

# Application Referral Environmental Development Planner - Response

<b>From:</b>	Rowan Moore
<b>Recommendation:</b>	
<b>Date Completed:</b>	
<b>Address:</b>	THE SPRINGS, MOUNT WELLINGTON
<b>Proposal:</b>	New Building and Change from Temporary Food Services Use and Development to Permanent Food Services Use and Development
<b>Application No:</b>	PLN-19-856
<b>Assessment Officer:</b>	Liz Wilson,

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## Referral Officer comments:

### Assessment:

Approval is sought to continue the use a temporary portable public toilet at The Springs.

The standards for use and development are under clause S1.6 of the *Wellington Park Management Plan 2013*.

### Issue 2: Flora and Fauna Conservation, Geoconservation and Natural Processes

Acceptable solution A2.1 'Native vegetation' states the following:

*The proposal does not involve removal or damage to terrestrial or aquatic native vegetation which:*

*(a) Is listed as significant in this Management Plan, or any planning strategy or Trust endorsed scientific assessment prepared in accordance with this Management Plan; or is a Threatened Vegetation Community under the Nature Conservation Act 2002.*

*(b) Supports or forms habitat for any species of fauna listed in the Threatened Species Protection Act 1995 or the Environment Protection and Biodiversity Conservation Act 1999.*

It is proposed to remove three trees and a few groundcover species. Two other trees could be impacted through root-zone disturbance. This vegetation is not listed under the *Nature Conservation Act 2002* or the management plan or supporting documents.

The submitted Natural Values determination states that the vegetation does not support any specific habitat features and is not significant habitat for threatened species.

Acceptable solution A2.2 'Threatened Species' states the following:

*The proposal does not impact upon any threatened species listed under the Threatened Species Protection Act 1995 or the Environment Protection and Biodiversity Conservation Act 1999.*

No threatened species would be impacted.

Acceptable solution A2.3 'Geoheritage' states the following:

*The proposal does not impact upon any sites which are listed as significant in this Management Plan or in a Trust endorsed scientific assessment or listed on the Tasmanian Geoconservation Database.*

No geoconservation sites would be impacted.

#### Issue 4: Hydrology

Acceptable solution A4.1 states the following:

*Use and development (including vegetation removal) will not occur within 40m of the boundary of a water course, bog, recharge basin shown on Map S2 Hydrology. There is no acceptable solution for use or development within the Drinking Water Catchment boundary as shown on Map S2 Hydrology.*

The development would not be located within 40m of a feature shown on map S2, and would not be within the drinking water catchment boundary shown on map S2.

Acceptable solution A4.2 states the following:

*In the remaining areas of The Springs, use or development involves no extraction of water from any water body, wetland or watercourse except for use in fire fighting or carrying out planned burns in accordance with a bushfire management strategy prepared in accordance with this Management Plan.*

The development complies with the acceptable solution because water will not be extracted from the Park.

#### Issue 6: Environmental Hazards - (a) Regolith

Acceptable solution A6.1 states the following:

*Development is on slopes less than 6 degrees on areas of Triassic type geology.*

The proposal complies with this acceptable solution.

#### Issue 6: Environmental Hazards – (b) Fire

The acceptable solution states the following:

*Development of new or modified buildings must be in accordance with section E1.6.3, E1.6.4 and E1.6.5 of Planning Directive No 5 (Bushfire Prone Areas Code).*

This development is not subject to the Bushfire-Prone Areas Code.

#### Issue 11: Noise

Acceptable solution A11.1 states the following:

*Noise from point sources must not exceed 50dB(A) at any point within 50m of the source.*

The planning report submitted with the application states:

*Currently the café utilises a generator which is approximately 24m from site of the container, and is located within a stone shed. Specifications for this generator are that it has a noise level of 52 dB(A) at 7m distance away. The noise is further decreased when located in a building (such as a stone shed) and when that distance is increased. Accordingly, the noise will not exceed 50dB(A) at any point within 50m of the generator.*

It is considered very likely that the stone enclosure would reduce noise emissions from the generator to 50dB(A) or lower if the unenclosed noise level is 52dB(A) at 7m.

**Recommended Conditions:**

Construction equipment washdown

Only use locally-occurring natives in planters

ENV 1 - SWM

**Recommended Advice:**

N/A

Rowan Moore  
Environmental Development Planner  
10 December 2019