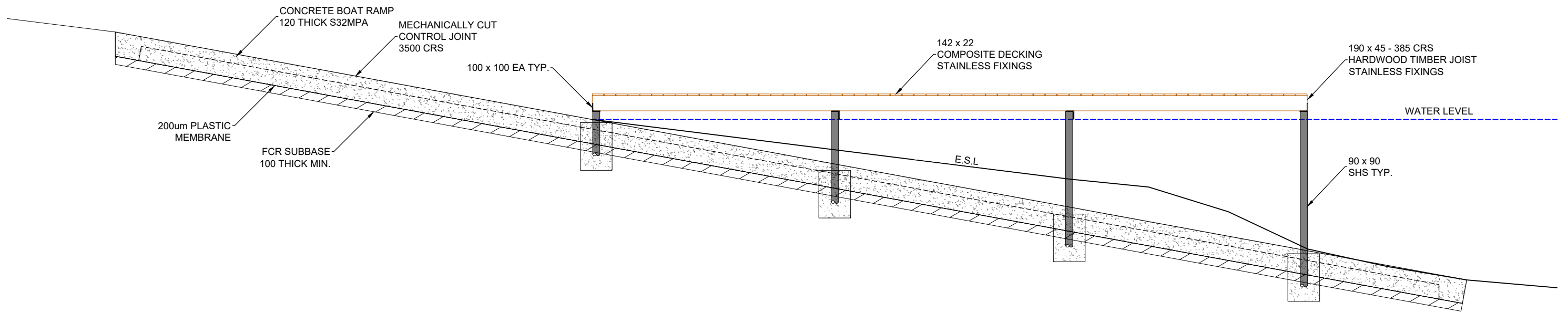
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		DATE			
		13 JUNE 2023			

IAN CHARLES EDWARDS
PROPOSED BOAT RAMP & LAUNCHING JETTY
475 ROCKMOUNT ROAD, ELLENDALE
SITE PLAN & ELEVATION

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DETAIL
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REV	AMENDMENTS	DRAWN	DATE	APPR.

NOTES:

SURVEYOR		SURVEYING JOB No.	
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DRAWN	DESIGNED	CHECKED	
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DATE			
13 JUNE 2023			

IAN CHARLES EDWARDS
PROPOSED BOAT RAMP & LAUNCHING JETTY
475 ROCKMOUNT ROAD, ELLENDALE
JETTY DETAIL

 PDA Surveyors Surveying, Engineering & Planning	127 Bathurst Street Hobart, Tasmania, 7000 www.pda.com.au Also at: Kingston, Launceston & Burnie	SCALE	PAPER	
	ABN 71 217 806 325 PHONE: +61 03 6234 3217 FAX: +61 03 6234 5085 EMAIL: pda.hbt@pda.com.au	1 : 25	(A1)	
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		171		



PDA

SURVEYORS, ENGINEERS & PLANNERS



Planning Report

475 Rockmount Road, Ellendale
Boat Ramp & Launching Jetty

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PDA Contributors

Planning Assessment	Jane Monks	5 th February 2024
Review & Approval	Craig Terry	8 th March 2024

Revision History

Revision	Description	Date
0	First Issue	8 th March 2024
1	Revision	

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EXECUTIVE SUMMARY

Council approval is sought for a boat ramp and launching jetty to formalise access to Lake Meadowbank at 475 Rockmount Road, Ellendale. This planning assessment, combined with supplementary documentation has been provided in support of the proposed development.

Development Details:

Client/Owner	Ian Edwards Strata Corporation Number 182981, 'PARADISE'
Property Address	475 Rockmount Road, Ellendale
Proposal	Boat ramp & launching jetty
Land Area	n/a

PID / CT	n/a	182981/0
Planning Ordinance	<i>Tasmanian Planning Scheme - Central Highlands</i>	
Land Zoning	20.0 Rural	
Specific Areas Plans	<i>CHI-S1.0 Meadowbank Lake Specific Area Plan</i>	
Code Overlays	Bushfire Prone Area Priority Vegetation Area	

Use Status	Pleasure Boat Facility
Application Status	Discretionary

1. Introduction/Context

Council approval is sought for a boat ramp and launching jetty at 475 Rockmount Road, Ellendale. In support of the proposal, the following associated documents have been provided in conjunction with this planning assessment:

- The Title Plan and Folio: CT 182981/0
- 1:5000 Location Plan: *PDA 43707CT-5*
- 1:50 Site Plan & 1:50 Elevation: *PDA 43707CT-6*
- 1:25 Jetty Detail Plan: *PDA 43707CT-7*
- Cultural Heritage Management Australia support letter

1.1. The Land



Figure 1. Existing aerial image and enlargement of the subject land and area (LISTmap, 2024)

The subject land is located at 475 Rockmount Road, Ellendale (CT 182981/0). It is an irregular shaped parcel of land that runs adjacent to Meadowbank Lake, as illustrated in Figure 1. The land has previously been approved for visitor accommodation via strata development, with the collective use of the existing recreational boat launch area for access to Meadowbank Lake.

The informal boat launch area has been frequently utilised for the last 25 years, with use ranging from small fishing dinghies to larger purpose built waterski boats and vessels. Over time, the area has gradually expanded eastward along the shore, primarily due to the increasing demands of adjacent farming irrigation equipment. As a result, access to the area is provided through an existing unsealed private road, which was originally constructed to support the irrigation equipment but now serves both purposes, as shown in the Figure 1 enlargement.

1.2 Natural Values

There are no Natural Values identified on the subject land. However, a Weed Management Plan has been adopted to assist in limiting and controlling the spread of declared and environmental weeds, including within the existing recreational boat launch area.

1.3 Cultural Values

The subject land is located within a recognised Aboriginal Heritage Area, with two registered Aboriginal sites in the general surrounds of the area. Cultural Heritage Management Australia (CHMA) has undertaken an assessment in order to identify any potential Aboriginal heritage constraints for this development application. It was concluded there was no Aboriginal heritage identified in the specified field survey area, whilst also noting that none of the existing heritage sites would be under threat of impact from the construction of boat ramps or jetties along the specified section of foreshore. Please refer to the attached letter of support letter for the complete evaluation.

2. Proposal

A Planning Permit for a boat ramp and launching jetty is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8 of the *Tasmanian Planning Scheme - Central Highlands*.

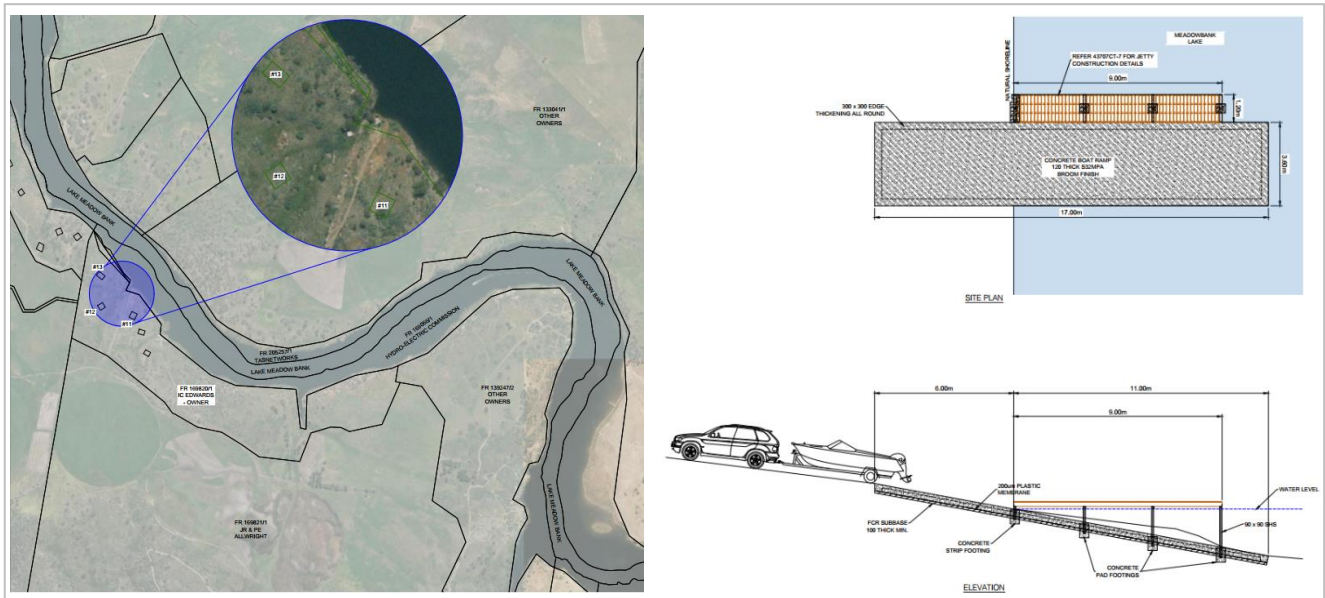


Figure 2. Proposed location and design of boat ramp and launching jetty
 (Please refer to the attached file PDA 43707CT_BoatRamp_jetty for complete drawing set)

It is proposed that the existing boat launching area of title CT 169820/0, be upgraded to formalise the recreational facility, as shown in Figure 2, and will jointly benefit all strata lots and be maintained by the strata management. The boat launch area is to be comprised of a concrete boat ramp with a mechanically cut control joint, and concrete strip/pad footings. The accompanying 9m long jetty is proposed to be 1.2m wide and constructed of composite decking and hardwood timbers joists, as detailed in the attached design drawing set.

3. Planning Assessment

This current proposal for a boat ramp and launching jetty has been developed in accordance with the *Tasmanian Planning Scheme – Central Highlands*

3.1. Use Class

Pleasure Boat Facility

3.2 Zoning



Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2024)

The subject land is zoned Rural, however due to the locations, it is also overlaid with the *Meadowbank Lake Specific Area Plan*, as illustrated in Figure 3. Therefore, the provisions of the Specific Area Plan will be substituted for and/or in addition to the provisions of the Rural Zone.

3.3 Zone Standards: Rural / Meadowbank Lake Specific Area Plan

CHI-S1 Development Standards for Building and Works

CHI-S1.7.5 Aquatic Structures

Objective:

That permanent aquatic structures such as pontoons, boat ramps and jetties on Meadowbank Lake or its foreshore are only constructed as necessary and are safe, functional, and do not detract from the natural, cultural and landscape values of the area or impede recreational use or the operational needs of Hydro Tasmania.

Acceptable Solutions

A1
An aquatic structure is:
(a) for the replacement of an existing structure;
(b) provided by or on behalf of the Crown, council or a State Authority; and
(c) the rationalisation of two or more structures on Meadowbank Lake or its foreshore

Performance Criteria

P1
Aquatic structures must avoid adverse impacts on the natural, cultural and landscape values of Meadowbank Lake and only be constructed as necessary and safe having regard to:
(a) the advice and operational needs of Hydro Tasmania;
(b) rationalising existing aquatic structures as far as practicable;
(c) avoiding the proliferation of aquatic

structures in the immediate vicinity;
 (d) the demonstrated need for the aquatic structure; and
 (e) the plan purpose statements.

Response:

P1 is met: The proposed boat ramp and launching jetty satisfies the performance criteria as follows:

- (a) Discussions with Hydro Tasmania have resulted in an in principle agreement to the upgrade and construction of the proposed boat ramp and launching jetty. Please refer to Appendix A for further clarification;
- (b) The proposed development is to upgrade and formalise the existing boat launching area, minimising impact to the surrounding environment and condensing use and movements;
- (c) As the launching area is existing, the use of the proposed location for the upgrade of facilities, avoids the proliferation of aquatic structures in the immediate vicinity;
- (d) The proposed upgrade of the boat launching facility assists in minimising impacts on the land, including the surrounding physical and cultural environment. The formalisation of facilities minimises misuse of the area, whilst also directing and limiting traffic moments;
- (e) *Not applicable*

CHI-S1.7.6 Aboriginal Heritage

Objective:

That Aboriginal heritage is not inappropriately disturbed.

Acceptable Solutions

A1
 Building and works:
 (a) must not involve excavation;
 (b) the application is accompanied by a record of advice and Unanticipated Discovery Plan, issued by Aboriginal Heritage Tasmania; or
 (c) is in accordance with an Approved Permit issued by the Minister for Aboriginal Affairs under Section 14 of the Aboriginal Heritage Act 1975.

Performance Criteria

P1
 Building and works must not inappropriately disturb Aboriginal heritage, having regard to any:
 (a) advice received from Aboriginal Heritage Tasmania; or
 (b) Aboriginal cultural heritage assessment by a suitably qualified person.

Response:

P1 is met: The proposed boat ramp and launching jetty satisfies performance criteria (b). please refer to the attached Cultural Heritage Management Australia letter in support of the development application.

CHI-S1.7.7 Protection of Lake Operation

Objective:

That the operation of the lake for hydro-electric power generation and as a major source of potable water for greater Hobart is not compromised.

Acceptable Solutions

A1
Buildings and works within 20 metres of the full supply level must be accompanied by the written support of Hydro Tasmania, with or without conditions

Performance Criteria

P1
Buildings and works within 20m of the full supply level must:
(a) not hinder the operation of the lake for hydro-electric generation purposes; and
(b) not compromise water quality; having regard to any advice received from Hydro Tasmania and/or relevant authority.

Response:

P1 is met: The proposal satisfies the performance criteria as the launching and jetty facility is for an existing recreational use that will not hinder the operation of the lake or compromise water quality, for hydro-electric generation purposes. Please refer to advice received from Hydro Tasmania in Appendix A.

3.4 Codes



Figure 4. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2024)

The subject land is overlaid with a Bushfire Prone Area, Priority Vegetation Area and Waterway and Coastal Protection Area as illustrated in Figure 4. Whilst the proposed boat ramp and launching jetty also requires the following Codes under the *Tasmanian Planning Scheme - Central Highlands* to be considered.

Code	Comments:
C1.0 Signs Code	N/A
C2.0 Parking & Sustainable Transport Code	N/A
C3.0 Road and Railway Assets Code	N/A
C4.0 Electricity Transmission Infrastructure	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	As this Code is relevant to this proposal, an assessment is provided below
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazard Code	N/A
C12.0 Flood-Prone Areas Hazard Code	N/A
C13.0 Bushfire-Prone Areas Code	<i>Not applicable</i> - as pleasure boat facility is not defined as a vulnerable or hazardous use
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	N/A
C16.0 Safeguarding of Airports Code	N/A

3.5 Code Standards

C7.0 Natural Assets Code

C7.6 Development Standards for Buildings and Works

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

Acceptable Solutions

A1

Buildings and works within a waterway and coastal protection area must:

- (a) be within a building area on a sealed plan approved under this planning scheme;
- (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or
- (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.

Response:

A1 is met: The proposal meets acceptable solution (c). As the existing boat launch area has no formal limits, the spatial extent of the tidal waters in use is immeasurable. However, through the formalisation of the launch facility, the extent of use will be limited to the proposed 4.8m wide and 17m long boat ramp and launching jetty facility, of which is not more than 20% of the existing assumed expanse.

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.

Acceptable Solutions

A1

Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.

Response:

A1 is met: *Not applicable* as no clearance of vegetation is proposed as part of this application

Conclusion

The planning assessment and supporting documentation provided, demonstrates that the development proposal for a boat ramp and launching jetty at 475 Rockmount Road, Ellendale, meets all requirements of the Tasmanian Planning Scheme – Central Highlands.

Yours faithfully,

PDA Surveyors, Engineers & Planners

Per:



Jane Monks

Appendix A

From: Meegan Spurr <Meegan.Spurr@hydro.com.au>
Sent: Thursday, 7 March 2024 5:01 PM
To: development@centralhighlands.tas.gov.au
Cc: icedwards@aol.com; Craig Terry <Craig.Terry@pda.com.au>
Subject: 475 Rockmount Road

Hi Central Highlands Council,

(FYI: Ian and Craig)

I write to confirm that Mr Edwards has submitted a property licence application for boat launching infrastructure on Hydro Tasmania land. The coordinates of the infrastructure are 42.58S 146.77E.

From Hydro's perspective this application is approved to progress subject to Mr Edwards successfully obtaining a DA from Council. I understand an application will be submitted in the short term.

This is the only approved site for the strata development on Hydro Tasmania land.

Cheers,

Meegan Spurr

Project Advisor (Property & Facilities) - Production Services

My working hours are Monday to Thursday, 7am-3pm.



t +61 3 6240 2833

e meegan.spurr@hydro.com.au

w hydro.com.au

a 4 Elizabeth Street, Hobart TAS 7000

Contact

For any enquiries, please contact one of our offices:

HOBART

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P: (03) 6234 3217

E: pda.hbt@pda.com.au

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A: 6 Freeman Street, Kingston, TAS 7050

P: (03) 6229 2131

E: pda.ktn@pda.com.au

HUONVILLE

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E: pda.huon@pda.com.au

EAST COAST

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P: (03) 6130 9099

E: pda.east@pda.com.au

LAUNCESTON

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P: (03) 6331 4099

E: pda.ltn@pda.com.au

BURNIE

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P: (03) 6431 4400

E: pda.bne@pda.com.au

DEVONPORT

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P: (03) 6423 6875

E: pda.dpt@pda.com.au

WALTER SURVEYS

A: 127 Bathurst Street, Hobart, TAS 7000 (Civil Site Surveying and Machine Control)

P: 0419 532 669 (Tom Walter)

E: tom.walter@waltersurveys.com.au

4.12.2023

Proposed Boat Ramp 475 Rockmount Road Ellendale

***Aboriginal Heritage Tasmania
Attention: Emily Smith***

Project Details

Mr Ian Edwards is seeking approval for a proposed jetty and boat ramp on the foreshores of Meadowbank Lake, at 475 Rockmount Road Ellendale. In formalising this matter an application has been made to Hydro Tasmania seeking a licence for access and for the jetty. Hydro Tasmania has advised that they will require an Aboriginal heritage assessment and engagement with Aboriginal Heritage Tasmania and the Aboriginal community to assist them with their assessment of the application.

CHMA Pty Ltd and Aboriginal Heritage Officer (AHO) Rocky Sainty were engaged by the proponents to undertake an Aboriginal heritage assessment for this project, in order to identify any potential Aboriginal heritage constraints. The focus of the assessment was a 850m section of the Lake Meadowbank foreshore that borders the property.

No Aboriginal heritage were identified during the field survey of the 850m section of Lake Meadowbank foreshore that was the focus of the CHMA (2023) assessment. Three rockshelter features were noted within the central portion of the study area. All three shelter features are clustered within a 70m radius of each other, on a heavily eroded, steeply inclined sandstone escarpment feature that borders the south bank of the Lake. The field team carried out a detailed inspection of each of these rockshelters, but could find no evidence of occupation, either in the way of rock art, or cultural deposits (artefacts, bone, hearths etc). No other potential shelter features or specific areas of elevated archaeological potential were noted within the remainder of the study area. The search of the AHR undertaken by CHMA (2023) showed that there were no registered Aboriginal sites located within the bounds of the study area. Although, there have been a number of sites located within a 200m radius of this section of the foreshores. CHMA (2023) noted that none of these sites would be under threat of impact from the construction of boat ramps or jetties along this section of the foreshore.

In the report prepared by CHMA (2023) it was that besides avoiding the general area where the three rockshelter features were identified and avoiding any registered Aboriginal sites (Recommendations 1 and 2), there were no further archaeological constraints to the development of an alternate boat ramp or jetty along this section of the foreshore. However, the preference would be to upgrade this existing boat ramp and jetty, as this would have less potential to impact on undetected Aboriginal cultural

values. This was reflecting the views of Rocky Sainty (AHO), which stated in the CHMA (2023) report that:

"I have no objection the establishment of jetties or boat ramps elsewhere along this section of foreshore. However, my preference would be to upgrade the existing jetty and boat ramp".

Aboriginal Heritage Tasmania (AHT) subsequently reviewed and accepted the CHMA (2023) report. In the advice provided on the 2.5.2023, AHT stated that:

"..to minimise the potential for impacting Aboriginal heritage values, along the Lake Meadowbank shoreline, it is recommended that the existing boat ramp and jetty is utilised as far as practicable with upgrade works confined to the existing disturbed area".

The Current Situation

Mr Ian Edwards has subsequently advised Hydro that the existing boat ramp area is not suitable for erecting a new boat ramp facility and jetty for a range of reasons. The preferred location that he has nominated for the new boat ramp and jetty is located around 230m to the north-west at grid reference E481341 N5286299 (see Figure 1). This preferred boat ramp location would be accessed via an existing vehicle track.

Mr Edwards has received advice from Hydro stating that they are agreeable to entering a Licence Agreement with you for the purposes of installing the launching ramp and jetty (per the design submitted) for your development. However, in reviewing this, Hydro noted that both the Aboriginal Heritage Tasmania (AHT) Record of Advice and the Cultural Heritage Management Australia Report contained strong recommendations that the infrastructure is developed on the existing site (per the Licence Agreement provided area marked TBC). Should Mr Edwards wish to amend this, which Hydro is agreeable to further reviewing, they request that you re-engage with your consultant and AHT on the alternate, exact, preferred location and provide Hydro with evidence of this engagement and copies of any updated advice.

I can confirm that both myself (Stuart Huys) and Rocky Sainty (Aboriginal Heritage Officer) have reviewed the preferred location nominated by Mr Edwards and can make the following informed comments.

1. This area nominated for the boat ramp and part of the existing vehicle track accessing the boat ramp location was inspected during the survey undertaken by CHMA (2023). No Aboriginal heritage sites were identified in this area and generally it was assessed that there was a low potential for undetected sites to be present. This includes a very low potential for submerged rock shelter features.
2. It is noted that there are two registered Aboriginal sites located in the general surrounds of this area. Site AH13887 is a low density artefact scatter that is situated just to the east of the access track and to the south of the boat ramp

locations. Site AH2768 is an isolated artefact that plots to the north-east of the boat ramp, within Lake Meadowbank. Neither site appears to be under any threat from this proposal (see Figure 1).

Based on the available information, both myself and Rocky Sainty can advise that there should be no cultural heritage constraints to the boat ramp being constructed in this area, on the provision that:

- The proponent notes the location of site AH13887 and this site is avoided.
- The proponent utilises the existing access track to the new boat ramp.
- The proponent follows the Unanticipated Discovery Plan during the construction process.

Could you please provide advice regarding the position of AHT on this matter.

If you have any queries, please contact me on 0412 211 136.

Stuart Huys (Director of CHMA).



Figure 1: The preferred location for the new boat ramp and the existing access track to the boat ramp



Plate 1: View south at the proposed new boat ramp location



Plate 2: View north at the existing vehicle track to the new proposed boat ramp

Representation 1

From: [REDACTED]
Sent: Tuesday, 9 April 2024 6:48 PM
To: development
Subject: DA2024/18

Hi Louisa,

I refer to the notice we were sent in respect to the development application for a boat ramp and jetty at 475 Rockmount Road, Ellendale.

I wish to note the following points.

That the council in reviewing this application is consistent in its requirements and ruling based on a similar application from lots at the neighbouring Jones River Road Strata Title development, for the construction of pontoons at 3 locations several years ago. I do not have at hand all the details related to the application but can source if necessary, please advise if required to support this representation.

We were required at considerable expense to have an aboriginal site inspection and report to support our application. We were also required to have a supporting letter from Hydro Tasmania advising that they approved our pontoons as designed. I note that I do not see reference to these documents in the application submitted?

Finally and most importantly when representing our case to council to seek approval it was stated by the council that approval would be granted after a great deal of effort from the applicant, but this would be the last time the council would approve additional pontoon construction on the lake.

In submitting this representation I ask the council to refer to previous approvals and ensure that the process is consistent and aligned to previous decisions made.

Regards [REDACTED]

Sent from my iPad