CITY OF HOBART

AGENDA

Planning Authority Committee Meeting
Open Portion
Wednesday, 20 May 2026
at 4.00pm
Council Chamber, Town Hall

City of HOBART

THE MISSION

Working together to make Hobart a better place for the community.

THE VALUES

The Council is:

People	We care about people – our community, our customers and colleagues.
Teamwork	We collaborate both within the organisation and with external stakeholders drawing on skills and expertise for the benefit of our community.
Focus and Direction	We have clear goals and plans to achieve sustainable social, environmental and economic outcomes for the Hobart community.
Creativity and Innovation	We embrace new approaches and continuously improve to achieve better outcomes for our community.
Accountability	We are transparent, work to high ethical and professional standards and are accountable for delivering outcomes for our community.

ELECTED MEMBER COMMITMENTS

Respectful and Cooperative Behaviour	We will treat each other, staff, and stakeholders respectfully, fostering a collaborative environment.
Conduct and media use	We will advocate using transparent, evidence-based arguments, respect majority decisions, avoid public criticism of employees, and maintain workplace safety by refraining from harmful communication.
Objective, evidence-based communication:	Our discussions and advocacy are grounded in reliable, shared evidence, avoiding personal attacks and promoting respectful debate before public commentary.
Roles and responsibilities:	We recognise our duty to represent our community while being accountable, engaging in critical debate and holding others to account respectfully.

ORDER OF BUSINESS

Business listed on the agenda is to be conducted in the order in which it is set out, unless the committee by simple majority determines otherwise.

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Planning Authority Committee Meeting (Open Portion) held Wednesday, 20 May 2026 at 4.00pm in the Council Chamber, Town Hall.

The title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant s.61 of the *Local Government Act 1993* (Tas).

COMMITTEE MEMBERS:
Councillor M S C Dutta (Chairperson)
Lord Mayor Councillor A M Reynolds
Deputy Lord Mayor Councillor Dr Z E Sherlock
Councillor W F Harvey
Councillor R J Posselt
Councillor B Lohberger
Councillor G H Kitsos

Apologies:

Leave of Absence:
Nil.

NOMINEE MEMBERS:
Alderman M Zucco
Councillor J L Kelly
Alderman L A Bloomfield
Councillor W N S Coats

1. ACKNOWLEDGEMENT OF COUNTRY

2. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the Planning Authority Committee meeting held on Wednesday, 6 May 2026, are submitted for confirming as an accurate record.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

Ref: Part 2, Regulation 10(7) of the *Local Government (Meeting Procedures) Regulations 2025*.

Recommendation

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the Chief Executive Officer.

4. INDICATIONS OF CONFLICTS OF INTEREST

Ref: Part 2, Regulation 10(8) of the *Local Government (Meeting Procedures) Regulations 2025*.

Members of the Committee are requested to indicate where they may have, or are likely to have, interest in the agenda.

5. TRANSFER OF AGENDA ITEMS

Regulation 17 of the *Local Government (Meeting Procedures) Regulations 2025*.

A Committee may close a part of a meeting to the public where a matter to be discussed falls within 17(2) of the above regulations.

In the event that the Committee transfers an item to the closed portion, the reasons for doing so should be stated.

Are there any items which should be transferred from this agenda to the closed portion of the agenda, or from the closed to the open portion of the agenda?

6. PLANNING AUTHORITY ITEMS – CONSIDERATION OF ITEMS WITH DEPUTATIONS

In accordance with the requirements of Part 2 Regulation 10(4) of the *Local Government (Meeting Procedures) Regulations 2025*, the Chief Executive Officer is to arrange the agenda so that the planning authority items are sequential.

In accordance with Part 2 Regulation 10(5) of the *Local Government (Meeting Procedures) Regulations 2025*, the Committee by simple majority may change the order of any of the items listed on the agenda, but in the case of planning items they must still be considered sequentially – in other words they still have to be dealt with as a single group on the agenda.

Where deputations are to be received in respect to planning items, past practice has been to move consideration of these items to the beginning of the meeting.

RECOMMENDATION

That in accordance with Regulation 10(5) of the *Local Government (Meeting Procedures) Regulations 2025*, the Committee resolve to deal with any items which have deputations by members of the public regarding any planning matter listed on the agenda, to be taken out of sequence in order to deal with deputations at the beginning of the meeting.

7. COMMITTEE ACTING AS PLANNING AUTHORITY

In accordance with the provisions of Part 2 Regulation 29 of the *Local Government (Meeting Procedures) Regulations 2025*, the intention of the Committee to act as a planning authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted.

In accordance with Regulation 29, the Committee will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Committee is reminded that in order to comply with Regulation 29(2), the Chief Executive Officer is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

7.1 APPLICATIONS UNDER THE TASMANIAN PLANNING SCHEME

7.1.1 18 SUNVALE AVENUE, 26 EDITH AVENUE AND 23A AOTEA ROAD, SANDY BAY - DWELLING, SECONDARY RESIDENCE AND ASSOCIATED WORKS PLN-HOB-2025-0657 - FILE REF: F26/26071

Address:	18 Sunvale Avenue, 26 Edith Avenue and 23A Aotea Road, Sandy Bay
Proposal:	Dwelling, Secondary Residence and Associated Works
Expiry Date:	27 May 2026
Extension of Time:	Not Applicable
Author:	Victoria Maxwell

RECOMMENDATION

That pursuant to the *Tasmanian Planning Scheme – Hobart* the Council approve the application for a Dwelling, Secondary Residence and Associated Works at 18 SUNVALE AVENUE, 26 EDITH AVENUE and 23A AOTEA ROAD, SANDY BAY for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2025-0657 - 18 Sunvale Avenue, 26 Edith Avenue and 23A Aotea Road Sandy Bay - Final Planning Documents except where modified below.

TW - General

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA TASWASPAN-HOB-2026-0047 dated 27/03/2026 as attached to the permit.

ENV 2 - Stormwater - Erosion & Sediment Control Plan

Sediment and erosion control measures, sufficient to prevent sediment from leaving the site and in accordance with an approved Erosion & Sediment Control Plan (ESCP), must be installed prior to the commencement of work and maintained until such time as all disturbed

areas have been stabilised and/or restored or sealed to the Council's satisfaction.

An ESCP for each relevant stage must be submitted and approved as a Condition Endorsement prior to the issue of any approval under the Building Act 2016 or the commencement of work, whichever occurs first.

The ESCP must be prepared by a suitably qualified person and be in accordance with *Erosion And Sediment Control, The Fundamentals for Development in Tasmania* and associated guideline documents *(TEER &DEP, 2023)*, available from the Derwent Estuary Program's website.

The ESCP must detail temporary site drainage. If the site or controls change, an updated ESCP must be submitted.

All work required by this condition must be undertaken in accordance with the approved ESCP.

Advice:

Under council's Stormwater Policy for Development, works creating more than a given amount of impervious area must make provision for quality and quantity controls. These thresholds are 100m2 (for detention) and 500m2 (for detention and treatment).

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To avoid the pollution and sedimentation of the natural watercourse that could be caused by erosion and runoff from the development; and to comply with relevant State legislation.

SW 1 - Stormwater - Protection of Hobart City Council Assets

Prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first), a pre-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development must be submitted to the City of Hobart.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation; and
2. photos of the condition of the watercourse and of any existing drainage structures connected to or modified as part of the development.

The preconstruction condition assessment will be relied upon to establish the extent of any damage caused to Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate pre-construction condition

assessment then any damage to the City of Hobart's infrastructure identified in the postconstruction condition assessment will be the responsibility of the owner/developer.

SW 2 - Stormwater - Protection of Hobart City Council Assets

Prior to occupancy or the commencement of the approved use (whichever occurs first), a post-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development, along with photos of any existing drainage structures connected to or modified as part of the development, must be submitted to the City of Hobart.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation; and
2. photos of the watercourse and any existing drainage structures connected to or modified as part of the development.

The postconstruction condition assessment will be relied upon to establish the extent of any damage caused to the Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate post-construction condition assessment, then any damage to the Hobart City Council's infrastructure identified in the postconstruction CCTV will be deemed to be the responsibility of the owner/developer.

SW 9 - Stormwater - Treatment and Detention

Prior to occupancy or the commencement of the approved use (whichever occurs first), stormwater pre-treatment and detention for stormwater discharges from the development must be installed.

A stormwater management report and design must be submitted and approved as a Condition Endorsement, prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first). The stormwater management report and design must be prepared by a suitably qualified engineer and must:

1. include detailed design of the proposed treatment train, including final estimations of contaminant removal;
2. include detailed design and supporting calculations of the detention tank showing:
    1. detention tank sizing such that there is no increase in flows from the developed site up to 5% AEP event and no worsening of flooding;
    2. the catchment areas in accordance with the landscaping and hydraulic plans;
    3. the layout, the inlet and outlet (including long section), outlet

size, overflow mechanism and invert level;

4. the discharge rates and emptying times; and
5. all assumptions must be clearly stated;

3. include a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition:

To prevent pollution of drainage systems and natural watercourses, comply with state legislation, and manage stormwater runoff considering the limited capacity of downstream Council stormwater infrastructure.

SW 7 - Stormwater - Design

Prior to occupancy or the commencement of the use (whichever occurs first), any new stormwater connection must be constructed and existing redundant connection(s) be abandoned and sealed at the owner's expense.

Prior to making an application for plumbing approval under the *Building Act 2016*, detailed drawings prepared by a suitably qualified expert must be submitted via the City of Hobart's online request form which is available on its website and approved. The detailed engineering drawings must include:

1. the location of the proposed connections and all existing connections;
2. the size and design of the connection such that it is appropriate to safely service the development;
3. long-sections of the proposed connection clearly showing clearances from any nearby services, cover, size, material and delineation of public and private infrastructure;
4. connections which are free-flowing and gravity driven;
5. any connections to watercourse must demonstrate adequate erosion and scour control and minimise hydraulic intrusion. The cross-sections must clearly show the top of bank and invert of watercourse.

All work required by this condition must be undertaken in accordance with the approved detailed drawings. The approved stormwater connection documents must be included in your plumbing application document set and listed in accompanying forms.

ENG sw6 - Stormwater - Design

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure with sufficient receiving capacity prior to first occupation or commencement of use (whichever occurs first).

Detailed engineering drawings prepared and certified by a suitable qualified and experienced Civil Engineer must be submitted and approved as Condition Endorsement, prior to commencement of work or issue of consent under the *Building Act 2016* (whichever occurs first). The drawings must include but not be limited to:

1. Detailed design of the system and supporting calculations demonstrating the system can drain all 20yr ARI rainfall events.
2. All stormwater which is practicable to drain to Council infrastructure via gravity (including suspended or charged systems) must do so.
3. A brief list of maintenance / inspection actions.

All work required by this condition must be undertaken and maintained in accordance with the approved detailed engineering drawings.

Advice:

Under section 23 of the Urban Drainage Act 2013 *it is an offence for a property owner to direct stormwater onto a neighbouring property. This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.*

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.

ENG 1A - Development Engineering - Protection of Council Assets

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or
2. Be repaired and reinstated by the owner to the satisfaction of the Council.

A photographic record of the Council's infrastructure adjacent to the subject site should be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction.

In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

ENG 3A - Development Engineering - Parking and Access Design

The access driveway and parking area must be constructed in general accordance with the following documentation which forms part of this permit: AXIS homes documentation received by the Council on the 17th March 2026 and approved as part of the Final Planning Documents set associated with this permit.

Any departure from that documentation and any works which are not detailed in the documentation must be either:

1. approved by the Director Strategic and Regulatory Services, via a condition endorsement application; or
2. designed and constructed in accordance with Australian Standard AS/NZ 2890.1:2004.

The works required by this condition must be completed prior to first occupation.

ENG 4 - Development Engineering - Parking and Access Design

The access driveway and parking module (car parking spaces, aisles and manoeuvring area) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the first occupation.

OPS 2

A Bushfire Hazard Management Area (BHMA [i.e. fuel break]), must be established on Council land (CT 149159/100) as per the submitted Bushfire Hazard Management Plan (prepared by Lark & Creese, dated 10/12/2025), in accordance with the following:

- The initial establishment of the BHMA on City of Hobart land will be implemented by the City following the issue of a building permit, but before a certificate of occupancy.

- The initial establishment of the BHMA on City of Hobart land will be implemented by the City's staff and/or City managed contractors.
- All costs associated with establishment of the BHMA will be borne by the landowner.
- The landowner must notify the City of Hobart Fire and Biodiversity team via phone or email when a Building Permit has been approved.

Upon establishment of the BHMA to the satisfaction of the City, the ongoing management of the BHMA on City of Hobart land will be managed and funded by the City of Hobart as part of the annual urban fuel break program, in accordance with the City of Hobart's fuel break standards.

Reason for condition

To ensure that the approved Bushfire Hazard Management Plan is implemented in a timely manner, to the satisfaction of Council, providing for the safety of the inhabitants.

ENV S1 - Environmental Planning - Waterway Protection

Prior to the commencement of works and prior to the granting of building consent, amended plans must be submitted and approved as a condition endorsement.

The amended plans must show a significant reduction in encroachment into the waterway and coastal protection area of the driveway/turning/parking area and the associated area of disturbance (earthworks and vegetation clearing).

The development must be consistent with the approved, amended plans.

ENV S2 - Environmental Planning - Waterway Protection

Native vegetation clearing and ground disturbance for the sewer and stormwater connections, or any new sewer and stormwater connections, must be kept to the minimum reasonably practicable.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, bylaws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use

the following additional permits/approval may be required from the Hobart City Council.

CONDITION ENDORSEMENT

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission through PlanBuild. Detailed instructions can be found here.

Once approved, the Council will respond to you via PlanBuild that the condition has been endorsed (satisfied).

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Fees for Condition Endorsement are set out in Council's Fees and Charges.

OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction (e.g. placement of skip bin, crane, scissor lift etc.). Click here for more information.

You may require a road closure permit for construction. Click here for more information.

ADVICE - Relevant Design Standards & Codes

Drawings submitted for approval must be produced or certified by a person suitably qualified to certify that kind of drawing.

Drawings should be prepared with regard to relevant standards and codes. With regard to civil works, drawings should also be substantially in accordance with the current version of:

- The *Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings*,
- Any departures from those drawings noted in *City of Hobart's Departures from LGAT Standard Drawings*, and
- the *Tasmanian Infrastructure Design Guidelines*.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*, further details are available on the Council's website, which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist here.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Ac*t 1993.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Further details are available on the Council's website, which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist here.

FEES AND CHARGES

Click here for information on the Council's fees and charges.

BEFORE YOU DIG

Click here for before you dig information.

Attachment A:	PLN-HOB-2025-0657 - 18 Sunvale Avenue - Committee Report ⇩
Attachment B:	PLN-HOB-2025-0657 - 18 Sunvale Ave - PC Agenda Documents ⇩
Attachment C:	PLN-HOB-2025-0657 - 18 Sunvale Ave - PLANNA-HOB-2026-0164 - Parks Internal Referral ⇩
Attachment D:	PLN-HOB-2025-0657 - 18 Sunvale Ave - PLANNA-HOB-2026-0162 - Stormwater Internal Referral ⇩
Attachment E:	PLN-HOB-2025-0657 - 18 Sunvale Ave - PLANNA-HOB-2026-0161 - DE Internal Referral ⇩
Attachment F:	PLN-HOB-2025-0657 - 18 Sunvale Ave - PLANNA-HOB-2026-0163 - EDP Internal Referral ⇩

SECTION 57 DISCRETIONARY PERMIT PLANNING COMMITEE REPORT

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

Type of Report:	Committee *The development has been assessed under the Tasmanian Planning Scheme – Hobart.*
Delegated:	20 May 2026
Expiry Date:	27 May 2026
Application No:	PLN-HOB-2025-0657
Address:	18 Sunvale Avenue, 26 Edith Avenue and 23A Aotea Road Sandy Bay
Proposal:	Dwelling, Secondary Residence and Associated Works
Applicant:	Harry Friend
Advertisement:	The application was advertised between 27 April 2026 and 11 May 2026.
Representations:	No representations were received during the statutory advertising period.
Zone:	8.0 General Residential Zone
SAP:	None Applicable
Performance criteria:	General Residential zone – Building Envelope – 8.4.2 P3 Natural Assets Code – Building and Works within a Waterway - C7.6.1 P1.1 & P3 Natural Assets Code – Building and Works within a Waterway - C7.6.2 P1.1 & P1.2
Delegation:	Committee
Recommendations:	Pursuant to the *Tasmanian Planning Scheme – Hobart*, the application is recommended for approval from the reasons outlined in the officer's report and a permit containing the conditions in Attachment A.

Attachments:

Attachment A: Conditions

Attachment B: Planning Committee Agenda Documents

Attachment C: Parks Referral

Attachment D: Stormwater Referral

Attachment E: Development Engineering Referral

Attachment E: Environmental Development Planner Referral

EXECUTIVE SUMMARY

1.1. Planning approval is sought for Dwelling, Secondary Residence and Associated Works at 18 Sunvale Avenue, 26 Edith Avenue and 23A Aotea Road Sandy Bay.

1.2. More specifically, the proposal includes:

- Construction of three storey dwelling with separate Secondary Dwelling and outbuilding;
- Two parking spaces are proposed on the ground floor with the main entrance, storage and future lift space.
- The first floor will contain four (4) bedrooms and courtyard with the main bedroom cantilevered over the driveway;
- The top floor proposes a combined kitchen, living dining area office second living space and two decks;
- The separate Secondary Dwelling is proposed off the first floor with a separate bedroom and bathroom and combined living and kitchen space with a total floor area for the dwelling of 36m^2;
- The site is within the bushfire prone areas code and required hazard management areas that extend beyond the property boundaries into Council owned 23A Aotea Rd (Manning Rivulet Reserve) and 26 Edith Ave;
- General Managers Consent was required and granted for works within 23A Aotea Rd. Because of this, the application must be determined by Council's Planning Committee.
-

1.3. The proposal relies on the following Performance Criteria to comply with the acceptable standards:

1.3.1. General Residential zone – Building Envelope – 8.4.2 P3

1.3.2. Natural Assets Code – Building and Works within a Waterway - C7.6.1 P1.1 & P3

1.1.1. Natural Assets Code – Building and Works within a Waterway - C7.6.2 P1.1 & P1.2

1.2. No representations were received during the statutory advertising period between 27 April 2026 and 11 May 2026.

1.3. The proposal is recommended for approval, subject to conditions.

1.4. The final decision is delegated to the Planning Committee.

REPORT

1. Proposal

1.1. Planning approval is sought for Dwelling, Secondary Residence and Associated Works at 18 Sunvale Avenue, 26 Edith Avenue and 23A Aotea Road Sandy Bay.

1.2. More specifically, the proposal includes:

- Construction of three storey dwelling with separate Secondary Dwelling and outbuilding;
- Two parking spaces are proposed on the ground floor with the main entrance, storage and future lift space.
- The first floor will contain four (4) bedrooms and courtyard with the main bedroom cantilevered over the driveway;
- The top floor proposes a combined kitchen, living dining area office second living space and two decks;
- The separate Secondary Dwelling is proposed off the first floor with a separate bedroom and bathroom and combined living and kitchen space with a total floor area for the dwelling of 36m^2;
- The site is within the bushfire prone areas code and required hazard management areas that extend beyond the property boundaries into Council owned 23A Aotea Rd (Manning Rivulet channel) and 26 Edith Ave;
- General Managers Consent was required and granted for works within 23A Aotea Rd. Because of this, the application must be determined by Council's Planning Committee.

2. Site Detail

2.1. The subject site is an internal lot off the end of Sunvale Avenue in Sandy Bay.

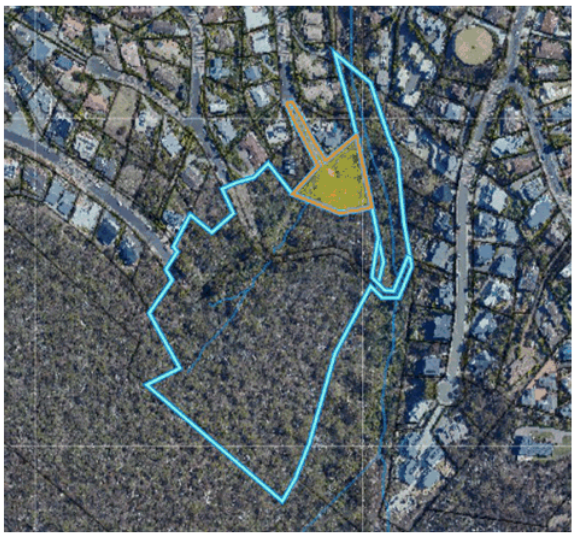


Figure 1: Site Plan showing subject site in yellow with affected properties from bushfire buffers in blue (Ge Cortex, 2026)

2.2. Surrounding uses are residential to the north, east and west, with vacant residential zoned land to the south. The Maning Rivulet runs along the eastern boundary with a minor tributary linking to the larger creek in the north eastern point of the subject lot.

2.3. This site is located within the 8.0 General Residential Zone of the *Tasmanian Planning Scheme – Hobart*.

2.4. The following overlays apply to the site:

2.4.1. Low Landslip Hazard Bands

2.4.2. Waterway And Coastal Protection Area

2.4.3. Priority Vegetation Area

2.4.4. Bushfire-Prone Area

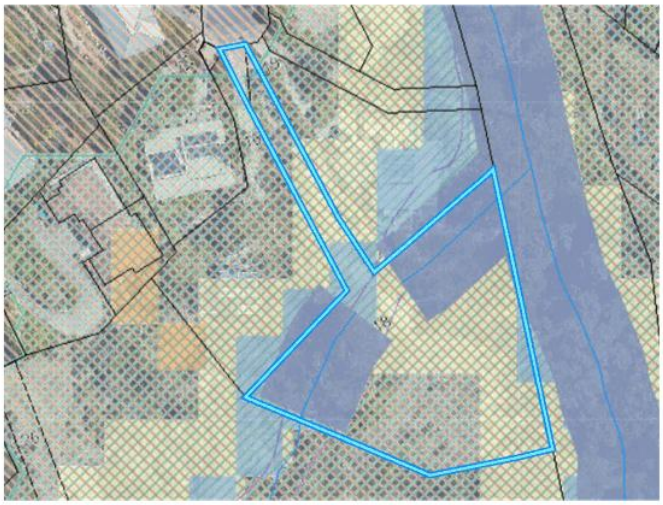


Figure 2: Overlays and Code Overlays (Geo Cortex, 2026)

2.5. The blue shaded areas show potential flood prone land, which is especially of importance along the minor tributary because parking and vehicle access is proposed in this area.

2.6. The site is just over 2600m^2 in area with an access handle of some 400m^2. However, the potential building area is only approximately 800m^2 when all easements on the Title are taken into account.

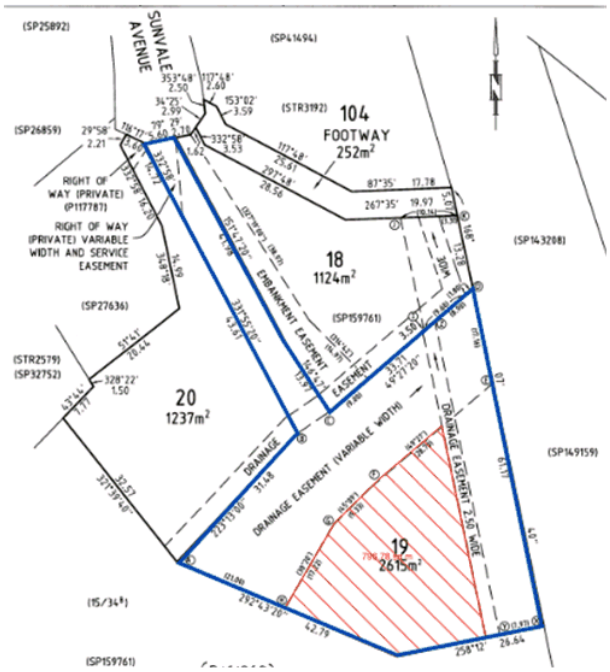


Figure 3: Annotated Folio Plan showing is available building area (hatched) (Lands Title Office, 2026)

2.7. The site is a steep north facing slope. It has been mostly cleared, although the boundaries are still bushland.

Figure 4: View of cleared site (www.realestate.com.au, 2023)

2.8. The access bridges the minor tributary with a piped culvert. However, the area of potential inundation from this creek is significant because of the intersection of the tributary with Maning Rivulet.

Figure 5: Annotated photo of the site and access showing the approx. locations of the watercourses (www.realestate.com.au, 2023)

3. Background

3.1. Previous applications relevant to this site and application are listed below:

1..1. PLN-17-716 - 18 SUNVALE AVENUE SANDY BAY TAS 7005 – Dwelling

1..2. CEP-18-141 - 18 SUNVALE AVENUE SANDY BAY TAS 7005 (for PLN-17-716)

1..3. BLD-18-373 - 18 SUNVALE AVENUE SANDY BAY TAS 7005 - Building Permit

1..4. PMB-19-5 - 18 SUNVALE AVENUE SANDY BAY TAS 7005

1..5. ETA-20-141 - 18 SUNVALE AVENUE SANDY BAY TAS 7005 (extension of permit period for PLN-17-716)

3.2. A previous application for a dwelling gained Planning and Building permits, but it did not proceed and the site was resold in 2024.

3.3. The lot was created as part of a larger subdivision approval under PLN-06-00175-01 to the south. Properties 16, 18 and 19 Sunvale Avenue were the first stage of development for this application.

4. Representation

4.1. No representations were received during the statutory advertising period.

5. Assessment

5.1. The *Tasmanian Planning Scheme – Hobart* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or

refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria.

5.2. The table below summarises the existing and proposed development in accordance with the Use Table of the zone:

	Existing Use	Proposed Use
Use	Vacant	Single Dwelling and Secondary Dwelling
Zone status	No Permit Required	No Permit Required

5.3. The proposal has been assessed against:

5.3.1. 8.0 General Residential Zone

5.3.2. C2.0 Parking and Sustainable Transport Code

5.3.3. C7.0 Natural Assets Code

5.3.4. C12.0 Flood-Prone Areas Hazard Code

5.3.5. C13.0 Bushfire-Prone Areas Code

5.3.6. C15.0 Landslip Hazard Code

5.4. The proposal relies on the following criteria to comply with the acceptable standards:

5.4.1. General Residential Zone – Building Envelope – 8.4.2 P3

5.4.2. Natural Assets Code – Building and Works within a Waterway - C7.6.1 P1.1 & P3

5.4.3. Natural Assets Code – Building and Works within a Waterway - C7.6.2 P1.1 & P1.2

5.5. Each of the performance criteria is assessed in in Section 6 of this report.

6. Performance Criteria

6.1. *General Residential Zone – Building Envelope – 8.4.2 P3*

6.1.1. The acceptable solution at clause 8.4.2 A3 requires development to fit within a 3-dimensional building envelope which rises 3 metres vertically at the boundary and pitches in at 45 degrees to a maximum height of 8.5m above existing ground level.

6.1.2. The proposed three storey dwelling, whilst it is partially cut into the slope extends beyond the building envelope on the second floor to a height of 9.23m at the northeastern corner of the building with a covered deck height above existing ground level of 9.9m.

6.1.3. As such, the assessment relies upon assessment against performance criterion at clause 8.4.2 P3, which reads:

P3

The siting and scale of a dwelling must:

(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;

(ii) overshadowing the private open space of a dwelling on an adjoining property;

(iii) overshadowing of an adjoining vacant property; and

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;

(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and

(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:

(i) an adjoining property; or

(ii) another dwelling on the same site.

6.1.4. Whilst there is residential development to the north, east and west, most properties are quite removed from the building site because of the creek channels that bisect the site.

6.1.5. The closest dwelling to the proposed building site is 19 Sunvale Ave, which is almost 30 metres away and downslope. All adjacent dwellings are located to the north or well to the east of the subject land. All northern neighbours are located on lower RLs, and so will not be affected by any loss of sunlight by the proposal. Neighbours to the east and west are on similar or higher RLs and again will not lose any sunlight to living or outdoor space or solar arrays from the proposal.

Figure 6: View of 19 Sunvale Ave in front of the subject site (outlined in red) (Google 3D Maps, 2026)

Vacant land to the south rises up behind the lot and again is unlikely to be affected by the proposal. Whilst it is zoned residential, the approved

subdivision under PLN-06-00175-01 shows two lots to the south with land areas 1735m^2 and 1501m^2 respectively. To date this is the subdivision which created the subject lot and (currently undeveloped) lots to the south, 39 lots in total. Whilst these lots are to the south they rise up above the subject site and will not be affected by lost sunlight by the proposal.

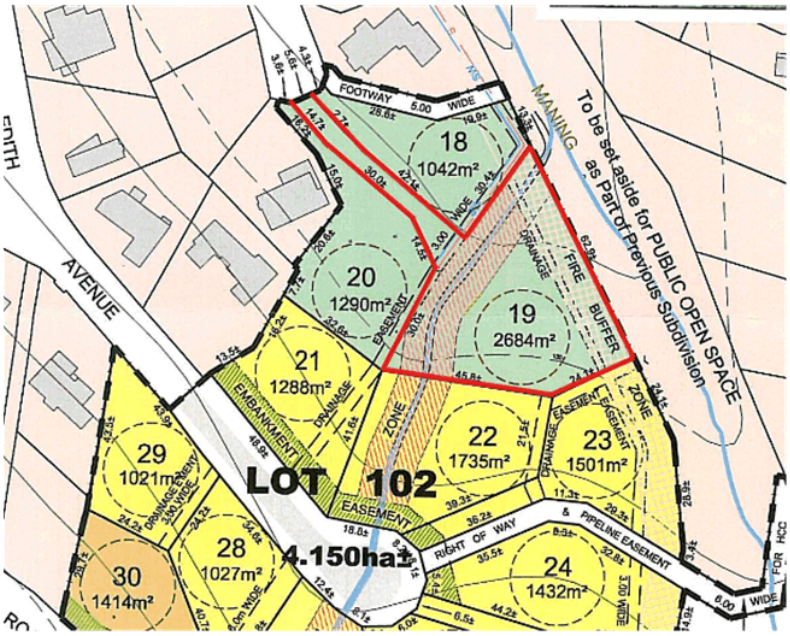


Figure 7: Part plan of PLN-06-00175-01 with subject site outlined in red and lots 22 and 23 located to the south, but on a RL approx. 10m higher than subject site (PDA, 2009)

6.1.6. Views for surrounding properties are mostly to the north and east. A desktop inspection of surrounding properties indicates that no properties have focused views to the site. It should also be noted that the site is zoned General Residential and such development is to be expected in this location. Adjacent properties have a similar style of stepped development up the hill.

6.1.7. The separation between dwellings is a minimum of 30 metres and predominantly much more for other properties. This satisfactorily meets the requirement for separation between dwellings.

6.1.8. The proposal complies with the performance criteria.

6.2. *Natural Assets Code – Building and Works within a Waterway - C7.6.1 P1.1 & P3*

6.2.1. The acceptable solution at clause *C7.6.1 A1* requires buildings and works within a waterway protection area to either be within a building area on a sealed plans or be for a crossing or bridge. Whilst Acceptable Solution C7.6.1

A3 requires new stormwater points to not discharge into a watercourse, wetland or lake.

6.2.2. The proposal includes bushfire buffers extending into Council land (Maning Rivulet) and private land (26 Edith Ave), both of which partially include watercourse channels and it is also proposed that stormwater discharge to the watercourse.

6.2.3. As such, the assessment relies upon assessment against performance criteria at clauses C7.6.1 P1.1 and P3, which read:

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 land filling 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; and

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

And

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.

6.2.4. The proposal was referred to Council's Environmental Development Planner, who has provided the following assessment:

6.2.5. Approval is sought for a 300m^2 dwelling, 35m^2 ancillary dwelling and 16m^2 shed on a vacant 2615m^2 lot at 18 Sunvale Avenue, Sandy Bay. Vegetation clearing is also proposed to create a bushfire hazard management area (HMA) that would extend on to Council land to the east (23A Aotea Road) and private land to the south (26 Edith Avenue).

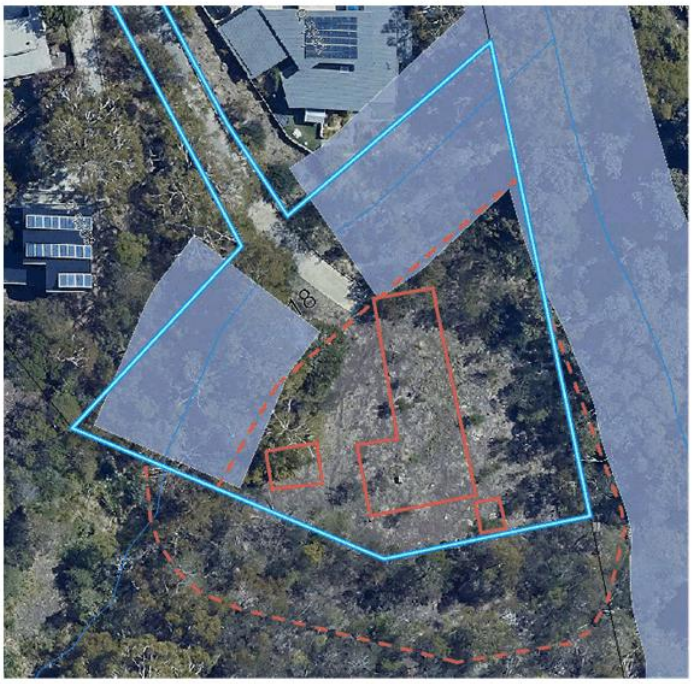


Figure 8: Approximate proposed building footprints, extent of bushfire HMA on adjacent properties (red dashed line), edge of drainage easement (orange dashed line) and WCPA overlay

The Natural Assets Code applies because development is proposed within a waterway and coastal protection area (WCPA) and because development is proposed within a priority vegetation area (PVA) within the Open Space Zone (Maning Rivulet reserve).

Within the WCPA, a vehicle turning area, cut and fill batters, vegetation removal and sewer and stormwater connections are proposed. Vegetation removal for a bushfire hazard management area is proposed within the Maning Rivulet reserve.

No Code exemptions apply.

The relevant Code standards are under clause C7.6.1 and C7.6.2.

With regard to C7.6.1 (buildings and works within a waterway and coastal protection area), the application does not comply with acceptable solution A1. Performance criterion P1.1. states the following:

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 land filling 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; and

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

There is a risk of erosion and sediment transfer to the watercourse passing through the lot during construction if appropriate erosion and sediment control measures are not implemented. It is recommended that the implementation of an approved erosion and sediment control plan be required as a condition of approval to minimise this risk.

The submitted landscaping plan and discussions with the applicant indicate that no clearing of vegetation for the bushfire HMA is required within the WCPA. Some lopping of lower tree branches may be required. This area has been approved as a fuel modified buffer zone (FMBZ) under the subdivision approval that created this lot, and the area can be legally maintained in accordance with the FMBZ prescriptions of the subdivision bushfire management plan.

Some vegetation clearing may be required for the sewer and stormwater line connections, however this unavoidable and the impact would not be significant.

Part of the proposed driveway/parking/turning area and associated cut encroaches into the WCPA and would be close to several mature gums that are proposed to be retained. These works are likely to impact the root

systems of these trees, and could have a deleterious effect on the health and/or stability of those trees. It appears that the driveway/parking/turning area could be redesigned to avoid or reduce encroachment into the WCPA, which is a requirement of the performance criterion.

The possibility of redesigning the area was discussed with Council's Development Engineer and with the applicant, and no significant impediments were identified. It is therefore recommended that a condition be applied to any permit granted requiring a re-design of this area to Council's satisfaction as a condition endorsement.

A Natural Values Assessment (NVA) was submitted with the application. The findings of the NVA include:

- The native vegetation community within the lot and within the proposed hazard management area is 'Eucalyptus viminalis grassy forest and woodland' (DVG).
- No threatened flora were recorded.
- The site provides general, highly opportunistic foraging habitat for species such as Tasmanian devil, spotted-tailed quoll, eastern quoll and eastern barred bandicoot.
- Denning habitat for threatened species is absent.
- The site does not provide nesting habitat for hollow-dwelling birds.

Eucalyptus viminalis grassy forest and woodland is a relatively common and well-reserved native vegetation community.

All proposed earthworks within the WCPA are above the top of the bank of the watercourse, so should have no significant impact upon streambank/streambed condition.

No significant additional vegetation management has been proposed within the WCPA, so there should be minimal impact to in-stream habitat.

As no earthworks are proposed below the top of the bank of the watercourse, the development should have no impact upon natural flow and drainage, except during extreme flood events.

Fish passage is unlikely in this very minor watercourse, and if it does occur, the development is not expected to create any impediment.

No wetlands would be impacted. The proposed development is for a dwelling, not a 'facility'.

Some cut is proposed within the WCPA for the proposed parking/turning area. While not a large area, it could potentially cause the death of several nearby trees within the WCPA through root damage. As it appears that this parking /turning area could be redesigned to remove/minimise the amount of cut required in the WCPA, a condition is recommended for any permit granted requiring this.

There is minimal proposed encroachment of buildings within the WCPA.

No coastal processes would be affected.

All proposed buildings are sited outside the modelled 1% AEP flood zone, and set back considerably from the top of the bank, so there should be no

direct damage even during extreme flood events, and the likelihood of erosion leading to damage to buildings or the need to stabilise banks is considered unlikely.

The proposed parking/turning area is close to the top of the bank, and within the modelled 1% AEP flood zone so there is some risk of damage to this area during an extreme flood event. This risk would be reduced significantly if the area was redesigned to be further away from the watercourse as per the recommended condition.

Provided that the recommended erosion and sediment control plan is implemented, and the parking/turning area is redesigned as recommended, the proposed development is considered generally consistent with the Waterways and Wetlands Works Manual.

The Tasmanian Coastal Works Manual is not relevant to this development.

C7.6.1 A2/P2 is not applicable.

Acceptable solution A3 states 'development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake'. It is arguable whether the proposed development involves a 'new stormwater point discharge' as the stormwater connection point and stormwater outfall to the watercourse already exist. However, as the existing stormwater connection is currently not receiving stormwater in my opinion it should be considered a 'new' stormwater point discharge once connected.

Performance criterion P3 states the following:

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.

Council's Stormwater Unit have recommended a condition (SW 9) requiring stormwater treatment prior to discharge and stormwater detention to limit discharge rates. Pre-treated stormwater discharge from a catchment area of this size, from roofs and paved areas, is unlikely to cause significant pollution of the watercourse or of Maning Rivulet.

It is assumed that the existing stormwater outfall into the watercourse incorporates scour protection, which would minimise the risk of erosion. In addition, the submitted NVA notes that 'the existing dolerite bedrock bed should naturally mitigate against erosion and sedimentation'.

C7.6.1 A4/P4 and A5/P5 are not applicable.

Subject to the condition recommended by SWU, the application is considered to be consistent with P3.

6.2.6. The proposal complies with the performance criteria.

6.3. *Natural Assets Code – Building and Works within a Waterway - C7.6.2 P1.1 & P1.2*

6.3.1. The acceptable solution at clause *C7.6.2 A1* requires clearance of native vegetation within a priority vegetation area to be only within a building area on a sealed plan approved under the *Tasmanian Planning Scheme – Hobart.*

6.3.2. The proposal includes clearance of native vegetation on 26 Edith Ave and 23A Aotea Rd (Maning Rivulet).

6.3.3. As such, the assessment relies upon assessment against performance criterion at clauses P1.1 and P1.2, which read:

P1.1

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

(a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;

(b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;

(c) subdivision in the General Residential Zone or Low Density Residential Zone;

(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;

(e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or

(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.

6.3.4. The proposal was referred to Council's Environmental Development Planner, who has provided the following assessment;

With regard to C7.6.2 (clearance within a priority vegetation area), the application does not comply with acceptable solution A1. The application complies with performance criterion P1.1(b) because the development is for a single dwelling.

Performance criterion P1.2 states the following:

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.

Only about 82m^2 of land within the Maning Rivulet reserve is proposed to be partially cleared of vegetation for the bushfire hazard management area (HMA).

The site is quite constrained by the sewer main and watercourse easement, and the proposed dwelling would be set back by 13.5m from the shared boundary with the reserve, minimising the degree of encroachment by the HMA. The dwelling would be constructed to BAL-29 specification, thereby minimising the required extent of the HMA into the reserve.

Some native plantings have been proposed for the disturbed are of the WCPA.

The dwelling would be located on a cleared part of the site.

Given the above, and given the relatively low biodiversity significance of the vegetation in question, the proposed development is considered consistent with P1.2.

Part 5 Agreement C704343 - Not relevant to this property.

Part 5 Agreement D21121 - This Agreement requires the owners to implement and maintain a Fire Management Plan, Landscape Management Plan, Development Management Plan and Weed Management Plan.

Fire Management Plan

A new BHMP will be required for this site to satisfy the Building Regulations. This should supersede the requirements of the Agreement Fire Management Plan. The proposed hazard management area and building construction (BAL-29) will provide an equivalent, or greater, level of bushfire protection than required under the Fire Management Plan.

Landscape Management Plan

The Landscape Management Plan (LMP) includes requirements for:

- *management of the BPZ and FMBZ established by the Fire Management Plan;*
- *the submission of a landscaping plan;*
- *gardens to maintain a bushland character;*
- *environmental weeds to not be planted; and*
- *identified white gums to be retained.*

As indicated above, fuel management requirements will be dictated by a new Bushfire Hazard Management Plan.

A landscaping plan was submitted showing trees to be retained and removed, and proposed plantings within the WCPA. All proposed plantings are appropriate and do not include environmental weeds. Advice is recommended for any permit granted reminding the owner(s) of the Agreement requirements for the remainder of the lot.

The retained vegetation within the WCPA should ensure that the garden maintains a bushland character, particularly if the trees within the WCPA are protected from damage.

There are no white gums on this lot that are specified as requiring retention in the LMP.

Development Management Plan

The DMP includes a range of requirements relating to boundary setbacks, maximum area of disturbance, limitations on hard landscaping, front fencing, vegetation retention, fire-resistant construction, building height and bulk, building colours and cut/fill.

The proposed area of disturbance looks to be consistent with the maximum 50% of lot area requirement. Vegetation would be retained outside the area of disturbance except where removal if required for bushfire protection, which is consistent with the DMP.

Construction requirements have been superseded by current requirements for bushfire-prone areas under the Building Regulations.

The proposed degree of cut and fill is significant, and potentially inconsistent with the requirement of the DMP to minimise cut and fill.

Building Covenant

BUILDING COVENANT
The owner of lot 19 on the Plan covenants with the Hobart City Council to the intent that the burden of this covenant shall run with and bind the covenantors lot and every part and the benefits shall be in the favour of the Hobart City Council to observe the following stipulation - not without the written consent of the Hobart City Council to erect or permit to be erected any building or structure or carry out any works that may change the contours of the land or restrict the free flow of water over the land or cause erosion or damage/destroy/remove any native vegetation within six (6) meters of the top of the stream bank being the area noted as D X Y Z on the Plan.

This relates to the area between the sewer line and the boundary with the Rivulet reserve. No buildings are proposed in this area and no ground disturbance is proposed. Vegetation for bushfire protection is proposed and would be almost impossible to avoid given the size, dimensions and constraints of the lot. It is recommended that Council consent be granted, however it is likely that this covenant has arisen from Council's Stormwater Unit.

Riparian Covenant

RIPARIAN COVENANT the Vendors & with
The owner of lot 19 on the Plan covenants with each and every lot on the Plan to the ~~intention~~ that the burden of this covenant shall run with and bind the covenantors lot ~~off~~ each and every part and the benefits shall be in the favour of each lot on the Plan to observe the following stipulation - not without the written consent of the Hobart City Council to erect or permit to be erected any building or structure or carry out any works that may change the contours on the land or restrict the free flow of water over the land or cause erosion or damage/destroy/remove any native vegetation within 6 metres of the top of the stream bank over the 'Riparian zone' marked A B C D E F G H on the Plan.

This relates to the drainage easement along the smaller watercourse that passes through the lot. Only a tiny part of the proposed dwelling would be located within the easement. Some cut and fill batters and part of the driveway/parking area would also encroach into the easement, and some vegetation removal is also proposed.

The encroachment into the easement of some of the proposed parking/turning area seems unnecessary and could potentially lead to the death of a number of trees within the easement. It is therefore not recommended that consent be granted for these works. All other proposed works would be minor and are, in my opinion, acceptable. However, it is likely that this covenant has arisen from Council's Stormwater Unit.

Conditions have been included on the permit to reduce vegetation clearance for waterway protection and the conditions will be assessed in conjunction with the Stormwater Unit.

6.3.5. The proposal complies with the performance criteria.

7. Discussion

7.1. As discussed in Section 5 and Section 6 of this report, the proposal relies upon performance criteria to satisfy the standards and codes of the relevant planning scheme. The proposal has been assessed against the provisions of section 57 of the *Land Use Planning and Approvals Act 1993* and is considered to perform well.

7.2. The proposal has been assessed by Council's Development Engineering Officer, Stormwater Services Officer, Environmental Development Planner and Open Space Planner, who have raised no objection to the proposal, subject to conditions.

7.3. There were no representations.

8. Conclusion

8.1. The proposed Dwelling, Secondary Residence and Associated Works at 18 Sunvale Avenue, 26 Edith Avenue and 23A Aotea Road Sandy Bay satisfies the relevant provisions of the *Tasmanian Planning Scheme – Hobart*, and as such is recommended for approval, subject to conditions contained within Attachment A.

Victoria Maxwell

Development Appraisal Planner

As a signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Michael McClenahan

Senior Statutory Planner

As a signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

ATTACHMENT A: CONDITIONS

That Hobart City Council has approved a planning application pursuant to s57 of the *Land Use Planning and Approvals Act 1993* under authority delegated by the Council subject to the conditions tabled below.

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2025-0657 - 18 Sunvale Ave, 26 Edith Av and 23A Aonea Rd Sandy Bay - Final Planning Documents except where modified below.

TW - General

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA TASWASPAN-HOB-2026-0047 dated 27/03/2026 as attached to the permit.

ENV 2 - Stormwater - Erosion & Sediment Control Plan

Sediment and erosion control measures, sufficient to prevent sediment from leaving the site and in accordance with an approved Erosion & Sediment Control Plan (ESCP), must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

An ESCP for each relevant stage must be submitted and approved as a Condition Endorsement prior to the issue of any approval under the Building Act 2016 or the commencement of work, whichever occurs first.

The ESCP must be prepared by a suitably qualified person and be in accordance with *Erosion And Sediment Control, The Fundamentals for Development in Tasmania* and associated guideline documents *(TEER &DEP, 2023)*, available from the Derwent Estuary Program's website.

The ESCP must detail temporary site drainage. If the site or controls change, an updated ESCP must be submitted.

All work required by this condition must be undertaken in accordance with the approved ESCP.

Advice:

Under council's Stormwater Policy for Development, works creating more than a given amount of impervious area must make provision for quality and quantity controls. These thresholds are 100m2 (for detention) and 500m2 (for detention and treatment).

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for Condition:

To avoid the pollution and sedimentation of the natural watercourse that could be caused by erosion and runoff from the development; and to comply with relevant State legislation.

SW 1 - Stormwater - Protection of Hobart City Council Assets

Prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first), a pre-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development must be submitted to the City of Hobart.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation; and
2. photos of the condition of the watercourse and of any existing drainage structures connected to or modified as part of the development.

The preconstruction condition assessment will be relied upon to establish the extent of any damage caused to Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate pre-construction condition assessment then any damage to the City of Hobart's infrastructure identified in the postconstruction condition assessment will be the responsibility of the owner/developer.

SW 2 - Stormwater - Protection of Hobart City Council Assets

Prior to occupancy or the commencement of the approved use (whichever occurs first), a post-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development, along with photos of any existing drainage structures connected to or modified as part of the development, must be submitted to the City of Hobart.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation; and
2. photos of the watercourse and any existing drainage structures connected to or modified as part of the development.

The postconstruction condition assessment will be relied upon to establish the extent of any damage caused to the Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate post-construction condition assessment then any damage to the Hobart City Council's infrastructure identified in the postconstruction CCTV will be deemed to be the responsibility of the owner/developer.

SW 9 - Stormwater - Treatment and Detention

Prior to occupancy or the commencement of the approved use (whichever occurs first), stormwater pre-treatment and detention for stormwater discharges from the development must be installed.

A stormwater management report and design must be submitted and approved as a Condition Endorsement, prior to the issue of any approval under the Building Act 2016 or the commencement of work on the site (whichever occurs first). The stormwater management report and design must be prepared by a suitably qualified engineer and must:

1. include detailed design of the proposed treatment train, including final estimations of contaminant removal;
2. include detailed design and supporting calculations of the detention tank showing:
    1. detention tank sizing such that there is no increase in flows from the developed site up to 5% AEP event and no worsening of flooding;
    2. the catchment areas in accordance with the landscaping and hydraulic plans
    3. the layout, the inlet and outlet (including long section), outlet size, overflow mechanism and invert level;
    4. the discharge rates and emptying times; and
    5. all assumptions must be clearly stated;
3. include a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency;

cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition:

To prevent pollution of drainage systems and natural watercourses, comply with state legislation, and manage stormwater runoff considering the limited capacity of downstream Council stormwater infrastructure.

SW 7 - Stormwater - Design

Prior to occupancy or the commencement of the use (whichever occurs first), any new stormwater connection must be constructed and existing redundant connection(s) be abandoned and sealed at the owner's expense.

Prior to making an application for plumbing approval under the *Building Act 2016*, detailed drawings prepared by a suitably qualified expert must be submitted via the City of Hobart's online request form which is available on its website and approved. The detailed engineering drawings must include:

1. the location of the proposed connections and all existing connections;
2. the size and design of the connection such that it is appropriate to safely service the development;
3. long-sections of the proposed connection clearly showing clearances from any nearby services, cover, size, material and delineation of public and private infrastructure;
4. connections which are free-flowing and gravity driven;
5. any connections to watercourse must demonstrate adequate erosion and scour control and minimise hydraulic intrusion. The cross-sections must clearly show the top of bank and invert of watercourse.

All work required by this condition must be undertaken in accordance with the approved detailed drawings. The approved stormwater connection documents must be included in your plumbing application document set and listed in accompanying forms.

ENG sw6 - Stormwater - Design

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure with sufficient receiving capacity prior to first occupation or commencement of use (whichever occurs first).

Detailed engineering drawings prepared and certified by a suitable qualified and experienced Civil Engineer must be submitted and approved as Condition Endorsement, prior to commencement of work or issue of consent under the Building Act 2016 (whichever occurs first). The drawings must include but not be limited to:

1. Detailed design of the system and supporting calculations demonstrating the system can drain all 20yr ARI rainfall events.
2. All stormwater which is practicable to drain to Council infrastructure via gravity (including suspended or charged systems) must do so.

3. A brief list of maintenance / inspection actions.

All work required by this condition must be undertaken and maintained in accordance with the approved detailed engineering drawings.

Advice:

Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property. This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.

ENG 1A - Development Engineering - Protection of Council Assets

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or
2. Be repaired and reinstated by the owner to the satisfaction of the Council.

A photographic record of the Council's infrastructure adjacent to the subject site should be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction.

In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

ENG 3A - Development Engineering - Parking and Access Design

The access driveway and parking area must be constructed in general accordance with the following documentation which forms part of this permit: AXIS homes documentation received by the Council on the 17th March 2026 and approved as part of the Final Planning Documents set associated with this permit.

Any departure from that documentation and any works which are not detailed in the documentation must be either:

1. approved by the Director Strategic and Regulatory Services, via a condition endorsement application; or
2. designed and constructed in accordance with Australian Standard AS/NZ 2890.1:2004.

The works required by this condition must be completed prior to first occupation.

ENG 4 - Development Engineering - Parking and Access Design

The access driveway and parking module (car parking spaces, aisles and manoeuvring area) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the first occupation.

OPS 2

A Bushfire Hazard Management Area (BHMA [i.e. fuel break]), must be established on Council land (CT 149159/100) as per the submitted Bushfire Hazard Management Plan (prepared by Lark & Creese, dated 10/12/2025), in accordance with the following:

- The initial establishment of the BHMA on City of Hobart land will be implemented by the City following the issue of a building permit, but before a certificate of occupancy.
- The initial establishment of the BHMA on City of Hobart land will be implemented by the City's staff and/or City managed contractors.
- All costs associated with establishment of the BHMA will be borne by the landowner.
- The landowner must notify the City of Hobart Fire and Biodiversity team via phone or email when a Building Permit has been approved.

Upon establishment of the BHMA to the satisfaction of the City, the ongoing management of the BHMA on City of Hobart land will be managed and funded by the City of Hobart as part of the annual urban fuel break program, in accordance with the City of Hobart's fuel break standards.

Reason for condition

To ensure that the approved Bushfire Hazard Management Plan is implemented in a timely manner, to the satisfaction of Council, providing for the safety of the inhabitants.

ENV S1 - Environmental Planning - Waterway Protection

Prior to the commencement of works and prior to the granting of building consent, amended plans must be submitted and approved as a condition endorsement.

The amended plans must show a significant reduction in encroachment into the waterway and coastal protection area of the driveway/turning/parking area and the associated area of disturbance (earthworks and vegetation clearing).

The development must be consistent with the approved, amended plans.

ENV S2 - Environmental Planning - Waterway Protection

Native vegetation clearing and ground disturbance for the sewer and stormwater connections, or any new sewer and stormwater connections, must be kept to the minimum reasonably practicable.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, bylaws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

CONDITION ENDORSEMENT

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission through PlanBuild. Detailed instructions can be found here.

Once approved, the Council will respond to you via PlanBuild that the condition has been endorsed (satisfied).

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Fees for Condition Endorsement are set out in Council's Fees and Charges.

OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction (e.g. placement of skip bin, crane, scissor lift etc.). Click here for more information.

You may require a road closure permit for construction. Click here for more information.

ADVICE - Relevant Design Standards & Codes

Drawings submitted for approval must be produced or certified by a person suitably qualified to certify that kind of drawing.

Drawings should be prepared with regard to relevant standards and codes. With regard to civil works, drawings should also be substantially in accordance with the current version of:

- The *Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings*,
- Any departures from those drawings noted in *City of Hobart's Departures from LGAT Standard Drawings*, and
- the *Tasmanian Infrastructure Design Guidelines*.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*, further details are available on the Council's website, which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist here.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act* 1993.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Further details are available on the Council's website, which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist here.

FEES AND CHARGES

Click here for information on the Council's fees and charges.

BEFORE YOU DIG

Click here for before you dig information.

ATTACHMENT B: Agenda Documents

ATTACHMENT C: Parks Referral Report

ATTACHMENT D: Stormwater Referral Report

ATTACHMENT E: Development Engineering Referral Report

ATTACHMENT F: Environmental Development Planner Referral Report

TasWater

SUBMISSION TO PLANNING AUTHORITY NOTICE - SPAN

Reference
TASWASPAN-HOB-2026-0047

Application Reference
PLN-HOB-2025-0657

Address
18 SUNVALE AV SANDY BAY TAS 7005

Titles
161967/19

Applicant

Name	Email	Phone	Address	Involvement
Harry Friend	info@axishomes.com	0476662062	400 Acton Road, Acton Park, Tasmania, Australia, 7170	Applicant

Owner

Name	Email Address	Address
HOBART LGA	coh@hobartcity.com.au	16 Elizabeth Street, Hobart, Tasmania, Australia, 7001
Mr Michael Sokulski	sokulski.michael@gmail.com	233 Channel Hwy, Taroona, Tasmania, Australia, Tp53

Relevant Property Title/s

Selected Titles

Total Area: 0m^2

161967/19

Council Description of Use and/or Development

Council Proposed Use or Development Description
Dwelling, Secondary Residence and Associated Works

Response

Pursuant to the Water and Sewerage Industry Act 2008 (TAS)
Section 56P(1) - TasWater does not object to the proposed development and no conditions are imposed.

Conditions

No entries.

Referral Documents

No Documents.

Schedule of Drawings/Documents

Schedule of Drawings/Documents

Prepared By	Drawings / Document No.	Revision No.	Date of Issue
Axis Homes	Site & Plumbing Plan	A	17/03/2026

TasWater Details

Officer Name
David Boyle

Officer Title
Senior Assessment Officer

Officer Contact Number
0436629652

Submitted on **27/03/2026**

Form published: 08/10/2025 08:54

Tasmanian Government PlanBuild TASMANIA

PLANNING APPLICATION

Status:

Reference
PLN-HOB-2025-0657

Address
18 SUNVALE AV SANDY BAY TAS 7005

Titles
161967/19

Before you start

Before you start your application, you will need to know if you require planning approval or not.

If you are unsure if you require a permit, use the PlanBuild Tasmania Enquiry Service to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

Pre-Application Advice

Have you spoken with anyone at Council about this application?

- ☐ Yes - enter details below
- ☑ No - continue to the next section

If yes, provide the name of the person you contacted

Applicant

Name	Email	Phone	Address	Involvement
[redacted]	[redacted]	[redacted]	Personal Information Removed	[redacted]

Owners

Name	Email Address	Address
[redacted]	[redacted]	Personal Information Removed
[redacted]	[redacted]	Personal Information Removed

Certificate(s) of Title

Selected Titles

Total Area: 0m^2

161967/19

Owner Notification

Are you the sole owner of the land?

- ☐ Yes - continue to the next section
- ☑ No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

- ☑ Yes - enter owner details below
- ☐ No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:
Michael Sokulski & Kate Elizabeth Sokulski

Enter the date that the last owner, joint or part owner was notified
16/12/2025

Declaration

- [x] I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

- [ ] Yes - complete question below
- [x] No - continue to the next section - see further information below
- [ ] Unsure

If yes, has written Crown Land consent been obtained?

- [ ] Yes - upload written consent
- [ ] No - application will not be progressed until consent has been provided

General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

- [ ] Yes - complete question below
- [x] No - continue to the next section
- [ ] Unsure

If yes, has written consent been obtained from the Council General Manager?

- [ ] Yes - upload written consent
- [ ] No - application will not be progressed until consent has been provided

Proposed Use or Development

What is the reason for your planning application?

- [ ] I want to change how the property is used
- [ ] I want to use the property for visitor accommodation
- [ ] I want to subdivide
- [x] I want to undertake a new development or alteration
- [ ] I want to do a minor boundary adjustment
- [ ] I want to put up a sign(s)
- [ ] I want to demolish
- [ ] I want to do works only
- [ ] Other

If your application is to subdivide, please enter the number of proposed lots.
0

If your application is for signage, please enter the number of signs.

Is the property a Tasmanian Heritage Listed Property?

- [ ] Yes
- [x] No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

- [ ] Yes
- [x] No
- [ ] Unsure

Is the proposed use or development permitted or discretionary?

- [x] Permitted
- [ ] Discretionary
- [ ] Unsure if permitted or discretionary

Provide a full description of the proposed use or development
New dwelling

Will the proposed use or development involve a road reserve?

- [ ] Yes - complete the section below
- [x] No - continue to the next section
- [ ] Unsure

If yes, enter the address(es) or locations below:

If yes, how will the road reserve be affected?

Value of Works

What is the estimated value of the works?
995000

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	16 Dec 2025	Property Title Document	FolioPlan-161967-19.pdf	Harry Friend
1	16 Dec 2025	Property Title Document	ScheduleOfEasements-161967-19.pdf	Harry Friend
1	10 Dec 2025	Bushfire Report	Bushfire Assessmeent	Lark & Creese
1	17 Dec 2025	Architectural Plans	Development Application	Harry Friend
1	16 Dec 2025	Property Title Document	FolioText-161967-19.pdf	Harry Friend

Next steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.

Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.

Form published: 14/05/2025 15:58

ECOtas
Environmental Consulting Options Tasmania

28 Suncrest Avenue
Lenah Valley, TAS 7008
mark@ecotas.com.au
www.ecotas.com.au
0407 008 685
ABN 83 464 107 291

Axis Homes
ATTENTION: Nick Terry
Cambridge TAS 7170

17 March 2026

Dear Nick

RE: Planning Advice (Natural Values) – Natural Assets Code
18 Sunvale Avenue, Sandy Bay
Information for Planning Application PLN-HOB-2025-0657

Please find following a statement of findings on natural values associated with the proposal at **18 Sunvale Avenue, Sandy Bay**.

I recommend that this cover letter and attached statement (including the appended *Natural Values Atlas* report) be provided with the response to correspondence from City of Hobart.

Note that this letter and attached reports do not constitute legal advice. It is recommended that formal advice be sought from the relevant agency prior to acting on any aspect of this report.

Please do not hesitate to contact me further if additional information is required.

Kind regards

Mark Wapstra
Senior Scientist/Manager

NATURAL VALUES STATEMENT FOR DEVELOPMENT (SINGLE RESIDENTIAL DWELLING & ASSOCIATED HAZARD MANAGEMENT) AT 18 SUNVALE AVENUE, SANDY BAY, TASMANIA: NATURAL ASSETS CODE UNDER *STATE PLANNING PROVISIONS – HOBART LOCAL PROVISIONS SCHEDULE*

SUPPORT DOCUMENTATION FOR PLANNING APPLICATION PLN-HOB-2025-0657

Prepared by Mark Wapstra for Axis Homes, 17 March 2026

Preamble

Axis Homes (Nick Terry) on behalf of their clients (Michael & Kate Sokulski, owners) engaged Environmental Consulting Options Tasmania (ECO*tas*) to provide advice in relation to natural values associated with the title at **18 Sunvale Avenue, Sandy Bay** proposed for development (single residential dwelling and associated hazard management). The assessment has been undertaken to specifically address matters raised in correspondence from City of Hobart requesting the following (now referred to as PLN-HOB-2025-0657):

ENV 1

Please submit a site plan showing the extent of the Waterway and Coastal Protection Areas prescribed under the Local Provisions Schedule on the site relative to all proposed works and development (including earthworks and vegetation removal).

ENV 2

Please submit details of all proposed vegetation clearing and modification within the waterway and coastal protection area and the Manning [sic] Rivulet Reserve, including the size (DBH) and species of any trees proposed to be removed (particularly with regard to establishment of the proposed bushfire hazard management area).

ENV 3

Please submit a Natural Values Assessment prepared by a suitably qualified person consistent with the *Guidelines for Natural Values Surveys - Terrestrial Development Proposals* (Department of Primary Industries, Parks, Water and Environment, 2015) for the land within the waterway and coastal protection areas and the Manning [sic] Rivulet Reserve and addressing:

- performance criterion C7.6.1 P1.1 with regard to the proposed works within the waterway and coastal protection area (and in particular proposed vegetation clearing for the bushfire hazard management area); and
- performance criterion C7.6.2 P1.2 with regard to the proposed works within the Manning [sic] Rivulet Reserve.

ENV4

Please submit a proposed vegetation retention and landscaping plan for the waterway and coastal protection area, identifying existing vegetation proposed to be retained, and any vegetation proposed to be planted, to maintain or enhance the natural values of the riparian zone.

Note that this statement is my interpretation of the provisions of the *State Planning Provisions (Natural Assets Code)* and may not necessarily represent the views of City of Hobart. The following does not constitute legal advice and should not be relied upon to make financial decisions. It is recommended that formal advice be sought from the relevant agency prior to acting on any aspect of this statement.

Assessment

LISTmap was examined to determined existing vegetation mapping and known sites/potential habitat and range for threatened fauna. Database reports were produced under the Department

of Natural Resources and Environment Tasmania's *Natural Values Atlas* (DNRET 2026), the Forest Practices Authority's *Biodiversity Valeus Database* (FPA 2026) and the Commonwealth of Australia's *Protected Matters Report* (CofA 2026) to support the assessment process (all appended for reference).

Vegetation types were classified according to TASVEG mapping units as described in *From Forest to Fjaeldmark: Descriptions of Tasmania's' Vegetation* (Kitchener & Harris 2013+, updated Nov. 2025) with specific reference to the structure and composition of the vegetation.

Surveys for threatened fauna were practically limited to an examination of "potential habitat" (i.e. comparison of on-site habitat features to habitat descriptions for threatened fauna), and detection of tracks, scats and other signs.

All trees with a DBH ca. 25 cm or more (a notional practical threshold often used for this type of assessment) within the title and adjacent to the title (within the indicative hazard management area) were characterised to species, measured (diameter at breast height over bark, DBHOB, in cm, measured with a diameter tape) and geolocated using hand-held GPS (considered precise enough for the present purposes). The relevant data is presented herein in tabular form (Table 1) and transferred to a site plan (Figure 1).

Findings

General natural values observations

Relevant cadastral, zoning and overlay information is provided in the planning application. This section of the present report is included to provide context to the interpretation of the provisions of the Natural Assets Code.

The title (Figures 1-3) is the last remaining vacant title in the long-approved Sunvale Avenue residential subdivision, now proposed for its intended use under the General Residential zoning (Figure 4) pursuant to the *Tasmanian Planning Scheme – Hobart Local Provisions Schedule*. The whole title and much of the surrounding areas are subject to the Priority Vegetation Area overlay (Figure 5a). Maning Rivulet is located due east of the title, which has its headwaters near the summit of Mount Nelson. A secondary tributary of Maning Rivulet is located within the western portion of the title, also with its headwaters to the southwest on the slopes of Mount Nelson. The Waterway and Coastal Protection Area overlay is somewhat oddly applied to these two watercourses (Figure 5b). On the main tributary, the overlay is applied from the headwaters through to Norfolk Crescent (far to the north), with a gap indicated at Churchill Avenue (presumably because of the piping of the rivulet below this road). This overlay is indicated as being a total of 20 m wide i.e. the watercourse is being treated as a Class 4 pursuant to the Natural Assets Code. The overlay for this part of the rivulet very marginally impinges on the subject title but the indicative hazard management area required on the council-managed title is not subject to the overlay (Figure 6). The secondary (western) tributary) has the overlay applied, also to a total width of 20 m (i.e. also being treated as a Class 4 watercourse), but the overlay falls just short of the southern boundary of the subject title (rationale unknown) and then does not continue beyond this point (again, rationale unknown). The overlay is also not present where the watercourse is piped under the existing concrete driveway (Figure 6), a somewhat unusual approach to the management of watercourses. Review of Hillshade and LISTmap's hydrographic "blue" lines indicates that the two tributaries of Maning Rivulet are effectively precisely located (Figure 7) such that the extent of the overlay is considered appropriate without the need for confirmatory surveys.

The title is accessed from the end of the Sunvale Avenue cul-de-sac along a narrow access portion of the title, which is gated and wholly concrete-surfaced (Plates 1 & 2). The fringes of the drive support some highly modified native vegetation, best characterised as part of the broader residential development on this and adjacent 16 & 19 Sunvale Avenue.

Plates 1 & 2. Views of existing concreted driveway

Where the drive enters the main portion of the title, it remains concreted and is furnished with a long-established culvert to carry the flow of the western tributary of Maning Rivulet

Plates 3 & 4. Looking downstream (LHS) and upstream (RHS) into double culverts on western tributary of Maning Rivulet

Much of the title has been cleared of native vegetation (Plates 5 & 6), the timing of which is not known and has not been explored as part of the present assessment. Prior to this modification, the whole site would have supported the same vegetation type that still surrounds the title to the east and west (and remains as small remnants within the title itself).

Plates 5 & 6. Examples of cleared part of title

Topographically, the site is a moderately steep north to northeast-facing slope at ca. 85-105 m a.sl. developed wholly on Jurassic-age "dolerite (tholeiitic) with locally developed granophyre" (geocode: Jd), which was confirmed by site assessment (Figure 8, Plates 7 & 8). The geology is mentioned because of its influence on vegetation classification, possibility of threatened flora, and to a lesser extent, threatened fauna.

Plates 7 & 8. Examples of dolerite geology

Within the subject title, hazard management is proposed to effectively include the whole of the title, which will require modification of some remnant vegetation in the north of the title (Plates 9 & 10) and possibly in the west along the tributary of Maning Rivulet (Plates 11 & 12).

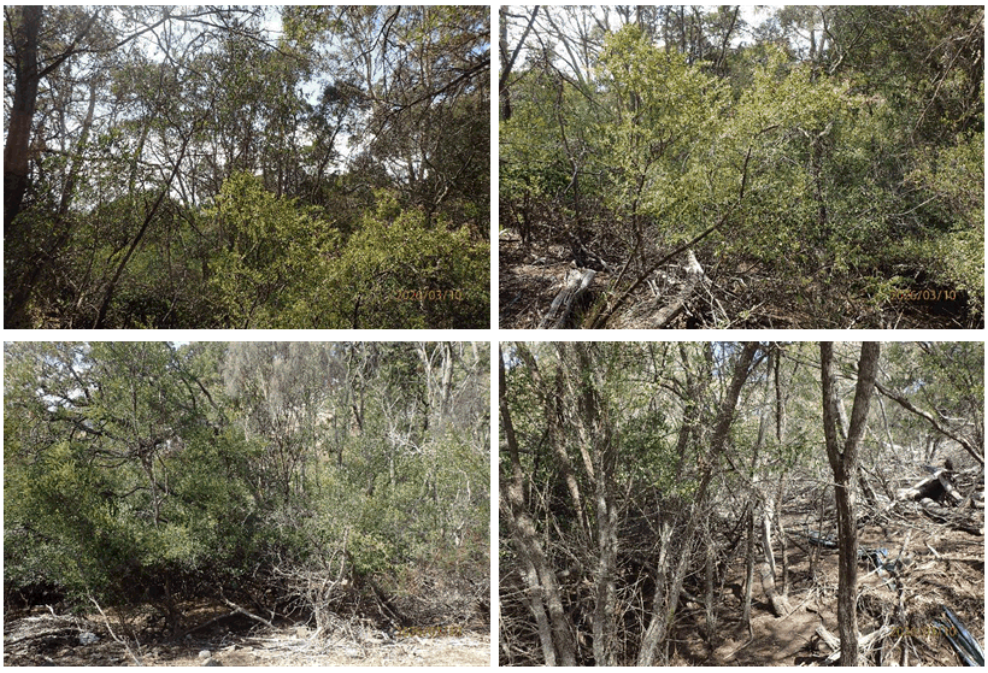
Plates 9 & 10. Remnant native vegetation within northern part of title – note absence of taller canopy and even-aged regrowth of shrubs and *Eucalyptus viminalis*, highly indicative of previous clearing

Plates 11 & 12. Views of relatively undisturbed vegetation along western tributary of Maning Rivulet

Where hazard management is proposed on the private title to the south of the subject title, the vegetation is relatively undisturbed, albeit with a simple structure and composition, quite typical for this part of the State on highly insolated slopes on dolerite (Plates 13 & 14).

Plates 13 & 14. Examples of low woodland on slopes south of subject title (proposed hazard management area)

Where hazard management is proposed on the council-managed title east of the subject title, the vegetation is relatively undisturbed but with a variable structure and composition, reflecting that it occurs along a relatively steep-sided gully system associated with the main tributary of Maning Rivulet (Plates 15-18). Notably, the part of this council-managed title where hazard management is proposed does not support any larger trees.



Plates 15-18. Views of the council-managed title above Maning Rivulet east of the subject title: note absence of larger trees

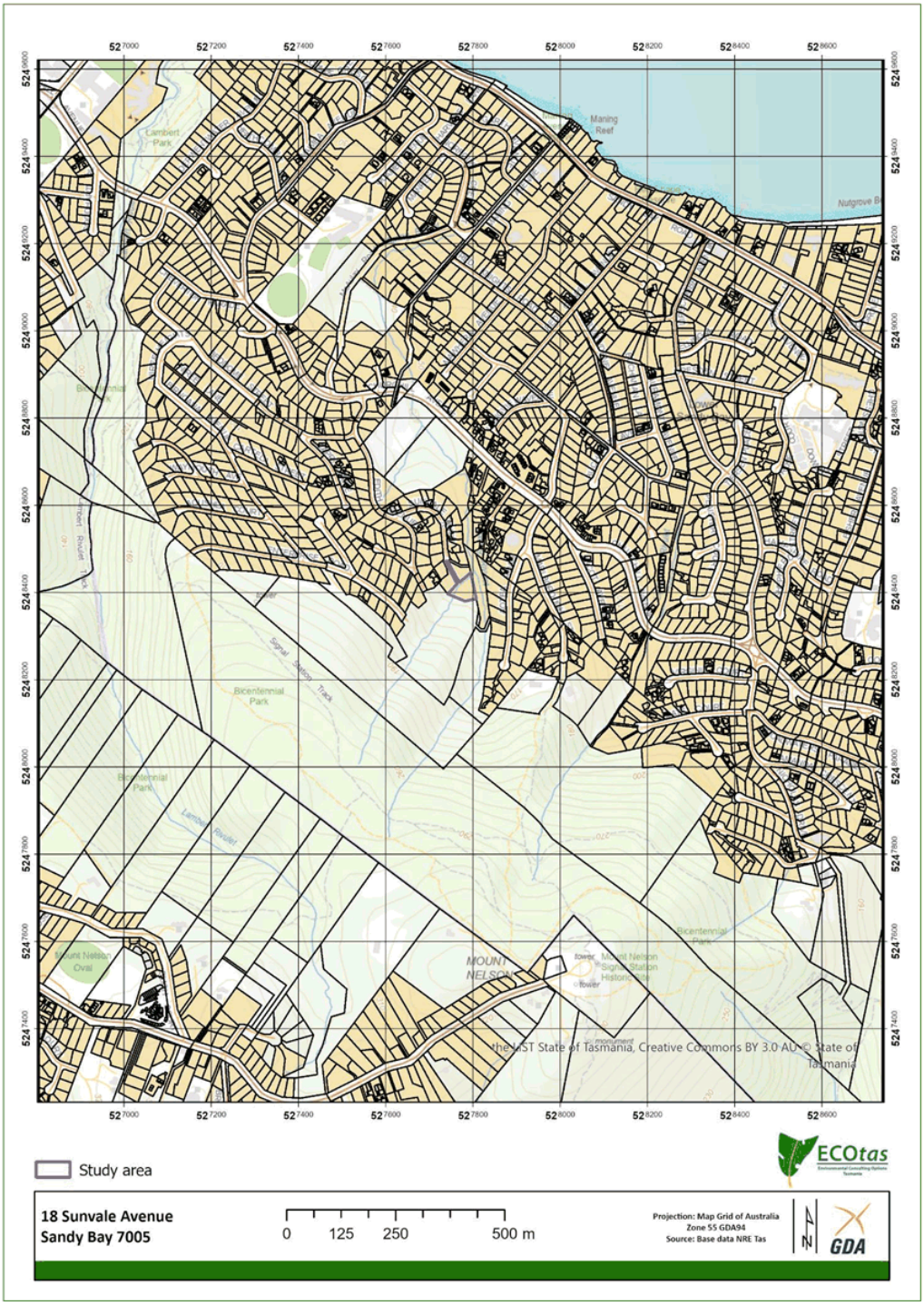


Figure 1. General location of proposed development site

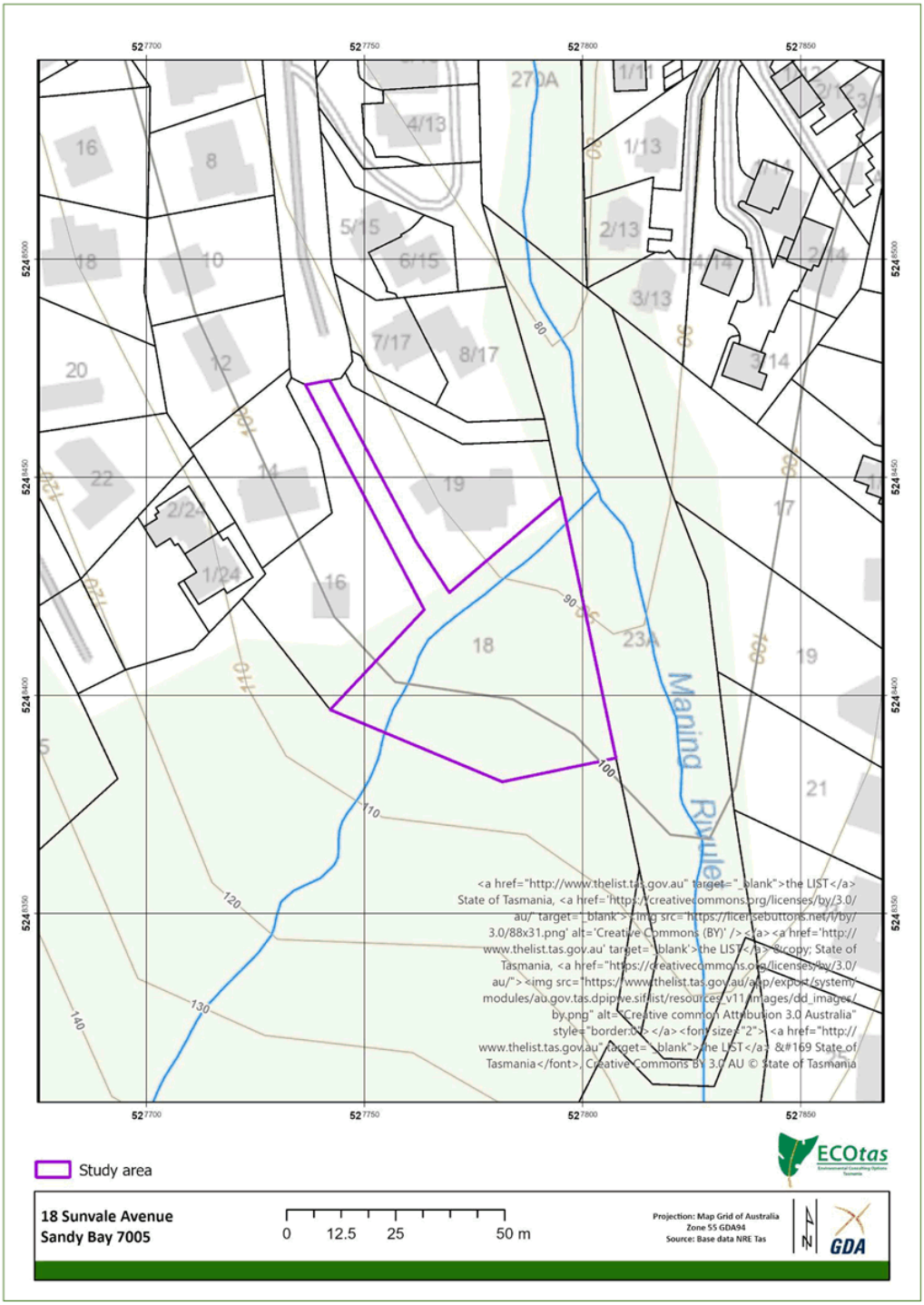


Figure 2. Detailed location of proposed development site: overview

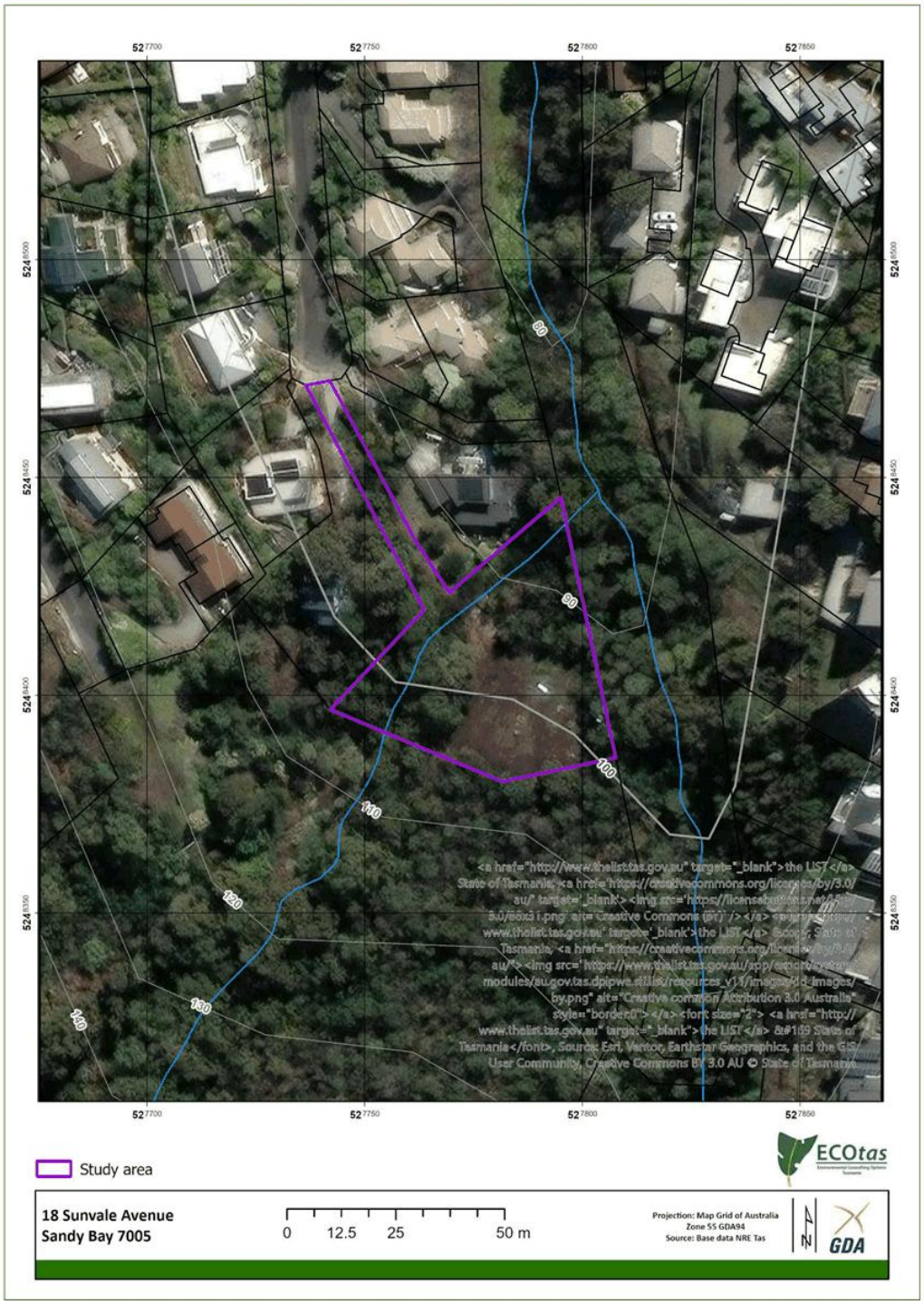


Figure 3. Detailed location of proposed development site: aerial imagery

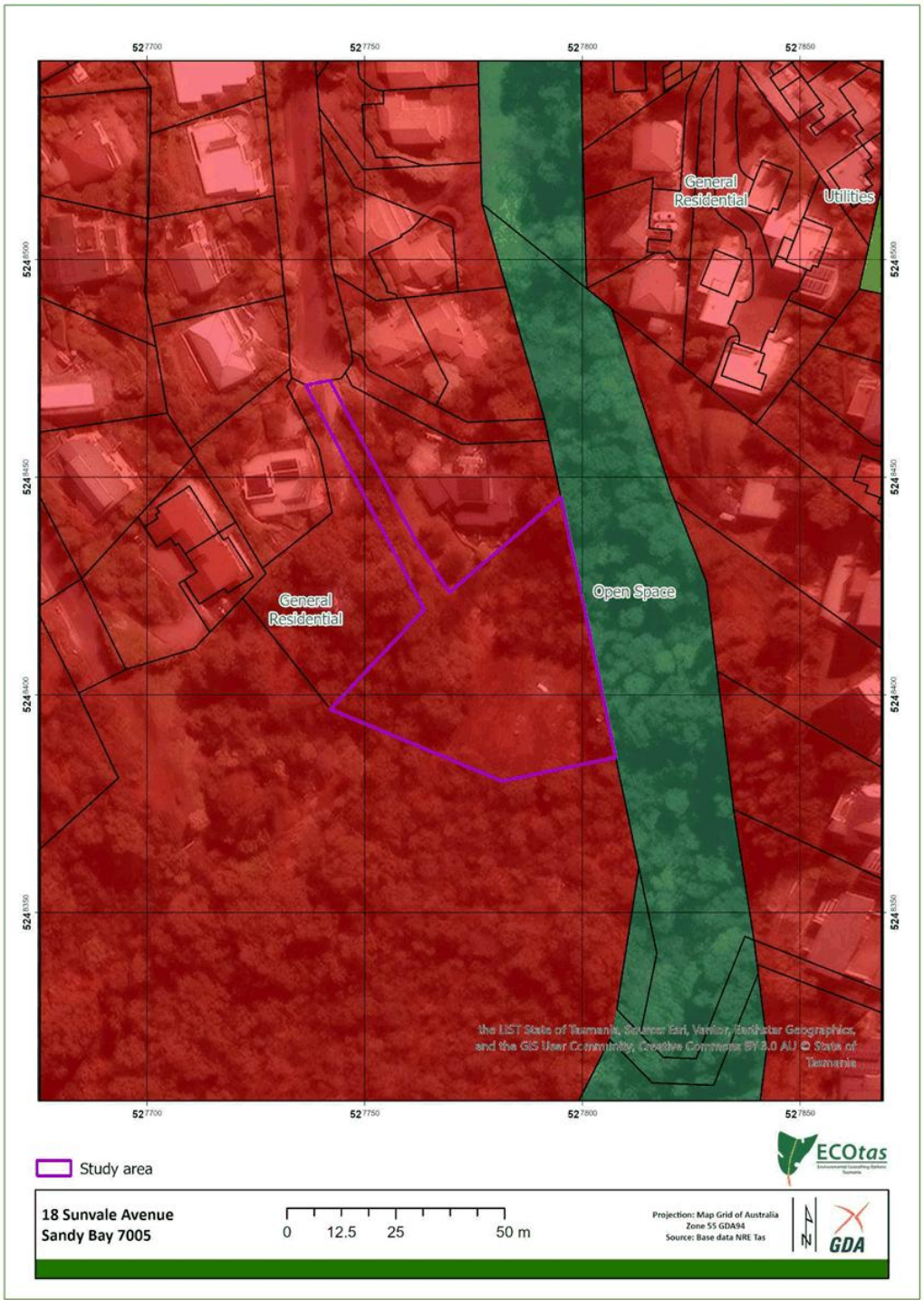


Figure 4. Zoning of proposed development site pursuant to *Tasmanian Planning Scheme – Hobart Local Provisions Schedule*

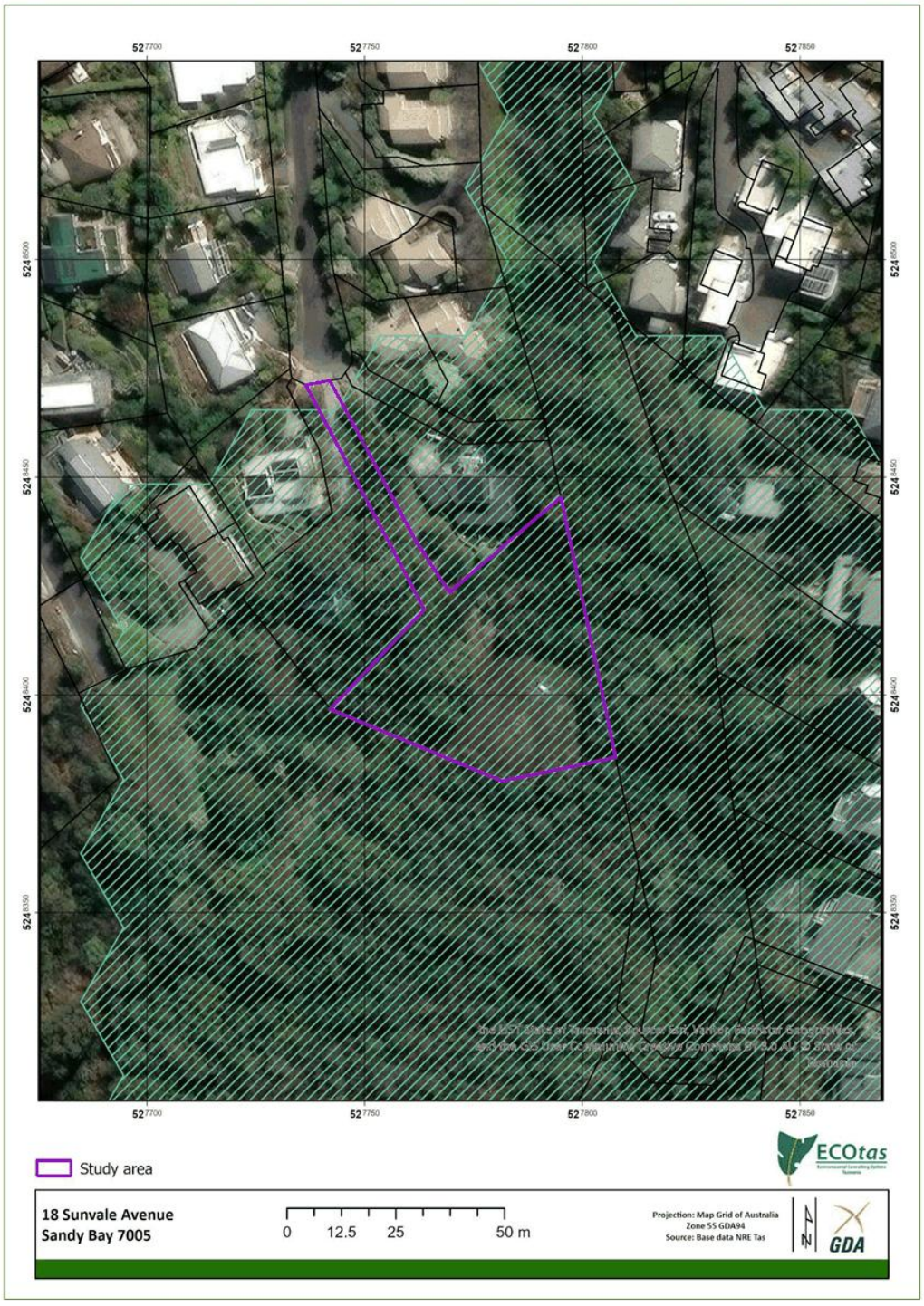


Figure 5a. Extent of Priority Vegetation Area overlay pursuant to *Tasmanian Planning Scheme – Hobart Local Provisions Schedule*

Figure 5b. Extent of Waterway and Coastal Protection Area overlay pursuant to *Tasmanian Planning Scheme – Hobart Local Provisions Schedule*

Figure 6. Extent of Waterway and Coastal Protection Area overlay pursuant to *Tasmanian Planning Scheme – Hobart Local Provisions Schedule* relative to proposed hazard management area

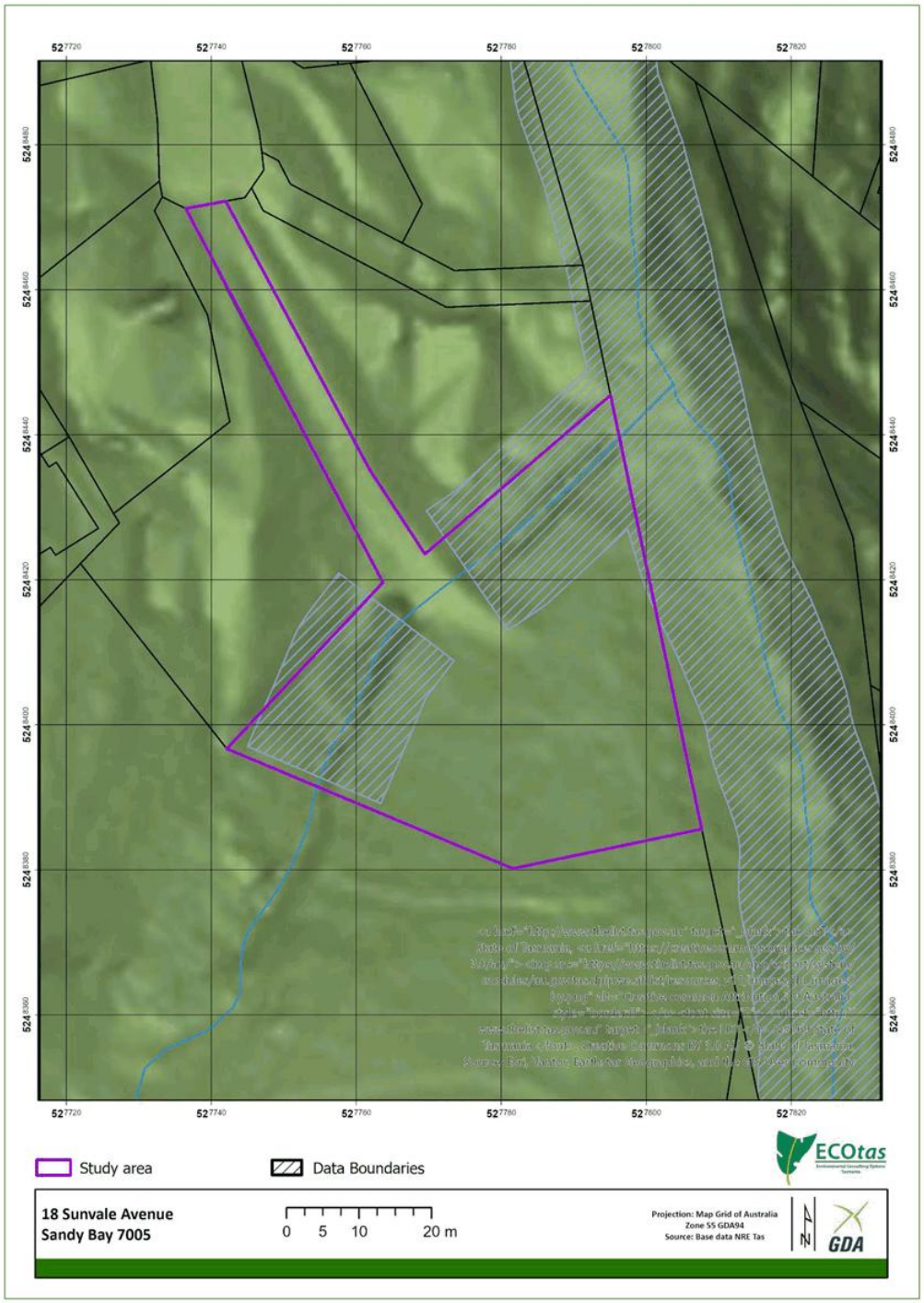


Figure 7. Extent of Waterway and Coastal Protection Area overlay pursuant to *Tasmanian Planning Scheme – Hobart Local Provisions Schedule* relative to LISTmap's "blue" hydrographic liens and showing Hillshade

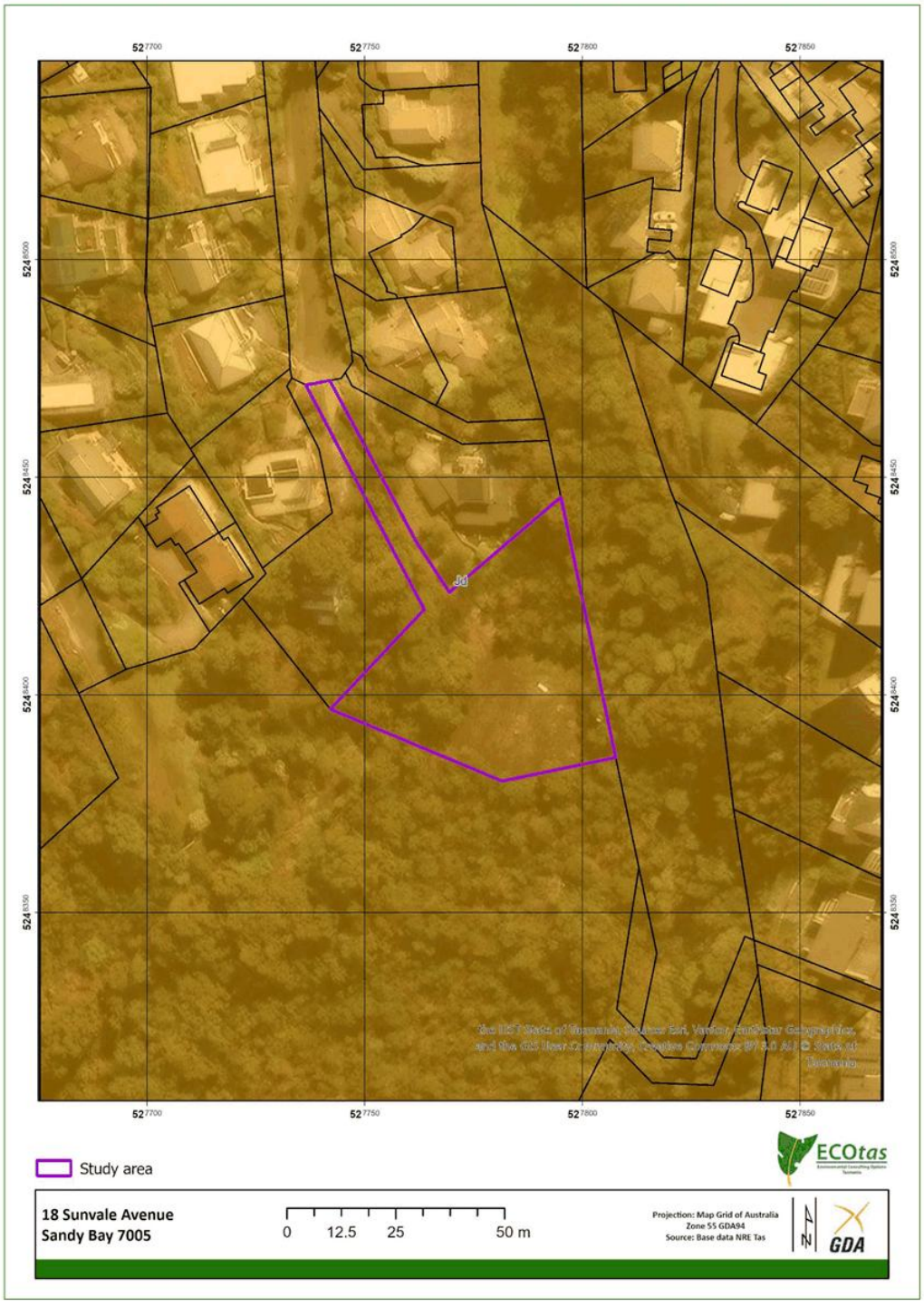


Figure 8. Geology (1:250,000 scale) of proposed development site and surrounds (refer to text for code)

Vegetation types

TASVEG 3.0 (Figure 9) maps the subject title and surrounds as mainly *Eucalyptus pulchella* forest and woodland (TASVEG code: DPU) and *Eucalyptus obliqua* dry forest (TASVEG code: DOB). TASVEG 4.0 (Figure 10) maps the subject title and surrounds the same but it starts to recognise the residentially-developed areas to the east as urban areas (TASVEG code: FUR). The earlier versions of TASVEG have been mentioned because TASVEG 3.0 was one of the primary components of the Regional Ecosystem Moel used to develop the Priority Vegetation Area overlay. TASVEG 5.0/Live still maps DPU & DOB within and close to the title but now excise the most disturbed parts of the title as FUR (Figure 11).

Site assessment has allowed the vegetation within the subject title and surrounds (i.e. the areas proposed for hazard management) to be correctly classified (Figure 12). The most disturbed (cleared) part of the title, including the access portion, is now best classified as urban areas (TASVEG code: FUR). The extent of FUR is marginally different to that shown on TASVEG Live (Figure 10), which reflects the current extent of naturally regenerated native vegetation on the title. This area is mainly in the northern part of the title. This is best classified as a facies of *Eucalyptus viminalis* grassy forest and woodland (TASVEG code: DVG). The remaining remnant forest on the title is along the western tributary of Maning Rivulet. This is also DVG but a taller and somewhat more diverse facies. It is similar to the facies along the main tributary of Maning Rivulet. DVG also occurs to the south of the title – this is somewhat transitional between the shorter facies (northern part of title) and the taller facies (along the watercourses). Both facies have a canopy dominated by *Eucalyptus viminalis* (white gum) rather than *Eucalyptus pulchella* (white peppermint), which is only a very minor component, hence the shift from DPU (& DOB) to DVG. The understorey is dominated by tall shrubs including *Acacia mearnsii* (black wattle), *Bursaria spinosa* (prickly box), *Dodonaea viscosa* (sticky hopbush) and *Exocarpos cupressiformis* (native cherry), in turn over a very sparse low shrub layer that includes *Styphelia humifusa* (native cranberry) and *Lissanthe strigosa* (peachberry heath). Graminids are sparse and include *Lepidosperma laterale* (variable swordsedge). Grass is also sparse and includes species of *Rytidosperma* (wallabygrass) and *Poa* (tussockgrass).

Occurrences of *Eucalyptus viminalis* grassy forest and woodland (TASVEG code: DVG) do not equate to a native vegetation community listed as threatened on Schedule 3A of the Tasmanian Nature Conservation Act 2002 nor to a threatened ecological community listed on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. As a non-threatened native vegetation community, DVG does not qualify as priority vegetation under C7.3.1 of the *State Planning Provisions*. In my opinion, undertaking hazard management within DVG within and adjacent to the subject title will not significantly impact on the conservation status of the community.

Threatened flora

Database information does not indicate the presence of flora species listed as threatened under schedules of the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* from the subject title or surrounds (Figure 13). Site assessment did not detect any such species.

Threatened fauna

Database information does not indicate the presence of fauna species listed as threatened under schedules of the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* from the subject title or surrounds (Figure 14).

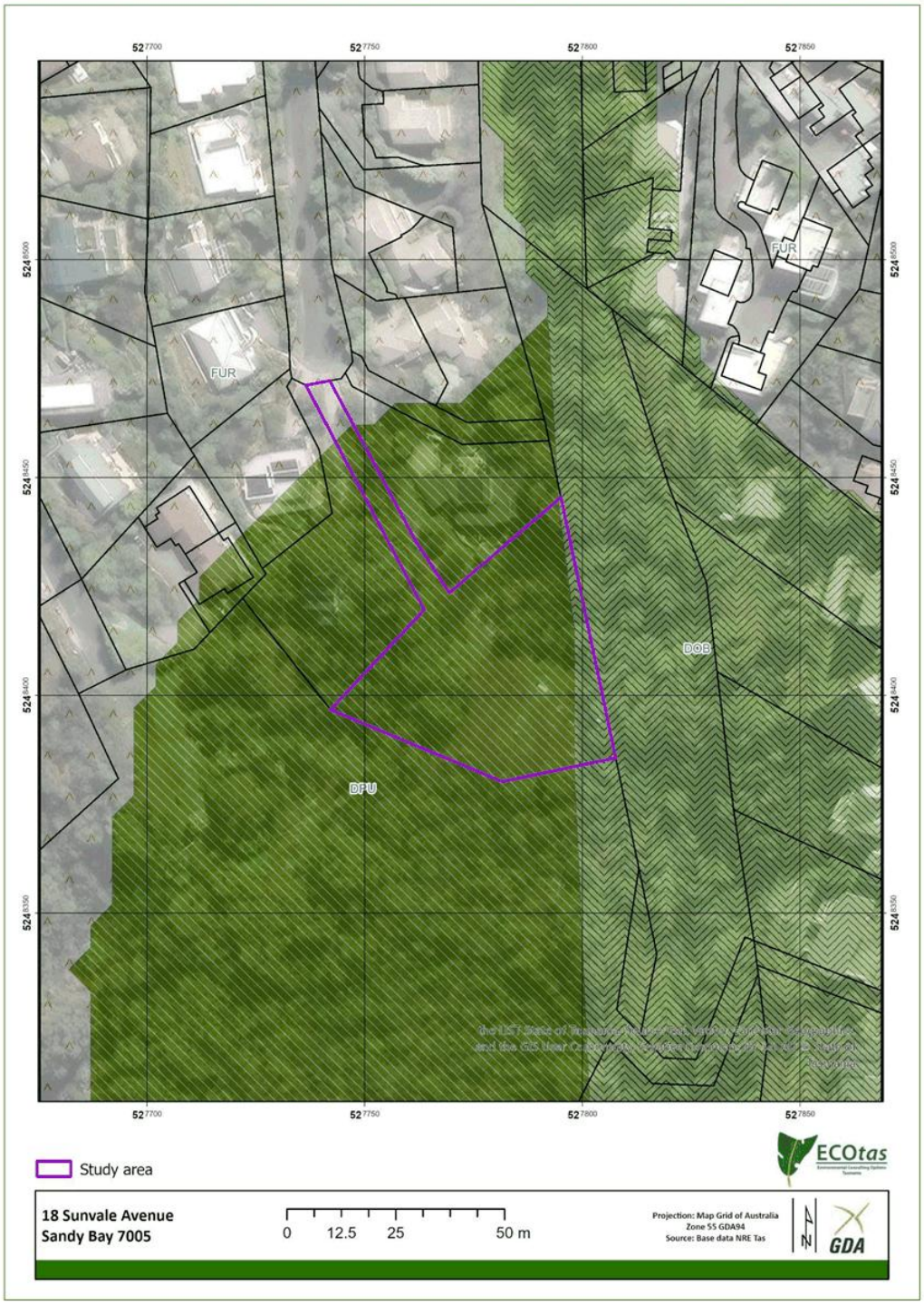


Figure 9. Existing TASVEG 3.0 vegetation mapping for proposed development site and surrounds (refer to text for codes)

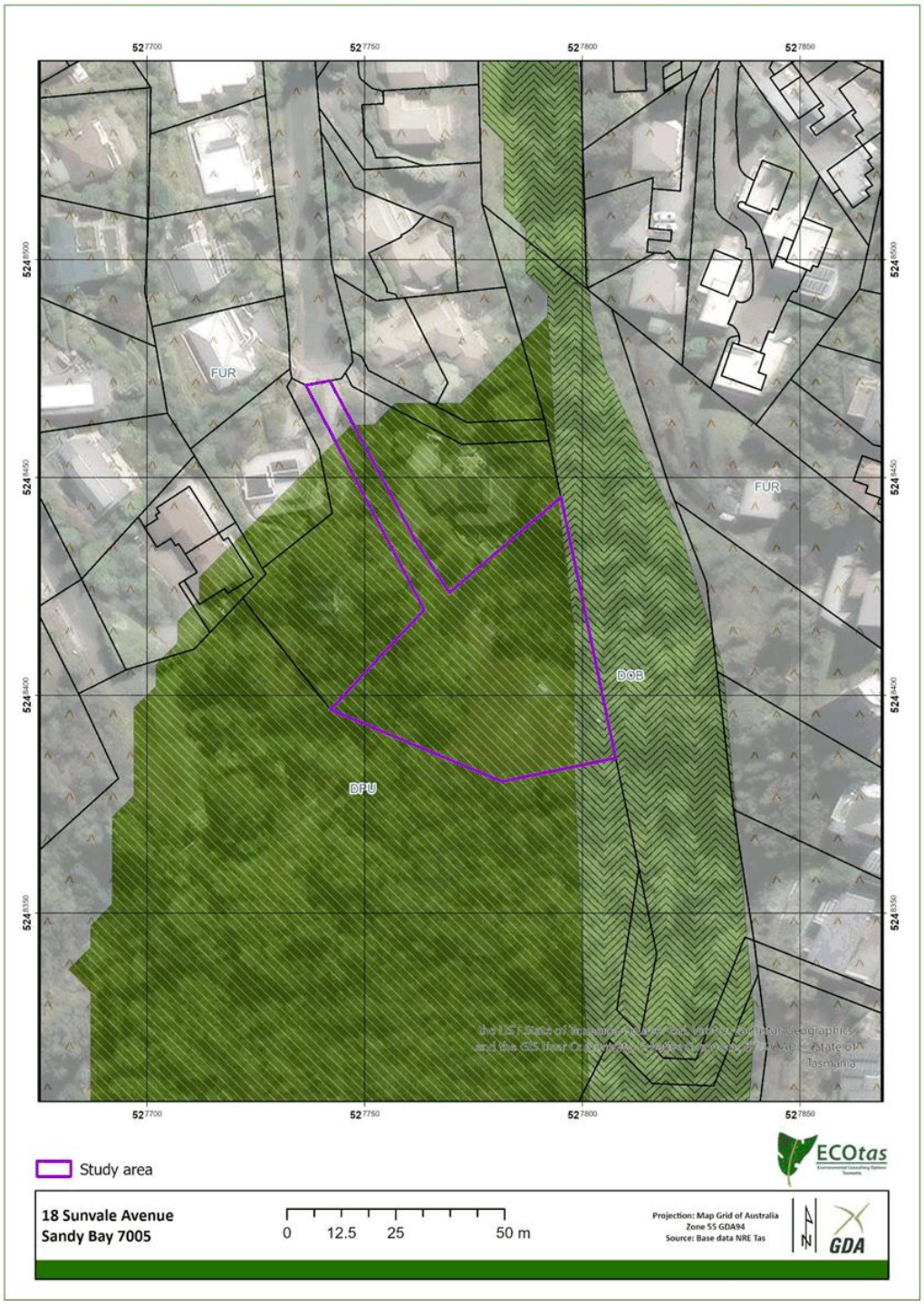


Figure 10. Existing TASVEG 4.0 vegetation mapping for proposed development site and surrounds (refer to text for codes)

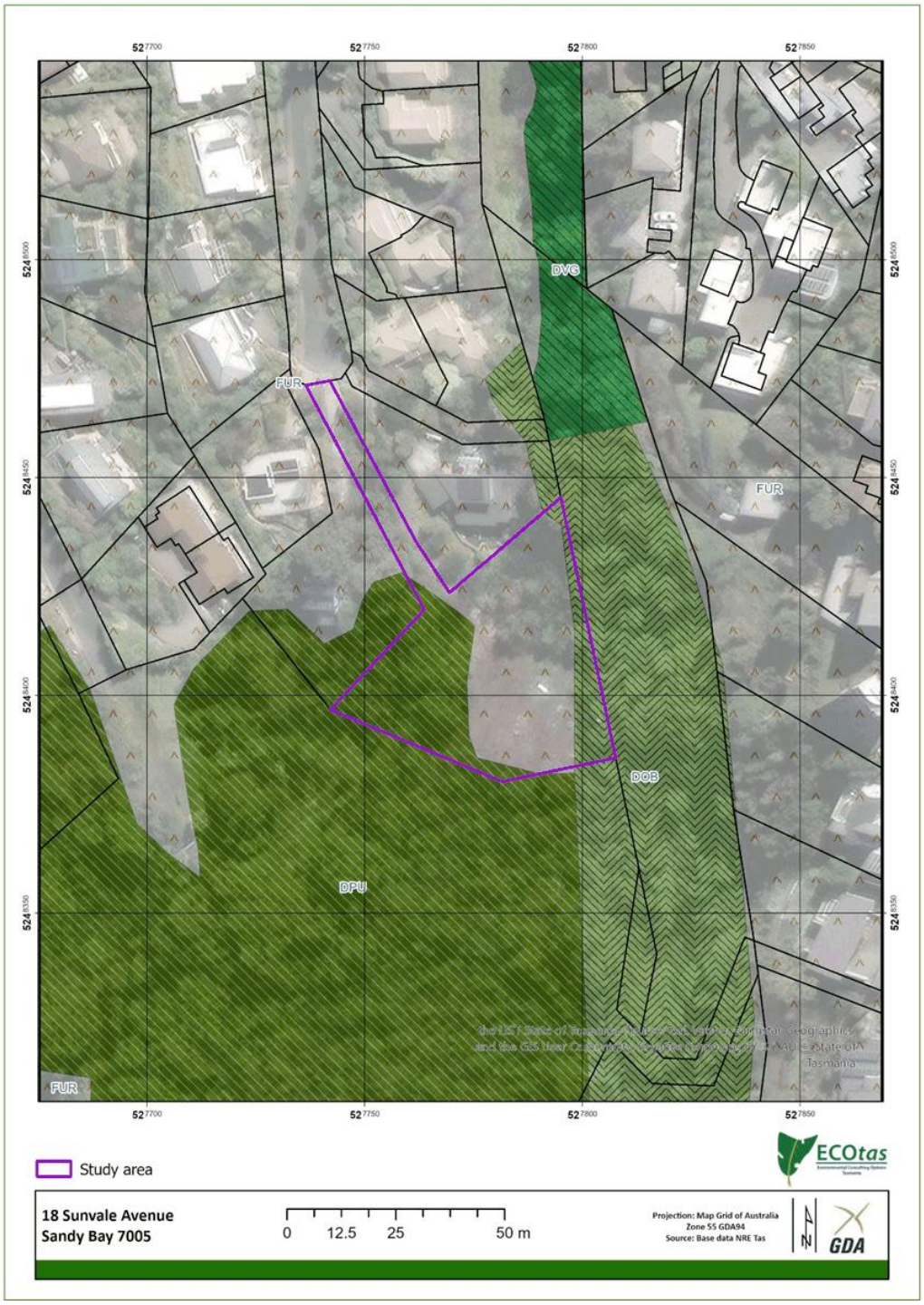


Figure 11. Existing TASVEG 5.0/Live vegetation mapping for proposed development site and surrounds (refer to text for codes)

Figure 12a. Revised vegetation mapping for proposed development site (refer to text for codes): overview

Figure 12b. Revised vegetation mapping for proposed development site (refer to text for codes) showing proposed hazard management area

Figure 12c. Revised vegetation mapping for proposed development site (refer to text for codes) showing proposed hazard management area and extent of Waterway and Coastal Protection Area overlay

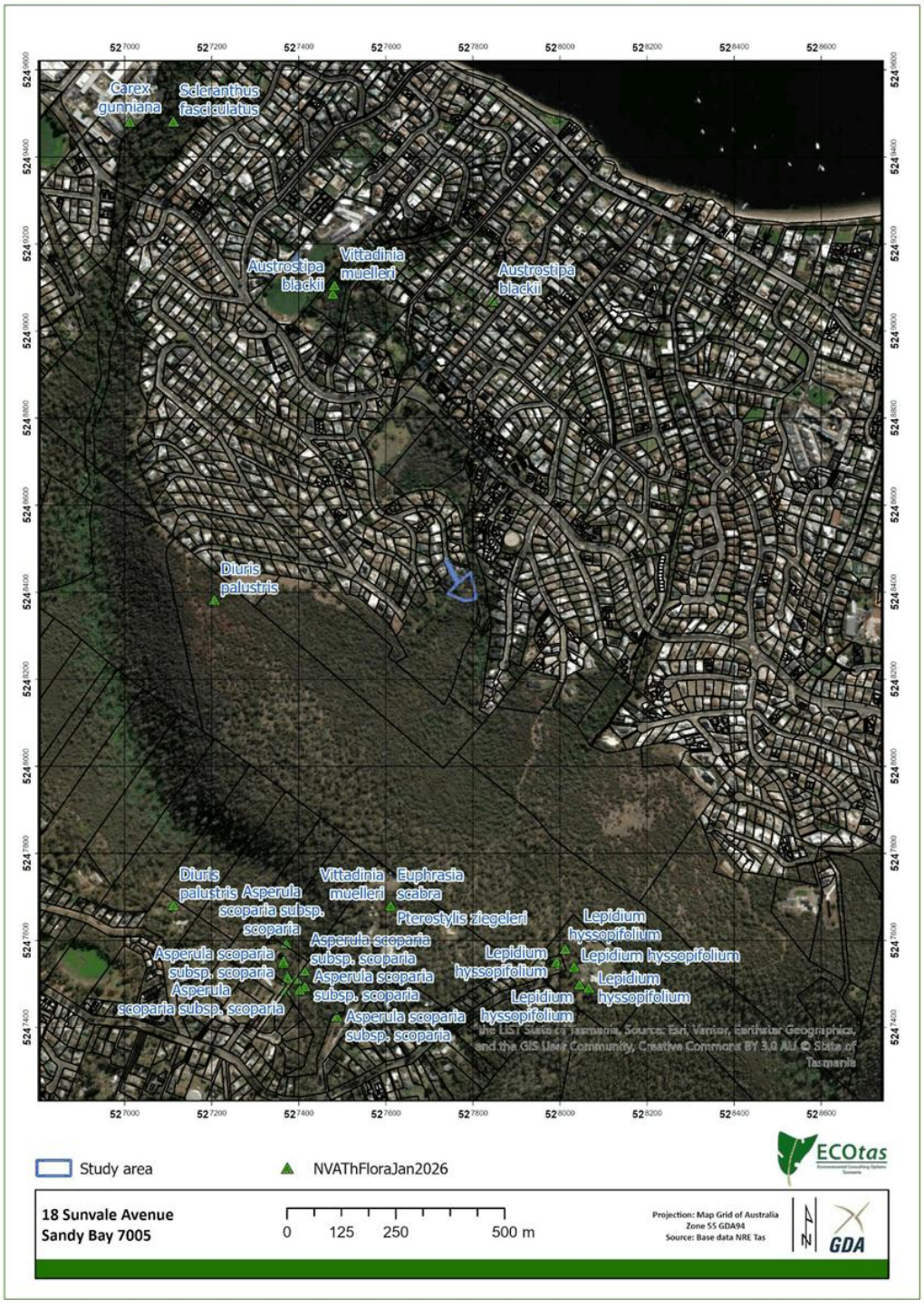


Figure 13. Distribution of threatened flora within vicinity of proposed development site: overview

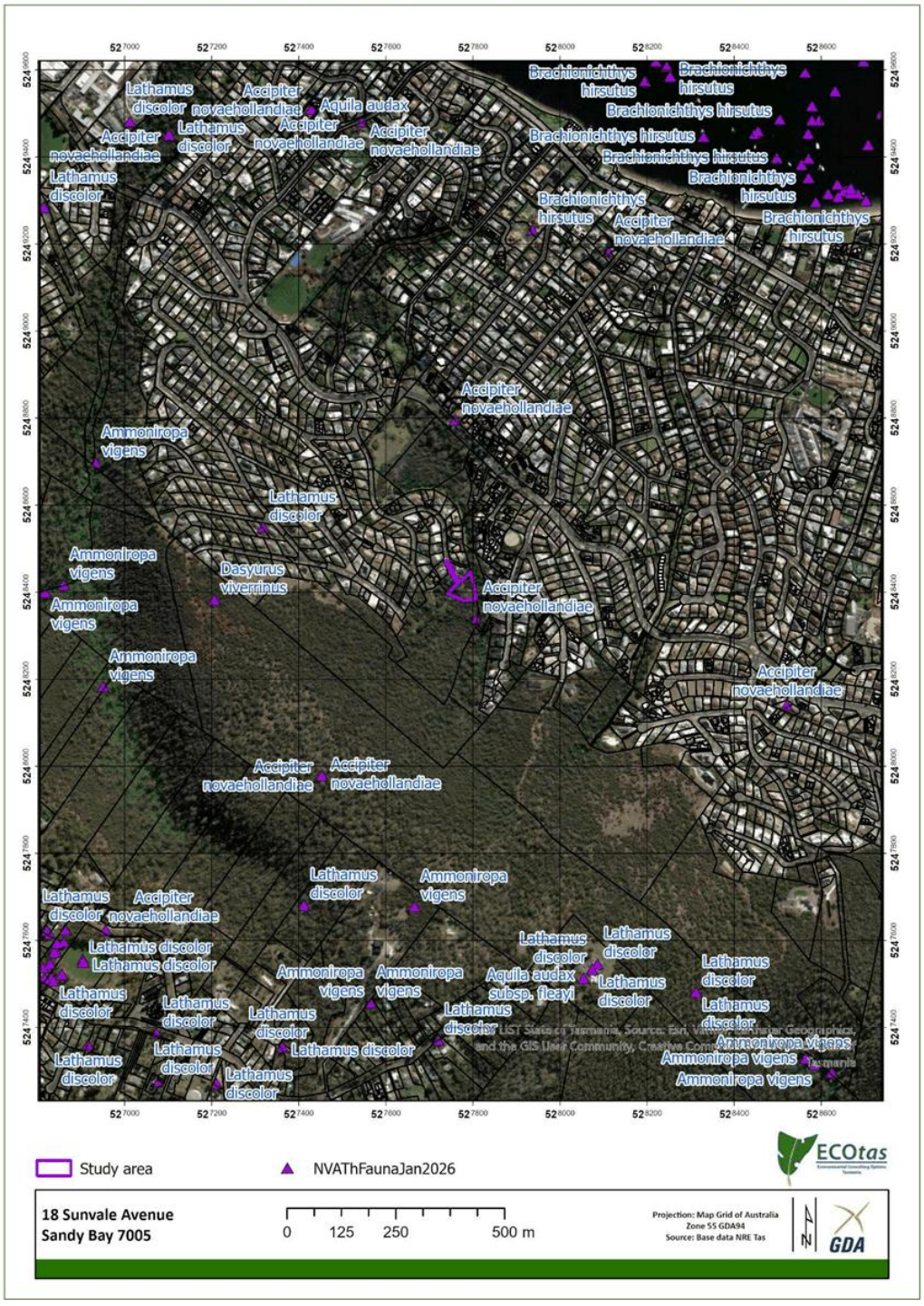


Figure 14a. Distribution of threatened fauna within vicinity of proposed development site: overview

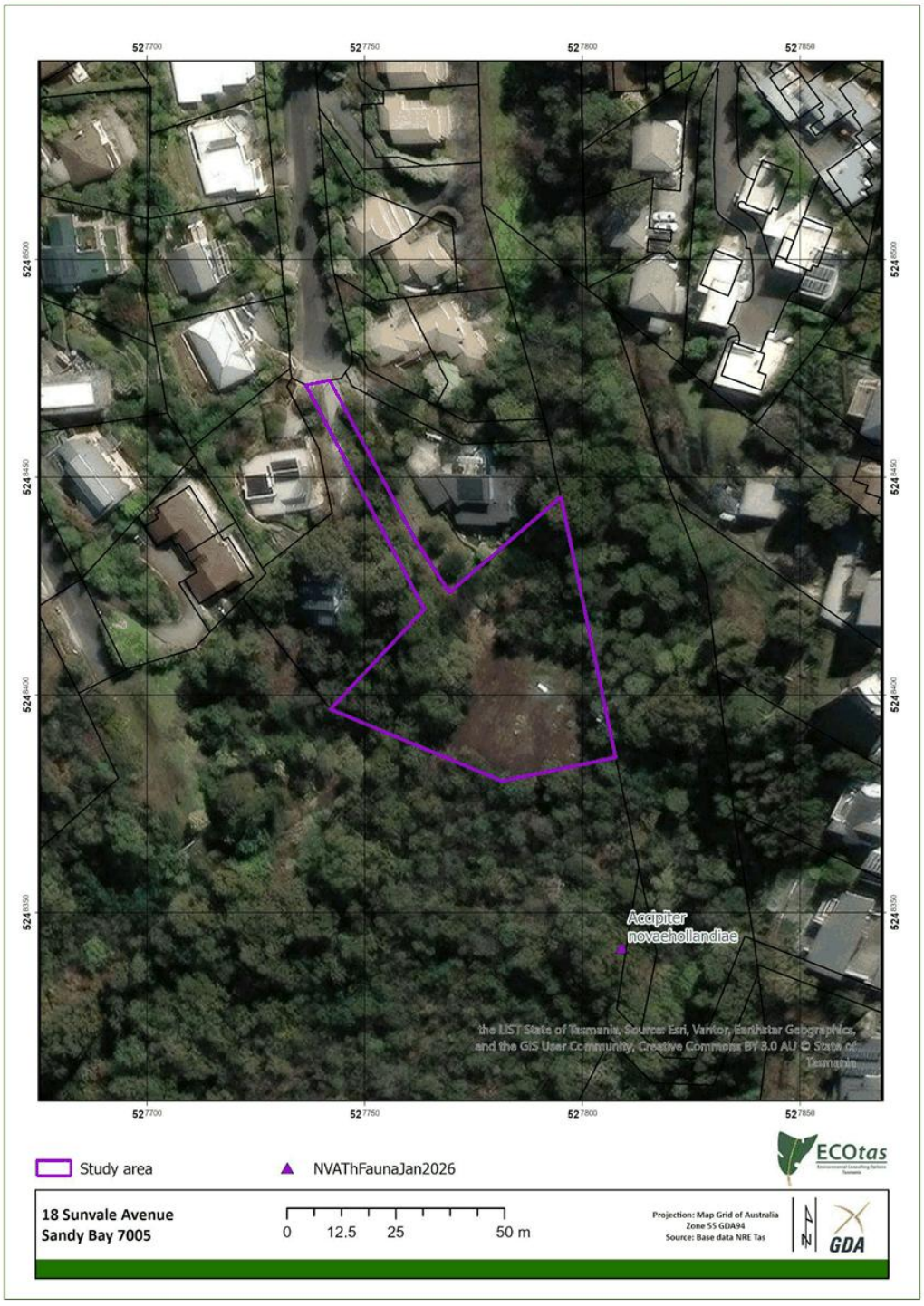


Figure 14b. Distribution of threatened fauna within vicinity of proposed development site: overview

While the site is within the potential, core or known range of several species, only those for which potential habitat is actually present are considered below.

The site provides highly opportunistic habitat for species such as *Sarcophilus harrisii* (Tasmanian devil), *Dasyurus maculatus* (spotted-tailed quoll), *Dasyurus viverrinus* (eastern quoll) and *Perameles gunnii* (eastern barred bandicoot). Denning habitat is absent (highly simplified understorey).

The understorey features are wholly unsuitable for *Antipodia chaostola* tax. *leucophaea* (chaostola skipper) – absence of *Gahnia radula*; *Lissotes menalcas* (Mt Mangana stag beetle) – no logs, not wet forest; *Ammoniropa vigens* (ammonite snail) – loose soil, lacking dolerite in regolith, leaf litter virtually absent).

While there is *Eucalyptus viminalis* (white gum), the site is unlikely to support *Pardalotus quadragintus* (forty-spotted pardalote) because this species has been absent from the greater Hobart area for decades.

The absence of hollow-bearing trees, and the fact that the trees present are many decades away from forming hollows, means that the site is not potential nesting habitat for species such as *Lathamus discolor* (swift parrot), *Neophema chrysostoma* (blue-winged parrot) or *Tyto novaehollandiae* (masked owl). These species may pass through the area and use it for occasional foraging activity.

In my opinion, undertaking hazard management within and adjacent to the subject title will not significantly impact on potential habitat of threatened fauna in any meaningful manner.

Individual trees

While the Natural Assets Code of the *State Planning Provisions* nor any specific provisions of the *Tasmanian Planning Scheme – Hobart Local Provisions Schedule* (relevant to this site) do not make reference to how individual trees are to be managed, correspondence from City of Hobart requests information on "the size (DBH) and species of any trees proposed to be removed (particularly with regard to establishment of the proposed bushfire hazard management area)" within the "waterway and coastal protection area and the Manning [sic] Rivulet Reserve". I have interpreted this more broadly and characterised all individuals of *Eucalyptus* within the title and within (and close to) the indicative hazard management areas on the title to the south and the council-managed title to the east (Table 1, Figure 15). It is noted that the title is virtually devoid of trees, as indicated by the Tree Canopy Model (Figure 16), and the adjacent areas support very few lager trees (noting no such trees within the part of the council-managed title proposed as being required for hazard management).

All trees, except one, are *Eucalyptus viminalis* (white gum), with small girth, except for two associated with the western tributary of Maning Rivulet. It is presumed that it will be practical to retain these two latter (larger trees) in the context of the development including hazard management.

No particular significance is assigned to any of the characterised trees, noting that none have attained an age and/or stature that has allowed for hollow development to occur (all are many decades away from forming hollows). The species is not strongly associated with habitat for threatened fauna, with particular reference to *Lathamus discolor* (swift parrot) and noting that while white gum is strongly associated with *Pardalotus quadragintus* (forty-spotted pardalote), there is no evidence this species occurs in this part of the State (for many decades). Notwithstanding this, it is acknowledged that any native vegetation including individual trees has biodiversity value, at some level. As such, where hazard management can incorporate retention of (particularly the) larger trees, this is encouraged, acknowledging that the subject title was always intended to be residentially-occupied and that this would almost certainly involve the clearance and/or high degree of modification of native vegetation and the loss of trees because of the title's small size, configuration and the contemporary bushfire hazard management requirements.

Figure 16a. Distribution of all characterised trees (cross-reference to Table 1): overview

Figure 16b. Distribution of all characterised trees (cross-reference to Table 1) showing proposed hazard management area

Figure 16c. Distribution of all characterised trees (cross-reference to Table 1) showing proposed hazard management area and extent of Waterway and Coastal Protection Area overlay

Figure 16d Distribution of all characterised trees (cross-reference to Table 1) showing proposed hazard management area, extent of Waterway and Coastal Protection Area overlay and revised vegetation mapping (refer to text for codes)

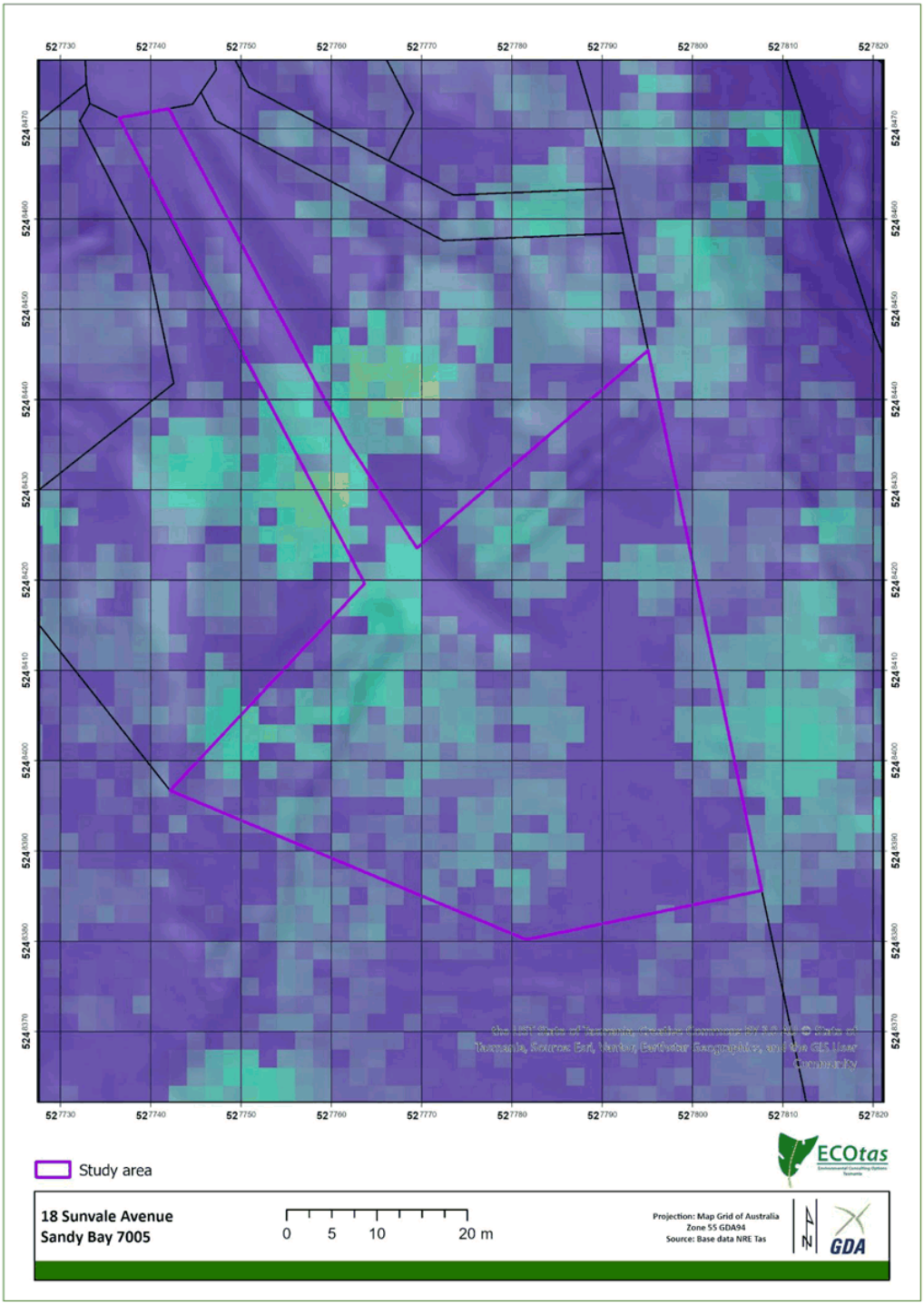


Figure 17a. Tree Canopy Model (LISTmap) for proposed development site and surrounds: overview

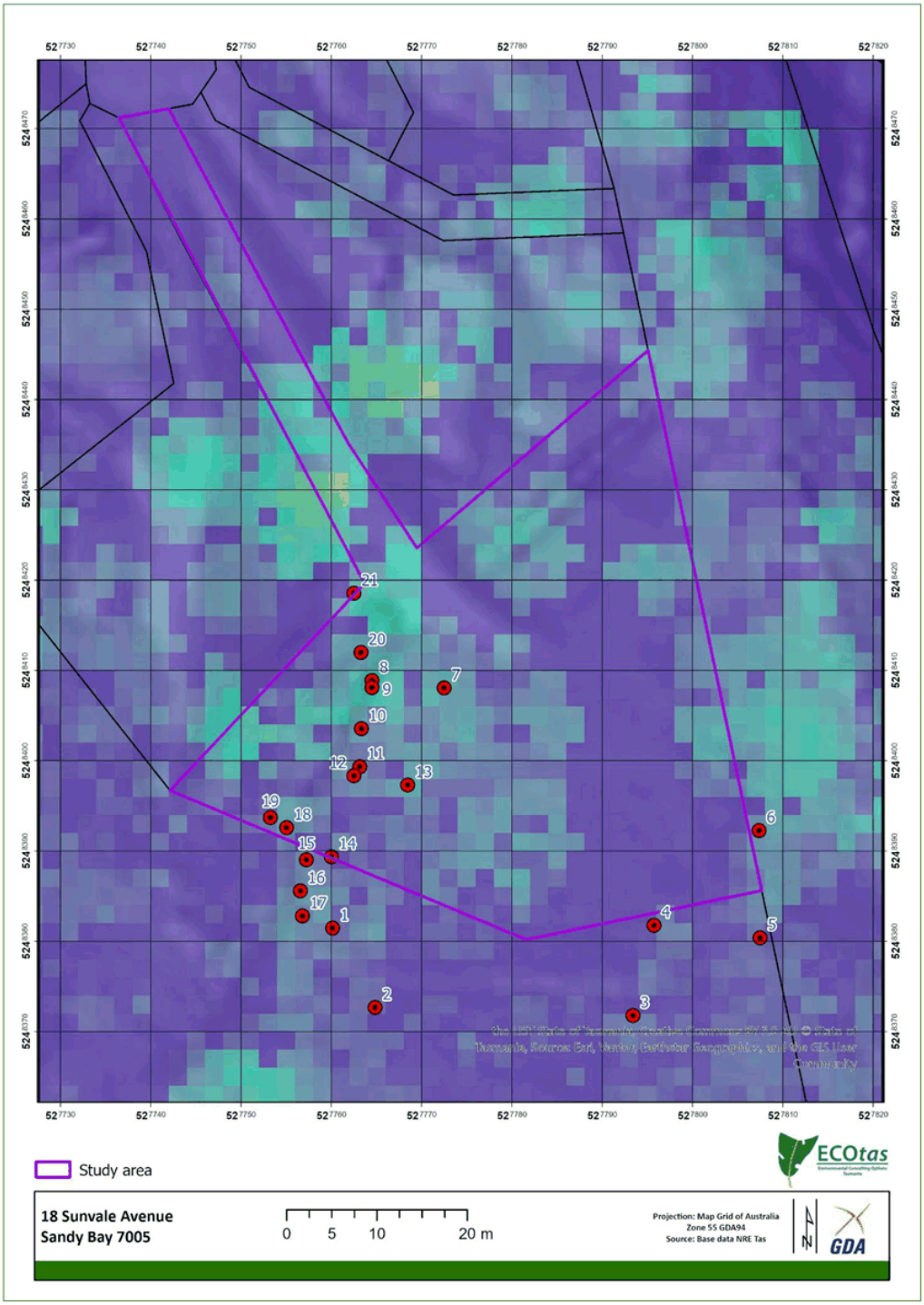


Figure 17b. Tree Canopy Model (LISTmap) for proposed development site and surrounds showing distribution of all characterised trees (cross-reference to Table 1)

Table 1. Characteristics of all trees within (or close to) indicative hazard management area [cross-reference to Figure 16 & 17]

tree	species	DBH (cm)	NOTES
1	*E. viminalis*	24	Within HMA on private title to south – presume practical to retain
2	*E. viminalis*	18	Within HMA on private title to south – presume practical to retain
3	*E. viminalis*	26	Within HMA on private title to south – presume practical to retain
4	*E. viminalis*	20	Within HMA on private title to south – presume practical to retain
5	*E. viminalis*	12	Within HMA on private title to south – presume practical to retain
6	*E. viminalis*	27	Shown on Figure 15 as just within council-managed title but this is due to GPS precision only – actually within subject title
7	*A. melanoxylon*	43	Larger blackwood within title at edge of disturbance
8	*E. viminalis*	43	White gum on edge of disturbed part of title
9	*E. viminalis*	38	White gum on edge of disturbed part of title
10	*E. viminalis*	17	White gum on edge of disturbed part of title
11	*E. viminalis*	32	White gum on edge of disturbed part of title
12	*E. viminalis*	42	White gum on edge of disturbed part of title
13	*E. viminalis*	74	White gum within title in modified/disturbed patch
14	*E. viminalis*	23	White gum just within or close to boundary of title
15	*E. viminalis*	28	Within HMA on private title to south – presume practical to retain
16	*E. viminalis*	25	Within HMA on private title to south – presume practical to retain
17	*E. viminalis*	38	Within HMA on private title to south – presume practical to retain
18	*E. viminalis*	17	White gum on eastern side of rivulet
19	*E. viminalis*	32	White gum on western side of rivulet (actually on rivulet itself)
20	*E. viminalis*	42	White gum on eastern side of rivulet (actually on rivulet itself)
21	*E. viminalis*	74	Large white gum at entrance to main part of title just upslope of drive and rivulet's western bank

Natural Assets Code

The subject title is zoned as General Residential pursuant to the *Tasmanian Planning Scheme – Hobart Local Provisions Schedule* and wholly subject to the Priority Vegetation Area overlay. However, the Code does not have application to sites zoned as such, except for the purposes of subdivision (so not relevant t this site).

The primary concern of items specified in correspondence from City of Hobart (items ENV 1-4) is in relation to the Waterway and Coastal Protection Area overlay. As a starting , it is noted that the proposed hazard management within the council-managed title to the east of the subject title does not impinge on the overlay (Figure 6) such that further commentary on this part of the development should not be required. Within the title, there will be some requirement to impact on native vegetation within the area subject to the overlay (Figure 16), viz. area in northern part of title (which is estimated at ca. 385 m^2 of DVG and no trees over 25 cm DBH) and area in southwest of title (which is estimated at ca. 335 m^2 of DVG and eight individuals of *E. viminalis*: trees 8, 9, 10, 11, 12, 18, 19 & 20 in Table 1 and Figures 16 & 17, all under 45 cm DBH). That is, irrespective of the final form of the development, including hazard management, the impact to natural values within the overlay will be minimal.

The purpose of the Natural Assets Code is stated below:

C7.1 The purpose of the Natural Assets Code is:

C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

C7.1.4 To minimise impacts on identified priority vegetation.

C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

The above purpose statements are essentially addressed through the relevant development standards. However, as a general statement, small-scale works should not compromise the intent of the purpose statements. C7.1.2 & C7.1.3 are not considered to have direct or indirect application to the proposed development. C7.1.1 & C7.1.4 are applicable. C7.1.5 is not considered applicable because of the absence of significant habitat of threatened fauna (but see further discussion on this).

The application of the Natural Assets Code is stated below (with reference only to clause related to the Waterway and Coastal Protection Area overlay):

C7.2 Application of this Code:

C7.2.1 This code applies to development on land within the following areas:

(a) a waterway and coastal protection area;

(b) a future coastal refugia area; and

(c) a priority vegetation area only if within the following zone:

(ix) Open Space Zone;

(xii) General Residential Zone or Low Density Residential Zone, only if an application for subdivision.

C7.2.2 This code does not apply to use.

That is, C7.2.1(a) has application to two small parts of the subject title (but not to the adjacent private or council-managed title because the proposed hazard management does not extend to the overlay).

C7.2.1(c)(ix) has application to the council-managed title (Maning Rivulet) as it is zoned as Open Space but not to the subject title or title to the south (both zoned as General Residential).

Priority vegetation is defined in cl. C7.3.1 of the Natural Assets Code of the *State Planning Provisions* as:

C7.3 Definition of Terms

C7.3.1 In this code, unless the contrary intention appears:

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.

That is, the small part of the council-managed title to which the Code would have application because of the presence of the Priority vegetation Area overlay and the proposed hazard management does not support priority vegetation. This is because it is classified as a non-threatened native vegetation community, does not support populations of threatened flora, cannot be reasonably regarded as significant habitat for threatened fauna, and has not been identified as native vegetation of local importance, except in the most general of senses. More specifically, it does not meet any of the parameters include in the Tasmanian Planning Commission provides *Information Sheet 2-2024 (LPS Amendment Assessments – Natural Assets Code - Native Vegetation of Local Importance* (dated 2 September 2024). That is, the overlay is present but priority vegetation is not.

The relevant development standards of the Natural Assets Code are C7.6.2 (Clearance within a priority vegetation area), and have the following objective:

C7.6 Development Standards for Buildings and Works

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.

Unfortunately, definitions and limits are not provided for terms and phrases such as "unreasonable loss", "appropriately managed", "adequately protect" and "minimises". However, all these terms clearly contemplate some level of impact as being acceptable, such that it falls to professional opinion to assess a particular proposal against these objective statements.

It is also noted that the *State Planning Provisions* fail to provide a definition of "clearing", although it does indicate that "clearance and conversion" means" as defined in the *Forest Practices Act 1985*" (that Act's definition of such is only applicable to threatened vegetation types so has no application here).

As a general statement, the proposal should not compromise the intent of the objective statements, noting that these specifically refer to "priority vegetation", which has been demonstrated as not being present. However, these statements are more formally addressed through the relevant acceptable solutions or performance criteria.

The acceptable solution for C7.6.2 is stated as:

C7.6.2 Clearance within a priority vegetation area

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.

It is assumed that A1 is not satisfied.

There are two performance criteria (P1.1 & P1.2) that must be satisfied under C7.6.2. Both are addressed below.

The performance criteria P1.1 are stated as:

C7.6.2 Clearance within a priority vegetation area

Performance Criteria

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

(a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person;

(b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;

(c) subdivision in the General Residential Zone or Low Density Residential Zone;

(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;

(e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or

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

The fact that P1.1 (a) through (f) are linked by the disjunctive "or" means that only one of these provisions needs to be satisfied. In this case, P1.1(b) appears to be directly satisfied because the proposal is for a single residential dwelling and associate hazard management.

The performance criteria P1.2 are stated as:

C7.6.2 Clearance within a priority vegetation area

Performance Criteria

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.

P1.2 refers to "minimis[ing] adverse impacts on priority vegetation". There will not be "clearance of native vegetation" per se (notwithstanding that "clearance" is not defined under the *State Planning Provisions*), only the management of 92 m^2 of DVG (to maintain in a low fuel status). However, since there is no "priority vegetation" present, it becomes a logical impossibility to have "an adverse impact" (indeed, any impact) on "priority vegetation". On this basis, the balance of P1.2 is not examined; however, the proposal satisfies P1.2(c) as the proposal "minimises impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings" (through a bushfire hazard management plan prepared by an accredited bushfire practitioner) and P1.2(f) as the proposed dwelling is to take part advantage of the "existing cleared area on the site". It is also noted that the title's size, configuration, slope and juxtaposition of two watercourses constrains where a development can be placed, such that P1.2(a) is also satisfied.

In my opinion, P1.1 & P1.2 of C7.6.2 are satisfied.

The relevant development standards of the Natural Assets Code with respect to the Waterway and Coastal Protection Area overlay are C7.6.1 (Buildings and works within a waterway and coastal protection area or a future coastal refugia area a), and have the following objective:

> C7.6 Development Standards for Buildings and Works
>
> 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.

Terms such as "unnecessary" and "unacceptable" are not defined under the State Planning Provisions such that it falls to professional opinion/expertise to assess a project against this objective. In my opinion, given the intended land use (General Residential zoning in an approved subdivision that created small lots) and the title's small size, configuration and the contemporary bushfire hazard management requirements, the proposed development, including hazard management, does not represent "an unnecessary or unacceptable impact on natural assets" at any reasonable scale. This is further examined by reference to the Acceptable Solutions and Performance Criteria.

The relevant Acceptable Solutions of C7.6.1 are stated as:

> 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 5 m 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.
>
> A3
>
> Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.

It is assumed that A1 cannot be satisfied.

It is presumed that there will be a new stormwater point discharge into Maning Rivulet watercourse such that P3 will need to be addressed satisfied. If this is not the case, the Performance Criteria P3 will need to be addressed, which is stated as:

> 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.

In my opinion, given the status of Maning Rivulet (i.e. from this point downstream passes through suburbia) and the existing concrete culvers and partly constructed walls, an additional discharge point will not have a significant impact on the natural assets of the watercourse, noting the existing dolerite bedrock bed should naturally mitigate against erosion and sedimentation.

The relevant Performance Criteria of C7.6.1 are stated as:

> 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 land filling 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*; and
(n) the guidelines in the *Tasmanian Coastal Works Manual*.

In my opinion, given the intended land use (General Residential zoning in an approved subdivision that created small lots) and the title's small size, configuration and the contemporary bushfire hazard management requirements, the proposed development, including hazard management, does not represent "an unnecessary or unacceptable impact on natural assets" at any reasonable scale. P1.1 requires impacts to be "avoided" or "minimized". In this case, avoiding any impacts is impractical because of the aforementioned reasons (viz, lot's size and configuration) such that demonstrating how the proposal minimizes impacts is necessary. Alternative placement of the structure and hence the hazard management area is not practical (because that would mean more "works" in the larger and main tributary of Maning Rivulet). The present proposal will result in impact to a very small area of "natural assets" within the overlay such that the intent of P1.1 is considered satisfied without any specific recommendations.

To provide a more specific response to matters raised in correspondence from City of Hobart, items ENV 1-4 are repeated below with commentary below each.

ENV 1

Please submit a site plan showing the extent of the Waterway and Coastal Protection Areas prescribed under the Local Provisions Schedule on the site relative to all proposed works and development (including earthworks and vegetation removal).

RESPONSE: This will involve the site plans being altered to include the relevant extent of the Waterway and Coastal Protection Area overlay, overlaying the proposed hazard management area (whole of title) and showing the extent of "earthworks" (I cannot advise on this) and "vegetation removal" (presumably the main remnant modified patch between the main cleared area and the western edge of the rivulet). Beyond that, it is presumed that the balance of native vegetation on the title will be maintained in a low fuel status (so perhaps not technically "vegetation removal" per se).

ENV 2

Please submit details of all proposed vegetation clearing and modification within the waterway and coastal protection area and the Manning [sic] Rivulet Reserve, including the size (DBH) and species of any trees proposed to be removed (particularly with regard to establishment of the proposed bushfire hazard management area).

RESPONSE: The extent of native vegetation to be removed or modified can be shown on a site plan by reference to a supplied .dwg file of the correctly mapped DVG vegetation community. The extent of trees to be removed or retained can be shown on the same site plan by reference to Table 1 and Figures 15 & 16, data of which is also supplied as a .dwg file.

ENV 3

Please submit a Natural Values Assessment prepared by a suitably qualified person consistent with the *Guidelines for Natural Values Surveys - Terrestrial Development Proposals* (Department of Primary Industries, Parks, Water and Environment, 2015) for the land within the waterway and coastal protection areas and the Manning [sic] Rivulet Reserve and addressing:

- performance criterion C7.6.1 P1.1 with regard to the proposed works within the waterway and coastal protection area (and in particular proposed vegetation clearing for the bushfire hazard management area); and
- performance criterion C7.6.2 P1.2 with regard to the proposed works within the Manning [sic] Rivulet Reserve.

RESPONSE: Refer to main preceding section of report that specifically addresses both Performance Criteria.

ENV4

Please submit a proposed vegetation retention and landscaping plan for the waterway and coastal protection area, identifying existing vegetation proposed to be retained, and any vegetation proposed to be planted, to maintain or enhance the natural values of the riparian zone.

RESPONSE: It is recommended to show retention of individual trees (as per Table 1 & Figures 15 & 16, as supplied by a .dwg file) within the extent of the Waterway and Coastal Protection Area overlay along the western tributary of Maning Rivulet, the location of existing features (including concrete driveway and culverts). It is presumed that management of the vegetation along Maning Rivulet to maintain a low fuel status will need to be in accordance with the endorsed bushfire hazard management plan by an accredited bushfire practitioner.

SITE INFORMATION

Title Reference Number:	**161967/19**	Volume / Folio
Wind Classification:	**N2**	Refer to Site Assessment Report
Soil Classification:	**Class M**	Refer to Site Assessment Report
Climate Zone:	**7**	Refer to NCC
BAL Level:	**BAL-29**	Non 'Bushfire Prone Area'
Alpine Area:	**NA**	Refer to NCC
Corrosion Environment:	**Moderate**	For steel subject to the influence of salt water, breaking surf or heavy industrial areas, NCC. Vol. 2 Part 7.2.2 (sheet roofing) & Part 6.2.2 (structural steel). Cladding and fixings to manufacturer's recommendations.
Other Hazards:	**- Bushfire Prone Areas** **- Landslide hazard Area** **- Natural Assets Code** **- Priority Vegetation overlay**	Refer to Geotechnical reports regarding landslip and dispersive soils.

NCC/ BCA. 2022 Note:
All NCC references are to National Construction Code NCC. 2022 Volume 2 & Housing Provisions.

FLOOR AREA

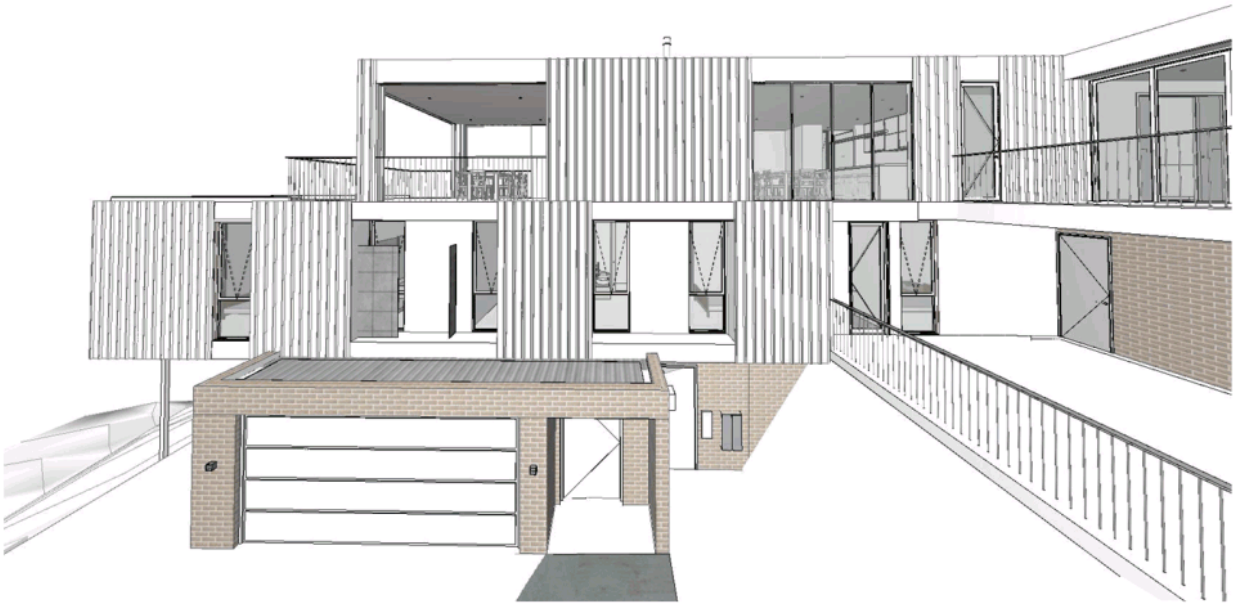
Site Area:	
Floor Area- Dwelling:	
Roof Area:	**2615m2**
Patio Area:	**300.5m2**
Deck Area:	**230m2**
	23m2
Floor Area- Ancillary:	**13m2**
Floor Area- Shed:	
	34.5m2
	15.5m2

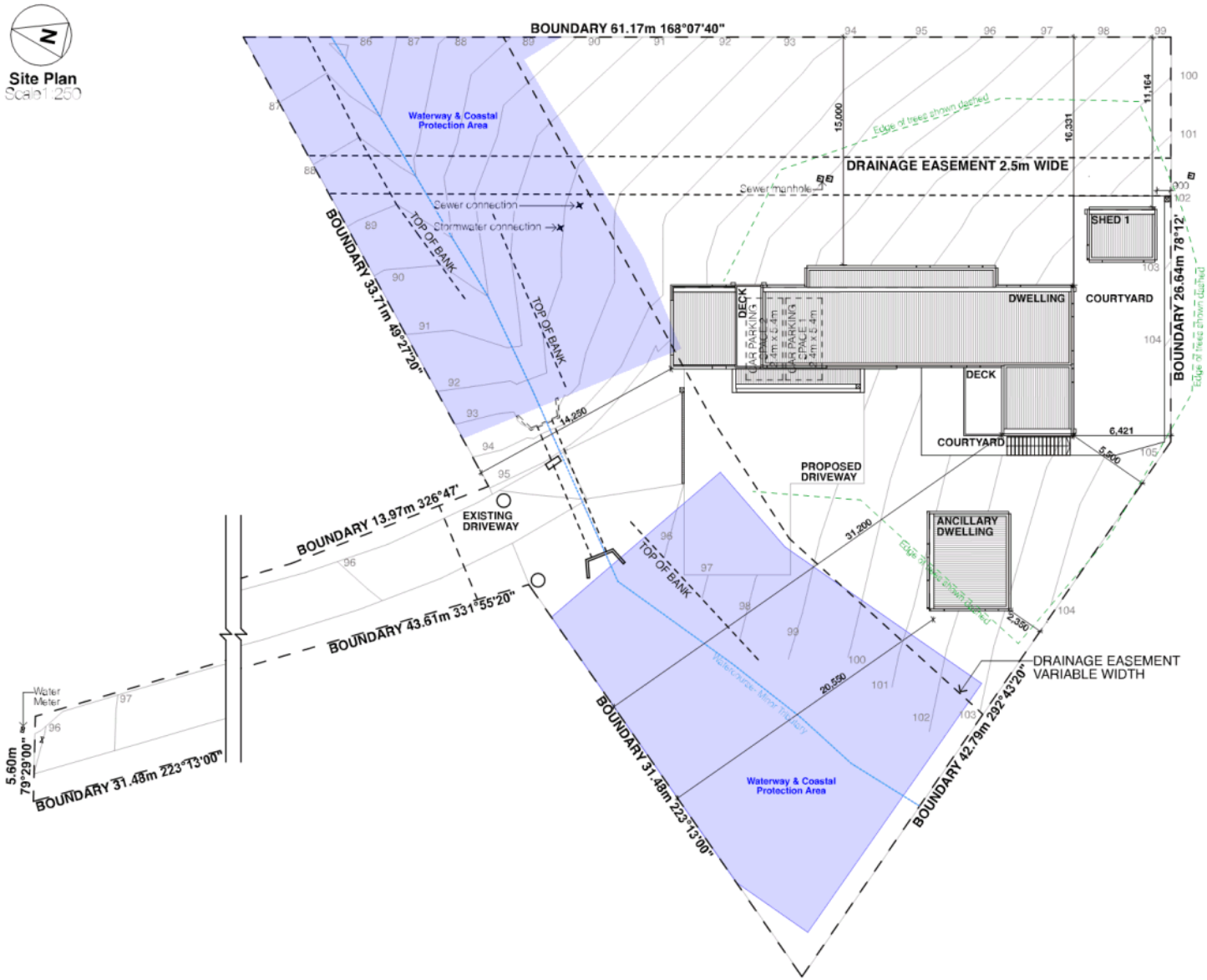
DRAWING SCHEDULE

ID	Layout Name
01	Cover
02	Site Plan
03	Site Plan- Planning overlays
04	Site Plan- Landscaping
05	Site and Plumbing Plan
06	Ground Floor Plan
07	First Floor Plan
08	Second Floor Plan
09	Elevations
10	Elevations
11	Elevations- Ancillary Dwelling
12	Elevations- Shed
13	Car Parking Plan
14	3D Visualisation

18 SUNVALE AVE SANDY BAY TASMANIA

Michael & Kate Sokulcki





GENERAL NOTES

Any services must be located onsite prior to excavation

Exact locations of existing buildings and boundaries are subject to survey and must be confirmed onsite prior to construction

Bulk excavation must not impede on nearby structures, neighbouring property nor boundary fences

Surface drainage shall be designed and constructed to avoid water ponding against or near the footing in accordance with AS2870. The ground in the immediate vicinity of the perimeter footing, including the ground uphill from the slab on cut-and-fill sites, shall be graded to fall 50 mm minimum away from the footing over a distance of 1m and shaped to prevent ponding of water. Where filling is placed adjacent to the building, the filling shall be compacted and graded to ensure drainage of water away from the building.

All works must be in accordance with relevant Australian Standards, the National Building Code, manufacturers specification and all other relevant regulatory bodies including local council

PROJECT NOTES

Bushfire

Refer to AS3959-2018 and Bushfire Assessment for relevant BAL notes.

18 Sunvale Avenue, Sandy Bay
Michael & Kate Sokulski

Revision	Decription	Date
A	DA RFI Response	17/03/26
B	DA RFI Response	31/03/26

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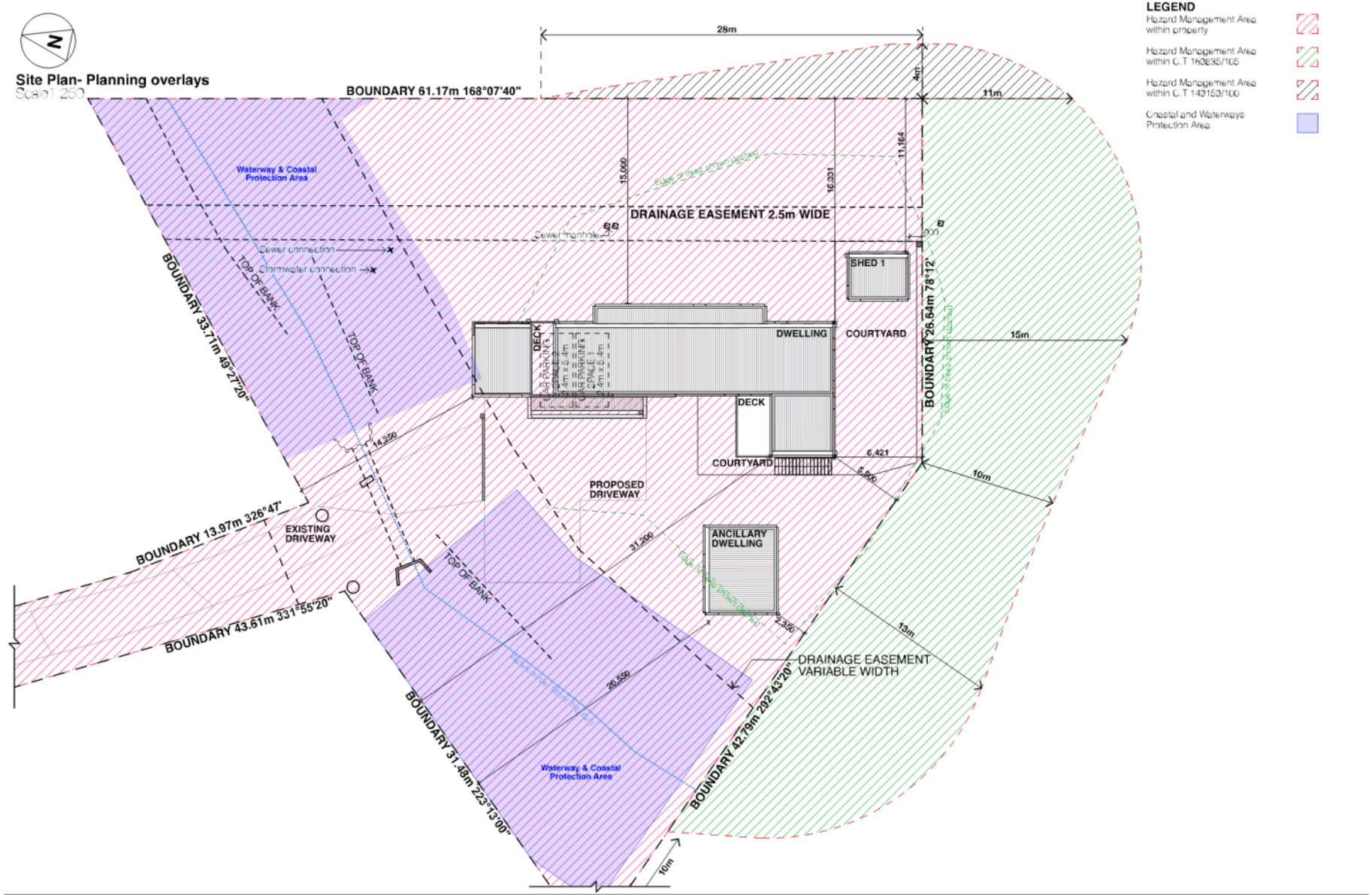
Drawn by **NT**

Version **B**



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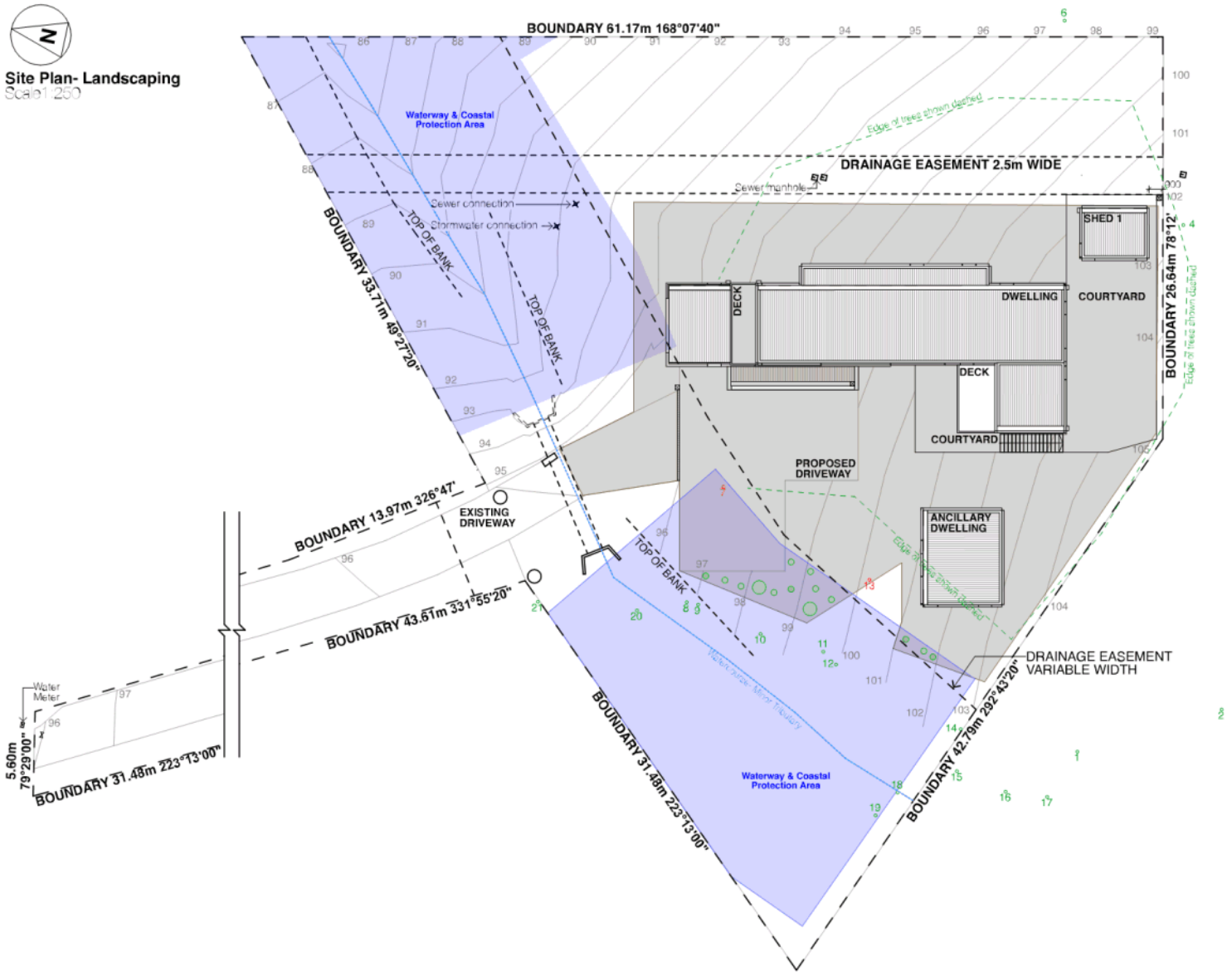

LEGEND

- Lawn/ Garden bed
- Concrete surface
- Extent of earthworks and vegetation removal
- Proposed Native grasses
  Silver Tussock (Poa labillardierei) x6
  Kangaroo grass (Themeda triandra) x6
- Proposed Medium planting
  Native or sticky hopbush (Dodonaea viscosa) x1
  Prickly box (Bursaria spinosa) x1

NOTES

The landscaping plan has been prepared through consultation with ECOtas to enhance the natural values of the riparian zone and maintain bushland character by planting species that are endemic to the area.

LEGEND- EXISTING TREES

Table 1. Characteristics of all trees within (or close to) indicative hazard management area.

Tree	Species	DBH (cm)	Notes
1	E. viminalis	24	Retained
2	E. viminalis	18	Retained
3	E. viminalis	26	Retained
4	E. viminalis	20	Retained
5	E. viminalis	12	Retained
6	E. viminalis	27	Retained
7	A. melanoxylon	43	To remove
8	E. viminalis	43	Retained
9	E. viminalis	38	Retained
10	E. viminalis	17	Retained
11	E. viminalis	32	Retained
12	E. viminalis	42	Retained
13	E. viminalis	74	To remove
14	E. viminalis	23	Retained
15	E. viminalis	28	Retained
16	E. viminalis	25	Retained
17	E. viminalis	38	Retained
18	E. viminalis	17	Retained
19	E. viminalis	32	Retained
20	E. viminalis	42	Retained
21	E. viminalis	74	Retained

Refer to Natural Values Statement prepared by ECOtas for more information.

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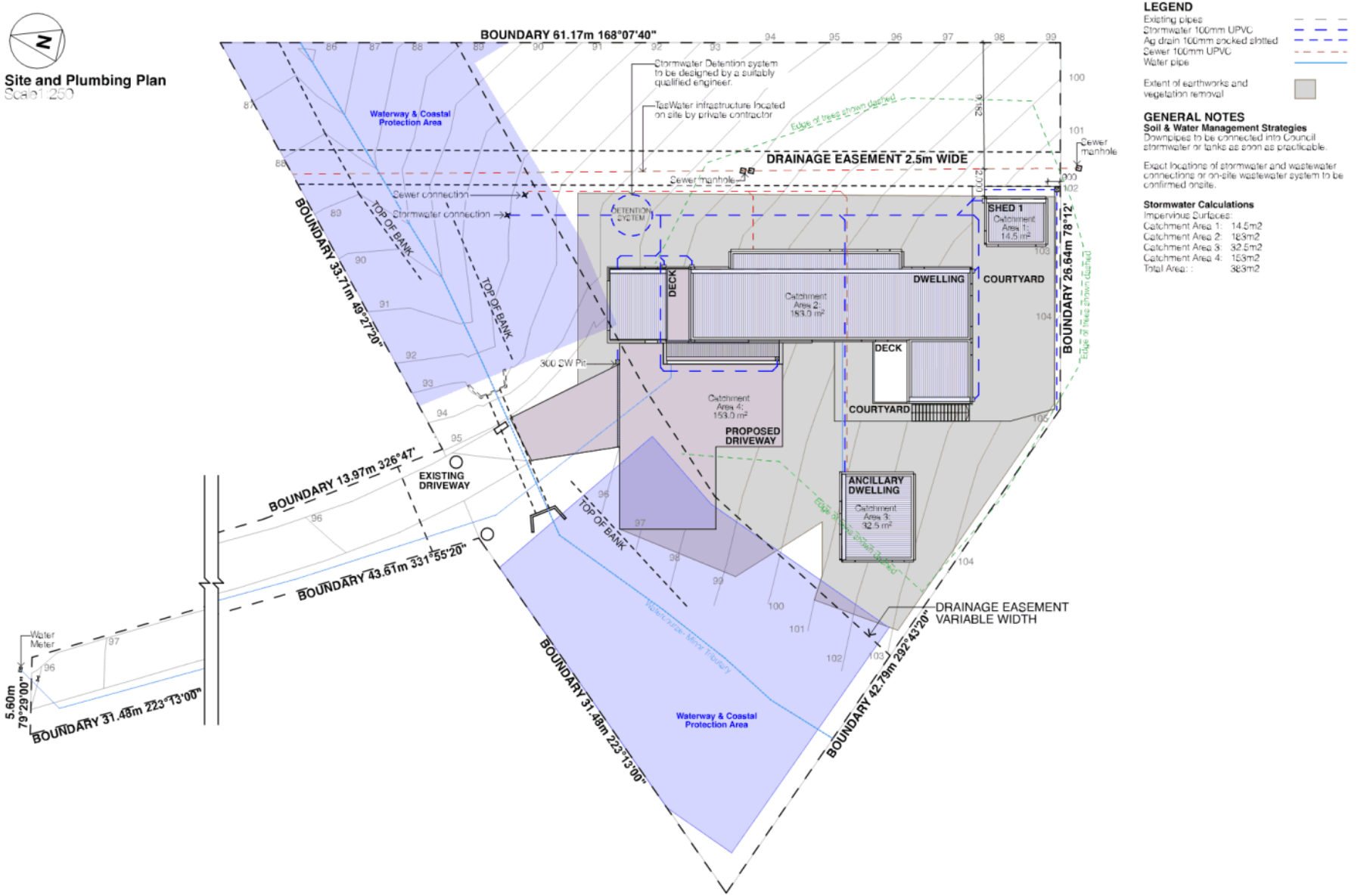

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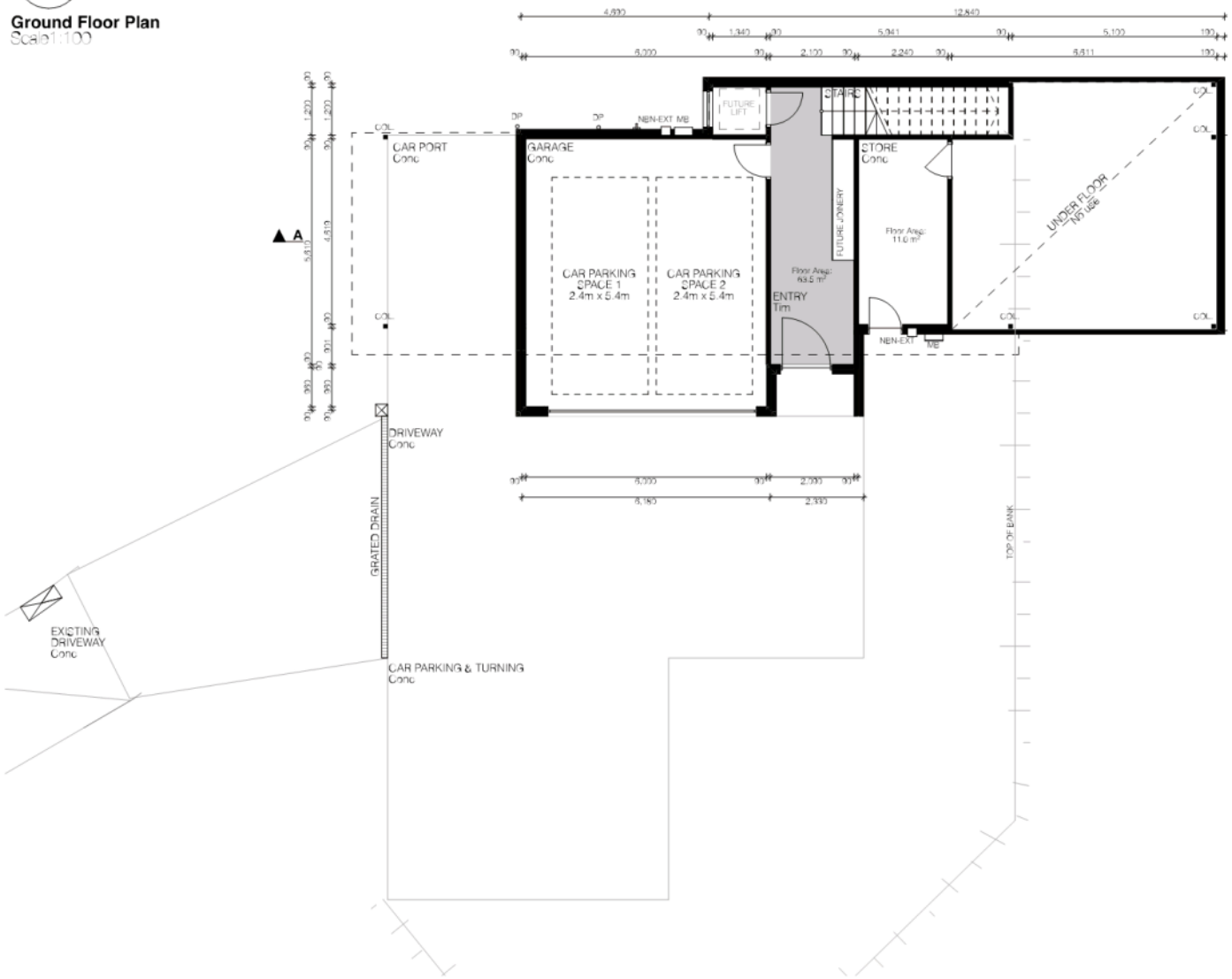
PAGE **05 of 14**

Ground Floor Plan
Scale 1:100



LEGEND
Proposed

Existing levels
New levels
FL - Finished floor level
(top of particle board / slab)

Fixtures & Fittings

AC	Air Conditioner
AC-OUT	Air Conditioner- Outdoor Unit
BI	Built-in Cupboard
BS	Basin
CJ	Control joint
CT	Cooktop
COL	Column
CT	Cooktop
CL	Ceiling level
DP	Dishwasher
DW	Down pipe
FL	Finished Floor level
FR	Fridge
FP	Fire Pit
GD	Garage Door
HWC	Hot Water Cylinder
LDRY	Laundry
MB	Meter box
NBN	NBN Modem
NBN-EXT	NBN connection box
OV	Oven
RWH	Rainwater Head
SHR	Shower
SK	Skylight
S	Sink
TAP	Water Tap
TR	Trough
TV	Television
WC	Toilet
WH	Wood Heater
WM	Washing Machine
WIR	Walk-in Robe
WIP	Walk-in Pantry

Material/ Finish

Conc	Concrete paving slab
Cpt	Carpet
Mrs	Metal roof sheeting
Paving	Paving
Scrn	Screen
Tile	Floor tile
Tim	Timber flooring
Tim-1	Timber decking

GENERAL NOTES
Finished landscaping must prevent water build up near footings, onto nearby structures and the driveway by providing sufficient fall and drainage systems in accordance with Australian Standards

All works must be in accordance with relevant Australian Standards, the National Building Code, manufacturers specification and all other relevant regulatory bodies including local council.

Refer to Builder's scope of works for joinery inclusions.

PROJECT NOTES
Bushfire
Refer to AS3959-2018 and Bushfire Assessment for relevant BAL notes.

18 Sunvale Avenue, Sandy Bay
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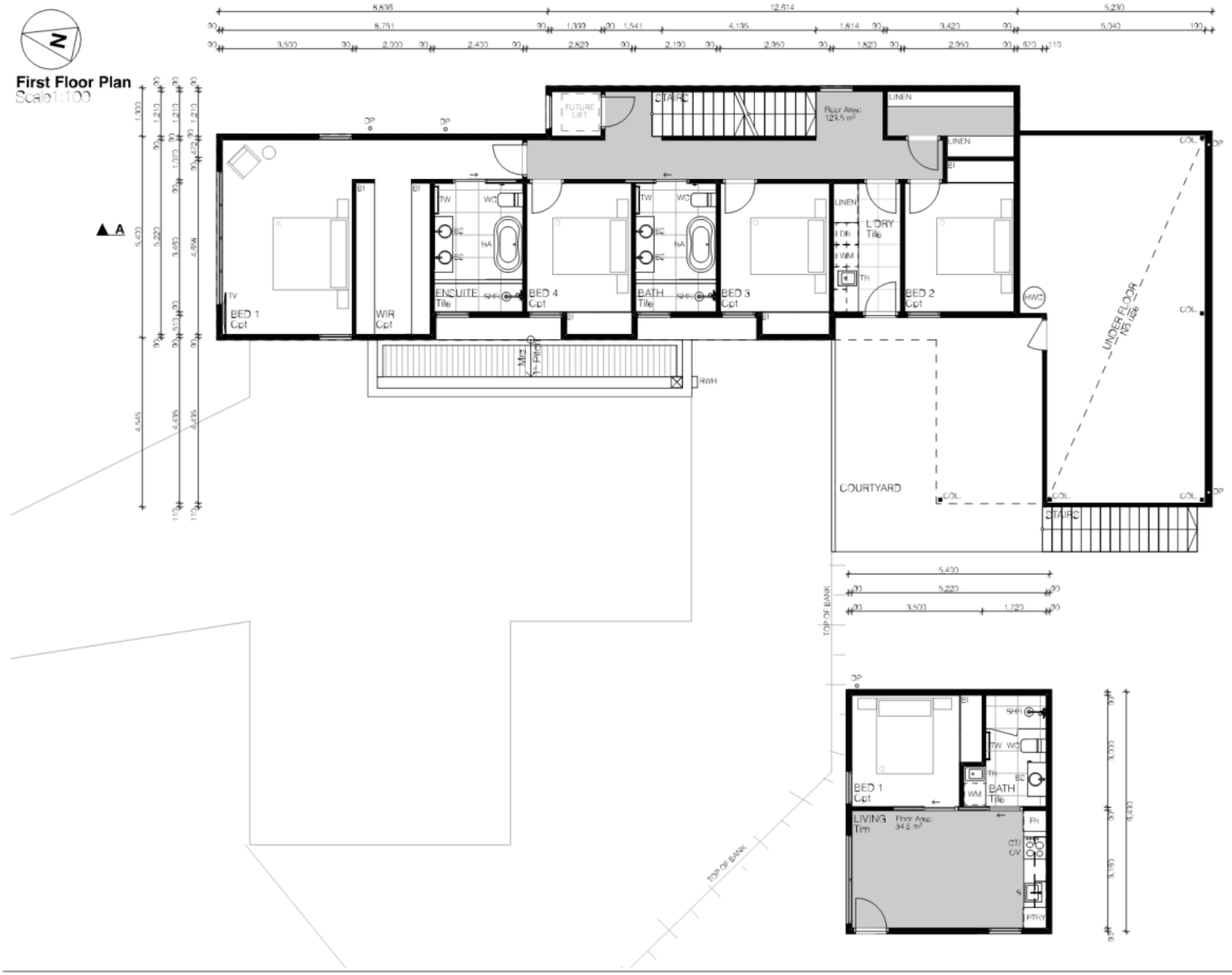

LEGEND

Proposed

Existing levels
New levels
FL - Finished floor level
(top of particle board / slab)

Fixtures & Fittings

AC	Air Conditioner
AC-OUT	Air Conditioner- Outdoor Unit
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BS	Basin
CJ	Control joint
CT	Cooktop
COL	Column
CT	Cooktop
CL	Ceiling level
DP	Dishwasher
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FR	Fridge
FP	Fire Pit
GD	Garage Door
HWC	Hot Water Cylinder
LDRY	Laundry
MB	Meter box
NBN	NBN Modem
NBN-EXT	NBN connection box
OV	Oven
RWH	Rainwater Head
SHR	Shower
SK	Skylight
S	Sink
TAP	Water Tap
TR	Trough
TV	Television
WC	Toilet
WH	Wood Heater
WM	Washing Machine
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PROJECT NOTES

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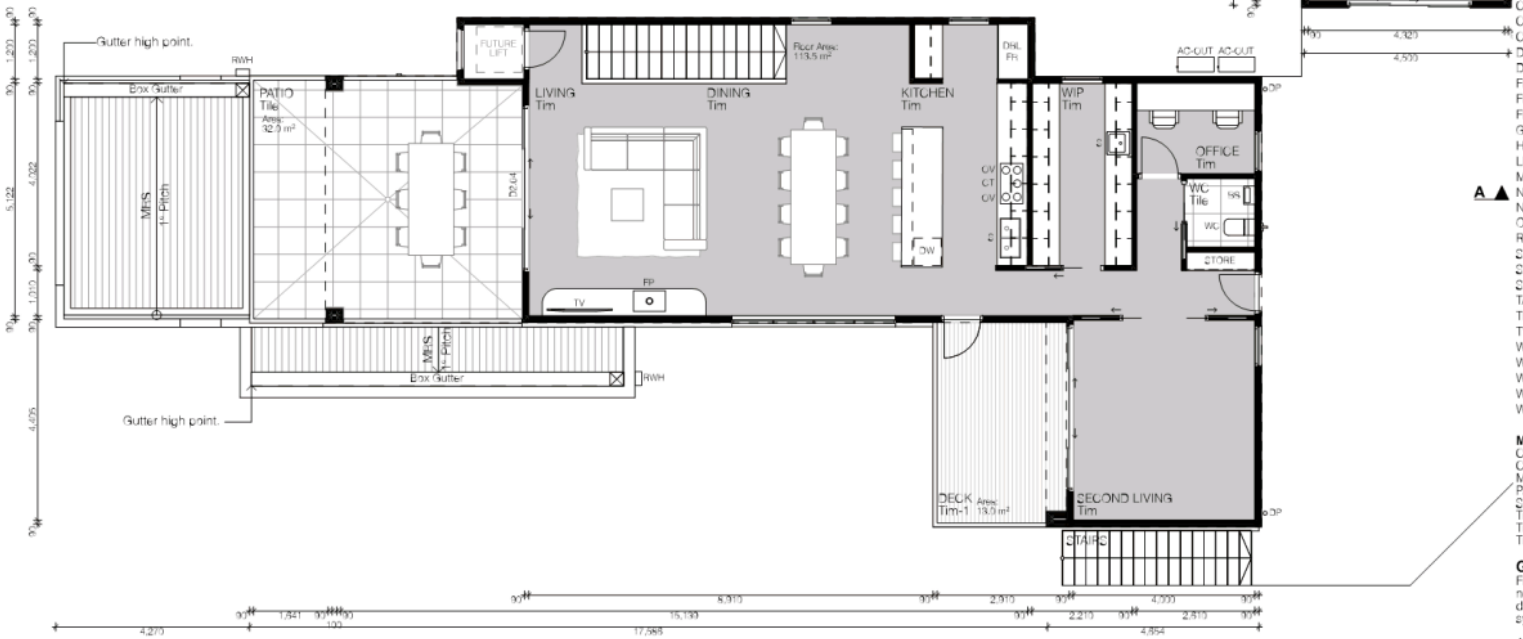
PAGE **07 of 14**

Second Floor Plan
Scale1:100



LEGEND
Proposed

Existing levels
New levels
FL - Finished floor level
(top of particle board / slab)

Fixtures & Fittings

AC	Air Conditioner
AC-OUT	Air Conditioner- Outdoor Unit
BI	Built-in Cupboard
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COL	Column
CT	Cooktop
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GD	Garage Door
HWC	Hot Water Cylinder
LDRY	Laundry
MB	Meter box
NBN	NBN Modem
NBN-EXT	NBN connection box
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RWH	Rainwater Head
SHR	Shower
SK	Skylight
S	Sink
TAP	Water Tap
TR	Trough
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WC	Toilet
WH	Wood Heater
WM	Washing Machine
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WIP	Walk-in Pantry

Material/ Finish

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Mrs	Metal roof sheeting
Paving	Paving
Scrn	Screen
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Tim-1	Timber decking

GENERAL NOTES
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PROJECT NOTES
Bushfire
Refer to AS3959-2018 and Bushfire Assessment for relevant BAL notes.

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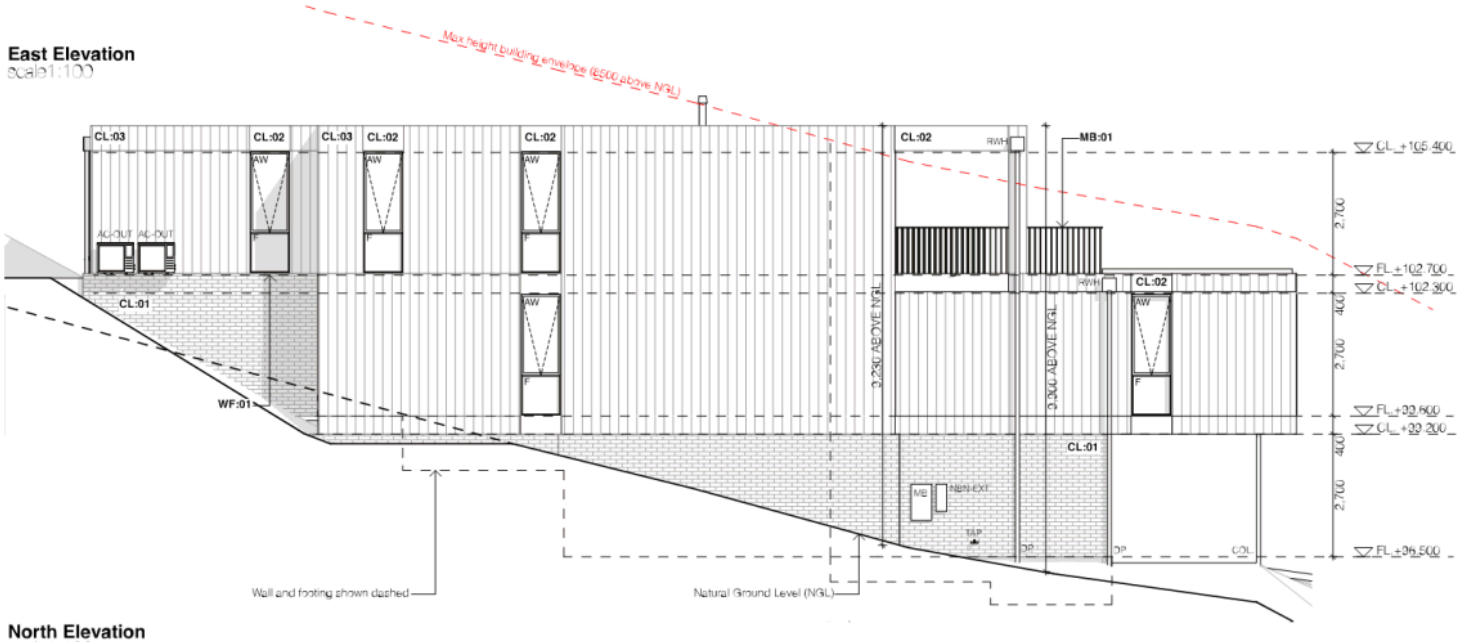
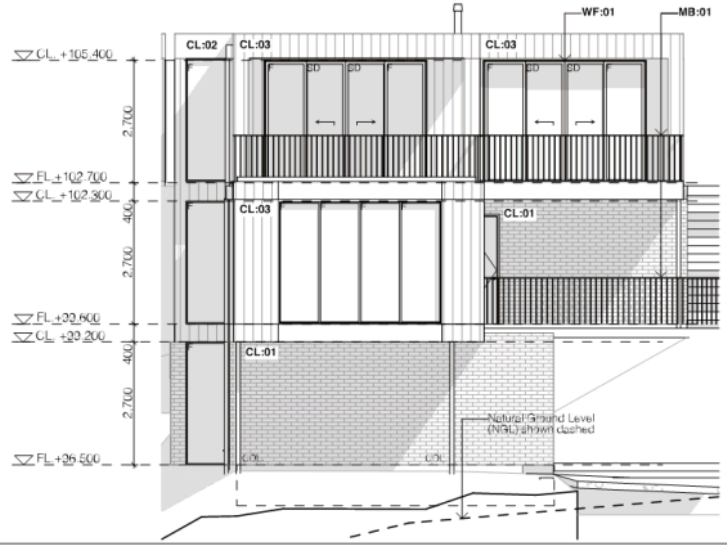
PAGE **08 of 14**

East Elevation
scale1:100



North Elevation
scale1:100



LEGEND
AW - Awning window
BB - Batten balustrade
CJ - Control joint
CL - Ceiling level
COL - Column
DP - Downpipe
F - Fixed window
GB - Glass balustrade
GD - Garage door
HD - Glass door
FL - Finished Floor level
SD - Sliding door
SW - Sliding window
TAP - Water tap
WB - Wire balustrade

SCHEDULE
CL:01 Brickwork
Type: To client selection
Size: 230x110x76
Lintels: see Roof Framing and Bracing Plan
Finish: Face
Articulation Joints: To NCC
Colour: Beige

CL:02 Lightweight Cladding
Type: JH Fine Texture FC sheet (or equivalent)
Fixing: to manufacturers specification
BAL requirement: BAL-19
Finish: Acrylic paint
Colour: White

CL:03 Metal Cladding- Vertical
Colour: White
Finish: Colorbond

WF:01 Window and External Doors
Type: Double glazed aluminium frame
Glass Tint: NA
Frame colour: White

RF:01 Metal Roof Sheeting
Colorbond Trimdek
Fix to manufacturers specification.
Colour: White

MB:01 Balustrade
Type: Metal
Size: Min. 1000mm high to comply with NCC

PROJECT NOTES
Refer to AS3959-2018 and Bushfire Assessment for relevant BAL notes.

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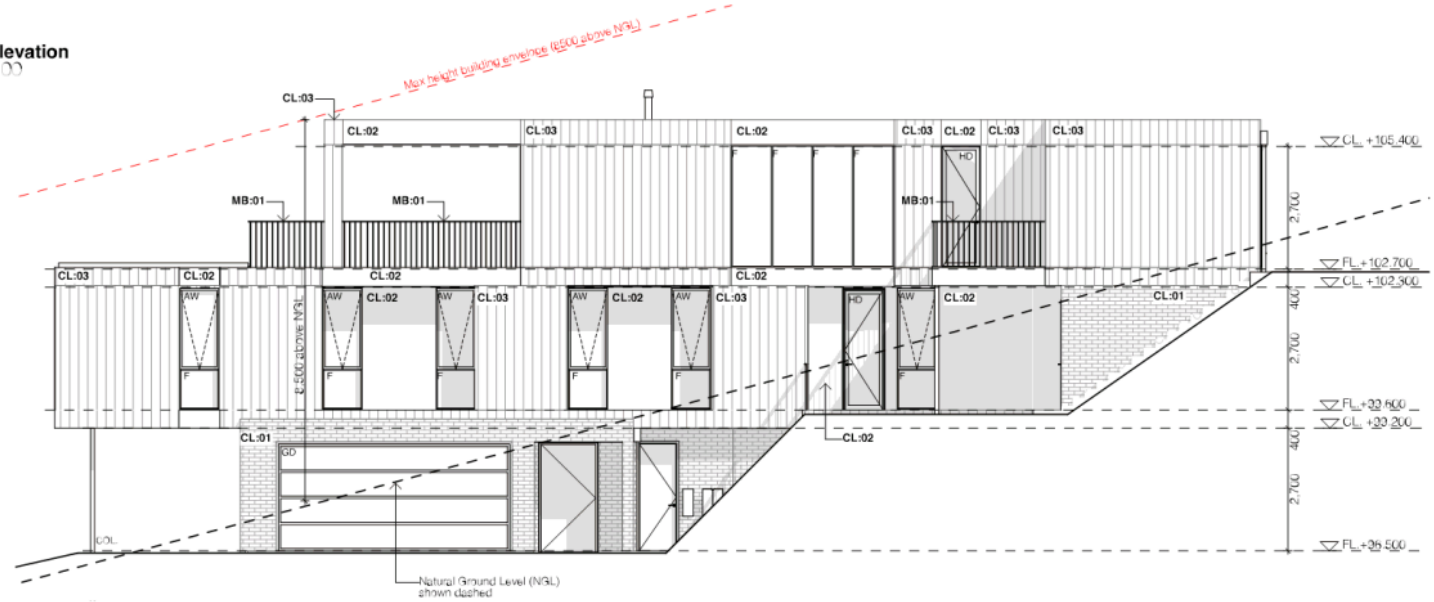
Version B

West Elevation
scale1:100



South Elevation
scale1:100

LEGEND
AW - Awning window
BB - Batten balustrade
CJ - Control joint
CL - Ceiling level
COL - Column
DP - Downpipe
F - Fixed window
GB - Glass balustrade
GD - Garage door
HD - Glass door
FL - Finished Floor level
SD - Sliding door
SW - Sliding window
TAP - Water tap
WB - Wire balustrade

SCHEDULE
CL:01 Brickwork
Type: To client selection
Size: 230x110x76
Lintels: see Roof Framing and Bracing Plan
Finish: Face
Articulation Joints: To NCC
Colour: Beige

CL:02 Lightweight Cladding
Type: JH Fine Texture FC sheet (or equivalent)
Fixing: to manufacturers specification
BAL requirement: BAL-19
Finish: Acrylic paint
Colour: White

CL:03 Metal Cladding- Vertical
Colour: White
Finish: Colorbond

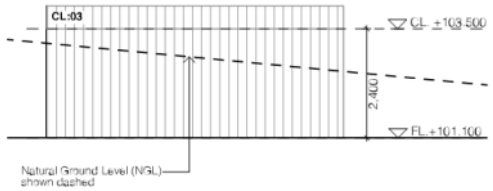
WF:01 Window and External Doors
Type: Double glazed aluminium frame
Glass Tint: NA
Frame colour: White

RF:01 Metal Roof Sheeting
Colorbond Trimdek
Fix to manufacturers specification.
Colour: White

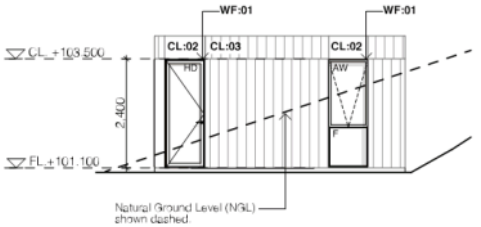
MB:01 Balustrade
Type: Metal
Size: Min. 1000mm high to comply with NCC

PROJECT NOTES
Refer to AS3959-2018 and Bushfire Assessment for relevant BAL notes.

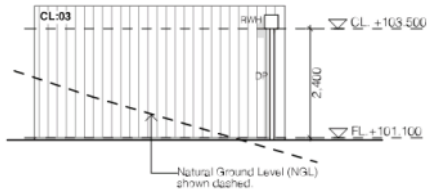
Elevations- Ancillary Dwelling
Scale1:100



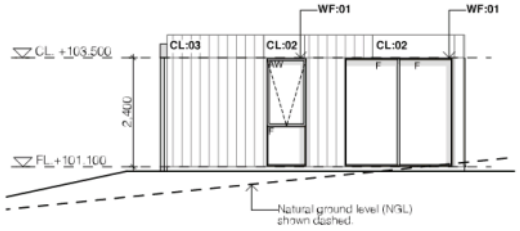
South Elevation
scale1:100



West Elevation
scale1:100



East Elevation
scale1:100



North Elevation
scale1:100

LEGEND
AW - Awning window
BB - Batten balustrade
CJ - Control joint
CL - Ceiling level
COL - Column
DP - Downpipe
F - Fixed window
GB - Glass balustrade
GD - Garage door
HD - Glass door
FL - Finished Floor level
SD - Sliding door
SW - Sliding window
TAP - Water tap
WB - Wire balustrade

SCHEDULE

CL:01 Brickwork
Type: To client selection
Size: 230x110x76
Lintels: see Roof Framing and Bracing Plan
Finish: Face
Articulation Joints: To NCC
Colour: Beige

CL:02 Lightweight Cladding
Type: JH Fine Texture FC sheet (or equivalent)
Fixing: to manufacturers specification
BAL requirement: BAL-19
Finish: Acrylic paint
Colour: White

CL:03 Metal Cladding- Vertical
Colour: White
Finish: Colorbond

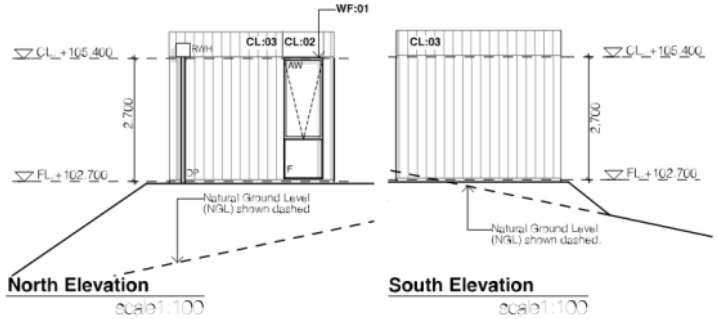
WF:01 Window and External Doors
Type: Double glazed aluminium frame
Glass Tint: NA
Frame colour: White

RF:01 Metal Roof Sheeting
Colorbond Trimdek
Fix to manufacturers specification.
Colour: White

MB:01 Balustrade
Type: Metal
Size: Min. 1000mm high to comply with NCC

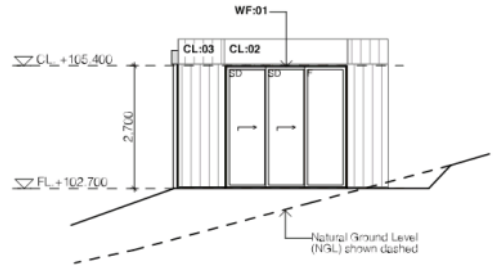
PROJECT NOTES
Refer to AS3959-2018 and Bushfire Assessment for relevant BAL notes.

Elevations- Shed
Scale1:100

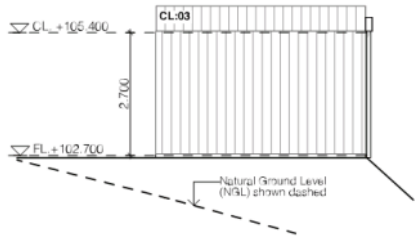


North Elevation
scale1:100

South Elevation
scale1:100



West Elevation
scale1:100



East Elevation
scale1:100

LEGEND
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Articulation Joints: To NCC
Colour: Beige

CL:02 Lightweight Cladding
Type: JH Fine Texture FC sheet (or equivalent)
Fixing: to manufacturers specification
BAL requirement: BAL-19
Finish: Acrylic paint
Colour: White

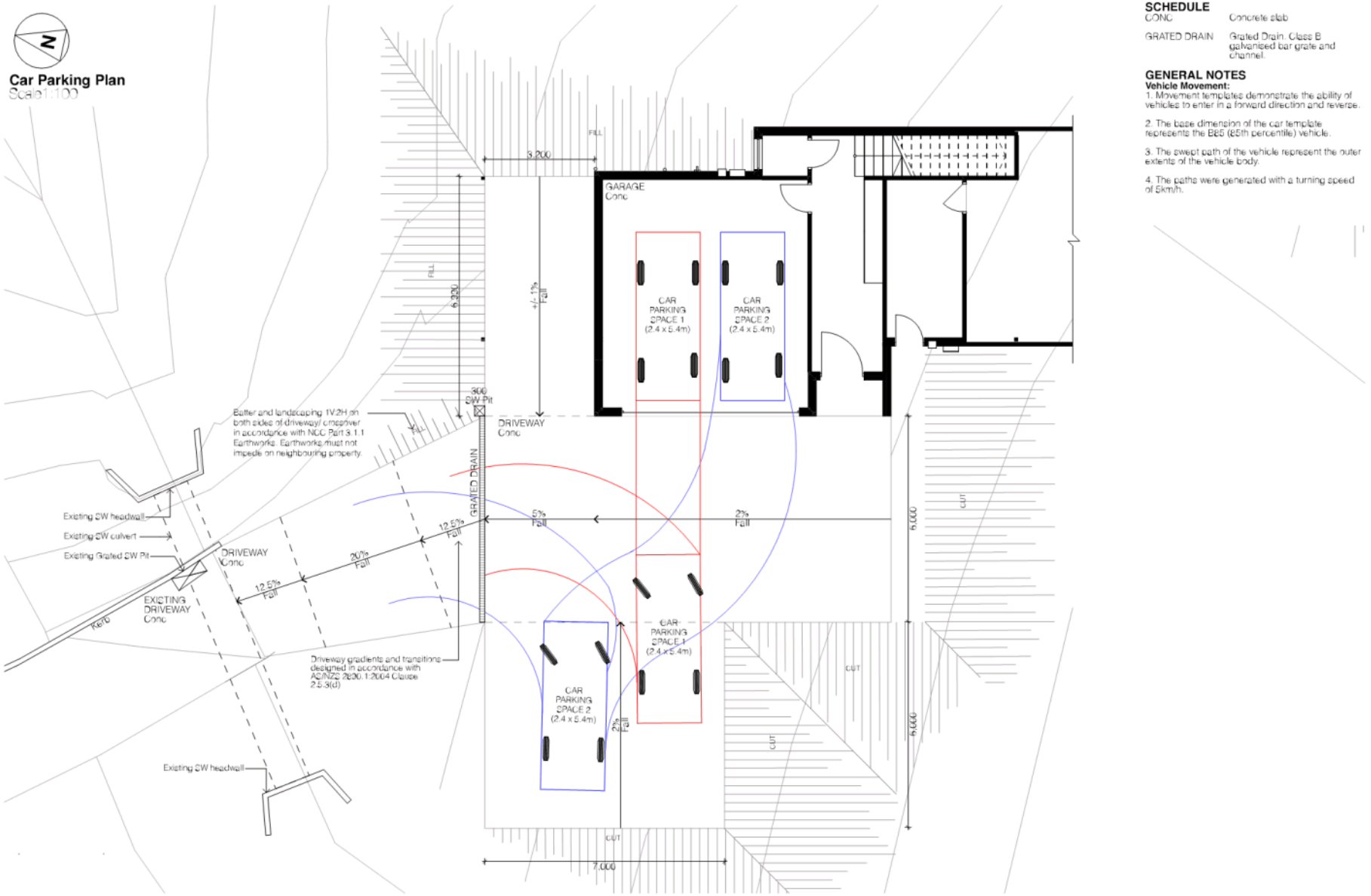
CL:03 Metal Cladding- Vertical
Colour: White
Finish: Colorbond

WF:01 Window and External Doors
Type: Double glazed aluminium frame
Glass Tint: NA
Frame colour: White

RF:01 Metal Roof Sheeting
Colorbond Trimdek
Fix to manufacturers specification.
Colour: White

MB:01 Balustrade
Type: Metal
Size: Min. 1000mm high to comply with NCC

PROJECT NOTES
Refer to AS3959-2018 and Bushfire Assessment for relevant BAL notes.



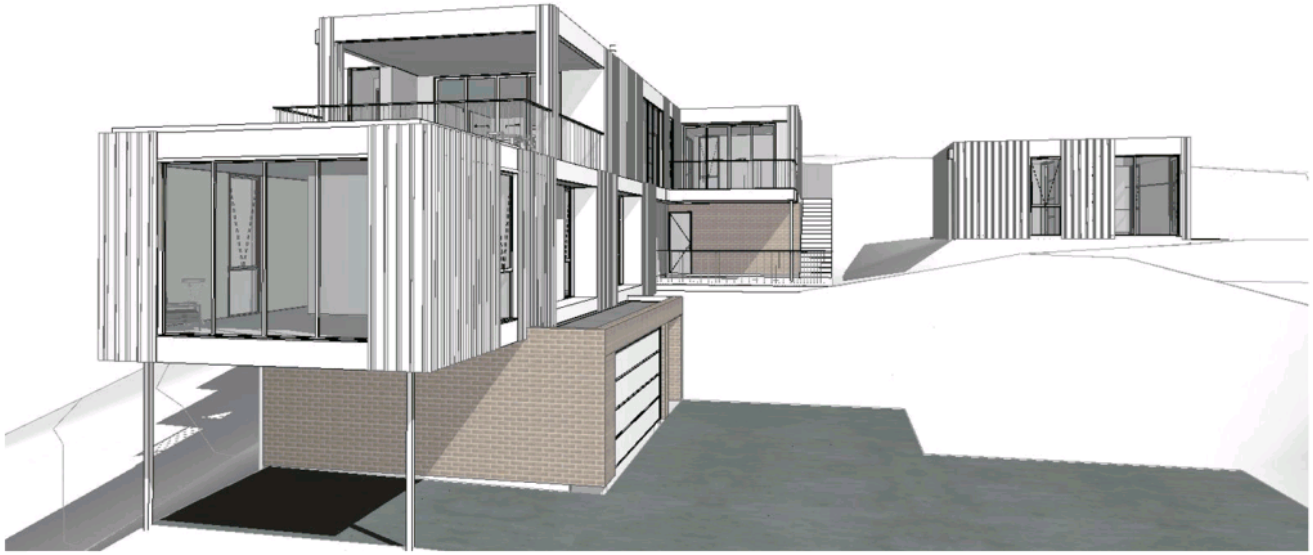
18 Sunvale Avenue, Sandy Bay
Michael & Kate Sokulski

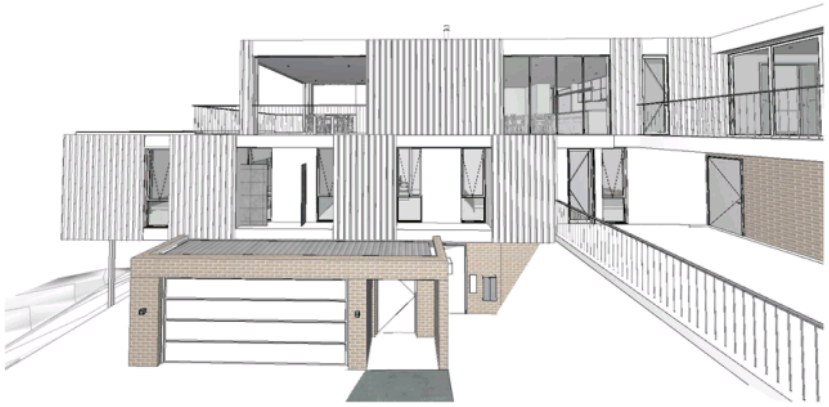
Revision	Decription	Date
A	DA RFI Response	17/03/26
B	DA RFI Response	31/03/26

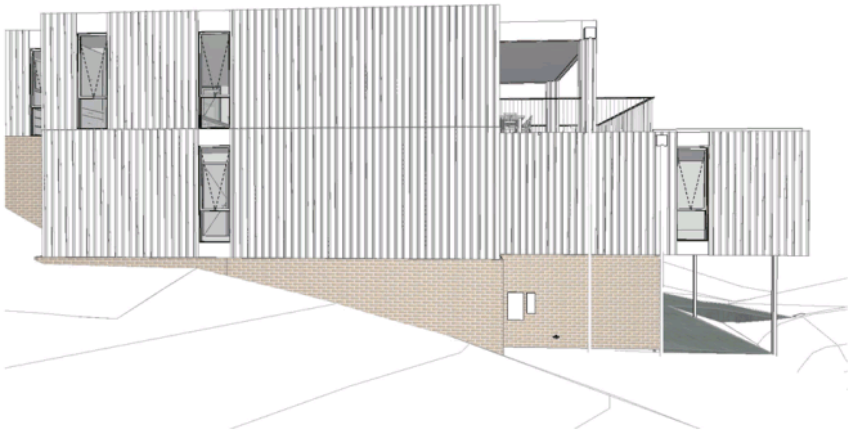
AXIShomes
www.axishomes.com
ABN 21 629 278 761
Ph 0478 682 082
info@axishomes.com

Date Published **31/3/2026**
Drawing Status **DA**
Drawing Scale **1:100 at A3**
Drawn by **NT**

Version **B**
PAGE **13 of 14**







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Michael & Kate Sokulski

Revision	Decription	Date
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Drawing Status **DA**
Drawing Scale **at A3**
Drawn by **NT**

Version **B**

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference: ECOtas_18SunvaleAve
Requested For: MWapstra
Report Type: Summary Report
Timestamp: 11:46:26 AM Friday 27 February 2026

Threatened Flora: buffers Min: 500m Max: 5000m
Threatened Fauna: buffers Min: 500m Max: 5000m
Raptors: buffers Min: 500m Max: 5000m
Tasmanian Weed Management Act Weeds: buffers Min: 500m Max: 5000m
Priority Weeds: buffers Min: 500m Max: 5000m
Geoconservation: buffer 1000m
Acid Sulfate Soils: buffer 1000m
TASVEG: buffer 1000m
Threatened Communities: buffer 1000m
Fire History: buffer 1000m
Tasmanian Reserve Estate: buffer 1000m
Biosecurity Risks: buffer 1000m

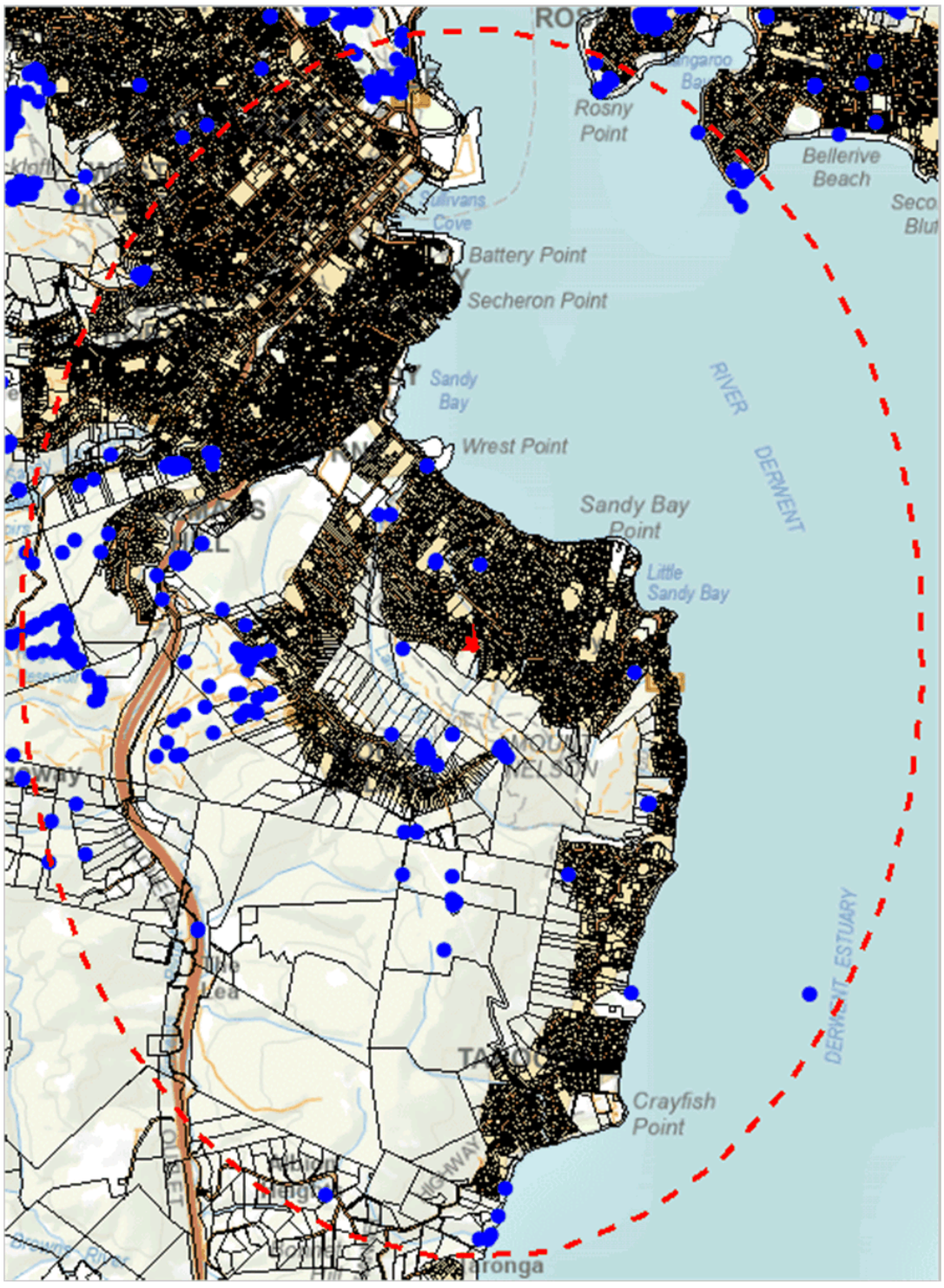
The centroid for this query GDA94: **527778.0, 5248411.0** falls within:

Property: 3122265

***** No threatened flora found within 500 metres *****

Threatened flora within 5000 metres

531645, 5253671



523904, 5243182

Please note that some layers may not display at all requested map scales

Threatened flora within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Allocasuarina duncanii	conical sheoak	r		e	7	01-Jan-2023
Asperula scoparia subsp. scoparia	prickly woodruff	r		ae	17	08-Nov-2022
Atriplex suberecta	sprawling saltbush	v		n	1	01-Jan-1900
Austrostipa bigeniculata	doublejointed speargrass	r		n	13	16-Jan-2019
Austrostipa blackii	crested speargrass	r		n	2	29-Jan-2021
Bolboschoenus caldwellii	sea clubsedge	r		n	3	31-Jan-2006
Caladenia caudata	tailed spider-orchid	v	VU	e	7	12-Oct-2025
Caladenia filamentosa	daddy longlegs	r		n	3	30-Oct-2016
Caladenia sylvicola	forest fingers	e	CR	e	7	26-Oct-2009
Carex gunniana	mountain sedge	r		n	1	03-Dec-1990
Carex longebrachiata	drooping sedge	r		n	2	15-Nov-1978
Corunastylis nuda	tiny midge-orchid	r		n	18	24-Mar-2018
Corunastylis nudiscapa	bare midge-orchid	e		e	126	23-Jan-2025
Dianella amoena	grassland flaxlily	r	EN	n	3	14-Dec-2020
Diuris palustris	swamp doubletail	e		n	2	01-Nov-1895
Euphrasia scabra	yellow eyebright	e		n	15	17-Jan-2011
Gynatrix pulchella	fragrant hempbush	r		n	1	12-Apr-2009
Juncus vaginatus	clustered rush	r		n	1	14-Mar-2001
Lachnagrostis semibarbata var. filifolia	narrowleaf blowngrass	r		n	1	01-Jan-1929
Lepidium hyssopifolium	soft peppercress	e	EN	n	5	12-Nov-2002
Olearia hookeri	crimsontip daisybush	r		e	2	01-Dec-1923
Paraprasophyllum perangustum	knocklofty leek-orchid	e	CR	e	2	16-Dec-1939
Pomaderris intermedia	lemon dogwood	r		n	1	10-Jul-2012
Pterostylis atriola	snug greenhood	r		e	3	30-Apr-2021
Pterostylis squamata	ruddy greenhood	v		n	3	06-Feb-1967
Pterostylis wapstrarum	fleshy greenhood	e	CR	e	1	07-Nov-1955
Pterostylis ziegeleri	grassland greenhood	v	VU	e	2	07-Nov-1955
Ranunculus pumilio var. pumilio	ferny buttercup	r		n	1	19-Dec-1946
Rhodanthe anthemoides	chamomile sunray	r		n	1	15-Jan-1898
Scleranthus fasciculatus	spreading knawel	v		n	42	16-Jan-2019
Senecio squarrosus	leafy fireweed	r		n	64	25-Feb-2022
Sirophysalis trinodis	three-node seaweed	r		n	1	01-Jan-2010
Thelymitra inflata	inflated sun-orchid	e		n	2	30-Jun-2019
Vittadinia burbidgeae	smooth new-holland-daisy	r		e	9	12-Mar-2011
Vittadinia gracilis	woolly new-holland-daisy	r		n	4	06-Mar-2007
Vittadinia muelleri	narrowleaf new-holland-daisy	r		n	381	22-Feb-2025
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy	p		n	6	30-Sep-2004
Xerochrysum bicolor	eastcoast paperdaisy	r		n	6	28-Feb-2018

Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.
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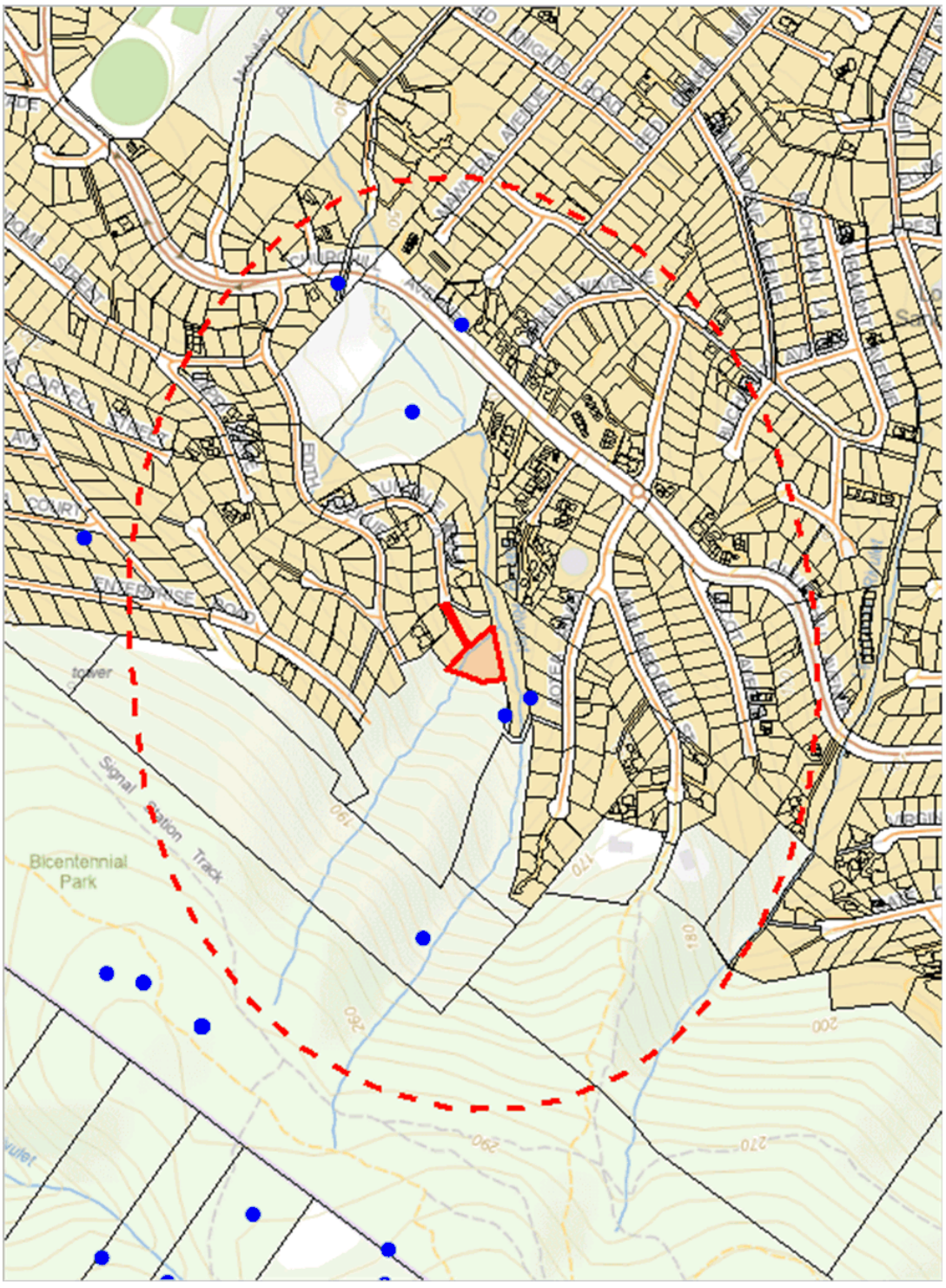
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 500 metres

528325, 5249172



527220, 5247680

Please note that some layers may not display at all requested map scales

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

- Point Verified
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- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Accipiter novaehollandiae	grey goshawk	e		n	2	10-Dec-2022
Lathamus discolor	swift parrot	e	CR	mbe	1	10-Sep-1975
Perameles gunnii	eastern barred bandicoot		VU	n	3	28-Jan-2020
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	23-May-2023
Tyto novaehollandiae	masked owl	pe	PVU	n	1	01-Jan-1950

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Lathamus discolor	swift parrot	e	CR	mbe	1	0	1
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Discocharopa vigens	Ammonite Pinwheel Snail	e	CR		1	0	0
Antipodia chaostola	chaostola skipper	e	EN	ae	1	0	0
Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	e	VU	e	1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Litoria raniformis	green and gold frog	v	VU	ae	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	1
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Pardalotus quadragintus	forty-spotted pardalote	e	EN	e	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

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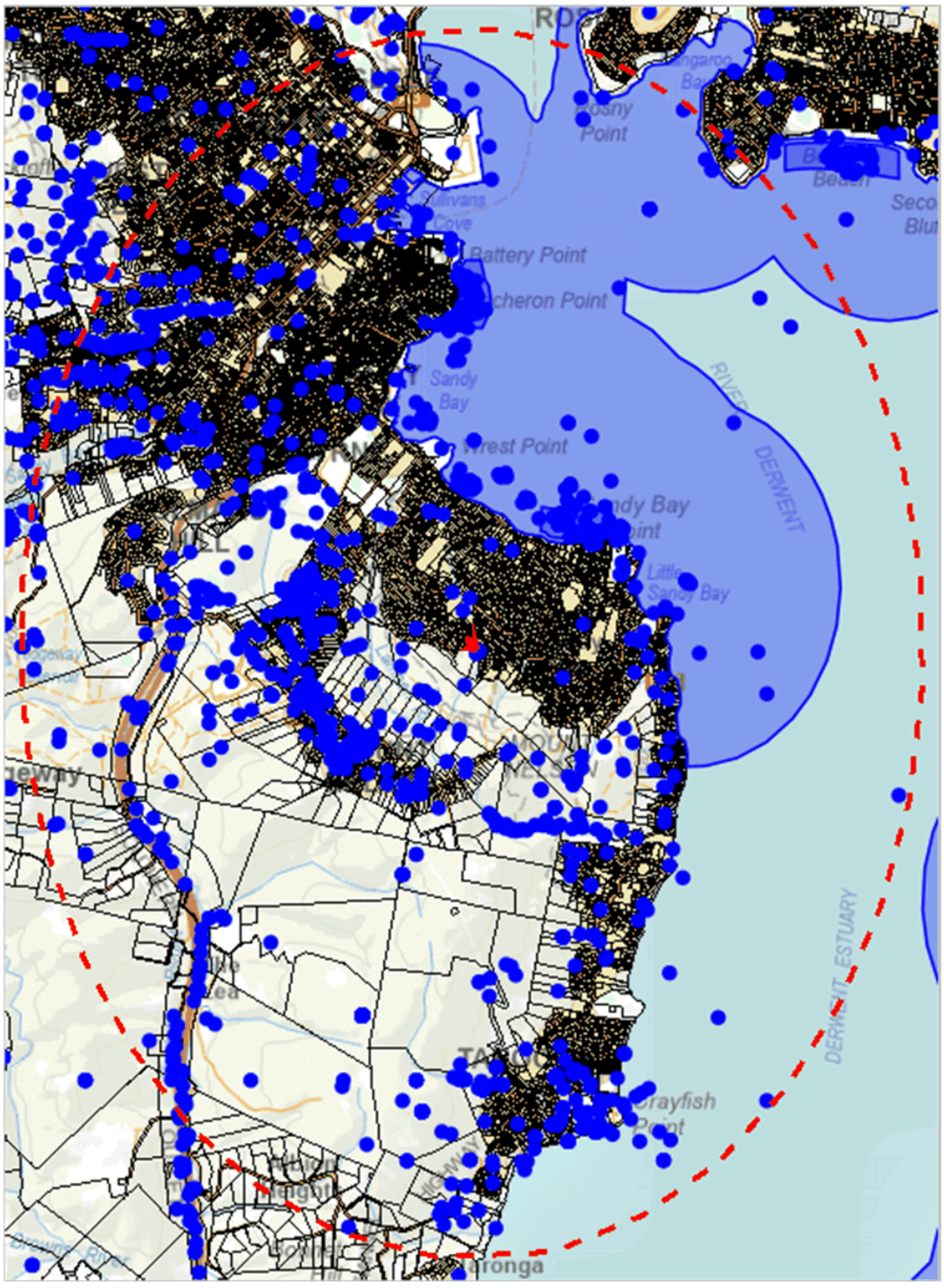
Threatened fauna within 5000 metres

531645, 5253671



523904, 5243182

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Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

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- Line Unverified
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- Polygon Unverified

Legend: Cadastral Parcels

Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Accipiter novaehollandiae	grey goshawk	e		n	273	21-Apr-2025
Ammoniropa vigens	Ammonite Pinwheel Snail	e	CR	e	86	19-Oct-2025
Antipodia chaostola subsp. leucophaea	chaostola skipper	e	EN	e	5	27-Nov-2011
Aquila audax	wedge-tailed eagle	pe	PEN	n	138	31-Mar-2023
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	8	27-Jun-2025
Arctocephalus forsteri	new zealand fur seal	r		n	2	03-Mar-2018
Arctocephalus forsteri subsp. doriferus	new zealand fur seal	r		n	8	24-Sep-2007
Arctocephalus tropicalis	sub-antarctic fur seal	e	VU	n	1	13-Nov-2012
Botaurus poiciloptilus	australasian bittern		EN	n	1	28-Nov-1898
Brachionichthys hirsutus	spotted handfish	e	CR	e	437	04-Aug-2025
Dasyurus maculatus	spotted-tailed quoll	r	VU	n	1	04-Jul-2019
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	01-Jan-1992
Dasyurus viverrinus	eastern quoll		EN	n	119	06-Aug-2024
Eagle sp.	Eagle	e	EN	n	1	15-Jun-2023
Eubalaena australis	southern right whale	e	EN	m	35	07-Aug-2024
Exquisitiropa agnewi	Silky Pinwheel Snail	r		e	1	29-Jul-2019
Gazameda gunnii	Gunn's screw shell	v		ae	15	27-Jul-2008
Hadronyche pulvinator	cascade funnel-web spider	x		eH	2	01-Jan-1926
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	159	30-May-2024
Hirundapus caudacutus	white-throated needletail		VU	n	66	29-Mar-2023
Lathamus discolor	swift parrot	e	CR	mbe	1095	04-Jan-2026
Mirounga leonina subsp. macquariensis	southern elephant seal	pe	PVU	n	2	01-Jan-1981
Neophema chrysostoma	blue-winged parrot	v	VU	n	55	13-Jan-2026
Pardalotus quadragintus	forty-spotted pardalote	e	EN	e	15	28-Feb-2021
Perameles gunnii	eastern barred bandicoot		VU	n	553	22-Feb-2026
Pluvialis squatarola	grey plover		VU	n	2	01-Jan-1900
Podiceps cristatus	great crested grebe	v		n	5	06-Feb-2016
Pteropus poliocephalus	grey-headed flying-fox		VU	n	1	09-May-2010
Sarcophilus harrisii	tasmanian devil	e	EN	e	216	03-Jan-2025
Scopula achroa	saltmarsh looper moth	v		ae	1	24-Feb-1901
Seriolella brama	Blue Warehou		CD	n	2	01-Jan-1981
Theclinesthes serpentatus	chequered blue	pr		n	2	21-Feb-2021
Thinornis cucullatus	hooded plover		PVU	ae	1	20-Oct-1998
Thinornis rubricollis	hooded plover		VU	n	1	23-Nov-1928
Thylacinus cynocephalus	thylacine	x	EX	ex	1	01-Jan-1900
Tyto novaehollandiae	masked owl	pe	PVU	n	25	05-Jul-1996
Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	e	VU	e	50	06-Sep-2024

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Lathamus discolor	swift parrot	e	CR	mbe	1	0	1
Prototroctes maraena	australian grayling	v	VU	ae	4	0	0
Discocharopa vigens	Ammonite Pinwheel Snail	e	CR		1	0	1
Antipodia chaostola	chaostola skipper	e	EN	ae	1	0	1
Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	e	VU	e	1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	3	0	0
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Litoria raniformis	green and gold frog	v	VU	ae	1	0	1
Accipiter novaehollandiae	grey goshawk	e		n	1	0	1
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Pardalotus quadragintus	forty-spotted pardalote	e	EN	e	1	0	2
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Brachionichthys hirsutus	spotted handfish	e	CR	e	1	7	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

Threatened fauna within 5000 metres

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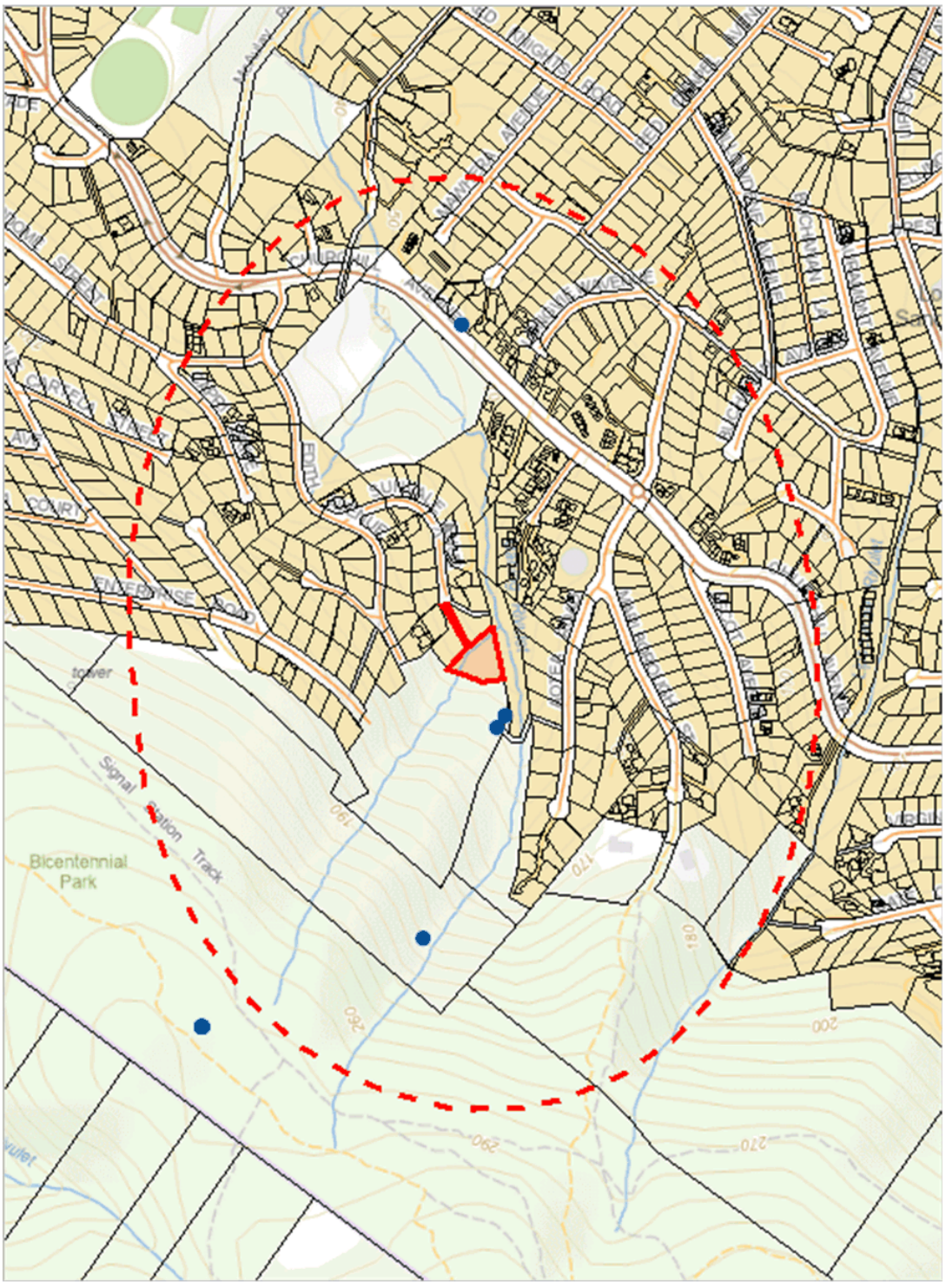
Raptor nests and sightings within 500 metres

528325, 5249172



527220, 5247680

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Raptor nests and sightings within 500 metres

Legend: Verified and Unverified observations

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Legend: Cadastral Parcels

Raptor nests and sightings within 500 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
	Accipiter novaehollandiae	grey goshawk	Sighting	2	10-Dec-2022
	Falco longipennis	australian hobby	Sighting	1	16-Feb-2019
	Tyto novaehollandiae	masked owl	Sighting	1	01-Jan-1950

Unverified Records

No unverified records were found!

Raptor nests and sightings within 500 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0

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Raptor nests and sightings within 5000 metres

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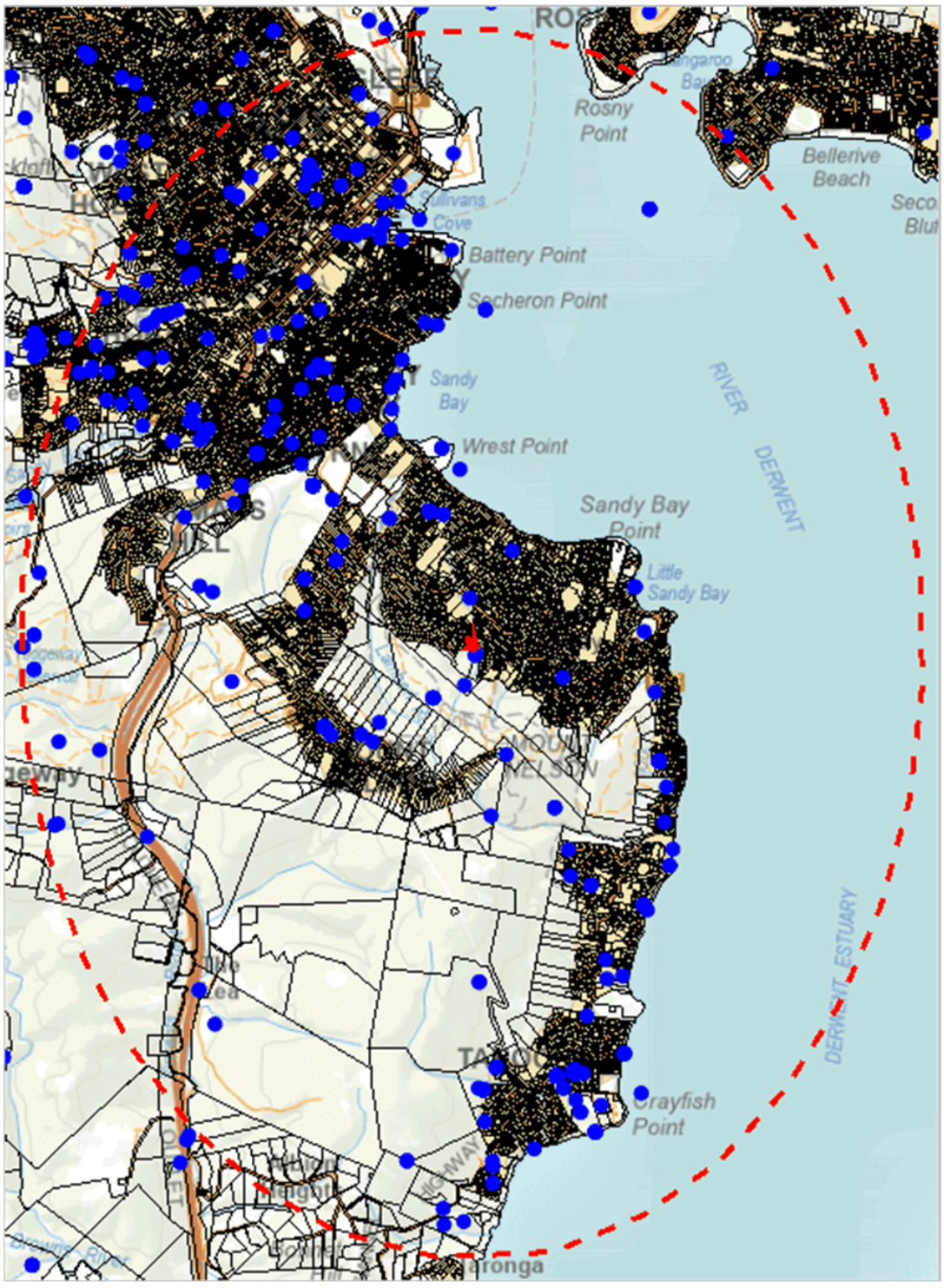

523904, 5243182

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Raptor nests and sightings within 5000 metres

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- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
1764	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	12-Nov-2008
3205	Eagle sp.	Eagle	Nest	1	15-Jun-2023
3285	Accipiter fasciatus	brown goshawk	Nest	1	17-Jan-2024
3592	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	27-Jun-2025
625	Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	Nest	1	01-Jan-1985
	Accipiter novaehollandiae	grey goshawk	Audible	3	17-Oct-2021
	Accipiter novaehollandiae	grey goshawk	Carcass	3	18-Aug-2010
	Accipiter novaehollandiae	grey goshawk	Not Recorded	88	06-Aug-2018
	Accipiter novaehollandiae	grey goshawk	Sighting	179	21-Apr-2025
	Aquila audax	wedge-tailed eagle	Audible	3	24-Nov-2022
	Aquila audax	wedge-tailed eagle	Not Recorded	27	11-Jun-2018
	Aquila audax	wedge-tailed eagle	Sighting	108	31-Mar-2023
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Carcass	1	10-Oct-2018
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Not Recorded	1	01-Jan-1935
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	3	10-Nov-2024
	Falco cenchroides	nankeen kestrel	Not Recorded	2	01-Jan-1900
	Falco cenchroides	nankeen kestrel	Sighting	1	01-Feb-1968
	Falco longipennis	australian hobby	Sighting	12	05-Mar-2023
	Falco peregrinus	peregrine falcon	Audible	2	09-Nov-2021
	Falco peregrinus	peregrine falcon	Not Recorded	54	20-Aug-2018
	Falco peregrinus	peregrine falcon	Sighting	83	12-Mar-2025
	Haliaeetus leucogaster	white-bellied sea-eagle	Audible	1	04-Apr-2019
	Haliaeetus leucogaster	white-bellied sea-eagle	Not Recorded	50	31-Jul-2018
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	108	30-May-2024
	Tyto novaehollandiae	masked owl	Not Recorded	2	14-Mar-1978
	Tyto novaehollandiae	masked owl	Sighting	23	05-Jul-1996

Unverified Records

No unverified records were found!

Raptor nests and sightings within 5000 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		3	0	0

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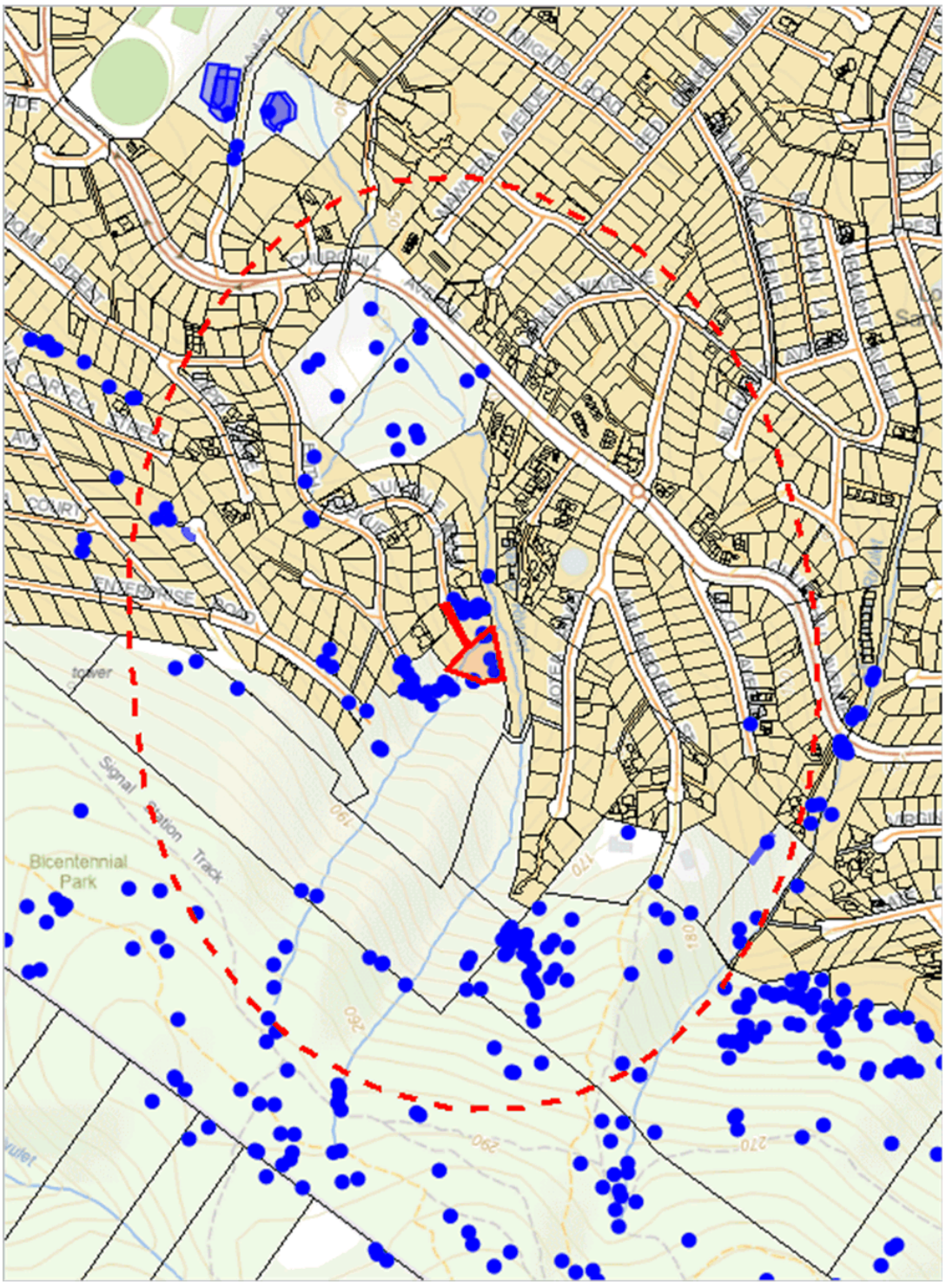
Tas Management Act Weeds within 500 m

528325, 5249172



527220, 5247680

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Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

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- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Tas Management Act Weeds within 500 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Carex testacea	redbase sedge	2	05-Dec-2007
Chrysanthemoides monilifera subsp. monilifera	boneseed	101	20-Nov-2023
Cirsium arvense var. arvense	creeping thistle	5	21-Feb-2024
Cortaderia jubata	pink pampasgrass	3	13-Feb-2024
Cortaderia selloana	silver pampasgrass	4	15-Sep-2023
Cortaderia sp.	pampas grass	7	04-Sep-2024
Erica lusitanica	spanish heath	2	13-Jun-2013
Foeniculum vulgare	fennel	3	01-Jun-2013
Genista monspessulana	montpellier broom or canary broom	2	01-Jun-2013
Ilex aquifolium	holly	1	28-Jan-2025
Lepidium draba	hoary cress	1	30-Sep-2022
Nassella trichotoma	serrated tussock	31	22-Jan-2025
Rubus anglocandicans	blackberry	4	31-Mar-2021
Rubus fruticosus	blackberry	15	19-Mar-2020
Salix x fragilis nothovar. fragilis	crack willow	1	19-Mar-2020
Ulex europaeus	gorse	5	31-Mar-2021

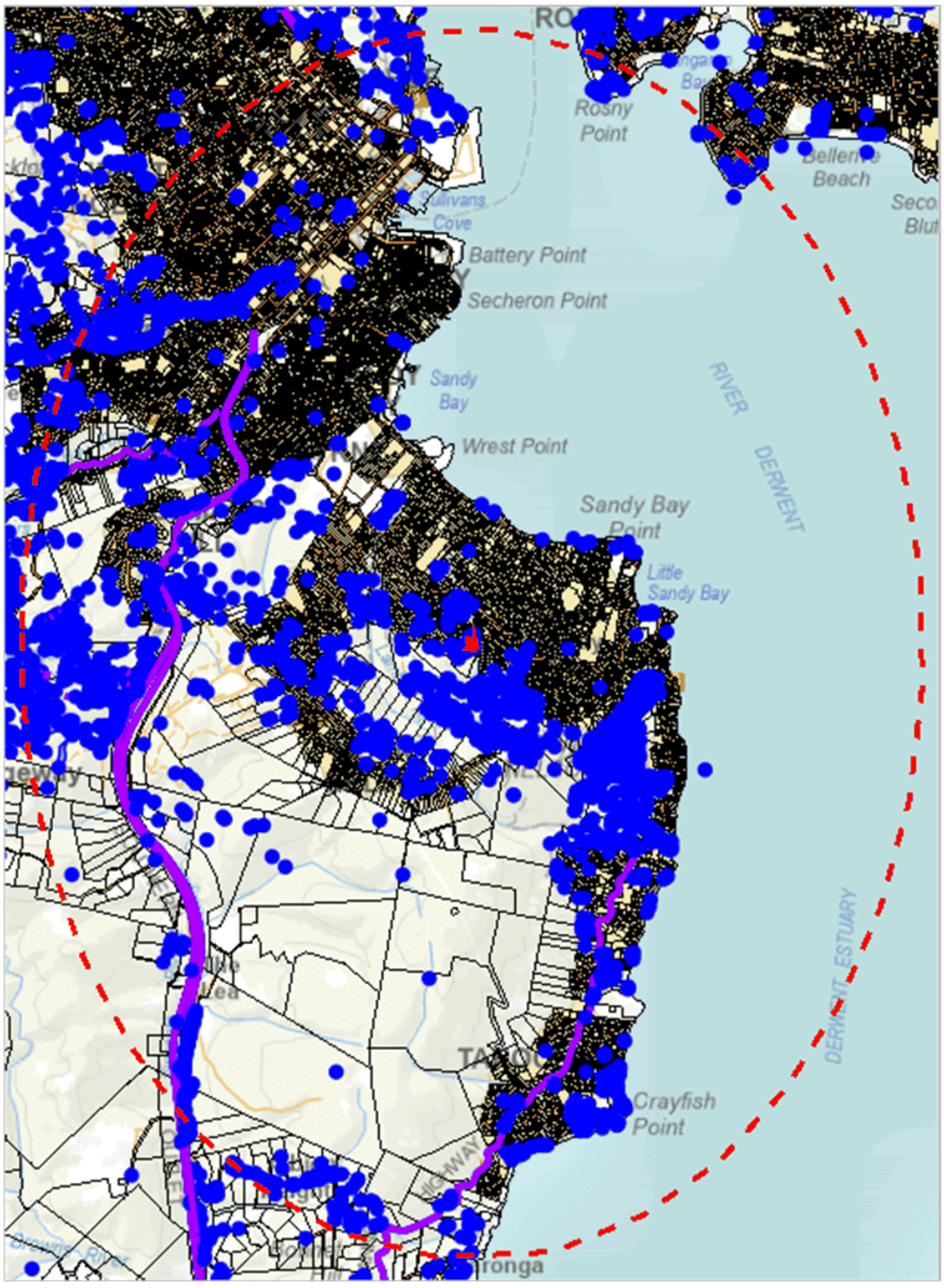
Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.nre.tas.gov.au/invasive-species/weeds

Tas Management Act Weeds within 5000 m

531645, 5253671



523904, 5243182

Please note that some layers may not display at all requested map scales

Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Amsinckia calycina	hairy fiddleneck	21	12-Oct-2020
Anredera cordifolia	madeira vine	3	03-May-2001
Anthemis cotula	stinking chamomile	2	01-Jun-2014
Asparagus asparagoides	bridal creeper	33	29-Sep-2025
Asparagus plumosus	common asparagus fern	1	28-Aug-2024
Asparagus scandens	asparagus fern	1	27-Oct-2009
Austroderia richardii	toe-toe pampasgrass	3	03-Apr-2014
Berberis darwinii	darwins barberry	3	14-Oct-2023
Calluna vulgaris	heather	7	24-Feb-2014
Carduus nutans	nodding thistle	1	01-Jan-1993
Carduus pycnocephalus	slender thistle	17	01-Oct-2024
Carduus tenuiflorus	winged thistle	5	05-Dec-2007
Carex testacea	redbase sedge	3	05-Dec-2007
Carthamus lanatus	saffron thistle	3	16-Mar-1914
Cenchrus longisetus	feathertop	2	20-Apr-2006
Cenchrus macrourus	african feathergrass	14	20-Mar-2018
Chrysanthemoides monilifera subsp. monilifera	boneseed	1063	25-Aug-2025
Cirsium arvense	californian thistle	1	21-Mar-1966
Cirsium arvense var. arvense	creeping thistle	66	24-Jul-2024
Coprosma robusta	karamu	10	21-May-2024
Cortaderia jubata	pink pampasgrass	8	28-Feb-2025
Cortaderia selloana	silver pampasgrass	55	02-Mar-2025
Cortaderia sp.	pampas grass	122	20-Mar-2025
Cytisus multiflorus	white spanish broom	2	22-Sep-2016
Cytisus scoparius	english broom	124	04-Feb-2025
Digitalis purpurea	foxglove	134	07-Oct-2025
Echium plantagineum	patersons curse	15	19-Dec-2024
Echium vulgare	vipers bugloss	2	01-Jan-1916
Egeria densa	dense waterweed	2	07-Mar-1985
Erica arborea	tree heath	19	13-Mar-2024
Erica baccans	berryflower heath	4	10-Sep-2014
Erica lusitanica	spanish heath	989	23-Sep-2025
Foeniculum vulgare	fennel	108	15-Feb-2025
Galium tricornutum	rough corn bedstraw	3	16-Sep-2020
Genista linifolia	flaxleaf broom	39	26-Nov-2024
Genista monspessulana	montpellier broom or canary broom	211	01-Aug-2025
Hypericum perforatum	perforated st johns-wort	57	18-Mar-2025
Hypericum perforatum subsp. veronense	perforated st johns-wort	13	15-Jan-2008
Ilex aquifolium	holly	43	08-Aug-2025
Lepidium draba	hoary cress	141	25-Sep-2024
Leycesteria formosa	himalayan honeysuckle	10	17-May-2021
Lycium ferocissimum	african boxthorn	26	01-Aug-2025
Marrubium vulgare	white horehound	11	23-Aug-2024
Myriophyllum aquaticum	parrotfeather	4	01-Jul-2011
Nassella neesiana	chilean needlegrass	43	24-Jan-2025
Nassella trichotoma	serrated tussock	140	04-Sep-2025
Onopordum acanthium	scotch thistle	2	11-Dec-2020
Opuntia sp.	prickly pear or cholla	3	10-Oct-2023
Pilosella aurantiaca subsp. aurantiaca	orange hawkweed	10	27-Jan-2021
Reynoutria japonica	japanese knotweed	6	29-Feb-2024
Rubus anglocandicans	blackberry	37	11-May-2021
Rubus fruticosus	blackberry	542	01-Nov-2023
Rubus leucostachys	blackberry	2	12-Jan-1999
Salix alba var. vitellina	golden willow	1	09-Dec-2010
Salix caprea	goat willow	2	17-May-2021
Salix cinerea subsp. cinerea	grey willow	3	11-Oct-2016
Salix humboldtiana	chilean pencil willow	1	15-Dec-2006
Salix x fragilis nothovar. fragilis	crack willow	215	17-May-2021
Senecio jacobaea	ragwort	2	16-Sep-2020
Solanum triflorum	cutleaf nightshade	1	22-May-2024
Ulex europaeus	gorse	708	12-Aug-2025
Urospermum dalechampii	false dandelion	32	20-Jan-2025

Tas Management Act Weeds within 5000 m

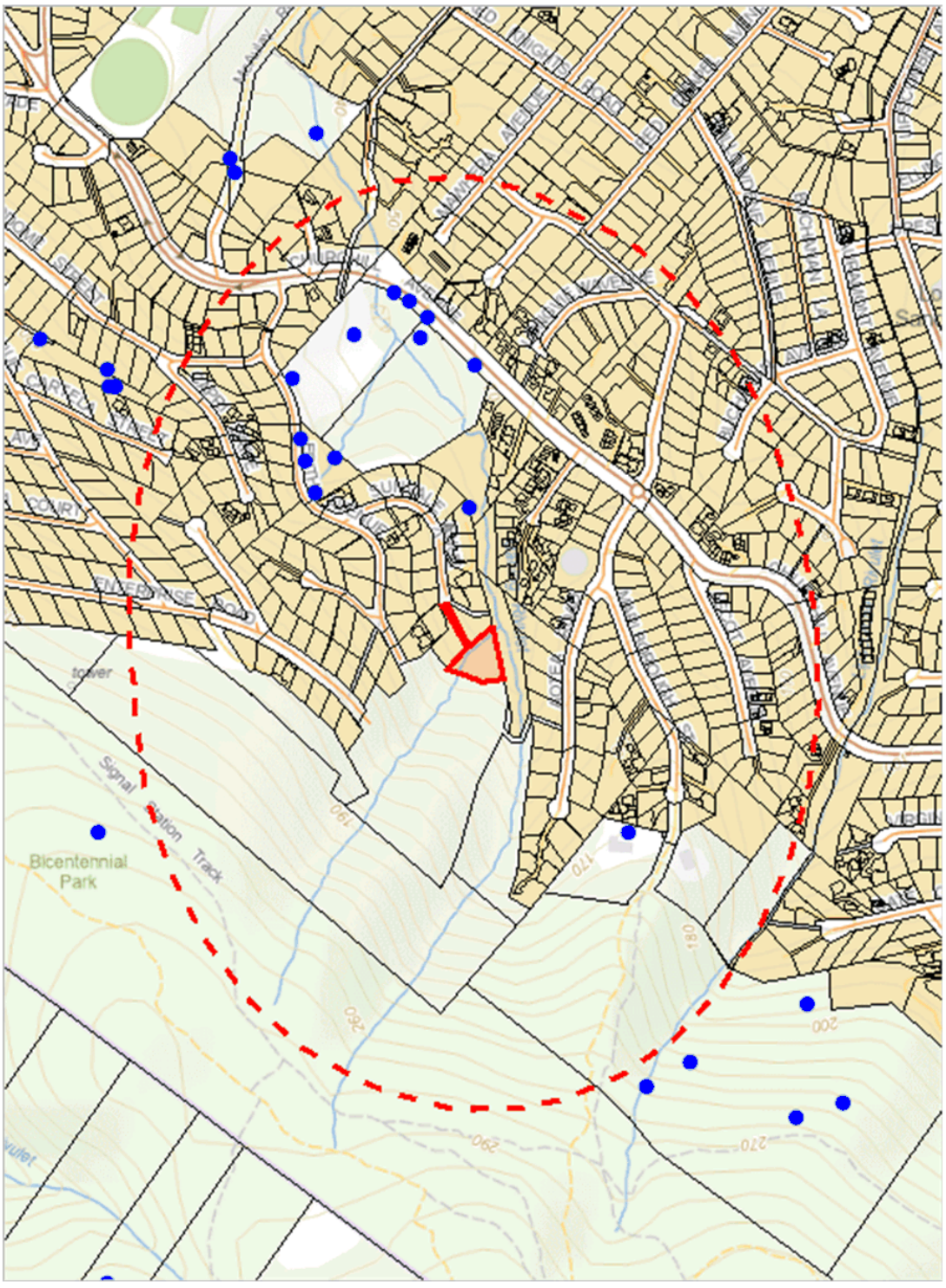
Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.nre.tas.gov.au/invasive-species/weeds

Priority Weeds within 500 m

528325, 5249172



527220, 5247680

Please note that some layers may not display at all requested map scales

Priority Weeds within 500 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Priority Weeds within 500 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Acacia baileyana	cootamundra wattle	1	16-Nov-2012
Acacia howittii	sticky wattle	1	01-Jun-2013
Dipsacus fullonum	wild teasel	2	19-Mar-2020
Echium candicans	pride-of-madeira	3	31-Mar-2021
Gomphocarpus fruticosus subsp. fruticosus	swanplant	1	10-Aug-2009
Pittosporum undulatum	sweet pittosporum	5	31-Mar-2021
Polygala myrtifolia	myrtleleaf milkwort	1	01-Jun-2016
Reseda luteola	weld	4	31-Mar-2021
Verbascum thapsus	great mullein	1	19-Mar-2020

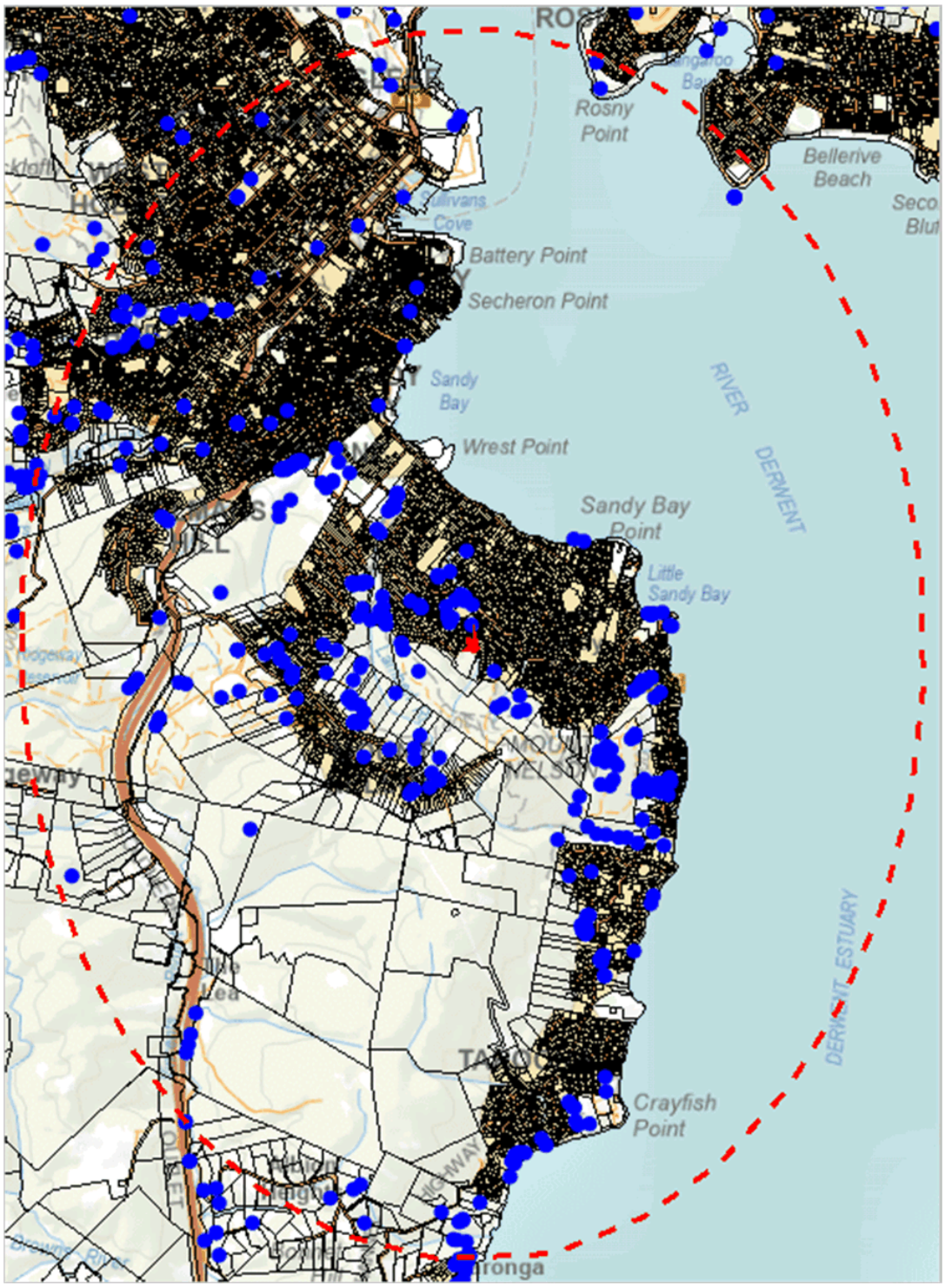
Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.nre.tas.gov.au/invasive-species/weeds

Priority Weeds within 5000 m

531645, 5253671



523904, 5243182

Please note that some layers may not display at all requested map scales

Priority Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Priority Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Acacia baileyana	cootamundra wattle	18	25-Aug-2025
Acacia howittii	sticky wattle	16	25-Aug-2025
Achillea millefolium	yarrow	3	13-Sep-2022
Ammophila arenaria	marram grass	3	17-May-1954
Billardiera heterophylla	bluebell creeper	61	01-Aug-2025
Cenchrus clandestinus	kikuyu grass	1	23-Jan-1986
Dipsacus fullonum	wild teasel	13	24-Oct-2022
Echium candicans	pride-of-madeira	42	14-Oct-2024
Equisetum hyemale	rough horsetail	2	01-May-2007
Gomphocarpus fruticosus subsp. fruticosus	swanplant	3	10-Aug-2009
Grevillea rosmarinifolia	rosemary grevillea	19	21-Jun-2024
Pittosporum undulatum	sweet pittosporum	212	25-Aug-2025
Polygala myrtifolia	myrtleleaf milkwort	16	29-Jan-2025
Prunus laurocerasus	cherry laurel	17	17-May-2021
Reseda luteola	weld	38	26-Sep-2025
Rumex obtusifolius	broadleaf dock	6	01-Sep-2001
Rumex obtusifolius subsp. obtusifolius	western broadleaf dock	2	12-Dec-1910
Salix x pendulina var. pendulina	weeping willow	9	17-May-2021
Tradescantia fluminensis	wandering creeper	9	10-Nov-2022
Verbascum thapsus	great mullein	25	12-Oct-2024
Watsonia meriana var. bulbillifera	bulbil watsonia	2	06-Nov-2023

Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

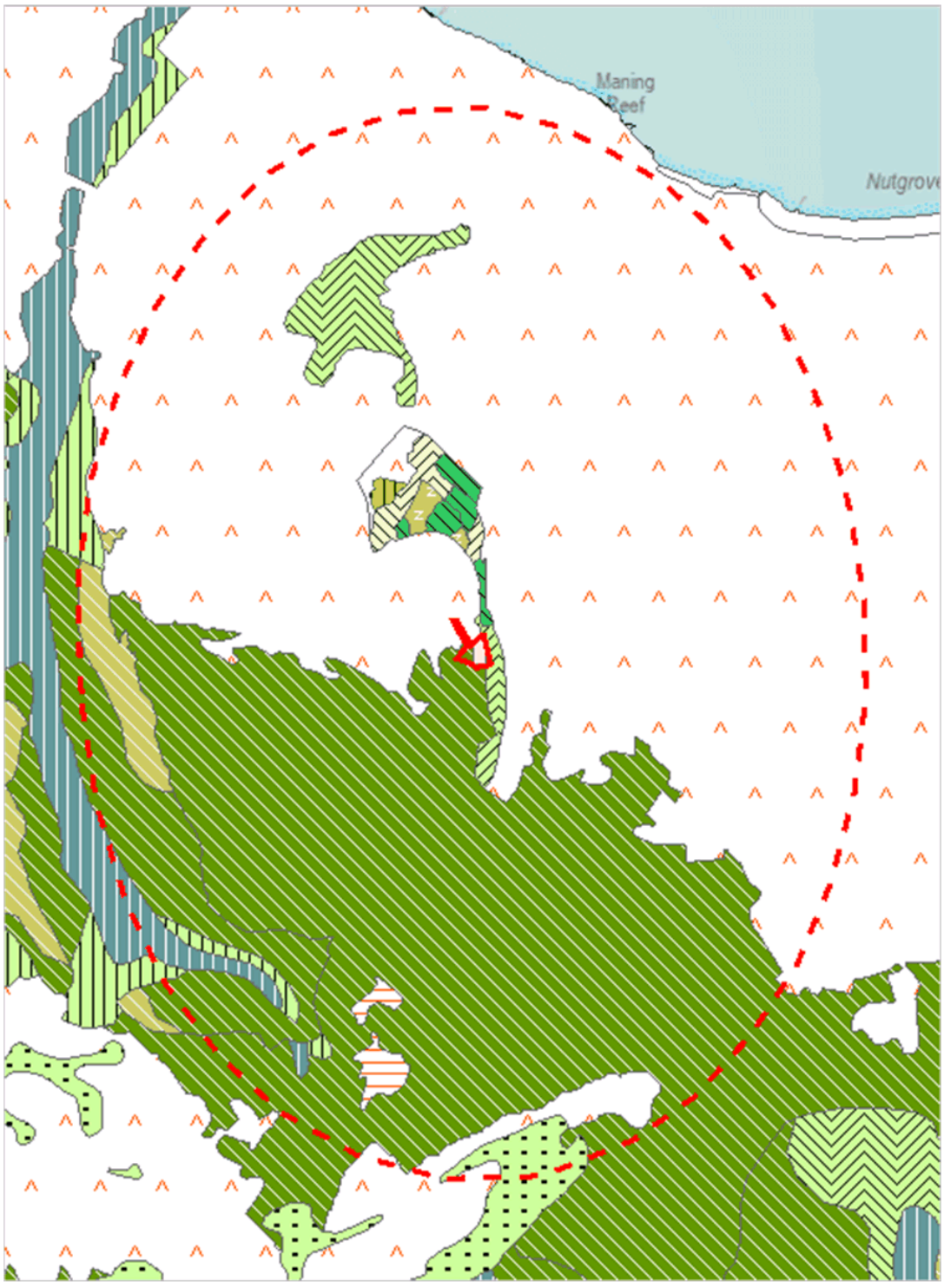
https://www.nre.tas.gov.au/invasive-species/weeds

***** No Geoconservation sites found within 1000 metres. *****

***** No Acid Sulfate Soils found within 1000 metres *****

TASVEG 5.0 Communities within 1000 metres

528694, 5249672



526852, 5247181

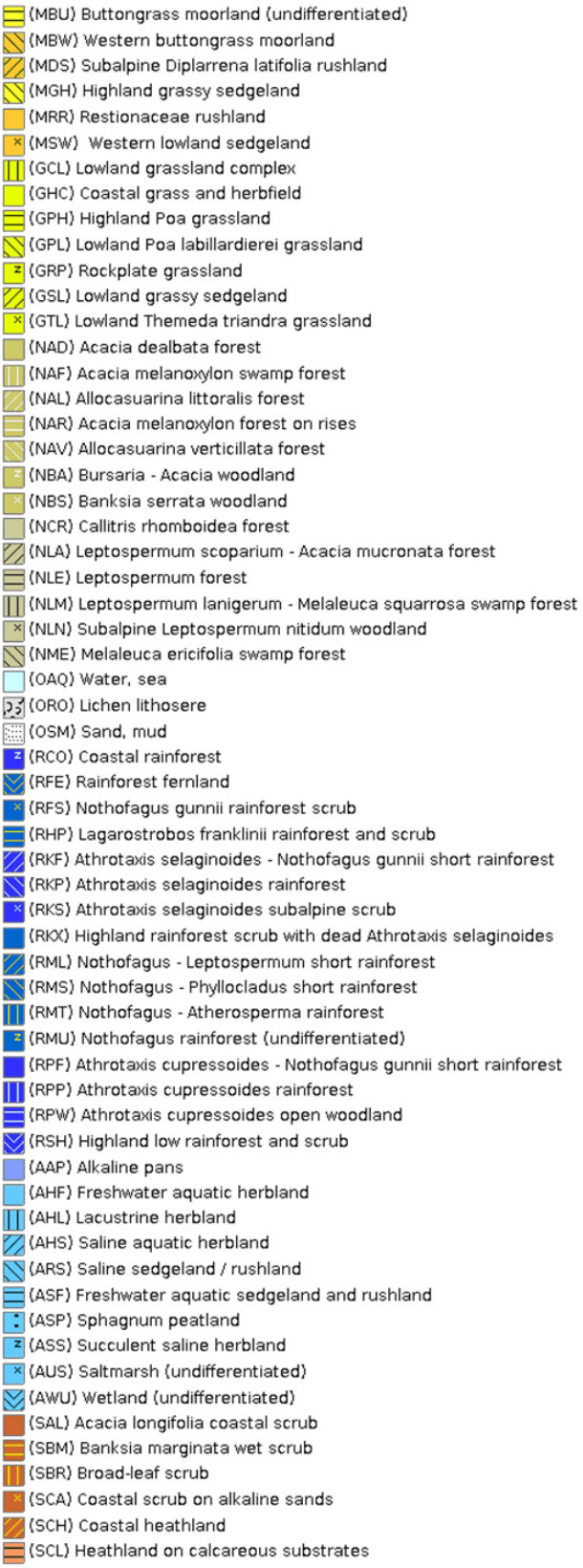
Please note that some layers may not display at all requested map scales

TASVEG 5.0 Communities within 1000 metres

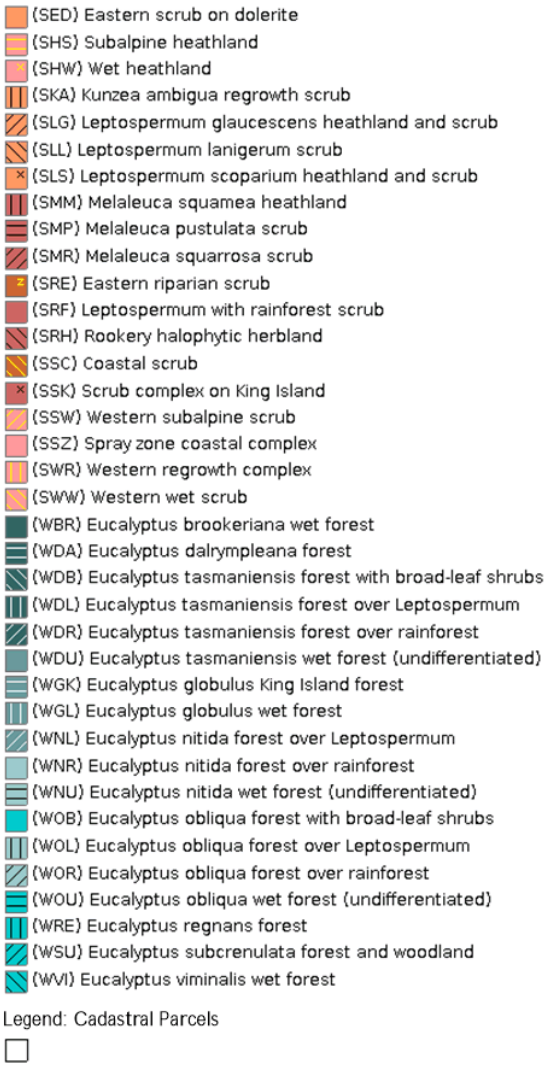
Legend: TASVEG 5.0

- (DAC) Eucalyptus amygdalina coastal forest and woodland
- (DAD) Eucalyptus amygdalina forest and woodland on dolerite
- (DAM) Eucalyptus amygdalina forest on mudstone
- (DAS) Eucalyptus amygdalina forest and woodland on sandstone
- (DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
- (DBA) Eucalyptus barberi forest and woodland
- (DCO) Eucalyptus coccifera forest and woodland
- (DCR) Eucalyptus cordata forest
- (DDE) Eucalyptus tasmaniensis dry forest and woodland
- (DDP) Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
- (DFP) Furneaux peppermint forest
- (DGL) Eucalyptus globulus dry forest and woodland
- (DGW) Eucalyptus gunnii woodland
- (DKW) King Island Eucalypt woodland
- (DMO) Eucalyptus morrisbyi forest and woodland
- (DMW) Midlands woodland complex
- (DNI) Eucalyptus nitida dry forest and woodland
- (DOB) Eucalyptus obliqua dry forest
- (DOV) Eucalyptus ovata forest and woodland
- (DOW) Eucalyptus ovata heathy woodland
- (DPD) Eucalyptus pauciflora forest and woodland on dolerite
- (DPE) Eucalyptus perriniana forest and woodland
- (DPO) Eucalyptus pauciflora forest and woodland not on dolerite
- (DPU) Eucalyptus pulchella forest and woodland
- (DRI) Eucalyptus risdonii forest and woodland
- (DRO) Eucalyptus rodwayi forest and woodland
- (DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
- (DSG) Eucalyptus sieberi forest and woodland on granite
- (DSO) Eucalyptus sieberi forest and woodland not on granite
- (DTD) Eucalyptus tenuiramis forest and woodland on dolerite
- (DTG) Eucalyptus tenuiramis forest and woodland on granite
- (DTO) Eucalyptus tenuiramis forest and woodland on sediments
- (DVC) Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- (DVF) Eucalyptus viminalis Furneaux forest and woodland
- (DVG) Eucalyptus viminalis grassy forest and woodland
- (HCH) Alpine coniferous heathland
- (HCM) Cushion moorland
- (HHE) Eastern alpine heathland
- (HHW) Western alpine heathland
- (HSE) Eastern alpine sedgeland
- (HSW) Western alpine sedgeland/herbland
- (HUE) Eastern alpine vegetation (undifferentiated)
- (FAC) Improved pasture with native tree canopy
- (FAL) Agricultural land
- (FMG) Marram grassland
- (FPE) Permanent easements
- (FPF) Pteridium esculentum fernland
- (FPH) Plantations for silviculture - hardwood
- (FPS) Plantations for silviculture - softwood
- (FPU) Unverified plantations for silviculture
- (FRG) Regenerating cleared land
- (FSM) Spartina marshland
- (FUM) Extra-urban miscellaneous
- (FUR) Urban areas
- (FWU) Weed infestation
- (MBE) Eastern buttongrass moorland
- (MBP) Pure buttongrass moorland
- (MBR) Sparse buttongrass moorland on slopes
- (MBS) Buttongrass moorland with emergent shrubs

TASVEG 5.0 Communities within 1000 metres



TASVEG 5.0 Communities within 1000 metres



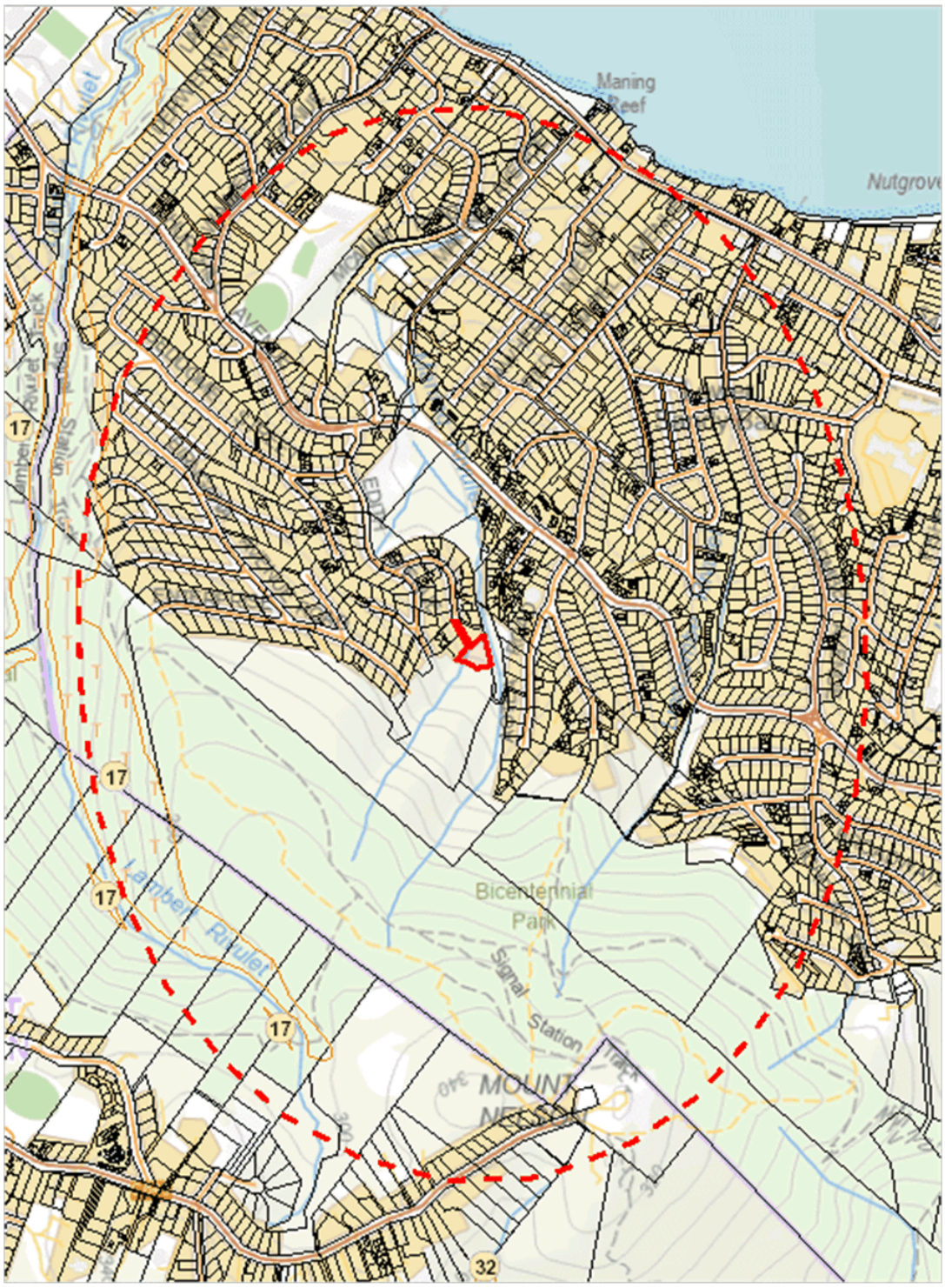
TASVEG 5.0 Communities within 1000 metres

Code	Community	Notable Tree
DGL	(DGL) Eucalyptus globulus dry forest and woodland	
DOB	(DOB) Eucalyptus obliqua dry forest	
DOV	(DOV) Eucalyptus ovata forest and woodland	
DPU	(DPU) Eucalyptus pulchella forest and woodland	
DVG	(DVG) Eucalyptus viminalis grassy forest and woodland	
FUM	(FUM) Extra-urban miscellaneous	
FUR	(FUR) Urban areas	
FWU	(FWU) Weed infestation	
GCL	(GCL) Lowland grassland complex	
NAV	(NAV) Allocasuarina verticillata forest	
NBA	(NBA) Bursaria - Acacia woodland	
WGL	(WGL) Eucalyptus globulus wet forest	

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened Communities (TNVC 2020) within 1000 metres

528694, 5249672



526852, 5247181

Please note that some layers may not display at all requested map scales

Threatened Communities (TNVC 2020) within 1000 metres

Legend: Threatened Communities

- 1 - Alkaline pans
- 2 - Allocasuarina littoralis forest
- 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- 4 - Athrotaxis cupressoides open woodland
- 5 - Athrotaxis cupressoides rainforest
- 6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
- 7 - Athrotaxis selaginoides rainforest
- 8 - Athrotaxis selaginoides subalpine scrub
- 9 - Banksia marginata wet scrub
- 10 - Banksia serrata woodland
- 11 - Callitris rhomboidea forest
- 13 - Cushion moorland
- 14 -Eucalyptus amygdalina forest and woodland on sandstone
- 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- 16 - Eucalyptus brookeriana wet forest
- 17 - Eucalyptus globulus dry forest and woodland
- 18 - Eucalyptus globulus King Island forest
- 19 - Eucalyptus morrisbyi forest and woodland
- 20 - Eucalyptus ovata forest and woodland
- 21 - Eucalyptus risdonii forest and woodland
- 22 - Eucalyptus tenuiramis forest and woodland on sediments
- 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- 24 - Eucalyptus viminalis Furneaux forest and woodland
- 25 - Eucalyptus viminalis wet forest
- 26 - Heathland on calcareous substrates
- 27 - Heathland scrub complex at Wingaroo
- 28 - Highland grassy sedgeland
- 29 - Highland Poa grassland
- 30 - Melaleuca ericifolia swamp forest
- 31 - Melaleuca pustulata scrub
- 32 - Notelaea - Pomaderris - Beyeria forest
- 33 - Rainforest fernland
- 34 - Riparian scrub
- 35 - Seabird rookery complex
- 36 - Sphagnum peatland
- 36A - Spray zone coastal complex
- 37 - Subalpine Diplarrena latifolia rushland
- 38 - Subalpine Leptospermum nitidum woodland
- 39 - Wetlands

Legend: Cadastral Parcels

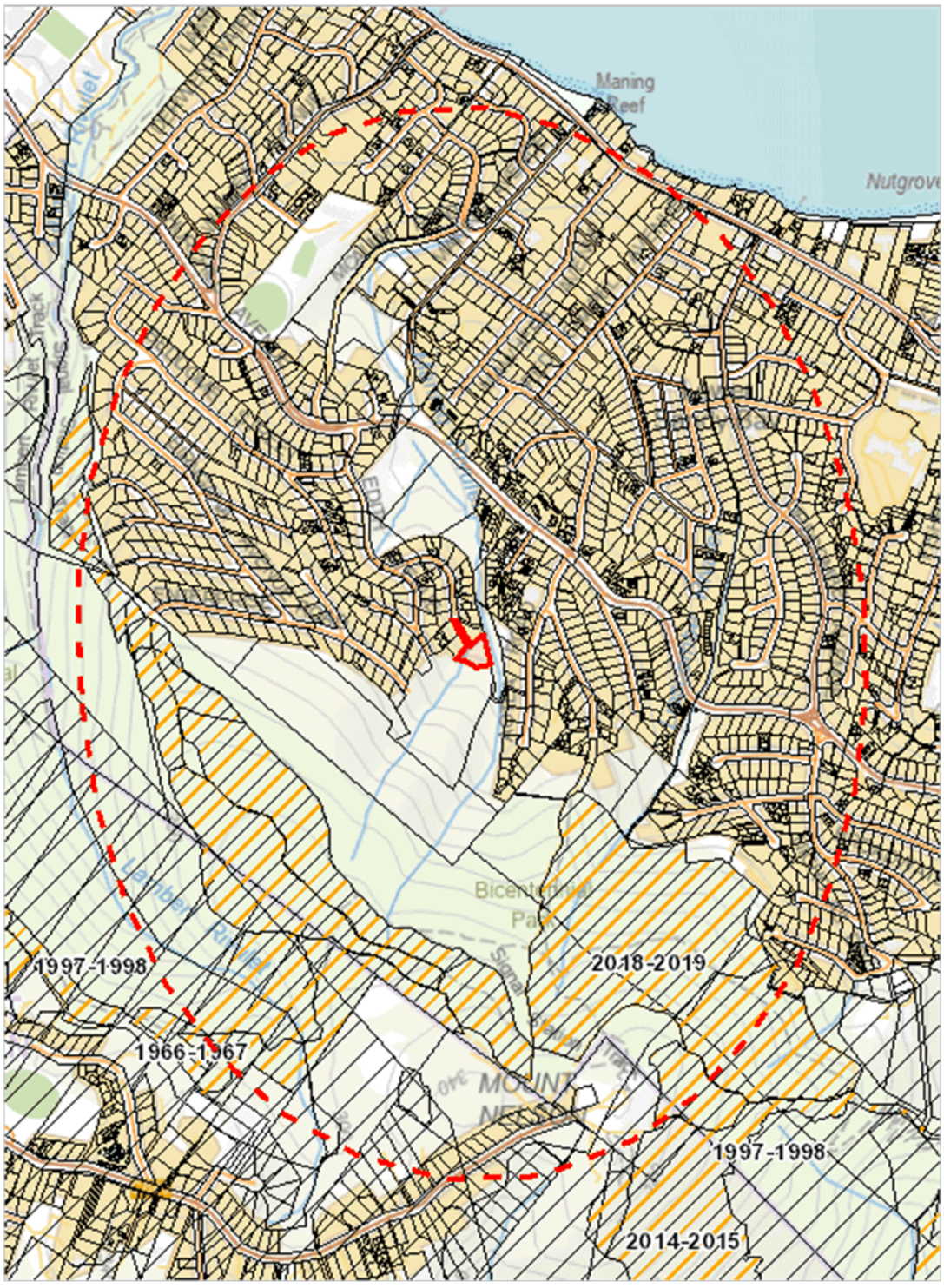
Threatened Communities (TNVC 2020) within 1000 metres

Scheduled Community Id	Scheduled Community Name
17	Eucalyptus globulus dry forest and woodland

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Fire History (All) within 1000 metres

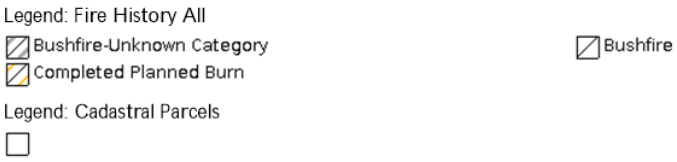
528694, 5249672



526852, 5247181

Please note that some layers may not display at all requested map scales

Fire History (All) within 1000 metres



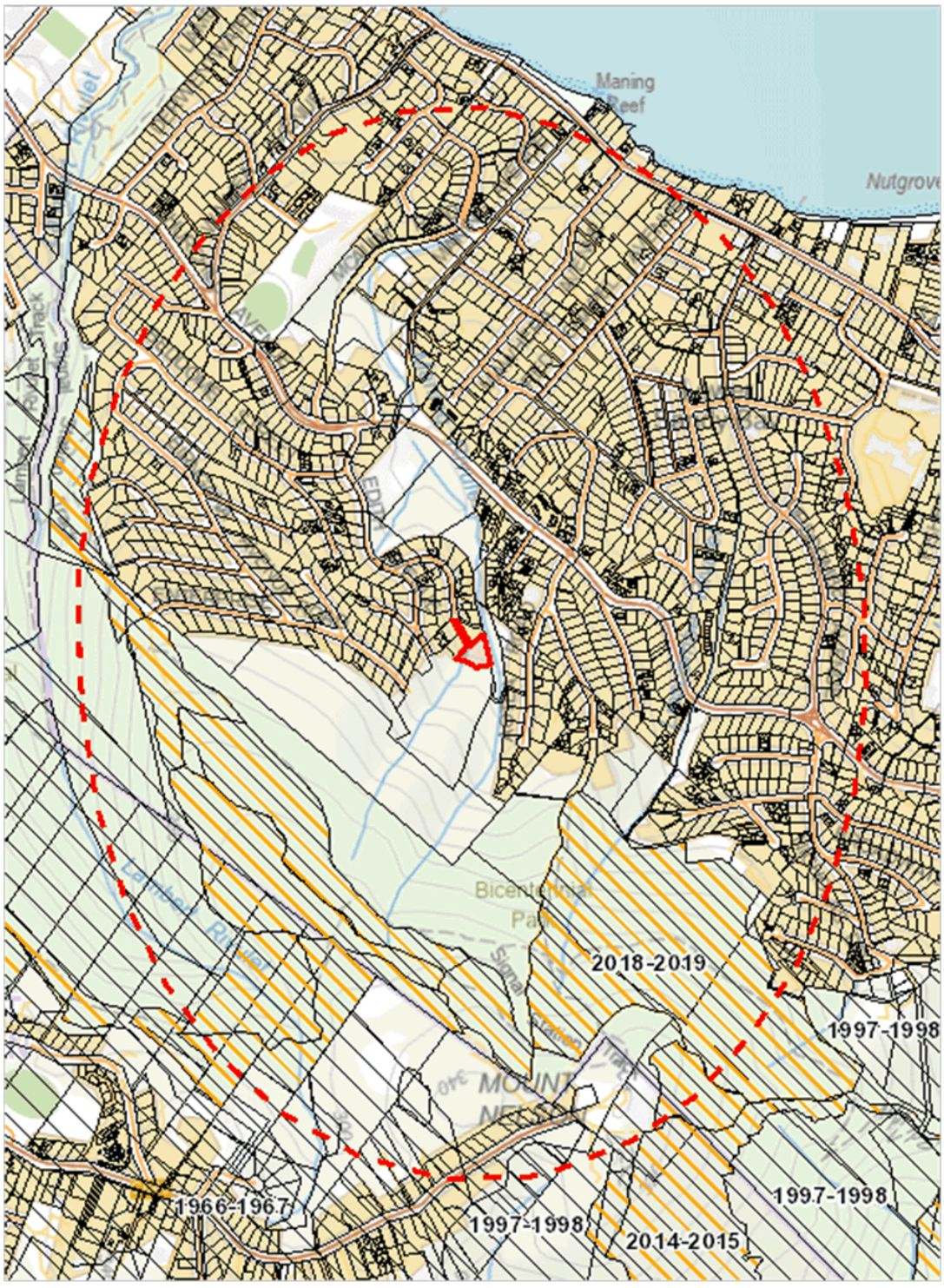
Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
LS16 Part	Enterprise FT - LS16 Part-LS17	04-May-2025	Planned Burn	Planned Burn	2.48960577
261966	Nelson Road	30-Apr-2018	Bushfire	Undetermined	0.46901486
HHZ002BU	Lambert Skyline Ls19	29-May-2018	Planned Burn	Planned Burn	0.87073223
HHZ002BU	Lower Enterprise (BravoSector)	01-Oct-2018	Planned Burn	Planned Burn	2.11049764
HHZ018BU	Lambert Skyline Ls15	23-Nov-2017	Planned Burn	Planned Burn	6.10447289
HHZ022BU	Signal Station North	30-Oct-2018	Planned Burn	Planned Burn	20.3049967
HHZ036BU	Hargrave Place	19-May-2019	Planned Burn	Planned Burn	4.64576862
HHZ066BU	Lambert Gully (Stage 1)	31-Mar-2021	Planned Burn	Planned Burn	3.87305815
HHZZ11BU	BP23	25-Mar-2015	Planned Burn	Planned Burn	1.90907304
THZ001BU	BP06 FRB	01-Nov-2015	Planned Burn	Planned Burn	2.10889296
THZ001BU	Mount Nelson Enterprise Road	07-Sep-2016	Planned Burn	Planned Burn	6.57849537
	1967 Fire	07-Feb-1967	Bushfire	Undetermined	198781.03618169
	Bicentennial Park LS12	27-Apr-2015	Planned Burn	Planned Burn	1.48502953
	Ridgeway	17-Jan-1998	Bushfire	Accidental	3166.7162194

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.
Telephone: 1800 000 699
Email: planning@fire.tas.gov.au
Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

Fire History (Last Burnt) within 1000 metres

528694, 5249672



526852, 5247181

Please note that some layers may not display at all requested map scales

Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

Bushfire-Unknown category

Completed Planned Burn

Bushfire

Legend: Cadastral Parcels

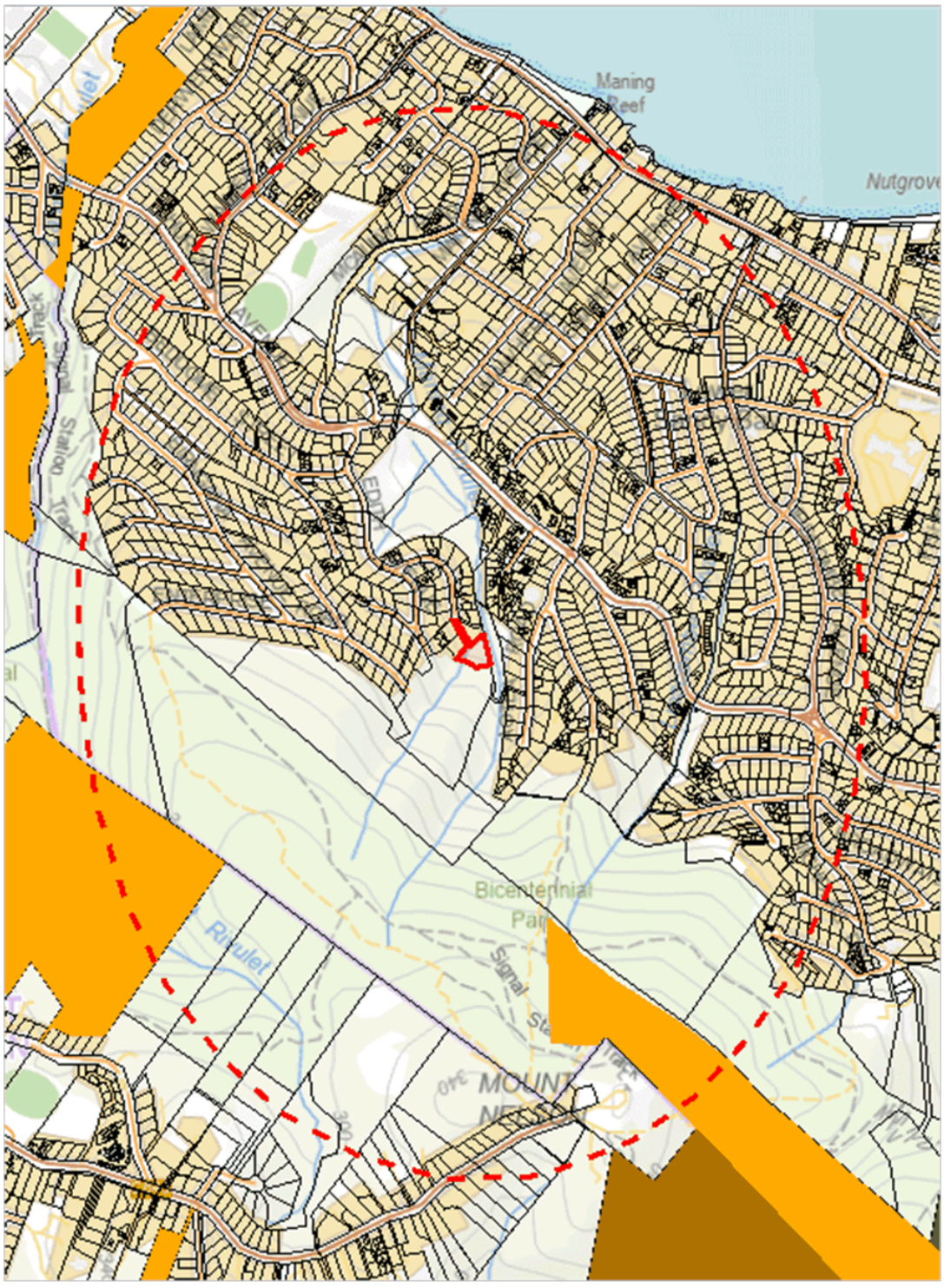
Fire History (Last Burnt) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
LS16 Part	Enterprise FT - LS16 Part-LS17	04-May-2025	Planned Burn	Planned Burn	2.48960577
261966	Nelson Road	30-Apr-2018	Bushfire	Undetermined	0.46901486
HHZ002BU	Lambert Skyline Ls19	29-May-2018	Planned Burn	Planned Burn	0.87073223
HHZ002BU	Lower Enterprise (BravoSector)	01-Oct-2018	Planned Burn	Planned Burn	2.11049764
HHZ018BU	Lambert Skyline Ls15	23-Nov-2017	Planned Burn	Planned Burn	6.10447289
HHZ022BU	Signal Station North	30-Oct-2018	Planned Burn	Planned Burn	20.3049967
HHZ036BU	Hargrave Place	19-May-2019	Planned Burn	Planned Burn	4.64576862
HHZ066BU	Lambert Gully (Stage 1)	31-Mar-2021	Planned Burn	Planned Burn	3.87305815
HHZZ11BU	BP23	25-Mar-2015	Planned Burn	Planned Burn	1.90907304
THZ001BU	BP06 FRB	01-Nov-2015	Planned Burn	Planned Burn	2.10889296
THZ001BU	Mount Nelson Enterprise Road	07-Sep-2016	Planned Burn	Planned Burn	6.57849537
	1967 Fire	07-Feb-1967	Bushfire	Undetermined	198781.03618169
	Ridgeway	17-Jan-1998	Bushfire	Accidental	3166.7162194

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.
Telephone: 1800 000 699
Email: planning@fire.tas.gov.au
Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

Reserves within 1000 metres

528694, 5249672



526852, 5247181

Please note that some layers may not display at all requested map scales

Reserves within 1000 metres

Legend: Tasmanian Reserve Estate

- Conservation Area
- Conservation Area and Conservation Covenant (NCA)
- Game Reserve
- Historic Site
- Indigenous Protected Area
- National Park
- Nature Reserve
- Nature Recreation Area
- Regional Reserve
- State Reserve
- Wellington Park
- Other Public Authority Land within TWWHA
- Future Potential Production Forest
- Informal Reserve on Permanent Timber Production Zone Land or STT managed land
- Informal Reserve on other public land
- Roadside Conservation Site
- Conservation Covenant (NCA)
- Private Nature Reserve and Conservation Covenant (NCA)
- Private Sanctuary and Conservation Covenant (NCA)
- Private Sanctuary
- Private land within TWWHA
- Private land within other WHA (Convict Sites)
- Management Agreement
- Stewardship Agreement
- Part 5 Agreement (Meander Dam Offset)
- Other Private Reserve

Legend: Cadastral Parcels

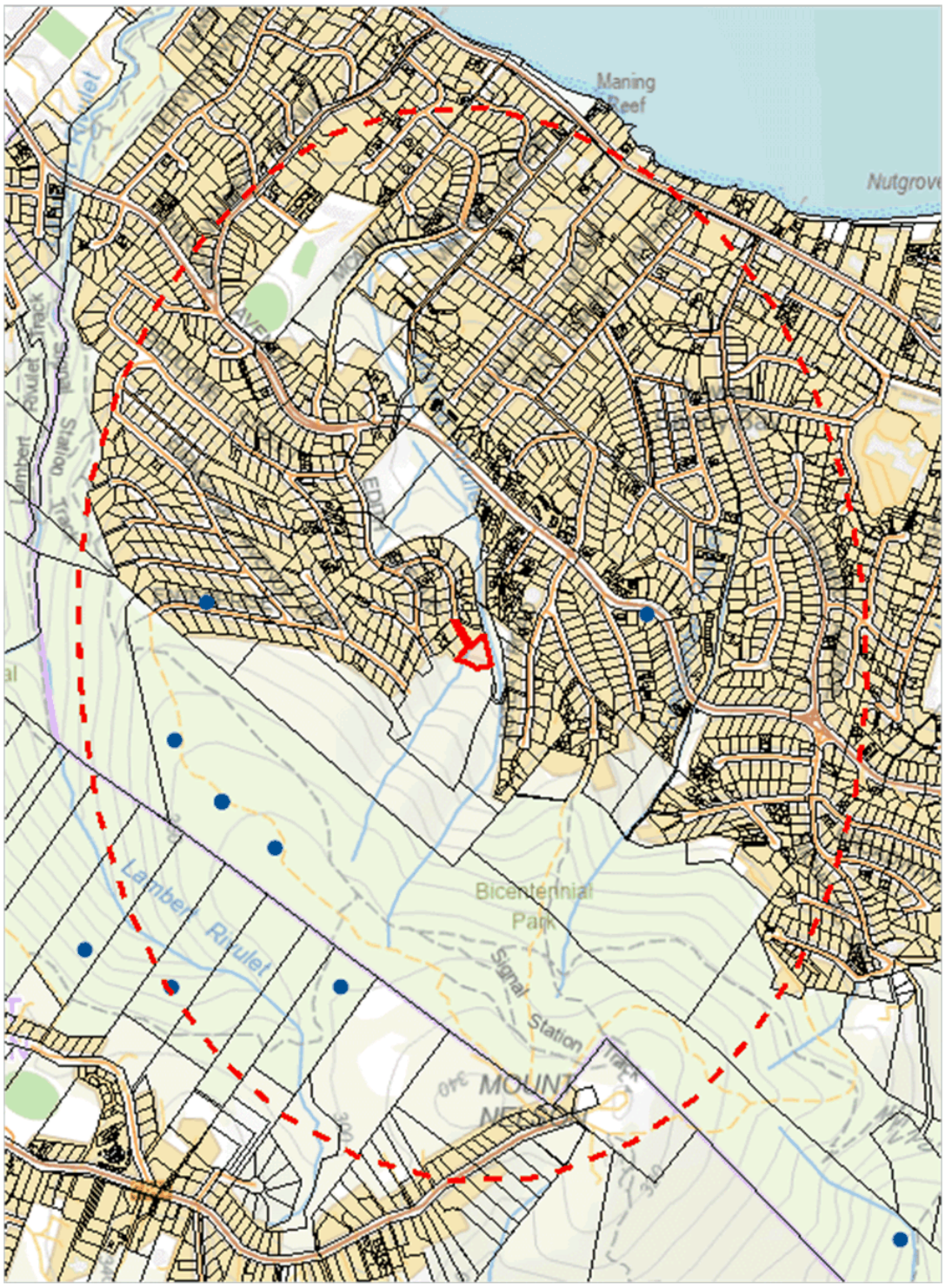
Reserves within 1000 metres

Name	Classification	Status	Area (HA)
	Informal Reserve on other public land	Informal Reserve	19.45141816
	Informal Reserve on other public land	Informal Reserve	24.12027169

For more information about the Tasmanian Reserve Estate, please contact the Natural Values Science Services Branch.
Email: LandManagement.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Known biosecurity risks within 1000 meters

528694, 5249672



526852, 5247181

Please note that some layers may not display at all requested map scales

Known biosecurity risks within 1000 meters

Legend: Biosecurity Risk Species

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Hygiene infrastructure

- Location Point Verified
- Location Point Unverified
- Location Line Verified
- Location Line Unverified
- Location Polygon Verified
- Location Polygon Unverified

Legend: Cadastral Parcels

Known biosecurity risks within 1000 meters

Verified Species of biosecurity risk

Species Name	Common Name	Prescription	Observation Count	Last Recorded
Mus musculus	house mouse		1	31-Jul-2023
Phytophthora cinnamomi	root rot or water mould		1	08-Mar-1979
Rattus norvegicus	brown rat		1	19-Apr-2022
Rattus rattus	black rat		7	31-Jul-2023

Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town though a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres

Australian Government
Department of Climate Change, Energy, the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 27-Feb-2026

Summary
Details
- Matters of NES
- Other Matters Protected by the EPBC Act
- Extra Information

Caveat
Acknowledgements

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

World Heritage Properties:	1
National Heritage Places:	2
Wetlands of International Importance (Ramsar	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	4
Listed Threatened Species:	68
Listed Migratory Species:	34

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at https://www.dcceew.gov.au/parks-heritage/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	17
Commonwealth Heritage Places:	4
Listed Marine Species:	55
Whales and Other Cetaceans:	9
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	16
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	18
Key Ecological Features (Marine):	None
Biologically Important Areas:	9
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

World Heritage Properties			[Resource Information]
Name	State	Legal Status	Buffer Status
Australian Convict Sites (Cascades Female Factory)	TAS	Declared property	In buffer area only

National Heritage Places			[Resource Information]
Name	State	Legal Status	Buffer Status
Historic			
Cascades Female Factory	TAS	Listed place	In buffer area only
Cascades Female Factory Yard 4 North	TAS	Listed place	In buffer area only

Wetlands of International Importance (Ramsar Wetlands)		[Resource Information]
Ramsar Site Name	Proximity	Buffer Status
Pitt water-orielton lagoon	Within 10km of Ramsar site	In buffer area only

Listed Threatened Ecological Communities			[Resource Information]
For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps. Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.			
Community Name	Threatened Category	Presence Text	Buffer Status
Giant Kelp Marine Forests of South East Australia	Endangered	Community may occur within area	In buffer area only
Lowland Native Grasslands of Tasmania	Critically Endangered	Community likely to occur within area	In buffer area only
Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (Eucalyptus ovata / E. brookeriana)	Critically Endangered	Community likely to occur within area	In feature area
Tasmanian white gum (Eucalyptus viminalis) wet forest	Critically Endangered	Community likely to occur within area	In feature area

Listed Threatened Species			[Resource Information]
Status of Conservation Dependent and Extinct are not MNES under the EPBC Act. Number is the current name ID.			
Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Aquila audax fleayi Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Breeding likely to occur within area	In feature area
Ardenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Ceyx azureus diemenensis Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat likely to occur within area	In feature area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea antipodensis gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Fregetta grallaria grallaria White-bellied Storm-Petrel (Tasman Sea), White-bellied Storm-Petrel (Australasian) [64438]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Halobaena caerulea Blue Petrel [1059]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding known to occur within area	In feature area
Limosa lapponica baueri Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380]	Endangered	Species or species habitat known to occur within area	In feature area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat known to occur within area	In feature area
Pardalotus quadragintus Forty-spotted Pardalote [418]	Endangered	Foraging, feeding or related behaviour known to occur within area	In feature area
Pterodroma leucoptera leucoptera Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area	In feature area
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Breeding likely to occur within area	In feature area
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche bulleri platei Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche impavida			
Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche melanophris			
Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche salvini			
Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi			
White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Thinornis cucullatus cucullatus			
Eastern Hooded Plover, Eastern Hooded Plover [90381]	Vulnerable	Species or species habitat known to occur within area	In feature area
Tringa nebularia			
Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area
Tyto novaehollandiae castanops (Tasmanian population)			
Masked Owl (Tasmanian) [67051]	Vulnerable	Breeding known to occur within area	In feature area
FISH			
Brachionichthys hirsutus			
Spotted Handfish [64418]	Critically Endangered	Species or species habitat known to occur within area	In buffer area only
Prototroctes maraena			
Australian Grayling [26179]	Vulnerable	Species or species habitat known to occur within area	In feature area
Seriolella brama			
Blue Warehou [69374]	Conservation Dependent	Species or species habitat known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thymichthys politus			
Red Handfish [83756]	Critically Endangered	Species or species habitat likely to occur within area	In buffer area only
FROG			
Ranoidea raniformis listed as Litoria raniformis			
Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [94668]	Vulnerable	Species or species habitat likely to occur within area	In feature area
INSECT			
Antipodia chaostola leucophaea			
Tasmanian Chaostola Skipper, Heath-sand Skipper [77672]	Endangered	Species or species habitat known to occur within area	In feature area
MAMMAL			
Balaenoptera musculus			
Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Dasyurus maculatus maculatus (Tasmanian population)			
Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat known to occur within area	In feature area
Dasyurus viverrinus			
Eastern Quoll, Luaner [333]	Endangered	Species or species habitat known to occur within area	In feature area
Eubalaena australis			
Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only
Perameles gunnii gunnii			
Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area	In feature area
Sarcophilus harrisii			
Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area	In feature area
PLANT			
Caladenia caudata			
Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Caladenia sylvicola Forest Fingers [64860]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Colobanthus curtisiae Curtis' Colobanth [23961]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Dianella amoena Matted Flax-lily [64886]	Endangered	Species or species habitat known to occur within area	In feature area
Epacris virgata Pretty Heath, Dan Hill Heath [20375]	Endangered	Species or species habitat known to occur within area	In feature area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Lepidium hyssopifolium Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat known to occur within area	In feature area
Leucochrysum albicans subsp. tricolor Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat may occur within area	In buffer area only
Prasophyllum apoxychilum Tapered Leek-orchid [64947]	Endangered	Species or species habitat known to occur within area	In feature area
Prasophyllum perangustum Knocklofty Leek-orchid [64952]	Critically Endangered	Species or species habitat likely to occur within area	In buffer area only
Pterostylis ziegeleri Grassland Greenhood, Cape Portland Greenhood [64971]	Vulnerable	Species or species habitat may occur within area	In feature area
Thelymitra jonesii Sky-blue Sun-orchid [76352]	Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Xerochrysum palustre			
Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area	In feature area
SEASTAR			
Marginaster littoralis			
Derwent River Seastar [66762]	Critically Endangered	Species or species habitat likely to occur within area	In buffer area only
Parvulastra vivipara			
Tasmanian Live-bearing Seastar [85451]	Vulnerable	Species or species habitat may occur within area	In buffer area only
SHARK			
Carcharodon carcharias			
White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Galeorhinus galeus			
Tope, Flake, Oil Shark, School Shark [68453]	Conservation Dependent	Species or species habitat likely to occur within area	In buffer area only
SNAIL			
Ammoniropa vigens			
Ammonite Pinwheel Snail [90200]	Critically Endangered	Species or species habitat known to occur within area	In feature area

Listed Migratory Species		[Resource Information]	
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Ardenna carneipes			
Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Ardenna grisea			
Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche impavida			
Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche melanophris			
Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche salvini			
Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi			
White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Migratory Marine Species			
Balaenoptera musculus			
Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Caperea marginata			
Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area	In buffer area only
Carcharodon carcharias			
White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Eubalaena australis as Balaena glacialis australis			
Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only
Lagenorhynchus obscurus			
Dusky Dolphin [43]		Species or species habitat may occur within area	In buffer area only
Lamna nasus			
Porbeagle, Mackerel Shark [83288]		Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Megaptera novaeangliae			
Humpback Whale [38]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Migratory Terrestrial Species			
Hirundapus caudacutus			
White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Calidris acuminata			
Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris canutus			
Red Knot, Knot [855]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea			
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Calidris melanotos			
Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Gallinago hardwickii			
Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Limosa lapponica			
Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In feature area
Numenius madagascariensis			
Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Tringa nebularia			
Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Commonwealth Lands [Resource Information]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Commonwealth Land Name	State	Buffer Status
Australian Broadcasting Corporation		
Volume 141191 Folio 1 [AGPR197]	TAS	In buffer area only
Australian Postal Corporation		
Volume 13050 Folio 1 [AGPR7331]	TAS	In buffer area only
Volume 233925 Folio 1 [AGPR7326]	TAS	In buffer area only
Volume 42572 Folio 1 [AGPR7261]	TAS	In buffer area only
Bureau of Meteorology		
Volume 125704 Folio 1 [AGPR318]	TAS	In buffer area only
Volume 199514 Folio 1 [AGPR319]	TAS	In buffer area only
Commonwealth Scientific and Industrial Research Organisation		
CSIRO Hobart [AGPR342]	TAS	In buffer area only
Department of Climate Change, Energy, the Environment and Water		
Anglesea Barracks [CHL_105488]	TAS	In buffer area only
Edward Braddon Commonwealth Law Courts [CHL_106152]	TAS	In buffer area only
Hobart General Post Office [CHL_105465]	TAS	In buffer area only
North Hobart Post Office [CHL_105538]	TAS	In buffer area only
Department of Defence		
ANC TS DERWENT - Hobart [DD_0098]	TAS	In buffer area only
Anglesea Barracks - Hobart [DD_0800]	TAS	In buffer area only
Volume 105609 Folio 1 [AGPR3273]	TAS	In buffer area only
Department of Finance		
CLC - Hobart Commonwealth Law Courts TAS [AGPR007495]	TAS	In buffer area only
CLC - Hobart Commonwealth Law Courts TAS [AGPR007494]	TAS	In buffer area only
CLC - Hobart Commonwealth Law Courts TAS [AGPR4628]	TAS	In buffer area only

Commonwealth Heritage Places [Resource Information]

Name	State	Status	Buffer Status
Historic			

Name	State	Status	Buffer Status
Anglesea Barracks	TAS	Listed place	In buffer area only
Edward Braddon Commonwealth Law Courts	TAS	Listed place	In buffer area only
Hobart General Post Office	TAS	Listed place	In buffer area only
North Hobart Post Office	TAS	Listed place	In buffer area only

Listed Marine Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Ardenna carneipes as Puffinus carneipes Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Ardenna grisea as Puffinus griseus Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea antipodensis gibsoni as Diomedea gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area
Halobaena caerulea Blue Petrel [1059]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding known to occur within area overfly marine area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In feature area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Pachyptila turtur Fairy Prion [1066]		Species or species habitat known to occur within area	In feature area
Stercorarius antarcticus as Catharacta skua Brown Skua [85039]		Species or species habitat may occur within area	In buffer area only
Sterna striata White-fronted Tern [799]		Foraging, feeding or related behaviour likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche bulleri platei as Thalassarche sp. nov. Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Thinornis cucullatus as Thinornis rubricollis Hooded Plover, Hooded Dotterel [87735]		Species or species habitat known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thinornis cucullatus cucullatus as Thinornis rubricollis rubricollis			
Eastern Hooded Plover, Eastern Hooded Plover [90381]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Tringa nebularia			
Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Fish			
Hippocampus abdominalis			
Big-belly Seahorse, Eastern Potbelly Seahorse, New Zealand Potbelly Seahorse [66233]		Species or species habitat may occur within area	In buffer area only
Hippocampus breviceps			
Short-head Seahorse, Short-snouted Seahorse [66235]		Species or species habitat may occur within area	In buffer area only
Histiogamphelus briggsii			
Crested Pipefish, Briggs' Crested Pipefish, Briggs' Pipefish [66242]		Species or species habitat may occur within area	In buffer area only
Maroubra perserrata			
Sawtooth Pipefish [66252]		Species or species habitat may occur within area	In buffer area only
Mitotichthys mollisoni			
Mollison's Pipefish [66260]		Species or species habitat may occur within area	In buffer area only
Mitotichthys semistriatus			
Halfbanded Pipefish [66261]		Species or species habitat may occur within area	In buffer area only
Mitotichthys tuckeri			
Tucker's Pipefish [66262]		Species or species habitat may occur within area	In buffer area only
Phyllopteryx taeniolatus			
Common Seadragon, Weedy Seadragon [66268]		Species or species habitat may occur within area	In buffer area only
Solegnathus spinosissimus			
Spiny Pipehorse, Australian Spiny Pipehorse [66275]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Stigmatopora argus Spotted Pipefish, Gulf Pipefish, Peacock Pipefish [66276]		Species or species habitat may occur within area	In buffer area only
Stigmatopora nigra Widebody Pipefish, Wide-bodied Pipefish, Black Pipefish [66277]		Species or species habitat may occur within area	In buffer area only
Urocampus carinirostris Hairy Pipefish [66282]		Species or species habitat may occur within area	In buffer area only
Vanacampus phillipi Port Phillip Pipefish [66284]		Species or species habitat may occur within area	In buffer area only
Mammal			
Arctocephalus forsteri Long-nosed Fur-seal, New Zealand Fur-seal [20]		Species or species habitat may occur within area	In buffer area only
Arctocephalus pusillus Australian Fur-seal, Australo-African Fur-seal [21]		Species or species habitat may occur within area	In buffer area only

Whales and Other Cetaceans		[Resource Information]	
Current Scientific Name	Status	Type of Presence	Buffer Status
Mammal			
Balaenoptera acutorostrata Minke Whale [33]		Species or species habitat may occur within area	In buffer area only
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Caperea marginata Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area	In buffer area only
Delphinus delphis Common Dolphin, Short-beaked Common Dolphin [60]		Species or species habitat may occur within area	In buffer area only

Current Scientific Name	Status	Type of Presence	Buffer Status
Eubalaena australis Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only
Grampus griseus Risso's Dolphin, Grampus [64]		Species or species habitat may occur within area	In buffer area only
Lagenorhynchus obscurus Dusky Dolphin [43]		Species or species habitat may occur within area	In buffer area only
Megaptera novaeangliae Humpback Whale [38]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Tursiops truncatus s. str. Bottlenose Dolphin [68417]		Species or species habitat may occur within area	In buffer area only

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Batchelors Grave	Historic Site	TAS	In buffer area only
Cascades Female Factory	Historic Site	TAS	In buffer area only
Fanfare Angora Stud #1	Conservation Covenant	TAS	In buffer area only
Fanfare Angora Stud #2	Conservation Covenant	TAS	In buffer area only
Gordons Hill	Nature Recreation Area	TAS	In buffer area only
Kangaroo Bluff	Historic Site	TAS	In buffer area only
Kingston Golf Course	Private Sanctuary	TAS	In buffer area only
Porter Hill	Conservation Covenant	TAS	In buffer area only
Rosny Hill	Nature Recreation Area	TAS	In buffer area only
Shot Tower	Historic Site	TAS	In buffer area only
South Lea	Conservation Covenant	TAS	In buffer area only
South Lea - North Hill	Conservation Covenant	TAS	In buffer area only

Protected Area Name	Reserve Type	State	Buffer Status
South Lea - Peppermint Hill	Conservation Covenant	TAS	In buffer area only
The Lea	Private Sanctuary	TAS	In buffer area only
Truganini	Conservation Area	TAS	In buffer area only
Unnamed (The Lea)	Conservation Area	TAS	In buffer area only

Regional Forest Agreements [Resource Information]

Note that all areas with completed RFAs have been included. Please see the associated resource information for specific caveats and use limitations associated with RFA boundary information.

RFA Name	State	Buffer Status
Tasmanian	Tasmania	In feature area

EPBC Act Referrals [Resource Information]

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Bellerive Beach Stormwater Outfall Upgrade	2024/09779		Completed	In buffer area only
Kingston Bypass Stage 2 and Algona Road Upgrades	2023/09751		Assessment	In buffer area only
Macquarie Point Sewage Pump Station and Rising Main	2024/09822		Completed	In buffer area only
Macquarie Wharf Redevelopment Project	2024/09903		Completed	In buffer area only
Controlled action				
Cascades Female Factory History and Interpretation Centre	2020/8662	Controlled Action	Post-Approval	In buffer area only
Construction of a Bypass Section	2008/4445	Controlled Action	Post-Approval	In buffer area only
Development of 90 residential lots with associated public roads and underground	2004/1706	Controlled Action	Post-Approval	In feature area
Tasmania Natural Gas Project - Stage 3	2001/212	Controlled Action	Post-Approval	In buffer area only
Not controlled action				
Cascade Female Factory Historic Site Conservation Project	2009/4710	Not Controlled Action	Completed	In buffer area only
Cascade Female Factory Historic Site Conservation Project	2009/4922	Not Controlled Action	Completed	In buffer area only
Improving rabbit biocontrol: releasing another strain of RHDV,	2015/7522	Not Controlled Action	Completed	In feature area

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
sthrn two thirds of Australia				
Industry/commercial precinct between Kennedy Rd and Tasman Hwy	2006/2557	Not Controlled Action	Completed	In buffer area only
Removal of bathroom addition in the Matron's Quarters, Cascades Female Factory Historic Site	2013/6743	Not Controlled Action	Completed	In buffer area only
Residential Subdivision Brinsmead Road	2007/3847	Not Controlled Action	Completed	In buffer area only
Upgrade of Fit-Out to Postal Hall	2009/4854	Not Controlled Action	Completed	In buffer area only
Not controlled action (particular manner)				
Coal River Valley water recycling scheme	2002/898	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Rosny Hill Lookout and Hotel	2021/9126	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Referral decision				
North West Bay Sewer Scheme	2005/1989	Referral Decision	Completed	In buffer area only

Biologically Important Areas			[Resource Information]
Scientific Name	Behaviour	Presence	Buffer Status
Seabirds			
Ardenna grisea Sooty Shearwater [82651]	Foraging	Known to occur	In buffer area only
Ardenna tenuirostris Short-tailed Shearwater [82652]	Foraging	Known to occur	In buffer area only
Pelecanoides urinatrix Common Diving-petrel [1018]	Foraging	Known to occur	In buffer area only
Phalacrocorax fuscescens Black-faced Cormorant [59660]	Foraging	Known to occur	In buffer area only
Pterodroma mollis Soft-plumaged Petrel [1036]	Foraging	Known to occur	In buffer area only

Scientific Name	Behaviour	Presence	Buffer Status
Thalassarche cauta cauta			
Shy Albatross [82345]	Foraging likely	Likely to occur	In buffer area only
Whales			
Balaenoptera musculus brevicauda			
Pygmy Blue Whale [81317]	Foraging	Likely to be present	In buffer area only
Eubalaena australis			
Southern Right Whale [40]	Migration		In buffer area only
Eubalaena australis			
Southern Right Whale [40]	Reproduction		In buffer area only

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data is available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on the contents of this report.

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions when time permits.

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded breeding sites; and
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact us page.

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Threatened Fauna Range Boundaries

Search Point 527778E,5248411N is within the following fauna range boundaries as at Fri Feb 27 2026 12:20:40 GMT+1100 (Australian Eastern Daylight Time)

Common name	Species name	Range Class
grey goshawk	Accipiter novaehollandiae	Core Range
grey goshawk	Accipiter novaehollandiae	Potential Range
choostola skipper	Antipodia choostola subsp. leucophaea	Potential Range
wedge-tailed eagle	Aquila audax subsp. fleayi	Potential Range
spotted-tailed quoll	Dasyurus maculatus subsp. maculatus	Potential Range
eastern quoll	Dasyurus viverrinus	Potential Range
eastern quoll	Dasyurus viverrinus	Core Range
land snail (Ammonite Snail)	Discocharopa vigens	Potential Range
white-bellied sea-eagle	Haliaeetus leucogaster	Potential Range
swift parrot	Lathamus discolor	SE Potential Range
swift parrot	Lathamus discolor	Core Breeding Range
swift parrot	Lathamus discolor SPIBA	SPIBA - Hobart
green and golden frog	Litoria raniformis	Potential Range
blue wing parrot	Neophema chrysostoma	Potential Range
forty-spotted pardalote	Pardalotus quadragintus	Survey Range
forty-spotted pardalote	Pardalotus quadragintus	Potential Range
eastern barred bandicoot	Perameles gunnii	Core Range
eastern barred bandicoot	Perameles gunnii	Potential Range
australian grayling	Prototroctes maraena	Potential Range
tasmanian devil	Sarcophilus harrisii	Potential Range
masked owl	Tyto novaehollandiae	Core Range
masked owl	Tyto novaehollandiae	Potential Range

Showing 1 to 22 of 22 entries

Threatened Fauna Records

Fauna Records within 5000m of 527778E,5248411N
NVA Data Currency: 27/2/2026 (7am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Antipodia chaostola subsp. leucophaea	chaostola skipper	5000	525112	5245182	4187	Sighting	1959-12-31	Present	butter as:butter:118/1	NVA
Tyto novaehollandiae	masked owl	100	528562	5246733	1852	Sighting	1986-01-01	Present	fos cra-rfa:fos:12381/1	NVA
Tyto novaehollandiae	masked owl	100	528862	5245833	2797	Sighting	1996-07-05	Present	fos cra-rfa:fos:12412/1	NVA
Tyto novaehollandiae	masked owl	1000	525382	5244183	4870	Sighting	1974-04-26	Present	fos cra-rfa:fos:13577/1	NVA
Tyto novaehollandiae	masked owl	100	526862	5252933	4614	Sighting	1992-08-07	Present	fos cra-rfa:fos:13646/1	NVA
Tyto novaehollandiae	masked owl	100	526862	5252933	4614	Sighting	1993-05-19	Present	fos cra-rfa:fos:13658/1	NVA
Tyto novaehollandiae	masked owl	100	523712	5249683	4260	Sighting	1996-06-14	Present	fos cra-rfa:fos:11823/1	NVA
Tyto novaehollandiae	masked owl	100	527012	5247783	991	Sighting	1996-06-18	Present	fos cra-rfa:fos:12392/1	NVA
Tyto novaehollandiae	masked owl	1000	526862	5247683	1170	Sighting	1992-03-31	Present	fos cra-rfa:fos:13603/1	NVA
Tyto novaehollandiae	masked owl	1000	528612	5244933	3577	Sighting	1989-05-02	Present	fos cra-rfa:fos:13634/1	NVA
Tyto novaehollandiae	masked owl	1000	525612	5250933	3324	Sighting	1988-09-01	Present	fos cra-rfa:fos:13669/1	NVA
Tyto novaehollandiae	masked owl	500	526712	5252182	3919	Sighting	1982-04-07	Present	tmag-fos cra-rfa:tmag-fos:1381/1	NVA
Tyto novaehollandiae	masked owl	500	525012	5250483	3456	Sighting	1987-01-24	Present	tmag-fos cra-rfa:tmag-fos:13230/1	NVA
Tyto novaehollandiae	masked owl	1000	526612	5247683	1375	Sighting	1982-09-16	Present	tmag-fos cra-rfa:tmag-fos:13233/1	NVA
Tyto novaehollandiae	masked owl	5000	528612	5244683	3820	Sighting	1989-04-03	Present	tmag-fos cra-rfa:tmag-fos:13303/1	NVA
Tyto novaehollandiae	masked owl	500	523862	5250933	4658	Sighting	1987-01-24	Present	tmag-fos cra-rfa:tmag-fos:13400/1	NVA
Pardalotus quadragintus	forty-spotted pardalote	100	527912	5245682	2732	Sighting	1999-01-01	Present	fhb fauna_hb:fhb:5697/1	NVA
Lathamus discolor	swift parrot	10	523120	5246688	4966	Nest	2004-12-10	Present	threatensp gtspotweb:threatensp:1859/1	NVA
Lathamus discolor	swift parrot	10	523133	5246609	4982	Nest	2004-12-10	Present	threatensp gtspotweb:threatensp:1860/1	NVA
Lathamus discolor	swift parrot	2000	525971	5252257	4249	Sighting	1969-12-31	Present	qvm-tc qvm-tc:qvm-tc:787/1	NVA
Lathamus discolor	swift parrot	2000	525971	5252257	4249	Sighting	1976-12-27	Present	qvm-tc qvm-tc:qvm-tc:874/1	NVA
Lathamus discolor	swift parrot	1000	525412	5248583	2372	Sighting	1990-10-16	Present	tfm tfm:tfm:1030/1	NVA
Lathamus discolor	swift parrot	1000	525512	5248783	2296	Sighting	1990-10-14	Present	tfm tfm:tfm:1034/1	NVA
Lathamus discolor	swift parrot	1000	525512	5248883	2315	Sighting	1990-10-16	Present	tfm tfm:tfm:1035/1	NVA
Lathamus discolor	swift parrot	1000	525612	5247483	2356	Nest	1983-11-01	Present	tfm tfm:tfm:1040/1	NVA
Lathamus discolor	swift parrot	1000	526312	5248883	1540	Sighting	1991-09-19	Present	tfm tfm:tfm:1072/1	NVA
Lathamus discolor	swift parrot	1000	526312	5252283	4140	Sighting	1990-10-16	Present	tfm tfm:tfm:1074/1	NVA
Lathamus discolor	swift parrot	1000	527712	5243983	4428	Sighting	1991-11-11	Present	tfm tfm:tfm:1116/1	NVA
Lathamus discolor	swift parrot	1000	528812	5245983	2639	Sighting	1991-11-11	Present	tfm tfm:tfm:1139/1	NVA
Lathamus discolor	swift parrot	1000	529012	5249083	1405	Sighting	1991-11-11	Present	tfm tfm:tfm:1145/1	NVA
Lathamus discolor	swift parrot	1000	523612	5247383	4291	Sighting	1992-01-13	Present	tfm tfm:tfm:969/1	NVA
Lathamus discolor	swift parrot	1000	523912	5250884	4589	Sighting	1983-09-14	Present	tfm tfm:tfm:979/1	NVA
Lathamus discolor	swift parrot	1000	525612	5247782	2255	Sighting	1983-10-14	Present	tfm tfm:tfm:1041/1	NVA
Lathamus discolor	swift parrot	1000	525612	5247884	2229	Sighting	1983-10-13	Present	tfm tfm:tfm:1042/1	NVA
Lathamus discolor	swift parrot	1000	525612	5248783	2198	Sighting	1990-10-16	Present	tfm tfm:tfm:1043/1	NVA
Lathamus discolor	swift parrot	1000	525712	5247583	2226	Nest	1983-11-01	Present	tfm tfm:tfm:1046/1	NVA
Lathamus discolor	swift parrot	1000	526312	5249883	2077	Sighting	1989-10-10	Present	tfm tfm:tfm:1073/1	NVA
Lathamus discolor	swift parrot	1000	527812	5243783	4628	Sighting	1991-11-11	Present	tfm tfm:tfm:1120/1	NVA
Lathamus discolor	swift parrot	1000	528162	5244183	4245	Sighting	1989-10-10	Present	tfm tfm:tfm:1127/1	NVA
Lathamus discolor	swift parrot	1000	528312	5247483	1071	Sighting	1983-10-13	Present	tfm tfm:tfm:1129/1	NVA
Lathamus discolor	swift parrot	1000	528412	5244483	3979	Sighting	1991-11-11	Present	tfm tfm:tfm:1130/1	NVA
Lathamus discolor	swift parrot	1000	528712	5244483	4038	Sighting	1989-10-10	Present	tfm tfm:tfm:1136/1	NVA
Lathamus discolor	swift parrot	1000	528812	5244483	4062	Sighting	1991-09-02	Present	tfm tfm:tfm:1138/1	NVA
Lathamus discolor	swift parrot	100	529012	5248983	1360	Sighting	1987-08-01	Present	swp-87 tp:swp-87:1129/2	NVA
Lathamus discolor	swift parrot	100	529112	5248183	1353	Sighting	1987-08-01	Present	swp-87 tp:swp-87:1130/2	NVA
Lathamus discolor	swift parrot	100	525612	5247884	2229	Sighting	1987-10-14	Present	swp-87 tp:swp-87:1222/2	NVA
Lathamus discolor	swift parrot	50	523612	5247383	4291	Sighting	1996-01-14	Present	swp tp:swp:10279/2	NVA
Lathamus discolor	swift parrot	50	528812	5244483	4062	Sighting	1995-09-03	Present	swp tp:swp:10461/2	NVA
Lathamus discolor	swift parrot	50	526412	5249783	1936	Sighting	1995-10-04	Present	swp tp:swp:10484/3	NVA
Lathamus discolor	swift parrot	50	527812	5243783	4631	Sighting	1995-11-06	Present	swp tp:swp:10473/2	NVA
Lathamus discolor	swift parrot	50	526912	5251783	3481	Sighting	1995-08-25	Present	swp tp:swp:10517/2	NVA
Lathamus discolor	swift parrot	50	526912	5251783	3481	Sighting	1995-08-22	Present	swp tp:swp:10522/2	NVA
Lathamus discolor	swift parrot	25	526312	5248883	1540	Sighting	1995-09-20	Present	swp tp:swp:10526/2	NVA
Lathamus discolor	swift parrot	50	526312	5248883	1540	Sighting	1995-08-22	Present	swp tp:swp:10527/2	NVA
Lathamus discolor	swift parrot	25	528412	5244483	3979	Sighting	1995-11-12	Present	swp tp:swp:11030/2	NVA
Lathamus discolor	swift parrot	25	529012	5249083	1405	Sighting	1995-11-12	Present	swp tp:swp:11034/2	NVA
Lathamus discolor	swift parrot	25	526362	5247933	1495	Sighting	1995-12-07	Present	swp tp:swp:11035/1	NVA
Lathamus discolor	swift parrot	100	525412	5248583	2372	Sighting	1994-10-17	Present	swp tp:swp:8302/3	NVA
Lathamus discolor	swift parrot	100	525512	5248783	2296	Sighting	1994-10-15	Present	swp tp:swp:8303/2	NVA
Lathamus discolor	swift parrot	100	525512	5248883	2315	Sighting	1994-10-17	Present	swp tp:swp:8304/2	NVA
Lathamus discolor	swift parrot	100	528712	5244483	4038	Sighting	1993-09-28	Present	swp tp:swp:884/4	NVA
Lathamus discolor	swift parrot	100	526312	5249883	2077	Sighting	1993-10-11	Present	swp tp:swp:895/2	NVA

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Lathamus discolor	swift parrot	100	528212	5244183	4250	Sighting	1993-10-11	Present	swp tp:swp:896/2	NVA
Lathamus discolor	swift parrot	50	528912	5244683	3897	Sighting	1995-09-02	Present	swp tp:swp:9888/1	NVA
Lathamus discolor	swift parrot	100	527012	5249483	1318	Sighting	1987-08-01	Present	swp-87 tp:swp-87:1128/2	NVA
Lathamus discolor	swift parrot	100	523912	5250884	4589	Sighting	1987-09-15	Present	swp-87 tp:swp-87:1207/2	NVA
Lathamus discolor	swift parrot	100	528312	5247483	1071	Sighting	1987-10-14	Present	swp-87 tp:swp-87:1221/2	NVA
Lathamus discolor	swift parrot	50	529712	5252383	4418	Sighting	1995-09-06	Present	swp tp:swp:10171/1	NVA
Lathamus discolor	swift parrot	50	528612	5245783	2757	Sighting	1995-10-03	Present	swp tp:swp:10399/4	NVA
Lathamus discolor	swift parrot	50	526412	5248783	1416	Sighting	1995-10-08	Present	swp tp:swp:10463/3	NVA
Lathamus discolor	swift parrot	25	528712	5244583	3940	Sighting	1995-11-12	Present	swp tp:swp:10482/2	NVA
Lathamus discolor	swift parrot	25	526612	5247783	1324	Sighting	1995-10-28	Present	swp tp:swp:10524/1	NVA
Lathamus discolor	swift parrot	25	527412	5247683	815	Sighting	1995-12-04	Present	swp tp:swp:10525/1	NVA
Lathamus discolor	swift parrot	25	527712	5243983	4428	Sighting	1995-11-12	Present	swp tp:swp:11029/2	NVA
Lathamus discolor	swift parrot	25	527812	5243783	4628	Sighting	1995-11-12	Present	swp tp:swp:11031/2	NVA
Lathamus discolor	swift parrot	25	528812	5245983	2639	Sighting	1995-11-12	Present	swp tp:swp:11033/2	NVA
Lathamus discolor	swift parrot	50	526412	5247683	1548	Sighting	1996-03-30	Present	swp tp:swp:11036/1	NVA
Lathamus discolor	swift parrot	50	528812	5244683	3869	Sighting	1994-08-27	Present	swp tp:swp:3365/1	NVA
Lathamus discolor	swift parrot	50	528812	5244583	3965	Sighting	1994-09-02	Present	swp tp:swp:3367/1	NVA
Lathamus discolor	swift parrot	25	528712	5244483	4038	Sighting	1993-09-23	Present	swp tp:swp:477/2	NVA
Lathamus discolor	swift parrot	50	526312	5247883	1558	Sighting	1994-12-16	Present	swp tp:swp:7505/1	NVA
Lathamus discolor	swift parrot	100	526412	5251683	3546	Sighting	1994-10-08	Present	swp tp:swp:8284/2	NVA
Lathamus discolor	swift parrot	100	526312	5251783	3677	Sighting	1994-10-01	Present	swp tp:swp:8289/1	NVA
Lathamus discolor	swift parrot	100	526312	5252283	4140	Sighting	1994-10-17	Present	swp tp:swp:8298/2	NVA
Lathamus discolor	swift parrot	100	525612	5248783	2198	Sighting	1994-10-17	Present	swp tp:swp:8301/2	NVA
Lathamus discolor	swift parrot	100	528712	5244483	4038	Sighting	1993-10-11	Present	swp tp:swp:894/2	NVA
Lathamus discolor	swift parrot	100	525612	5247782	2255	Nest	1983-10-14	Present	swp tp:swp:9416/2	NVA
Lathamus discolor	swift parrot	50	528812	5244683	3869	Sighting	1984-03-04	Present	swp tp:swp:9782/1	NVA
Lathamus discolor	swift parrot	50	528812	5244683	3869	Sighting	1984-03-18	Present	swp tp:swp:9783/1	NVA
Lathamus discolor	swift parrot	100	526412	5247983	1431	Sighting	1995-08-18	Present	swp tp:swp:9886/1	NVA
Lathamus discolor	swift parrot	1850	525964	5250407	2697	Sighting	1974-09-27	Present	tpo tpo:tpo:6825/1	NVA
Lathamus discolor	swift parrot	1850	528670	5248695	1934	Sighting	1974-11-19	Present	tpo tpo:tpo:6941/1	NVA
Lathamus discolor	swift parrot	1850	524584	5244860	4776	Sighting	1966-11-14	Present	tpo tpo:tpo:6966/1	NVA
Lathamus discolor	swift parrot	1850	523243	5250417	4959	Sighting	1976-12-06	Present	tpo tpo:tpo:7006/1	NVA
Lathamus discolor	swift parrot	1850	525971	5252257	4249	Sighting	1977-08-19	Present	tpo tpo:tpo:7040/1	NVA
Lathamus discolor	swift parrot	1850	527318	5248551	481	Sighting	1975-09-10	Present	tpo tpo:tpo:7122/1	NVA
Lathamus discolor	swift parrot	1850	528965	5249262	1461	Sighting	1970-03-24	Present	tpo tpo:tpo:6870/1	NVA
Lathamus discolor	swift parrot	1850	527325	5250402	2042	Sighting	1975-09-09	Present	tpo tpo:tpo:7420/1	NVA
Lathamus discolor	swift parrot	1850	525971	5252257	4249	Sighting	1976-12-08	Present	tpo tpo:tpo:7005/1	NVA
Lathamus discolor	swift parrot	1850	525971	5252257	4249	Sighting	1976-11-28	Present	tpo tpo:tpo:7007/1	NVA
Lathamus discolor	swift parrot	1000	526412	5252183	4012	Sighting	1977-08-14	Present	tpo tpo:tpo:7039/1	NVA
Lathamus discolor	swift parrot	1850	529271	5248668	1515	Sighting	1973-11-11	Present	tpo tpo:tpo:7405/1	NVA
Antipodia chaostola subsp. leucophoea	chaostola skipper	10	524704	5251482	4331	Sighting	2006-11-20	Present	tss data AS29	NVA
Antipodia chaostola subsp. leucophoea	chaostola skipper	10	524661	5251451	4354	Sighting	2006-11-20	Present	tss data AS29	NVA
Lathamus discolor	swift parrot	200	525762	5248239	2023	Sighting	2009-10-23	Present	dpiw-fauna	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	100	524010	5251308	4753	Sighting	2008-05-23	Present	dpiw-fauna	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	100	524010	5251308	4753	Sighting	2008-06-11	Present	dpiw-fauna	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	100	524017	5251365	4782	Sighting	2008-05-25	Present	dpiw-fauna	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	100	524017	5251365	4782	Sighting	2008-07-20	Present	dpiw-fauna	NVA
Lathamus discolor	swift parrot	500	529130	5246150	2634	Carcass	2010-05-14	Present	dpiw-fauna	NVA
Lathamus discolor	swift parrot	100	528470	5244520	3952	Audible	2010-05-10	Present	dpiw-fauna	NVA
Tyto novaehollandiae	masked owl	100	526862	5252933	4614	Sighting	1991-07-08	Present	fpaf 6435	NVA
Lathamus discolor	swift parrot	100	528647	5244565	3943	Sighting	2000-01-01	Present	fpaf 6323	NVA
Lathamus discolor	swift parrot	100	526178	5249429	1896	Sighting	2000-01-01	Present	fpaf 6324	NVA
Tyto novaehollandiae	masked owl	100	527812	5244783	3628	Sighting	1949-12-31	Present	fpaf 5983	NVA
Tyto novaehollandiae	masked owl	100	527712	5248083	335	Sighting	1949-12-31	Present	fpaf 5981	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	5	524924	5250074	3303	Carcass	2010-06-03	Present	dpiw-fauna	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	20	524017	5251365	4782	Sighting	2010-10-26	Present	dpiw-fauna	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	100	523712	5249683	4260	Nest	1985-01-01	Present	rnd 625	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	20	527823	5245652	2759	Nest	2008-11-12	Present	rnd 1764	NVA
Antipodia chaostola subsp. leucophoea	chaostola skipper	5	523373	5250063	4705	Nest	2011-11-27	Present	tss data	NVA
Lathamus discolor	swift parrot	5000	526316	5252573	4411	Sighting	1905-06-16	Present	tmagvert B4625	NVA
Lathamus discolor	swift parrot	1000	526046	5252208	4173	Sighting	1985-06-10	Present	tmagvert B4219	NVA
Lathamus discolor	swift parrot	1000	526046	5252208	4173	Sighting	1977-09-27	Present	tmagvert B3475	NVA
Lathamus discolor	swift parrot	1000	526046	5252208	4173	Sighting	1979-12-27	Present	tmagvert B3813	NVA
Lathamus discolor	swift parrot	5000	527927	5247014	1405	Sighting	2002-12-23	Present	tmagvert B5937	NVA

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Lathamus discolor	swift parrot	1000	526032	5248499	1748	Sighting	1975-01-14	Present	tmagvert B3393	NVA
Lathamus discolor	swift parrot	1000	526046	5252208	4173	Sighting	1975-10-09	Present	tmagvert B3412	NVA
Lathamus discolor	swift parrot	1000	523299	5246665	4807	Sighting	1979-12-16	Present	tmagvert B3779	NVA
Lathamus discolor	swift parrot	1000	527394	5250347	1974	Sighting	1981-01-12	Present	tmagvert B3764	NVA
Lathamus discolor	swift parrot	1000	527394	5250347	1974	Sighting	1981-09-19	Present	tmagvert B3766	NVA
Lathamus discolor	swift parrot	1000	527394	5250347	1974	Sighting	1984-10-01	Present	tmagvert B4161	NVA
Lathamus discolor	swift parrot	1000	527394	5250347	1974	Sighting	1989-10-31	Present	tmagvert B4375	NVA
Lathamus discolor	swift parrot	1000	528734	5244790	3745	Sighting	1986-08-18	Present	tmagvert B4273	NVA
Lathamus discolor	swift parrot	1000	528734	5244790	3745	Sighting	1986-08-08	Present	tmagvert B4274	NVA
Lathamus discolor	swift parrot	1000	528734	5244790	3745	Sighting	1984-04-17	Present	tmagvert B4159	NVA
Pardalotus quadragintus	forty-spotted pardalote	1000	526046	5252208	4173	Sighting	1884-10-05	Present	tmagvert B2378	NVA
Tyto novaehollandiae	masked owl	5000	526316	5252573	4411	Sighting	1993-05-31	Present	tmagvert B4503	NVA
Tyto novaehollandiae	masked owl	5000	526316	5252573	4411	Sighting	1982-04-07	Present	tmagvert B3887	NVA
Tyto novaehollandiae	masked owl	5000	527927	5247014	1405	Sighting	1982-07-15	Present	tmagvert B3884	NVA
Tyto novaehollandiae	masked owl	5000	525492	5250355	3001	Sighting	1979-01-29	Present	tmagvert B3495	NVA
Tyto novaehollandiae	masked owl	5000	525492	5250355	3001	Sighting	1988-01-24	Present	tmagvert B4306	NVA
Pardalotus quadragintus	forty-spotted pardalote	100	526300	5248800	1528	Sighting	2013-05-12	Present	ohing	NVA
Pardalotus quadragintus	forty-spotted pardalote	100	526300	5248800	1528	Sighting	2013-05-20	Present	ohing	NVA
Pardalotus quadragintus	forty-spotted pardalote	100	526300	5248800	1528	Sighting	2013-05-21	Present	ohing	NVA
Pardalotus quadragintus	forty-spotted pardalote	100	526300	5248800	1528	Sighting	2013-05-23	Present	ohing	NVA
Pardalotus quadragintus	forty-spotted pardalote	100	526300	5248800	1528	Sighting	2013-05-26	Present	ohing	NVA
Pardalotus quadragintus	forty-spotted pardalote	100	526300	5248800	1528	Sighting	2013-05-27	Present	ohing	NVA
Pardalotus quadragintus	forty-spotted pardalote	100	526300	5248800	1528	Sighting	2013-05-28	Present	ohing	NVA
Pardalotus quadragintus	forty-spotted pardalote	100	526300	5248800	1528	Sighting	2013-06-16	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526407	5249712	1890	Sighting	2014-10-27	Present	gdr	NVA
Lathamus discolor	swift parrot	100	528624	5247081	1692	Sighting	2010-03-16	Present	bushblitz	NVA
Lathamus discolor	swift parrot	200	529266	5247384	1808	Sighting	2013-10-23	Present	mwspr	NVA
Lathamus discolor	swift parrot	200	529121	5248826	2077	Sighting	2013-10-23	Present	mwspr	NVA
Lathamus discolor	swift parrot	10	525581	5250170	2814	Sighting	2014-10-31	Present	tss data	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	30	524907	5250061	3311	Sighting	2018-07-05	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	30	524820	5250010	3363	Shell	2002-11-02	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	50	524817	5250046	3382	Sighting	2002-11-03	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	25	524907	5250061	3311	Sighting	2002-11-05	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	20	528423	5246920	1625	Shell	2018-07-22	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	50	524860	5250062	3353	Shell	2003-07-05	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	50	527590	5244000	4415	Shell	2004-07-05	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	20	528426	5246917	1628	Sighting	2018-08-01	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	50	524860	5250062	3353	Shell	2002-12-12	Present	kbpo	NVA
Theclinesthes serpentatus	chequered blue	100	529005	5244647	3959	Sighting	2016-03-02	Present	inat https://www.inaturalist.org/observations/9325994	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	524018	5251356	4776	Shell	2019-06-07	Present	kbpo	NVA
Lathamus discolor	swift parrot	10	525599	5250167	2798	Sighting	2019-09-22	Present	tss data	NVA
Lathamus discolor	swift parrot	10	525585	5250099	2767	Sighting	2019-10-06	Present	tss data	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	20	528415	5246923	1619	Sighting	2020-07-15	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	20	528446	5246916	1637	Sighting	2020-07-16	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	20	524018	5251357	4777	Sighting	2020-07-22	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	20	524849	5250031	3347	Shell	2020-07-28	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	20	524865	5250031	3333	Shell	2020-07-29	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	20	524961	5250041	3255	Shell	2020-07-29	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	20	525412	5251298	3725	Shell	2020-08-04	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	20	528148	5246892	1563	Sighting	2020-08-07	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	20	525021	5250040	3202	Shell	2020-08-23	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	20	524942	5250049	3275	Shell	2020-08-25	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	20	525147	5251115	3773	Shell	2020-08-26	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	20	528148	5246892	1563	Sighting	2020-08-26	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	20	528093	5246895	1548	Sighting	2020-08-28	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	527846	5244857	3556	Shell	2020-10-10	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	15	527865	5244882	3531	Sighting	2020-10-10	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	20	525147	5251115	3773	Shell	2020-09-02	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	527919	5247026	1392	Sighting	2020-09-05	Present	kbpo	NVA
Lathamus discolor	swift parrot	10	525332	5250067	2954	Sighting	2019-09-22	Present	tss data	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10000	527564	5247459	976	Type Locality	1903-12-31	Present	dr340	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10000	527564	5247459	976	Type Locality	1903-12-31	Present	dr340	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	525053	5251118	3841	Shell	2021-01-29	Present	kbpo	NVA
Pardalotus quadragintus	forty-spotted pardalote	5	526445	5248953	1439	Sighting	2021-02-28	Present	ohing	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	20	523534	5248878	4270	Sighting	2021-01-31	Present	tss data	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	20	528585	5247317	1359	Shell	2021-05-16	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	20	528564	5247333	1334	Sighting	2021-05-16	Present	kbpo	NVA

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Ammoniropa vigens	Ammonite Pinwheel Snail	15	526188	5249485	1919	Sighting	2021-06-17	Present	kbpo	NVA
Lathamus discolor	swift parrot	5	524601	5250289	3691	Carcass	2021-09-28	Present	dpiw-fauna	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	1000	527666	5247680	740	Preserved Specimen	1888-12-31	Present	tmag_inv E1002	NVA
Scopula ochroa	saltmarsh looper moth	5000	526460	5252460	4258	Taken under permit	1901-02-23	Present	dr375 TIANIC-05954	NVA
Lathamus discolor	swift parrot	39	528994	5248987	1346	Sighting	2006-10-09	Present	inat https://www.inaturalist.org/observations/77817445	NVA
Lathamus discolor	swift parrot	15	523526	5247699	4311	Sighting	2016-11-27	Present	inat https://www.inaturalist.org/observations/116045248	NVA
Lathamus discolor	swift parrot	10	526417	5248829	1424	Sighting	2005-02-07	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2006-01-01	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-12-28	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-12-27	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Sighting	2005-10-20	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Sighting	2005-09-26	Present	ahing	NVA
Lathamus discolor	swift parrot	100	526427	5248182	1370	Sighting	2005-09-20	Present	ahing	NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Sighting	2005-09-06	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Sighting	2005-09-04	Present	ahing	NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Sighting	2005-08-31	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-02-12	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-02-11	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526417	5248829	1424	Sighting	2005-02-11	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-02-10	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526417	5248829	1424	Sighting	2005-02-09	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-02-08	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526350	5248792	1478	Capture	2005-02-07	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526417	5248829	1424	Sighting	2005-02-06	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-02-05	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-02-03	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-02-02	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-02-01	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-01-31	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-01-30	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526417	5248829	1424	Sighting	2005-01-29	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-01-28	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-01-27	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-01-26	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-01-25	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-01-24	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526417	5248829	1424	Sighting	2005-01-23	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-01-22	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-01-15	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2005-01-13	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526417	5248829	1424	Sighting	2005-01-09	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526417	5248829	1424	Sighting	2005-01-08	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2004-12-22	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2004-12-01	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2004-11-26	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2004-11-25	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2004-11-24	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2004-11-12	Present	ahing	NVA
Lathamus discolor	swift parrot	10	525647	5248194	2142	Carcass	2002-09-13	Present	ahing	NVA
Lathamus discolor	swift parrot	10	525647	5248191	2142	Feathers	2002-09-15	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526334	5248795	1494	Carcass	2002-09-17	Present	ahing	NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Sighting	2002-09-23	Present	ahing	NVA
Lathamus discolor	swift parrot	200	529367	5247515	1824	Sighting	2004-10-10	Present	ahing	NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Sighting	2004-09-18	Present	ahing	NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Sighting	2004-09-13	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526426	5248711	1385	Sighting	2004-09-06	Present	ahing	NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Sighting	2004-09-04	Present	ahing	NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Sighting	2004-09-01	Present	ahing	NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Sighting	2004-08-27	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2002-12-29	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526315	5248772	1507	Sighting	2002-12-30	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526334	5248795	1494	Feathers	2002-12-29	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526315	5248772	1507	Carcass	2002-12-28	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526334	5248795	1494	Feathers	2002-12-19	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526426	5248711	1385	Sighting	2002-12-18	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526426	5248711	1385	Sighting	2002-12-16	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526265	5248785	1559	Carcass	2002-12-16	Present	ahing	NVA

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Lathamus discolor	swift parrot	100	526343	5248918	1522	Sighting	2002-12-10	Present	ahing	NVA
Lathamus discolor	swift parrot	100	526343	5248918	1522	Sighting	2002-12-07	Present	ahing	NVA
Lathamus discolor	swift parrot	200	526426	5248711	1385	Audible	2002-12-04	Present	ahing	NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Sighting	2002-11-29	Present	ahing	NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Sighting	2002-11-27	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526334	5248795	1494	Carcass	2002-11-23	Present	ahing	NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Sighting	2002-11-03	Present	ahing	NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Sighting	2002-10-28	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526334	5248795	1494	Carcass	2002-10-10	Present	ahing	NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Sighting	2002-10-06	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526334	5248795	1494	Carcass	2002-09-28	Present	ahing	NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Sighting	2002-10-04	Present	ahing	NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Sighting	2002-09-30	Present	ahing	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	1000	523787	5249434	4120	Sighting	2019-06-16	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS775948078	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	1000	526833	5251777	3496	Sighting	2019-06-18	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS786066517	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	1000	528878	5246707	2028	Sighting	2019-08-18	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS799832245	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	1000	524077	5248413	3701	Sighting	2018-11-09	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS675717098	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-01	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-03	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-04	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-04	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-05	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-06	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-07	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-08	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-09	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-09	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-11	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-15	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-15	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-15	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-16	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-17	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-17	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-17	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-18	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-28	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-28	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-28	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-28	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-28	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-29	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-29	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-09-29	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-01	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-08	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-17	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-18	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-18	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-18	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-18	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-19	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-19	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-19	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-20	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-20	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-20	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-20	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-20	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-20	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-21	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-21	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-22	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-10-28	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2022-11-03	Present	ahing	NVA

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state		Project code + Foreign id	NVA id
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2021-09-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2021-09-13	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2021-09-28	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2021-10-11	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2021-12-18	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-08-17	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-08-18	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-09-12	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-09-18	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-01	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-03	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-03	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-05	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-05	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-05	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-08	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-08	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-09	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-10	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-10	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-10	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-16	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-16	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-24	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-10-24	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-29	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-29	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-29	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-29	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-30	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-30	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-30	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-30	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-30	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-31	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-31	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-31	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-31	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-31	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-01	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-01	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-01	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-03	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-03	Present	ahing		NVA

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state		Project code + Foreign id	NVA id
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-03	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-03	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-03	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-03	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-04	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-04	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-04	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-04	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-04	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-04	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-05	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-05	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-05	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-05	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-08	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-08	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-08	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-08	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-08	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-08	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-08	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-08	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-08	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-09	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-09	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-09	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-09	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-09	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-09	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-09	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-09	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-09	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-09	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-10	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-10	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-10	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-10	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-10	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-10	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-10	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-10	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-11	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-11	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-13	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-13	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-19	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-20	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-20	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-20	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-20	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-20	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-21	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-22	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-28	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-29	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-11-30	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-12-01	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-12-01	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-12-02	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-12-03	Present	ahing		NVA

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state		Project code + Foreign id	NVA id
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-12-03	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-12-03	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-12-03	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-12-04	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-12-04	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-12-12	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-12-13	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-12-13	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-12-13	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-12-24	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-12-25	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-12-25	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-03	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-03	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-04	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-04	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-05	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-05	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-06	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-06	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-07	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-07	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-08	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-09	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-09	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-11	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-12	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-13	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-14	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-15	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-15	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-15	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-18	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-20	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-22	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-23	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-23	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-24	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-25	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-25	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-25	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-26	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-26	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-26	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-27	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-27	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-27	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-01-28	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-02-09	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2020-04-04	Present	ohing		NVA
Lathamus discolor	swift parrot	2000	523637	5247336	4278	Sighting	2019-09-26	Present	ohing		NVA
Lathamus discolor	swift parrot	2000	523637	5247336	4278	Sighting	2019-11-26	Present	ohing		NVA
Lathamus discolor	swift parrot	2000	523637	5247336	4278	Sighting	2020-12-15	Present	ohing		NVA
Lathamus discolor	swift parrot	1000	523887	5248563	3894	Sighting	2019-10-09	Present	ohing		NVA
Lathamus discolor	swift parrot	1000	525003	5249355	2931	Sighting	2019-10-09	Present	ohing		NVA
Lathamus discolor	swift parrot	1000	525003	5249355	2931	Sighting	2019-10-30	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-21	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-21	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-22	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-22	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-22	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-22	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-23	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-23	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-23	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-23	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-24	Present	ohing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-24	Present	ohing		NVA

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-24	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-24	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-25	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-25	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-25	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-25	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-25	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-26	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-26	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-27	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-27	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-28	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-28	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-28	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-28	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-28	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-29	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-29	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-29	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-30	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-30	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-30	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-30	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-30	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-30	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-09-30	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-01	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-01	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-01	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-01	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-01	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-01	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-01	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-01	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-02	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-02	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-02	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-02	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-02	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-02	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-02	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-02	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-02	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-02	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-02	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-02	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-02	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-02	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-02	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-02	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-03	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-03	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-03	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-03	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-03	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-03	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-03	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-03	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-03	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-03	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-03	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-03	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-03	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-03	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-04	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-04	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-04	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-04	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526394	5248862	1456	Sighting	2019-10-04	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-05	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-05	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-05	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-05	Present	ahing	NVA

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state		Project code + Foreign id	NVA id
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-05	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-05	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-06	Present	ahing		NVA
Lathamus discolor	swift parrot	10	526570	5249141	1411	Sighting	2019-10-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-06	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-08	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-08	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-08	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-09	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-09	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-09	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-09	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-09	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-09	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-09	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-12	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-13	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-13	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-18	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-19	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-19	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-19	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-21	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-21	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-21	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-21	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-22	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-22	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-22	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-22	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-22	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-22	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-22	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-22	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-22	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-23	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-23	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-23	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-23	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-23	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-23	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-23	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-23	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-23	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-24	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-24	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-24	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-24	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-24	Present	ahing		NVA

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-24	Present ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-25	Present ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-25	Present ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-25	Present ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-25	Present ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-25	Present ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-25	Present ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-27	Present ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-28	Present ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-28	Present ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-28	Present ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-10-28	Present ahing		NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Sighting	2012-02-29	Present ahing		NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Sighting	2012-09-17	Present ahing		NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2014-01-03	Present ahing		NVA
Lathamus discolor	swift parrot	100	526343	5248918	1522	Audible	2017-02-10	Present ahing		NVA
Lathamus discolor	swift parrot	100	526343	5248918	1522	Audible	2017-02-11	Present ahing		NVA
Lathamus discolor	swift parrot	100	526343	5248918	1522	Audible	2017-02-12	Present ahing		NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Sighting	2018-09-30	Present ahing		NVA
Lathamus discolor	swift parrot	50	526343	5248918	1522	Sighting	2018-10-10	Present ahing		NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Sighting	2019-11-04	Present ahing		NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Sighting	2019-12-25	Present ahing		NVA
Lathamus discolor	swift parrot	10	526373	5248950	1505	Sighting	2006-10-20	Present ahing		NVA
Lathamus discolor	swift parrot	10	526373	5248950	1505	Sighting	2011-01-13	Present ahing		NVA
Lathamus discolor	swift parrot	100	526373	5248950	1505	Audible	2011-01-14	Present ahing		NVA
Lathamus discolor	swift parrot	10	526342	5248973	1542	Carcass	2010-03-01	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2006-10-12	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2010-10-15	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2010-10-18	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2010-10-19	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2016-09-18	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-09-25	Present ahing		NVA
Lathamus discolor	swift parrot	200	526422	5249004	1480	Sighting	2019-09-28	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-09-30	Present ahing		NVA
Lathamus discolor	swift parrot	200	526422	5249004	1480	Sighting	2019-10-01	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-10-02	Present ahing		NVA
Lathamus discolor	swift parrot	200	526422	5249004	1480	Sighting	2019-10-03	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-10-05	Present ahing		NVA
Lathamus discolor	swift parrot	200	526422	5249004	1480	Sighting	2019-10-05	Present ahing		NVA
Lathamus discolor	swift parrot	200	526422	5249004	1480	Sighting	2019-10-06	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-10-07	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-10-21	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-10-22	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-10-23	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-10-24	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-10-28	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-10-30	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-10-31	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-11-01	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-11-02	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-11-03	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-11-05	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-11-06	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-11-07	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-11-08	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-11-09	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2019-11-10	Present ahing		NVA
Lathamus discolor	swift parrot	100	529025	5249024	1390	Sighting	2006-10-02	Present ahing		NVA
Lathamus discolor	swift parrot	20	526577	5249139	1404	Sighting	2019-10-06	Present ahing		NVA
Lathamus discolor	swift parrot	10	526447	5251440	3309	Sighting	2010-11-03	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2022-09-15	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2022-10-20	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2022-10-21	Present ahing		NVA
Lathamus discolor	swift parrot	100	526422	5249004	1480	Sighting	2022-10-28	Present ahing		NVA
Lathamus discolor	swift parrot	50	527242	5247173	1349	Sighting	2020-01-26	Present ahing		NVA
Lathamus discolor	swift parrot	100	527194	5247183	1360	Audible	2014-01-11	Present ahing		NVA
Lathamus discolor	swift parrot	100	527194	5247183	1360	Audible	2014-01-12	Present ahing		NVA
Lathamus discolor	swift parrot	50	527194	5247183	1360	Sighting	2020-01-03	Present ahing		NVA

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state		Project code + Foreign id	NVA id
Lathamus discolor	swift parrot	50	527194	5247183	1360	Sighting	2020-01-04	Present	ahing		NVA
Lathamus discolor	swift parrot	50	527194	5247183	1360	Sighting	2020-01-05	Present	ahing		NVA
Lathamus discolor	swift parrot	50	527194	5247183	1360	Sighting	2020-01-06	Present	ahing		NVA
Lathamus discolor	swift parrot	100	527194	5247183	1360	Audible	2020-01-07	Present	ahing		NVA
Lathamus discolor	swift parrot	50	527194	5247183	1360	Sighting	2020-01-09	Present	ahing		NVA
Lathamus discolor	swift parrot	50	527194	5247183	1360	Sighting	2020-01-12	Present	ahing		NVA
Lathamus discolor	swift parrot	50	527194	5247183	1360	Sighting	2020-01-15	Present	ahing		NVA
Lathamus discolor	swift parrot	50	527194	5247183	1360	Sighting	2020-01-23	Present	ahing		NVA
Lathamus discolor	swift parrot	50	527194	5247183	1360	Sighting	2020-01-25	Present	ahing		NVA
Lathamus discolor	swift parrot	50	527194	5247183	1360	Sighting	2020-01-27	Present	ahing		NVA
Lathamus discolor	swift parrot	100	527225	5247221	1312	Carcass	2014-01-09	Present	ahing		NVA
Lathamus discolor	swift parrot	200	527073	5247388	1242	Sighting	2014-01-08	Present	ahing		NVA
Lathamus discolor	swift parrot	100	526331	5247992	1506	Sighting	2015-09-28	Present	ahing		NVA
Lathamus discolor	swift parrot	100	526331	5247992	1506	Sighting	2015-10-07	Present	ahing		NVA
Lathamus discolor	swift parrot	10	526331	5247992	1506	Sighting	2015-10-09	Present	ahing		NVA
Lathamus discolor	swift parrot	200	526426	5248711	1385	Sighting	2011-01-31	Present	ahing		NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Sighting	2011-10-03	Present	ahing		NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Sighting	2012-09-30	Present	ahing		NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Audible	2014-01-05	Present	ahing		NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Sighting	2018-09-27	Present	ahing		NVA
Lathamus discolor	swift parrot	100	526426	5248711	1385	Sighting	2020-10-06	Present	ahing		NVA
Lathamus discolor	swift parrot	10	526386	5248771	1438	Feathers	2011-09-10	Present	ahing		NVA
Lathamus discolor	swift parrot	10	526386	5248771	1438	Feathers	2011-09-18	Present	ahing		NVA
Lathamus discolor	swift parrot	10	526406	5248780	1421	Sighting	2011-09-15	Present	ahing		NVA
Lathamus discolor	swift parrot	100	526406	5248780	1421	Sighting	2014-09-07	Present	ahing		NVA
Lathamus discolor	swift parrot	100	526406	5248780	1421	Sighting	2014-09-15	Present	ahing		NVA
Lathamus discolor	swift parrot	100	526406	5248780	1421	Sighting	2014-09-16	Present	ahing		NVA
Lathamus discolor	swift parrot	100	526406	5248780	1421	Sighting	2014-09-21	Present	ahing		NVA
Lathamus discolor	swift parrot	10	526330	5248804	1500	Sighting	2011-10-14	Present	ahing		NVA
Lathamus discolor	swift parrot	10	526408	5248805	1426	Sighting	2011-01-12	Present	ahing		NVA
Lathamus discolor	swift parrot	10	526417	5248829	1424	Sighting	2011-01-11	Present	ahing		NVA
Lathamus discolor	swift parrot	100	526582	5248851	1274	Sighting	2010-03-03	Present	ahing		NVA
Lathamus discolor	swift parrot	10	526400	5248866	1451	Sighting	2019-10-04	Present	ahing		NVA
Lathamus discolor	swift parrot	10	526364	5248899	1496	Sighting	2019-11-09	Present	ahing		NVA
Lathamus discolor	swift parrot	10	526331	5248901	1528	Sighting	2010-11-28	Present	ahing		NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2010-01-24	Present	ahing		NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Audible	2010-01-25	Present	ahing		NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Sighting	2010-02-18	Present	ahing		NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Sighting	2010-02-19	Present	ahing		NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Sighting	2010-03-04	Present	ahing		NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Sighting	2010-03-05	Present	ahing		NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Sighting	2010-04-19	Present	ahing		NVA
Lathamus discolor	swift parrot	200	526343	5248918	1522	Sighting	2011-10-16	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-25	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-25	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-11-07	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-03-03	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-03-08	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-03-09	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-03-21	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-03-24	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-04-11	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2019-05-01	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2016-09-29	Present	ahing		NVA
Lathamus discolor	swift parrot	50	528086	5247548	916	Sighting	2017-12-01	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2016-08-25	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2016-09-18	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2016-09-27	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2016-09-28	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2016-10-08	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2016-10-10	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2016-10-17	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2016-10-17	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2016-10-18	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2016-10-19	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2016-10-21	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2016-10-22	Present	ahing		NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2016-10-23	Present	ahing		NVA

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2016-10-23	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2016-10-24	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2016-10-31	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2016-11-13	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2017-02-10	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2017-02-11	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2017-02-12	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2017-02-12	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2017-09-23	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2017-12-22	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-08-27	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-09-14	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-09-16	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-09-16	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-09-17	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-09-21	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-09-25	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-09-25	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-09-25	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-09-27	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-09-27	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-09-27	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-09-28	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-09-28	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-09-28	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-09-29	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-09-30	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-09-30	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-06	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-07	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-07	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-09	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-09	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-10	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-10	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-11	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-11	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-13	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-14	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-14	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-14	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-14	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-14	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-14	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-14	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-14	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-15	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-15	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-15	Present	ahing	NVA
Lathamus discolor	swift parrot	500	526217	5248876	1629	Sighting	2018-10-16	Present	ahing	NVA
Lathamus discolor	swift parrot	1000	526474	5249725	1851	Sighting	2018-09-30	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS662342178	NVA
Lathamus discolor	swift parrot	1000	528771	5244421	4112	Sighting	2018-09-20	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS658977184	NVA
Lathamus discolor	swift parrot	1000	527345	5247201	1285	Sighting	2018-10-02	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS662607146	NVA
Lathamus discolor	swift parrot	1000	525206	5251121	3736	Sighting	2019-04-03	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS744371568	NVA
Lathamus discolor	swift parrot	1000	526474	5249725	1851	Sighting	2018-09-02	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS684541973	NVA
Lathamus discolor	swift parrot	1000	526025	5249632	2136	Audible	2019-09-20	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS807624594	NVA
Lathamus discolor	swift parrot	1000	527345	5247201	1285	Sighting	2018-11-13	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS678295744	NVA
Lathamus discolor	swift parrot	1000	527345	5247201	1285	Sighting	2018-09-28	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS681247670	NVA
Lathamus discolor	swift parrot	1000	527345	5247201	1285	Sighting	2018-10-24	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS699939321	NVA
Lathamus discolor	swift parrot	1000	526025	5249632	2136	Sighting	2018-10-09	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS665242483	NVA
Lathamus discolor	swift parrot	1000	527345	5247201	1285	Sighting	2018-10-26	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS670500492	NVA
Lathamus discolor	swift parrot	1000	527345	5247201	1285	Sighting	2018-10-27	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS670806059	NVA
Lathamus discolor	swift parrot	1000	526450	5249728	1870	Sighting	2003-12-05	Present	dr2009 OBS848267735	NVA
Lathamus discolor	swift parrot	1000	528794	5244422	4116	Sighting	2019-02-01	Present	dr2009 OBS705580602	NVA
Lathamus discolor	swift parrot	1000	527345	5247201	1285	Sighting	2018-11-29	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS681227054	NVA
Lathamus discolor	swift parrot	1000	527345	5247201	1285	Sighting	2018-10-03	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS662886008	NVA
Lathamus discolor	swift parrot	10000	524492	5250246	3764	Sighting	2018-03-01	Present	dr359	NVA
Lathamus discolor	swift parrot	1000	527345	5247201	1285	Sighting	2018-10-28	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS671177112	NVA
Lathamus discolor	swift parrot	1000	526556	5247748	1390	Sighting	2018-10-29	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS671539906	NVA

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Lathamus discolor	swift parrot	1000	527345	5247201	1285	Audible	2018-09-29	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS661746197	NVA
Lathamus discolor	swift parrot	1000	527345	5247201	1285	Audible	2018-10-01	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS662327956	NVA
Lathamus discolor	swift parrot	1000	525206	5251121	3736	Sighting	2019-03-25	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS744372050	NVA
Lathamus discolor	swift parrot	1000	526556	5247748	1390	Sighting	2018-10-03	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS693916744	NVA
Lathamus discolor	swift parrot	1000	527115	5252932	4569	Sighting	2018-10-12	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS666153659	NVA
Lathamus discolor	swift parrot	1000	527345	5247201	1285	Sighting	2018-10-23	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS669684339	NVA
Lathamus discolor	swift parrot	1000	528454	5244881	3594	Sighting	2018-10-07	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS664615131	NVA
Lathamus discolor	swift parrot	1000	527345	5247201	1285	Sighting	2018-10-05	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS663429810	NVA
Lathamus discolor	swift parrot	1000	527345	5247201	1285	Sighting	2018-11-06	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS673953185	NVA
Lathamus discolor	swift parrot	10	526732	5247403	1453	Sighting	2023-10-03	Present	nrmsfauna	NVA
Lathamus discolor	swift parrot	100	526375	5248943	1500	Audible	2023-09-21	Present	ahing	NVA
Lathamus discolor	swift parrot	50	526405	5248939	1471	Sighting	2023-09-25	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526418	5248914	1450	Sighting	2023-09-29	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526418	5248914	1450	Audible	2023-09-30	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526418	5248914	1450	Sighting	2023-10-01	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526375	5248985	1516	Sighting	2023-10-03	Present	ahing	NVA
Lathamus discolor	swift parrot	50	526375	5248985	1516	Sighting	2023-10-04	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526422	5248912	1446	Sighting	2023-10-06	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526422	5248912	1446	Sighting	2023-10-08	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526428	5248709	1382	Sighting	2023-10-09	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526375	5248981	1514	Sighting	2023-10-12	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526422	5248912	1446	Sighting	2023-10-12	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526418	5248667	1384	Sighting	2023-10-12	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526422	5248912	1446	Sighting	2023-10-09	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526422	5248912	1446	Sighting	2023-10-10	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526428	5248709	1382	Sighting	2023-10-10	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526375	5248981	1514	Sighting	2023-10-11	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526384	5248929	1506	Sighting	2023-10-15	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526422	5248912	1446	Sighting	2023-10-20	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526422	5248912	1446	Sighting	2023-10-21	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526422	5248912	1446	Sighting	2023-10-21	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526420	5248955	1463	Sighting	2023-10-23	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526422	5249001	1479	Sighting	2023-10-24	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526422	5248912	1446	Sighting	2023-10-17	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526431	5248734	1385	Sighting	2023-11-02	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526420	5248913	1448	Sighting	2023-11-03	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526408	5248804	1425	Sighting	2023-11-05	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526420	5248913	1448	Sighting	2023-11-05	Present	ahing	NVA
Lathamus discolor	swift parrot	50	526419	5248951	1462	Sighting	2023-11-07	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526417	5249001	1483	Sighting	2023-11-07	Present	ahing	NVA
Lathamus discolor	swift parrot	200	529014	5249007	1372	Sighting	2023-10-11	Present	edspr	NVA
Lathamus discolor	swift parrot	10	526420	5248913	1448	Sighting	2023-11-16	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526385	5248945	1492	Sighting	2023-11-17	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526420	5248913	1448	Sighting	2023-11-19	Present	ahing	NVA
Lathamus discolor	swift parrot	50	528656	5246041	2527	Sighting	2023-11-15	Present	dpiw-fauna	NVA
Lathamus discolor	swift parrot	10	526420	5248913	1448	Sighting	2023-11-23	Present	ahing	NVA
Lathamus discolor	swift parrot	10	526420	5248913	1448	Sighting	2023-11-24	Present	ahing	NVA
Lathamus discolor	swift parrot	20	526397	5248736	1419	Sighting	2023-12-14	Present	ahing	NVA
Lathamus discolor	swift parrot	50	526557	5247748	1389	Audible	2020-09-27	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS987286954	NVA
Lathamus discolor	swift parrot	50	526474	5249725	1851	Sighting	2022-10-09	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1535556573	NVA
Lathamus discolor	swift parrot	50	523946	5250772	4501	Sighting	2022-11-07	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1556273651	NVA
Lathamus discolor	swift parrot	50	526557	5247748	1389	Audible	2022-10-03	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1531260926	NVA
Lathamus discolor	swift parrot	50	526557	5247748	1389	Sighting	2022-10-04	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1531684536	NVA
Lathamus discolor	swift parrot	50	528074	5247535	925	Sighting	2020-01-04	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS846378181	NVA
Lathamus discolor	swift parrot	50	526557	5247748	1389	Sighting	2020-02-01	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS858360265	NVA
Lathamus discolor	swift parrot	50	526557	5247748	1389	Sighting	2020-02-08	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS861177154	NVA
Lathamus discolor	swift parrot	50	526474	5249725	1851	Sighting	2022-09-24	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1524728204	NVA
Lathamus discolor	swift parrot	50	527077	5247277	1333	Sighting	2020-10-20	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1049885636	NVA
Lathamus discolor	swift parrot	50	526557	5247748	1389	Sighting	2020-01-27	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS856696213	NVA
Lathamus discolor	swift parrot	50	527348	5247201	1284	Sighting	2020-01-20	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS853466451	NVA
Lathamus discolor	swift parrot	50	526557	5247748	1389	Sighting	2020-01-31	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS858004168	NVA
Lathamus discolor	swift parrot	50	526474	5249725	1851	Sighting	2020-11-02	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1047131576	NVA
Lathamus discolor	swift parrot	50	527348	5247201	1284	Sighting	2020-01-13	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS850756066	NVA
Lathamus discolor	swift parrot	50	527348	5247201	1284	Sighting	2020-01-19	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS853422831	NVA
Lathamus discolor	swift parrot	50	526474	5249725	1851	Sighting	2022-09-20	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1521991428	NVA
Lathamus discolor	swift parrot	50	526557	5247748	1389	Sighting	2022-11-03	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1553586747	NVA
Lathamus discolor	swift parrot	50	527348	5247201	1284	Sighting	2020-01-11	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS849707832	NVA
Lathamus discolor	swift parrot	50	527348	5247201	1284	Sighting	2020-01-02	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS845026130	NVA

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Lathamus discolor	swift parrot	50	528449	5247078	1492	Sighting	2020-02-05	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS860290265	NVA
Lathamus discolor	swift parrot	50	526474	5249725	1851	Sighting	2022-10-05	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1532440605	NVA
Lathamus discolor	swift parrot	50	527348	5247201	1284	Sighting	2020-01-03	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS845942466	NVA
Lathamus discolor	swift parrot	50	528652	5244584	3926	Sighting	2021-10-03	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1254457742	NVA
Lathamus discolor	swift parrot	50	526474	5249725	1851	Sighting	2022-10-12	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1538571845	NVA
Lathamus discolor	swift parrot	50	526557	5247748	1389	Audible	2020-01-05	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS846901441	NVA
Lathamus discolor	swift parrot	50	527348	5247201	1284	Sighting	2020-01-26	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS855931134	NVA
Lathamus discolor	swift parrot	50	527529	5243790	4628	Sighting	2020-02-24	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS869442706	NVA
Lathamus discolor	swift parrot	50	526557	5247748	1389	Sighting	2021-09-11	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1234388969	NVA
Lathamus discolor	swift parrot	50	526474	5249725	1851	Sighting	2022-10-01	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1529570877	NVA
Lathamus discolor	swift parrot	50	526557	5247748	1389	Sighting	2020-02-04	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS859628491	NVA
Lathamus discolor	swift parrot	50	526723	5253243	4946	Sighting	2020-11-22	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1015527938	NVA
Lathamus discolor	swift parrot	50	526474	5249725	1851	Sighting	2022-09-17	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1518751059	NVA
Lathamus discolor	swift parrot	50	526474	5249725	1851	Sighting	2022-09-25	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1525559132	NVA
Lathamus discolor	swift parrot	50	526474	5249725	1851	Sighting	2022-10-08	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1527178827	NVA
Lathamus discolor	swift parrot	50	526474	5249725	1851	Sighting	2022-09-21	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1522970714	NVA
Lathamus discolor	swift parrot	20	526792	5247751	1187	Sighting	2024-01-07	Present	ohing	NVA
Lathamus discolor	swift parrot	22	526347	5249902	2067	Sighting	2022-09-18	Present	inat https://www.inaturalist.org/observations/135635829	NVA
Lathamus discolor	swift parrot	100	526600	5249655	1713	Sighting	2022-10-03	Present	inat https://www.inaturalist.org/observations/137369635	NVA
Lathamus discolor	swift parrot	100	526000	5249874	2303	Sighting	2022-10-08	Present	inat https://www.inaturalist.org/observations/137951442	NVA
Lathamus discolor	swift parrot	21	526455	5249045	1467	Sighting	2023-11-04	Present	inat https://www.inaturalist.org/observations/189934191	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	50	523788	5249433	4119	Audible	2021-05-01	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1138791316	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	50	523788	5249433	4119	Sighting	2022-09-25	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1525688473	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	50	523788	5249433	4119	Audible	2021-04-03	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1111249615	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	50	523788	5249433	4119	Sighting	2022-10-13	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1539238430	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	50	524080	5248413	3698	Audible	2020-05-17	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS929371680	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	50	527429	5249512	1155	Audible	2021-01-26	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1092605216	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	50	523788	5249433	4119	Sighting	2022-06-25	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1466563543	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	50	523788	5249433	4119	Audible	2023-03-04	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1655955390	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	50	523788	5249433	4119	Sighting	2022-12-23	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1587525247	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	50	523788	5249433	4119	Sighting	2021-10-30	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1281835208	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	50	528455	5244881	3594	Sighting	2020-09-18	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS982791088	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	50	523788	5249433	4119	Sighting	2022-04-24	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1402096531	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	50	524080	5248413	3698	Sighting	2021-10-27	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1266062830	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	50	523788	5249433	4119	Sighting	2022-09-21	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1522979237	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	50	523788	5249433	4119	Sighting	2022-12-29	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1592089817	NVA
Theclinesthes serpentatus	chequered blue	50	529015	5244618	3990	Sighting	2021-02-21	Present	dr16457	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	528593	5246903	1714	Sighting	2024-06-12	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	528496	5246940	1637	Shell	2024-06-12	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	524015	5251349	4774	Shell	2024-06-22	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	528428	5246919	1627	Sighting	2024-08-28	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	527970	5246932	1491	Sighting	2024-08-29	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	528041	5246911	1523	Sighting	2024-08-29	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	528564	5247334	1333	Sighting	2024-07-11	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	528352	5246932	1586	Shell	2024-08-14	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	523730	5247661	4117	Shell	2024-08-01	Present	kbpo	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	5	525096	5248516	2684	Sighting	2024-09-06	Present	bblmo	NVA
Lathamus discolor	swift parrot	50	526600	5248567	1188	Audible	2024-08-26	Present	ohing	NVA
Lathamus discolor	swift parrot	20	526377	5248719	1434	Sighting	2024-09-05	Present	ohing	NVA
Lathamus discolor	swift parrot	50	525600	5248881	2228	Audible	2024-09-09	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526420	5248663	1381	Sighting	2024-09-10	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526422	5248587	1367	Sighting	2024-09-11	Present	ohing	NVA
Lathamus discolor	swift parrot	20	526526	5248888	1340	Sighting	2024-09-11	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526413	5248827	1427	Sighting	2024-09-12	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526420	5248663	1381	Sighting	2024-09-14	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526420	5248663	1381	Sighting	2024-09-15	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526420	5248663	1381	Sighting	2024-09-15	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526420	5248663	1381	Sighting	2024-09-15	Present	ohing	NVA

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Lathamus discolor	swift parrot	20	526376	5248847	1468	Sighting	2024-09-16	Present	ohing	NVA
Lathamus discolor	swift parrot	20	526814	5249286	1302	Sighting	2024-09-16	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526462	5248430	1316	Sighting	2024-09-16	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526488	5247951	1370	Sighting	2024-09-18	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526461	5248437	1317	Sighting	2024-09-19	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526468	5248078	1352	Sighting	2024-09-19	Present	ohing	NVA
Lathamus discolor	swift parrot	100	526500	5247941	1362	Sighting	2024-09-20	Present	ohing	NVA
Lathamus discolor	swift parrot	100	526426	5248708	1384	Sighting	2024-09-20	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526404	5248780	1423	Sighting	2024-09-23	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526423	5248629	1372	Sighting	2024-09-24	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526378	5248333	1402	Sighting	2024-09-25	Present	ohing	NVA
Lathamus discolor	swift parrot	20	526798	5247631	1253	Sighting	2024-09-25	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526404	5248780	1423	Sighting	2024-09-26	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526404	5248780	1423	Sighting	2024-09-26	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526404	5248780	1423	Sighting	2024-09-26	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526428	5248909	1439	Sighting	2024-09-26	Present	ohing	NVA
Lathamus discolor	swift parrot	20	526597	5248567	1191	Sighting	2024-09-30	Present	ohing	NVA
Lathamus discolor	swift parrot	20	526404	5248780	1423	Sighting	2024-10-01	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526461	5248509	1321	Sighting	2024-10-01	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526769	5247523	1344	Sighting	2024-09-12	Present	nrmsfauna	NVA
Lathamus discolor	swift parrot	10	526836	5247509	1304	Sighting	2024-09-30	Present	nrmsfauna	NVA
Lathamus discolor	swift parrot	15	526526	5248895	1342	Sighting	2024-10-12	Present	svo	NVA
Lathamus discolor	swift parrot	10	526760	5247603	1300	Sighting	2024-10-12	Present	svo	NVA
Lathamus discolor	swift parrot	50	526326	5247987	1513	Sighting	2024-10-18	Present	ohing	NVA
Lathamus discolor	swift parrot	20	526451	5248026	1382	Sighting	2024-10-26	Present	ohing	NVA
Lathamus discolor	swift parrot	200	526451	5248026	1382	Sighting	2024-10-26	Present	ohing	NVA
Lathamus discolor	swift parrot	20	526451	5248026	1382	Sighting	2024-10-27	Present	ohing	NVA
Lathamus discolor	swift parrot	20	526451	5248026	1382	Sighting	2024-10-28	Present	ohing	NVA
Lathamus discolor	swift parrot	100	526430	5248121	1379	Sighting	2024-10-03	Present	ohing	NVA
Lathamus discolor	swift parrot	20	526796	5247642	1247	Sighting	2024-10-04	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526524	5247952	1335	Sighting	2024-10-04	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526457	5248510	1325	Sighting	2024-10-04	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526542	5248555	1244	Sighting	2024-10-04	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526542	5248555	1244	Sighting	2024-10-07	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526528	5247830	1378	Sighting	2024-10-07	Present	ohing	NVA
Lathamus discolor	swift parrot	20	526455	5248024	1378	Sighting	2024-10-08	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526400	5248711	1410	Sighting	2024-10-09	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526449	5248028	1383	Sighting	2024-10-10	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526424	5248714	1387	Sighting	2024-10-11	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526424	5248714	1387	Sighting	2024-10-11	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526424	5248714	1387	Sighting	2024-10-15	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526528	5247623	1478	Sighting	2024-10-15	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526420	5248662	1381	Sighting	2024-10-16	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526610	5248594	1182	Sighting	2024-10-18	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526610	5248594	1182	Sighting	2024-10-18	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526727	5247408	1453	Sighting	2024-10-28	Present	edspr	NVA
Lathamus discolor	swift parrot	10	526743	5247524	1363	Sighting	2024-10-28	Present	edspr	NVA
Lathamus discolor	swift parrot	10	526451	5248012	1386	Sighting	2024-10-28	Present	edspr	NVA
Lathamus discolor	swift parrot	10	526838	5247575	1256	Sighting	2024-11-20	Present	tasfauna	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	528624	5247298	1398	Sighting	2024-09-03	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	528564	5247331	1336	Sighting	2024-09-03	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	524009	5251359	4785	Sighting	2024-09-04	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	523744	5247692	4098	Sighting	2024-09-12	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	526850	5248419	918	Sighting	2024-10-23	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	526817	5248402	961	Sighting	2024-10-23	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	528379	5248974	1558	Sighting	2024-10-30	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	528219	5248894	1580	Sighting	2024-10-30	Present	kbpo	NVA
Lathamus discolor	swift parrot	100	526726	5247568	1348	Sighting	2024-11-02	Present	ohing	NVA
Lathamus discolor	swift parrot	100	526726	5247568	1348	Sighting	2024-11-03	Present	ohing	NVA
Lathamus discolor	swift parrot	20	526720	5247471	1415	Sighting	2024-11-03	Present	ohing	NVA
Lathamus discolor	swift parrot	20	526410	5248791	1420	Sighting	2024-11-04	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526539	5248558	1248	Sighting	2024-11-07	Present	ohing	NVA
Lathamus discolor	swift parrot	20	526720	5247471	1415	Sighting	2024-11-08	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526427	5248711	1384	Sighting	2024-11-08	Present	ohing	NVA
Lathamus discolor	swift parrot	20	526720	5247471	1415	Sighting	2024-11-12	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526762	5247598	1301	Carcass	2024-11-16	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526762	5247605	1297	Sighting	2024-11-24	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526440	5248901	1425	Sighting	2024-11-24	Present	ohing	NVA

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Lathamus discolor	swift parrot	10	526828	5247617	1238	Sighting	2024-11-25	Present	ahing		NVA
Lathamus discolor	swift parrot	10	526359	5248043	1466	Sighting	2024-11-25	Present	ahing		NVA
Lathamus discolor	swift parrot	50	526340	5248791	1487	Sighting	2024-11-25	Present	ahing		NVA
Lathamus discolor	swift parrot	50	526762	5247605	1297	Sighting	2024-11-18	Present	ahing		NVA
Lathamus discolor	swift parrot	50	526762	5247605	1297	Sighting	2024-11-19	Present	ahing		NVA
Lathamus discolor	swift parrot	50	526430	5248771	1395	Sighting	2024-11-19	Present	ahing		NVA
Lathamus discolor	swift parrot	20	526615	5249141	1373	Sighting	2024-11-23	Present	ahing		NVA
Lathamus discolor	swift parrot	10	526746	5248981	1179	Sighting	2024-11-23	Present	ahing		NVA
Lathamus discolor	swift parrot	10	526521	5247951	1339	Sighting	2024-11-24	Present	ahing		NVA
Lathamus discolor	swift parrot	10	527211	5247273	1271	Sighting	2024-10-20	Present	mhpr		NVA
Lathamus discolor	swift parrot	10	526466	5247893	1411	Sighting	2024-11-24	Present	mhpr		NVA
Lathamus discolor	swift parrot	10	526242	5248128	1562	Sighting	2024-10-10	Present	mhpr		NVA
Lathamus discolor	swift parrot	10	526764	5247782	1193	Sighting	2024-11-17	Present	mhpr		NVA
Lathamus discolor	swift parrot	10	526608	5247480	1495	Sighting	2024-10-21	Present	mhpr		NVA
Lathamus discolor	swift parrot	10	526733	5247541	1360	Sighting	2024-11-10	Present	mhpr		NVA
Lathamus discolor	swift parrot	10	526776	5247502	1353	Sighting	2024-11-08	Present	mhpr		NVA
Lathamus discolor	swift parrot	10	526453	5247978	1394	Sighting	2024-11-23	Present	mhpr		NVA
Lathamus discolor	swift parrot	10	526453	5247978	1394	Sighting	2024-10-27	Present	mhpr		NVA
Lathamus discolor	swift parrot	10	527362	5247357	1133	Sighting	2024-10-28	Present	mhpr		NVA
Lathamus discolor	swift parrot	10	527362	5247357	1133	Sighting	2024-10-20	Present	mhpr		NVA
Lathamus discolor	swift parrot	10	527496	5247078	1363	Sighting	2024-11-12	Present	mhpr		NVA
Lathamus discolor	swift parrot	10	527720	5247373	1040	Sighting	2024-10-29	Present	mhpr		NVA
Lathamus discolor	swift parrot	10	526822	5247624	1238	Sighting	2024-11-17	Present	mhpr		NVA
Lathamus discolor	swift parrot	500	527453	5247981	539	Sighting	2024-11-27	Present	mhpr		NVA
Lathamus discolor	swift parrot	500	527453	5247981	539	Sighting	2024-11-13	Present	mhpr		NVA
Lathamus discolor	swift parrot	500	527453	5247981	539	Sighting	2024-11-05	Present	mhpr		NVA
Lathamus discolor	swift parrot	500	527453	5247981	539	Sighting	2024-10-14	Present	mhpr		NVA
Lathamus discolor	swift parrot	50	525961	5247887	1891	Sighting	2024-10-27	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	526904	5247559	1221	Sighting	2024-11-27	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	526904	5247559	1221	Sighting	2024-11-25	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	526904	5247559	1221	Sighting	2024-11-05	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	526904	5247559	1221	Sighting	2024-11-03	Present	mhpr		NVA
Lathamus discolor	swift parrot	500	527453	5247981	539	Sighting	2024-10-08	Present	mhpr		NVA
Lathamus discolor	swift parrot	500	527453	5247981	539	Sighting	2024-10-07	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	526904	5247559	1221	Sighting	2024-10-30	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	526904	5247559	1221	Sighting	2024-10-19	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	528074	5247535	925	Sighting	2024-11-04	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	528074	5247535	925	Sighting	2024-10-11	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-11-24	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-11-23	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-11-22	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-11-21	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-11-20	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-11-19	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-11-18	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-11-17	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-11-16	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-11-15	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-11-14	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-11-13	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-11-12	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-11-07	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-11-06	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-11-04	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-11-03	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-11-02	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-11-01	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-10-28	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-10-27	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-10-21	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-10-20	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-10-31	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-10-29	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-10-19	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-10-18	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-10-17	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-10-16	Present	mhpr		NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-10-03	Present	mhpr		NVA

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2024-09-16	Present	mhpr	NVA
Lathamus discolor	swift parrot	30	527328	5247228	1266	Sighting	2019-10-24	Present	mhpr	NVA
Lathamus discolor	swift parrot	500	524946	5248951	2883	Audible	2024-11-01	Present	edspr	NVA
Lathamus discolor	swift parrot	19	526686	5247563	1383	Sighting	2023-12-12	Present	inat https://www.inaturalist.org/observations/193735322	NVA
Lathamus discolor	swift parrot	10	526916	5247362	1358	Sighting	2024-11-15	Present	fttr	NVA
Lathamus discolor	swift parrot	10	526739	5247571	1336	Sighting	2024-11-15	Present	fttr	NVA
Lathamus discolor	swift parrot	10	526448	5248017	1387	Sighting	2024-11-15	Present	fttr	NVA
Lathamus discolor	swift parrot	50	526905	5247552	1225	Sighting	2023-12-23	Present	dpiw-fauna	NVA
Lathamus discolor	swift parrot	10	526386	5248770	1438	Carcass	2024-10-25	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526520	5247951	1339	Sighting	2024-12-02	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526420	5248061	1402	Sighting	2025-01-09	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526544	5248596	1248	Sighting	2025-01-28	Present	ohing	NVA
Lathamus discolor	swift parrot	20	526422	5248721	1391	Sighting	2025-01-30	Present	ohing	NVA
Lathamus discolor	swift parrot	20	526797	5247639	1248	Sighting	2024-12-03	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526480	5248975	1415	Sighting	2024-12-03	Present	ohing	NVA
Lathamus discolor	swift parrot	50	526629	5247548	1283	Sighting	2024-12-09	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526828	5247617	1238	Sighting	2024-12-12	Present	ohing	NVA
Lathamus discolor	swift parrot	20	526816	5247515	1315	Sighting	2024-12-17	Present	ohing	NVA
Lathamus discolor	swift parrot	20	526497	5248058	1329	Sighting	2024-12-21	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526963	5247627	1205	Sighting	2024-12-21	Present	ohing	NVA
Lathamus discolor	swift parrot	4	526608	5248845	1248	Sighting	2024-09-25	Present	inat https://www.inaturalist.org/observations/243917893	NVA
Lathamus discolor	swift parrot	30	526760	5247600	1302	Sighting	2024-10-12	Present	inat https://www.inaturalist.org/observations/246831463	NVA
Lathamus discolor	swift parrot	12	526522	5248898	1347	Sighting	2024-10-12	Present	inat https://www.inaturalist.org/observations/246851534	NVA
Lathamus discolor	swift parrot	4	526845	5247596	1239	Sighting	2024-10-22	Present	inat https://www.inaturalist.org/observations/248570736	NVA
Lathamus discolor	swift parrot	55	526763	5247602	1298	Sighting	2024-10-22	Present	inat https://www.inaturalist.org/observations/250118733	NVA
Lathamus discolor	swift parrot	9	526748	5247575	1327	Sighting	2024-11-09	Present	inat https://www.inaturalist.org/observations/250968607	NVA
Lathamus discolor	swift parrot	31	526797	5247591	1279	Sighting	2024-11-21	Present	inat https://www.inaturalist.org/observations/252478135	NVA
Lathamus discolor	swift parrot	2871	526329	5247990	1509	Sighting	2024-11-25	Present	inat https://www.inaturalist.org/observations/253475751	NVA
Lathamus discolor	swift parrot	122	526856	5247524	1279	Sighting	2024-11-10	Present	inat https://www.inaturalist.org/observations/255457826	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	145	524007	5251307	4755	Sighting	2024-09-04	Present	inat https://www.inaturalist.org/observations/241869360	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	527706	5244855	3557	Sighting	2025-05-14	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	527670	5244851	3562	Sighting	2025-05-14	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	527837	5244839	3572	Shell	2025-05-14	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	527947	5244818	3597	Sighting	2025-05-14	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	527708	5244851	3561	Sighting	2025-05-28	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	527666	5244978	3435	Sighting	2025-05-28	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	528045	5245795	2630	Sighting	2025-05-28	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	527906	5245536	2878	Sighting	2025-05-28	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	528205	5245102	3336	Sighting	2025-06-11	Present	kbpo	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	10	524339	5246950	3736	Nest	2025-06-27	Absent	rnd 3205	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	10	524368	5246962	3705	Nest	2025-06-27	Present	rnd 3592	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	528182	5246901	1563	Sighting	2025-06-26	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	528093	5246908	1536	Sighting	2025-06-26	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	15	527512	5244428	3992	Sighting	2025-07-25	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	527587	5244408	4008	Sighting	2025-07-25	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	528450	5246910	1645	Sighting	2025-08-14	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	528675	5246914	1745	Sighting	2025-09-02	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	528659	5246962	1696	Sighting	2025-09-02	Present	kbpo	NVA
Lathamus discolor	swift parrot	50	526385	5248928	1505	Sighting	2025-09-05	Present	ohing	NVA
Lathamus discolor	swift parrot	100	526494	5248771	1334	Sighting	2025-09-17	Present	ohing	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	527949	5246992	1429	Shell	2025-09-05	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	527913	5247020	1398	Sighting	2025-09-05	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	527908	5247034	1383	Shell	2025-09-10	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	527956	5246977	1445	Shell	2025-09-10	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	527691	5244860	3552	Sighting	2025-09-12	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	527608	5244874	3541	Sighting	2025-09-12	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	526951	5248185	857	Shell	2025-09-25	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	526933	5248700	893	Sighting	2025-09-25	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	528123	5245707	2726	Sighting	2025-09-29	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	528087	5245778	2651	Sighting	2025-09-29	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	527688	5244848	3564	Sighting	2025-09-12	Present	kbpo	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	10	526755	5248385	1023	Sighting	2025-10-19	Present	kbpo	NVA
Lathamus discolor	swift parrot	50	524434	5251266	4397	Sighting	2025-12-07	Present	dpiw-fauna	NVA
Lathamus discolor	swift parrot	50	524486	5250368	3830	Sighting	2025-11-16	Present	misc/ft	NVA
Lathamus discolor	swift parrot	50	526330	5248341	1450	Sighting	2025-12-26	Present	ohing	NVA
Lathamus discolor	swift parrot	10	526750	5247591	1315	Sighting	2026-01-04	Present	ohing	NVA

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Summary of Threatened Flora Species in Search

Species name	Common name
Lepidium hyssopifolium	soft peppercress
Diuris palustris	swamp doubletail
Pterostylis wapstrorum	fleshy greenhood
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy
Asperula scoparia subsp. scoparia	prickly woodruff
Senecio squarrosus	leafy fireweed
Vittadinia burbidgeae	smooth new-holland-daisy
Vittadinia muelleri	narrowleaf new-holland-daisy
Austrostipa blackii	crested speargrass
Olearia hookeri	crimsontip daisybush
Bolboschoenus caldwellii	sea clubsedge
Carex gunniana	mountain sedge
Carex longebrachiata	drooping sedge
Pterostylis ziegeleri	grassland greenhood
Euphrasia scabra	yellow eyebright
Atriplex suberecta	sprawling saltbush
Scleranthus fasciculatus	spreading knawel

Showing 1 to 17 of 17 entries

Threatened Flora Records

Flora Records within 2000m of 527778E, 5248411N
NVA Data Currency: 27/2/2026 (7am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
Lepidium hyssopifolium	soft peppercress	10	528045	5247501	948	Sighting	2002-11-12	Present	NVA
Lepidium hyssopifolium	soft peppercress	10	528066	5247494	961	Sighting	2002-11-12	Present	NVA
Senecio squarrosus	leafy fireweed	100	526012	5247883	1817	Sighting	2001-01-01	Present	NVA
Lepidium hyssopifolium	soft peppercress	10	527992	5247553	884	Sighting	2002-11-12	Present	NVA
Lepidium hyssopifolium	soft peppercress	10	528032	5247542	905	Sighting	2002-11-12	Present	NVA
Diuris palustris	swamp doubletail	2000	527112	5247683	987	Sighting	1895-10-31	Present	NVA
Pterostylis wapstrorum	fleshy greenhood	1000	529112	5248183	1353	Sighting	1955-11-06	Present	NVA
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy	10	529215	5247101	1944	Sighting	2004-09-30	Present	NVA
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy	10	529227	5247111	1947	Sighting	2004-09-30	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	20	529215	5247101	1944	Sighting	2004-09-30	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	20	529227	5247111	1947	Sighting	2004-09-30	Present	NVA
Asperula scoparia subsp. scoparia	prickly woodruff	10	527374	5247522	976	Sighting	2005-11-09	Present	NVA
Asperula scoparia subsp. scoparia	prickly woodruff	10	527370	5247487	1010	Sighting	2005-11-09	Present	NVA
Asperula scoparia subsp. scoparia	prickly woodruff	10	527395	5247514	975	Sighting	2005-11-09	Present	NVA
Asperula scoparia subsp. scoparia	prickly woodruff	10	527414	5247499	982	Sighting	2005-11-09	Present	NVA
Asperula scoparia subsp. scoparia	prickly woodruff	10	527413	5247533	951	Sighting	2006-01-11	Present	NVA
Asperula scoparia subsp. scoparia	prickly woodruff	10	527487	5247428	1025	Sighting	2006-02-01	Present	NVA
Asperula scoparia subsp. scoparia	prickly woodruff	10	527365	5247551	954	Sighting	2006-01-11	Present	NVA
Asperula scoparia subsp. scoparia	prickly woodruff	10	527404	5247489	995	Sighting	2006-01-11	Present	NVA
Senecio squarrosus	leafy fireweed	5	525834	5248017	1984	Sighting	2011-02-22	Present	NVA
Senecio squarrosus	leafy fireweed	5	525868	5247834	1995	Sighting	2011-02-22	Present	NVA
Senecio squarrosus	leafy fireweed	5	525870	5248022	1947	Sighting	2011-02-22	Present	NVA
Senecio squarrosus	leafy fireweed	5	525916	5247882	1936	Sighting	2011-02-22	Present	NVA
Senecio squarrosus	leafy fireweed	5	525972	5247878	1883	Sighting	2011-02-22	Present	NVA
Senecio squarrosus	leafy fireweed	5	526006	5247863	1855	Sighting	2011-02-22	Present	NVA
Senecio squarrosus	leafy fireweed	5	525959	5248293	1823	Sighting	2011-03-03	Present	NVA
Vittadinia burbidgeae	smooth new-holland-daisy	5	525886	5248324	1894	Sighting	2011-03-03	Present	NVA
Vittadinia burbidgeae	smooth new-holland-daisy	5	525902	5248350	1877	Sighting	2011-03-03	Present	NVA
Vittadinia burbidgeae	smooth new-holland-daisy	5	525905	5248331	1875	Sighting	2011-03-03	Present	NVA
Vittadinia burbidgeae	smooth new-holland-daisy	5	525930	5248348	1849	Sighting	2011-03-03	Present	NVA
Vittadinia burbidgeae	smooth new-holland-daisy	5	526112	5248374	1666	Sighting	2011-03-03	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	526016	5248352	1763	Sighting	2011-03-03	Present	NVA
Vittadinia burbidgeae	smooth new-holland-daisy	5	525930	5248215	1858	Sighting	2011-03-12	Present	NVA
Asperula scoparia subsp. scoparia	prickly woodruff	5	527372	5247513	985	Sighting	2014-06-09	Present	NVA
Asperula scoparia subsp. scoparia	prickly woodruff	5	527375	5247517	981	Sighting	2014-06-09	Present	NVA
Asperula scoparia subsp. scoparia	prickly woodruff	5	527365	5247555	950	Sighting	2014-06-09	Present	NVA
Asperula scoparia subsp. scoparia	prickly woodruff	10	527371	5247595	912	Sighting	2017-05-03	Present	NVA
Asperula scoparia subsp. scoparia	prickly woodruff	10	527414	5247497	984	Sighting	2017-05-03	Present	NVA
Asperula scoparia subsp. scoparia	prickly woodruff	10	527402	5247489	996	Sighting	2017-05-03	Present	NVA
Austrostipa blackii	crested speargrass	5	527845	5249072	664	Sighting	2020-01-20	Present	NVA
Austrostipa blackii	crested speargrass	32	527478	5249088	740	Sighting	2021-01-29	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	527482	5249107	756	Sighting	2022-05-12	Present	NVA
Euphrasia scabra	yellow eyebright	25000	526116	5248019	1708	Specimen	1947-01-28	Present	NVA
Euphrasia scabra	yellow eyebright	25000	526116	5248019	1708	Specimen	1917-12-30	Present	NVA
Euphrasia scabra	yellow eyebright	10000	527196	5246535	1964	Specimen	1920-10-30	Present	NVA
Vittadinia burbidgeae	smooth new-holland-daisy	2000	526116	5248019	1708	Specimen	1929-12-30	Present	NVA
Senecio squarrosus	leafy fireweed	10000	525849	5248387	1929	Specimen		Present	NVA
Olearia hookeri	crimsontip daisybush	10000	525849	5248387	1929	Specimen	1911-11-13	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	1800	527412	5249883	1517	Specimen	1892-10-31	Present	NVA
Carex gunniana	mountain sedge	100	527012	5249483	1318	Specimen	1990-12-03	Present	NVA
Carex longebrachiata	drooping sedge	300	525912	5248583	1874	Specimen	1978-11-15	Present	NVA
Pterostylis ziegeleri	grassland greenhood	2000	527611	5247682	748	Specimen	1955-11-06	Present	NVA
Olearia hookeri	crimsontip daisybush	1000	525646	5248390	1932	Specimen	1923-11-30	Present	NVA
Euphrasia scabra	yellow eyebright	25	527605	5246519	1900	Specimen	2008-01-15	Present	NVA
Euphrasia scabra	yellow eyebright	1000	527312	5246883	1597	Specimen	1930-01-31	Present	NVA
Euphrasia scabra	yellow eyebright	3000	527611	5247682	748	Specimen	1899-03-31	Present	NVA
Atriplex suberecta	sprawling saltbush	1800	527412	5249883	1517	Specimen	1899-12-31	Present	NVA
Vittadinia burbidgeae	smooth new-holland-daisy	1300	527312	5246883	1597	Specimen	1929-12-31	Present	NVA
Vittadinia burbidgeae	smooth new-holland-daisy	1000	527312	5246883	1597	Specimen	1929-12-31	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	2000	527611	5247682	748	Specimen	1933-11-04	Present	NVA
Scleranthus fasciculatus	spreading knawel	100	527112	5249484	1263	Specimen	1994-11-22	Present	NVA
Senecio squarrosus	leafy fireweed	100	527212	5246883	1629	Specimen	1999-12-21	Present	NVA
Diuris palustris	swamp doubletail	1000	527206	5248385	573	Specimen	1895-10-31	Present	NVA
Lepidium hyssopifolium	soft peppercress	100	528012	5247583	860	Specimen	2002-07-01	Present	NVA

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LARK & CREESE PTY LTD
LAND AND ENGINEERING SURVEYORS

53264-01

BUSHFIRE HAZARD REPORT

CONSTRUCTION OF A NEW CLASS 1A BUILDING, CLASS 1A ANCILLARY AND A CLASS 10A BUILDING

18 SUNVALE AVENUE, SANDY BAY

FOR

M. SOKULSKI & K. E. SOKULSKI

PREPARED BY L BRIGHTMAN (BFP-164)

CERTIFIED BY N M CREESE (BFP-118)

10th December 2025

LARK & CREESE
62 Channel Highway, Kingston 7050 Ph 6229 6563 info@larkandcreese.com.au
v4.1 27th of February 2025

LARK & CREESE PTY LTD
LAND AND ENGINEERING SURVEYORS

53264-01

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ATTACHMENT 1 – Bushfire Hazard Management Plan

ATTACHMENT 2 – Hazard management email from Hobart City Council

ATTACHMENT 3 – D21121 Part 5 Agreement – management of Hazard Management Area to south

ATTACHMENT 4 – Form 55 Certificate

Disclaimer:
AS 3959:2018 cannot guarantee that a habitable building will survive a bushfire attack, however the implementation of the measures contained within *AS 3959:2018*, this report and accompanying plan will improve the likelihood of survival of the structure. This report and accompanying plan are based on the conditions prevailing at the time of assessment. No responsibility can be accepted to actions by the landowner, governmental or other agencies or other persons that compromise the effectiveness of this plan. The contents of this plan are based on the requirements of the legislation prevailing at the time of report.

LARK & CREESE PTY LTD
LAND AND ENGINEERING SURVEYORS

53264-01

1. SUMMARY:

This Bushfire Hazard Report has been prepared to support the design, application for a building permit, and construction of a new Class 1a building, a Class 1a ancillary building and a Class 10a building at 18 Sunvale Avenue, Sandy Bay. The site is subject to a Bushfire Prone Area Overlay under the under the relevant planning scheme and has been deemed to have the potential to be bushfire prone due to its proximity to the areas of bushfire prone vegetation surrounding the site.

The proposed Class 10a building is within 6 metres of the proposed Class 1a building and has been included in this assessment in accordance with *Clause 3.2.3 Adjacent structures on the subject allotment, 3.2 CONSTRUCTION REQUIREMENTS FOR SPECIFIC STRUCTURES, Section 3 GENERAL CONSTRUCTION REQUIREMENTS, AS 3959:2018*.

This report identifies the protective features and controls that must be incorporated into the design and construction works to ensure compliance with the standards. Fire management solutions are defined in *National Construction Code 2022 (Volume 2) (NCC), Building Regulations 2016, AS 3959:2018 Construction of Buildings in Bushfire-Prone Areas (AS 3959), Director's Determination – Bushfire Hazard Areas (version 1.2) (Determination), Bushfire Prone Areas Advisory Note Nº 01-2014 (version 3) (BHAN 01)*.

The proposed buildings have been assessed as **BAL-29** under *Section 7* of *AS3959* and provided the appropriate construction standards are incorporated into the design; the new building works are capable of compliance with the provisions of *AS3959*.

Compliance with the following provisions of the *Directors Determination - Requirements for Building in Bushfire-Prone Areas* will be required:

- *2.3.1 Construction Requirements*
- *2.3.2 Property Access*
- *2.3.3 Water Supply for Firefighting*
- *2.3.4 Hazard Management Areas*

The effectiveness of the measures and recommendations detailed in this report and *AS3959* is dependent on their implementation and maintenance for the life of the development or until the site characteristics that this assessment has been measured from alter from those identified. No Liability can be accepted for actions by lot owner, Council or Government agencies which compromise the effectiveness of this report.

This report has been prepared by Liam Brightman and certified by Nick Creese, principal of Lark & Creese Surveyors. Liam is accredited by the Tasmania Fire

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Service to prepare Bushfire Hazard Management Plans. Nick is a registered surveyor in Tasmania and is accredited by the Tasmanian Fire Service to prepare Bushfire Hazard Management Plans.

Site survey carried out on the 17th of November 2025.

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2. LOCATION:

Property address:	18 Sunvale Avenue, Sandy Bay
Title owner:	M. Sokulski & K. E. Sokulski
Title reference:	C.T. 161967/19
PID N°:	3122265
Title area:	2615 m²
Municipal area:	Hobart City
Zoning:	General Residential

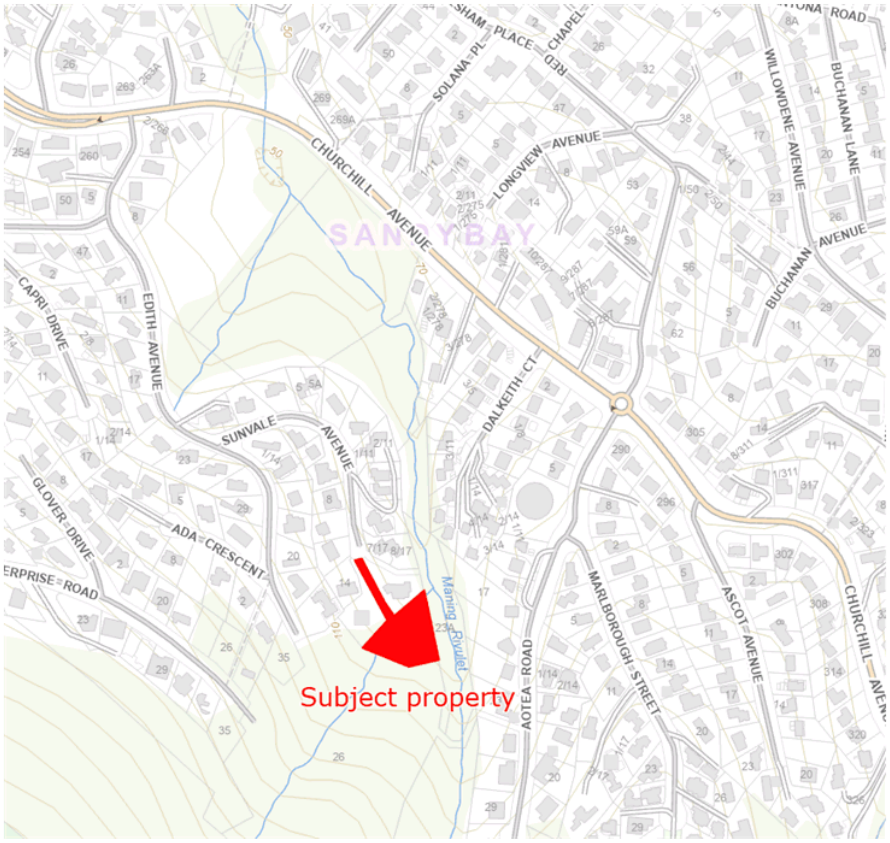

Image 1: Site location (Source *The LIST*)

3. SITE DESCRIPTION:

The site is located within an existing residential area on Sunvale Avenue, approximately 540 metres south of the intersection of Churchill Avenue and Edith Avenue, Sandy Bay. The site is located at an elevation of approximately 85-105 metres with grades falling to the north-east in the order of 15-20°.

At the time of assessment, the property included a concrete driveway from Sunvale Avenue and a small structure that appeared to be a children's cubby house. The vegetation in the approximate centre of the property had been cleared in the past and consisted of regenerating weeds.

Adjacent to the north-eastern boundary was the Manning Rivulet Reserve corridor beyond which was an area of well-established residential allotments. Manning Rivulet Reserve was vegetated by thick native trees and shrubs. The residential allotments included dwellings, sheds, accesses, and gardens.

To the south and south-west of the site was the balance lot of the subdivision. This property was undeveloped and vegetated by thick native trees and shrubs.

North-west of the site was an area of well-established residential allotments and Sunvale Avenue. The residential allotments included dwellings, sheds, accesses, and gardens. Sunvale Avenue included grassed nature strips, a concrete footpath and a bitumen carriageway.

Reticulated water supply is available to the site with domestic water supply requirements reliant on TasWater mains supply.

Planning controls are administered by the Hobart City Council under the *Tasmanian Planning Scheme - Hobart*. The site is zoned General Residential.

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Image 2: Looking north towards development site.

Image 3: Looking south towards development site.

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4. PROPOSED DEVELOPMENT:

The construction of a new Class 1a building, a Class 1a ancillary building and a Class 10a building are proposed for the site as shown in Image 4 as provided by the designer. The proposed Class 1a building is to be consist of 3 tiers. The first tier will include the garage, storeroom and entry way. The second tier will include 4 bedrooms, two WC, and linen storage. The third tier will include two living rooms, kitchen, office, and patio. The Class 1a ancillary building will include a bedroom, WC, living room and kitchen area. Construction materials of the Class 1a building are to include Colorbond roofing, a mix of brickwork, fibre cement, and metal cladding, aluminium framed double-glazed windows, and doors. The ancillary Class 1a building and the Class 10a building are to be constructed of Colorbond roofing, a mix of fibre cement and metal cladding, double-glazed windows and doors.

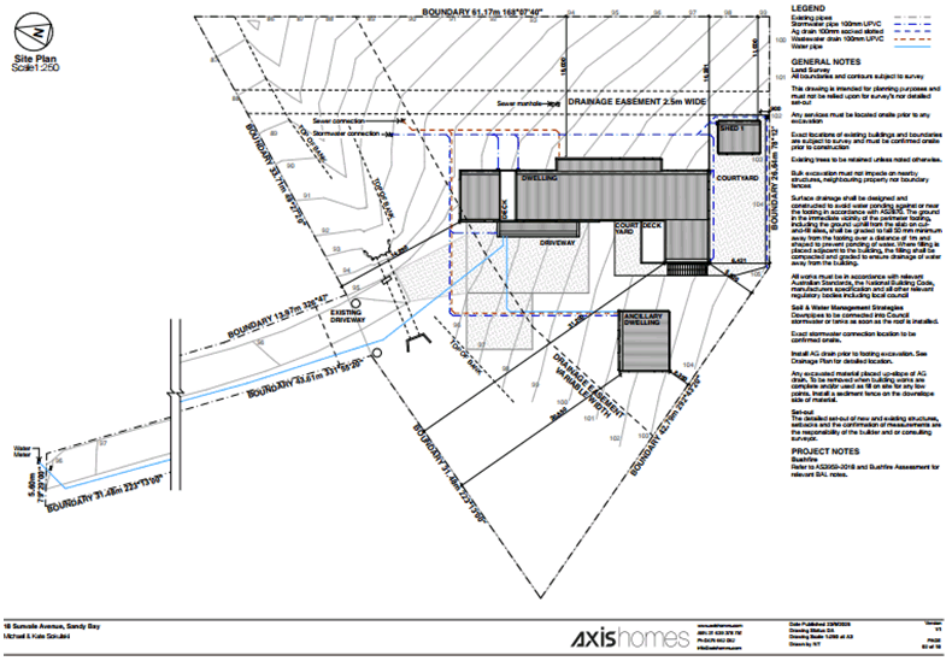

Image 4: Site plan.

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5. BUSHFIRE ATTACK LEVEL:

Fire Danger Index (FDI): The Fire Risk Rating for Tasmania is adopted as 50.
Vegetation Classification:

Vegetation Assessment:

Following assessment of the characteristics of the site, the vegetation types, separation distances from development site and slope under the vegetation have been identified as shown in Table 1 below:

Building:	Direction:	Description:	Distance:	Slope:
Class 1a	NE	Site: • weeds • native trees & shrubs Manning Rivulet Reserve: • native trees & shrubs • Manning Rivulet • native trees & shrubs Neighbouring allotments: • dwellings, sheds, access, gardens	0-6 6-15 15-29 29-30 30-44 44-150	15-20°↓ >20°↓ Level >20°↑
	S	Site: • weeds Neighbouring allotment: • native trees & shrubs	0-6 6-150	15-20°↑
	SW	Site: • weeds Neighbouring allotment: • native trees & shrubs	0-5 5-150	5-10°↑ 15-20°↑
	NW	Site: • weeds • native trees & shrubs Neighbouring allotments: • dwellings, sheds, accesses, gardens Sunvale Avenue: • grassed nature strips, concrete footpath, bitumen carriageway	0-10 10-17 17-150 69-150	0-5°↓ 5-10°↑ 5-10°↓
	N	Site:		

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Class 1a ancillary		• weeds • native trees & shrubs Neighbouring allotments: • dwellings, sheds, accesses, gardens	0-25 25-30 30-150	10-15°↓ 5-10°↓
	E	Site: • weeds • native trees & shrubs Manning Rivulet Reserve: • native trees and shrubs • Manning Rivulet • native trees & shrubs Neighbouring allotments: • dwellings, sheds, accesses, gardens	0-26 26-31 31-46 46-47 47-58 58-150	5-10°↓ >20°↓ Level >20°↑
	S	Site: • weeds Neighbouring allotment: • native trees & shrubs	0-2.5 2.5-150	15-20°↑
	W	Site: • weeds • native trees & shrubs Neighbouring allotments: • native trees & shrubs • dwellings, sheds, accesses, gardens	0-2 2-6 6-76 76-150	5-10°↑ 15-20°↑ >20°↑
Class 10a	NE	Site: • weeds • native trees & shrubs Manning Rivulet Reserve: • native trees & shrubs • Manning Rivulet • native trees & shrubs Neighbouring allotments: • dwellings, sheds, accesses, gardens	0-7 7-12 12-25 25-26 26-37 37-150	15-20°↓ Level >20°↑
	S	Site:		

		• weeds Neighbouring allotment: • native trees & shrubs	0-1 1-150	15-20°↑
	SW	Site: • weeds Neighbouring allotment: • native trees & shrubs	0-2 2-150	15-20°↑
	NW	Site: • weeds • native trees & shrubs Neighbouring allotments: • dwellings, sheds, accesses, gardens Sunvale Avenue: • grassed nature strips, concrete footpath, bitumen carriageway	0-32 32-43 43-150 99-150	0-5°↓ Level >20°↑ 5-10°↓

Table 1: Site assessment.

NOTE: The vegetation identified in Table 1 has been assessed in consideration of *Table 2.3 and figures 2.4(A)-(H) AS 3959* as follows.

At the time of assessment, the property was vacant and included a concrete access, an area, approximately central to the site, that had been previously cleared of vegetation and consisted of regenerating weeds, surrounding this was an area of eucalypts, 10-20 metres in height, with an understory of varying density. The regenerating weeds have been assessed in accordance with *Figure 2.4(H)* as *Sparse Open Tussock G-24* resulting in a vegetation classification of **G: Grassland**. The areas of eucalypts have been assessed as having a foliage coverage of predominately >30% and has been assessed in accordance with *figure 2.4(B)* as *Low Open Forest A-04* resulting in a vegetation classification of **A: Forest**.

The vegetation within the Manning Rivulet Reserve included eucalypts, 10-20 metres in height, with a dense understory of smaller trees and shrubs leading to an assessed foliage coverage of >30%. This area of vegetation has been classified in accordance with *Figure 2.4(B)* as *Low Open Forest A-04* resulting in a vegetation classification of **A: Forest**. Beyond Manning Rivulet Reserve was an extensive area of well-established residential allotments that included dwellings, sheds, accesses and gardens which has been classified as **Low Threat Vegetation** in accordance with *Part 2.2.3.2 (e) & (f), AS 3959:2018*.

To the south and south-west was a large allotment that forms the balance lot of the same subdivision. This allotment was undeveloped and vegetated by eucalypts, 10-20 metres in height, with a dense understory of smaller trees and shrubs. This area of vegetation has been assessed as having a foliage coverage of >30% and has been assessed in accordance with *Figure 2.4(B)* as *Low Open Forest A-04* resulting in a vegetation classification of **A: Forest**.

North-west of the site was an extensive area of well-established residential allotments and Sunvale Avenue. The residential allotments typically included dwellings, sheds, accesses, and gardens. One of the allotments adjacent to the north-western boundary included a dwelling, access, and was vegetated by eucalypts, 10-20 metres in height, with a dense understory of smaller trees and shrubs. Sunvale Avenue included grassed nature strips, a concrete footpath, and a bitumen carriageway. The vegetation in this area has been classified as **Low Threat Vegetation** in accordance with *Part 2.2.3.2 (e) & (f), AS 3959:2018* and *BHAN 01-2014*.

Vegetation Classification:

In consideration of vegetation classifications under *Table 2.3* and *Figure 2.4, AS 3959* and as detailed above, the predominant vegetation, separation distances from development site and slope under the classified vegetation is assessed as shown in Table 2 below:

Building:	Direction:	Vegetation Type:	Distance (m):	Effective slope:	Exclusions:
Class 1a	NE	G A *A LTV	0-6 6-15 15-44 44-150	15-20°↓ Level >20°↑	No No No *2.2.3.2 (e) & (f)*
	S	G A	0-6 6-150	15-20°↑	No No
	SW	G A	0-5 5-150	5-10°↑ 15-20°↑	No No
	NW	G A LTV	0-10 10-15 17-150	0-5°↓ 5-10°↑	No No *2.2.3.2 (e) & (f)* *BHAN 01-2014*
Class 1a ancillary	N	G A LTV	0-25 25-30 30-150	10-15°↓ 5-10°↑	No No *2.2.3.2 (e) & (f)* *BHAN 01-2014*
	E	G A *A LTV	0-26 26-31 31-58 58-150	5-10°↓ Level >20°↑	No No *2.2.3.2 (e) & (f)*

	S	G A	0-2.5 2.5-150	15-20°↑	No No
	W	G A LTV	0-2 2-6 6-76 76-150	5-10°↑ 15-20°↑ >20°↑	No No *2.2.3.2 (e) & (f)*
Class 10a	NE	G A *A LTV	0-7 7-25 26-37 37-150	15-20°↓ Level >20°↑	No No *2.2.3.2 (e) & (f)*
	S	G A	0-1 1-150	15-20°↑	No No
	SW	G A	0-2 2-150	15-20°↑	No No
	NW	G A LTV	0-32 32-43 43-150	0-5°↓ Level >20°↑	No No *2.2.3.2 (e) & (f)* *BHAN 01-2014*

Table 2: Assessed vegetation.

NOTE: A = A: Forest, B = B: Woodland, C = C: Shrubland, D = D: Scrub, F = F: Rainforest, G = G: Grassland, H = H: Tussock Moorland, LTV = Low Threat Vegetation, NVA = Non-vegetated Area.

*The effective slope under the vegetation has been assessed as being level due to the steep grades both sides of Manning Rivulet being mostly equal in slope and distance. It has also been assumed that any fire activity within this area of vegetation is likely to travel parallel to the site and thus expose the site to a reduced level of radiant heat and chance of flame contact.

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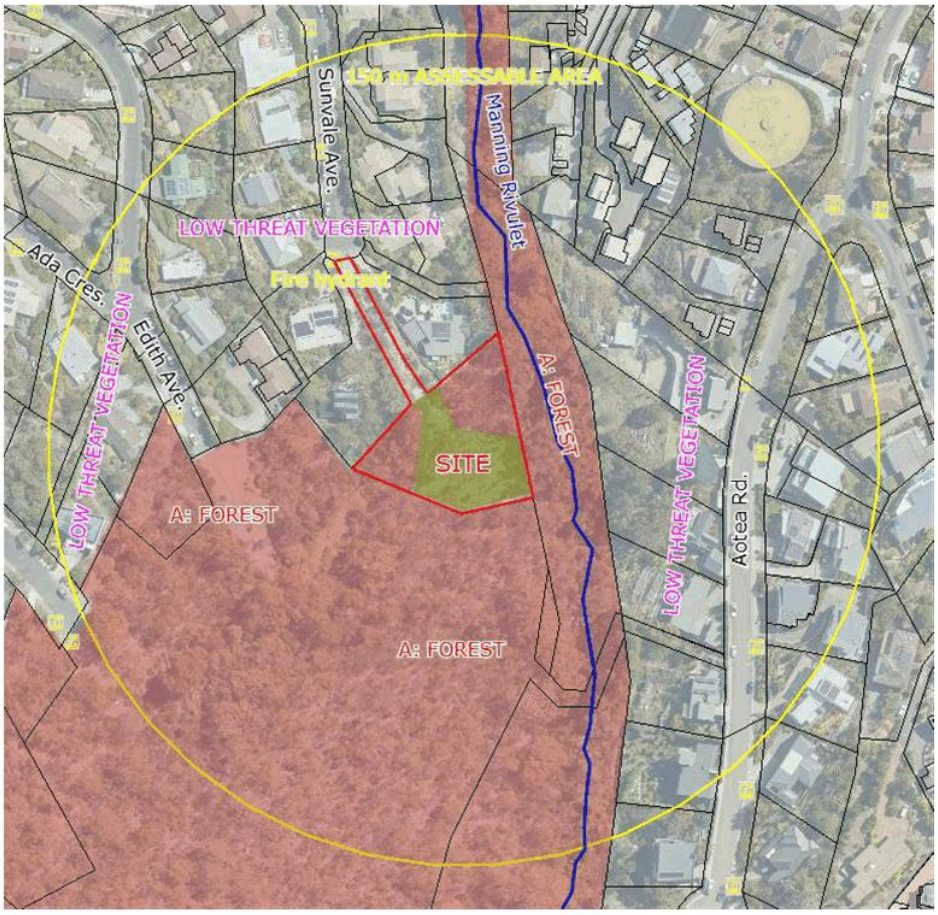

Image 5: Aerial image of assessed vegetation (Source *The LIST*).

Image 6: Predominant vegetation to the north of the site – LTV

Image 7: Predominant vegetation to the north-east of the site – A: Forest

Image 8: Predominant vegetation to the east of the site – A: Forest
(Vegetation classified as G: Grassland in foreground)

Image 9: Predominant vegetation to the south of the site – A: Forest

Image 10: Predominant vegetation to the south-west of the site – A: Forest

Image 11: Predominant vegetation to the north-west of the site – A: Forest

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Bushfire Attack Level Assessment:

Bushfire Attack Levels have been divided into 6 categories based on the potential impact on the proposed structure from bushfire threat. These are as follows.

BAL-LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-FZ
There is some risk but it is considered insufficient to warrant any specific construction requirements	Ember attach and radiant heat below 12.5 kW/m²	Increased ember attack and windborne debris, radiant heat between 12.5 kW/m² and 19 kW/m²	Increased ember attack and windborne debris, radiant heat between 19 kW/m² and 29 kW/m²	Increased ember attack and windborne debris, radiant heat between 29 kW/m² and 40 kW/m². Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from fire front

Definition of Bushfire Attack Levels (Source *Building for Bushfire, Bushfire Attack Level (BAL) Assessment)*

Based on the predominant vegetation detailed above, and the separation distances provided between the predominant vegetation and the development site, the BAL for each direction from the proposed dwelling has been determined from *Table 2.6, AS3959* as follows:

Building:	Direction:	N/NE	E/SE	S/SW	W/NW
Class 1a	BAL	FZ	FZ	FZ	FZ
Class 1a ancillary	BAL	FZ	FZ	FZ	FZ
Class 10a	BAL	FZ	FZ	FZ	FZ

With the establishment of an appropriate Hazard Management Area, the increased risk associated with the exposure of the structure to the bushfire threat can be reduced. The resulting bushfire attack level for each elevation can then be assessed as:

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Building	Direction	BAL	Vegetation	Effective slope	HMA specified *Table 2.6*	HMA required	HMA available
Class 1a	NE	29	G A **A** LTV	15-20°↓ **Level** >20°↑	11-<17 m 37-<51 m **16-<23 m** N/A	**†16 m**	≈15 m to boundary. Additional 1 m required within C.T. 149159/100.
	S		G **A**	**15-20°**↑	6-<10 m **16-<23 m**	**^16 m**	≈6 m to boundary. Additional 10 m required within C.T. 169835/105.
	SW		G **A**	5-10°↑ **15-20°**↑	6-<10 m **16-<23 m**	**^16 m**	≈5 m to boundary. Additional 11 m required within C.T. 169835/105.
	NW		G **A** LTV	**0-5°**↓ 5-10°↑	7-<11 m **19-<27 m** N/A	**Boundary**	≈17 m to boundary. >150 m of LTV beyond.
Class 1a ancillary	N	29	G **A** LTV	**10-15°**↓ 5-10°↑	10-<15 m **30-<41 m** N/A	**Boundary**	≈25 m to boundary. >150 m of LTV beyond.
	E		G **A** A LTV	**5-10°**↓ Level >20°↑	8-<13 m **24-<34 m** 16-<23 m N/A	**Boundary**	≈26 m to boundary.
	S		G **A**	**15-20°**↑	6-<10 m **16-<23 m**	**^16 m**	≈2.5 m to boundary. Additional 13.5 m required within C.T. 169835/105.
	W		G A **A** LTV	5-10°↑ 15-20°↑ >20°↑	6-<10 m 16-<23 m **16-<23 m** N/A	**^16 m**	≈6 m to boundary. Additional 10 m required within C.T. 169835/105.
Class 10a	NE	29	G A **A** LTV	15-20°↓ **Level** >20°↑	11-<17 m 37-<51 m **16-<23 m** N/A	**†16 m**	≈12 m to boundary. Additional 4 m required within C.T.149159/100.
	S		G **A**	**15-20°**↑	6-<10 m **16-<23 m**	**^16 m**	≈1 m to boundary. Additional 15 m required within C.T.169835/105.
	SW		G **A**	**15-20°**↑	6-<10 m **16-<23 m**	**^16 m**	≈2 m to boundary. Additional 14 m

							required within C.T.169832/105.
	NW		G **A** LTV	0-5°↓ **Level** >20°↑	7-<11 m **16-<23 m** N/A	**Boundary**	≈43 m to boundary.

Table 3: Details the hazard management areas (HMA) required to comply with that BAL, and the area available for compliance.

NOTE: Bolded text indicates the relevant site characteristics assessed as posing the predominate bushfire risk to the proposed development.

†This report is dependent on the management of the vegetation within the prescribed area within the Manning Rivulet Reserve, C.T. 149159/100, being maintained in a minimal fuel condition into perpetuity. Council have advised they are willing to complete these works to support a BAL-29 HMA.

^At the time of subdivision a Part 5 Agreement (Dealing No. D21121) was established between the developer and the Hobart City Council that required the vegetation between the stages to be maintained in a minimal fuel condition. This included an area on the south side of the site 35m wide. At the time of assessment this was clearly not being done. This assessment is dependent on the vegetation within the area of the Part 5 Agreement, at a minimum the distance prescribed within Table 3 of this report, being maintained in a minimal fuel condition. The obligation for this management lies with the owners of that land in accordance with the requirements of the agreement.

Where shown as **Boundary**, the HMA has been extended to the property boundary regardless of whether the HMA required under Table 2.6 extends to the boundary, or falls short. It is considered reasonable, and appropriate to maintain the entire property in a low fuel condition.

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6. COMPLIANCE:

Building Regulations 2016:

Compliance with *Part 5 – Work in Hazardous Areas, Division 6 – Bushfire-prone areas* the *Building Regulations 2016* is achieved through the implementation of *Director's Determination – Bushfire Hazard Areas* as follows:

Director's Determination – Bushfire Hazard Areas

2.1 Application:

(1) The Determination applies to a building located in a bushfire-prone area of the following Class:
  (i) Class 1;
  (ii) Class 2;
  (iii) Class 3;
  (iv) Class 8;
  (v) Class 9; and
  (vi) Class 10a that is
    (a) closer than 6 metres to a habitable building; or
    (b) closer than 6 metres to another Class 10a Building that is within 6m of a habitable building.

(2) Despite subclause (1), this Determination does not apply to buildings that are integral to the agricultural use of the land and which are not habitable buildings.

(3) Notwithstanding the *Director's Determination – Categories of Building and Demolition Work,* for the purposes of regulation 51(2)(c) of the *Building Regulations 2016,* building work or demolition work specified in Schedule 1 of this Determination, if performed, or proposed to be performed, in a bushfire-prone area is work to which Part 5 of the *Building Regulations 2016* applies.

Notwithstanding the *Director's Determination – Categories of Building and Demolition Work,* building work of demolition work specified in Schedule 1 of this Determination, if performed, or proposed to be performed, in a bushfire-prone area is categorised as notifiable work, provided that it would not otherwise be categorised as permit work.

APPLICATION

(1) The proposed development is for the construction of a Class 1a building, a Class 1a ancillary building, and a Class 10a building within 6 metres of the

proposed Class 1a building as such the requirements of the *Determination* apply.

(2) The proposed buildings are not intended for agricultural purposes as such this subsection is not applicable.

(3) In accordance with *3.0.1 Schedule 1* this subsection applies.

(4) The proposed works are permit works as such this subsection is not applicable.

2.2 Performance Requirements:

(1) A building to which this Division applies and where defined in the applications of TAS G5P1 must be designed and constructed to comply with TAS G5P1 of the National Construction Code.

(2) Certain Class 9 Buildings as defined in the application of TAS G5P1 must also comply with TAS G5P2 of the National Construction Code.

(3) A Class 1 Building or a Class 10a Building or deck associated with a Class 1 Building to which this Division applies must be designed and constructed to comply with TAS H7P5 of the National Construction Code and the quantified by H7P5 of the National Construction Code.

(4) A building to which this Division applies must be:

(a) provided with property access to the building to assist firefighting and emergency personnel to defend the building and to support occupant evacuation;

(b) provided with access at all times to a sufficient supply of water for firefighting purposes on the site;

(c) provided with appropriate separation of the building from the bushfire hazard;

(d) provided with a bushfire emergency plan.

(i) Subclause 4(d) does not apply to Class 1a Buildings.

(5) The Performance Requirements specified in subclause (1), (2), (3) and (4) can only be satisfied by a Performance Solution or Deemed-to-Satisfy solution or a combination of both.

(6) Where a Deemed-to-Satisfy solution is proposed, the Performance Requirements are satisfied by complying with the Deemed-to-Satisfy provisions in this Determination for BAL-LOW to BAL-29 only given that the performance requirements for BAL-40 and BAL-FZ cannot be satisfied by the Deemed-to-Satisfy provisions.

(7) A Performance Solution must comply with the Performance Requirements or be at least equivalent to the Deemed-to-Satisfy provisions in this Determination. Further, a Performance Solution must comply with the Governing Requirements of Section A and be assessed according to one or more of the Assessment Methods in Clause A2G2 of Volume One or Two of the National Construction Code.

APPLICATION

The requirements of *Part 3 Performance Requirements* have been satisfied by assessing the proposed development against the requirements of *Part 2.3 Deemed-to-Satisfy Provisions*.

2.3 Deemed-to-Satisfy Provisions:

2.3.1 Design and Construction

(1) Building work (including additions or alterations to an existing building) in a bushfire-prone area must be designed and constructed in accordance with the relevant Deemed-to-Satisfy provisions of:

(a) NCC Volume 1, Part G5 for Class 2 or Class 3 Buildings or Certain Class 9 Buildings and a Class 10a Building or deck associated with a building to which this Division applies.

(b) NCC Volume 2, Part H7 for Class 1 Building and Class 10a Building or deck associated with a building to which this Division applies.

(2) Despite subclause (1) above, permissible variations are specified in Table 1 below for Class 1, Class 2 and Class 3 Buildings and an associated Class 10a Building or deck.

(3) Performance Requirements for buildings subject to BAL-40 or BAL Flame Zone (BAL-FZ) cannot be satisfied by Deemed-to-Satisfy provisions and must be satisfied by means of a Performance Solution.

Table 1 Construction Requirements and Construction Variations		
Element		***Requirements***
A.	*Straw Bale Construction*	*May be used in exposures up to and including BAL 19.*
B.	*Shielding provisions under Section 3.5 of AS 3959:2018*	*To reduce construction requirements due to shielding, building plans or supporting documentation must include suitable detailed elevations or plans that demonstrate that the requirements of Section 3.5 of the Standard can be met.* *Comment: Application of Section 3.5 of the Standard cannot result in an assessment of BAL-LOW.*
D.	*Additional requirements for Certain Class 9 Buildings*	*Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.*

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APPLICATION:

(1) The proposal development has been assessed in against the requirements of *AS 3959* in accordance with *NCC Volume 2, Part H7*.
(2) The proposed development does not make use of any of the Construction Variations listed within *Table 1*, as such this subsection is not applicable.
(3) The proposed building has not been assessed as either BAL-40 or BAL-FZ, as such this subsection is not applicable.

All building works shall comply with the specification for **BAL-29** of *Section 3* and *Section 7* of *AS 3959*. This includes the general provisions contained within *AS3959:2018* and the following sub-sections:

7.1 General provisions
7.2 Sub-floor supports
7.3 Floors
7.4 Walls
7.5 External glazed elements and assemblies and external doors
7.6 Roofs (including penetrations, eaves, fascias and gables, and gutters and downpipes)
7.7 Verandas, decks, steps and landings
7.8 Water and gas supply pipes

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2.3.2 Property Access

(1) The following building work must be provided with property access to the building and the firefighting water point, accessible by a carriageway, designed and constructed as specified in subclause (4) below:

(a) a new habitable building; or

(b) a new Class 10a Building to which this Determination applies, if not accessible using an existing property access.

(2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no property access available, property access must be provided to the building and the firefighting water point accessible by a carriageway as specified in subclause (4).

(3) An addition or alteration to an existing building in a bushfire-prone area must not restrict any existing property access to the building of the water supply for firefighting.

(4) Vehicular access from a public road to a building must:

(a) comply with the property access requirements specified in Table 2;

(b) include access from a public road to a hardstand within 90 metres of the furthest part of the as building measured by a hose lay;

(c) include access to the hardstand area for the firefighting water point.

(5) Certain Class 9 Buildings have additional property access requirements as specified in Table 2.

APPLICATION:

(1) The proposal development must be provided with an access design and constructed in accordance with subclause (4).

(2) The proposed development does not involve any additions or alteration to an existing building, as such this subsection is not appliable.

(3) The proposed development does not involve any additions or alteration to an existing building, as such this subsection is not appliable.

(4) In accordance with *Element A, Table 2*, there are no bushfire specific access requirements applicable.

(5) The proposal development does not include a Class 9 building as such this subsection is not applicable.

The proposed access to the site has been assessed as being 70 metres in length however is not required for access to a firefighting water point. In accordance with *2.3.2(4)(b), Determination*, compliant access must extend to within 90 m of the furthest point of the buildings measured as a hoselay. The furthest point of the buildings is measured as 110m from Sunvale Avenue, resulting in the length of driveway required to comply with the standards being 20m in length. As such the requirements of *Element A, Table 2, Director's Determination – Bushfire Hazard Areas* below apply.

Table 2 - Requirements for Property Access		
Element		***Requirement***
A	*Property access length is less than 30 metres; or access is not required for fire appliance to access a firefighting water point.*	*There are no specific design and construction requirements*

2.3.3 Water Supply for Firefighting

(1) The following building work must be provided with a water supply dedicated for firefighting purposes which complies with the requirements specified in Table 3A or Table 3B:

(a) a new habitable building; or

(b) a new Class 10a Building to which this Determination applies, if not protected by an existing firefighting water supply.

(2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no water supply for firefighting available, the building must be provided with a water supply dedicated to for firefighting purposes which complies with the requirements specified in Table 3A or Table 3B.

(3) Certain Class 9 Buildings have specific requirements for water supply for firefighting as specified in Tables 3A or 3B.

APPLICATION:

(1) The proposed development is within an area serviced by a reticulated water supply, as such a static water supply for firefighting purposes will need to be installed in accordance with *Table 3A*.

(2) This bushfire hazard assessment refers to the construction of a new Class 1a building as such this subsection is not applicable.

(3) The proposal is for the construction of a new Class 1a building as such this subsection is not applicable.

A fire hydrant has been identified within 120 metres of the furthest point of the proposed development is deemed to satisfy the requirements of *Table 4.3A*, the *Determination below*.

Table 3A – Requirements for Reticulated Water Supply for Firefighting		
	Element	***Requirement***
A	*Distance between building to be protected and water supply*	*The following requirements apply:* *(a) the building area to be protected must be located within 120 metres of a fire hydrant; and* *(b) the distance must be measured as a hose lay between the firefighting water point and the furthest part of the building.*
B	*Design criteria for proposed fire hydrants*	*The following requirements apply:* *(a) fire hydrant systems must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA V2.0 as amended from time to time; and* *(b) fire hydrants are not installed in parking areas.*
C	*Hardstand associated with*	*A hardstand area for fire appliances must be provided:*

	proposed fire hydrants	*(a) no more than thirty metres from the hydrant, measured as a hose lay;* *(b) no closer than six metres from the building to be protected;* *(c) with a minimum width of three metres and a minimum length of six 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.*
D	*Additional requirements for Certain Class 9 Buildings*	*Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TASG5P2) and Specification 43.*

2.3.4 Hazard Management Areas:

(1) The following building work must be provided with a hazard management area of sufficient dimensions and which provides an area around the building which separates the building from the bushfire hazard and complies with subclauses (2), (3) (4) and (5) below:
  (a) a new habitable building;
  (b) an existing building in the case of an addition or alteration to a building; or
  (c) a new Class 10a Building to which this Determination applies unless fire separation is provided in accordance with clause 3.2.3 of AS3959;

(2) The hazard management area must comply with the requirements specified in Table 4.

(3) The hazard management area for a particular BAL must have the minimum dimensions required for the separation distances specified for that BAL in Table 2.6 of AS 3959 (Method 1).

(4) The hazard management area must be established and maintained such that fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.

(5) Certain Class 9 Buildings have additional requirements for hazard management areas as specified in Table 4.

APPLICATION:

(1) The HMA for the proposed development has been designed in accordance with (2), (3), (4), and (5).

(2) The HMA has been assessed against the requirements of *Element B, Table 4, Director's Determination – Bushfire Hazard Areas*.

(3) The HMA has been designed to have the minimum distances prescribed within *Table 2.6, AS 3959:2018*.

(4) The vegetation within the HMA must be maintained in a condition consistent with a vegetation classification of Low Threat Vegetation. Any other potential fuels must be stored in a way so that they won't significantly impact on the buildings if they are involved in a fire.

(5) The proposed development does not include a Class 9 building as such this subsection is not applicable.

This assessment and accompanying Bushfire Hazard Management Plan details the extent of the Hazard Management Area (HMA) which is of sufficient dimensions to accord with *Element B, Table 4.4, Director's Determination - Requirements for Building in Bushfire-Prone Areas (transitional)* below. The dimensions of the HMA are to be in accordance with *Table 2.6, AS 3959* and is to be maintained in a low fuel condition into perpetuity.

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Table 4 - Requirements for Hazard Management Area		
Element		***Requirement***
B	*New buildings on lots not provided with a BAL at the time of subdivision.*	*A new building must:* *(a) be provided with a HMA no smaller than the required separation distances required for BAL-29; and* *(b) have a HMA established in accordance with a certified bushfire hazard management plan.*

The hazard management area assessed for this site is to comply with the separation distances as determined for **BAL-29** in *Table 2.6, AS3959:2018*, and must established and maintained in a reduced fuel condition to the minimum distance as specified in Table 4 below:

Maintenance Requirements of the Hazard Management Area				
Direction	N/NE	E/SE	S/SW	W/NW
Class 1a	16 metres	16 metres	16 metres	Boundary
Class 1a ancillary	Boundary	Boundary	16 metres	16 meters
Class 10a	16 metres	16 metres	16 metres	Boundary
HMA establishment recommendations	• Establishing non-flammable areas around the dwelling such as paths, patios, driveway, lawns etc. • Locating dams, orchards, vegetable garden, effluent disposal areas etc on the bushfire prone side of the building. • Providing heat shields and ember trap on the bushfire prone side of the dwelling such as non-flammable fencing, hedges, separated garden shrubs and small tress, • Store flammable materials such as wood piles, fuels and rubbish heaps are stored away from the dwelling. • Replace highly flammable vegetation with low flammability species. See Tasmanian Fire Service web site (www.fire.tas.gov.au) publications - Fire resisting garden plants. • Provided separation between significant trees such that groups are no greater than 20 metres in width, and more than 20 metres of the other groups of significant trees. Note that the retention of some trees can screen a dwelling from windborne embers. • Trim lower branches of retained trees to a minimum of 2 metres above ground level. • Trees are not to overhang the dwelling. • Removal of ground fuels such as leaves, bark, fallen branches etc.			

Ongoing Management practices	• Slash or mow grasses to less than 100 mm. • Remove dead and fallen vegetation including branches, bark and leaves regularly. • Trim any regrowth branches of retained trees within HMA that overhang building or are less than 2m above ground level.

Where the HMA extends outside the property boundary, management of the vegetation is the responsibility of the owners of that land. To the east, within the Manning Rivulet reserve, Council have advised they are willing to accommodate a level of management of the vegetation to support this development. The terms of this management will require finalisation and Council approval. To the south, the responsibility of clearing, and management of the HMA lies with the owner of that land under Part 5 Agreement D21121. These works must be completed prior to the issue of a Certificate of Occupancy of the buildings.

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62 Channel Highway, Kingston 7050 Ph 6229 6563 info@larkandcreese.com.au

7. CONCLUSIONS & RECOMMENDATIONS:

This Bushfire Hazard Report and Bushfire Hazard Management Plan have been prepared to support the design, application for a building permit, and construction of a new Class 1a building, Class 1a ancillary and a Class 10a building within 6 metres of the Class 1a building. The report has reviewed the bushfire risks associated with the site and determined the fire management strategies that must be carried out to ensure the development on the site is at a reduced risk from bushfire attack. Provided the elements detailed in this report are implemented, the development on the site is capable of compliance with *AS 3959* and any potential bushfire risk to the site is reduced.

- The new building works must comply with the requirements *2.3.1 Design and Construction*, the *Determination.*
  - The proposed building must be constructed in compliance with the requirements for **BAL-29** of *AS3959* as specified in Table 3 and Part 6 of this report.
- Property access is to comply with *2.3.2 Property Access,* the *Determination*.
  - In accordance with *Element A, Table 2, Determination* no bushfire specific construction standards are applicable.
- The water supply for firefighting purposes is to comply with *2.3.3 Water Supply for Firefighting,* the *Determination*.
  - The proposed development is within a 120-metre hose lay of a fire hydrant. In accordance with *Table 3A, Determination* no further works are required.
- The Hazard Management Area is to comply with *2.3.4 Hazard Management Area,* the *Determination*.
  - The HMA is to be established in accordance with *Element B, Table 4,* the *Determination*. The HMA is to be established and maintained in a minimal fuel condition in perpetuity. See Table 4 of this report.
    - This report is dependent on the vegetation within the area subject to the Part 5 Agreement D21121, and within the Manning Rivulet reserve being maintained in a minimal fuel condition to the extent necessary to comply with this report.

All protective elements defined in this report and *AS3959* are to be implemented during the construction phase and maintained by the lot owner for the life of the structure. All works required by this assessment must be completed prior to the issuing of the Certificate of Occupancy. See section 6 of this report for further details.

Although not mandatory, any increase in the construction standards above the assessed Bushfire Attack Level will afford improved protection from bushfire and this should be considered by the owner, designer and/or the builder prior to construction commencing. Hazard Management Areas must be established and maintained in a minimal fuel condition in accordance with this plan and the TFS guidelines. It is the owner's responsibility to ensure the long-term maintenance of the Hazard Management Areas in accordance with the requirements of this report.

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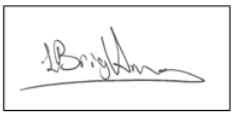
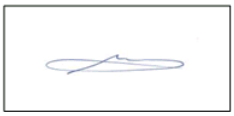
This Report does not recommend or endorse the removal of any vegetation within or adjoining the site for the purposes of bushfire protection without the explicit approval of the local authority.

L Brightman
Bushfire Hazard Practitioner BFP-164
Scope 1, 2, 3a, 3b, and 3c



N M Creese
Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a, 3b and 3c



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8. REFERENCES:

- *National Construction Code 2022 (Volume 2).*
- *Building Regulations 2014.*
- *AS 3959:2018 - Construction of building in bushfire-prone areas.*
- *Director's Determination – Bushfire Hazard Areas (version 1.2).*
- *The LIST* - Department of Primary Industry Parks Water & Environment.
- *Bushfire Prone Areas Advisory Note N°01-2014 (version 3).*
- *Bushfire Prone Areas Advisory Note N°02-2014 (version 2).*

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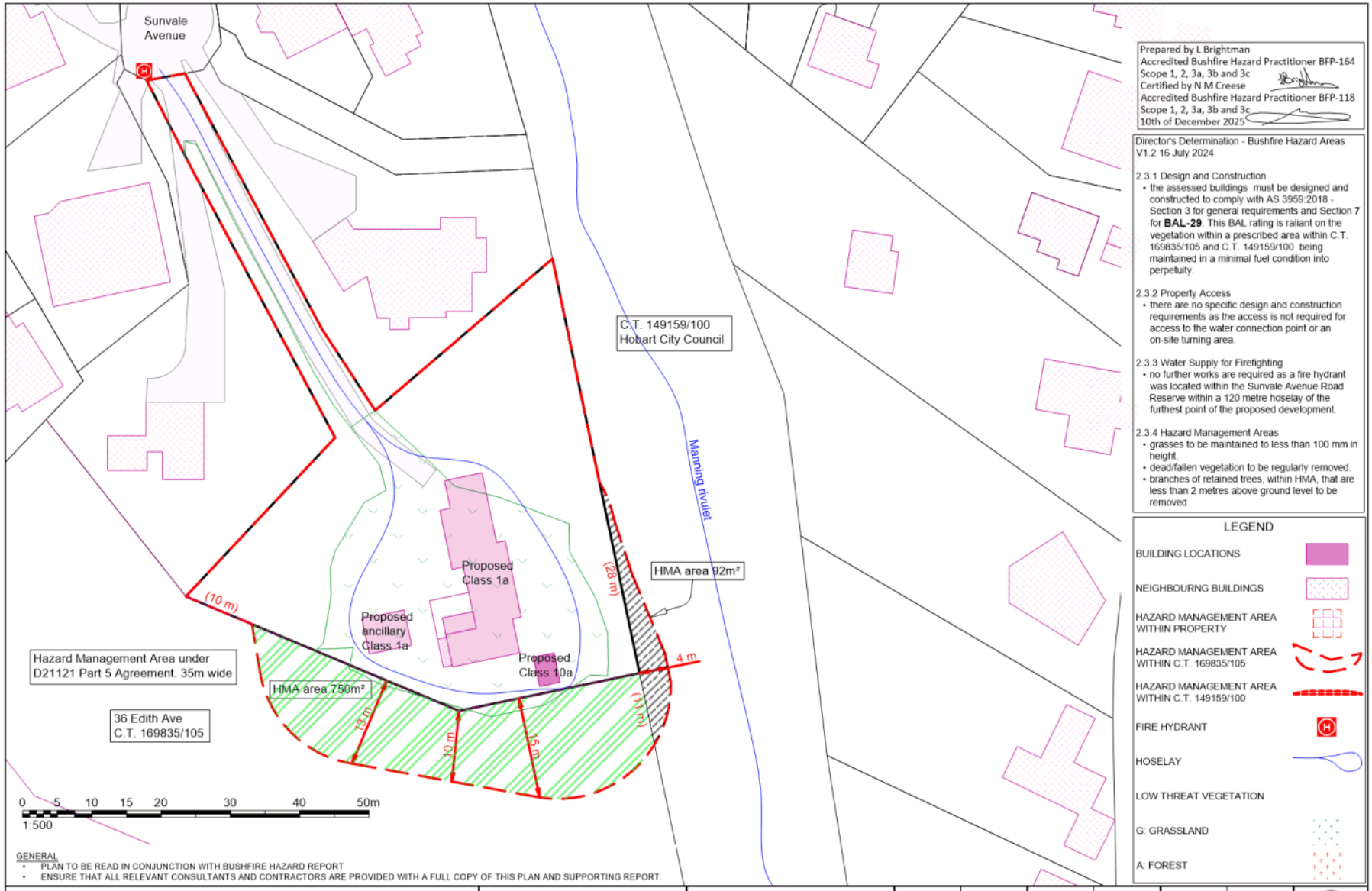
9. GLOSSARY

AS 3959:2018	Australian Standards AS 3959:2018 *Construction of buildings in bushfire-prone areas.*
BAL (Bushfire Attack Level)	A means of measuring the severity of a building's potential exposure to ember attack, radiant heat, and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire. The following BAL levels, based on heat flux exposure threshold are used within AS3959:2018; BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40, BAL-FZ.
Bushfire	An unplanned fire burning vegetation.
Bushfire Hazard Management Plan	A plan showing means of protection from bushfire in a form approved in writing by the Chief Officer.
Bushfire-Prone Area	An area that is subject to, or likely to be subject to, bushfire attack. Land that has been designated under legislation; or Has been identified under environmental planning instrument, development control plan or while processing and determining a development application.
Carriageway (also vehicular access)	The section of the road formation, which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulder.
Class 1a, 1b, 2, 3, 4, 5, 6, 7, 8, 9a, 9b, 9c, 10a, 10b & 10c buildings	A system of classifying buildings of similar uses and functions to facilitate a referencing system within the National Construction Code.
Classified vegetation	Vegetation that has been classified in accordance with Clause 2.2.3 of AS3959:2018.
Distance to	The distance between the building or building area to the classified vegetation.
FDI (Fire Danger Index)	The chance of a fire starting, its rate of spread, its intensity, and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both long- and short-term drought effects.
Firefighting water point	The point where a fire appliance can connect to a water supply for firefighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body (including a dam, lake, or pool).
Hazard Management Area	The area between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.
Hose lay	The distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.
Predominant vegetation	The vegetation that poses the greatest bushfire threat to the development site.
Slope Effective slope	The slope of the ground under the classified vegetation. The calculated slope under the classified vegetation considering variations in the topography.
Water supply - Reticulated (Fire hydrant)	An assembly installed on a branch from a water pipeline, which provides a valved outlet to permit a supply of water to be taken from the pipeline for firefighting.
Water supply - Static	Water stored on a tank, swimming pool, dam, or lake, that is always available for firefighting purposes.


Sunvale Avenue
C.T. 149159/100
Hobart City Council
Manning rivulet
Proposed Class 1a
Proposed ancillary Class 1a
Proposed Class 10a
HMA area 92m²
HMA area 750m²
(28 m)
(10 m)
4 m
13 m
10 m
15 m
(11 m)
Hazard Management Area under D21121 Part 5 Agreement. 35m wide
36 Edith Ave
C.T. 169835/105
0 5 10 15 20 30 40 50m
1:500
GENERAL
• PLAN TO BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD REPORT
• ENSURE THAT ALL RELEVANT CONSULTANTS AND CONTRACTORS ARE PROVIDED WITH A FULL COPY OF THIS PLAN AND SUPPORTING REPORT.
Prepared by L Brightman
Accredited Bushfire Hazard Practitioner BFP-164
Scope 1, 2, 3a, 3b and 3c
Certified by N M Creese
Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a, 3b and 3c
10th of December 2025
Director's Determination - Bushfire Hazard Areas V1.2 16 July 2024.
2.3.1 Design and Construction
• the assessed buildings must be designed and constructed to comply with AS 3959:2018 - Section 3 for general requirements and Section 7 for BAL-29. This BAL rating is reliant on the vegetation within a prescribed area within C.T. 169835/105 and C.T. 149159/100 being maintained in a minimal fuel condition into perpetuity.
2.3.2 Property Access
• there are no specific design and construction requirements as the access is not required for access to the water connection point or an on-site turning area.
2.3.3 Water Supply for Firefighting
• no further works are required as a fire hydrant was located within the Sunvale Avenue Road Reserve within a 120 metre hoselay of the furthest point of the proposed development.
2.3.4 Hazard Management Areas
• grasses to be maintained to less than 100 mm in height.
• dead/fallen vegetation to be regularly removed.
• branches of retained trees, within HMA, that are less than 2 metres above ground level to be removed
LEGEND
BUILDING LOCATIONS
NEIGHBOURNG BUILDINGS
HAZARD MANAGEMENT AREA WITHIN PROPERTY
HAZARD MANAGEMENT AREA WITHIN C.T. 169835/105
HAZARD MANAGEMENT AREA WITHIN C.T. 149159/100
FIRE HYDRANT
HOSELAY
LOW THREAT VEGETATION
G: GRASSLAND
A: FOREST
LARK & CREESE Pty Ltd
Land & Engineering Surveyors
62 Channel Highway,Kingston
+61 (03) 6229 6563
info@larkandcreese.com.au
www.larkandcreese.com.au
BUSHFIRE HAZARD MANAGEMENT PLAN
18 SUNVALE AVENUE SANDY BAY
M. SOKULSKI & K. E. SOKULSKI
TITLE 161967/19
PROJECT 31112
DATE 10/12/2025
PID 3122265
DRAWING 53264-01
DRAWN LB
CONTOUR N/A
SCALE 1:500@A3
CHECKED NC
MGA2020 AHD

RE: 18 Sunvale Avenue, Sandy Bay, 53264 Bushfire Hazard Assessment

MG

Melanie Gent <melanie.gent@hobartcity.com.au>
To Rowan Moore; Liam Brightman
Cc Nick Creese

Reply | Reply All | Forward

Fri 28/11/2025 7:56 AM

Hi Liam,

We are happy to consider proposals that comply with the policy sent to you by Rowan, 'Establishment of Bushfire Management Areas in Bushland Reserves', noting that references to BAL 40 should be read as BAL 29, and proposed HMAs are contained as much as possible to the development block.

As the main fire hazard is from the south-southwest, we would be cautious about clearing too much vegetation out of the creekline, as it's only 25metres wide, and at its narrowest point adjacent to 18 Sunvale the creek centreline is only 8metres from the boundary.

Thanks,
Melanie

City of HOBART

Melanie Gent

Program Officer Fire and Biodiversity

P 03 6238 2711
E melanie.gent@hobartcity.com.au
W hobartcity.com.au

TASMANIAN LAND TITLES OFFICE
Notification of Agreement under the Land Use Planning and Approvals Act 1993
(Section 71)

D21121

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
159761	102		

REGISTERED PROPRIETOR:

JOHN THOMAS TURNER, PATRICIA ANNE TURNER-SMITH and MICHELLE KAYE OXENBOULD of 33 KINGSTON HEIGHTS KINGSTON BEACH TAS 7050

PLANNING AUTHORITY:
HOBART CITY COUNCIL

Dated this 23 day of June 2011

I, **PAUL AUBREY JACKSON**

of **TOWN HALL, MACQUARIE STREET, HOBART IN TASMANIA, SOLICITOR ON BEHALF OF**

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)

REGISTERED
6 JUL 2011
RECORDER OF TITLES

Land Titles Office Use Only

LUA Version 1

Stamp Duty

THE BACK OF THIS FORM MUST NOT BE USED

Operative Provisions:

I, Paul Aubrey Jackson, being and the Solicitor for the Hobart City Council hereby certify that this is a true and correct copy of the agreement made between Hobart City Council and John Thomas Turner, Patricia Anne Turner-Smith and Michelle Kaye Oxenbould

1. Interpretation

1.1 Definitions

In this deed, unless the contrary intention appears:

Act means *Land Use Planning and Approvals Act* 1993.

Bushfire Management Plan means the Fire Management Plan in relation to the Land prepared by Peacock, Darcey & Anderson a copy of which is attached and marked "B", but as amended and/or replaced from time to time as deemed necessary by Tasmania Fire Service and/or the Planning Authority.

Development means the use and development of the Land for the purpose of subdivision (22 residential lots), public open space, pipeline easement, two road lots and two balance lots as more fully specified in the Planning Application.

Development Management Plan means the Proposed Development Plan prepared by Peacock, Darcey & Anderson in relation to the Land, a copy of which is attached and marked "C"..

Land means the land known as "26 Edith Avenue, Sandy Bay in Tasmania in Tasmania" and being more particularly described in Certificate of Title Volume 159761 Folio 102.

Landscape Management Plan means the Proposed Landscape Management Plan prepared by Peacock, Darcey & Anderson in relation to the Land, a copy of which is attached and marked "D", but as amended and/or replaced from time to time as deemed necessary by the Planning Authority.

Owner means the person or persons specified in this deed and include the person or persons from time to time registered or entitled to be registered by the Recorder of Titles as proprietor or proprietors of an estate in fee simple in the Land or any part of the Land and include a mortgagee in possession.

Prior Agreement means the Agreement under the Land Use Planning and Approvals Act 1993 registered on the title to the Land on 26 April 2006 and being dealing C704343.

Planning Application means application number PLN-06-00175-01 lodged with the Planning Authority.

Planning Permit means the permit dated 11 September 2009 approving the Planning Application subject to certain conditions and restrictions as contained in the permit a copy of which is attached hereto and marked "A".

Planning Scheme means the City of Hobart Planning Scheme 1982.

Weed Management Plan means the documents in relation to the Land entitled '*Extract from Weed Management Strategy – Subdivision off Edith Avenue, Sandy Bay'* and dated December 2009, a copy of which is attached and marked "E", but as amended and/or replaced from time to time as deemed necessary by the Planning Authority.

1.2 Rules for interpreting this deed

In this deed, unless the contrary intention appears:

(a) one gender includes the other;

(b) the singular number include the plural and vice versa;

(c) a reference to a person includes a corporation, unincorporated body or authority;

(d) clause headings are inserted for convenience only and will be ignored in the interpretation of this deed;

(e) where any word or phrase is given a defined meaning, any other part of speech or other grammatical form of that word or phrase has a corresponding meaning;

(f) the schedule and annexures to this deed form part of this deed; and

(g) a party includes its successors, assigns, executors and administrators.

2. Confirmation of recitals

Each of the parties to this deed confirms the recitals that relate to that party.

3. Covenants by Owner

3.1 Covenants

In consideration of the Planning Authority granting the Planning Permit, the Owner hereby covenants with the Planning Authority to:

(a) implement and maintain the Bushfire Management Plan in relation to the Land;

(b) implement and maintain the Landscape Management Plan in relation to the Land;

(c) implement and maintain the Development Management Plan in relation to the Land; and

(d) implement and maintain the Weed Management Plan in relation to the Land.

3.2 Prior Agreement Superseded

The Owner and the Planning Authority agree that in the event of conflict between the requirements of this Deed and those contained within the Prior Agreement the requirements of this Deed shall supersede those of the Prior Agreement.

4. Effect of the deed upon registration

4.1 Covenants to run with Land

The parties agree and declare that the obligations imposed on the Owner under this deed are intended to take effect as covenants:

(a) the burden of which will run with the Land as if they were covenants to which Section 102 (2) of the Land Titles Act 1980 applies; and

(b) which shall bind the Owner, its successors, transferees and permitted assigns, and the registered proprietor or proprietors for the time being of the Land.

4.2 Agreement Under Section 71 of Part 5 of the Act

The parties agree that without limiting or restricting the respective powers to enter into this deed and, in so far as it can be so treated, this deed is made pursuant to section 71 of the Act.

4.3 Commencement of Agreement

This deed shall commence on the day that the deed is signed by all parties.

5. Registration & costs

The Owner agrees that:

(a) an application, pursuant to section 78 of the Act shall be made by the Planning Authority to the Recorder of Titles for the registration of this deed on the folio of the Register constituting the title to the Land (and any other land to which this deed relates); and

(b) the Owner must bear the costs and disbursements associated with the preparation, negotiation and registration of this deed including any costs or disbursements incurred or to be incurred by the Planning Authority.

6. No fettering of the Planning Authority's powers

The parties acknowledge and agree that this deed does not fetter or restrict the power or discretion of the Planning Authority in any way, including to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision relating to the Land or relating to any use or development of the Land.

7. Notices

Any notice under this deed may be served by delivering, either personally or by registered mail, to the parties.

Execution:

Executed as a deed.

The Common Seal of the Hobart City Council was hereunto affixed in the presence of:

Lord Mayor

Director of Strategy & Governance

Signed by **Michelle Kaye Oxenbould** x MKOxenbould

In the presence of:

Witness Signature x Victoria Burley

Witness Name (in full) x VICTORIA BURLEY

Witness Address x 33 Kingston Heights 7050

Witness Occupation x Music Teacher

Signed by **John Thomas Turner** x

In the presence of:

Witness Signature x Victoria Burley

Witness Name (in full) x VICTORIA BURLEY

Witness Address x 33 KINGSTON HEIGHTS, KINGSTON BEACH

Witness Occupation x MUSIC TEACHER

Signed by **Patricia Anne Turner-Smith** in the presence of x P. Turner-Smith

In the presence of:

Witness Signature x Victoria Burley

Witness Name (in full) x VICTORIA BURLEY

Witness Address x 33 KINGSTON HEIGHTS, KINGSTON BEACH

Witness Occupation x MUSIC TEACHER

"A"

HOBART
CITY COUNCIL

PLANNING PERMIT

Land Use Planning and Approvals Act 1993
City of Hobart Planning Scheme 1982

APPLICATION NO.: **PLN-06-00175-01**

ADDRESS OF THE LAND:

26 EDITH AVENUE, SANDY BAY

THE PERMIT ALLOWS:

The development of the land for the purpose of **Subdivision (22 residential lots, public open space, pipeline easement, two road lots and two balance lots)** subject to the following conditions and restrictions.

THE FOLLOWING CONDITIONS AND RESTRICTIONS APPLY TO THIS PERMIT:

1. The use and development shall be substantially in accordance with the documents and drawings that comprise the Planning Application No. PLN-06-00175-01 as outlined in attachment A to this permit except where modified below.

   Reason for condition

   To clarify the scope of the permit.

2. The subdivision is to be carried out in the following stages:

   - Stage 17A – Lot 102 and Lot 103
   - Stage 17B – Lots 18 to 20
   - Stage 18 – Lots 21 to 29 and Lot 101
   - Stage 19 – Lots 30 to 39

   Reason for condition

   To clarify the scope of the permit.

   Note: condition 2 inserted and subsequent conditions renumbered pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

3. Submit drawings and specifications of all the work required by this permit and obtain Council approval before the commencement of any works on site. Documents shall be prepared by a suitably qualified & experienced civil engineer or designer familiar with Council's requirements and standards.

Reason for condition

To ensure that all works are done to the Council's standards.

4. Construct all driveways, drainage, services, roads and accesses to each lot in accordance with the Municipal Standard Drawings and Specifications, and the approved drawings and specification.

Reason for condition

To ensure that all works are done to the Council's standards.

5. Appropriate soil management and water runoff, erosion and sediment controls must be installed to the satisfaction of the Council's Development Engineer, prior to removal and/or disturbance of any soil or vegetation. Details of such management, controls and a soil and water management plan are to be submitted prior to issue of any building permit (including demolition). (Refer to the advice clause).

The Soil and Water Management Plan must include provisions to prevent cobbles/boulders rolling downhill during site works.

Reason for condition

To avoid erosion and pollution of public and private infrastructure from sedimentation of natural and physical resources from the development and to comply with relevant State legislation.

6. Prior to the issuing of any building permit (including demolition) or the commencement of work on site, the developer shall lodge with the Council an Infrastructure Protection Bond in the form of a cash/cheque deposit or a bank guarantee from an approved financial institution, for an amount of $15,000.00, as security for the protection from damage of the Council's infrastructure during the construction of the development. The bond will be released once the works are completed should no damage have occurred. (Refer to the advice clause below)

Reason for condition

To ensure the protection of the Council's infrastructure.

7. Prior to the sealing of the final plan for each stage, the proposed lots must be provided with adequate water, sewer and stormwater service connections to public mains/systems (at the developer's cost and in accordance with the Municipal Standard Drawings and the relevant standards & regulations) to the satisfaction of the Council's Director City Services, Director Development and Environmental Services, Director Parks and Customer Services and Southern Water Extension of mains may be required. The developer is responsible for the design of these hydraulic service connections including the location and details of the branch connections to the mains, and for the design of any mains extensions. Note that the size of the proposed connections will depend on the number of dwellings that they are likely to serve. Existing service connections may be reused if they are of the appropriate size and are in good condition. Any proposed building envelopes must be shown clear of all easements.

   A detailed Services Plan showing both existing and proposed services and access to all lots on the site must be prepared for each stage of the subdivision by a qualified and experienced designer and submitted to and approved by the Council and Southern Water prior to the commencement of work on site. Note that engineering drawings for any proposed public infrastructure will need to be checked and certified by a qualified and experienced Civil Engineer. See also Advice below.

   Reason for condition

   To ensure that all works are done to the relevant standards.

   Note: condition 7 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09

8. The proposed lots must be provided with adequate fire protection (at the developer's cost) in accordance with Tasmania Fire Service guidelines, the Municipal Standard Drawings and the Australian Standards - to the satisfaction of the Council's Director City Services, Director Development and Environmental Services and Southern Water. See Advice below.

   Reason for condition

   To ensure that all works are done to the relevant standards and that the site will have adequate fire protection.

   Note: condition 8 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09

9. Prior to the commencement of any work on Stages 17B, 18 and 19, submit to and obtain approval from the Council and Southern Water for an engineering design that demonstrates how at the completion of each stage of the subdivision, the overland stormwater flow from the land above that particular stage will be safely and adequately directed, controlled and disposed off. This design must be in accordance with the current IEAust publication Australian Rainfall & Runoff, will need to be checked and certified by a qualified and experienced Civil Engineer and must be to the satisfaction of the Council's Director City Services and Southern Water. See also Advice below.

Reason for condition

To ensure that all works are done to relevant standards.

Note: condition 9 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

10. Prior to the commencement of work on stages 17B, 18 and 19, submit to and obtain approval from the Council and Southern Water for a *Risk Assessment and Management Plan.* This plan must cover the risk of flooding and potential damage to people and property due to the following:
    - the existing trunk water main that runs through the site;
    - Maning Rivulet being adjacent to many of the proposed lots;
    - a minor watercourse (which flows into Maning Rivulet) that runs through several lots, in particular lots 19,22 and 27;
    - an existing large cutoff drain that discharges into and flows through lots 39, 38 and 37 (note that any other cutoff drains above these lots being considered by the developer's engineers should also be covered by the risk plan)

    In relation to the existing trunk water main, Southern Water will provide physical information about the asset and other data as required. It is noted that Southern Water is the asset owner of the trunk water main running through the property and will operate and maintain the asset as required. This will include making any repairs that may be necessary to maintain the asset in good working order.

    This plan must be in accordance with the Australia/New Zealand Standard AS/NZS 4360 and must be to the satisfaction of the Director City Services and Southern Water.

    [Advice: The *Risk Assessment and Management Plan* may recommend mitigation measures required to address identified risks and it is noted that Council and Southern Water may contribute to the financial costs of such measures.] See also Advice below.

Reason for condition

To ensure that all works are done to relevant standards.

Note: condition 10 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

11. Prior to the commencement of work on site, submit to and obtain approval from the Council for an engineering design (including calculations) and a risk report (see above condition for details) that show how the stormwater from any existing and proposed cutoff drains in lots 39, 38 and 37 will be safely and adequately collected, contained, chanelled and/or piped into the natural watercourse. This design must be in accordance with the current IEAust publication Australian Rainfall & Runoff, and must be to the satisfaction of the Council's Director City Services. Note that engineering drawings for any proposed public infrastructure will need to be checked and certified by a qualified and experienced Civil Engineer. See also Advice below.

Reason for condition

To ensure that all works are done to the Council's standards.

12. Within lots 19, 22 and 27, the developers must do one of the following:

a) Pipe the natural watercourse that runs through these lots, with the pipe becoming a Council stormwater main covered by a drainage easement and a floodway;

OR

b) Leave the natural watercourse that runs through these lots as an open channel, covered by a Riparian Zone of a appropriate width to the satisfaction of the Director City Services and the Director Development and Environmental Services.

Prior to the commencement of work on site, submit to and obtain approval from the Council for engineering drawings that clearly show how the watercourse that runs through these lots will be dealt with in accordance with options (a) or (b) above. This design must be in accordance with the current IEAust publication Australian Rainfall & Runoff, relevant Australian Standards and Municipal Standard Drawings, and must be to the satisfaction of the Council's Director City Services and Director Development & Environmental services. Note that engineering drawings for any proposed public infrastructure will need to be checked and certified by a qualified and experienced Civil Engineer. See also Advice below.

Reason for condition

To ensure that all works are done to the Council's standards.

13. The results of the Water Capacity Report (REV 1) prepared by Council's Hydraulic Engineering Unit and dated 28th April 2008 must be used in the design of the water supply and fire protection systems for the subdivision, and also, where appropriate, to determine the highest habitable floor levels for dwellings on the proposed lots .Refer to advice below.

Reason for condition

To ensure that the Council will be able to supply to this area adequate quantities of water at an acceptable pressure as per the requirements of the Australian Standards.

14. Prior to the Sealing of the Final Plan, the schedule of easements and final plan of survey is to contain a restrictive covenant, in favour of Southern Water and to the satisfaction of Southern Water, to preclude the construction of a habitable dwelling on Lots 35, 36, 37, 38 and 39 above the limits of Southern Water's water supply as advised in the Water Capacity Report (REV 1) dated 28th April 2008 (Refer to advice clause below).

Reason for condition

To ensure that no habitable dwellings are constructed above the water supply limit and that the limit of Southern Water's water supply is clearly reflected in the final plan and schedule of easements.

Note: condition 14 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

15. Private sewer, stormwater and water services/connections are to be entirely separate to each lot in order to ensure that they are contained entirely within the lots served. Power and telephone connections must also be contained within their respective lots. A detailed Services Plan showing both the existing and the proposed (or as-built) private services, Council and Southern Water's mains and access to all lots on the site must be prepared by a qualified and experienced Civil Engineer or designer and submitted to & approved by the Council and Southern Water prior to the commencement of work on site and prior to the sealing of the final plans. In particular, the developer must confirm the position of any services that may be affected by the subdivision. (Refer to the advice clause below)

Reason for condition

To ensure that each lot is serviced separately.

Note: condition 15 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

16. In order to satisfy the above condition on the Separation of Services, the Developer must verify compliance by supplying the Council and Southern Water with a Services Plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots) and also a Covering Letter, where the Council and Southern Water is advised in writing that all the relevant engineering work required in these Planning Permit conditions has been satisfactorily completed, prior to the sealing of the final plan.

    Any final plan submitted for sealing cannot be fully processed unless it is accompanied by documentation by a qualified person that clearly certifies that this condition has been satisfied and that all the work required by this condition has been completed. A "qualified person" shall be a Professional Engineer or Professional Surveyor or other persons acceptable to Council and Southern Water. Applicants or their agents should take notice that unless this condition is satisfactorily complied with, then documents submitted for sealing of the final plans will not be processed.

    Reason for condition

    To ensure that the Developer provides the Council and Southern Water with clear written confirmation that the separation of services is complete.

    Note: condition 16 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

17. The Developer shall pay the cost of any alterations and/or reinstatement to the Council's and Southern Water's infrastructure incurred as a result of the proposed development works.

    Reason for condition

    To ensure that any Council or Southern Water infrastructure affected by the proposal will be reinstated at the Developer's full cost.

    Note: condition 17 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

18. The Final Plan and Schedule of Easements is to include, to the satisfaction of the Council's Surveying Services Manager, Drainage Easements in favour of the Hobart City Council and Southern Water over any proposed or existing sewer and stormwater mains passing through the lots shown on the plan and the proposed Riparian Zone or Stormwater Main/Floodway (depending on which option is chosen in Condition 11 above) through lots 19, 22 and 27.

    Reason for Condition

    To enable maintenance of Council and Southern Water's infrastructure and to alert potential purchasers to the existence of the Council's mains.

    Note: condition 18 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

19. The Final Plan and Schedule of Easements is to include, to the satisfaction of the Council's Surveying Services Manager, a Pipeline Easement in favour of the Tasmanian Water and Sewerage Corporation (Southern Water Pty Ltd) over the proposed and existing water mains in the site.

    Reason for Condition

    To enable maintenance of public infrastructure and to alert potential purchasers to the existence of public mains.

    Note: condition 19 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

20. The Final Plan and Schedule of Easements is to include, to the satisfaction of the Council's Surveying Services Manager, any existing or proposed Rights of Way, Drainage and/or Service Easements that are or may be required to adequately provide access and services to, from or through the lots shown on the plan.

    Reason for Condition

    To ensure that there are no impediments to the provision of access and available services to the lots.

21. The Final Plans of Survey are to be endorsed in accordance with Section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993 to the satisfaction of the Council's Surveying Services Manager.

    Reason for condition

    To ensure compliance with statutory provisions.

    Note: condition 21 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

22. The Applicant is to submit to Council a copy of the Surveyor's Field Notes prepared to accompany the Final Plan of Survey for each stage.

Reason for Condition

To enable Council to accurately update cadastral layers on the corporate Geographic Information System.

Note: condition 22 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

23. The final plan of survey is to be endorsed in accordance with the provisions of Section 83 of the Local Government (Building & Miscellaneous Provisions) Act 1993 to the satisfaction of the Council's Surveying Services Manager.

Reason for condition

To ensure that the limitations in Southern Water's ability to provide services to the site are clearly identified on the final plan and in particular to ensure that any restriction in Southern Water's ability to provide a reticulated water supply (of adequate pressure and quantity) to parts of any lots on the subdivision is endorsed on the final plan.

24. Provide legal access and service easements to CT 54690-3 and the balance of CT 110583-1 in accordance with drawing F493M- 35 as noted in Attachment A to this permit prior to the sealing of the Final Plan of Survey.

Reason for condition

To ensure that adjacent land of the owners is able to be serviced and provided with legal frontage in order to avoid both the creation and retention by the owners of any subminimum lots.

25. The driveways to lots 35, 36 and 37 that are subject to right-of-way shall be constructed, sealed and drained prior to the sealing of the Final Plan for Stage 19 or an agreed bond lodged with Council sufficient to cover the full cost of construction. The driveway width shall be designed substantially in accordance with drawing F493M-29 as noted in Attachment A to this permit.

Reason for condition

In the interest of highway safety and amenity.

Note: condition 25 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

26. Prior to the sealing of the Final Plan of Survey for Stages 17B, 18 and 19, the developer shall construct and pay the full cost of a vehicle crossover and a minimum 3.0m wide sealed driveway from the roadway to:
    - the body of the new lot for all internal 'battleaxe' lots except lot 35; and
    - to the boundary of all other new lots apart from lots 36 and 37;

    where those new lots are not already served by an existing crossover, to the satisfaction of the Council's Development Engineer and the Services & Development Inspector. Prior to the commencement of work on site, the developer must submit to & obtain approval from the Council for plans of the proposed driveways prepared by a qualified & experienced Civil Engineer or designer. (Refer to advice clause below)

    Reason for condition

    To ensure adequate and satisfactory access to the subject lots.

    Note: condition 26 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

27. Reasonable vehicular access to each lot must be designed and constructed to the satisfaction of the Council's Director City Services.

    Reason for condition

    To ensure adequate vehicular access is provided from the proposed road carriageway to each lot.

28. The footways and rights-of-way must be designed and constructed to the satisfaction of the Council's Director City Services.

    Reason for condition

    To ensure that all works are done to the Council's standards.

29. Lot 101 is to be dedicated as a Footway on the final plan.

    Reason for condition

    To ensure satisfactory inter-communication for the inhabitants of the municipal area between Edith Avenue and the existing Footway to Aotea Road contained in Sealed Plan 149519.

30. Prior to its sealing, the Final Plan of Survey for Stage 19 must be amended to the satisfaction of the Director Parks and Customer Services, Director City Services and Director Development and Environmental Services to show a 2 metre wide 'Footway' connecting Enterprise Road and the proposed public open space (1.08ha in area), the 'Footway' being located approximately between the proposed access strips to Lots 32 and 34, with amended access strips to these lots also being shown on the Final Plan of Survey. A 1-metre wide gravel footpath must be designed and constructed within the footway by the developer to the satisfaction of the Director City Services and the Director Parks and Customer Services. The Right of Way shown as 'Right of Way for HCC' over the access strip to Lot 34 must be retained on the Final Plan of Survey to provide vehicular access for Council vehicles to the public open space.

Reason for condition

To provide a safe, accessible and easily-identifiable pedestrian access from the end of Enterprise Road to the Public Open Space and to provide a separate access enabling Council vehicles to access the Public Open Space for fire fighting and maintenance purposes.

Note: condition 30 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

31. All Road and Footway lots (including lot 101) are to be transferred in fee simple to the Council at nominal consideration.

[Advice: The applicant will need to prepare and execute a Land Titles Office transfer and partial discharge of mortgage for the Road and Footway lots, attend to the assessment and payment of Stamp Duty with the Commissioner of Taxes and forward the stamped instruments together with the associated Land Titles Office registration fees (Cheque made payable to the Recorder of Titles for $131.00 – Transfer and $106.00 - Partial Discharge of Mortgage) and a completed notice of sale, to the Council's Manager Surveying Services prior to the sealing of the final plan of survey.]

Reason for condition

To ensure that titles to the proposed Roads and Footways issue in the Hobart City Council

32. The stabilised road embankment shall be designed by a Geotechnical Engineer.

Reason for condition

To ensure that all works are done to the Council's standards.

33. The proposed embankment easements are to be created in favour of the Hobart City Council within the final plan and schedule of easements and shall be located to the satisfaction of the Director of City Services. The words "Embankment Easement" shall be defined as the full and free right and liberty for the Hobart City Council to enter upon the land to carry out any works from time to time that may be necessary to retain and maintain the earthworks and drainage associated with a local highway (as defined by the Local Government (Highways) Act 1982, but not precluding the servient tenement(s), subject to approval of the Hobart City Council, from constructing or erecting any structure on the land as required to provide access to any part of, or to maintain the stability of the servient lot(s).

Reason for condition

To facilitate the ongoing protection and management of the proposed local highway embankments.

34. Prior to the sealing of the Final Plan of Survey for Stage 17A, the proposed Public Open Space lot (1.08Ha) is to be transferred in fee simple to the Council at nominal consideration in accordance with the provisions of the Local Government (Building & Miscellaneous Provisions) Act 1993.

[Advice: The applicant will need to prepare and execute a Land Titles Office transfer and partial discharge of mortgage for the Public Open Space lot, attend to the assessment and payment of Stamp Duty with the Commissioner of Taxes and forward the stamped instruments together with the associated Land Titles Office registration fees (Cheque made payable to the Recorder of Titles for $131.00 - Transfer and $106.00 - Partial Discharge of Mortgage) and a completed notice of sale, to the Council's Surveying Services Manager prior to the sealing of the final plan of survey.]

Reason for condition

To ensure that titles to the proposed Public Open Space issues in the Hobart City Council

Note: condition 34 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

35. Prior to the Sealing of the Final Plan of Survey for Stages 17B and 18, the schedule of easements and final plan of survey is to contain a restrictive covenant over the proposed riparian zones in favour of the Hobart City Council and to the satisfaction of the Director Development and Environmental Services. The covenant is to provide that the owner or owners of lots 19, 22 & 27 on the plan covenant with the Hobart City Council to the intent that the burden of the covenant may run with and bind the covenantor's lots and any part thereof and the benefit shall be in favour of the Hobart City Council, to observe the following stipulation:

    Not without the written consent of the Hobart City Council to erect or permit to be erected any building or structure or carry out any works that may change the contours of the land or restrict the free flow of water over the land or cause erosion or damage/destroy/remove any native vegetation within 6 metres of the top of the stream bank.

    Reason for condition

    To ensure the development protects watercourse and riverbank stability, has minimal impact on current watercourse environmental values, minimises transport of sediments and contributes to maintaining a low contrast edge with the bushland areas of Mt Nelson.

    Note: condition 35 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

36. Any construction of public infrastructure (which will be taken over by the Council or Southern Water) must be carried out either by the Council, by Southern Water or by a private contractor approved by those organisations in strict accordance with the conditions set out in the document "*Guidelines for Public Infrastructure Construction by the Private Sector*" or with Southern Water's requirements. A copy of this document is appended to the Planning Approval. Note that live works such as connections to existing mains must be carried out by the Council (Civic Solutions) or Southern Water.

    Reason for condition

    To ensure that public works are carried out to the required standards.

    Note: condition 36 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

37. Prior to the issuing of Council-approved engineering drawings, any private contractors who wish to build public infrastructure that is part of this development must first obtain a *Permit to Construct Public Infrastructure* from the Council's Services and Development Inspector (on phone 6238 2753 or 0408 482 968) and a Permit to Construct New Southern Water Infrastructure from Southern Water. Interested contractors are required to read the document "*Guidelines for Public Infrastructure Construction by the Private Sector*" and fill in an application form. Contact the Council's Services and Development Inspector or Southern Water for more information.

Reason for condition

To ensure that public works are carried out to the required standards.

Note: condition 37 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

38. The owner is advised that prior to the issuing of the approved engineering drawings for the development, a development engineering fee of 1% of the value of the approved engineering works, or a minimum of $200.00, plus $55.00 per amendment, must be paid to the Council. The developer's engineer is to submit an estimate of the value of the engineering works with the draft engineering drawings.

Reason for condition

To help meet the cost of approving engineering drawings and carrying out site inspections.

39. The subdivision must be undertaken in accordance with the advice and recommendations of the land instability assessment report, prepared by Sloane Geoscience Pty Ltd and titled "Geotechnical Assessment: Proposed Subdivision – off Enterprise Road-Sunvale Ave, Sandy Bay" (dated 30 March 2006).

Reason for condition

To ensure the subject land is capable of supporting the proposed development and to protect the Council against liability resulting from the findings of the geotechnical assessment.

40. The subdivision must be undertaken in accordance with the advice and recommendations on mitigating impacts in the report titled "*Proposed Subdivision – Enterprise and Edith Roads – Mt Nelson – Botanical Survey and Fauna Habitat Assessment – 16 May 2006*", prepared by NorthBarker Ecosystem Services.

Reason for condition

To protect existing biodiversity values in the vicinity, to mitigate potential environmental impacts from weed spread, and to assist in minimising visual impact.

41. The Bushfire Hazard Management Plan titled *Fire Management Plan (Drawing F493M-8C)* and dated 17 October 2006, must be implemented by the property owner(s).

The Bushfire Hazard Management Plan must be included in a Part 5 Agreement, pursuant to the provisions of Part 5 of the Lands Use Planning and Approvals Act 1993. This Part 5 Agreement must be included on the titles of all new lots, prior to sealing the final plan of subdivision for stages 17B, 18 and 19, so that it is available to be implemented by present and future owners of the property. The owner(s) must comply with the Part 5 Agreement.

The Council will have its solicitors prepare the Part 5 Agreement(s) for signing by property owners. The Council will then lodge the agreement with the Lands Titles Office to be placed on the title of the property. The cost of preparing the Part 5 Agreement and registration with the Recorder of Titles (currently $85.50 for registration) is to be met by the applicant. An invoice for $85.50 or such other amount will be forwarded separately. Please contact Rohan Probert on 6238 2874 to initiate the process.

Reason for condition

To ensure the bushfire hazard is minimised and managed to acceptable levels, and so that the Bushfire Hazard Management Plan is available to be implemented by present and future owners of the property.

Note: condition 41 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

42. The Landscape Management Plan (Drawing F493M-30 dated 17 October 2006) is to be included in a Part 5 Agreement, pursuant to Part 5 of the Land Use Planning and Approvals Act 1993. This Part 5 Agreement must be included on the titles of all new lots, prior to sealing the final plan of subdivision for stages 17B, 18 and 19, so that it is available to be implemented by present and future owners of the property. The owner(s) must comply with the Part 5 Agreement.

    The Council will have its solicitors prepare the Part 5 Agreement(s) for signing by property owners. The Council will then lodge the agreement with the Lands Titles Office to be placed on the title of the property. The cost of preparing the Part 5 Agreement and registration with the Recorder of Titles (currently $85.50 for registration) is to be met by the applicant. An invoice for $85.50 or such other amount will be forwarded separately. Please contact Rohan Probert on 6238 2874 to initiate the process.

    Reason for condition

    To minimise the visual and environmental impact of the proposed subdivision

    Note: condition 42 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

43. The Development Management Plan (Drawing F493M-31 dated 17 October 2006) is to be included in a Part 5 Agreement, pursuant to Part 5 of the Land Use Planning and Approvals Act 1993. This Part 5 Agreement must be included on the titles of all new lots, prior to sealing the final plan of subdivision for stages 17B, 18 and 19, so that it is available to be implemented by present and future owners of the property. The owner(s) must comply with the Part 5 Agreement.

    The Council will have its solicitors prepare the Part 5 Agreement(s) for signing by property owners. The Council will then lodge the agreement with the Lands Titles Office to be placed on the title of the property. The cost of preparing the Part 5 Agreement and registration with the Recorder of Titles (currently $85.50 for registration) is to be met by the applicant. An invoice for $85.50 or such other amount will be forwarded separately. Please contact Rohan Probert on 6238 2874 to initiate the process.

    Reason for condition

    To minimise the visual and environmental impact of the proposed subdivision

    Note: condition 43 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

44. The subdivider is responsible to engage an independent environmental contractor acceptable to Council to audit environmental compliance with the conditions of this permit throughout the civil works stage of implementing the subdivision. This will involve auditing of civil works and establishment and maintenance of vegetation management areas to be undertaken by private contractors to ensure compliance with the conditions of the permit.

The results of the audit are to be forwarded to the Hobart City Council upon completion of the civil works. Any recommendations resulting from the audit to ensure compliance with the conditions of this permit must be implemented by the subdivider.

Reason for condition

To protect existing biodiversity values in the vicinity, to mitigate potential environmental impacts from weed spread, and to assist in minimising visual impact during the civil works stage of the subdivision.

45. Prior to the sealing of the final plan for stages 17B, 18 and 19, all street tree plantings are to be completed in accordance with a landscape plan approved by the Council. This landscaping plan detailing proposed street tree plantings shall be prepared by a qualified landscape architect to the satisfaction of Council's Director Parks and Customer Services and must include the following details:

(i) Species should primarily be White Gums (*E. viminalis*) and White Peppermints (*E. pulchella*);

(ii) Description of any vegetation to be retained or removed within proposed nature strips;

(iii) Width of nature strip must be sufficient to accommodate White Gum and White Peppermint plantings where these species are to be located;

(iv) Width of footpaths;

(iv) Details of plant spacings, setback distances to proposed building envelopes, and when it is intended to establish the planting;

(v) Are services being avoided with plantings;

(vi) The treatment of nature strips such as use of grass cover and trees, shrubs, or use of native grasses;

(vii) The plan should address lot accesses and locate trees in locations that will not conflict with driveway accesses;

(viii) Any steep banked nature strips should be dealt with differently with the use of mulches rather than grass that will be difficult to maintain. Need to consider

appropriate gradients for use of mulches as opposed to grass cover, which requires mowing;

Reason for the condition

In the interest of retaining and establishing trees to provide a visual screen, increased public amenity, offset losses of trees, in particular White Gums (E. viminalis) required to be removed to facilitate future development of each new lot, and maintenance of the bushland ambience of the subdivision.

Note: condition 45 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

46. The applicant must submit a Weed Management Plan for the subdivision that demonstrates how all declared weeds as listed in the *Tasmanian Weed Management Act 1999* (with an emphasis on boneseed) will be controlled and eradicated.

The Weed Management Plan shall be prepared by a suitably qualified professional and meet the satisfaction of the Director, Development and Environmental Services.

The Plan shall:

- be brief and succinct and target the eradication of all declared weeds but with an emphasis on boneseed.
- set out a method and program for eradicating the weeds, firstly dealing with the edges of the property that border the allocated public open space and secondly the internal areas. Management areas should be identified as management zones;
- be set out in a matrix format that provides details on the action, the area to be targeted and the timing defining primary secondary and tertiary treatment of weeds;
- define an ongoing program to control future infestations through a program of primary, secondary and tertiary treatment;
- include a simple map of the property that defines management zones for action.

A sample Weed Management Plan template is attached. The submitted plan shall be consistent with this layout. Council's Bushland Planner, Jill Hickie (Ph: 6238 2887) is available to provide further advice regarding the content of the Plan.

The property owner(s) must implement the Weed Management Plan

The Weed Management Plan is to be included in a Part 5 Agreement, pursuant to Part 5 of the Land Use Planning and Approvals Act 1993. This Part 5 Agreement must be included on the titles of all new lots, prior to sealing the final plan of subdivision for stages 17B, 18 and 19, so that it is available to be implemented by present and future owners of the property. The owner(s) must comply with the Part 5 Agreement.

The Council will have its solicitors prepare the Part 5 Agreement(s) for signing by property owners. The Council will then lodge the agreement with the Lands Titles Office to be placed on the title of the property. The cost of preparing the Part 5

Agreement and registration with the Recorder of Titles (currently $85.50 for registration) is to be met by the applicant. An invoice for $85.50 or such other amount will be forwarded separately. Please contact Rohan Probert on 6238 2874 to initiate the process.

Reason for condition

To protect existing biodiversity values in the vicinity and to mitigate potential environmental impacts from weed spread

Note: condition 46 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

47. The boundary shared between the proposed Public Open Space and the applicant's property shall be clearly marked by the applicant on the ground before any works commence.

Reason for condition

To protect the biodiversity, open space, recreational, cultural heritage and/or amenity values of the Council's public open space system.

48. All development and/or disturbance shall be totally restricted to the property and not encroach beyond the shared boundary with allocated Public Open Space marked on the ground. This includes but is not restricted to:
    - storage of building or other materials,
    - dumping of fill, spoil, rubbish or vegetative waste;
    - driving on or through the neighbouring Council land; and
    - digging, removing or cutting up any soil, rock, timber, firewood, or native plant material.

Reason for condition

To protect the biodiversity and landscape values of the Council's adjoining public open space

ADVICE

1. The Council's Services and Development Inspector or Southern Water must be contacted on phone (03) 62 382 753, or on mobile 0408 482 968 at least 24 hours prior to the commencement of any work that requires inspection - in particular any public infrastructure that is built by a private contractor. The inspector must be contacted to discuss the requirements for any new vehicle crossovers, driveway works or parking areas.

   Note: advice amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

2. To make the necessary arrangements for new hydraulic service connections please contact the Council's Services and Development Inspector or Southern Water. Note that the Council will not arrange for the construction of any service connections until it has approved the Services Plan for the site. This plan must accurately locate the desired position of any new connections, with clearly shown offsets or distances to the nearest property boundaries or well defined landmarks. This will ensure that the connections are built in the right place.

   Note: advice amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

3. A *certificate of fire hydrant commissioning* certifying that commissioning has been carried out in accordance with AS2419 will be required to be submitted prior the issuing of the certificate of final completion. Fire hydrants shall comply with the *Fire Hydrant Guidelines*, a copy of which is available on the Council's website.

4. For further advice on the hydraulic engineering requirements of the above conditions, and on the requirements of the risk plan, contact Southern Water or the Council's Manager Environmental Engineering on 6238 2955.

   Note: advice amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

5. The Soil and Water Management Plan is to include all the necessary information relevant to the site required by the document *"Guidelines for Soil and Water Management"* issued on June 1999. A copy of this document is available from the Council.

6. Once the Certificate of Occupancy/Completion for the development has been issued and/or the works are completed, please contact the Council's Services and Development Inspector on phone 6238 2753 or mobile 0408 482 968 to arrange an inspection prior to the release of the Council's Infrastructure Protection Bond.

7. The covenant required by Condition 13 above must state that the owners of the restricted lots (to be advised by Southern Water) on the plan covenant with Southern Water to the intent that the burden of this covenant may run with and bind the covenantors' lots and any part thereof and the benefit shall be in favour of Southern Water, to observe the stipulation that, *not without the written permission of Southern Water, to erect or permit to be erected any habitable dwelling with any floor level above a reduced level of (to be advised by Southern Water) metres on State Datum.*

Note: advice amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

Geotechnical Assessment

8. The geotechnical assessment has provided an overview of geotechnical issues and risk, as the specific nature of future subdivision and individual lot development is unknown. Therefore site-specific investigations will be required for the assessment of individual lot developments.

Soil and Water Management

9. The Soil and Water Management Plan (SWMP) will be expected to be carried out in accordance with the document; "*Guidelines for Soil and Water Management - June 1999*". The Plan will need to include the information on the proforma attached as *Appendix C* to the permit, which is provided to assist in preparing an acceptable Soil and Water Management Plan. Simply fill in the boxes for the written section and attach a site plan, which contains the required information mentioned on the last page of the proforma.

The Geotechnical Report recommends SWMP's are to be prepared and implemented for individual lot development.

Please Note: Copies of the abovementioned Soil and water management guidelines document are available from Council.

Street Trees

10. The Council can provide further assistance on preparing a street tree plan. Please contact Councils Arboricultural Officer on (03) 6238 2889 for more details.

Forest Practices Plan

11. This property may possess vegetation communities which are listed as Regional Forest Agreement / Forest Practices Board "Interim Moratorium" forest communities in relation to any land clearing and Threatened Species or impact upon vulnerable land.

    The proposed development may comprise activities which may adversely impact on the conservation values to be protected.

    Contact the Forest Practices Board for a determination as to whether the proposed activity(s) will compromise forest values.

    The Forest Practices Board can be contacted at 30 Patrick Street, Hobart, Tasmania 7000 (03) 6233 7966 fax (03) 6233 7954.

Environment Protection and Biodiversity Conservation Act 1999

12. This property may possess conservation values which may be of national environmental significance. The proposed development may comprise activities which may adversely impact on these values, and therefore be subject to the Commonwealth Government's legislation; i.e., the Environment Protection and Biodiversity Conservation Act 1999.

    The applicant is advised that it may be prudent to refer the proposal to the Commonwealth Environment Minister for determination as to whether the proposed activity(s) requires environmental impact assessment and approval under the provisions of the *Environment Protection and Biodiversity Conservation Act 1999.*

    For more information on how to make a referral, visit Environment Australia's Website at http://www.deh.gov.au/epbc or Telephone: Freecall 1800 803 772 or Email: epbc.referrals@deh.gov.au.

Tasmanian Threatened Species Protection Act 1995

13. This property may possess threatened species listed in the *Tasmanian Threatened Species Protection Act 1995*. Where activities meet the definition of 'take', which includes "kill, injure, catch, damage, destroy and collect" under the *Threatened Species Protection Act 1995*, a permit under this Act is required.

    The applicant is advised that it would be prudent for them to contact the Department of Primary Industries, (DPIW) Water, Biodiversity Conservation Branch, to ascertain any action that needs to be taken.

The Biodiversity Conservation Branch can be contacted on:

Biodiversity Conservation Branch
Department of Primary Industries and Water
3rd floor, 134 Macquarie Street
HOBART TAS 7000
Phone: 03 6233 6556
Fax: 03 6233 3477
Email: Biodiversity.Enquiries@dpiw.tas.gov.au

Section 56 Amendment

14. The date that this planning permit took effect was the 27th June 2008 and you have 2 years from this date to substantially commence the development/use, before the permit lapses, pursuant to S.53 (3) of LUPAA. Council may grant an extension to this period on request, prior to the expiry date.

11. 09. 09
Date

Senior Statutory Planner

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Council has granted a permit.

WHEN DOES A PERMIT TAKE EFFECT?

- If there is a right of appeal against the granting of a permit, the permit takes effect at the end of 14 days from the day on which notice of the granting of the permit was served on the person who has a right of appeal.
- Where an appeal is instituted against the Council's decision to grant a permit, the permit does not take effect until the determination or abandonment of the appeal.
- Where any other approvals are required under the Land Use Planning and Approvals Act 1993 or any other Act, the permit cannot be enacted until all of those approvals have been granted.

WHEN DOES A PERMIT LAPSE?

A permit lapses after a period of 2 years from the date on which it was granted if the use or development for which it was granted is not substantially commenced within that period.

WHAT ABOUT APPEALS?

- An applicant for a permit may appeal against Council's decision to grant a permit subject to conditions or restrictions, within 14 days after the day on which notice of Council's decision was served on them.
- Any person who has made a representation during the period of 14 days commencing on the date on which notice of the application was given (or such further notice period as Council may have allowed) may appeal against the grant of a permit within 14 days after the day on which notice of the granting of the permit was served on them
- An appeal may only be lodged with the Resource Management and Planning Appeal Tribunal. Please note that the Tribunal will not directly notify representors if an appeal is lodged. You may either look for the notice of appeal, which will be published in The Mercury; or contact the Tribunal directly.
- Details about appeals and the fees payable can be obtained from the Tribunal.
- The Tribunal's contact details are as follows:

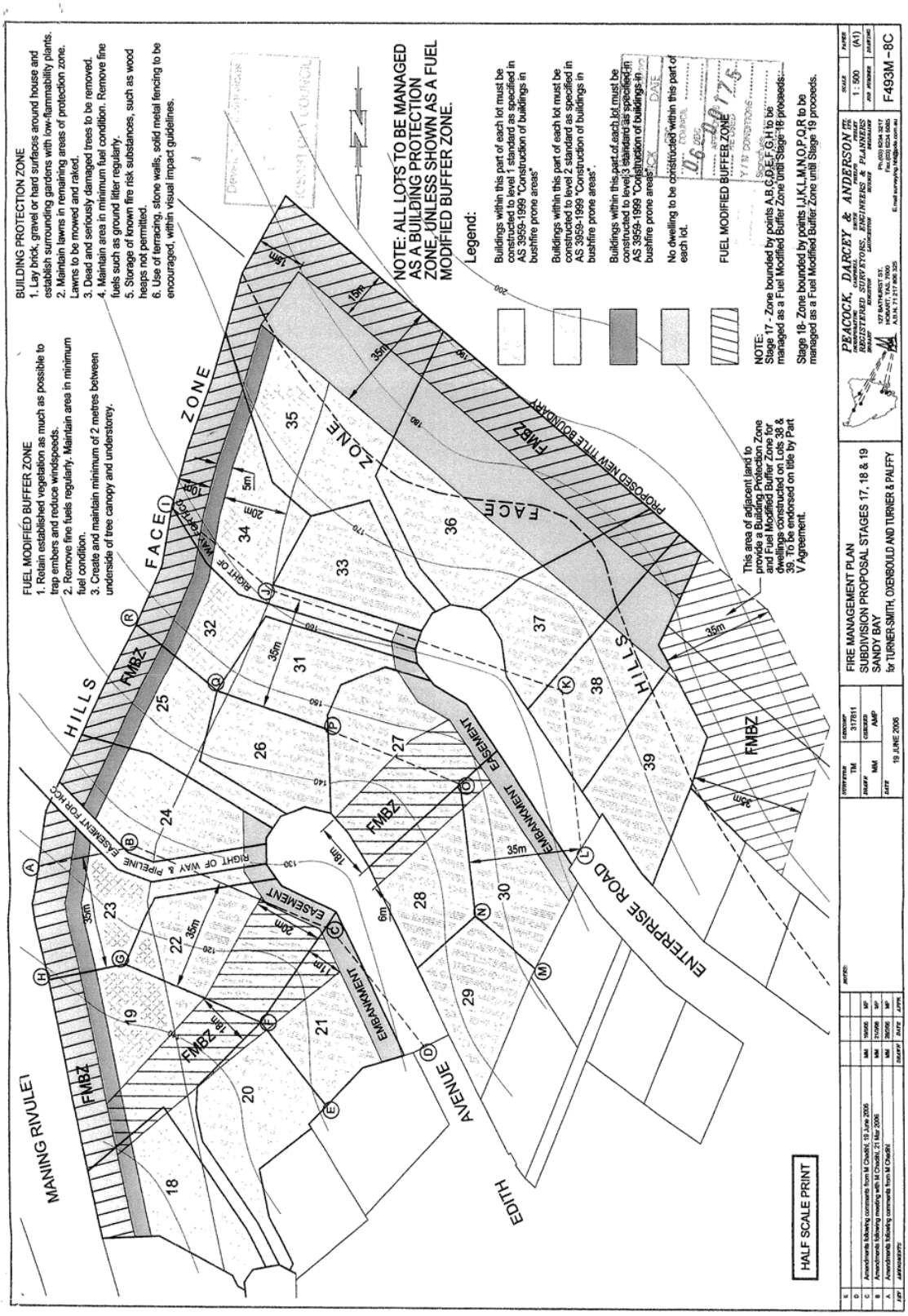
Telephone No.:	(03) 6233 6464
Facsimile No.:	(03) 6224 0825
Postal Address:	GPO Box 2036 HOBART 7001
Street Address:	Floor 4 144 - 148 Macquarie Street HOBART

ATTACHMENT A
Documents and Drawings that comprise Planning Application Number PLN - PLN-06-00175-01

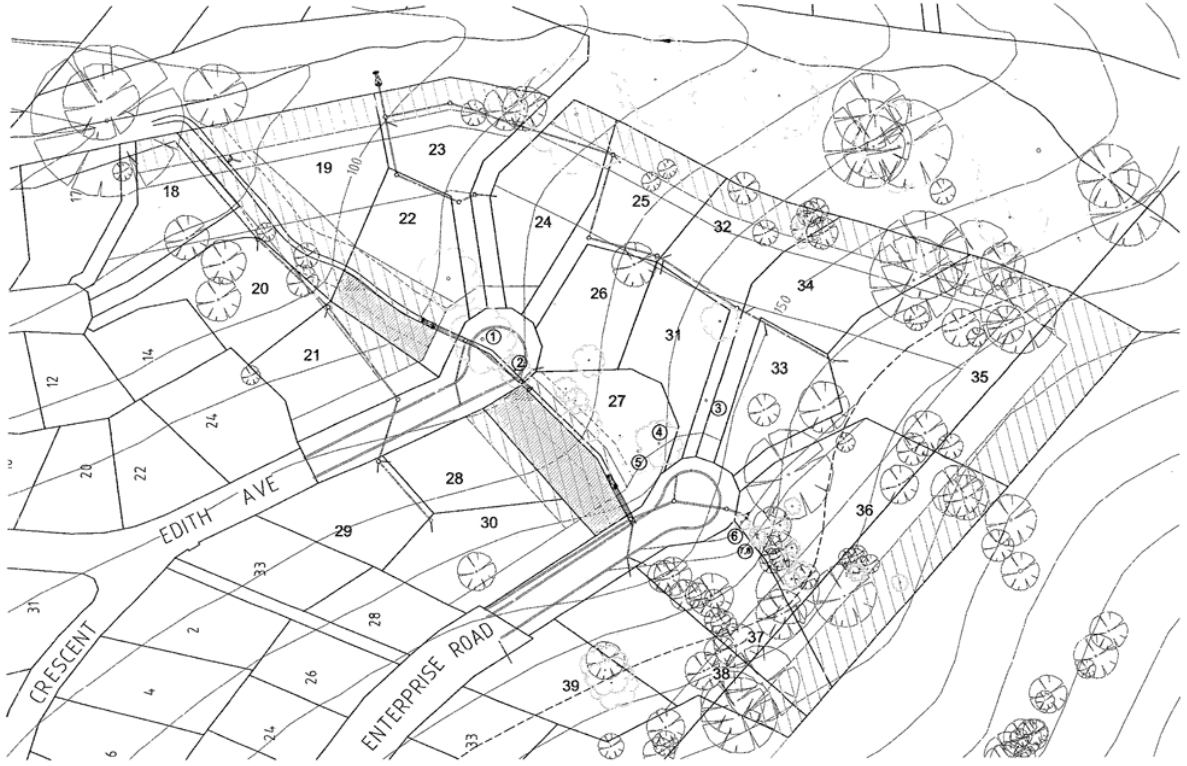
DEVELOPMENT ADDRESS: 26 EDITH AVENUE

LIST OF DOCUMENTATION:

Description	Plan No. Where Relevant	Date of Lodgement
Application Form		16/10/06
Title		16/10/06
Plan of subdivision	F493M-19 dated 13 October 2006	16/10/06
Edith Avenue proposed longsection	F493M-27	16/10/06
Edith Avenue typical cross sections	F493M-28	16/10/06
Accesses to lots 19, 35-37	F493M-29	16/10/06
Landscape Management Plan	F493M-30	16/10/06
Development Management Plan	F493M-31	16/10/06
Soil and Water Management Plan	F493M-32	16/10/06
Fire Management Plan	F493M-8C	16/10/06
Overall Plan	F493M-20	16/10/06
Proposed Sewer Services	F493M-21	16/10/06
Proposed Stormwater Services	F493M-22	16/10/06
Proposed Water Services	F493M-23	16/10/06
Proposed Accesses Plan	F493M-24	16/10/06
Enterprise Road proposed longsection	F493M-25	16/10/06
Enterprise Road typical cross sections	F493M-26	16/10/06
Botanical Survey and Fauna Habitat Assessment	By North Barker Ecosystem Services dated 16 May 2006	07/06/06
Geotechnical Assessment	By Sloane Geoscience PN:72625	30/03/06
Traffic Impact Assessment	By Pitt and Sherry dated May 2006 H06091H001.Rep.rev02/AAN	23/05/06
Visual Management Strategy and Impact Assessment	By Lesley Gulson dated November 2006	27/11/06
Concept Plan – easements and ROW's	F493M-35	12/05/08


BUILDING PROTECTION ZONE
1. Lay brick, gravel or hard surfaces around house and establish surrounding gardens with low-flammability plants.
2. Maintain lawns in remaining areas of protection zone. Lawns to be mowed and raked.
3. Dead and seriously damaged trees to be removed.
4. Maintain area in minimum fuel condition. Remove fine fuels such as ground litter regularly.
5. Storage of known fire risk substances, such as wood heaps not permitted.
6. Use of terracing, stone walls, solid metal fencing to be encouraged, within visual impact guidelines.
FUEL MODIFIED BUFFER ZONE
1. Retain established vegetation as much as possible to trap embers and reduce windspeeds.
2. Remove fine fuels regularly. Maintain area in minimum fuel condition.
3. Create and maintain minimum of 2 metres between underside of tree canopy and understorey.
NOTE: ALL LOTS TO BE MANAGED AS A BUILDING PROTECTION ZONE, UNLESS SHOWN AS A FUEL MODIFIED BUFFER ZONE.
Legend:
Buildings within this part of each lot must be constructed to level 1 standard as specified in AS 3959-1999 "Construction of buildings in bushfire prone areas"
Buildings within this part of each lot must be constructed to level 2 standard as specified in AS 3959-1999 "Construction of buildings in bushfire prone areas".
Buildings within this part of each lot must be constructed to level 3 standard as specified in AS 3959-1999 "Construction of buildings in bushfire prone areas".
No dwelling to be constructed within this part of each lot.
FUEL MODIFIED BUFFER ZONE
NOTE:
Stage 17 - Zone bounded by points A,B,C,D,E,F,G,H to be managed as a Fuel Modified Buffer Zone until Stage 18 proceeds.
Stage 18- Zone bounded by points I,J,K,L,M,N,O,P,Q,R to be managed as a Fuel Modified Buffer Zone until Stage 19 proceeds.
This area of adjacent land to provide a Building Protection Zone and Fuel Modified Buffer Zone for dwellings constructed on Lots 38 & 39. To be endorsed on title by Part V Agreement.
MANING RIVULET
HILLS
FACE
ZONE
FMBZ
EDITH
AVENUE
ENTERPRISE ROAD
EMBANKMENT
EASEMENT
RIGHT OF WAY & PIPELINE EASEMENT FOR HCC
PROPOSED NEW TITLE BOUNDARY
HALF SCALE PRINT
PEACOCK, DARCEY & ANDERSON PTE
REGISTERED SURVEYORS, ENGINEERS & PLANNERS
127 BATHURST ST, HOBART, TAS, 7000
Ph (03) 6234 3217 Fax (03) 6234 3065
E-mail surveying@pda.com.au
FIRE MANAGEMENT PLAN
SUBDIVISION PROPOSAL STAGES 17, 18 & 19
SANDY BAY
for TURNER-SMITH, OXENBOULD AND TURNER & PALFFY
SCALE 1 : 500 (A1)
F493M - 8C

NOTE REFER:
- Botanical Survey and Fauna Assessment (North Barker Ecosystem Services, May 2006)
- Proposed Soil and Water Management Plan (Drawing F493M-32)
- Bushfire Management Plan (Drawing F493M-8C)
- Proposed Landscape Management Plan (Drawing F493M-30)
GENERAL NOTES:
1. All building envelopes and easements are shown on the drawing. The embankment easement is to be established by HCC surveyors following construction of the road.
2. All boundary setbacks are to be in accordance with the City of Hobart Planning Scheme 1982.
3. All applications to construct a new dwelling are to be accompanied by a Site Plan showing the area of disturbance, Elevation Drawings showing the overall height above natural ground, and a Colours Schedule. All these documents will be subject to approval by the Hobart City Council Planning Department, and in accordance with this Development Management Plan.
4. Refer Landscape Management Plan, F493M-30 for location of existing significant vegetation and proposed guidelines for removal.
Legend:
Buildings within this part of each lot must be constructed to level 1 AS 3959-1999.
Buildings within this part of each lot must be constructed to level 2 AS 3959-1999.
Buildings within this part of each lot must be constructed to level 3 AS 3959-1999
No dwelling to be constructed within this part of each lot.
FUEL MODIFIED BUFFER ZONE (No dwellings to be constructed)
WHITE GUMS (Eucalyptus viminalis)
PROPOSED DRAINAGE EASEMENT
PROPOSED RIPARIAN ZONE
Hobart City Council
Approved in accordance with the Land Use Planning and Approvals Act 1993
DATE
DPC
..... RE USED
Y / N CONDITIONS
Signature
HOBART CITY COUNCIL
Development Services
DEVELOPMENT GUIDELINES:
1. This Proposed Development Management Plan is designed to give guidelines to minimise the overall visual impact of the subdivision.
2. The maximum area of disturbance for each lot is to be 50% of the total lot area.
3. The area of disturbance must lie outside the drip line of all Eucalyptus viminalis trees identified.
4. All hard landscaping such as paved area must be confined to the area of disturbance.
5. The driveway from the street to the building frontage may be excluded from the area of disturbance.
6. All front fences are to comply with the City of Hobart Planning Scheme 1982.
7. Minor features such as service areas and clothes lines are to be located to minimise their visual impact when viewed from the street.
8. All trees and other native vegetation contained outside the area allowed for disturbance are to be retained (except where removal is required for bushfire management.)
BUILDING DESIGN:
1. Generally building design, height, bulk and siting is to be such to fit within the context of the local area.
2. Building design and materials to comply with the Building Construction Standards shown on the plan.
3. Cut and fill onsite is to be minimised for house construction. A house design that reflects the topography of the site is required.
4. Only deep toned, muted colours will be permitted on exterior surfaces including trims.
HALF SCALE PRINT
TURNER-SMITH, OXENBOULD AND TURNER & PALFFY
SUBDIVISION PROPOSAL STAGES 17, 18 & 19
ENTERPRISE RD, EDITH AVE, SUNVALE AVE, SANDY BAY
PROPOSED DEVELOPMENT MANAGEMENT PLAN
PEACOCK, DARCEY & ANDERSON
REGISTERED SURVEYORS, ENGINEERS & PLANNERS
127 BATHURST ST, HOBART, TAS, 7000
A.B.N. 71 227 909 325
Ph (03) 6234 3217
Fax (03) 6234 3553
E-mail engineering1@pda.com.au
1 : 625
(A1)
F493M – 31
ENTERPRISE ROAD
EDITH AVE
CRESCENT
HILLS
PLACE
LANE



NOTE REFER:
- Botanical Survey and Fauna Assessment (North Barker Ecosystem Services, May 2006)
- Proposed Soil and Water Management Plan (Drawing F493M-32)
- Bushfire Management Plan (Drawing F493M-8A)
- Proposed Development Management Plan (Drawing F493M-31)

LANDSCAPING FOR FIRE MANAGEMENT

NOTE: ALL LOTS TO BE MANAGED AS A BUILDING PROTECTION ZONE.

BUILDING PROTECTION ZONE
1. Lay brick, gravel or hard surfaces around house and establish surrounding gardens with low-flammability plants.
2. Maintain lawns in remaining areas of protection zone. Lawns to be mowed and raked.
3. Dead and seriously damaged trees to be removed.
4. Maintain area in minimum fuel condition. Remove fine fuels such as ground litter regularly.
5. Storage of known fire risk substances, such as wood heaps not permitted.
6. Use of terracing, stone walls, solid metal fencing to be encouraged, within visual impact guidelines.

FUEL MODIFIED BUFFER ZONE
1. Retain established vegetation as much as possible to trap embers and reduce windspeeds.
2. Remove fine fuels regularly. Maintain area in minimum fuel condition.
3. Create and maintain minimum of 2 metres between underside of tree canopy and understorey.

FUEL MODIFIED BUFFER ZONE

WHITE GUMS (Eucalyptus viminalis)

OTHER SIGNIFICANT TREES (±5m)

PROPOSED REGIONS OF REPLACEMENT PLANTING

Hobart City Council
Development Planning Approval
TICK DATE
COUNCIL 06 Dec 0175
RE-USED
Signature
Date
Development Services

GENERAL NOTES:
1. All applications to construct a new dwelling are to be accompanied by a landscape plan, detailing existing significant vegetation, proposed clearing and proposed replacement planting, specifying species and number of plants. The plan should include short term and long term management prescriptions to ensure survival of existing and new vegetation.
2. Gardens are to be designed to retain a bushland character in order to minimise their visual impact.
3. No species identified as an environmental weed are permitted to be planted or retained. Refer HCC brochure "Garden Plants are Going Bush... And Becoming Environmental Weeds".
4. Preferred species are those endemic to the area to be maintained in a manner which does not present a bushfire hazard to dwellings. For a list of endemic species, refer "Botanical Survey & Fauna Habitat Assessment" - North Barker Ecosystem Services, May 2006. Also consult with specialist native plant nurseries for other species that would be compatible with the area.

LANDSCAPING NOTES:
1. Distribution of existing Eucalyptus trees of height>3.0m and diameter>150mm at a position 1.5m above ground level are shown on plan. Note that positions are ±5 metres.
2. White gums (Eucalyptus viminalis) are identified on the plan. Specimens which are numbered (1 to 8) will require removal for the subdivision works.
3. Preserve all remaining white gums (Eucalyptus viminalis), and maintain according to fire management guidelines.
4. All trees removed during construction works are to be replaced in approved areas of Fuel Modified Buffer Zones. Replacement planting is to be designed by an approved landscaper to equivalent density, nominally at a ratio of 5:1.
5. All lots, carry out removal of all declared weed species during spring/summer and follow up with autumn spraying over a 2 year period.
6. During construction of the subdivision, all machinery should be cleaned of soil before entering and leaving the site to prevent weed seeds spreading to other places.
7. All embankment batters are to be vegetated to the approval of HCC Services and Development Inspector.

HALF SCALE PRINT

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

NOTES:

SURVEYOR: @ | CHECKED: @
DESIGNER: MM | CHECKED: @
DRAWN: MM | DATE: AUG 2006

TURNER-SMITH, OXENBOULD AND TURNER & PALFFY
SUBDIVISION PROPOSAL STAGES 17, 18 & 19
ENTERPRISE RD, EDITH AVE, SUNVALE AVE, SANDY BAY
PROPOSED LANDSCAPE MANAGEMENT PLAN

PEACOCK, DARCEY & ANDERSON PTY. LTD.
INCORPORATING CAMPBELL SMITH PHELPS PEISLEY
REGISTERED SURVEYORS, ENGINEERS & PLANNERS
HOBART KINGSTON LAUNCESTON BURNIE DELORAINE
127 BATHURST ST.
HOBART, TAS. 7000
A.B.N. 71 217 806 325
Ph.(03) 6234 3217
Fax.(03) 6234 5095
E.mail engineering.hba@pda.com.au

SCALE: 1 : 625 | PAPER: (A1)
JOB NUMBER | DRAWING: F493M - 30

"E"

Extract from Weed Management Strategy – Subdivision off Edith Avenue, Sandy Bay
December 2009
(to attach to Part 5 Agreement)

Abstract

A parcel of 22 lots of land (lots 18-39 on attached plan), adjacent to and accessed via Sunvale Avenue, Edith Avenue and Enterprise Road, Sandy Bay, were inspected and an assessment was made of the week species present thereon.

Weed removal and management strategies have been formulated for the treatment and/or removal of some weed species. These strategies target particular weeds declared under the *Tasmanian Weed Management Act, 1999.*

The emphasis of control, eradication and follow-up maintenance is to concentrate on the declared weed 'boneseed' (*Chrysanthemoides monilifera*).

Under the Act, there are legal requirements placed on relevant Developers and Landowners to control or eradicate declared weeds that occur within the boundaries of their properties.

Recommendation:

This report describes and details the listed weed species present on the proposed subdivision at Edith Avenue, Sandy Bay. As well, a number of strategies for the eradication and control of these weeds is also detailed.

A schedule of weed treatment procedures and their relevant control timings etc. has been provided in the table included with this report.

Extract from Weed Management Strategy Subdivision off Edith Avenue, Sandy Bay December 2009

INDEX

1.	Assessment, Conditions and Procedures	(Omitted in Extract)
2.	Site Descriptions	(Omitted in Extract)
3.	Native Vegetation	(Omitted in Extract)
4.	Weed Species	
5.	Weed Management Issues (Observations)	(Omitted in Extract)
6.	Primary Weed Treatment and follow-up treatment/maintenance	
7.	Chemical Control of Weed Species	
8.	Details of major *declared* weeds	
9.	Summary	
10.	Appendix 1: Table of actions, procedures and timing	
11.	Appendix 2: Weed Species Recorded at proposed Edith Avenue subdivision, Oct/Nov 2009	(Omitted in Extract)
12.	Photographs	(Omitted in Extract)
13.	References	(Omitted in Extract)
14.	Inclusions:	
	Service sheet on Boneseed	
	Vehicle wash-down guide. Identification pamphlets	(Omitted in Extract)

4. Weed Species

A significant number of weed species extends throughout the natural vegetation (Refer Figure 1). The weed species present on this area of land (and surrounding environs) come under two major categories ie:

A. **Declared** weeds – as specified under the *Tasmanian Weed Management Act 1999*. Some of the weeds are designated 'WONS' – ('Weeds of National Significance'). There are five weed species present which are included in this category, ie.***Chrysanthemoides monilifera*** boneseed, ***Rubus fruticosus*** blackberry, ***Ulex euopaeus*** gorse, ***Carduus tenuiflorus/pycnocephalus*** winged/slender thistles (these tow thistle species are superficially practically identical; both are declared weeds and each requires similar control measures) and ***Cortaderia jubata*** pink pampas.

B. **Non-declared** weeds – weeds not *declared* under the *Act* but are non-the-less 'environmental' weeds, or 'escaped' ornamental plants, all invasive of disturbed/cleared ground and/or wast-places, and often requiring some measure of control or containment. The following species fall within this category: ***Crataegus monogyna*** hawthorn, ***Cotoneaster*** 'species', ***Grevillea*** 'hybrids' grevillea, ***Pittosporum undulatum*** subsp. ***Undulatum*** sweet pittosporum, ***Lonicera japonica*** japanese honeysuckle, ***Pinus radiata*** radiata pine, and ***Rosa rubiginosa*** sweet briar.

The most widespread of the weeds is the boneseed, Chrysanthemoides monilifera *(declared weed)* It is abundant almost throughout, but particularly along the drier slopes of the minor gully. This weed, which has been noted as the priority weed at this site, becomes noticeably ***less frequent*** nearer and above the upper boundaries of the proposed subdivision.

Other *non-declared* woody weeds intricately associated with this pest, and rendering the removal of the boneseed difficult, include grevillea *Grivellea* hybrids – an Australian native plant, now 'feral' and spreading in bushland, cotoneaster *Cotoneaster* species – once very popular ornamental garden shrubs, still planted and tolerated in ornamental gardens locally and elsewhere, but now invading bushland, and hawthorn *Crataegus monogyna*, once employed as a hedgerow species but now rapidly invading waste land and damp gullies.

Blackberry *Rubus fruiticosus* (*declared weed*), is present in large thickets, 'lacing' native and other weed species together in dense almost impenetrable entanglements, mainly in the damper confines of the small gully, but also elsewhere.

Gorse *Ulex europaeus* (*declared weed*), is neither as widespread nor common as the other woody weeds, here, but is present adjacent to the Enterprise Road terminus at the upper boundary of the subdivision.

Just adjacent to the terminuses of Edith Avenue and Enterprise Road, are infestations of slender or winged thistles *Carduus tenuflorus/pychocephalus* (both *declared weeds*), that are colonising open, disturbed ground.

A further *declared* weed species occurring on site is the pink pampas grass *Cortaderia jubata*. The pampas grass has been noted at approximately four sites throughout the proposed development area. Each is quite limited in extent and their approximate locality

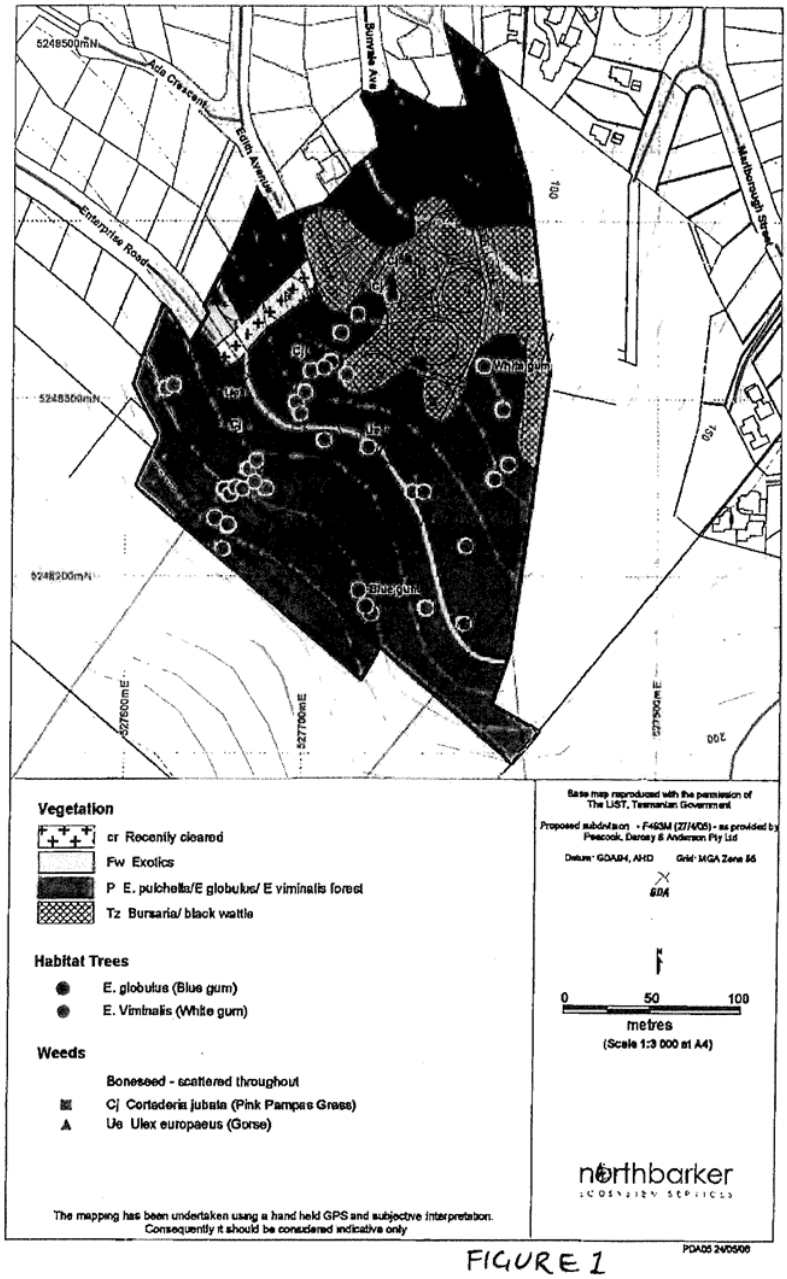

5248500mN
Asta Crescent
Surrey Ave
Eighth Avenue
Enterprise Road
Marlborough Street
100
White gum
5248350mN
Blue gum
5248200mN
527600mE
527700mE
527900mE
200
Vegetation
cr Recently cleared
Fw Exotics
P E. pulchella/E globulus/ E viminalis forest
Tz Bursaria/ black wattle
Habitat Trees
E. globulus (Blue gum)
E. Viminalis (White gum)
Weeds
Boneseed - scattered throughout
Cj Cortaderia jubata (Pink Pampas Grass)
Ue Ulex europaeus (Gorse)
The mapping has been undertaken using a hand held GPS and subjective interpretation. Consequently it should be considered indicative only
Base map reproduced with the permission of The LIST, Tasmanian Government
Proposed subdivision - F463M (27/4/05) - as provided by Peacock, Darcey & Anderson Pty Ltd
Datum: GDA94, AHD Grid: MGA Zone 55
GDA
0 50 100
metres
(Scale 1:3 000 at A4)
northbarker
PDA05 24/5/06

FIGURE 1

has been marked on the accompanying site plan; all are obscured by dense 'other' weed growths and may not be easily noticed except when in flower.

Four other, *non-declared* environmental weeds on site include *Pittosporum undulatum* sweet pittosporum, *Lonicera japonica* Japanese honeysuckle, *Pinus radiata* radiata (pine) and *Rosa rubiginosa* sweet briar. The pittosporum and Japanese honeysuckle occur as isolated individuals mainly along the minor watercourse. The radiata pine was located as a single tree approximately 15m down slope of the Edith Avenue terminus. A small plan of the sweet briar was noted adjacent to the Edith Avenue terminus.

6. Primary Weed Treatment (Proponent) and follow-up treatment and maintenance by Proponent and New owners of lots.

2. Given that the whole vegetation spectrum is much compromised and highly degraded, and that the weeds and natives are too intricately inter-grown and crowded to allow for any straightforward, selective removal operations, it is inevitable that *both* may have to be removed during the same time/operation in many cases.

3. All manual or machine operations to remove the target week, *boneseed*, will unavoidably involve all other weed species as well as most native *shrubby* species. To target the boneseed only would require unreasonable selectivity on the part of the contractor/operator.

4. Provision should be required and enforced that all native trees, Eucalypts, wattles, she-oaks etc with a stem diameter greater than, say, 8-10 cm be preserved wherever practicable, notwithstanding the points above.

5. Manual removal treatments may be undertaken by of operatives with brushcutters, chainsaws, slashers, mattocks, etc, working on a 'front' *up-slope where possible*, removing plants by whatever procedure and putting the slash aside.

6. Weed removal should proceed by treating the areas of least weed density first, then proceeding to areas of maximum density.

7. The slash is to be transported to a deposit site selected for burning in heaps, or transporting off-site ie. from a road terminus. Dispose of trash on ***tip-face***.

8. Weed removal within 10 metres of water courses or drainage lines must minimise ground disturbance. Manual weed removal is recommended in these zones. Ensure that silt cannot enter water courses by using soil and water management practices such as sediment fencing.

7. Chemical Control of Weed Species

Use of Herbicides

If the treatment of weeds with herbicides is considered an option or adjunct to the above procedures, a similar process of treating, removing and carrying slash/trash to heap or road-head would have to ensue.

However:

a. **It is *strongly recommended* that the use of any herbicide for anything other than very small-scale weed treatments be referred to a professional operator/contractor, licensed and skilled in the use and application of these potentially hazardous chemicals. Herbicide control can only be undertaken by using chemicals registered for use on certain weeds and in specified situations.**
b. Operators require demonstrated skills in plant recognition as well as specialised equipment and spray application techniques.
c. Accordingly, details of recommended herbicides registered for the particular weed/s targeted are not provided here or in the following table of procedures.
d. Accurately targeting selected weeds would be an enormous problem, as well as the prevention of spray-drift to adjacent desirable plants, if these were to be left in situ. Dead residue would still have to be physically carried out after treatment, burnt in situ or burnt in heaps as outlined above.
e. With such a large-scale operation, spray drift onto plants/gardens of nearby properties will be virtually unavoidable.
f. Calm conditions, with no wind and 'air-drift' will have to be 'perfect'.

Treatment by plant/foliar spraying particularly over extensive areas (as here), poses additional problems eg:

- Confining the spray envelope to the targeted plant or plants, particularly where desirable vegetation is intricately mingled or in close proximity to the target.
- Undertake spraying operations over broad-scale areas at times of 'still air' – ie. minimum wind or breeze. In a gully locality, as here, the upward or downward 'flow' of air is rarely still or at a minimum. Spray drift, which is extremely difficult to prevent or control, is particularly undesirable on residential gardens.
- The quantity of chemical possibly required for these applications, overall, may result in contamination of the local watershed/waterways to the real detriment of local native fauna as well as other desirable vegetation.

8. **Details of major *declared* weed species**

BONESEED **Refer www.dplw.tas.gov.au**
>Weeds, Pest & Diseases
>Weeds
>Weeds Index

Botanical Name: *Chrysanthemoides monilifera* subsp. *Monilifera*
common name: boneseed

Notes:

A shrub to approximately 2m height, with a dense foliage of dark green, dull to shining, slightly succulent, diamond shaped leaves. Leaves, young leaves and twigs often covered with white, 'webby fluff'. Flowers bright yellow 'daisy' approximately 2.0cm across, in clusters, followed by clusters of dark, blackish, fleshy berry like fruits about the size of a large pea and containing a large, hard stone or pit. The fruits are eaten by birds, possums etc. and thus dispersed widely. The plants are also spread by moving water, fruits rolling down-slope or 'down-hill gravity drop'.

It is important to control/eradicate this weed as soon as practicable when regrowth occurs as it can spread and establish rapidly. As well, the longer an infestation remains and flowers/fruits, the more extensive the soil 'seed-bank' accumulation.

Infestations of *small* plants may be fairly easily pulled or grubbed out by minimal physical effort.

There are some procedures, precautions and other relevant points etc., as follows:

- Always plan and execute a pulling/grubbing program when the shrubs are NOT in the *ripe* fruit phase.
- Pulled plants can be taken to a central location for drying and burning, or transport to a *controlled* tip site. Plants with ripe fruit or bags of ripe fruit should *not* be 'green mulched'.
- Alternatively, the plants *without* any ripe fruit present can be left 'roots up': where they are pulled to dry and die.
- Larger plants can been controlled by the 'cut and paste' technique: This involves each plant being cut off cleanly just above ground level then the cut stump painted immediately and liberally with a glyphosate herbicide mixture (1:1 with *clean* water).
- Broad-scale applications of foliar spraying with specified herbicides is not recommended due to the extent of the infestation and the proximity of native vegetation, as well as the proximity of residential gardens and other desirable vegetation.
- Within any population of weeds, the plants will vary from densely concentrated to sparsely distributed. The usual rule is to work from the *least dense* concentration of plants to the *most dense* in as systematic a way as practicable.

- Boneseed is an extremely prolific seed producer and for this reason, as well as its being able to flower and fruit almost all year round, huge amounts of fruit and seed accumulate in the soil.

Unavoidably, the physical 'pulling or grubbing' of boneseed will inevitably result in surrounding clearance and soil disturbance. Such clearance and soil disturbance is most conducive to seed regeneration from the potentially large soil 'seed-bank'. All areas treated and thus disturbed will require ongoing vigilance and surveillance for a considerable time after the original treatment.

Follow-up replanting of disturbed sites with desirable plant species and the application of deep mulch is strongly recommended as a means of providing competition of regrowth seedlings.

Expert advice should be sought from a reputable nursery or a Landscaping contractor regarding suitable plant species for replanting disturbed areas and for home gardens.

SLENDER THISTLES Refer www.dpiw.tas.gov.au

Botanical names: *Carduus tenuiflorus* and *C. Pycnocephalus*
common names: slender thistle(s).

Slender thistles are moderately stout, extremely spinous herbs. The two species are very similar to each other, differing in subtle characteristics apparent only to the trained eye. Both species are equally noxious declared weeds and the treatments and control prescriptions are identical for each.

Slender thistles are annual or occasionally biennial herbs, completing their life cycles within one or two years/seasons.

The main vegetative portion of the plant is in the form of a "rosette" (approximately 20-40 cm dia.); or large, extremely spinous leaves arising from a stout tap-root. The leaves are lobed and somewhat wrinkled/crinkled and bear most of the sharp spines along the margins and along the veins. The flowers are borne on an erect, leafy stem, approximately 15-25 cm high, and in clusters of 2-4. They are pinkish-mauve in colour and typically 'thistle-like' in appearance, approximately 2-3 cm long and with each flower head surrounded by spiny green bracts.

The seeds of the slender thistle are spread by the wind current, each seed suspended beneath a typical thistle-like pappus or 'parachute', enabling them to travel over long distances.

The slender thistle and other thistles are almost completely confined to the disturbed 'cleared and filled' areas at the road terminuses of Enterprise Road and Edith Avenue, thus confining them to a well defined distribution.

Control Action and Operation Summary:

The broad strategy for the control of the slender thistles is to reduce the present infestation by removing as much material as practicable.

Slender thistles can be controlled by a number of methods depending on the extent, density and developmental stage of the infestations.

Slashing the plants to ground-level and removal of trash of tip-face is the preferred option.

Prevent further movement and spread of the weed into surrounding non or less infested areas.

Monitor treated areas over an extended time period (3-5 years), to prevent weed re-infestation and spread.

Retreat recently slashed infestations with the careful application of registered herbicides, according to development of regrowth or germination of new seedlings.

GORSE **Refer www.dpiw.tas.gov.au**

Botanical name: *Ulex europaeus*
common names: gorse, furze

A very spinous, much branched shrub to approximately 2.5m high; all twigs ending in very stout, sharp spines. Leaves very small and insignificant. Flowers typically 'pea-like', bright yellow and clustered; on warm days the flowers have a fragrant perfume, reminiscent of desiccated coconut.

The flowers are followed by clusters of small furry pods that turn black on ripening and 'explode', ejecting the small, black seeds for up to 3 metres. The seeds accumulate in the soil and can remain viable for over 25 years.

Many seeds will survive fairly intense fire and if the bushes are cleared by burning, this seed will germinate profusely and rapidly recolonise the bare ground. The burnt bushes will also re-sprout and re-establish rabidly, thus fire is not recommended as an efficient or lasting method of control.

Control Action and Operation Summary:

The infestation is expected to be removed by machinery, ie by excavator. The trash will be transported to the tip-face and disposed of. It is *not* to be green mulched.

Machinery used to remove gorse will require wash down prior to removal from site.

Follow up monitoring/maintenance will be necessary and any re-treatment of seedlings or regrowth will be treated by small scale physical removal or the use of appropriate herbicides.

Prevent further movement and spread of the weed into surrounding non or less infested areas.

Monitor treated areas to prevent weed re-infestation and spread; monitor and control during the next 5 years.

BLACKBERRY Refer www.dpiw.tas.gov.au

Botanical name: *Rubus fruiticosus* spp. Agg
common name: blackberry

Note:

Blackberries grow in dense thickets in the form of extensive areas of long, vigorous canes. The entire plant is armed with very stout, curved thorns or prickles, making physical contact uncomfortable.

The leaves are divided into 3 to 5 large lobes and even these bear stout, 'backward-facing' prickles. Flowers are white to pink and resemble small, single roses; the fruit, in clusters, ripens to purple-black in late summer to autumn.

Fruits (and seeds) are spread by animals, humans and, in particular by birds. Canes can grow up to 5-10 metres in length and the thickets can cover tens of square metres in area. Most canes die off after 2-3 years but more are produced, particularly in spring. Dead canes are persistent and largely impenetrable.

Control Action and Operation Summary:

Most infestations can be reduced by slashing and removing the trash to a safe area for burning. Burning slash, even with berries attached will not result in regrowth from seeds in the ash piles. All cut green stems should be painted with herbicide immediately upon cutting. Ensure that all trash is recovered, as green trash will take root if left lying on damp ground.

Smaller plants and 'plantlets' growing at the tips of canes can be dug by mattock or sharp spade, taken to a safe area and burned.

Prevent the movement and spread of the weed into surrounding non or less infested areas.

Monitor treated areas over an extended time period to prevent weed re-infestation and spread.

PINK PAMPAS GRASS Refer www.dpiw.tas.gov.au

Botanical name: *Cortaderia jubata*
common name: pink pampas grass

Note:

Pink pampas grass grows as a very large, dense tuft or clump of coarse grass. The leaves may be up to a metre or a little more long and 10 – 12 mm wide, bright green and with a rough texture; they are more or less erect at the base but the upper portion is drooping and

the outer portions often dead and shrivelled. The whole plant is rather 'untidy'; it may cover a metre in diameter.

The flowering spike may be 1.5 – 3+ metres high, surmounted by a large, soft, fluffy plume of flowers which are pale pinkish in colour, deepening to reddish as they mature.

The flower spikes are usually female and produce many thousands of tiny seeds which are wind or water-transported and may scatter for over 20 kilometres or more.

Pampas grasses are highly flammable and very competitive in native bushland, particularly in damp situations.

Control Action and Operation Summary:

The control of pink pampas is best undertaken by carefully cutting of any flower heads and burning these immediately, or placing in a plastic bag for disposal at the tip-face.

Plants with flowers removed or plants not flowering are best removed by grubbing (digging out with a mattock or sharp spade), the trash then disposed of at the tip-face.

Burning the clumps will not kill the plants as they will re-sprout later. However, it is usually easier, if convenient and safe, to burn the plant thus removing or reducing the leaves prior to grubbing the plant out.

Control by herbicide is not usually undertaken unless the infestations are extensive, and this is best done following burning and re-sprouting, targeting the newly sprouting leaves. Glyphosate is the safest recommended herbicide.

Prevent further infestations by removing and burning/disposing of the flower heads.

Monitor the treated areas and areas further afield over an extended time period (2-3 years_ to prevent weed re-infestation and spread.

9. Summary

The proposed subdivision development at Edith Avenue, which it is planned to be completed in three stages, is at present covered with a mixture of native shrubby, dry forest with a scrubby understorey. This vegetation is highly degraded with a complex array of exotic weed species, amongst which, there are at least five that are listed as 'declared' weed species under the *Tasmanian Weed Management Act, 1999.*

The weed spectrum here is consistent with the broader weed and vegetation patterns of the eastern Mt Nelson Range.

Throughout most areas of the proposed subdivision, the various weed species are of a considerable density and all are intricately interspersed and homogenous with the native vegetation.

This report deals with the declared weed species in particular, and describes methods for practical control and elimination strategies, with recommendations for on-going follow-up control and maintenance.

The method of weed treatment and control recommended here emphasises the use of physical removal techniques or limited machine operations.

The use of herbicide treatments are referred to but emphasis has been made of their limitations and recommendations for their use to be limited to professional operators only.

By following the guidelines and procedures set out in the foregoing strategies, a reasonable level of weed eradication and subsequent control may be realised, by the proposer and the subsequent owners of lots, following sale and occupation.

Alan M Gray

December, 2009

10. Appendix 1:

Table of actions, procedures and timing

The following table sets out all relevant items regarding weed treatment and follow-up controls:

Target weed	Action	Method	Timing	Action by:	Trash disposal	Notes
Boneseed Initial treatment	Remove amenable plants Cut larger plants to ground level	'Pulling' &/or 'grubbing' Leave 'pulled' plants 'roots up'	Commence current season Spring-Summer 2009/10	Proponent/ Contractor or New owner, after sale	Tip-face or when dry burn at selected, designated site during non-fire season	Remove as much ripe fruit as practicable prior to treating plants. Commence removal at least dense and work to most dense
	Monitor all treated areas	Apply herbicide to cut stumps *immediately*				Locate burning site, selected as least hazardous.
Follow-up control	Remove seedling/regrowth Spray regrowth	Pulling and/or grubbing	Following season 2010-11	Proponent/ Contractor	Tip-face or burn at selected, designated site during non-fire season	Monitor burning site for germination & remove recruits by pulling
		Apply herbicide as foliate spray. Hand-operated/knapsack spray equipment	Following sale of lot and ongoing for 5 years +	New owner, after sale		Refer to Service sheets for herbicide details
Slender thistles Initial treatment	Slash plants to ground level	Slash by scythe, or brush cutter etc.	Action: *commenced* Nov. 2009	Proponent/ contractor	Bag trash & transport to tip-face	
Follow-up control	Monitor all treated areas Spot or 'limited' area spray	Hand operated/ knapsack spray equipment. Registered herbicide as recommended	Current & next season – 2009-10 follow up for 3 years	Proponent/ Contractor New owner, after sale	Not Applicable	Spray single plants or small groups – *before* any flowers appear Refer to Service sheets for herbicide details

Target weed	Action	Method	Timing	Action by:	Trash disposal	Notes
Gorse						
Initial treatment	Remove outbreaks adj. to Enterprise Rd terminus	Machine/operation - small excavator with bucket	Action imminent Dec. 2009	Proponent/ Contractor	Transport to tip-face (*do-not* burn whole bushes at-site)	De-contaminate/wash down machine *before* exiting work site
Follow-up control	Monitor all treated areas & treat seedlings/regrowth	Apply herbicide to seedlings or regrowth Hand grub seedlings	Following season 2009-10 – follow up for 5 years	Proponent/ Contractor. New owner after sale	Rake up dead trash – burn at selected site	Monitor burning site for seedlings etc. Refer to Service sheet for herbicide details
Blackberry						
Initial treatment	Remove thickets of live canes, cut & paste. Dig out smaller plants	Brush cutter, secateurs, mattock Apply cut canes stumps with herbicide. Hand spray small infestations	Current season (Spring/summer) 2009-10	Proponent/ Contractor. New owner after sale	Remove dead & live canes and burn in designated site during non-fire season	No seed residue will remain after thorough burning
Follow-up control	Dig out small plants or runners Apply registered herbicide	Spade, mattock. Hand - operated/knapsack spray equipment	Current & following season – follow up for 3 years	Proponent/ Contractor. New owner after sale	Burn trash	Refer to Service sheet for herbicide details

Target weed	Action	Method	Timing	Action by:	Trash disposal	Notes
Pink Pampas Grass						
Initial treatment	Remove all flower heads and plant clumps	Burn flower heads or, - remove & place in plastic bag & transport to tip face	Commence current season (plants presently not flowering) 2009/10	Proponent/ Contractor	Burn flowers on site in safe location or bag & deposit on tip face	Do ***not*** allow flower heads to mature – remove immediately apparent.
	Remove plant clumps	Burn plants & grub (dig) out by hand tools				Do ***not*** leave clumps on ground at site
Follow-up control	Monitor treated plants/area	Grub out any regrowth plants	Following season 2010/11 & for 2-3 years	Proponent/ Contractor or new owner after sale	Remove regrowth to tip face or mulch & compost	Refer to Service sheet Note: Care in identification as small plants not easily identified from other grass plants
Cotoneaster	Cut trees/bushes to near ground level	Paint-brush or spray bottle	Concurrent , where & when applicable, with relevant associated weeds detailed above	Proponent/ Contractor	Transport trash to tip mulching facility or burn on site in designated area	Burning will destroy trash and seed
Grevillea	Paste stumps			New owner after sale		All may be green-mulched safely- *if not in fruit!*
Hawthorn	*immediately* with registered herbicide					Monitor areas for one year
Pittosporum						
Lonicera						
Pinus radiata						
Rosa rubiginosa						

Primary Industries, Water, and Environment

Service Sheet

PRODUCED BY THE DEPARTMENT OF PRIMARY INDUSTRIES, WATER, AND ENVIRONMENT

Revised 11/02
115/97
Agdex 647

Boneseed

(*Chrysanthemoides* (L.) Norl. *monilifera* ssp. *monilifera*)

Identification and Characteristics

Boneseed is a South African plant now naturalised in all southern Australian states. It is an evergreen woody shrub, commonly growing to 2 metres or more in height and diameter.

Boneseed is capable of invading and dominating the understorey of forests and bushland areas. It is particularly invasive in coastal areas and in some instances may form dense thickets, excluding all other plant species.

Boneseed can thrive in a range of environments including coastal sands where it may grow down to the high tide mark. It also commonly inhabits rocky, infertile and inhospitable sites where few other plant species are able to establish.

Boneseed produces a relatively shallow root system. Whilst plants are young this makes manual removal quite simple, however in larger plants the root mass is quite large and physical removal is difficult.

The young leaves are covered with white, matted hairs, particularly on the underside, which disappear as the leaves mature. Adult leaves are an elongated oval or elongated diamond shape. They have blunt toothed lobes along the edges furthest from the stem and taper to a short petiole at the base. They are leathery and a dull green in colour, and approximately 40 to 70mm long and 20 to 35mm wide. The mid-rib is prominent on both the upper and lower surfaces.

Boneseed normally flowers from mid-spring to early summer. The flowers develop in clusters at the ends of the branches. The flowers are about 20 mm in diameter with 4 to 8 bright yellow petals. They resemble the flowers of a daisy.

The fruit is about 6 mm in diameter, green and fleshy at first then becoming black at maturity. The fruit eventually flakes off to leave the inner seed exposed.

There is one seed in each fruit. At maturity, seeds are very hard and bone-like in texture and colour. Seeds are shed during summer and autumn.

On some seeds, the hard seed coat splits open soon after maturation and these seeds may germinate as soon as soil moisture is adequate. For other seeds, the seed coat may remain intact for many years with such seed remaining dormant for up to 10 years.

Heat may crack the seed coat and large numbers of boneseed seedlings may be the first vegetation to reappear after fire.

Seed germination may occur at any time of the year but is usually greatest in autumn. Seed numbers of up to 2500 per square metre have been recorded beneath established boneseed infestations.

Distribution

In South Africa, six sub-species of *Chrysanthemoides monilifera* are recognised. Only two of these, *C. monilifera* ssp. *rotunda* (bitou bush) and *C. monilifera* ssp. *monilifera* (boneseed), are present in Australia. The former occurs predominantly in summer rainfall areas while the latter prefers winter rainfall areas. Boneseed is the only subspecies recorded in Tasmania.

Boneseed and bitou bush were imported into Australia as ornamental species in the mid 1850s. Bitou bush in particular was later planted widely on the eastern Australian coast for stabilisation of sand dunes.
Boneseed and bitou bush are now two of Australia's most widespread and damaging environmental weeds.

Boneseed was first recorded in Tasmania in 1937. It has often been planted in gardens as an ornamental species. In addition, volunteer plants appearing in gardens are often retained for their ornamental value.
Boneseed is common in several coastal areas of Tasmania, especially along the north coast from Wynyard eastwards and on parts of the east coast.

It is common in the Tamar Valley and in the cities and suburbs of both Launceston and Hobart.

Elsewhere it occurs occasionally as a weed of disturbed bushland and coastal vegetation. Once boneseed has established in an area it may spread rapidly, especially if native vegetation is disturbed mechanically or by fire.

Seedlings are commonly found beneath trees, establishing from seeds in the droppings from birds roosting in the trees.

Dispersal

Boneseed is commonly spread by birds and animals which eat the fruit. They digest the fleshy fruit but the hard seed passes unharmed through the digestive system. Ants have also been observed carrying fruits to their nests where they eat the flesh and discard the seeds.

Fruits and seed may also be carried in moving water.

The inappropriate dumping of seeding plants after removal can also lead to spread of the weed. Similarly, seed can be spread in gravel or topsoil collected from areas infested with boneseed.

Economic Significance

Boneseed is not significant as a weed of agriculture. It does not survive cultivation and plants are readily grazed by livestock.

It is an "environmental weed", a plant which reduces environmental values through its ability to invade bushland and compete with native flora. As such, it restricts the growth and re-establishment of native plants and reduces biodiversity.

In such situations, native fauna may also be affected by the loss of available habitats and food sources.
The shallow root system of boneseed gives it a competitive advantage over deeper rooted species, especially in areas of low summer rainfall. Moisture from light showers is absorbed by the boneseed plants before it reaches the deeper rooting zone of associated plants.

Boneseed is surprisingly inflammable for an evergreen plant and dense infestations can be a significant fire hazard.

Status under the *Weed Managemenet Act 1999*

Boneseed is a declared weed in Tasmania, largely due to its environmental impacts, especially in coastal and near coastal areas. As such, its importation, sale and distribution are prohibited. The legal responsibilities of landholders and other stakeholders for this declared weed are specified in a statutory weed management plan available from the DPIWE.

Control

Well established boneseed infestations often occur in situations where control requires a high labour input with little or no immediate economic gain for the landowner. In such situations, successful control usually requires community involvement and voluntary labour.

Successful control programs have been undertaken in some localities over the last few years (e.g. Bicheno, Bridport). Several other community groups are currently initiating programs in their areas.

To be effective, boneseed control programs should give a high priority to eliminating small outlying infestations of boneseed to reduce spread of the plant. This includes plants in gardens.

In large, well-established infestations, control should be undertaken gradually, starting on the perimeter and working towards the centre, over several years if necessary. In this way, the control area remains manageable and volunteers retain their enthusiasm for the program.

The regeneration of native vegetation is strongly encouraged to provide resistance to reinvasion by boneseed or other weeds. Care must be taken during boneseed removal to avoid damage to desirable seedlings and established plants. In some

areas, native species may have to be reseeded or replanted.

Care must also be taken where boneseed removal over large areas may increase soil erosion, such as sandy or coastal areas. In these instances, an initial replanting program followed by gradual boneseed removal will cause fewer problems than complete boneseed removal, with revegetation commencing afterwards.
Several methods can be used for the management of boneseed. Generally, a combination of methods which target the initial removal, revegetation and follow up maintenance will give the greatest long term result. This is known as integrated weed management.

Fire:

Fire has been used effectively for control of boneseed in Victoria in some instances. Burning of dense infestations kills seedlings and most mature plants and stimulates the germination of the seed in the soil.

The resultant seedlings can then be controlled carefully with herbicide. Many native species are less affected by fire and regrowth or regeneration from seed may be rapid after removal of the boneseed.

This method of control must be used carefully. Unless the boneseed infestation was very dense and few native species were present, it would not be considered appropriate.

Slashing:

Slashing or mowing is generally of little benefit in controlling boneseed. Plants may regrow strongly from the cut stumps unless they are treated with herbicide.

Mechanical:

As boneseed plants have a relatively shallow root system, seedlings and young plants can usually be readily pulled by hand; larger plants require a tractor or similar equipment.

Where bushes are pulled out, the ensuing ground disturbance often stimulates seed germination. Unless follow-up action is taken to control the resulting seedlings, the boneseed problem could be exacerbated. Subsequent monitoring of the site and pulling of seedlings or herbicide treatment is necessary.

In situations of low to medium boneseed density, it is usually preferable to handpull small plants and treat larger plants by the cut-stump method (see below). This minimises both soil disturbance and damage to desirable vegetation.

Biological Control:

Boneseed and bitou bush are the subjects of a national biological control research program.

Several insects which feed on boneseed in its native habitats in South Africa have being investigated to determine their suitability for the control of the plant in Australia.

To date, several insects have been released in Tasmania, the Black Boneseed Beetle, Painted Boneseed Beetle, Boneseed Tip Moth and most recently the Boneseed Leaf Roller Moth (see TIAR Weed Biological Control; Pamphlet). These insects were mass-reared in the laboratory and released at several locations around the State.. All agents have failed to establish in Tasmania.

Several other bio-agents are currently under evaluation both in Australia and overseas. These include a leaf buckle mite and a rust fungus.

Biological control should not be considered the complete answer to specific weed problems but can be used in conjunction with other control measures in an integrated management plan.

Chemical Control:

Foliar Application

Boneseed seedlings can be controlled by a foliar application of bromoxynil (e.g. Buctril 200®). Total coverage of the plant is important.

Avoid contact with native plants, however bromoxynil is not likely to cause more than transient damage to established native plants.

Established boneseed plants may be sprayed overall with either 2,4-D amine (e.g. Amicide 500®) or glyphosate (e.g. Roundup Biactive®).

These herbicides will cause damage to non-target plants if the spray is allowed to contact them. Glyphosate will damage both broadleaf and grass species however 2,4-D will damage broadleaf species but will not significantly affect grasses. Where populations of native grasses exist beneath boneseed, 2,4-D is the preferred herbicide for use as the unharmed grasses will provide competition to new boneseed seedlings.

Appplication can be made at any time of the year when the plants are actively growing. Application early in the flowering period when bushes are easy to locate is effective and will generally prevent seed production.

If herbicide is to be used in, near or over waterways, the product RoundUp Biactive® is the only product permitted to be used under national registration laws (at the time of printing).

Cut Stump

Where large boneseed plants are growing close to desirable vegetation, the cut-stump method of treatment is more appropriate. Plants are cut off near ground level and the herbicide is painted onto the stump. Herbicide application should be carried out immediately after cutting.

This technique is best used when plants are actively growing. Undiluted 2,4-D amine or glyphosate mixed 1:1 with water are the recommended herbicides for this technique.

Bee Careful !

Some herbicides are toxic to bees. As a general rule, avoid applying herbicides when and where bees are foraging. Always read the label.

Note:
These herbicide recommendations are made subject to the product being registered for that purpose under relevant legislation. It is the user's responsibility to check that registration or an off-label permit covers the proposed use. If in doubt, check with the Registrar of Chemical Products, Department of Primary Industries, Water and Environment. Statewide Freecall 1300 368 550.

HERBICIDE RECOMMENDATIONS FOR BONESEED CONTROL

Type of Application	Herbicide (Active ingredient)	Commercial product examples (Content of active ingredient)	Rate of commercial product per L	Comments
Foliar Spray	bromoxynil	Buctril 200® (200g/L)	1.6 ml /L	For seedlings. Avoid contact to desirable plants.
	glyphosate	RoundUp Biactive® Glyphosate 360® (360g/L)	10 ml/L	For larger plants, actively growing. Avoid contact to desirable plants.
	2,4-D	Amicide 500® (500 g/L)	10 ml/L	For larger plants, actively growing. Avoid contact to desirable plants.
Cut Stump	glyphosate	RoundUp Biactive® Glyphosate 360® (360g/L)	1L/L	Apply immediately after cut is made. Use when plants are actively growing.
	2,4-D	Amicide 500® (500 g/L)	Use undiluted	Apply immediately after cut is made. Use when plants are actively growing.

Note: Addition of adjuvants to most herbicides alters their effectiveness. Carefully consult each product's label for specific directions before adding any adjuvant.

Chrysanthemoides monilifera

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: M & K E Sokulski (Owner /Agent)
233 Channel Hwy (Address)
Taroona TAS 7053 (Suburb/postcode)

Qualified person details:

Qualified person: NICK CREESE
Address: PO BOX 136
KINGSTON TAS 7051
Phone No: 03 6229 6563
Fax No:
Licence No: BFP-118
Email address: nick@larkandcreese.com.au

Qualifications and Insurance details: Accredited to report on bushfire Hazards under Part IVA of the Fire Service Act 1979
Insurance Policy Woodina Underwriting Agency 2023-CO11471-92792
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Analysis of hazards in bushfire-prone areas.
(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 18 Sunvale Avenue
Sandy Bay TAS 7005
Lot No: 19
Certificate of title No: 161967/19

The assessable item related to this certificate: Bushfire hazard management report and bushfire hazard management plan for the proposed Class 1a building.
(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: Bushfire Hazard
(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: X

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	• Bushfire Hazard Report 53264-01 dated 10 October 2025 • Bushfire Hazard Management Plan 53264-01 dated 10 October 2025
Relevant calculations:	AS 3959:2018 – Method 1 BAL assessment.
References:	• *AS 3959:2018 Construction of Buildings in Bushfire Prone Areas* • *Building Regulations 2016* • *National Construction Code 2022 Building Code Australia (Volume 2)* • *Director's Determination – Bushfire Hazard Areas (version 1.2)*

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

1. The proposed building work – if designed and constructed in accordance with the bushfire hazard management plan referred to in this certificate – will comply with the applicable Deemed-to-Satisfy requirements of the Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional).
2. The applicable Bushfire Attack Level (BAL) determined using AS 3959:2018 for design and construction is **BAL-29**.

Scope and/or Limitations

Scope

This report was commissioned to identify the bushfire risk and subsequent Bushfire Attack Level (BAL) associated with the proposed buildings on the site. All advice, construction standards and measures are in compliance with *AS 3959:2018, Construction of buildings in bushfire-prone areas, Building Regulations 2016 & National Construction Code 2022.*

Limitations

The inspection has been undertaken and report provided on the understanding that; -

1. The report only deals with the potential bushfire risk. All other statutory assessments are outside the scope of this report.
2. This assessment is based on the site conditions present at the time of assessment only. No responsibility can be accepted for actions by the landowners, Council, governmental agencies, or any other persons that may compromise the effectiveness of this report.
3. Impacts of future development and vegetation growth have not been considered for the purpose of this assessment.
4. This report and AS 3959:2018 cannot guarantee that a dwelling will survive a bushfire, however the implementation of the measures contained within AS 3959:2018 and this report will improve the likelihood of survival of the structure in the event of bushfire attack.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		53264-01	11/12/25

To: City of Hobart
Planning Authority

I, Michael Sokulski, the applicant for the planning permit application, hereby declare and confirm that: On 12 February 2026, I notified the registered owner(s) of the property at 26 Edith Avenue, Sandy Bay TAS 7005 of my intention to make this planning application, in accordance with section 52(1) of the Land Use Planning and Approvals Act 1993.

The notification was sent via registered post with Australia Post.

A copy of the notification letter is available upon request. This declaration is submitted as additional information to validate the application.

Should you require any further details, please contact me at 0403 267 320 or Sokulski.michael@gmail.com.

Dated: 12 February 2026

Michael Sokulski
Owner of: 18 Sunvale Avenue, Sandy Bay TAS 7005

City of HOBART

GENERAL MANAGER CONSENT

Reference
GMC-HOB-2026-0009

Address
18 SUNVALE AV SANDY BAY TAS 7005

Titles
161967/19

Applicant

Name	Email	Phone	Address	Involvement
Harry Friend	info@axishomes.com	0476662062	400 Acton Road, Acton Park, Tasmania, Australia, 7170	Applicant

Council Reference

Council Proposed Use or Development Description
Dwelling, Secondary Residence and Associated Works

Consent Information

Information
I advise that pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993*, I grant my consent on behalf of the Council as the owner/administrator of the above land for you to make application to the Council for a planning permit for the development described above.

Please note that the granting of the consent is only for the making of the application and in no way should such consent be seen as prejudicing any decision the Council is required to make as the statutory planning authority.

This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the Council as both landlord, land manager, or under other statutory powers (such as other legislation or Council By-Laws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the Council's Public Spaces By-Law if the proposal relates to such an area.

Accordingly, I encourage you to continue to engage with the Council about these potential requirements.

Signatory

Signed: Michael Stretton
Signature applied by: Alison Surtees

Supporting Documents

No Documents.

Submitted on **13/02/2026**

Form published: 29/07/2025 11:55

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
161967	19
EDITION	DATE OF ISSUE
6	01-Apr-2025

SEARCH DATE : 16-Dec-2025
SEARCH TIME : 02.38 pm

DESCRIPTION OF LAND

City of HOBART
Lot 19 on Sealed Plan 161967
Derivation : Part of 87 Acres Gtd. to Perpetual Trustees Executros & Agency Co. of Tasmania Limited
Prior CT 159761/102

SCHEDULE 1

N235408 TRANSFER to MICHAEL SOKULSKI and KATE ELIZABETH SOKULSKI Registered 01-Apr-2025 at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP161967 EASEMENTS in Schedule of Easements
SP161967 COVENANTS in Schedule of Easements
SP161967 FENCING COVENANT in Schedule of Easements
SP159761 FENCING COVENANT in Schedule of Easements
SP159761 WATER SUPPLY RESTRICTION
C704343 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 26-Apr-2006 at noon
D21121 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 06-July-2011 at noon
E409563 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 01-Apr-2025 at 12.03 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 161967

PAGE 1 OF ~~4~~ 5 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

FENCING COVENANTS

The owner of each lot on the plan covenants with PATRICIA ANNE TURNER-SMITH, MICHELLE KAYE OXENBOULD and JOHN THOMAS TURNER (the Vendors) that the Vendors will not be required to fence.

the Vendors & with

The owner of lot 18 on the Plan covenants with each and every lot on the Plan to the ~~intention~~ that the burden of this covenant shall run with and bind the covenantors lot ~~and~~ each and every part and the benefits shall be in the favour of each lot on the Plan to observe the following stipulation - not to erect any boundary fence/or wall structure along that area marked C D on the Plan or within three (3) metres of such boundary line marked C D.

the Vendors & with

The owner of lot 19 on the Plan covenants with each and every lot on the Plan to the ~~intention~~ that the burden of this covenant shall run with and bind the covenantors lot ~~and~~ each and every part and the benefits shall be in the favour of each lot on the Plan to observe the following stipulation - not to erect any boundary fence/or wall structure along that area marked A B C D on the Plan or within six (6) metres of such boundary line marked A B C D.

the Vendors & with

The owner of lot 20 on the Plan covenants with each and every lot on the Plan to the ~~intention~~ that the burden of this covenant shall run with and bind the covenantors lot ~~and~~ each and every part and the benefits shall be in the favour of each lot on the Plan to observe the following stipulation - not to erect any boundary fence/or wall structure along that area marked A B on the Plan or within three (3) metres of such boundary line marked A B.

Notwithstanding anything contained or implied by this provision the Vendors reserve the right to;
a) Sell any lot on the plan free and exempt from any one or more of the above covenants; and
b) Modify, waive, alter, release or allow any departure from any of the above covenants in respect to any lot or portion of any lot on the plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: PATRICIA ANNE TURNER-SMITH, MICHELLE KAYE OXENBOULD and JOHN THOMAS TURNER FOLIO REF: 159761/102 SOLICITOR & REFERENCE: BUTLER MCINTYRE & BUTLER (Jason Samec)	PLAN SEALED BY: HOBART CITY COUNCIL DATE: 2-8-2011 474.02 REF NO. COUNCIL DELEGATE

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF ~~4~~ 5 PAGES	Registered Number SP 161967
SUBDIVIDER: P A TURNER-SMITH, M K OXENBOULD & J T TURNER FOLIO REFERENCE: 159761/102	

BUILDING COVENANT

The owner of lot 19 on the Plan covenants with the Hobart City Council to the intent that the burden of this covenant shall run with and bind the covenantors lot and every part and the benefits shall be in the favour of the Hobart City Council to observe the following stipulation - not without the written consent of the Hobart City Council to erect or permit to be erected any building or structure or carry out any works that may change the contours of the land or restrict the free flow of water over the land or cause erosion or damage/destroy/remove any native vegetation within six (6) meters of the top of the stream bank being the area noted as D X Y Z on the Plan.

The owner of lot 18 on the Plan covenants with the Hobart City Council to the intent that the burden of this covenant shall run with and bind the covenantors lot and every part and the benefits shall be in the favour the Hobart City Council to observe the following stipulation - not without the written consent of the Hobart City Council to erect or permit to be erected any building or structure or carry out any works that may change the contours of the land or restrict the free flow of water over the land or cause erosion or damage/destroy/remove any native vegetation within six (6) meters of the top of the stream bank being the area noted as D I J K on the Plan.

RIPARIAN COVENANT

the Vendors & with

The owner of lot 19 on the Plan covenants with each and every lot on the Plan to the ~~intention~~ that the burden of this covenant shall run with and bind the covenantors lot ~~on~~ 2nd each and every part and the benefits shall be in the favour of each lot on the Plan to observe the following stipulation - not without the written consent of the Hobart City Council to erect or permit to be erected any building or structure or carry out any works that may change the contours on the land or restrict the free flow of water over the land or cause erosion or damage/destroy/remove any native vegetation within 6 metres of the top of the stream bank over the 'Riparian zone' marked A B C D E F G H on the Plan.

DRAINAGE EASEMENTS

right of drainage over the land

Lots 18,19 & 20 are SUBJECT TO a ~~Drainage Easement~~ marked "DRAINAGE EASEMENT 3.50 WIDE" in favour of the HOBART CITY COUNCIL and TASMANIAN WATER AND SEWERAGE CORPORATION (SOUTHERN REGION) PTY LIMITED.

right of drainage over the land

Lot 19 is SUBJECT TO a ~~Drainage Easement~~ marked "DRAINAGE EASEMENT 2.50 WIDE" in favour of TASMANIAN WATER AND SEWERAGE CORPORATION (SOUTHERN REGION) PTY LIMITED.

right of drainage over the land

Lot 19 is SUBJECT TO a ~~Drainage Easement~~ marked "DRAINAGE EASEMENT (variable width)" in favour of the HOBART CITY COUNCIL.

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

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 5 PAGES	Registered Number SP 161967
SUBDIVIDER: P A TURNER-SMITH, M K OXENBOULD & J T TURNER FOLIO REFERENCE: 159761/102	

EMBANKMENT EASEMENT

Lots 18 is SUBJECT TO an Embankment Easement marked "Embankment Easement" appurtenant to Lot 19 as shown on the Plan.

RIGHT OF WAY EASEMENTS

Lot 19 is SUBJECT TO a Right of Carriageway marked "RIGHT OF WAY (PRIVATE) VARIABLE WIDTH AND SERVICE EASEMENT" appurtenant to Lot 20 as shown on the Plan.

Lot 20 is SUBJECT TO a Right of Carriageway marked "RIGHT OF WAY (PRIVATE)" appurtenant to lot 180 on SP 27636.

SERVICE EASEMENT

Lot 19 is SUBJECT TO a Service Easement marked "RIGHT OF WAY (PRIVATE) VARIABLE WIDTH AND SERVICE EASEMENT" appurtenant to Lot 20 as shown on the Plan.

INTERPRETATION

"Embankment Easement" means the full right and liberty to enter into and upon the said piece of land and excavate the same and to lay and forever thereafter keep laid and maintained in and above such excavation all such footings and foundations of concrete brick stone or other substance as the foundation or as part of the foundation of and support for the driveway into Lot 19 the Plan TOGETHER WITH full right and liberty to have the said driveway supported laterally by the subsoil of and minerals in the said piece of land PROVIDED THAT the dominant tenement shall cause as little damage as possible to Lot 18 on the Plan in making the excavation or building the foundations and will when the foundations are completed fill up the excavation and restore the surface of the servient tenement to its present condition so far as possible and shall compensate the servient tenement for any such damage caused.

"Service Easement" means the full right and liberty for the owners of lot 20 at all times with workmen and others and machinery to enter upon the said land and to open, break up and excavate the said land and to lay and maintain therein or thereon water pipes, valves and fittings for any purposes required by the owners of lot 20 may deem necessary and to run and pass water through and along the same and from time to time to inspect, cleanse, repair and maintain the same and when and where necessary to lay new pipes in substitution for and in addition thereto and to do all necessary works in connection therewith or as may be authorised by any relevant legislation.

EASEMENTS CONTINUED ON PAGE 5

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

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 5 PAGES	Registered Number SP 161967
SUBDIVIDER: P A TURNER-SMITH, M K OXENBOULD & J T TURNER FOLIO REFERENCE: 159761/102	

SIGNED by **PATRICIA ANNE TURNER-SMITH** in the presence of: Signature: P Turner-Smith

Signature: Victoria Burley

Name: VICTORIA BURLEY
PLEASE PRINT

Witness
Occupation: MUSIC TEACHER
Address: 33 Kingston Heights 7050

SIGNED by **MICHELLE KAYE OXENBOULD** in the presence of: Signature: MKOxenbould

Signature: Victoria Burley

Name: As Above
PLEASE PRINT

Witness
Occupation:
Address:

SIGNED by **JOHN THOMAS TURNER** in the presence of: Signature:

Signature: Victoria Burley

Name: As Above
PLEASE PRINT

Witness
Occupation:
Address:

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

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 5 PAGES	Registered Number **SP161967**

SUBDIVIDER: - **P A TURNER-SMITH, M K OXENBOULD & J T TURNER**

FOLIO REFERENCE: - **159761/102**

EASEMENTS CONTINUED

Lot 19 on the plan is together with an Embankment Easement over the Embankment Easement shown passing through Lot 18 on the plan.

Lot 20 on the plan is together with a right of carriageway over the Right of Way (Private) variable width and Service Easement shown passing through Lot 19 on the plan.

Lot 20 on the plan is together with a service easement over the Right of Way (Private) variable width and Service Easement shown passing through Lot 19 on the plan.

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

TASMANIAN LAND TITLES OFFICE
Notification of Agreement under the Land Use Planning and Approvals Act 1993
(Section 71)

D21121

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
159761	102		

REGISTERED PROPRIETOR:

JOHN THOMAS TURNER, PATRICIA ANNE TURNER-SMITH and MICHELLE KAYE OXENBOULD of 33 KINGSTON HEIGHTS KINGSTON BEACH TAS 7050

PLANNING AUTHORITY:
HOBART CITY COUNCIL

Dated this 23 day of June 2011

I, **PAUL AUBREY JACKSON**

of **TOWN HALL, MACQUARIE STREET, HOBART IN TASMANIA, SOLICITOR ON BEHALF OF**

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)

REGISTERED
6 JUL 2011
RECORDER OF TITLES

Land Titles Office Use Only

LUA Version 1

Stamp Duty

THE BACK OF THIS FORM MUST NOT BE USED

Operative Provisions:

I, Paul Aubrey Jackson, being and the Solicitor for the Hobart City Council hereby certify that this is a true and correct copy of the agreement made between Hobart City Council and John Thomas Turner, Patricia Anne Turner-Smith and Michelle Kaye Oxenbould

1. Interpretation

1.1 Definitions

In this deed, unless the contrary intention appears:

Act means *Land Use Planning and Approvals Act* 1993.

Bushfire Management Plan means the Fire Management Plan in relation to the Land prepared by Peacock, Darcey & Anderson a copy of which is attached and marked "B", but as amended and/or replaced from time to time as deemed necessary by Tasmania Fire Service and/or the Planning Authority.

Development means the use and development of the Land for the purpose of subdivision (22 residential lots), public open space, pipeline easement, two road lots and two balance lots as more fully specified in the Planning Application.

Development Management Plan means the Proposed Development Plan prepared by Peacock, Darcey & Anderson in relation to the Land, a copy of which is attached and marked "C"..

Land means the land known as "26 Edith Avenue, Sandy Bay in Tasmania in Tasmania" and being more particularly described in Certificate of Title Volume 159761 Folio 102.

Landscape Management Plan means the Proposed Landscape Management Plan prepared by Peacock, Darcey & Anderson in relation to the Land, a copy of which is attached and marked "D", but as amended and/or replaced from time to time as deemed necessary by the Planning Authority.

Owner means the person or persons specified in this deed and include the person or persons from time to time registered or entitled to be registered by the Recorder of Titles as proprietor or proprietors of an estate in fee simple in the Land or any part of the Land and include a mortgagee in possession.

Prior Agreement means the Agreement under the Land Use Planning and Approvals Act 1993 registered on the title to the Land on 26 April 2006 and being dealing C704343.

Planning Application means application number PLN-06-00175-01 lodged with the Planning Authority.

Planning Permit means the permit dated 11 September 2009 approving the Planning Application subject to certain conditions and restrictions as contained in the permit a copy of which is attached hereto and marked "A".

Planning Scheme means the City of Hobart Planning Scheme 1982.

Weed Management Plan means the documents in relation to the Land entitled '*Extract from Weed Management Strategy – Subdivision off Edith Avenue, Sandy Bay'* and dated December 2009, a copy of which is attached and marked "E", but as amended and/or replaced from time to time as deemed necessary by the Planning Authority.

1.2 Rules for interpreting this deed

In this deed, unless the contrary intention appears:

(a) one gender includes the other;

(b) the singular number include the plural and vice versa;

(c) a reference to a person includes a corporation, unincorporated body or authority;

(d) clause headings are inserted for convenience only and will be ignored in the interpretation of this deed;

(e) where any word or phrase is given a defined meaning, any other part of speech or other grammatical form of that word or phrase has a corresponding meaning;

(f) the schedule and annexures to this deed form part of this deed; and

(g) a party includes its successors, assigns, executors and administrators.

2. Confirmation of recitals

Each of the parties to this deed confirms the recitals that relate to that party.

3. Covenants by Owner

3.1 Covenants

In consideration of the Planning Authority granting the Planning Permit, the Owner hereby covenants with the Planning Authority to:

(a) implement and maintain the Bushfire Management Plan in relation to the Land;

(b) implement and maintain the Landscape Management Plan in relation to the Land;

(c) implement and maintain the Development Management Plan in relation to the Land; and

(d) implement and maintain the Weed Management Plan in relation to the Land.

3.2 Prior Agreement Superseded

The Owner and the Planning Authority agree that in the event of conflict between the requirements of this Deed and those contained within the Prior Agreement the requirements of this Deed shall supersede those of the Prior Agreement.

4. Effect of the deed upon registration

4.1 Covenants to run with Land

The parties agree and declare that the obligations imposed on the Owner under this deed are intended to take effect as covenants:

(a) the burden of which will run with the Land as if they were covenants to which Section 102 (2) of the Land Titles Act 1980 applies; and

(b) which shall bind the Owner, its successors, transferees and permitted assigns, and the registered proprietor or proprietors for the time being of the Land.

4.2 Agreement Under Section 71 of Part 5 of the Act

The parties agree that without limiting or restricting the respective powers to enter into this deed and, in so far as it can be so treated, this deed is made pursuant to section 71 of the Act.

4.3 Commencement of Agreement

This deed shall commence on the day that the deed is signed by all parties.

5. Registration & costs

The Owner agrees that:

(a) an application, pursuant to section 78 of the Act shall be made by the Planning Authority to the Recorder of Titles for the registration of this deed on the folio of the Register constituting the title to the Land (and any other land to which this deed relates); and

(b) the Owner must bear the costs and disbursements associated with the preparation, negotiation and registration of this deed including any costs or disbursements incurred or to be incurred by the Planning Authority.

6. No fettering of the Planning Authority's powers

The parties acknowledge and agree that this deed does not fetter or restrict the power or discretion of the Planning Authority in any way, including to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision relating to the Land or relating to any use or development of the Land.

7. Notices

Any notice under this deed may be served by delivering, either personally or by registered mail, to the parties.

Execution:

Executed as a deed.

The Common Seal of the Hobart City Council was hereunto affixed in the presence of:

Lord Mayor

Director of Strategy & Governance

Signed by **Michelle Kaye Oxenbould** x MKOxenbould

In the presence of:

Witness Signature x Victoria Burley

Witness Name (in full) x VICTORIA BURLEY

Witness Address x 33 Kingston Heights 7050

Witness Occupation x Music Teacher

Signed by **John Thomas Turner** x

In the presence of:

Witness Signature x Victoria Burley

Witness Name (in full) x VICTORIA BURLEY

Witness Address x 33 KINGSTON HEIGHTS, KINGSTON BEACH

Witness Occupation x MUSIC TEACHER

Signed by **Patricia Anne Turner-Smith** in the presence of x P. Turner-Smith

In the presence of:

Witness Signature x Victoria Burley

Witness Name (in full) x VICTORIA BURLEY

Witness Address x 33 KINGSTON HEIGHTS, KINGSTON BEACH

Witness Occupation x MUSIC TEACHER

"A"

HOBART
CITY COUNCIL

PLANNING PERMIT

Land Use Planning and Approvals Act 1993
City of Hobart Planning Scheme 1982

APPLICATION NO.: **PLN-06-00175-01**

ADDRESS OF THE LAND:

26 EDITH AVENUE, SANDY BAY

THE PERMIT ALLOWS:

The development of the land for the purpose of **Subdivision (22 residential lots, public open space, pipeline easement, two road lots and two balance lots)** subject to the following conditions and restrictions.

THE FOLLOWING CONDITIONS AND RESTRICTIONS APPLY TO THIS PERMIT:

1. The use and development shall be substantially in accordance with the documents and drawings that comprise the Planning Application No. PLN-06-00175-01 as outlined in attachment A to this permit except where modified below.

   Reason for condition

   To clarify the scope of the permit.

2. The subdivision is to be carried out in the following stages:

   - Stage 17A – Lot 102 and Lot 103
   - Stage 17B – Lots 18 to 20
   - Stage 18 – Lots 21 to 29 and Lot 101
   - Stage 19 – Lots 30 to 39

   Reason for condition

   To clarify the scope of the permit.

   Note: condition 2 inserted and subsequent conditions renumbered pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

3. Submit drawings and specifications of all the work required by this permit and obtain Council approval before the commencement of any works on site. Documents shall be prepared by a suitably qualified & experienced civil engineer or designer familiar with Council's requirements and standards.

Reason for condition

To ensure that all works are done to the Council's standards.

4. Construct all driveways, drainage, services, roads and accesses to each lot in accordance with the Municipal Standard Drawings and Specifications, and the approved drawings and specification.

Reason for condition

To ensure that all works are done to the Council's standards.

5. Appropriate soil management and water runoff, erosion and sediment controls must be installed to the satisfaction of the Council's Development Engineer, prior to removal and/or disturbance of any soil or vegetation. Details of such management, controls and a soil and water management plan are to be submitted prior to issue of any building permit (including demolition). (Refer to the advice clause).

The Soil and Water Management Plan must include provisions to prevent cobbles/boulders rolling downhill during site works.

Reason for condition

To avoid erosion and pollution of public and private infrastructure from sedimentation of natural and physical resources from the development and to comply with relevant State legislation.

6. Prior to the issuing of any building permit (including demolition) or the commencement of work on site, the developer shall lodge with the Council an Infrastructure Protection Bond in the form of a cash/cheque deposit or a bank guarantee from an approved financial institution, for an amount of $15,000.00, as security for the protection from damage of the Council's infrastructure during the construction of the development. The bond will be released once the works are completed should no damage have occurred. (Refer to the advice clause below)

Reason for condition

To ensure the protection of the Council's infrastructure.

7. Prior to the sealing of the final plan for each stage, the proposed lots must be provided with adequate water, sewer and stormwater service connections to public mains/systems (at the developer's cost and in accordance with the Municipal Standard Drawings and the relevant standards & regulations) to the satisfaction of the Council's Director City Services, Director Development and Environmental Services, Director Parks and Customer Services and Southern Water Extension of mains may be required. The developer is responsible for the design of these hydraulic service connections including the location and details of the branch connections to the mains, and for the design of any mains extensions. Note that the size of the proposed connections will depend on the number of dwellings that they are likely to serve. Existing service connections may be reused if they are of the appropriate size and are in good condition. Any proposed building envelopes must be shown clear of all easements.

   A detailed Services Plan showing both existing and proposed services and access to all lots on the site must be prepared for each stage of the subdivision by a qualified and experienced designer and submitted to and approved by the Council and Southern Water prior to the commencement of work on site. Note that engineering drawings for any proposed public infrastructure will need to be checked and certified by a qualified and experienced Civil Engineer. See also Advice below.

   Reason for condition

   To ensure that all works are done to the relevant standards.

   Note: condition 7 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09

8. The proposed lots must be provided with adequate fire protection (at the developer's cost) in accordance with Tasmania Fire Service guidelines, the Municipal Standard Drawings and the Australian Standards - to the satisfaction of the Council's Director City Services, Director Development and Environmental Services and Southern Water. See Advice below.

   Reason for condition

   To ensure that all works are done to the relevant standards and that the site will have adequate fire protection.

   Note: condition 8 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09

9. Prior to the commencement of any work on Stages 17B, 18 and 19, submit to and obtain approval from the Council and Southern Water for an engineering design that demonstrates how at the completion of each stage of the subdivision, the overland stormwater flow from the land above that particular stage will be safely and adequately directed, controlled and disposed off. This design must be in accordance with the current IEAust publication Australian Rainfall & Runoff, will need to be checked and certified by a qualified and experienced Civil Engineer and must be to the satisfaction of the Council's Director City Services and Southern Water. See also Advice below.

Reason for condition

To ensure that all works are done to relevant standards.

Note: condition 9 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

10. Prior to the commencement of work on stages 17B, 18 and 19, submit to and obtain approval from the Council and Southern Water for a *Risk Assessment and Management Plan.* This plan must cover the risk of flooding and potential damage to people and property due to the following:
    - the existing trunk water main that runs through the site;
    - Maning Rivulet being adjacent to many of the proposed lots;
    - a minor watercourse (which flows into Maning Rivulet) that runs through several lots, in particular lots 19,22 and 27;
    - an existing large cutoff drain that discharges into and flows through lots 39, 38 and 37 (note that any other cutoff drains above these lots being considered by the developer's engineers should also be covered by the risk plan)

    In relation to the existing trunk water main, Southern Water will provide physical information about the asset and other data as required. It is noted that Southern Water is the asset owner of the trunk water main running through the property and will operate and maintain the asset as required. This will include making any repairs that may be necessary to maintain the asset in good working order.

    This plan must be in accordance with the Australia/New Zealand Standard AS/NZS 4360 and must be to the satisfaction of the Director City Services and Southern Water.

    [Advice: The *Risk Assessment and Management Plan* may recommend mitigation measures required to address identified risks and it is noted that Council and Southern Water may contribute to the financial costs of such measures.] See also Advice below.

Reason for condition

To ensure that all works are done to relevant standards.

Note: condition 10 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

11. Prior to the commencement of work on site, submit to and obtain approval from the Council for an engineering design (including calculations) and a risk report (see above condition for details) that show how the stormwater from any existing and proposed cutoff drains in lots 39, 38 and 37 will be safely and adequately collected, contained, chanelled and/or piped into the natural watercourse. This design must be in accordance with the current IEAust publication Australian Rainfall & Runoff, and must be to the satisfaction of the Council's Director City Services. Note that engineering drawings for any proposed public infrastructure will need to be checked and certified by a qualified and experienced Civil Engineer. See also Advice below.

Reason for condition

To ensure that all works are done to the Council's standards.

12. Within lots 19, 22 and 27, the developers must do one of the following:

a) Pipe the natural watercourse that runs through these lots, with the pipe becoming a Council stormwater main covered by a drainage easement and a floodway;

OR

b) Leave the natural watercourse that runs through these lots as an open channel, covered by a Riparian Zone of a appropriate width to the satisfaction of the Director City Services and the Director Development and Environmental Services.

Prior to the commencement of work on site, submit to and obtain approval from the Council for engineering drawings that clearly show how the watercourse that runs through these lots will be dealt with in accordance with options (a) or (b) above. This design must be in accordance with the current IEAust publication Australian Rainfall & Runoff, relevant Australian Standards and Municipal Standard Drawings, and must be to the satisfaction of the Council's Director City Services and Director Development & Environmental services. Note that engineering drawings for any proposed public infrastructure will need to be checked and certified by a qualified and experienced Civil Engineer. See also Advice below.

Reason for condition

To ensure that all works are done to the Council's standards.

13. The results of the Water Capacity Report (REV 1) prepared by Council's Hydraulic Engineering Unit and dated 28th April 2008 must be used in the design of the water supply and fire protection systems for the subdivision, and also, where appropriate, to determine the highest habitable floor levels for dwellings on the proposed lots .Refer to advice below.

Reason for condition

To ensure that the Council will be able to supply to this area adequate quantities of water at an acceptable pressure as per the requirements of the Australian Standards.

14. Prior to the Sealing of the Final Plan, the schedule of easements and final plan of survey is to contain a restrictive covenant, in favour of Southern Water and to the satisfaction of Southern Water, to preclude the construction of a habitable dwelling on Lots 35, 36, 37, 38 and 39 above the limits of Southern Water's water supply as advised in the Water Capacity Report (REV 1) dated 28th April 2008 (Refer to advice clause below).

Reason for condition

To ensure that no habitable dwellings are constructed above the water supply limit and that the limit of Southern Water's water supply is clearly reflected in the final plan and schedule of easements.

Note: condition 14 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

15. Private sewer, stormwater and water services/connections are to be entirely separate to each lot in order to ensure that they are contained entirely within the lots served. Power and telephone connections must also be contained within their respective lots. A detailed Services Plan showing both the existing and the proposed (or as-built) private services, Council and Southern Water's mains and access to all lots on the site must be prepared by a qualified and experienced Civil Engineer or designer and submitted to & approved by the Council and Southern Water prior to the commencement of work on site and prior to the sealing of the final plans. In particular, the developer must confirm the position of any services that may be affected by the subdivision. (Refer to the advice clause below)

Reason for condition

To ensure that each lot is serviced separately.

Note: condition 15 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

16. In order to satisfy the above condition on the Separation of Services, the Developer must verify compliance by supplying the Council and Southern Water with a Services Plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots) and also a Covering Letter, where the Council and Southern Water is advised in writing that all the relevant engineering work required in these Planning Permit conditions has been satisfactorily completed, prior to the sealing of the final plan.

    Any final plan submitted for sealing cannot be fully processed unless it is accompanied by documentation by a qualified person that clearly certifies that this condition has been satisfied and that all the work required by this condition has been completed. A "qualified person" shall be a Professional Engineer or Professional Surveyor or other persons acceptable to Council and Southern Water. Applicants or their agents should take notice that unless this condition is satisfactorily complied with, then documents submitted for sealing of the final plans will not be processed.

    Reason for condition

    To ensure that the Developer provides the Council and Southern Water with clear written confirmation that the separation of services is complete.

    Note: condition 16 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

17. The Developer shall pay the cost of any alterations and/or reinstatement to the Council's and Southern Water's infrastructure incurred as a result of the proposed development works.

    Reason for condition

    To ensure that any Council or Southern Water infrastructure affected by the proposal will be reinstated at the Developer's full cost.

    Note: condition 17 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

18. The Final Plan and Schedule of Easements is to include, to the satisfaction of the Council's Surveying Services Manager, Drainage Easements in favour of the Hobart City Council and Southern Water over any proposed or existing sewer and stormwater mains passing through the lots shown on the plan and the proposed Riparian Zone or Stormwater Main/Floodway (depending on which option is chosen in Condition 11 above) through lots 19, 22 and 27.

    Reason for Condition

    To enable maintenance of Council and Southern Water's infrastructure and to alert potential purchasers to the existence of the Council's mains.

    Note: condition 18 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

19. The Final Plan and Schedule of Easements is to include, to the satisfaction of the Council's Surveying Services Manager, a Pipeline Easement in favour of the Tasmanian Water and Sewerage Corporation (Southern Water Pty Ltd) over the proposed and existing water mains in the site.

    Reason for Condition

    To enable maintenance of public infrastructure and to alert potential purchasers to the existence of public mains.

    Note: condition 19 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

20. The Final Plan and Schedule of Easements is to include, to the satisfaction of the Council's Surveying Services Manager, any existing or proposed Rights of Way, Drainage and/or Service Easements that are or may be required to adequately provide access and services to, from or through the lots shown on the plan.

    Reason for Condition

    To ensure that there are no impediments to the provision of access and available services to the lots.

21. The Final Plans of Survey are to be endorsed in accordance with Section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993 to the satisfaction of the Council's Surveying Services Manager.

    Reason for condition

    To ensure compliance with statutory provisions.

    Note: condition 21 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

22. The Applicant is to submit to Council a copy of the Surveyor's Field Notes prepared to accompany the Final Plan of Survey for each stage.

Reason for Condition

To enable Council to accurately update cadastral layers on the corporate Geographic Information System.

Note: condition 22 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

23. The final plan of survey is to be endorsed in accordance with the provisions of Section 83 of the Local Government (Building & Miscellaneous Provisions) Act 1993 to the satisfaction of the Council's Surveying Services Manager.

Reason for condition

To ensure that the limitations in Southern Water's ability to provide services to the site are clearly identified on the final plan and in particular to ensure that any restriction in Southern Water's ability to provide a reticulated water supply (of adequate pressure and quantity) to parts of any lots on the subdivision is endorsed on the final plan.

24. Provide legal access and service easements to CT 54690-3 and the balance of CT 110583-1 in accordance with drawing F493M- 35 as noted in Attachment A to this permit prior to the sealing of the Final Plan of Survey.

Reason for condition

To ensure that adjacent land of the owners is able to be serviced and provided with legal frontage in order to avoid both the creation and retention by the owners of any subminimum lots.

25. The driveways to lots 35, 36 and 37 that are subject to right-of-way shall be constructed, sealed and drained prior to the sealing of the Final Plan for Stage 19 or an agreed bond lodged with Council sufficient to cover the full cost of construction. The driveway width shall be designed substantially in accordance with drawing F493M-29 as noted in Attachment A to this permit.

Reason for condition

In the interest of highway safety and amenity.

Note: condition 25 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

26. Prior to the sealing of the Final Plan of Survey for Stages 17B, 18 and 19, the developer shall construct and pay the full cost of a vehicle crossover and a minimum 3.0m wide sealed driveway from the roadway to:
    - the body of the new lot for all internal 'battleaxe' lots except lot 35; and
    - to the boundary of all other new lots apart from lots 36 and 37;

    where those new lots are not already served by an existing crossover, to the satisfaction of the Council's Development Engineer and the Services & Development Inspector. Prior to the commencement of work on site, the developer must submit to & obtain approval from the Council for plans of the proposed driveways prepared by a qualified & experienced Civil Engineer or designer. (Refer to advice clause below)

    Reason for condition

    To ensure adequate and satisfactory access to the subject lots.

    Note: condition 26 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

27. Reasonable vehicular access to each lot must be designed and constructed to the satisfaction of the Council's Director City Services.

    Reason for condition

    To ensure adequate vehicular access is provided from the proposed road carriageway to each lot.

28. The footways and rights-of-way must be designed and constructed to the satisfaction of the Council's Director City Services.

    Reason for condition

    To ensure that all works are done to the Council's standards.

29. Lot 101 is to be dedicated as a Footway on the final plan.

    Reason for condition

    To ensure satisfactory inter-communication for the inhabitants of the municipal area between Edith Avenue and the existing Footway to Aotea Road contained in Sealed Plan 149519.

30. Prior to its sealing, the Final Plan of Survey for Stage 19 must be amended to the satisfaction of the Director Parks and Customer Services, Director City Services and Director Development and Environmental Services to show a 2 metre wide 'Footway' connecting Enterprise Road and the proposed public open space (1.08ha in area), the 'Footway' being located approximately between the proposed access strips to Lots 32 and 34, with amended access strips to these lots also being shown on the Final Plan of Survey. A 1-metre wide gravel footpath must be designed and constructed within the footway by the developer to the satisfaction of the Director City Services and the Director Parks and Customer Services. The Right of Way shown as 'Right of Way for HCC' over the access strip to Lot 34 must be retained on the Final Plan of Survey to provide vehicular access for Council vehicles to the public open space.

Reason for condition

To provide a safe, accessible and easily-identifiable pedestrian access from the end of Enterprise Road to the Public Open Space and to provide a separate access enabling Council vehicles to access the Public Open Space for fire fighting and maintenance purposes.

Note: condition 30 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

31. All Road and Footway lots (including lot 101) are to be transferred in fee simple to the Council at nominal consideration.

[Advice: The applicant will need to prepare and execute a Land Titles Office transfer and partial discharge of mortgage for the Road and Footway lots, attend to the assessment and payment of Stamp Duty with the Commissioner of Taxes and forward the stamped instruments together with the associated Land Titles Office registration fees (Cheque made payable to the Recorder of Titles for $131.00 – Transfer and $106.00 - Partial Discharge of Mortgage) and a completed notice of sale, to the Council's Manager Surveying Services prior to the sealing of the final plan of survey.]

Reason for condition

To ensure that titles to the proposed Roads and Footways issue in the Hobart City Council

32. The stabilised road embankment shall be designed by a Geotechnical Engineer.

Reason for condition

To ensure that all works are done to the Council's standards.

33. The proposed embankment easements are to be created in favour of the Hobart City Council within the final plan and schedule of easements and shall be located to the satisfaction of the Director of City Services. The words "Embankment Easement" shall be defined as the full and free right and liberty for the Hobart City Council to enter upon the land to carry out any works from time to time that may be necessary to retain and maintain the earthworks and drainage associated with a local highway (as defined by the Local Government (Highways) Act 1982, but not precluding the servient tenement(s), subject to approval of the Hobart City Council, from constructing or erecting any structure on the land as required to provide access to any part of, or to maintain the stability of the servient lot(s).

Reason for condition

To facilitate the ongoing protection and management of the proposed local highway embankments.

34. Prior to the sealing of the Final Plan of Survey for Stage 17A, the proposed Public Open Space lot (1.08Ha) is to be transferred in fee simple to the Council at nominal consideration in accordance with the provisions of the Local Government (Building & Miscellaneous Provisions) Act 1993.

[Advice: The applicant will need to prepare and execute a Land Titles Office transfer and partial discharge of mortgage for the Public Open Space lot, attend to the assessment and payment of Stamp Duty with the Commissioner of Taxes and forward the stamped instruments together with the associated Land Titles Office registration fees (Cheque made payable to the Recorder of Titles for $131.00 - Transfer and $106.00 - Partial Discharge of Mortgage) and a completed notice of sale, to the Council's Surveying Services Manager prior to the sealing of the final plan of survey.]

Reason for condition

To ensure that titles to the proposed Public Open Space issues in the Hobart City Council

Note: condition 34 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

35. Prior to the Sealing of the Final Plan of Survey for Stages 17B and 18, the schedule of easements and final plan of survey is to contain a restrictive covenant over the proposed riparian zones in favour of the Hobart City Council and to the satisfaction of the Director Development and Environmental Services. The covenant is to provide that the owner or owners of lots 19, 22 & 27 on the plan covenant with the Hobart City Council to the intent that the burden of the covenant may run with and bind the covenantor's lots and any part thereof and the benefit shall be in favour of the Hobart City Council, to observe the following stipulation:

    Not without the written consent of the Hobart City Council to erect or permit to be erected any building or structure or carry out any works that may change the contours of the land or restrict the free flow of water over the land or cause erosion or damage/destroy/remove any native vegetation within 6 metres of the top of the stream bank.

    Reason for condition

    To ensure the development protects watercourse and riverbank stability, has minimal impact on current watercourse environmental values, minimises transport of sediments and contributes to maintaining a low contrast edge with the bushland areas of Mt Nelson.

    Note: condition 35 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

36. Any construction of public infrastructure (which will be taken over by the Council or Southern Water) must be carried out either by the Council, by Southern Water or by a private contractor approved by those organisations in strict accordance with the conditions set out in the document "*Guidelines for Public Infrastructure Construction by the Private Sector*" or with Southern Water's requirements. A copy of this document is appended to the Planning Approval. Note that live works such as connections to existing mains must be carried out by the Council (Civic Solutions) or Southern Water.

    Reason for condition

    To ensure that public works are carried out to the required standards.

    Note: condition 36 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

37. Prior to the issuing of Council-approved engineering drawings, any private contractors who wish to build public infrastructure that is part of this development must first obtain a *Permit to Construct Public Infrastructure* from the Council's Services and Development Inspector (on phone 6238 2753 or 0408 482 968) and a Permit to Construct New Southern Water Infrastructure from Southern Water. Interested contractors are required to read the document "*Guidelines for Public Infrastructure Construction by the Private Sector*" and fill in an application form. Contact the Council's Services and Development Inspector or Southern Water for more information.

Reason for condition

To ensure that public works are carried out to the required standards.

Note: condition 37 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

38. The owner is advised that prior to the issuing of the approved engineering drawings for the development, a development engineering fee of 1% of the value of the approved engineering works, or a minimum of $200.00, plus $55.00 per amendment, must be paid to the Council. The developer's engineer is to submit an estimate of the value of the engineering works with the draft engineering drawings.

Reason for condition

To help meet the cost of approving engineering drawings and carrying out site inspections.

39. The subdivision must be undertaken in accordance with the advice and recommendations of the land instability assessment report, prepared by Sloane Geoscience Pty Ltd and titled "Geotechnical Assessment: Proposed Subdivision – off Enterprise Road-Sunvale Ave, Sandy Bay" (dated 30 March 2006).

Reason for condition

To ensure the subject land is capable of supporting the proposed development and to protect the Council against liability resulting from the findings of the geotechnical assessment.

40. The subdivision must be undertaken in accordance with the advice and recommendations on mitigating impacts in the report titled "*Proposed Subdivision – Enterprise and Edith Roads – Mt Nelson – Botanical Survey and Fauna Habitat Assessment – 16 May 2006*", prepared by NorthBarker Ecosystem Services.

Reason for condition

To protect existing biodiversity values in the vicinity, to mitigate potential environmental impacts from weed spread, and to assist in minimising visual impact.

41. The Bushfire Hazard Management Plan titled *Fire Management Plan (Drawing F493M-8C)* and dated 17 October 2006, must be implemented by the property owner(s).

The Bushfire Hazard Management Plan must be included in a Part 5 Agreement, pursuant to the provisions of Part 5 of the Lands Use Planning and Approvals Act 1993. This Part 5 Agreement must be included on the titles of all new lots, prior to sealing the final plan of subdivision for stages 17B, 18 and 19, so that it is available to be implemented by present and future owners of the property. The owner(s) must comply with the Part 5 Agreement.

The Council will have its solicitors prepare the Part 5 Agreement(s) for signing by property owners. The Council will then lodge the agreement with the Lands Titles Office to be placed on the title of the property. The cost of preparing the Part 5 Agreement and registration with the Recorder of Titles (currently $85.50 for registration) is to be met by the applicant. An invoice for $85.50 or such other amount will be forwarded separately. Please contact Rohan Probert on 6238 2874 to initiate the process.

Reason for condition

To ensure the bushfire hazard is minimised and managed to acceptable levels, and so that the Bushfire Hazard Management Plan is available to be implemented by present and future owners of the property.

Note: condition 41 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

42. The Landscape Management Plan (Drawing F493M-30 dated 17 October 2006) is to be included in a Part 5 Agreement, pursuant to Part 5 of the Land Use Planning and Approvals Act 1993. This Part 5 Agreement must be included on the titles of all new lots, prior to sealing the final plan of subdivision for stages 17B, 18 and 19, so that it is available to be implemented by present and future owners of the property. The owner(s) must comply with the Part 5 Agreement.

    The Council will have its solicitors prepare the Part 5 Agreement(s) for signing by property owners. The Council will then lodge the agreement with the Lands Titles Office to be placed on the title of the property. The cost of preparing the Part 5 Agreement and registration with the Recorder of Titles (currently $85.50 for registration) is to be met by the applicant. An invoice for $85.50 or such other amount will be forwarded separately. Please contact Rohan Probert on 6238 2874 to initiate the process.

    Reason for condition

    To minimise the visual and environmental impact of the proposed subdivision

    Note: condition 42 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

43. The Development Management Plan (Drawing F493M-31 dated 17 October 2006) is to be included in a Part 5 Agreement, pursuant to Part 5 of the Land Use Planning and Approvals Act 1993. This Part 5 Agreement must be included on the titles of all new lots, prior to sealing the final plan of subdivision for stages 17B, 18 and 19, so that it is available to be implemented by present and future owners of the property. The owner(s) must comply with the Part 5 Agreement.

    The Council will have its solicitors prepare the Part 5 Agreement(s) for signing by property owners. The Council will then lodge the agreement with the Lands Titles Office to be placed on the title of the property. The cost of preparing the Part 5 Agreement and registration with the Recorder of Titles (currently $85.50 for registration) is to be met by the applicant. An invoice for $85.50 or such other amount will be forwarded separately. Please contact Rohan Probert on 6238 2874 to initiate the process.

    Reason for condition

    To minimise the visual and environmental impact of the proposed subdivision

    Note: condition 43 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

44. The subdivider is responsible to engage an independent environmental contractor acceptable to Council to audit environmental compliance with the conditions of this permit throughout the civil works stage of implementing the subdivision. This will involve auditing of civil works and establishment and maintenance of vegetation management areas to be undertaken by private contractors to ensure compliance with the conditions of the permit.

The results of the audit are to be forwarded to the Hobart City Council upon completion of the civil works. Any recommendations resulting from the audit to ensure compliance with the conditions of this permit must be implemented by the subdivider.

Reason for condition

To protect existing biodiversity values in the vicinity, to mitigate potential environmental impacts from weed spread, and to assist in minimising visual impact during the civil works stage of the subdivision.

45. Prior to the sealing of the final plan for stages 17B, 18 and 19, all street tree plantings are to be completed in accordance with a landscape plan approved by the Council. This landscaping plan detailing proposed street tree plantings shall be prepared by a qualified landscape architect to the satisfaction of Council's Director Parks and Customer Services and must include the following details:

(i) Species should primarily be White Gums (*E. viminalis*) and White Peppermints (*E. pulchella*);

(ii) Description of any vegetation to be retained or removed within proposed nature strips;

(iii) Width of nature strip must be sufficient to accommodate White Gum and White Peppermint plantings where these species are to be located;

(iv) Width of footpaths;

(iv) Details of plant spacings, setback distances to proposed building envelopes, and when it is intended to establish the planting;

(v) Are services being avoided with plantings;

(vi) The treatment of nature strips such as use of grass cover and trees, shrubs, or use of native grasses;

(vii) The plan should address lot accesses and locate trees in locations that will not conflict with driveway accesses;

(viii) Any steep banked nature strips should be dealt with differently with the use of mulches rather than grass that will be difficult to maintain. Need to consider

appropriate gradients for use of mulches as opposed to grass cover, which requires mowing;

Reason for the condition

In the interest of retaining and establishing trees to provide a visual screen, increased public amenity, offset losses of trees, in particular White Gums (E. viminalis) required to be removed to facilitate future development of each new lot, and maintenance of the bushland ambience of the subdivision.

Note: condition 45 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

46. The applicant must submit a Weed Management Plan for the subdivision that demonstrates how all declared weeds as listed in the *Tasmanian Weed Management Act 1999* (with an emphasis on boneseed) will be controlled and eradicated.

The Weed Management Plan shall be prepared by a suitably qualified professional and meet the satisfaction of the Director, Development and Environmental Services.

The Plan shall:

- be brief and succinct and target the eradication of all declared weeds but with an emphasis on boneseed.
- set out a method and program for eradicating the weeds, firstly dealing with the edges of the property that border the allocated public open space and secondly the internal areas. Management areas should be identified as management zones;
- be set out in a matrix format that provides details on the action, the area to be targeted and the timing defining primary secondary and tertiary treatment of weeds;
- define an ongoing program to control future infestations through a program of primary, secondary and tertiary treatment;
- include a simple map of the property that defines management zones for action.

A sample Weed Management Plan template is attached. The submitted plan shall be consistent with this layout. Council's Bushland Planner, Jill Hickie (Ph: 6238 2887) is available to provide further advice regarding the content of the Plan.

The property owner(s) must implement the Weed Management Plan

The Weed Management Plan is to be included in a Part 5 Agreement, pursuant to Part 5 of the Land Use Planning and Approvals Act 1993. This Part 5 Agreement must be included on the titles of all new lots, prior to sealing the final plan of subdivision for stages 17B, 18 and 19, so that it is available to be implemented by present and future owners of the property. The owner(s) must comply with the Part 5 Agreement.

The Council will have its solicitors prepare the Part 5 Agreement(s) for signing by property owners. The Council will then lodge the agreement with the Lands Titles Office to be placed on the title of the property. The cost of preparing the Part 5

Agreement and registration with the Recorder of Titles (currently $85.50 for registration) is to be met by the applicant. An invoice for $85.50 or such other amount will be forwarded separately. Please contact Rohan Probert on 6238 2874 to initiate the process.

Reason for condition

To protect existing biodiversity values in the vicinity and to mitigate potential environmental impacts from weed spread

Note: condition 46 amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

47. The boundary shared between the proposed Public Open Space and the applicant's property shall be clearly marked by the applicant on the ground before any works commence.

Reason for condition

To protect the biodiversity, open space, recreational, cultural heritage and/or amenity values of the Council's public open space system.

48. All development and/or disturbance shall be totally restricted to the property and not encroach beyond the shared boundary with allocated Public Open Space marked on the ground. This includes but is not restricted to:
    - storage of building or other materials,
    - dumping of fill, spoil, rubbish or vegetative waste;
    - driving on or through the neighbouring Council land; and
    - digging, removing or cutting up any soil, rock, timber, firewood, or native plant material.

Reason for condition

To protect the biodiversity and landscape values of the Council's adjoining public open space

ADVICE

1. The Council's Services and Development Inspector or Southern Water must be contacted on phone (03) 62 382 753, or on mobile 0408 482 968 at least 24 hours prior to the commencement of any work that requires inspection - in particular any public infrastructure that is built by a private contractor. The inspector must be contacted to discuss the requirements for any new vehicle crossovers, driveway works or parking areas.

   Note: advice amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

2. To make the necessary arrangements for new hydraulic service connections please contact the Council's Services and Development Inspector or Southern Water. Note that the Council will not arrange for the construction of any service connections until it has approved the Services Plan for the site. This plan must accurately locate the desired position of any new connections, with clearly shown offsets or distances to the nearest property boundaries or well defined landmarks. This will ensure that the connections are built in the right place.

   Note: advice amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

3. A *certificate of fire hydrant commissioning* certifying that commissioning has been carried out in accordance with AS2419 will be required to be submitted prior the issuing of the certificate of final completion. Fire hydrants shall comply with the *Fire Hydrant Guidelines*, a copy of which is available on the Council's website.

4. For further advice on the hydraulic engineering requirements of the above conditions, and on the requirements of the risk plan, contact Southern Water or the Council's Manager Environmental Engineering on 6238 2955.

   Note: advice amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

5. The Soil and Water Management Plan is to include all the necessary information relevant to the site required by the document *"Guidelines for Soil and Water Management"* issued on June 1999. A copy of this document is available from the Council.

6. Once the Certificate of Occupancy/Completion for the development has been issued and/or the works are completed, please contact the Council's Services and Development Inspector on phone 6238 2753 or mobile 0408 482 968 to arrange an inspection prior to the release of the Council's Infrastructure Protection Bond.

7. The covenant required by Condition 13 above must state that the owners of the restricted lots (to be advised by Southern Water) on the plan covenant with Southern Water to the intent that the burden of this covenant may run with and bind the covenantors' lots and any part thereof and the benefit shall be in favour of Southern Water, to observe the stipulation that, *not without the written permission of Southern Water, to erect or permit to be erected any habitable dwelling with any floor level above a reduced level of (to be advised by Southern Water) metres on State Datum.*

Note: advice amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on the 11/09/09.

Geotechnical Assessment

8. The geotechnical assessment has provided an overview of geotechnical issues and risk, as the specific nature of future subdivision and individual lot development is unknown. Therefore site-specific investigations will be required for the assessment of individual lot developments.

Soil and Water Management

9. The Soil and Water Management Plan (SWMP) will be expected to be carried out in accordance with the document; "*Guidelines for Soil and Water Management - June 1999*". The Plan will need to include the information on the proforma attached as *Appendix C* to the permit, which is provided to assist in preparing an acceptable Soil and Water Management Plan. Simply fill in the boxes for the written section and attach a site plan, which contains the required information mentioned on the last page of the proforma.

The Geotechnical Report recommends SWMP's are to be prepared and implemented for individual lot development.

Please Note: Copies of the abovementioned Soil and water management guidelines document are available from Council.

Street Trees

10. The Council can provide further assistance on preparing a street tree plan. Please contact Councils Arboricultural Officer on (03) 6238 2889 for more details.

Forest Practices Plan

11. This property may possess vegetation communities which are listed as Regional Forest Agreement / Forest Practices Board "Interim Moratorium" forest communities in relation to any land clearing and Threatened Species or impact upon vulnerable land.

    The proposed development may comprise activities which may adversely impact on the conservation values to be protected.

    Contact the Forest Practices Board for a determination as to whether the proposed activity(s) will compromise forest values.

    The Forest Practices Board can be contacted at 30 Patrick Street, Hobart, Tasmania 7000 (03) 6233 7966 fax (03) 6233 7954.

Environment Protection and Biodiversity Conservation Act 1999

12. This property may possess conservation values which may be of national environmental significance. The proposed development may comprise activities which may adversely impact on these values, and therefore be subject to the Commonwealth Government's legislation; i.e., the Environment Protection and Biodiversity Conservation Act 1999.

    The applicant is advised that it may be prudent to refer the proposal to the Commonwealth Environment Minister for determination as to whether the proposed activity(s) requires environmental impact assessment and approval under the provisions of the *Environment Protection and Biodiversity Conservation Act 1999.*

    For more information on how to make a referral, visit Environment Australia's Website at http://www.deh.gov.au/epbc or Telephone: Freecall 1800 803 772 or Email: epbc.referrals@deh.gov.au.

Tasmanian Threatened Species Protection Act 1995

13. This property may possess threatened species listed in the *Tasmanian Threatened Species Protection Act 1995*. Where activities meet the definition of 'take', which includes "kill, injure, catch, damage, destroy and collect" under the *Threatened Species Protection Act 1995*, a permit under this Act is required.

    The applicant is advised that it would be prudent for them to contact the Department of Primary Industries, (DPIW) Water, Biodiversity Conservation Branch, to ascertain any action that needs to be taken.

The Biodiversity Conservation Branch can be contacted on:

Biodiversity Conservation Branch
Department of Primary Industries and Water
3rd floor, 134 Macquarie Street
HOBART TAS 7000
Phone: 03 6233 6556
Fax: 03 6233 3477
Email: Biodiversity.Enquiries@dpiw.tas.gov.au

Section 56 Amendment

14. The date that this planning permit took effect was the 27th June 2008 and you have 2 years from this date to substantially commence the development/use, before the permit lapses, pursuant to S.53 (3) of LUPAA. Council may grant an extension to this period on request, prior to the expiry date.

11. 09. 09

Date

Senior Statutory Planner

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Council has granted a permit.

WHEN DOES A PERMIT TAKE EFFECT?

- If there is a right of appeal against the granting of a permit, the permit takes effect at the end of 14 days from the day on which notice of the granting of the permit was served on the person who has a right of appeal.
- Where an appeal is instituted against the Council's decision to grant a permit, the permit does not take effect until the determination or abandonment of the appeal.
- Where any other approvals are required under the Land Use Planning and Approvals Act 1993 or any other Act, the permit cannot be enacted until all of those approvals have been granted.

WHEN DOES A PERMIT LAPSE?

A permit lapses after a period of 2 years from the date on which it was granted if the use or development for which it was granted is not substantially commenced within that period.

WHAT ABOUT APPEALS?

- An applicant for a permit may appeal against Council's decision to grant a permit subject to conditions or restrictions, within 14 days after the day on which notice of Council's decision was served on them.
- Any person who has made a representation during the period of 14 days commencing on the date on which notice of the application was given (or such further notice period as Council may have allowed) may appeal against the grant of a permit within 14 days after the day on which notice of the granting of the permit was served on them
- An appeal may only be lodged with the Resource Management and Planning Appeal Tribunal. Please note that the Tribunal will not directly notify representors if an appeal is lodged. You may either look for the notice of appeal, which will be published in The Mercury; or contact the Tribunal directly.
- Details about appeals and the fees payable can be obtained from the Tribunal.
- The Tribunal's contact details are as follows:

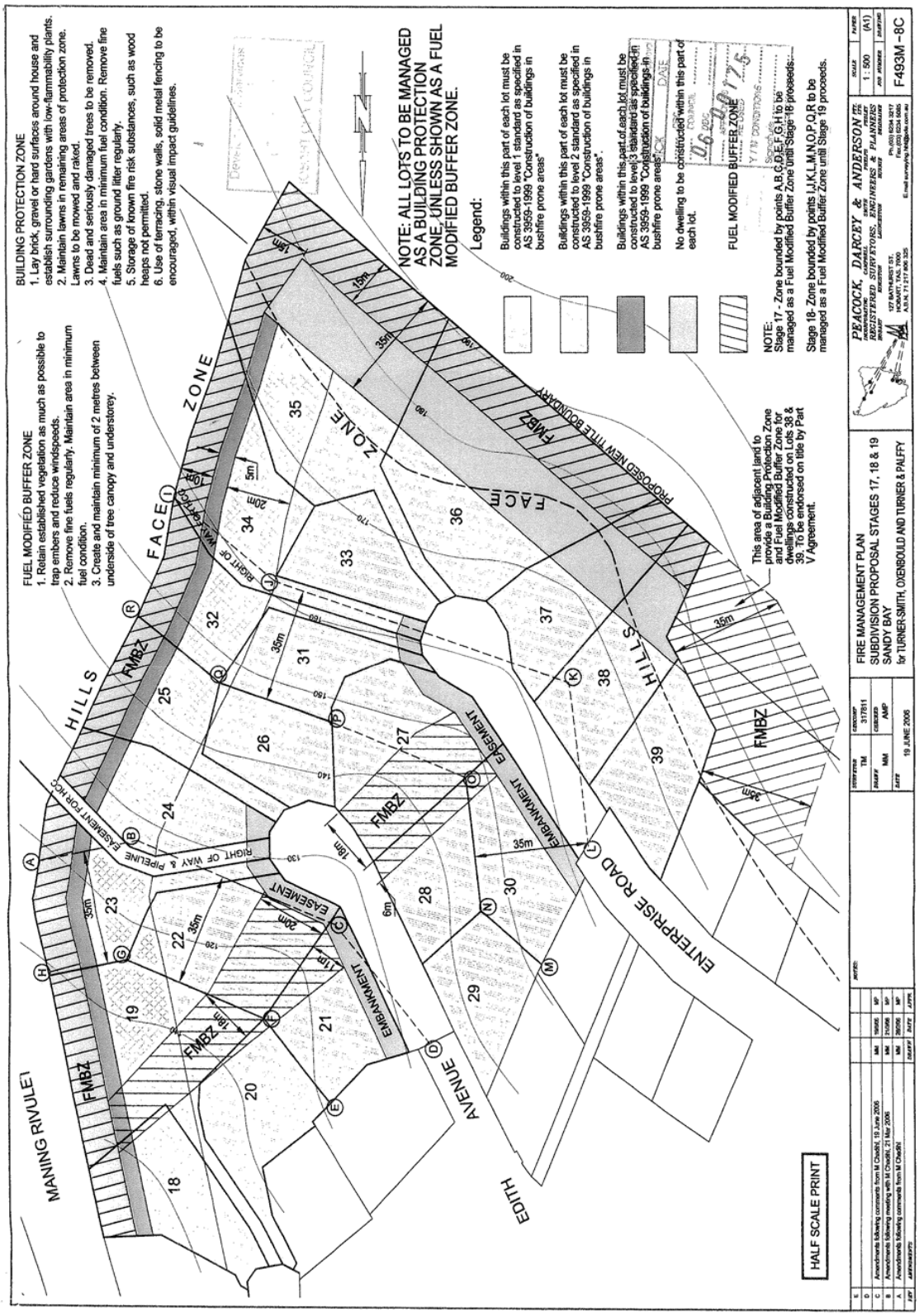
Telephone No.:	(03) 6233 6464
Facsimile No.:	(03) 6224 0825
Postal Address:	GPO Box 2036 HOBART 7001
Street Address:	Floor 4 144 - 148 Macquarie Street HOBART

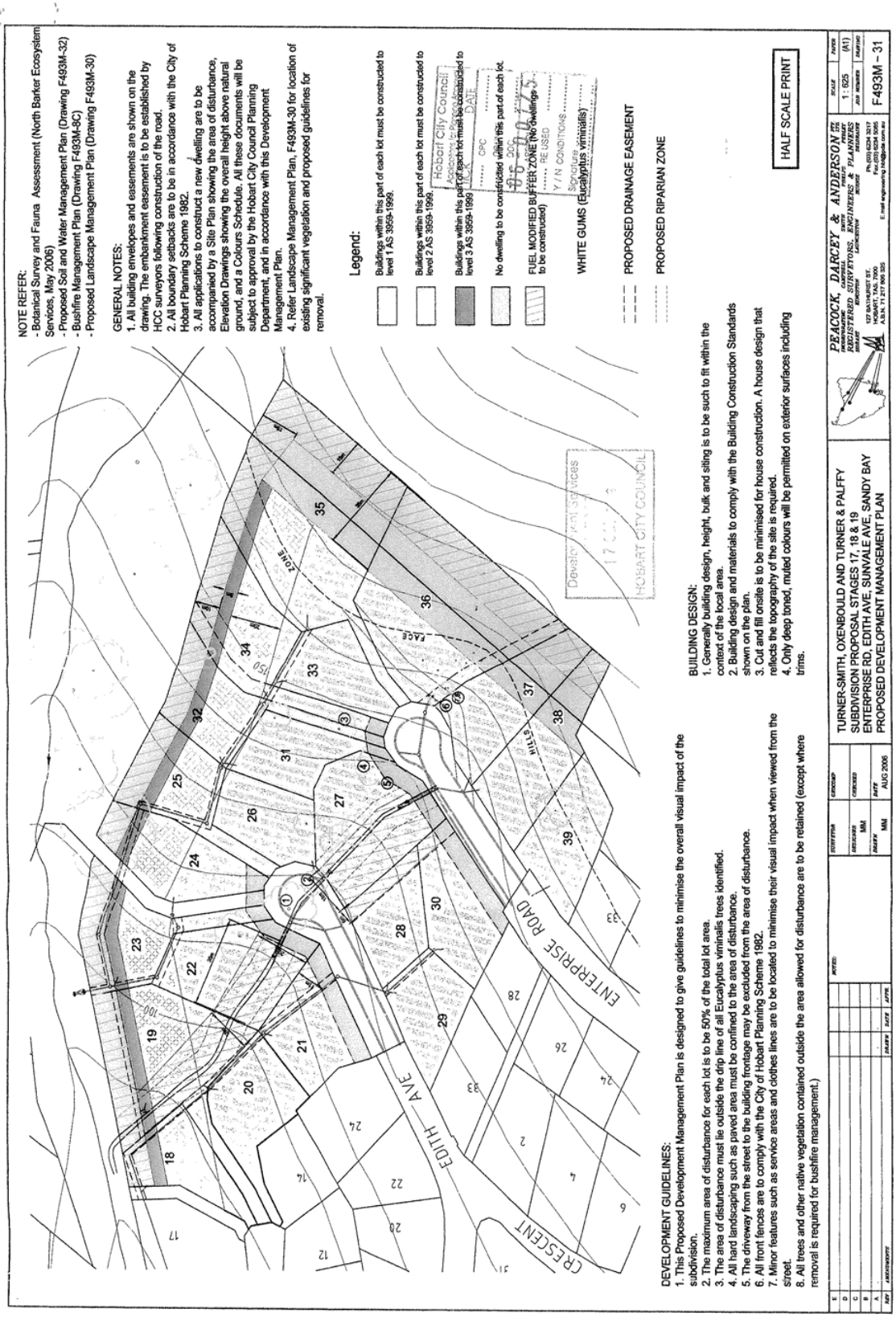
ATTACHMENT A
Documents and Drawings that comprise Planning Application Number PLN - PLN-06-00175-01

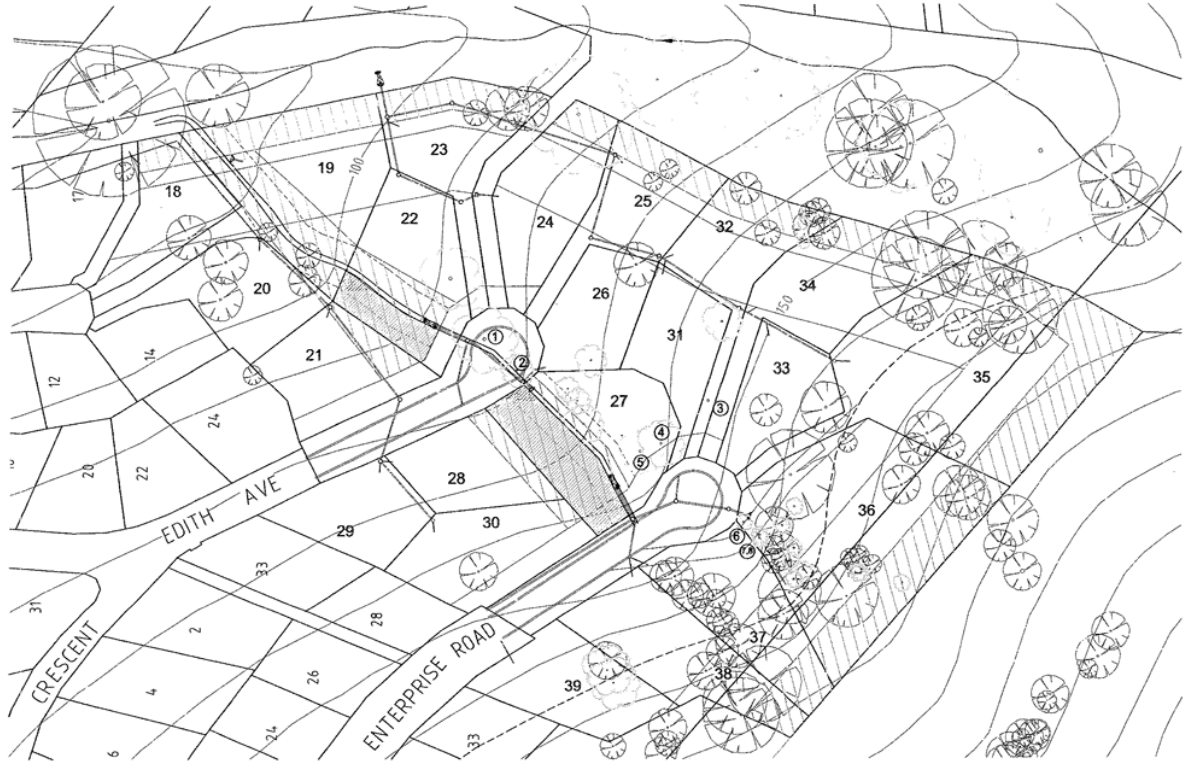
DEVELOPMENT ADDRESS: 26 EDITH AVENUE

LIST OF DOCUMENTATION:

Description	Plan No. Where Relevant	Date of Lodgement
Application Form		16/10/06
Title		16/10/06
Plan of subdivision	F493M-19 dated 13 October 2006	16/10/06
Edith Avenue proposed longsection	F493M-27	16/10/06
Edith Avenue typical cross sections	F493M-28	16/10/06
Accesses to lots 19, 35-37	F493M-29	16/10/06
Landscape Management Plan	F493M-30	16/10/06
Development Management Plan	F493M-31	16/10/06
Soil and Water Management Plan	F493M-32	16/10/06
Fire Management Plan	F493M-8C	16/10/06
Overall Plan	F493M-20	16/10/06
Proposed Sewer Services	F493M-21	16/10/06
Proposed Stormwater Services	F493M-22	16/10/06
Proposed Water Services	F493M-23	16/10/06
Proposed Accesses Plan	F493M-24	16/10/06
Enterprise Road proposed longsection	F493M-25	16/10/06
Enterprise Road typical cross sections	F493M-26	16/10/06
Botanical Survey and Fauna Habitat Assessment	By North Barker Ecosystem Services dated 16 May 2006	07/06/06
Geotechnical Assessment	By Sloane Geoscience PN:72625	30/03/06
Traffic Impact Assessment	By Pitt and Sherry dated May 2006 H06091H001.Rep.rev02/AAN	23/05/06
Visual Management Strategy and Impact Assessment	By Lesley Gulson dated November 2006	27/11/06
Concept Plan – easements and ROW's	F493M-35	12/05/08


BUILDING PROTECTION ZONE
1. Lay brick, gravel or hard surfaces around house and establish surrounding gardens with low-flammability plants.
2. Maintain lawns in remaining areas of protection zone. Lawns to be mowed and raked.
3. Dead and seriously damaged trees to be removed.
4. Maintain area in minimum fuel condition. Remove fine fuels such as ground litter regularly.
5. Storage of known fire risk substances, such as wood heaps not permitted.
6. Use of terracing, stone walls, solid metal fencing to be encouraged, within visual impact guidelines.
FUEL MODIFIED BUFFER ZONE
1. Retain established vegetation as much as possible to trap embers and reduce windspeeds.
2. Remove fine fuels regularly. Maintain area in minimum fuel condition.
3. Create and maintain minimum of 2 metres between underside of tree canopy and understorey.
NOTE: ALL LOTS TO BE MANAGED AS A BUILDING PROTECTION ZONE, UNLESS SHOWN AS A FUEL MODIFIED BUFFER ZONE.
Legend:
Buildings within this part of each lot must be constructed to level 1 standard as specified in AS 3959-1999 "Construction of buildings in bushfire prone areas"
Buildings within this part of each lot must be constructed to level 2 standard as specified in AS 3959-1999 "Construction of buildings in bushfire prone areas".
Buildings within this part of each lot must be constructed to level 3 standard as specified in AS 3959-1999 "Construction of buildings in bushfire prone areas".
No dwelling to be constructed within this part of each lot.
FUEL MODIFIED BUFFER ZONE
NOTE:
Stage 17 - Zone bounded by points A,B,C,D,E,F,G,H to be managed as a Fuel Modified Buffer Zone until Stage 18 proceeds.
Stage 18- Zone bounded by points I,J,K,L,M,N,O,P,Q,R to be managed as a Fuel Modified Buffer Zone until Stage 19 proceeds.
This area of adjacent land to provide a Building Protection Zone and Fuel Modified Buffer Zone for dwellings constructed on Lots 38 & 39. To be endorsed on title by Part V Agreement.
MANING RIVULET
HILLS
FACE
ZONE
FMBZ
EDITH
AVENUE
ENTERPRISE ROAD
EMBANKMENT
EASEMENT
RIGHT OF WAY & PIPELINE EASEMENT FOR HCC
PROPOSED NEW TITLE BOUNDARY
HALF SCALE PRINT
PEACOCK, DARCEY & ANDERSON PTE. LTD.
REGISTERED SURVEYORS, ENGINEERS & PLANNERS
127 BATHURST ST, HOBART, TAS, 7000
Ph (03) 6234 3217 Fax (03) 6234 3065
E-mail surveying@pda.com.au
FIRE MANAGEMENT PLAN
SUBDIVISION PROPOSAL STAGES 17, 18 & 19
SANDY BAY
for TURNER-SMITH, OXENBOULD AND TURNER & PALFFY
SCALE 1 : 500 (A1)
JOB NUMBER 317511
DRAWING NUMBER F493M - 8C
DRAWN TM
CHECKED AMP
DATE 19 JUNE 2006
A Amendments following meeting with M Chaditi, 21 Mar 2006 MM 21/3/06 MP
B Amendments following comments from M Chaditi, 19 June 2006 MM 19/6/06 MP
C Amendments following comments from M Chaditi MM 28/7/06 MP


NOTE REFER:
- Botanical Survey and Fauna Assessment (North Barker Ecosystem Services, May 2006)
- Proposed Soil and Water Management Plan (Drawing F493M-32)
- Bushfire Management Plan (Drawing F493M-8C)
- Proposed Landscape Management Plan (Drawing F493M-30)
GENERAL NOTES:
1. All building envelopes and easements are shown on the drawing. The embankment easement is to be established by HCC surveyors following construction of the road.
2. All boundary setbacks are to be in accordance with the City of Hobart Planning Scheme 1982.
3. All applications to construct a new dwelling are to be accompanied by a Site Plan showing the area of disturbance, Elevation Drawings showing the overall height above natural ground, and a Colours Schedule. All these documents will be subject to approval by the Hobart City Council Planning Department, and in accordance with this Development Management Plan.
4. Refer Landscape Management Plan, F493M-30 for location of existing significant vegetation and proposed guidelines for removal.
Legend:
Buildings within this part of each lot must be constructed to level 1 AS 3959-1999.
Buildings within this part of each lot must be constructed to level 2 AS 3959-1999.
Buildings within this part of each lot must be constructed to level 3 AS 3959-1999
No dwelling to be constructed within this part of each lot.
FUEL MODIFIED BUFFER ZONE (No dwellings to be constructed)
WHITE GUMS (Eucalyptus viminalis)
PROPOSED DRAINAGE EASEMENT
PROPOSED RIPARIAN ZONE
Hobart City Council
Approved
DATE
DPC
RE USED
Y / N CONDITIONS
Signature
HOBART CITY COUNCIL
Development Services
ENTERPRISE ROAD
EDITH AVE
CRESCENT
FACE
HILLS
DEVELOPMENT GUIDELINES:
1. This Proposed Development Management Plan is designed to give guidelines to minimise the overall visual impact of the subdivision.
2. The maximum area of disturbance for each lot is to be 50% of the total lot area.
3. The area of disturbance must lie outside the drip line of all Eucalyptus viminalis trees identified.
4. All hard landscaping such as paved area must be confined to the area of disturbance.
5. The driveway from the street to the building frontage may be excluded from the area of disturbance.
6. All front fences are to comply with the City of Hobart Planning Scheme 1982.
7. Minor features such as service areas and clothes lines are to be located to minimise their visual impact when viewed from the street.
8. All trees and other native vegetation contained outside the area allowed for disturbance are to be retained (except where removal is required for bushfire management.)
BUILDING DESIGN:
1. Generally building design, height, bulk and siting is to be such to fit within the context of the local area.
2. Building design and materials to comply with the Building Construction Standards shown on the plan.
3. Cut and fill onsite is to be minimised for house construction. A house design that reflects the topography of the site is required.
4. Only deep toned, muted colours will be permitted on exterior surfaces including trims.
TURNER-SMITH, OXENBOULD AND TURNER & PALFFY
SUBDIVISION PROPOSAL STAGES 17, 18 & 19
ENTERPRISE RD, EDITH AVE, SUNVALE AVE, SANDY BAY
PROPOSED DEVELOPMENT MANAGEMENT PLAN
PEACOCK, DARCEY & ANDERSON PTY LTD
REGISTERED SURVEYORS, ENGINEERS & PLANNERS
HOBART TASMANIA LAUNCESTON DEVONPORT
Ph (03) 6234 3217
E mail engineering1a@pda.com.au
HALF SCALE PRINT
1 : 625 (A1)
F493M – 31



NOTE REFER:
- Botanical Survey and Fauna Assessment (North Barker Ecosystem Services, May 2006)
- Proposed Soil and Water Management Plan (Drawing F493M-32)
- Bushfire Management Plan (Drawing F493M-8A)
- Proposed Development Management Plan (Drawing F493M-31)

LANDSCAPING FOR FIRE MANAGEMENT

NOTE: ALL LOTS TO BE MANAGED AS A BUILDING PROTECTION ZONE.

BUILDING PROTECTION ZONE
1. Lay brick, gravel or hard surfaces around house and establish surrounding gardens with low-flammability plants.
2. Maintain lawns in remaining areas of protection zone. Lawns to be mowed and raked.
3. Dead and seriously damaged trees to be removed.
4. Maintain area in minimum fuel condition. Remove fine fuels such as ground litter regularly.
5. Storage of known fire risk substances, such as wood heaps not permitted.
6. Use of terracing, stone walls, solid metal fencing to be encouraged, within visual impact guidelines.

FUEL MODIFIED BUFFER ZONE
1. Retain established vegetation as much as possible to trap embers and reduce windspeeds.
2. Remove fine fuels regularly. Maintain area in minimum fuel condition.
3. Create and maintain minimum of 2 metres between underside of tree canopy and understorey.

FUEL MODIFIED BUFFER ZONE
WHITE GUMS (Eucalyptus viminalis)
OTHER SIGNIFICANT TREES (±5m)
PROPOSED REGIONS OF REPLACEMENT PLANTING

Hobart City Council
Development Planning Approval
TICK DATE
COUNCIL 06 Dec 0175
RECEIVED
Signature
Date
Development Services

GENERAL NOTES:
1. All applications to construct a new dwelling are to be accompanied by a landscape plan, detailing existing significant vegetation, proposed clearing and proposed replacement planting, specifying species and number of plants. The plan should include short term and long term management prescriptions to ensure survival of existing and new vegetation.
2. Gardens are to be designed to retain a bushland character in order to minimise their visual impact.
3. No species identified as an environmental weed are permitted to be planted or retained. Refer HCC brochure "Garden Plants are Going Bush... And Becoming Environmental Weeds".
4. Preferred species are those endemic to the area to be maintained in a manner which does not present a bushfire hazard to dwellings. For a list of endemic species, refer "Botanical Survey & Fauna Habitat Assessment" - North Barker Ecosystem Services, May 2006. Also consult with specialist native plant nurseries for other species that would be compatible with the area.

LANDSCAPING NOTES:
1. Distribution of existing Eucalyptus trees of height>3.0m and diameter>150mm at a position 1.5m above ground level are shown on plan. Note that positions are ±5 metres.
2. White gums (Eucalyptus viminalis) are identified on the plan. Specimens which are numbered (1 to 8) will require removal for the subdivision works.
3. Preserve all remaining white gums (Eucalyptus viminalis), and maintain according to fire management guidelines.
4. All trees removed during construction works are to be replaced in approved areas of Fuel Modified Buffer Zones. Replacement planting is to be designed by an approved landscaper to equivalent density, nominally at a ratio of 5:1.
5. All lots, carry out removal of all declared weed species during spring/summer and follow up with autumn spraying over a 2 year period.
6. During construction of the subdivision, all machinery should be cleaned of soil before entering and leaving the site to prevent weed seeds spreading to other places.
7. All embankment batters are to be vegetated to the approval of HCC Services and Development Inspector.

HALF SCALE PRINT

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

NOTES:

SURVEYOR: @ | CHECKED: @
DESIGNER: MM | CHECKED: @
DRAWN: MM | DATE: AUG 2006

TURNER-SMITH, OXENBOULD AND TURNER & PALFFY
SUBDIVISION PROPOSAL STAGES 17, 18 & 19
ENTERPRISE RD, EDITH AVE, SUNVALE AVE, SANDY BAY
PROPOSED LANDSCAPE MANAGEMENT PLAN

PEACOCK, DARCEY & ANDERSON PTY. LTD.
INCORPORATING CAMPBELL SMITH PHELPS PEELEY
REGISTERED SURVEYORS, ENGINEERS & PLANNERS
HOBART LAUNCESTON BURNIE DEVONPORT
127 BATHURST ST.
HOBART, TAS. 7000
A.B.N. 71 217 806 325
Ph.(03) 6234 3217
Fax.(03) 6234 5095
E.mail engineering.hba@pda.com.au

SCALE	PAPER
1 : 625	(A1)
JOB NUMBER	DRAWING
F493M – 30	

"E"

Extract from Weed Management Strategy – Subdivision off Edith Avenue, Sandy Bay
December 2009
(to attach to Part 5 Agreement)

Abstract

A parcel of 22 lots of land (lots 18-39 on attached plan), adjacent to and accessed via Sunvale Avenue, Edith Avenue and Enterprise Road, Sandy Bay, were inspected and an assessment was made of the week species present thereon.

Weed removal and management strategies have been formulated for the treatment and/or removal of some weed species. These strategies target particular weeds declared under the *Tasmanian Weed Management Act, 1999.*

The emphasis of control, eradication and follow-up maintenance is to concentrate on the declared weed 'boneseed' (*Chrysanthemoides monilifera*).

Under the Act, there are legal requirements placed on relevant Developers and Landowners to control or eradicate declared weeds that occur within the boundaries of their properties.

Recommendation:

This report describes and details the listed weed species present on the proposed subdivision at Edith Avenue, Sandy Bay. As well, a number of strategies for the eradication and control of these weeds is also detailed.

A schedule of weed treatment procedures and their relevant control timings etc. has been provided in the table included with this report.

Extract from Weed Management Strategy Subdivision off Edith Avenue, Sandy Bay December 2009

INDEX

1.	Assessment, Conditions and Procedures	(Omitted in Extract)
2.	Site Descriptions	(Omitted in Extract)
3.	Native Vegetation	(Omitted in Extract)
4.	Weed Species	
5.	Weed Management Issues (Observations)	(Omitted in Extract)
6.	Primary Weed Treatment and follow-up treatment/maintenance	
7.	Chemical Control of Weed Species	
8.	Details of major *declared* weeds	
9.	Summary	
10.	Appendix 1: Table of actions, procedures and timing	
11.	Appendix 2: Weed Species Recorded at proposed Edith Avenue subdivision, Oct/Nov 2009	(Omitted in Extract)
12.	Photographs	(Omitted in Extract)
13.	References	(Omitted in Extract)
14.	Inclusions:	
	Service sheet on Boneseed	
	Vehicle wash-down guide. Identification pamphlets	(Omitted in Extract)

4. Weed Species

A significant number of weed species extends throughout the natural vegetation (Refer Figure 1). The weed species present on this area of land (and surrounding environs) come under two major categories ie:

A. **Declared** weeds – as specified under the *Tasmanian Weed Management Act 1999*. Some of the weeds are designated 'WONS' – ('Weeds of National Significance'). There are five weed species present which are included in this category, ie.***Chrysanthemoides monilifera*** boneseed, ***Rubus fruticosus*** blackberry, ***Ulex euopaeus*** gorse, ***Carduus tenuiflorus/pycnocephalus*** winged/slender thistles (these tow thistle species are superficially practically identical; both are declared weeds and each requires similar control measures) and ***Cortaderia jubata*** pink pampas.

B. **Non-declared** weeds – weeds not *declared* under the *Act* but are non-the-less 'environmental' weeds, or 'escaped' ornamental plants, all invasive of disturbed/cleared ground and/or wast-places, and often requiring some measure of control or containment. The following species fall within this category: ***Crataegus monogyna*** hawthorn, ***Cotoneaster*** 'species', ***Grevillea*** 'hybrids' grevillea, ***Pittosporum undulatum*** subsp. ***Undulatum*** sweet pittosporum, ***Lonicera japonica*** japanese honeysuckle, ***Pinus radiata*** radiata pine, and ***Rosa rubiginosa*** sweet briar.

The most widespread of the weeds is the boneseed, Chrysanthemoides monilifera *(declared weed)* It is abundant almost throughout, but particularly along the drier slopes of the minor gully. This weed, which has been noted as the priority weed at this site, becomes noticeably ***less frequent*** nearer and above the upper boundaries of the proposed subdivision.

Other *non-declared* woody weeds intricately associated with this pest, and rendering the removal of the boneseed difficult, include grevillea *Grivellea* hybrids – an Australian native plant, now 'feral' and spreading in bushland, cotoneaster *Cotoneaster* species – once very popular ornamental garden shrubs, still planted and tolerated in ornamental gardens locally and elsewhere, but now invading bushland, and hawthorn *Crataegus monogyna*, once employed as a hedgerow species but now rapidly invading waste land and damp gullies.

Blackberry *Rubus fruiticosus* (*declared weed*), is present in large thickets, 'lacing' native and other weed species together in dense almost impenetrable entanglements, mainly in the damper confines of the small gully, but also elsewhere.

Gorse *Ulex europaeus* (*declared weed*), is neither as widespread nor common as the other woody weeds, here, but is present adjacent to the Enterprise Road terminus at the upper boundary of the subdivision.

Just adjacent to the terminuses of Edith Avenue and Enterprise Road, are infestations of slender or winged thistles *Carduus tenuflorus/pychocephalus* (both *declared weeds*), that are colonising open, disturbed ground.

A further *declared* weed species occurring on site is the pink pampas grass *Cortaderia jubata*. The pampas grass has been noted at approximately four sites throughout the proposed development area. Each is quite limited in extent and their approximate locality

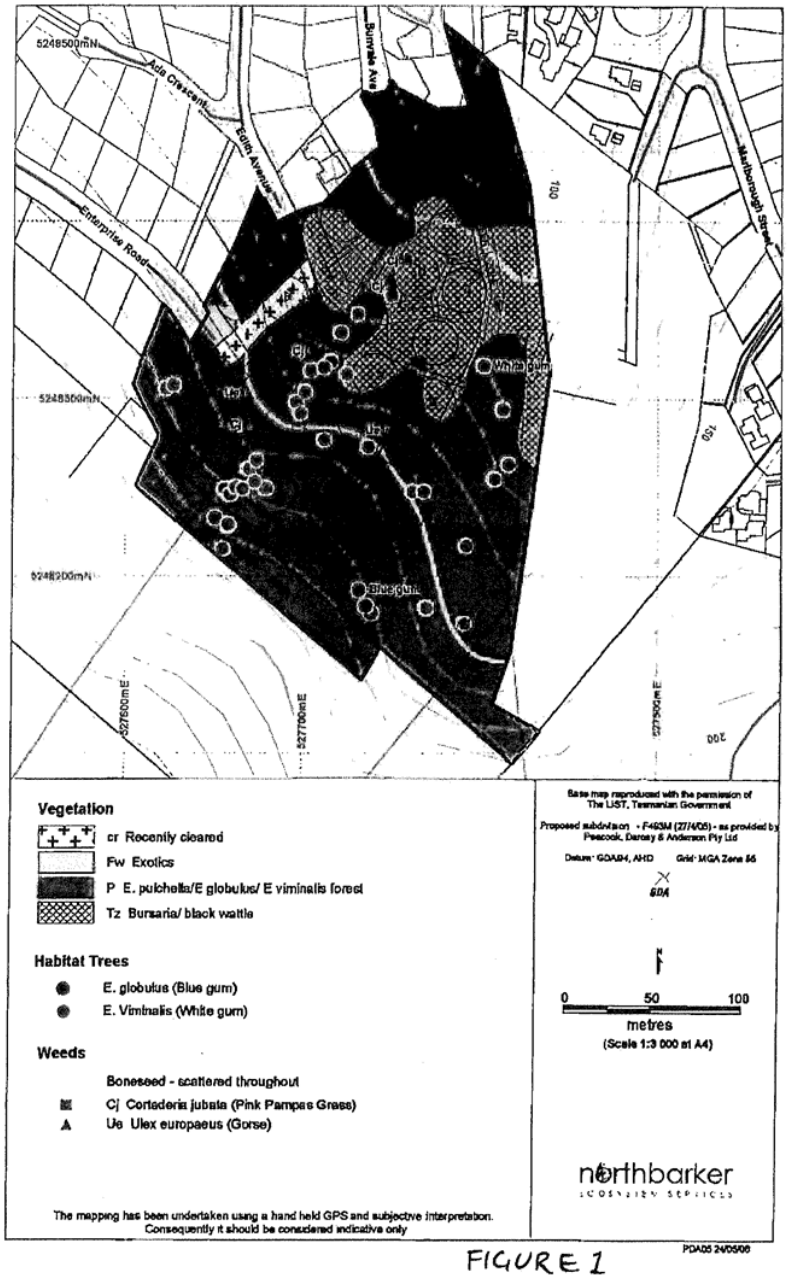

5248500mN
Asta Crescent
Surrey Ave
Eddis Avenue
Enterprise Road
Marlborough Street
100
White gum
5248350mN
Blue gum
5248200mN
527600mE
527700mE
527900mE
200
Vegetation
cr Recently cleared
Fw Exotics
P E. pulchella/E globulus/ E viminalis forest
Tz Bursaria/ black wattle
Habitat Trees
E. globulus (Blue gum)
E. Viminalis (White gum)
Weeds
Boneseed - scattered throughout
Cj Cortaderia jubata (Pink Pampas Grass)
Ue Ulex europaeus (Gorse)
The mapping has been undertaken using a hand held GPS and subjective interpretation. Consequently it should be considered indicative only
Base map reproduced with the permission of The LIST, Tasmanian Government
Proposed subdivision - F463M (27/4/05) - as provided by Peacock, Darcey & Anderson Pty Ltd
Datum: GDA94, AHD Grid: MGA Zone 55
GDA
0 50 100
metres
(Scale 1:3 000 at A4)
northbarker
ECOSYSTEM SERVICES
PDA05 24/05/06

FIGURE 1

has been marked on the accompanying site plan; all are obscured by dense 'other' weed growths and may not be easily noticed except when in flower.

Four other, *non-declared* environmental weeds on site include *Pittosporum undulatum* sweet pittosporum, *Lonicera japonica* Japanese honeysuckle, *Pinus radiata* radiata (pine) and *Rosa rubiginosa* sweet briar. The pittosporum and Japanese honeysuckle occur as isolated individuals mainly along the minor watercourse. The radiata pine was located as a single tree approximately 15m down slope of the Edith Avenue terminus. A small plan of the sweet briar was noted adjacent to the Edith Avenue terminus.

6. Primary Weed Treatment (Proponent) and follow-up treatment and maintenance by Proponent and New owners of lots.

2. Given that the whole vegetation spectrum is much compromised and highly degraded, and that the weeds and natives are too intricately inter-grown and crowded to allow for any straightforward, selective removal operations, it is inevitable that *both* may have to be removed during the same time/operation in many cases.

3. All manual or machine operations to remove the target week, *boneseed*, will unavoidably involve all other weed species as well as most native *shrubby* species. To target the boneseed only would require unreasonable selectivity on the part of the contractor/operator.

4. Provision should be required and enforced that all native trees, Eucalypts, wattles, she-oaks etc with a stem diameter greater than, say, 8-10 cm be preserved wherever practicable, notwithstanding the points above.

5. Manual removal treatments may be undertaken by of operatives with brushcutters, chainsaws, slashers, mattocks, etc, working on a 'front' *up-slope where possible*, removing plants by whatever procedure and putting the slash aside.

6. Weed removal should proceed by treating the areas of least weed density first, then proceeding to areas of maximum density.

7. The slash is to be transported to a deposit site selected for burning in heaps, or transporting off-site ie. from a road terminus. Dispose of trash on ***tip-face***.

8. Weed removal within 10 metres of water courses or drainage lines must minimise ground disturbance. Manual weed removal is recommended in these zones. Ensure that silt cannot enter water courses by using soil and water management practices such as sediment fencing.

7. Chemical Control of Weed Species

Use of Herbicides

If the treatment of weeds with herbicides is considered an option or adjunct to the above procedures, a similar process of treating, removing and carrying slash/trash to heap or road-head would have to ensue.

However:

a. **It is *strongly recommended* that the use of any herbicide for anything other than very small-scale weed treatments be referred to a professional operator/contractor, licensed and skilled in the use and application of these potentially hazardous chemicals. Herbicide control can only be undertaken by using chemicals registered for use on certain weeds and in specified situations.**
b. Operators require demonstrated skills in plant recognition as well as specialised equipment and spray application techniques.
c. Accordingly, details of recommended herbicides registered for the particular weed/s targeted are not provided here or in the following table of procedures.
d. Accurately targeting selected weeds would be an enormous problem, as well as the prevention of spray-drift to adjacent desirable plants, if these were to be left in situ. Dead residue would still have to be physically carried out after treatment, burnt in situ or burnt in heaps as outlined above.
e. With such a large-scale operation, spray drift onto plants/gardens of nearby properties will be virtually unavoidable.
f. Calm conditions, with no wind and 'air-drift' will have to be 'perfect'.

Treatment by plant/foliar spraying particularly over extensive areas (as here), poses additional problems eg:

- Confining the spray envelope to the targeted plant or plants, particularly where desirable vegetation is intricately mingled or in close proximity to the target.
- Undertake spraying operations over broad-scale areas at times of 'still air' – ie. minimum wind or breeze. In a gully locality, as here, the upward or downward 'flow' of air is rarely still or at a minimum. Spray drift, which is extremely difficult to prevent or control, is particularly undesirable on residential gardens.
- The quantity of chemical possibly required for these applications, overall, may result in contamination of the local watershed/waterways to the real detriment of local native fauna as well as other desirable vegetation.

8. **Details of major *declared* weed species**

BONESEED **Refer www.dplw.tas.gov.au**
>Weeds, Pest & Diseases
>Weeds
>Weeds Index

Botanical Name: *Chrysanthemoides monilifera* subsp. *Monilifera*
common name: boneseed

Notes:

A shrub to approximately 2m height, with a dense foliage of dark green, dull to shining, slightly succulent, diamond shaped leaves. Leaves, young leaves and twigs often covered with white, 'webby fluff'. Flowers bright yellow 'daisy' approximately 2.0cm across, in clusters, followed by clusters of dark, blackish, fleshy berry like fruits about the size of a large pea and containing a large, hard stone or pit. The fruits are eaten by birds, possums etc. and thus dispersed widely. The plants are also spread by moving water, fruits rolling down-slope or 'down-hill gravity drop'.

It is important to control/eradicate this weed as soon as practicable when regrowth occurs as it can spread and establish rapidly. As well, the longer an infestation remains and flowers/fruits, the more extensive the soil 'seed-bank' accumulation.

Infestations of *small* plants may be fairly easily pulled or grubbed out by minimal physical effort.

There are some procedures, precautions and other relevant points etc., as follows:

- Always plan and execute a pulling/grubbing program when the shrubs are NOT in the *ripe* fruit phase.
- Pulled plants can be taken to a central location for drying and burning, or transport to a *controlled* tip site. Plants with ripe fruit or bags of ripe fruit should *not* be 'green mulched'.
- Alternatively, the plants *without* any ripe fruit present can be left 'roots up': where they are pulled to dry and die.
- Larger plants can been controlled by the 'cut and paste' technique: This involves each plant being cut off cleanly just above ground level then the cut stump painted immediately and liberally with a glyphosate herbicide mixture (1:1 with *clean* water).
- Broad-scale applications of foliar spraying with specified herbicides is not recommended due to the extent of the infestation and the proximity of native vegetation, as well as the proximity of residential gardens and other desirable vegetation.
- Within any population of weeds, the plants will vary from densely concentrated to sparsely distributed. The usual rule is to work from the *least dense* concentration of plants to the *most dense* in as systematic a way as practicable.

- Boneseed is an extremely prolific seed producer and for this reason, as well as its being able to flower and fruit almost all year round, huge amounts of fruit and seed accumulate in the soil.

Unavoidably, the physical 'pulling or grubbing' of boneseed will inevitably result in surrounding clearance and soil disturbance. Such clearance and soil disturbance is most conducive to seed regeneration from the potentially large soil 'seed-bank'. All areas treated and thus disturbed will require ongoing vigilance and surveillance for a considerable time after the original treatment.

Follow-up replanting of disturbed sites with desirable plant species and the application of deep mulch is strongly recommended as a means of providing competition of regrowth seedlings.

Expert advice should be sought from a reputable nursery or a Landscaping contractor regarding suitable plant species for replanting disturbed areas and for home gardens.

SLENDER THISTLES Refer www.dpiw.tas.gov.au

Botanical names: *Carduus tenuiflorus* and *C. Pycnocephalus*
common names: slender thistle(s).

Slender thistles are moderately stout, extremely spinous herbs. The two species are very similar to each other, differing in subtle characteristics apparent only to the trained eye. Both species are equally noxious declared weeds and the treatments and control prescriptions are identical for each.

Slender thistles are annual or occasionally biennial herbs, completing their life cycles within one or two years/seasons.

The main vegetative portion of the plant is in the form of a "rosette" (approximately 20-40 cm dia.); or large, extremely spinous leaves arising from a stout tap-root. The leaves are lobed and somewhat wrinkled/crinkled and bear most of the sharp spines along the margins and along the veins. The flowers are borne on an erect, leafy stem, approximately 15-25 cm high, and in clusters of 2-4. They are pinkish-mauve in colour and typically 'thistle-like' in appearance, approximately 2-3 cm long and with each flower head surrounded by spiny green bracts.

The seeds of the slender thistle are spread by the wind current, each seed suspended beneath a typical thistle-like pappus or 'parachute', enabling them to travel over long distances.

The slender thistle and other thistles are almost completely confined to the disturbed 'cleared and filled' areas at the road terminuses of Enterprise Road and Edith Avenue, thus confining them to a well defined distribution.

Control Action and Operation Summary:

The broad strategy for the control of the slender thistles is to reduce the present infestation by removing as much material as practicable.

Slender thistles can be controlled by a number of methods depending on the extent, density and developmental stage of the infestations.

Slashing the plants to ground-level and removal of trash of tip-face is the preferred option.

Prevent further movement and spread of the weed into surrounding non or less infested areas.

Monitor treated areas over an extended time period (3-5 years), to prevent weed re-infestation and spread.

Retreat recently slashed infestations with the careful application of registered herbicides, according to development of regrowth or germination of new seedlings.

GORSE **Refer www.dpiw.tas.gov.au**

Botanical name: *Ulex europaeus*
common names: gorse, furze

A very spinous, much branched shrub to approximately 2.5m high; all twigs ending in very stout, sharp spines. Leaves very small and insignificant. Flowers typically 'pea-like', bright yellow and clustered; on warm days the flowers have a fragrant perfume, reminiscent of desiccated coconut.

The flowers are followed by clusters of small furry pods that turn black on ripening and 'explode', ejecting the small, black seeds for up to 3 metres. The seeds accumulate in the soil and can remain viable for over 25 years.

Many seeds will survive fairly intense fire and if the bushes are cleared by burning, this seed will germinate profusely and rapidly recolonise the bare ground. The burnt bushes will also re-sprout and re-establish rabidly, thus fire is not recommended as an efficient or lasting method of control.

Control Action and Operation Summary:

The infestation is expected to be removed by machinery, ie by excavator. The trash will be transported to the tip-face and disposed of. It is *not* to be green mulched.

Machinery used to remove gorse will require wash down prior to removal from site.

Follow up monitoring/maintenance will be necessary and any re-treatment of seedlings or regrowth will be treated by small scale physical removal or the use of appropriate herbicides.

Prevent further movement and spread of the weed into surrounding non or less infested areas.

Monitor treated areas to prevent weed re-infestation and spread; monitor and control during the next 5 years.

BLACKBERRY Refer www.dpiw.tas.gov.au

Botanical name: *Rubus fruiticosus* spp. Agg
common name: blackberry

Note:

Blackberries grow in dense thickets in the form of extensive areas of long, vigorous canes. The entire plant is armed with very stout, curved thorns or prickles, making physical contact uncomfortable.

The leaves are divided into 3 to 5 large lobes and even these bear stout, 'backward-facing' prickles. Flowers are white to pink and resemble small, single roses; the fruit, in clusters, ripens to purple-black in late summer to autumn.

Fruits (and seeds) are spread by animals, humans and, in particular by birds. Canes can grow up to 5-10 metres in length and the thickets can cover tens of square metres in area. Most canes die off after 2-3 years but more are produced, particularly in spring. Dead canes are persistent and largely impenetrable.

Control Action and Operation Summary:

Most infestations can be reduced by slashing and removing the trash to a safe area for burning. Burning slash, even with berries attached will not result in regrowth from seeds in the ash piles. All cut green stems should be painted with herbicide immediately upon cutting. Ensure that all trash is recovered, as green trash will take root if left lying on damp ground.

Smaller plants and 'plantlets' growing at the tips of canes can be dug by mattock or sharp spade, taken to a safe area and burned.

Prevent the movement and spread of the weed into surrounding non or less infested areas.

Monitor treated areas over an extended time period to prevent weed re-infestation and spread.

PINK PAMPAS GRASS Refer www.dpiw.tas.gov.au

Botanical name: *Cortaderia jubata*
common name: pink pampas grass

Note:

Pink pampas grass grows as a very large, dense tuft or clump of coarse grass. The leaves may be up to a metre or a little more long and 10 – 12 mm wide, bright green and with a rough texture; they are more or less erect at the base but the upper portion is drooping and

the outer portions often dead and shrivelled. The whole plant is rather 'untidy'; it may cover a metre in diameter.

The flowering spike may be 1.5 – 3+ metres high, surmounted by a large, soft, fluffy plume of flowers which are pale pinkish in colour, deepening to reddish as they mature.

The flower spikes are usually female and produce many thousands of tiny seeds which are wind or water-transported and may scatter for over 20 kilometres or more.

Pampas grasses are highly flammable and very competitive in native bushland, particularly in damp situations.

Control Action and Operation Summary:

The control of pink pampas is best undertaken by carefully cutting of any flower heads and burning these immediately, or placing in a plastic bag for disposal at the tip-face.

Plants with flowers removed or plants not flowering are best removed by grubbing (digging out with a mattock or sharp spade), the trash then disposed of at the tip-face.

Burning the clumps will not kill the plants as they will re-sprout later. However, it is usually easier, if convenient and safe, to burn the plant thus removing or reducing the leaves prior to grubbing the plant out.

Control by herbicide is not usually undertaken unless the infestations are extensive, and this is best done following burning and re-sprouting, targeting the newly sprouting leaves. Glyphosate is the safest recommended herbicide.

Prevent further infestations by removing and burning/disposing of the flower heads.

Monitor the treated areas and areas further afield over an extended time period (2-3 years_ to prevent weed re-infestation and spread.

9. Summary

The proposed subdivision development at Edith Avenue, which it is planned to be completed in three stages, is at present covered with a mixture of native shrubby, dry forest with a scrubby understorey. This vegetation is highly degraded with a complex array of exotic weed species, amongst which, there are at least five that are listed as 'declared' weed species under the *Tasmanian Weed Management Act, 1999.*

The weed spectrum here is consistent with the broader weed and vegetation patterns of the eastern Mt Nelson Range.

Throughout most areas of the proposed subdivision, the various weed species are of a considerable density and all are intricately interspersed and homogenous with the native vegetation.

This report deals with the declared weed species in particular, and describes methods for practical control and elimination strategies, with recommendations for on-going follow-up control and maintenance.

The method of weed treatment and control recommended here emphasises the use of physical removal techniques or limited machine operations.

The use of herbicide treatments are referred to but emphasis has been made of their limitations and recommendations for their use to be limited to professional operators only.

By following the guidelines and procedures set out in the foregoing strategies, a reasonable level of weed eradication and subsequent control may be realised, by the proposer and the subsequent owners of lots, following sale and occupation.

Alan M Gray

December, 2009

10. Appendix 1:

Table of actions, procedures and timing

The following table sets out all relevant items regarding weed treatment and follow-up controls:

Target weed	Action	Method	Timing	Action by:	Trash disposal	Notes
Boneseed						
Initial treatment	Remove amenable plants Cut larger plants to ground level	'Pulling' &/or 'grubbing' Leave 'pulled' plants 'roots up'	Commence current season Spring-Summer 2009/10	Proponent/ Contractor or New owner, after sale	Tip-face or when dry burn at selected, designated site during non-fire season	Remove as much ripe fruit as practicable prior to treating plants. Commence removal at least dense and work to most dense
	Monitor all treated areas	Apply herbicide to cut stumps *immediately*				Locate burning site, selected as least hazardous.
Follow-up control	Remove seedling/regrowth Spray regrowth	Pulling and/or grubbing	Following season 2010-11	Proponent/ Contractor	Tip-face or burn at selected, designated site during non-fire season	Monitor burning site for germination & remove recruits by pulling
		Apply herbicide as foliate spray. Hand-operated/knapsack spray equipment	Following sale of lot and ongoing for 5 years +	New owner, after sale		Refer to Service sheets for herbicide details
Slender thistles						
Initial treatment	Slash plants to ground level	Slash by scythe, or brush cutter etc.	Action: *commenced* Nov. 2009	Proponent/ contractor	Bag trash & transport to tip-face	
Follow-up control	Monitor all treated areas Spot or 'limited' area spray	Hand operated/ knapsack spray equipment. Registered herbicide as recommended	Current & next season – 2009-10 follow up for 3 years	Proponent/ Contractor New owner, after sale	Not Applicable	Spray single plants or small groups – *before* any flowers appear Refer to Service sheets for herbicide details

Target weed	Action	Method	Timing	Action by:	Trash disposal	Notes
Gorse						
Initial treatment	Remove outbreaks adj. to Enterprise Rd terminus	Machine/operation - small excavator with bucket	Action imminent Dec. 2009	Proponent/ Contractor	Transport to tip-face (*do-not* burn whole bushes at-site)	De-contaminate/wash down machine *before* exiting work site
Follow-up control	Monitor all treated areas & treat seedlings/regrowth	Apply herbicide to seedlings or regrowth Hand grub seedlings	Following season 2009-10 – follow up for 5 years	Proponent/ Contractor. New owner after sale	Rake up dead trash – burn at selected site	Monitor burning site for seedlings etc. Refer to Service sheet for herbicide details
Blackberry						
Initial treatment	Remove thickets of live canes, cut & paste. Dig out smaller plants	Brush cutter, secateurs, mattock Apply cut canes stumps with herbicide. Hand spray small infestations	Current season (Spring/summer) 2009-10	Proponent/ Contractor. New owner after sale	Remove dead & live canes and burn in designated site during non-fire season	No seed residue will remain after thorough burning
Follow-up control	Dig out small plants or runners Apply registered herbicide	Spade, mattock. Hand - operated/knapsack spray equipment	Current & following season – follow up for 3 years	Proponent/ Contractor. New owner after sale	Burn trash	Refer to Service sheet for herbicide details

Target weed	Action	Method	Timing	Action by:	Trash disposal	Notes
Pink Pampas Grass						
Initial treatment	Remove all flower heads and plant clumps	Burn flower heads or, - remove & place in plastic bag & transport to tip face	Commence current season (plants presently not flowering) 2009/10	Proponent/ Contractor	Burn flowers on site in safe location or bag & deposit on tip face	Do ***not*** allow flower heads to mature – remove immediately apparent.
	Remove plant clumps	Burn plants & grub (dig) out by hand tools				Do ***not*** leave clumps on ground at site
Follow-up control	Monitor treated plants/area	Grub out any regrowth plants	Following season 2010/11 & for 2-3 years	Proponent/ Contractor or new owner after sale	Remove regrowth to tip face or mulch & compost	Refer to Service sheet Note: Care in identification as small plants not easily identified from other grass plants
Cotoneaster	Cut trees/bushes to near ground level	Paint-brush or spray bottle	Concurrent , where & when applicable, with relevant associated weeds detailed above	Proponent/ Contractor New owner after sale	Transport trash to tip mulching facility or burn on site in designated area	Burning will destroy trash and seed
Grevillea	Paste stumps					All may be green-mulched
Hawthorn	*immediately* with					safely- *if not in fruit!*
Pittosporum	registered					
Lonicera	herbicide					Monitor areas for one year
Pinus radiata						
Rosa rubiginosa						

Primary Industries, Water, and Environment

Service Sheet

PRODUCED BY THE DEPARTMENT OF PRIMARY INDUSTRIES, WATER, AND ENVIRONMENT

Revised 11/02
115/97
Agdex 647

Boneseed

(*Chrysanthemoides* (L.) Norl. *monilifera* ssp. *monilifera*)

Identification and Characteristics

Boneseed is a South African plant now naturalised in all southern Australian states. It is an evergreen woody shrub, commonly growing to 2 metres or more in height and diameter.

Boneseed is capable of invading and dominating the understorey of forests and bushland areas. It is particularly invasive in coastal areas and in some instances may form dense thickets, excluding all other plant species.

Boneseed can thrive in a range of environments including coastal sands where it may grow down to the high tide mark. It also commonly inhabits rocky, infertile and inhospitable sites where few other plant species are able to establish.

Boneseed produces a relatively shallow root system. Whilst plants are young this makes manual removal quite simple, however in larger plants the root mass is quite large and physical removal is difficult.

The young leaves are covered with white, matted hairs, particularly on the underside, which disappear as the leaves mature. Adult leaves are an elongated oval or elongated diamond shape. They have blunt toothed lobes along the edges furthest from the stem and taper to a short petiole at the base. They are leathery and a dull green in colour, and approximately 40 to 70mm long and 20 to 35mm wide. The mid-rib is prominent on both the upper and lower surfaces.

Boneseed normally flowers from mid-spring to early summer. The flowers develop in clusters at the ends of the branches. The flowers are about 20 mm in diameter with 4 to 8 bright yellow petals. They resemble the flowers of a daisy.

The fruit is about 6 mm in diameter, green and fleshy at first then becoming black at maturity. The fruit eventually flakes off to leave the inner seed exposed.

There is one seed in each fruit. At maturity, seeds are very hard and bone-like in texture and colour. Seeds are shed during summer and autumn.

On some seeds, the hard seed coat splits open soon after maturation and these seeds may germinate as soon as soil moisture is adequate. For other seeds, the seed coat may remain intact for many years with such seed remaining dormant for up to 10 years.

Heat may crack the seed coat and large numbers of boneseed seedlings may be the first vegetation to reappear after fire.

Seed germination may occur at any time of the year but is usually greatest in autumn. Seed numbers of up to 2500 per square metre have been recorded beneath established boneseed infestations.

Distribution

In South Africa, six sub-species of *Chrysanthemoides monilifera* are recognised. Only two of these, *C. monilifera* ssp. *rotunda* (bitou bush) and *C. monilifera* ssp. *monilifera* (boneseed), are present in Australia. The former occurs predominantly in summer rainfall areas while the latter prefers winter rainfall areas. Boneseed is the only subspecies recorded in Tasmania.

Boneseed and bitou bush were imported into Australia as ornamental species in the mid 1850s. Bitou bush in particular was later planted widely on the eastern Australian coast for stabilisation of sand dunes.
Boneseed and bitou bush are now two of Australia's most widespread and damaging environmental weeds.

Boneseed was first recorded in Tasmania in 1937. It has often been planted in gardens as an ornamental species. In addition, volunteer plants appearing in gardens are often retained for their ornamental value.
Boneseed is common in several coastal areas of Tasmania, especially along the north coast from Wynyard eastwards and on parts of the east coast.

It is common in the Tamar Valley and in the cities and suburbs of both Launceston and Hobart.

Elsewhere it occurs occasionally as a weed of disturbed bushland and coastal vegetation. Once boneseed has established in an area it may spread rapidly, especially if native vegetation is disturbed mechanically or by fire.

Seedlings are commonly found beneath trees, establishing from seeds in the droppings from birds roosting in the trees.

Dispersal

Boneseed is commonly spread by birds and animals which eat the fruit. They digest the fleshy fruit but the hard seed passes unharmed through the digestive system. Ants have also been observed carrying fruits to their nests where they eat the flesh and discard the seeds.

Fruits and seed may also be carried in moving water.

The inappropriate dumping of seeding plants after removal can also lead to spread of the weed. Similarly, seed can be spread in gravel or topsoil collected from areas infested with boneseed.

Economic Significance

Boneseed is not significant as a weed of agriculture. It does not survive cultivation and plants are readily grazed by livestock.

It is an "environmental weed", a plant which reduces environmental values through its ability to invade bushland and compete with native flora. As such, it restricts the growth and re-establishment of native plants and reduces biodiversity.

In such situations, native fauna may also be affected by the loss of available habitats and food sources.
The shallow root system of boneseed gives it a competitive advantage over deeper rooted species, especially in areas of low summer rainfall. Moisture from light showers is absorbed by the boneseed plants before it reaches the deeper rooting zone of associated plants.

Boneseed is surprisingly inflammable for an evergreen plant and dense infestations can be a significant fire hazard.

Status under the *Weed Managemenet Act 1999*

Boneseed is a declared weed in Tasmania, largely due to its environmental impacts, especially in coastal and near coastal areas. As such, its importation, sale and distribution are prohibited. The legal responsibilities of landholders and other stakeholders for this declared weed are specified in a statutory weed management plan available from the DPIWE.

Control

Well established boneseed infestations often occur in situations where control requires a high labour input with little or no immediate economic gain for the landowner. In such situations, successful control usually requires community involvement and voluntary labour.

Successful control programs have been undertaken in some localities over the last few years (e.g. Bicheno, Bridport). Several other community groups are currently initiating programs in their areas.

To be effective, boneseed control programs should give a high priority to eliminating small outlying infestations of boneseed to reduce spread of the plant. This includes plants in gardens.

In large, well-established infestations, control should be undertaken gradually, starting on the perimeter and working towards the centre, over several years if necessary. In this way, the control area remains manageable and volunteers retain their enthusiasm for the program.

The regeneration of native vegetation is strongly encouraged to provide resistance to reinvasion by boneseed or other weeds. Care must be taken during boneseed removal to avoid damage to desirable seedlings and established plants. In some

areas, native species may have to be reseeded or replanted.

Care must also be taken where boneseed removal over large areas may increase soil erosion, such as sandy or coastal areas. In these instances, an initial replanting program followed by gradual boneseed removal will cause fewer problems than complete boneseed removal, with revegetation commencing afterwards.
Several methods can be used for the management of boneseed. Generally, a combination of methods which target the initial removal, revegetation and follow up maintenance will give the greatest long term result. This is known as integrated weed management.

Fire:

Fire has been used effectively for control of boneseed in Victoria in some instances. Burning of dense infestations kills seedlings and most mature plants and stimulates the germination of the seed in the soil.

The resultant seedlings can then be controlled carefully with herbicide. Many native species are less affected by fire and regrowth or regeneration from seed may be rapid after removal of the boneseed.

This method of control must be used carefully. Unless the boneseed infestation was very dense and few native species were present, it would not be considered appropriate.

Slashing:

Slashing or mowing is generally of little benefit in controlling boneseed. Plants may regrow strongly from the cut stumps unless they are treated with herbicide.

Mechanical:

As boneseed plants have a relatively shallow root system, seedlings and young plants can usually be readily pulled by hand; larger plants require a tractor or similar equipment.

Where bushes are pulled out, the ensuing ground disturbance often stimulates seed germination. Unless follow-up action is taken to control the resulting seedlings, the boneseed problem could be exacerbated. Subsequent monitoring of the site and pulling of seedlings or herbicide treatment is necessary.

In situations of low to medium boneseed density, it is usually preferable to handpull small plants and treat larger plants by the cut-stump method (see below). This minimises both soil disturbance and damage to desirable vegetation.

Biological Control:

Boneseed and bitou bush are the subjects of a national biological control research program.

Several insects which feed on boneseed in its native habitats in South Africa have being investigated to determine their suitability for the control of the plant in Australia.

To date, several insects have been released in Tasmania, the Black Boneseed Beetle, Painted Boneseed Beetle, Boneseed Tip Moth and most recently the Boneseed Leaf Roller Moth (see TIAR Weed Biological Control; Pamphlet). These insects were mass-reared in the laboratory and released at several locations around the State.. All agents have failed to establish in Tasmania.

Several other bio-agents are currently under evaluation both in Australia and overseas. These include a leaf buckle mite and a rust fungus.

Biological control should not be considered the complete answer to specific weed problems but can be used in conjunction with other control measures in an integrated management plan.

Chemical Control:

Foliar Application

Boneseed seedlings can be controlled by a foliar application of bromoxynil (e.g. Buctril 200®). Total coverage of the plant is important.

Avoid contact with native plants, however bromoxynil is not likely to cause more than transient damage to established native plants.

Established boneseed plants may be sprayed overall with either 2,4-D amine (e.g. Amicide 500®) or glyphosate (e.g. Roundup Biactive®).

These herbicides will cause damage to non-target plants if the spray is allowed to contact them. Glyphosate will damage both broadleaf and grass species however 2,4-D will damage broadleaf species but will not significantly affect grasses. Where populations of native grasses exist beneath boneseed, 2,4-D is the preferred herbicide for use as the unharmed grasses will provide competition to new boneseed seedlings.

Appplication can be made at any time of the year when the plants are actively growing. Application early in the flowering period when bushes are easy to locate is effective and will generally prevent seed production.

If herbicide is to be used in, near or over waterways, the product RoundUp Biactive® is the only product permitted to be used under national registration laws (at the time of printing).

Cut Stump

Where large boneseed plants are growing close to desirable vegetation, the cut-stump method of treatment is more appropriate. Plants are cut off near ground level and the herbicide is painted onto the stump. Herbicide application should be carried out immediately after cutting.

This technique is best used when plants are actively growing. Undiluted 2,4-D amine or glyphosate mixed 1:1 with water are the recommended herbicides for this technique.

Bee Careful !

Some herbicides are toxic to bees. As a general rule, avoid applying herbicides when and where bees are foraging. Always read the label.

Note:
These herbicide recommendations are made subject to the product being registered for that purpose under relevant legislation. It is the user's responsibility to check that registration or an off-label permit covers the proposed use. If in doubt, check with the Registrar of Chemical Products, Department of Primary Industries, Water and Environment. Statewide Freecall 1300 368 550.

HERBICIDE RECOMMENDATIONS FOR BONESEED CONTROL

Type of Application	Herbicide (Active ingredient)	Commercial product examples (Content of active ingredient)	Rate of commercial product per L	Comments
Foliar Spray	bromoxynil	Buctril 200® (200g/L)	1.6 ml /L	For seedlings. Avoid contact to desirable plants.
	glyphosate	RoundUp Biactive® Glyphosate 360® (360g/L)	10 ml/L	For larger plants, actively growing. Avoid contact to desirable plants.
	2,4-D	Amicide 500® (500 g/L)	10 ml/L	For larger plants, actively growing. Avoid contact to desirable plants.
Cut Stump	glyphosate	RoundUp Biactive® Glyphosate 360® (360g/L)	1L/L	Apply immediately after cut is made. Use when plants are actively growing.
	2,4-D	Amicide 500® (500 g/L)	Use undiluted	Apply immediately after cut is made. Use when plants are actively growing.

Note: Addition of adjuvants to most herbicides alters their effectiveness. Carefully consult each product's label for specific directions before adding any adjuvant.

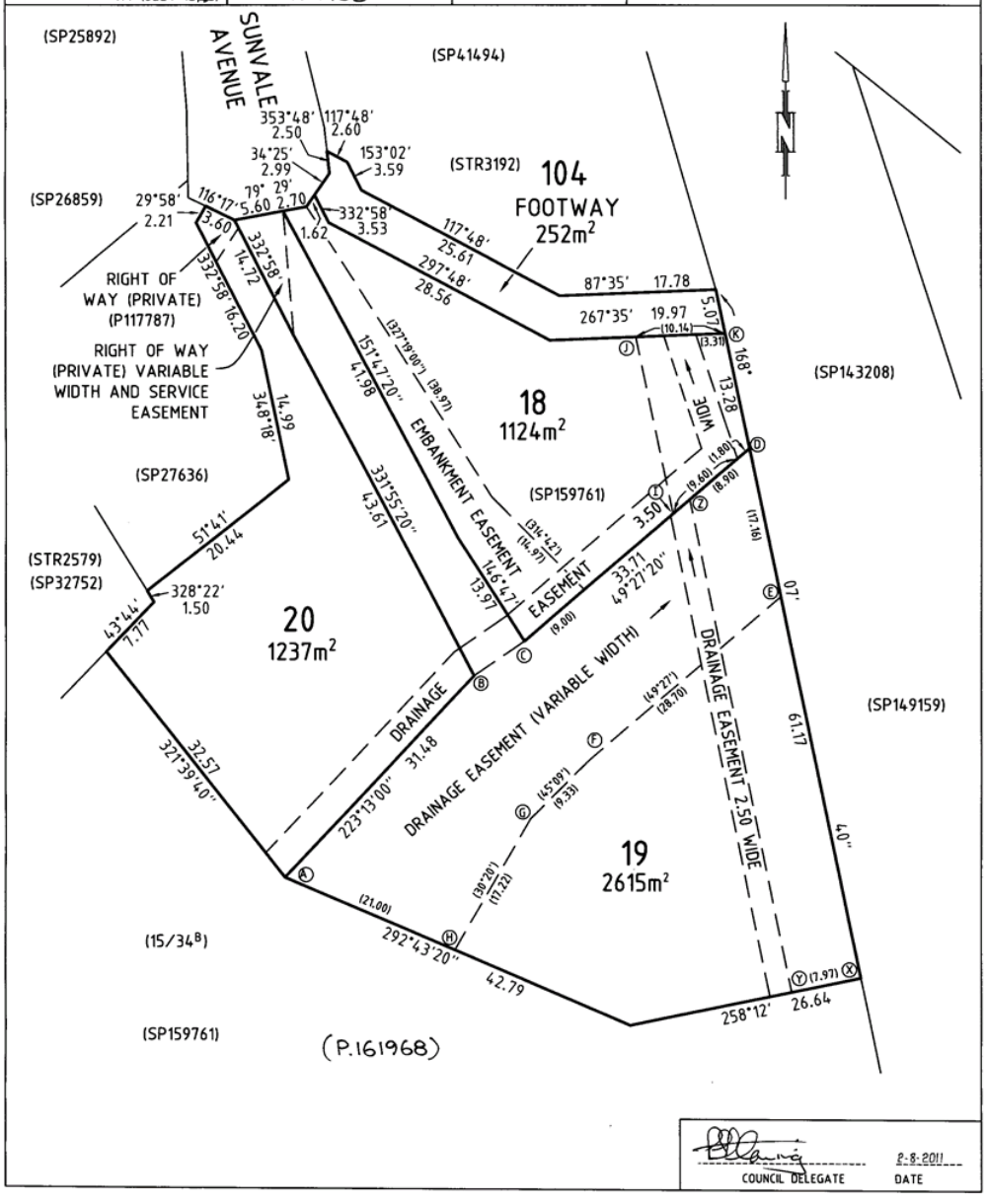
Chrysanthemoides monilifera

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER: Patricia Anne Turner-Smith, Michelle Kaye Oxenbould & John Thomas Turner	PLAN OF SURVEY		REGISTERED NUMBER SP161967
FOLIO REFERENCE: C.T.159761-102	BY SURVEYOR: A. M. PEACOCK of PEACOCK, DARCEY & ANDERSON PTY LTD 127 BATHURST STREET, HOBART		APPROVED EFFECTIVE FROM - 8 AUG 2011 Alice Kawa Recorder of Titles
GRANTEE: Part of 87 Acres Gtd to Perpetual Trustees Executors & Agency Co. of Tasmania Limited.	LOCATION: CITY OF HOBART	SCALE: 1: 400 / LENGTHS IN METRES / SURVEYORS REF: M890M-1B	
MAPSHEET MUNICIPAL CODE No. 114 (5224-12)	LAST UPI No EYA03	LAST PLAN No. SP159761	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
169835	105
EDITION	DATE OF ISSUE
2	20-Feb-2019

SEARCH DATE : 01-Apr-2026
SEARCH TIME : 11.03 am

DESCRIPTION OF LAND

City of HOBART
Lot 105 on Plan 169835
Derivation : Part of 87 Acres Gtd. to Perpetual Trustees Executros & Agency Co. of Tasmania Limited
Prior CT 161968/105

SCHEDULE 1

M720222 TRANSFER to EBCO DEVELOPMENTS (TAS) PTY LTD Registered 20-Feb-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP159761 FENCING COVENANT in Schedule of Easements
SP159761 WATER SUPPLY RESTRICTION
SP159761 BURDENING EASEMENT: Right of Carriageway in favour of Hobart City Council over the Right of Way 6.00 wide shown on P169835
SP159761 BURDENING EASEMENT: a pipeline easement in favour of Hobart City Council over the Pipeline Easement 6.00 wide shown on P169835 more fully set forth in C559483
SP169834 BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 29 on Sealed Plan 169834) over the Right of Way 7.50 wide (SP169834) on Plan 169835
C704343 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 26-Apr-2006 at noon
D21121 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 06-July-2011 at noon
E11345 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 17-July-2015 at noon

UNREGISTERED DEALINGS AND NOTATIONS

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

No unregistered dealings or other notations

TASMANIAN LAND TITLES OFFICE
Notification of Agreement under the Land Use Planning and Approvals Act 1993
(Section 71)

E11345

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
161968	105		

REGISTERED PROPRIETOR:

PATRICIA ANNE TURNER SMITH

MICHELLE KAYE OXENBOULD

JOHN THOMAS TURNER of

33 KINGSTON HEIGHTS KINGSTON BEACH TAS 7050

PLANNING AUTHORITY:
HOBART CITY COUNCIL

Dated this 02 day of July 2015

I **KIRSTEN ANNE TURNER**

of **TOWN HALL, MACQUARIE STREET, HOBART IN TASMANIA, SOLICITOR ON BEHALF OF**

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

REGISTERED
17 JUL 2015
REGISTRAR OF TITLES

Stamp Duty

LUA Version 1

THE BACK OF THIS FORM MUST NOT BE USED

I, Kirsten Anne Turner, solicitor, certify this to be a true copy of the original.
2/07/2015

Deed - Part 5 Agreement

Land Use Planning and Approvals Act 1993

Date:

Parties: 13 MAY, 2015

1. **Hobart City Council**, A body corporate incorporated under the provisions of the *Local Government Authority Act* 1993, of 16 Elizabeth Street HOBART in Tasmania (the **Planning Authority**).

2. **John Thomas Turner, Patricia Anne Turner-Smith and Michelle Kaye Oxenbould** of 33 Kingston Heights, Kingston Beach in Tasmania (the **Owner**)

Recitals:

A. The Owner is the registered proprietor of an estate in fee simple of the Land.

B. The Hobart City Council is the Planning Authority under the Act and for the purposes of the Planning Scheme.

C. The Owner has submitted the Planning Application to the Planning Authority and the Planning Authority has issued the Planning Permit.

D. Condition 28 of the Planning Permit requires:

(a) the Owner to covenant with the Planning Authority in relation to the Land as more fully specified in clause 3 of this deed; and

(b) this deed be entered into by the parties.

E. The Owner acknowledges that:

(a) the Land is subject to the Planning Scheme;

(b) this deed is being entered into pursuant to Part 5 of the Act and for the purpose of satisfying the condition stated in recital D;

(c) the Planning Authority will register this deed pursuant to the provisions of the Land Titles Act 1980 and that the effect of registration will be that the burden and benefit of any covenant contained in this deed will run with the Land as if it were a covenant to which Section 102 (2) of the Land Titles Act 1980 applies; and

(d) this deed must be registered on the title to the Land prior to the Planning Authority sealing the Final Plan in relation to the Planning Application.

Operative Provisions:

1. Interpretation

1.1 Definitions

In this deed, unless the contrary intention appears:

Act means *Land Use Planning and Approvals Act* 1993.

Bushfire Management Plan means the Fire Management Plan for Stage 18A in relation to the Land prepared by Peacock, Darcey & Anderson a copy of which is attached and marked "B", but as amended and/or replaced from time to time as deemed necessary by Tasmania Fire Service and/or the Planning Authority.

Development means the use and development of the Land for the purpose of subdivision (Boundary Adjustments) as more fully specified in the Planning Application.

Development Management Plan means the Proposed Development Plan for Stage 18A prepared by Peacock, Darcey & Anderson in relation to the Land, a copy of which is attached and marked "C" but as amended and/or replaced from time to time as deemed necessary by the Planning Authority.

Land means the land known as "26 Edith Avenue, Sandy Bay in Tasmania in Tasmania" and being more particularly described in Certificate of Title Volume 161968 Folio 105.

Landscape Management Plan means the Proposed Landscape Management Plan prepared by Peacock, Darcey & Anderson in relation to the Land, a copy of which is attached and marked "D", but as amended and/or replaced from time to time as deemed necessary by the Planning Authority.

Owner means the person or persons specified in this deed and include the person or persons from time to time registered or entitled to be registered by the Recorder of Titles as proprietor or proprietors of an estate in fee simple in the Land or any part of the Land and include a mortgagee in possession.

Planning Application means application number PLN-14-00572-01 lodged with the Planning Authority.

Planning Permit means the permit dated 18 September 2014 approving the Planning Application subject to certain conditions and restrictions as contained in the permit a copy of which is attached hereto and marked "A".

Planning Scheme means the City of Hobart Planning Scheme 1982.

Prior Agreement means the Agreement under the Land Use Planning and Approvals Act 1993 registered on the title to the Land on 23 June 2011, being dealing D21121.

Weed Management Plan means the documents in relation to the Land entitled '*Extract from Weed Management Strategy – Subdivision off Edith Avenue, Sandy Bay'* and dated December 2009, a copy of which is attached and marked "E", but as amended and/or replaced from time to time as deemed necessary by the Planning Authority.

1.2 Rules for interpreting this deed

In this deed, unless the contrary intention appears:

(a) one gender includes the other;

(b) the singular number include the plural and vice versa;

(c) a reference to a person includes a corporation, unincorporated body or authority;

(d) clause headings are inserted for convenience only and will be ignored in the interpretation of this deed;

(e) where any word or phrase is given a defined meaning, any other part of speech or other grammatical form of that word or phrase has a corresponding meaning;

(f) the schedule and annexures to this deed form part of this deed; and

(g) a party includes its successors, assigns, executors and administrators.

2. Confirmation of recitals

Each of the parties to this deed confirms the recitals that relate to that party.

3. Covenants by Owner

3.1 Covenants

In consideration of the Planning Authority granting the Planning Permit, the Owner hereby covenants with the Planning Authority to implement and maintain:

(a) the Bushfire Management Plan;

(b) the Landscape Management Plan;

(c) the Development Management Plan; and

(d) the Weed Management Plan,

in relation to the Land.

3.2 Prior Agreement Ended in relation to the Land

(a) The Owner and the Planning Authority agree that the Prior Agreement shall no longer be applicable to the Land and the Planning Authority shall lodge an LAE form with the Recorder of Titles removing the Prior Agreement from the title to the Land.

(b) Nothing in this deed is intended to have the effect of amending or terminating the effect of any covenants applicable to any other land subject to the Prior Agreement.

4. Effect of the deed upon registration

4.1 Covenants to run with Land

The parties agree and declare that the obligations imposed on the Owner under this deed are intended to take effect as covenants:

(a) the burden of which will run with the Land as if they were covenants to which Section 102 (2) of the Land Titles Act 1980 applies; and

(b) which shall bind the Owner, its successors, transferees and permitted assigns, and the registered proprietor or proprietors for the time being of the Land.

4.2 Agreement Under Section 71 of Part 5 of the Act

The parties agree that without limiting or restricting the respective powers to enter into this deed and, in so far as it can be so treated, this deed is made pursuant to section 71 of the Act.

4.3 Commencement of Agreement

This deed shall commence on the day that the deed is signed by all parties.

5. Registration & costs

The Owner agrees that:

(a) an application, pursuant to section 78 of the Act shall be made by the Planning Authority to the Recorder of Titles for the registration of this deed on the folio of the Register constituting the title to the Land (and any other land to which this deed relates);

(b) an application, pursuant to section 74 of the Act shall be made by the Planning Authority to the Recorder of Titles for the ending of the Prior Agreement as it relate to the folio of the Register constituting the title to the Land; and

(c) the Owner must bear the costs and disbursements associated with the preparation, negotiation and registration of this deed and of any documents to be lodged with the Recorder of Titles to end the Prior Agreement as they affect the Land including any costs or disbursements incurred or to be incurred by the Planning Authority.

6. No fettering of the Planning Authority's powers

The parties acknowledge and agree that this deed does not fetter or restrict the power or discretion of the Planning Authority in any way, including to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision relating to the Land or relating to any use or development of the Land.

7. Notices

Any notice under this deed may be served by delivering, either personally or by registered mail, to the parties.

Execution:

Executed as a deed.

The Common Seal of the **Hobart City Council** was hereunto affixed in the presence of:

HOBART CITY COUNCIL 1842

Lord Mayor

~~**Director of Strategy & Governance**~~
DEPUTY GENERAL MANAGER

Signed by **Michelle Kaye Oxenbould**

In the presence of:

Witness Signature.....

Witness Name (in full).....VICTORIA BURLEY

Witness Address.....33 Kingston Heights 7050

Witness Occupation.....MUSIC TEACHER

Signed by **John Thomas Turner**

In the presence of:

Witness Signature.....

Witness Name (in full).....VICTORIA BURLEY

Witness Address.....33 KINGSTON HEIGHTS 7050

Witness Occupation.....MUSIC TEACHER

Signed by **Patricia Anne Turner-Smith**

In the presence of:

Witness Signature.....

Witness Name (in full).....~~Patricia Turner-Smith~~ VICTORIA BURLEY

Witness Address.....33 KINGSTON HEIGHTS 7050

Witness Occupation.....MUSIC TEACHER

DES-F-0102-67
21/06/2011

"A"

HOBART
CITY COUNCIL

City of Hobart Planning Scheme 1982

Land Use Planning and Approvals Act 1993

Planning Permit

APPLICATION NO	PLN-14-00572-01
ADDRESS	26 Edith Avenue, SANDY BAY
PROPOSAL	Subdivision (Boundary Adjustments)
PERMIT DATE	18 September 2014

Version August 2010

The following conditions and restrictions apply to this permit:

The use/development of the land for the purpose of Subdivision (Boundary Adjustments) subject to the following conditions and restrictions.

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1. The use and development must be substantially in accordance with the documents and drawings that comprise the Planning Application No. PLN-14-00572-01 as outlined in Attachment A to this permit except where modified below.

Reason for condition

To clarify the scope of the permit.

2. The use and development must comply with the requirements of TasWater as detailed in the form Amended Submission to Planning Authority Notice, Reference No. TWSA 2014/00237-HCC, dated 7 July 2014 Amended 4 September 2014, as attached to the permit.

Reason for condition

To clarify the scope of the permit.

3. This permit must be implemented in conjunction with planning permit PLN-06-00175-0. Lots 37 and 38 must be shown on a Final Plan together with the remainder of the Stage 19 lots approved in planning permit PLN-06- 00175-01

Reason for condition

This subdivision permit contains only some of the lots in stages 18A and 19 of the overall building estate approved by planning permit PLN-06-00175-01. Some of the roads and services on which this application will rely for compliance with Part 3 of the Local Government (Building & Miscellaneous Provisions) Act 1993 were approved in planning permit PLN-06- 00175-01.

4. The owner must pay the cost of any alterations and/or reinstatement to the Council's infrastructure, incurred as a result of the proposed development works. Such payment is to be made within 60 days of the issue of a Certificate of Completion, or any demand, whichever is the latter.

Reason for Condition

To ensure that any Council infrastructure affected by the proposal will be altered and/or reinstated at the owner's full cost.

5. Prior to the issue of the Council's approved drawings or the commencement of works, a fee as required under the Council's fees and charges must be paid for assessment and inspection of approved engineering works and drawings.

Note: This fee is additional to building and plumbing fees charged under the Building and Plumbing Regulations.

Advice: *For the purposes of fee calculation, a minimum fee of $250 will be applicable for estimated engineering works up to $20,000. For engineering works exceeding $20,000 the Developer must submit with the working drawings an estimate of the value of the works pursuant to the planning permit. The fee in this case will be 1.5% of the estimated value, to be confirmed by the Council's Development Engineer.*

Advice: *For the purposes of fee calculation, the Developer must submit with the working drawings an estimate of the value of the engineering works (i.e. all engineering works excluding buildings), required by conditions of the planning permit. The fee thus calculated will be confirmed by the Council's Development Engineer.*

Reason for condition

To meet the costs of assessment and inspection of approved engineering drawings and associated works in accordance with Council policies

6. Prior to the sealing of final plan, the driveway access onto the proposed lots must be provided, constructed to all weather or sealed standard and surface drained to the satisfaction to the Council's Director of Infrastructure Services.

Advice: *In accordance with the Tasmanian Plumbing Regulations you must drain driveways, parking areas and other paved areas to an approved stormwater disposal system to prevent nuisance problems with neighbours, or with the public where water flows onto footpaths. Such drainage must be to the satisfaction of the Council's Plumbing and Compliance Officer, who can be contacted on 62 382 764 for further advice. The design and construction of the driveway access must generally comply with the Australian/New Zealand Standard, Parking facilities Part 1: Off-street car parking – AS/NZS 2890.1: 2004*

Reason for condition

To ensure reasonable vehicular access onto the proposed Lot/s

7. Design drawings of the driveway access, car parking and turning areas must be submitted to the Council for approval prior to the issue of the Council's approved drawings.

Advice: *The design drawings required by condition must include but not limited to, the following information: -*

- *Fully dimensioned horizontal and vertical geometry (plan view and longsection).*

- *Construction details in a typical cross-section(s) including any proposed barriers.*
- *Drainage details (crossfalls, kerblines, spot levels, pits & reticulation details, pipe material, class & gradients).*

Reason for condition

To ensure that the works will comply with the Council's standard requirements.

8. Prior to the sealing of the final plans, private sewer, storm water and water services/connections must be entirely separate to each lot in order to ensure that they are contained wholly within the lots served, also the stormwater runoff from all paved and roof areas must be contained within each lot and drained into the Council stormwater drainage system or an approved stormwater disposal system. Stormwater service connections must be provided for each lot.

Advice: *In order to satisfy Condition, Separation of Services, the Developer must verify compliance by supplying the Council with as-installed Services/sketch plans/engineering drawings clearly indicating all relevant services (entirely contained within their respective lots or appropriate easements) and a written statement verifying compliance with the condition,* ***prior to sealing of the final plan****. Applicants or their agents should note carefully that unless this condition is satisfactorily complied with then documents submitted for sealing of the final plans will not be processed*

Reason for condition

To ensure that each lot is serviced separately.

9. All stormwater from the proposed development (including hardstand runoff and rainwater tank overflows) must be discharged to the Council's infrastructure. All costs associated with works required by this condition are to be met by the owner. All works required by this condition must be installed prior to issue of a Certificate of Occupancy and the sealing of the Final Plan. Prior to the issue of any building consent, building permit (including demolition) and/or plumbing permit pursuant to the Building Act 2000 (if applicable) or the commencement of works on site (whichever occurs first) design drawings of the proposed stormwater drainage and connection to Council infrastructure, prepared by a suitably qualified person, must be submitted to and approved by the Council's Director Infrastructure Services and the Council's Director Development and Environmental Services. These must include appropriate long-section(s)/ levels and grades to the point of discharge. Once approved, the design drawings will form part of this permit and must be complied with.

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.

10. Any new stormwater connection required must be constructed by the Council at the Developer's cost and be of a size appropriate to satisfy the needs of the development. Engineering drawings detailing the connection to the Council infrastructure must be submitted for approval by the Council's Director Infrastructure Services prior to the issue of the Council's approved drawings and the start of works. Any existing stormwater connection to be abandoned must be clearly identified on these drawings, and be sealed by the Council at the Developer's cost prior to the issue of any Certificate of Completion.
The Plumbing Regulations (2004) require a single stormwater connection per Lot, at the lowest point practicable of the Lot.

Reason for condition

To ensure the site is drained adequately.

11. The proposed lots must be provided with adequate stormwater service connections to the Council infrastructure to the satisfaction of the Council's Director Infrastructure Services, at the developer's cost. A detailed *Services Plan* showing both existing and proposed services and accesses to all lots on the site must be prepared by a qualified and experienced designer and submitted to and approved by the Council prior to the issue of the Council's approved drawings and the commencement of work on site. The plan must clearly distinguish between private and public infrastructure. Any proposed public stormwater infrastructure will require detailed engineering drawings, which must be checked and certified by a qualified and experienced Civil Engineer. Once approved, all plans and engineering drawings submitted will form part of this permit and must be complied with.

Advice: *Note that the lots will also require adequate water and sewer service connections to TasWater mains/systems. The Services Plan must clearly show the existing/ proposed water, sewer and stormwater service connections for each lot. Check the TasWater conditions located in the Appendix. Stormwater connections should be at the lowest point of the Lot practicable.*

Reason for condition

To ensure that all works are done to the Council's standards.

12. The Final Plan and Schedule of Easements must include, to the satisfaction of the Council, a *Drainage Easement* in favour of the Hobart City Council located in Lot 36 as identified in the "Plan of Subdivision, dated 20/05/2014".

Reason for condition

To enable maintenance of Council's infrastructure and to alert potential purchasers to their existence.

13. The Final Plan and Schedule of Easements must include, to the satisfaction of the Council, *Drainage Easements* in favour of the Hobart City Council over the stormwater mains (and any natural water courses or flood paths) passing through the lots shown on the plan.

Reason for condition

To enable maintenance of Council's infrastructure and to alert potential purchasers to their existence.

14. The Final Plan and Schedule of Easements must include, to the satisfaction of the Council, any existing or proposed easements that are or may be required to adequately provide access and services to or over the lots on the Final Plan.

Reason for condition

To ensure that there are no impediments to the provision of services to or over the lots on the Final Plan.

15. Any construction of public infrastructure (which will be taken over by the Council) must be carried out either by the Council or by a Council-approved private contractor in strict accordance with the conditions set out in the document "*Guidelines for Public Infrastructure Construction by the Private Sector*" , with a maintenance period of 12 months. A copy of this document is appended to the Planning Approval. Note that live works such as connections to existing hydraulic mains or abandonment of existing connections are to be carried out by the Council at the Developer's cost.

Reason for condition

To ensure that public works are carried out to the required standards.

16. Where all approved works have been completed and prior to the sealing of the final survey plan, the Developer must lodge with the Council security in the form of a cash deposit or bank guarantee from an approved financial institution, equal to 5% of the contract value of the works. This bond will be released after 12 months, should no maintenance works on public infrastructure be required. This will be demonstrated by a final inspection by Council, and submission of a recorded CCTV inspection and associated report of any new public stormwater infrastructure, taken no more than one month before the end of the maintenance period. Where remedial works are to be undertaken, the bond will not be released until the works are completed to the satisfaction of the Council's Director Infrastructure Services.

Upon the expiry of the maintenance period, please contact the Council's Project and Development Inspector on telephone 6238 2967 to arrange an inspection prior to the release of the security bond.

Reason for condition

To ensure that public works are carried out to the required standards.

17. Prior to the issue of the Council's approved drawings for lots 37, 38 and 40, submit engineering drawings in both plan and long-section of the proposed stormwater drainage **system** extension, as well as the associated calculations and catchment area plans, to the satisfaction of the Council's Director Infrastructure Services. These should include, but not be limited to, connections, velocities, clearances, cover, grade, sizing, material, erosion protection, adequate working platforms around manholes, easements and inspection openings.

Reason for Condition

To ensure Council's hydraulic infrastructure meets acceptable standards.

18. Prior to the issue of the Council's approved engineering drawings, provide to the satisfaction of the Council's Director City Services an assessment of the proposed stormwater drainage system (including the stormwater main), prepared by a qualified and experienced professional engineer. This stormwater assessment should include a site plan indicating the current catchment conditions and the path(s) of the existing drainage lines. The stormwater assessment should assess three scenarios:

- Stormwater flows from the current catchment.
- Stormwater flows from the proposed subdivision
- Stormwater flows from a future fully-developed catchment (including upstream development).

Advice: *The Council is able to assist with investigations to determine the catchment boundaries. The developer's engineer should contact the Council's Stormwater and Waterways Engineer on 6238 2790 for assistance.*

Reason for condition

To ensure the proposed stormwater drainage system and main has adequate capacity for the current and future developed catchments

19. The proposed **stormwater drainage system** (see Advice below) must be sized to accommodate the estimated **1 in 100 AEP** (Annual Exceedence Probability) flow based on a possible future fully-developed catchment. The **stormwater main** itself should be sized to accommodate at least the estimated **1 in 20 AEP** flow based on a possible future fully-developed catchment. The condition below addresses the costs.

Advice: *The stormwater drainage system includes the stormwater main. It can also include a clearly designated floodpath (that is free of any buildings or major obstacles) that will allow for any possible overland flow. The developer's engineer should contact the Council's Hydraulic Engineer to discuss possible alternatives for the layout of the drainage system .*

Reason for condition

To ensure the proposed stormwater drainage system has adequate capacity for the current and future fully-developed catchments.

20. The developer must pay the estimated cost for the construction of a stormwater drainage system, sized to accommodate the **1 in 100 AEP** flow based on flows from the current catchment conditions and the proposed subdivision. If a bigger drainage system and/or a larger pipe is required to accommodate the future fully-developed catchment, then the Council will pay the additional cost. The actual apportionment of these costs is to be agreed upon by both the Council and the developer prior to the start of construction works for the stormwater drainage system.

Reason for Condition

To ensure a fair allocation of costs for the construction of the stormwater drainage system including the main along the natural watercourse.

21. Prior to the issue of any building permit consent under the Building Act 2000 and/or approved drawings or commencement of works (whichever occurs first), a Soil and Water Management Plan (SWMP) detailing proposed sediment and erosion control measures must be submitted to and approved by the Council's Director Development and Environmental Services. The approved control measures must be installed prior to any disturbance of soil or vegetation and be regularly inspected and maintained during the construction/ demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties. The approved control measures must remain in place

until such time as all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

Advice: *For further guidance on preparing Soil and Water Management control measures, please refer to the Proforma and Soil and Water Fact Sheet No.3-Management Plans provided in the Planning Permit Package or alternatively the Department of Environment, Parks, Heritage and the Arts has published Soil and Water Management Factsheets (2008). These are available from Council or online at* www.derwentestuary.org.au

Reason for condition

To avoid the pollution and sedimentation of roads, drains and natural watercourses that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

22. The final plan of survey must be notated in accordance with the provisions of Section 83(7) of the Local Government (Building & Miscellaneous Provisions) Act1993 to the satisfaction of TasWater and the Council and to the effect that "*The subdivision shown in this plan is approved under section 83(7) such that the Taswater (1)cannot provide a means of water supply for the purposes of fire protection from its water mains to the whole of* (lot 40+CT 159828-1) *on the plan and (2) cannot provide adequate water supply pressure for domestic use to the whole of* (lot 40+CT 159828-1) *on the plan.*

Reason for condition

To ensure that the restriction in the Taswater's ability to provide a reticulated water supply is noted on the Final Plan

23. The Final Plan must be notated in accordance with the provisions of section 111 of the Local Government (Building & Miscellaneous Provisions) Act1993 to the satisfaction of the Council's Manager Surveying Services.

Reason for condition

To ensure that the subdivision is carried out in accordance with statutory provisions

24. The Applicant must submit to Council a copy of the Surveyor's Survey Notes prepared to accompany the Final Plan.

Reason for Condition

To enable Council to accurately update cadastral layers on the corporate Geographic Information System.

25. The Final Plan and Schedule of Easements must include, to the satisfaction of the Council, easements in favour of the Council and/or TasWater over any proposed or existing storm water mains, water mains, sewer mains or natural and artificial water courses passing through the lots shown on the plan.

Reason for condition

To enable maintenance of Council and TasWater's infrastructure and to alert potential purchasers to the existence of Council and TasWater's mains.

26. The Final Plan and Schedule of Easements must include, to the satisfaction of the Council, any existing or proposed Right of Ways, Drainage and/or Service Easements that are or may be required to adequately provide access and services to or from the lots shown on the plan.

Reason for condition

To ensure that there are no impediments to the provision of available services to the lots.

27. If embankment easements are required to be created in favour of the Council within the Final Plan and schedule of easements they shall be located to the satisfaction of the Director of Infrastructure Services. The words "Embankment Easement" shall be defined as the full and free right and liberty for the Hobart City Council to enter upon the land to carry out any works from time to time that may be necessary to retain and maintain the earthworks and drainage associated with a local highway (as defined by the Local Government (Highways) Act 1982, but not precluding the servient tenement(s), subject to approval of the Hobart City Council, from constructing or erecting any structure on the land as required to provide access to any part of, or to maintain the stability of the servient lot(s). Contact the Council's Manager Road Engineering on 62 382 759 for further information on this condition, including details on the location and extent of the easement.

Reason for condition

To facilitate the ongoing protection and management of local highway embankments.

28. Prior to sealing the Final Plan and Schedule of Easements, a Development Management Plan, Landscape Management Plan and Bushfire Management Plan must be submitted to, and approved by, the Planning Authority. The

Development Management Plan, Landscape Management Plan and Bushfire Management Plan must:

- replicate the provisions of the existing Development Management Plan, Landscape Management Plan and Bushfire Management Plan applying to the land under Part 5 Agreement D21121 for lots 18-35, except that the provisions relating to the construction of buildings on the existing Development Management Plan and Fire Management Plan must not be included; and
- propose appropriate development, landscaping and bushfire management provisions for lots 36-39 and the new balance land that will provide an equivalent level of amenity, landscape quality, environmental protection and bushfire safety as the existing Development Management Plan, Landscape Management Plan and Bushfire Management Plan applying to the land under Part 5 Agreement D21121.

Prior to sealing the Final Plan and Schedule of Easements, the Part 5 Agreement D21121 must be amended to substitute the Development Management Plan, Landscape Management Plan and Bushfire Management Plan referred to in the existing Agreement with the final new Development Management Plan, Landscape Management Plan and Bushfire Management Plan approved under this condition.

The Council will have its solicitors organise the amendment of the existing Part 5 Agreement. The Council will then lodge the amended Agreement with the Lands Titles Office. All costs associated with amendment of the Agreement are to be met by the applicant. Please contact the Development Appraisal Planner to initiate amendment of the Agreement.

Reason for condition

To ensure the development is not inconsistent with the Part 5 Agreement applying to the property.

ADVICE

I. An application for a plumbing permit must be lodged in accordance with the **Tasmanian Plumbing Code 2006 and Building Code of Australia (BCA)**, and a permit issued prior to the commencement of any plumbing work on site.

II. The Project and Development Inspector must be contacted on (03) 6238 2967 or 0417 604 725, at least 24 hours prior to the commencement of any works.

III. In accordance with the Tasmanian Plumbing Code you are required to drain driveways, parking areas and other paved areas to an approved stormwater disposal system to prevent nuisance problems with neighbours, or with the public where water flows onto footpaths. This will require the installation of suitable

grated cross drains/ grated trenches/spoon drains /pits, etc to collect the runoff from paved areas within the property boundaries and an outlet connection to the kerb & gutter or to the Council stormwater mains system. A kerbline on the low side of the paved area may be required to direct the stormwater to a pit. The paved area should have a minimum 3% crossfall to the kerbline. Such drainage must be to the satisfaction of the Council's Plumbing and Compliance Officer, who can be contacted on 62 382 764 for further advice.

IV. Applicants or their agents should note carefully *any* conditions bearing a reference to the **Final Plan** and be advised that any Final Plan submitted for sealing cannot be fully processed unless it is accompanied by documentation by a qualified person demonstrating that all such conditions have been complied with. A "qualified person" must be a Professional Engineer or Professional Surveyor or other persons acceptable to Council.

18 September 2014

Date **Manager Development Appraisal**

ATTACHMENT A

Documents and Drawings that comprise

Planning Application Number PLN-14-00572-01

DEVELOPMENT ADDRESS: **26 Edith Avenue, SANDY BAY**

LIST OF DOCUMENTATION:

Description	Plan No Where Relevant	Date of Lodgment
Application form		23/5/2014
Titles		23/5/2014
Documentation	PDA Surveyors 21/5/2014	23/5/2014
Plan of subdivision	R775M-1B	23/5/2014
Plan: overall	H-1422M-01B	25/08/2104
Plan: services	H-1422M-02B	25/08/2104
Plan: detail lot 29	H-1422M-03B	25/08/2104
Plan: detail lot 39	H-1422M-04B	25/08/2104
Plan: Enterprise Rd and Edith Ave cross sections	H-1422M-05B	25/08/2104
Plan: driveway lot 29 and 39 sewer – longitudinal sections	H-1422M-06B	25/08/2104
Plan: soil and water management	H-1422M-07B	25/08/2104

IMPORTANT INFORMATION ABOUT THE ATTACHED PERMIT

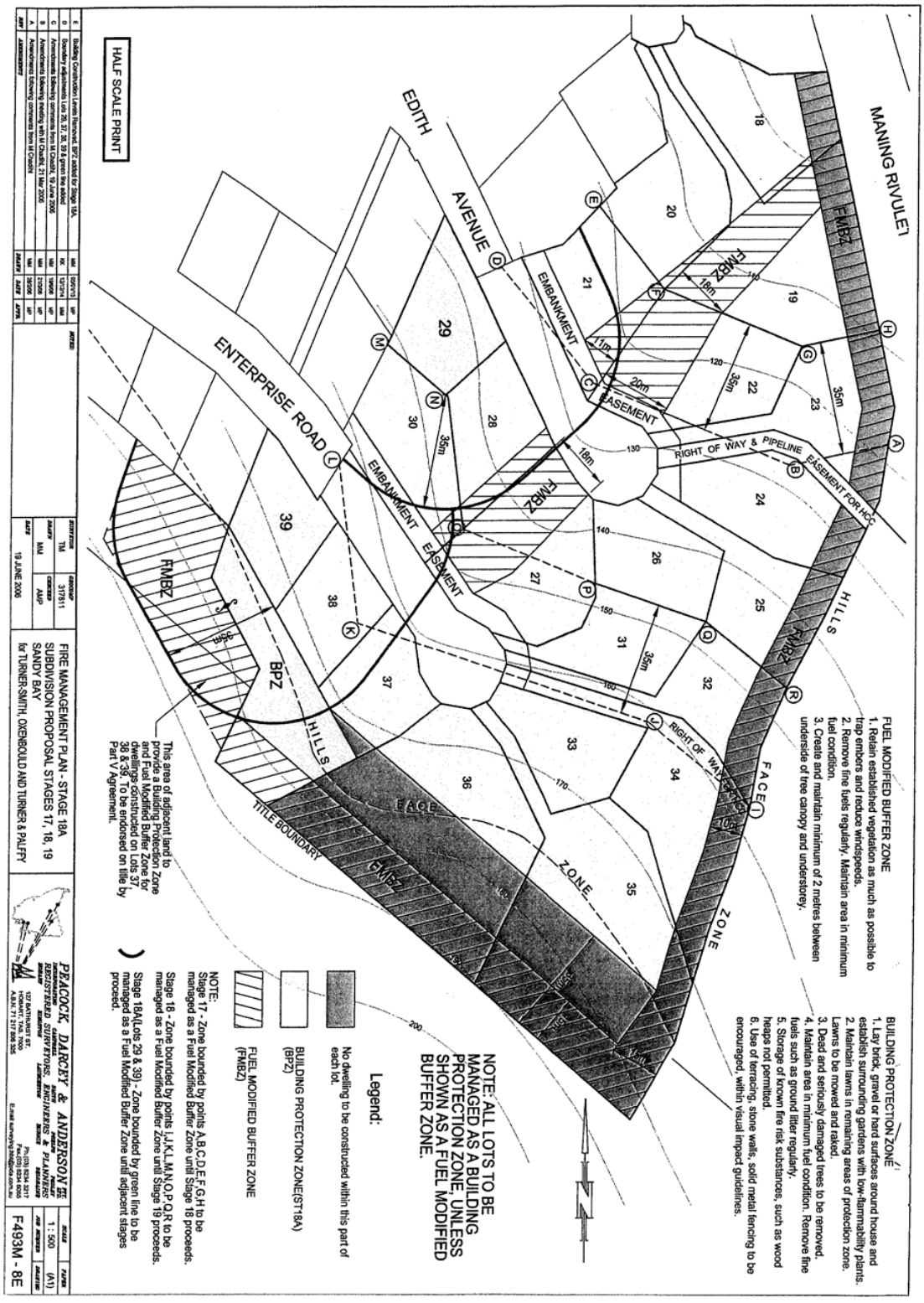
WHAT HAS BEEN DECIDED?

A permit has been granted subject to conditions.

WHEN DOES A PERMIT LAPSE?

A permit lapses after a period of 2 years from the date on which it was granted, if the use or development for which it was granted is not substantially commenced within that period. An application can be made for an extension of the planning permit for a further 2 years provided that application is made prior to the expiry date.

"B"


MANNING RIVULET
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ENTERPRISE ROAD
HILLS
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BPZ
EMBANKMENT
EASEMENT
RIGHT OF WAY & PIPELINE EASEMENT FOR HCC
RIGHT OF WAY
TITLE BOUNDARY
FACE
ZONE
HALF SCALE PRINT
FUEL MODIFIED BUFFER ZONE
1. Retain established vegetation as much as possible to trap embers and reduce windspeeds.
2. Remove fine fuels regularly. Maintain area in minimum fuel condition.
3. Create and maintain minimum of 2 metres between underside of tree canopy and understorey.
4. Maintain area in minimum fuel condition. Remove fine fuels such as ground litter regularly.
5. Storage of known fire risk substances, such as wood heaps not permitted.
6. Use of terracing, stone walls, solid metal fencing to be encouraged, within visual impact guidelines.
BUILDING PROTECTION ZONE
1. Lay brick, gravel or hard surfaces around house and establish surrounding gardens with low-flammability plants.
2. Maintain lawns in remaining areas of protection zone. Lawns to be mowed and raked.
3. Dead and seriously damaged trees to be removed.
NOTE: ALL LOTS TO BE MANAGED AS A BUILDING PROTECTION ZONE, UNLESS SHOWN AS A FUEL MODIFIED BUFFER ZONE.
Legend:
No dwelling to be constructed within this part of each lot.
BUILDING PROTECTION ZONE(ST18A) (BPZ)
FUEL MODIFIED BUFFER ZONE (FMBZ)
NOTE:
Stage 17 - Zone bounded by points A,B,C,D,E,F,G,H to be managed as a Fuel Modified Buffer Zone until Stage 18 proceeds.
Stage 18 - Zone bounded by points J,K,L,M,N,O,P,Q,R to be managed as a Fuel Modified Buffer Zone until Stage 19 proceeds.
Stage 18A(Lots 29 & 39) - Zone bounded by green line to be managed as a Fuel Modified Buffer Zone until adjacent stages proceed.
This area of adjacent land to provide a Building Protection Zone and Fuel Modified Buffer Zone for dwellings constructed on Lots 37, 38 & 39. To be endorsed on title by Part V Agreement.
FIRE MANAGEMENT PLAN - STAGE 18A
SUBDIVISION PROPOSAL STAGES 17, 18, 19
SANDY BAY
for TURNER-SMITH, OXENBOULD AND TURNER & PALFFY
PEACOCK, DARCEY & ANDERSON PTY LTD
LICENSED REGISTERED SURVEYORS, ENGINEERS & PLANNERS
137 DAVEY ST, HOBART, TAS, 7000
A.B.N. 71 337 806 355
Ph: (03) 6234 4200
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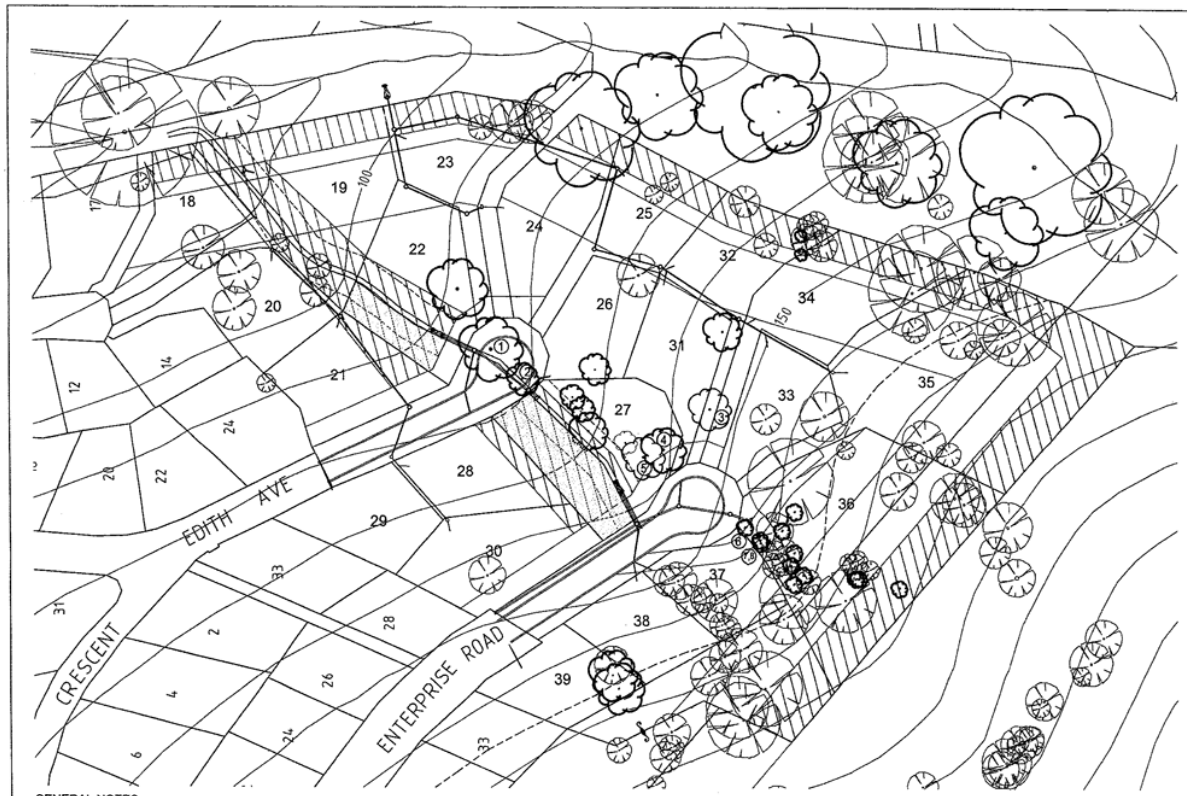
E-mail: surveying@pda.com.au
1 : 500
(A1)
F493M - 8E
19 JUNE 2006
317911
TM
MAL
AMP
AMPS
AMPS
AMPS

Page 1 of 1

NOTE REFER:
- Botanical Survey and Fauna Assessment (North Barker Ecosystem Services, May 2006)
- Proposed Soil and Water Management Plan (Drawing F493M-32)
- Bushfire Management Plan (Drawing F493M-8E)
- Proposed Landscape Management Plan (Drawing F493M-30A)
GENERAL NOTES:
1. All building envelopes and easements are shown on the drawing. The embankment easement is to be established by HCC surveyors following construction of the road.
2. All boundary setbacks are to be in accordance with the City of Hobart Planning Scheme 1982.
3. All applications to construct a new dwelling are to be accompanied by a Site Plan showing the area of disturbance, Elevation Drawings showing the overall height above natural ground, and a Colours Schedule. All these documents will be subject to approval by the Hobart City Council Planning Department, and in accordance with this Development Management Plan.
4. Refer Landscape Management Plan, F493M-30 for location of existing significant vegetation and proposed guidelines for removal.
Legend:
No dwelling to be constructed within this part of each lot.
BUILDING PROTECTION ZONE (ST18A)
FUEL MODIFIED BUFFER ZONE (No dwellings to be constructed)
FUEL MODIFIED BUFFER ZONE (Stage 18B only)
WHITE GUMS (Eucalyptus viminalis)
PROPOSED DRAINAGE EASEMENT
PROPOSED RIPARIAN ZONE
DEVELOPMENT GUIDELINES:
1. This Proposed Development Management Plan is designed to give guidelines to minimise the overall visual impact of the subdivision.
2. The maximum area of disturbance for each lot is to be 50% of the total lot area.
3. The area of disturbance must lie outside the drip line of all Eucalyptus viminalis trees identified.
4. All hard landscaping such as paved area must be confined to the area of disturbance.
5. The driveway from the street to the building frontage may be excluded from the area of disturbance.
6. All front fences are to comply with the City of Hobart Planning Scheme 1982.
7. Minor features such as service areas and clothes lines are to be located to minimise their visual impact when viewed from the street.
8. All trees and other native vegetation contained outside the area allowed for disturbance are to be retained (except where removal is required for bushfire management.)
BUILDING DESIGN:
1. Generally building design, height, bulk and siting is to be such to fit within the context of the local area.
2. Building design and materials to comply with the Building Construction Standards shown on the plan.
3. Cut and fill onsite is to be minimised for house construction. A house design that reflects the topography of the site is required.
4. Only deep toned, muted colours will be permitted on exterior surfaces including trims.
HALF SCALE PRINT
ENTERPRISE ROAD
EDITH AVE
CRESCENT
BPZ
TURNER-SMITH, OXENBOULD AND TURNER & PALFFY
SUBDIVISION PROPOSAL STAGES 17, 18 & 19
ENTERPRISE RD, EDITH AVE, SUNVALE AVE, SANDY BAY
PROPOSED DEVELOPMENT MANAGEMENT PLAN (ST18A)
PEACOCK, DARCEY & ANDERSON
1 : 625
(A1)
F493M - 31B



NOTE REFER:
- Botanical Survey and Fauna Assessment (North Barker Ecosystem Services, May 2006)
- Proposed Soil and Water Management Plan (Drawing F493M-32)
- Bushfire Management Plan (Drawing F493M-8A)
- Proposed Development Management Plan (Drawing F493M-31)

LANDSCAPING FOR FIRE MANAGEMENT

NOTE: ALL LOTS TO BE MANAGED AS A BUILDING PROTECTION ZONE.

BUILDING PROTECTION ZONE
1. Lay brick, gravel or hard surfaces around house and establish surrounding gardens with low-flammability plants.
2. Maintain lawns in remaining areas of protection zone. Lawns to be mowed and raked.
3. Dead and seriously damaged trees to be removed.
4. Maintain area in minimum fuel condition. Remove fine fuels such as ground litter regularly.
5. Storage of known fire risk substances, such as wood heaps not permitted.
6. Use of terracing, stone walls, solid metal fencing to be encouraged, within visual impact guidelines.

FUEL MODIFIED BUFFER ZONE
1. Retain established vegetation as much as possible to trap embers and reduce windspeeds.
2. Remove fine fuels regularly. Maintain area in minimum fuel condition.
3. Create and maintain minimum of 2 metres between underside of tree canopy and understorey.

FUEL MODIFIED BUFFER ZONE

WHITE GUMS (Eucalyptus viminalis)

OTHER SIGNIFICANT TREES (±5m)

PROPOSED REGIONS OF REPLACEMENT PLANTING

GENERAL NOTES:
1. All applications to construct a new dwelling are to be accompanied by a landscape plan, detailing existing significant vegetation, proposed clearing and proposed replacement planting, specifying species and number of plants. The plan should include short term and long term management prescriptions to ensure survival of existing and new vegetation.
2. Gardens are to be designed to retain a bushland character in order to minimise their visual impact.
3. No species identified as an environmental weed are permitted to be planted or retained. Refer HCC brochure "Garden Plants are Going Bush... And Becoming Environmental Weeds".
4. Preferred species are those endemic to the area to be maintained in a manner which does not present a bushfire hazard to dwellings. For a list of endemic species, refer "Botanical Survey & Fauna Habitat Assessment" - North Barker Ecosystem Services, May 2006. Also consult with specialist native plant nurseries for other species that would be compatible with the area.

LANDSCAPING NOTES:
1. Distribution of existing Eucalyptus trees of height>3.0m and diameter>150mm at a position 1.5m above ground level are shown on plan. Note that positions are ±5 metres.
2. White gums (Eucalyptus viminalis) are identified on the plan. Specimens which are numbered (1 to 8) will require removal for the subdivision works.
3. Preserve all remaining white gums (Eucalyptus viminalis), and maintain according to fire management guidelines.
4. All trees removed during construction works are to be replaced in approved areas of Fuel Modified Buffer Zones. Replacement planting is to be designed by an approved landscaper to equivalent density, nominally at a ratio of 5:1.
5. All lots, carry out removal of all declared weed species during spring/summer and follow up with autumn spraying over a 2 year period.
6. During construction of the subdivision, all machinery should be cleaned of soil before entering and leaving the site to prevent weed seeds spreading to other places.
7. All embankment batters are to be vegetated to the approval of HCC Services and Development Inspector.

HALF SCALE PRINT

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A	Boundary adjustments Lots 29, 37, 38, 39	KK	12/12/14	MM

NOTES:

SURVEYOR: @ | CHECKED: @
DESIGNER: MM | DRAWN: MM | DATE: AUG 2006

TURNER-SMITH, OXENBOULD AND TURNER & PALFFY
SUBDIVISION PROPOSAL STAGES 17, 18 & 19
ENTERPRISE RD, EDITH AVE, SUNVALE AVE, SANDY BAY
PROPOSED LANDSCAPE MANAGEMENT PLAN

PEACOCK, DARCEY & ANDERSON PTY. LTD.
INCORPORATING CAMPBELL SMITH PHELPS FENLEY
REGISTERED SURVEYORS, ENGINEERS & PLANNERS
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SCALE	PAPER
1 : 625	(A1)
JOB NUMBER	DRAWING
F493M - 30A	

"E"

FILE COPY

Extract from Weed Management Strategy – Subdivision off Edith Avenue, Sandy Bay
December 2009
(to attach to Part 5 Agreement)

Abstract

A parcel of 22 lots of land (lots 18-39 on attached plan), adjacent to and accessed via Sunvale Avenue, Edith Avenue and Enterprise Road, Sandy Bay, were inspected and an assessment was made of the week species present thereon.

Weed removal and management strategies have been formulated for the treatment and/or removal of some weed species. These strategies target particular weeds declared under the *Tasmanian Weed Management Act, 1999.*

The emphasis of control, eradication and follow-up maintenance is to concentrate on the declared weed 'boneseed' (*Chrysanthemoides monilifera*).

Under the Act, there are legal requirements placed on relevant Developers and Landowners to control or eradicate declared weeds that occur within the boundaries of their properties.

Recommendation:

This report describes and details the listed weed species present on the proposed subdivision at Edith Avenue, Sandy Bay. As well, a number of strategies for the eradication and control of these weeds is also detailed.

A schedule of weed treatment procedures and their relevant control timings etc. has been provided in the table included with this report.

Page 1 of 21

Extract from Weed Management Strategy Subdivision off Edith Avenue, Sandy Bay December 2009

INDEX

1.	Assessment, Conditions and Procedures	(Omitted in Extract)
2.	Site Descriptions	(Omitted in Extract)
3.	Native Vegetation	(Omitted in Extract)
4.	Weed Species	
5.	Weed Management Issues (Observations)	(Omitted in Extract)
6.	Primary Weed Treatment and follow-up treatment/maintenance	
7.	Chemical Control of Weed Species	
8.	Details of major *declared* weeds	
9.	Summary	
10.	Appendix 1: Table of actions, procedures and timing	
11.	Appendix 2: Weed Species Recorded at proposed Edith Avenue subdivision, Oct/Nov 2009	(Omitted in Extract)
12.	Photographs	(Omitted in Extract)
13.	References	(Omitted in Extract)
14.	Inclusions:	
	Service sheet on Boneseed	
	Vehicle wash-down guide. Identification pamphlets	(Omitted in Extract)

4. Weed Species

A significant number of weed species extends throughout the natural vegetation (Refer Figure 1). The weed species present on this area of land (and surrounding environs) come under two major categories ie:

A. **Declared** weeds – as specified under the *Tasmanian Weed Management Act 1999*. Some of the weeds are designated 'WONS' – ('Weeds of National Significance'). There are five weed species present which are included in this category, ie.***Chrysanthemoides monilifera*** boneseed, ***Rubus fruticosus*** blackberry, ***Ulex euopaeus*** gorse, ***Carduus tenuiflorus/pycnocephalus*** winged/slender thistles (these tow thistle species are superficially practically identical; both are declared weeds and each requires similar control measures) and ***Cortaderia jubata*** pink pampas.

B. **Non-declared** weeds – weeds not *declared* under the *Act* but are non-the-less 'environmental' weeds, or 'escaped' ornamental plants, all invasive of disturbed/cleared ground and/or wast-places, and often requiring some measure of control or containment. The following species fall within this category: ***Crataegus monogyna*** hawthorn, ***Cotoneaster*** 'species', ***Grevillea*** 'hybrids' grevillea, ***Pittosporum undulatum*** subsp. ***Undulatum*** sweet pittosporum, ***Lonicera japonica*** japanese honeysuckle, ***Pinus radiata*** radiata pine, and ***Rosa rubiginosa*** sweet briar.

The most widespread of the weeds is the boneseed, Chrysanthemoides monilifera *(declared weed)* It is abundant almost throughout, but particularly along the drier slopes of the minor gully. This weed, which has been noted as the priority weed at this site, becomes noticeably ***less frequent*** nearer and above the upper boundaries of the proposed subdivision.

Other *non-declared* woody weeds intricately associated with this pest, and rendering the removal of the boneseed difficult, include grevillea *Grivellea* hybrids – an Australian native plant, now 'feral' and spreading in bushland, cotoneaster *Cotoneaster* species – once very popular ornamental garden shrubs, still planted and tolerated in ornamental gardens locally and elsewhere, but now invading bushland, and hawthorn *Crataegus monogyna*, once employed as a hedgerow species but now rapidly invading waste land and damp gullies.

Blackberry *Rubus fruiticosus* (*declared weed*), is present in large thickets, 'lacing' native and other weed species together in dense almost impenetrable entanglements, mainly in the damper confines of the small gully, but also elsewhere.

Gorse *Ulex europaeus* (*declared weed*), is neither as widespread nor common as the other woody weeds, here, but is present adjacent to the Enterprise Road terminus at the upper boundary of the subdivision.

Just adjacent to the terminuses of Edith Avenue and Enterprise Road, are infestations of slender or winged thistles *Carduus tenuflorus/pychocephalus* (both *declared weeds*), that are colonising open, disturbed ground.

A further *declared* weed species occurring on site is the pink pampas grass *Cortaderia jubata*. The pampas grass has been noted at approximately four sites throughout the proposed development area. Each is quite limited in extent and their approximate locality

page 3 of 21

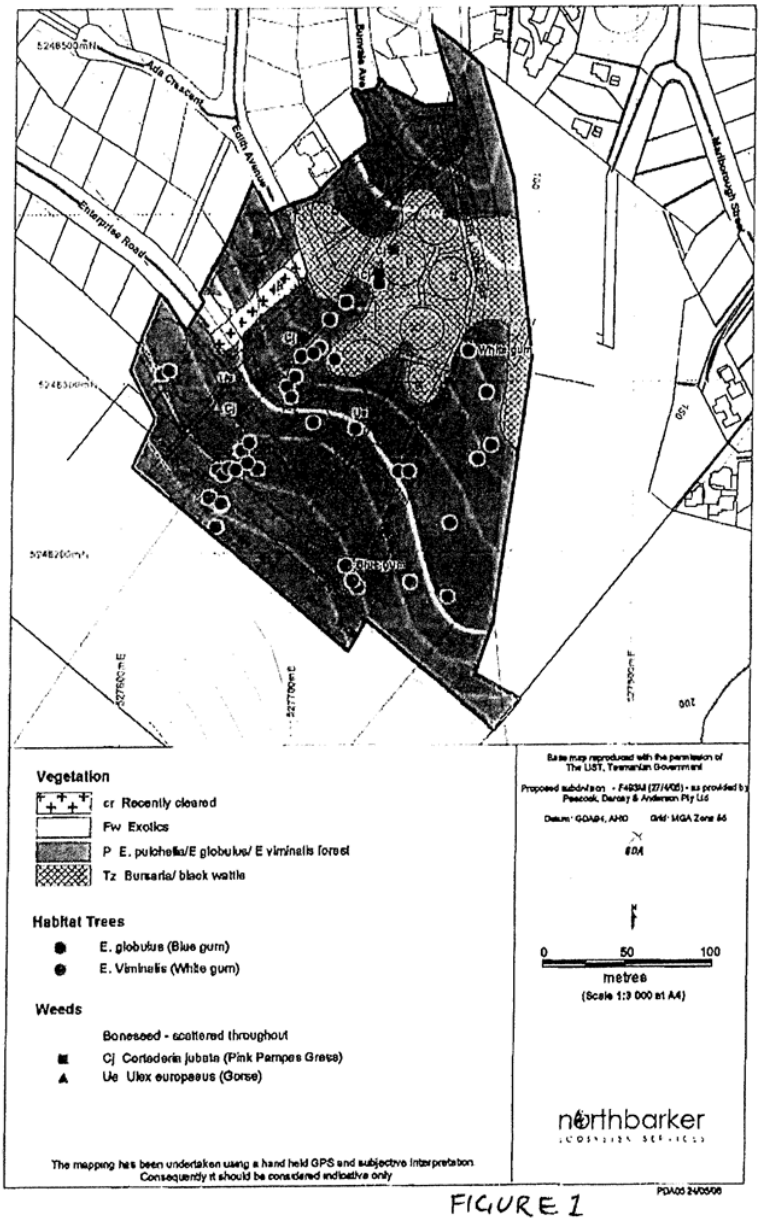
Ada Crescent
Edith Avenue
Enterprise Road
Burnside Ave
Marlborough Street
White gum
Blue gum
Vegetation
cr Recently cleared
Fw Exotics
P E. pulchella/E globulus/ E viminalis forest
Tz Bursaria/ black wattle
Habitat Trees
E. globulus (Blue gum)
E. Viminalis (White gum)
Weeds
Bonesead - scattered throughout
Cj Cortaderia jubata (Pink Pampas Grass)
Ue Ulex europaeus (Gorse)
The mapping has been undertaken using a hand held GPS and subjective interpretation. Consequently it should be considered indicative only
0 50 100
metres
(Scale 1:3 000 at A4)
northbarker
PDA05 24/05/06

FIGURE 1

has been marked on the accompanying site plan; all are obscured by dense 'other' weed growths and may not be easily noticed except when in flower.

Four other, *non-declared* environmental weeds on site include *Pittosporum undulatum* sweet pittosporum, *Lonicera japonica* Japanese honeysuckle, *Pinus radiata* radiata (pine) and *Rosa rubiginosa* sweet briar. The pittosporum and Japanese honeysuckle occur as isolated individuals mainly along the minor watercourse. The radiata pine was located as a single tree approximately 15m down slope of the Edith Avenue terminus. A small plan of the sweet briar was noted adjacent to the Edith Avenue terminus.

6. Primary Weed Treatment (Proponent) and follow-up treatment and maintenance by Proponent and New owners of lots.

2. Given that the whole vegetation spectrum is much compromised and highly degraded, and that the weeds and natives are too intricately inter-grown and crowded to allow for any straightforward, selective removal operations, it is inevitable that *both* may have to be removed during the same time/operation in many cases.

3. All manual or machine operations to remove the target week, *boneseed*, will unavoidably involve all other weed species as well as most native *shrubby* species. To target the boneseed only would require unreasonable selectivity on the part of the contractor/operator.

4. Provision should be required and enforced that all native trees, Eucalypts, wattles, she-oaks etc with a stem diameter greater than, say, 8-10 cm be preserved wherever practicable, notwithstanding the points above.

5. Manual removal treatments may be undertaken by of operatives with brushcutters, chainsaws, slashers, mattocks, etc, working on a 'front' *up-slope where possible*, removing plants by whatever procedure and putting the slash aside.

6. Weed removal should proceed by treating the areas of least weed density first, then proceeding to areas of maximum density.

7. The slash is to be transported to a deposit site selected for burning in heaps, or transporting off-site ie. from a road terminus. Dispose of trash on ***tip-face***.

8. Weed removal within 10 metres of water courses or drainage lines must minimise ground disturbance. Manual weed removal is recommended in these zones. Ensure that silt cannot enter water courses by using soil and water management practices such as sediment fencing.

mesh of 21

7. **Chemical Control of Weed Species**

Use of Herbicides

If the treatment of weeds with herbicides is considered an option or adjunct to the above procedures, a similar process of treating, removing and carrying slash/trash to heap or road-head would have to ensue.

However:

a. **It is *strongly recommended* that the use of any herbicide for anything other than very small-scale weed treatments be referred to a professional operator/contractor, licensed and skilled in the use and application of these potentially hazardous chemicals. Herbicide control can only be undertaken by using chemicals registered for use on certain weeds and in specified situations.**
b. Operators require demonstrated skills in plant recognition as well as specialised equipment and spray application techniques.
c. Accordingly, details of recommended herbicides registered for the particular weed/s targeted are not provided here or in the following table of procedures.
d. Accurately targeting selected weeds would be an enormous problem, as well as the prevention of spray-drift to adjacent desirable plants, if these were to be left in situ. Dead residue would still have to be physically carried out after treatment, burnt in situ or burnt in heaps as outlined above.
e. With such a large-scale operation, spray drift onto plants/gardens of nearby properties will be virtually unavoidable.
f. Calm conditions, with no wind and 'air-drift' will have to be 'perfect'.

Treatment by plant/foliar spraying particularly over extensive areas (as here), poses additional problems eg:

- Confining the spray envelope to the targeted plant or plants, particularly where desirable vegetation is intricately mingled or in close proximity to the target.
- Undertake spraying operations over broad-scale areas at times of 'still air' – ie. minimum wind or breeze. In a gully locality, as here, the upward or downward 'flow' of air is rarely still or at a minimum. Spray drift, which is extremely difficult to prevent or control, is particularly undesirable on residential gardens.
- The quantity of chemical possibly required for these applications, overall, may result in contamination of the local watershed/waterways to the real detriment of local native fauna as well as other desirable vegetation.

8. **Details of major *declared* weed species**

BONESEED **Refer www.dpiw.tas.gov.au**
>Weeds, Pest & Diseases
>Weeds
>Weeds Index

Botanical Name: *Chrysanthemoides monilifera* subsp. *Monilifera*
common name: boneseed

Notes:

A shrub to approximately 2m height, with a dense foliage of dark green, dull to shining, slightly succulent, diamond shaped leaves. Leaves, young leaves and twigs often covered with white, 'webby fluff'. Flowers bright yellow 'daisy' approximately 2.0cm across, in clusters, followed by clusters of dark, blackish, fleshy berry like fruits about the size of a large pea and containing a large, hard stone or pit. The fruits are eaten by birds, possums etc. and thus dispersed widely. The plants are also spread by moving water, fruits rolling down-slope or 'down-hill gravity drop'.

It is important to control/eradicate this weed as soon as practicable when regrowth occurs as it can spread and establish rapidly. As well, the longer an infestation remains and flowers/fruits, the more extensive the soil 'seed-bank' accumulation.

Infestations of *small* plants may be fairly easily pulled or grubbed out by minimal physical effort.

There are some procedures, precautions and other relevant points etc., as follows:

- Always plan and execute a pulling/grubbing program when the shrubs are NOT in the *ripe* fruit phase.
- Pulled plants can be taken to a central location for drying and burning, or transport to a *controlled* tip site. Plants with ripe fruit or bags of ripe fruit should *not* be 'green mulched'.
- Alternatively, the plants *without* any ripe fruit present can be left 'roots up': where they are pulled to dry and die.
- Larger plants can been controlled by the 'cut and paste' technique: This involves each plant being cut off cleanly just above ground level then the cut stump painted immediately and liberally with a glyphosate herbicide mixture (1:1 with *clean* water).
- Broad-scale applications of foliar spraying with specified herbicides is not recommended due to the extent of the infestation and the proximity of native vegetation, as well as the proximity of residential gardens and other desirable vegetation.
- Within any population of weeds, the plants will vary from densely concentrated to sparsely distributed. The usual rule is to work from the *least dense* concentration of plants to the *most dense* in as systematic a way as practicable.

- Boneseed is an extremely prolific seed producer and for this reason, as well as its being able to flower and fruit almost all year round, huge amounts of fruit and seed accumulate in the soil.

Unavoidably, the physical 'pulling or grubbing' of boneseed will inevitably result in surrounding clearance and soil disturbance. Such clearance and soil disturbance is most conducive to seed regeneration from the potentially large soil 'seed-bank'. All areas treated and thus disturbed will require ongoing vigilance and surveillance for a considerable time after the original treatment.

Follow-up replanting of disturbed sites with desirable plant species and the application of deep mulch is strongly recommended as a means of providing competition of regrowth seedlings.

Expert advice should be sought from a reputable nursery or a Landscaping contractor regarding suitable plant species for replanting disturbed areas and for home gardens.

SLENDER THISTLES Refer www.dpiw.tas.gov.au

Botanical names: *Carduus tenuiflorus* and *C. Pycnocephalus*
common names: slender thistle(s).

Slender thistles are moderately stout, extremely spinous herbs. The two species are very similar to each other, differing in subtle characteristics apparent only to the trained eye. Both species are equally noxious declared weeds and the treatments and control prescriptions are identical for each.

Slender thistles are annual or occasionally biennial herbs, completing their life cycles within one or two years/seasons.

The main vegetative portion of the plant is in the form of a "rosette" (approximately 20-40 cm dia.); or large, extremely spinous leaves arising from a stout tap-root. The leaves are lobed and somewhat wrinkled/crinkled and bear most of the sharp spines along the margins and along the veins. The flowers are borne on an erect, leafy stem, approximately 15-25 cm high, and in clusters of 2-4. They are pinkish-mauve in colour and typically 'thistle-like' in appearance, approximately 2-3 cm long and with each flower head surrounded by spiny green bracts.

The seeds of the slender thistle are spread by the wind current, each seed suspended beneath a typical thistle-like pappus or 'parachute', enabling them to travel over long distances.

The slender thistle and other thistles are almost completely confined to the disturbed 'cleared and filled' areas at the road terminuses of Enterprise Road and Edith Avenue, thus confining them to a well defined distribution.

Control Action and Operation Summary:

The broad strategy for the control of the slender thistles is to reduce the present infestation by removing as much material as practicable.

Slender thistles can be controlled by a number of methods depending on the extent, density and developmental stage of the infestations.

Slashing the plants to ground-level and removal of trash of tip-face is the preferred option.

Prevent further movement and spread of the weed into surrounding non or less infested areas.

Monitor treated areas over an extended time period (3-5 years), to prevent weed re-infestation and spread.

Retreat recently slashed infestations with the careful application of registered herbicides, according to development of regrowth or germination of new seedlings.

GORSE **Refer www.dpiw.tas.gov.au**

Botanical name: ***Ulex europaeus***
common names: gorse, furze

A very spinous, much branched shrub to approximately 2.5m high; all twigs ending in very stout, sharp spines. Leaves very small and insignificant. Flowers typically 'pea-like', bright yellow and clustered; on warm days the flowers have a fragrant perfume, reminiscent of desiccated coconut.

The flowers are followed by clusters of small furry pods that turn black on ripening and 'explode', ejecting the small, black seeds for up to 3 metres. The seeds accumulate in the soil and can remain viable for over 25 years.

Many seeds will survive fairly intense fire and if the bushes are cleared by burning, this seed will germinate profusely and rapidly recolonise the bare ground. The burnt bushes will also re-sprout and re-establish rabidly, thus fire is not recommended as an efficient or lasting method of control.

Control Action and Operation Summary:

The infestation is expected to be removed by machinery, ie by excavator. The trash will be transported to the tip-face and disposed of. It is *not* to be green mulched.

Machinery used to remove gorse will require wash down prior to removal from site.

Follow up monitoring/maintenance will be necessary and any re-treatment of seedlings or regrowth will be treated by small scale physical removal or the use of appropriate herbicides.

Prevent further movement and spread of the weed into surrounding non or less infested areas.

Monitor treated areas to prevent weed re-infestation and spread; monitor and control during the next 5 years.

BLACKBERRY **Refer www.dpiw.tas.gov.au**

Botanical name: *Rubus fruticosus* spp. Agg
common name: blackberry

Note:

Blackberries grow in dense thickets in the form of extensive areas of long, vigorous canes. The entire plant is armed with very stout, curved thorns or prickles, making physical contact uncomfortable.

The leaves are divided into 3 to 5 large lobes and even these bear stout, 'backward-facing' prickles. Flowers are white to pink and resemble small, single roses; the fruit, in clusters, ripens to purple-black in late summer to autumn.

Fruits (and seeds) are spread by animals, humans and, in particular by birds. Canes can grow up to 5-10 metres in length and the thickets can cover tens of square metres in area. Most canes die off after 2-3 years but more are produced, particularly in spring. Dead canes are persistent and largely impenetrable.

Control Action and Operation Summary:

Most infestations can be reduced by slashing and removing the trash to a safe area for burning. Burning slash, even with berries attached will not result in regrowth from seeds in the ash piles. All cut green stems should be painted with herbicide immediately upon cutting. Ensure that all trash is recovered, as green trash will take root if left lying on damp ground.

Smaller plants and 'plantlets' growing at the tips of canes can be dug by mattock or sharp spade, taken to a safe area and burned.

Prevent the movement and spread of the weed into surrounding non or less infested areas.

Monitor treated areas over an extended time period to prevent weed re-infestation and spread.

PINK PAMPAS GRASS **Refer www.dpiw.tas.gov.au**

Botanical name: *Cortaderia jubata*
common name: pink pampas grass

Note:

Pink pampas grass grows as a very large, dense tuft or clump of coarse grass. The leaves may be up to a metre or a little more long and 10 – 12 mm wide, bright green and with a rough texture; they are more or less erect at the base but the upper portion is drooping and

the outer portions often dead and shrivelled. The whole plant is rather 'untidy'; it may cover a metre in diameter.

The flowering spike may be 1.5 – 3+ metres high, surmounted by a large, soft, fluffy plume of flowers which are pale pinkish in colour, deepening to reddish as they mature.

The flower spikes are usually female and produce many thousands of tiny seeds which are wind or water-transported and may scatter for over 20 kilometres or more.

Pampas grasses are highly flammable and very competitive in native bushland, particularly in damp situations.

Control Action and Operation Summary:

The control of pink pampas is best undertaken by carefully cutting of any flower heads and burning these immediately, or placing in a plastic bag for disposal at the tip-face.

Plants with flowers removed or plants not flowering are best removed by grubbing (digging out with a mattock or sharp spade), the trash then disposed of at the tip-face.

Burning the clumps will not kill the plants as they will re-sprout later. However, it is usually easier, if convenient and safe, to burn the plant thus removing or reducing the leaves prior to grubbing the plant out.

Control by herbicide is not usually undertaken unless the infestations are extensive, and this is best done following burning and re-sprouting, targeting the newly sprouting leaves. Glyphosate is the safest recommended herbicide.

Prevent further infestations by removing and burning/disposing of the flower heads.

Monitor the treated areas and areas further afield over an extended time period (2-3 years_ to prevent weed re-infestation and spread.

9. Summary

The proposed subdivision development at Edith Avenue, which it is planned to be completed in three stages, is at present covered with a mixture of native shrubby, dry forest with a scrubby understorey. This vegetation is highly degraded with a complex array of exotic weed species, amongst which, there are at least five that are listed as 'declared' weed species under the *Tasmanian Weed Management Act, 1999*.

The weed spectrum here is consistent with the broader weed and vegetation patterns of the eastern Mt Nelson Range.

Throughout most areas of the proposed subdivision, the various weed species are of a considerable density and all are intricately interspersed and homogenous with the native vegetation.

This report deals with the declared weed species in particular, and describes methods for practical control and elimination strategies, with recommendations for on-going follow-up control and maintenance.

The method of weed treatment and control recommended here emphasises the use of physical removal techniques or limited machine operations.

The use of herbicide treatments are referred to but emphasis has been made of their limitations and recommendations for their use to be limited to professional operators only.

By following the guidelines and procedures set out in the foregoing strategies, a reasonable level of weed eradication and subsequent control may be realised, by the proposer and the subsequent owners of lots, following sale and occupation.

Alan M Gray

December, 2009

10. Appendix 1: Table of actions, procedures and timing

The following table sets out all relevant items regarding weed treatment and follow-up controls:

Target weed	Action	Method	Timing	Action by:	Trash disposal	Notes
Boneseed						
Initial treatment	Remove amenable plants Cut larger plants to ground level	'Pulling' &/or 'grubbing' Leave 'pulled' plants 'roots up'	Commence current season Spring-Summer 2009/10	Proponent/ Contractor or New owner, after sale	Tip-face or when dry burn at selected, designated site during non-fire season	Remove as much ripe fruit as practicable prior to treating plants. Commence removal at least dense and work to most dense
	Monitor all treated areas	Apply herbicide to cut stumps *immediately*				Locate burning site, selected as least hazardous.
Follow-up control	Remove seedling/regrowth Spray regrowth	Pulling and/or grubbing	Following season 2010-11	Proponent/ Contractor	Tip-face or burn at selected, designated site during non-fire season	Monitor burning site for germination & remove recruits by pulling
		Apply herbicide as foliate spray. Hand-operated/knapsack spray equipment	Following sale of lot and ongoing for 5 years +	New owner, after sale		Refer to Service sheets for herbicide details
Slender thistles						
Initial treatment	Slash plants to ground level	Slash by scythe, or brush cutter etc.	Action: *commenced* Nov. 2009	Proponent/ contractor	Bag trash & transport to tip-face	
Follow-up control	Monitor all treated areas Spot or 'limited' area spray	Hand operated/ knapsack spray equipment. Registered herbicide as recommended	Current & next season – 2009-10 follow up for 3 years	Proponent/ Contractor New owner, after sale	Not Applicable	Spray single plants or small groups – *before* any flowers appear Refer to Service sheets for herbicide details

Target weed	Action	Method	Timing	Action by:	Trash disposal	Notes
Gorse						
Initial treatment	Remove outbreaks adj. to Enterprise Rd terminus	Machine/operation - small excavator with bucket	Action imminent Dec. 2009	Proponent/ Contractor	Transport to tip-face (*do-not* burn whole bushes at-site)	De-contaminate/wash down machine *before* exiting work site
Follow-up control	Monitor all treated areas & treat seedlings/regrowth	Apply herbicide to seedlings or regrowth Hand grub seedlings	Following season 2009-10 – follow up for 5 years	Proponent/ Contractor. New owner after sale	Rake up dead trash – burn at selected site	Monitor burning site for seedlings etc. Refer to Service sheet for herbicide details
Blackberry						
Initial treatment	Remove thickets of live canes, cut & paste. Dig out smaller plants	Brush cutter, secateurs, mattock Apply cut canes stumps with herbicide. Hand spray small infestations	Current season (Spring/summer) 2009-10	Proponent/ Contractor. New owner after sale	Remove dead & live canes and burn in designated site during non-fire season	No seed residue will remain after thorough burning
Follow-up control	Dig out small plants or runners Apply registered herbicide	Spade, mattock. Hand - operated/knapsack spray equipment	Current & following season – follow up for 3 years	Proponent/ Contractor. New owner after sale	Burn trash	Refer to Service sheet for herbicide details

Target weed	Action	Method	Timing	Action by:	Trash disposal	Notes
Pink Pampas Grass Initial treatment	Remove all flower heads and plant clumps	Burn flower heads or, - remove & place in plastic bag & transport to tip face	Commence current season (plants presently not flowering) 2009/10	Proponent/ Contractor	Burn flowers on site in safe location or bag & deposit on tip face	Do ***not*** allow flower heads to mature – remove immediately apparent.
	Remove plant clumps	Burn plants & grub (dig) out by hand tools				Do ***not*** leave clumps on ground at site
Follow-up control	Monitor treated plants/area	Grub out any regrowth plants	Following season 2010/11 & for 2-3 years	Proponent/ Contractor or new owner after sale	Remove regrowth to tip face or mulch & compost	Refer to Service sheet Note: Care in identification as small plants not easily identified from other grass plants
Cotoneaster ***Grevillea*** ***Hawthorn*** ***Pittosporum*** ***Lonicera*** ***Pinus radiata*** ***Rosa rubiginosa***	Cut trees/bushes to near ground level Paste stumps *immediately* with registered herbicide	Paint-brush or spray bottle	Concurrent, where & when applicable, with relevant associated weeds detailed above	Proponent/ Contractor New owner after sale	Transport trash to tip mulching facility or burn on site in designated area	Burning will destroy trash and seed All may be green-mulched safely- *if not in fruit!* Monitor areas for one year

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Primary Industries, Water, and Environment

Service Sheet

PRODUCED BY THE DEPARTMENT OF PRIMARY INDUSTRIES, WATER, AND ENVIRONMENT

Revised 11/02
115/97
Agdex 647

Boneseed

(*Chrysanthemoides* (L.) Norl. *monilifera* ssp. *monilifera*)

Identification and Characteristics

Boneseed is a South African plant now naturalised in all southern Australian states. It is an evergreen woody shrub, commonly growing to 2 metres or more in height and diameter.

Boneseed is capable of invading and dominating the understorey of forests and bushland areas. It is particularly invasive in coastal areas and in some instances may form dense thickets, excluding all other plant species.

Boneseed can thrive in a range of environments including coastal sands where it may grow down to the high tide mark. It also commonly inhabits rocky, infertile and inhospitable sites where few other plant species are able to establish.

Boneseed produces a relatively shallow root system. Whilst plants are young this makes manual removal quite simple, however in larger plants the root mass is quite large and physical removal is difficult.

The young leaves are covered with white, matted hairs, particularly on the underside, which disappear as the leaves mature. Adult leaves are an elongated oval or elongated diamond shape. They have blunt toothed lobes along the edges furthest from the stem and taper to a short petiole at the base. They are leathery and a dull green in colour, and approximately 40 to 70mm long and 20 to 35mm wide. The mid-rib is prominent on both the upper and lower surfaces.

Boneseed normally flowers from mid-spring to early summer. The flowers develop in clusters at the ends of the branches. The flowers are about 20 mm in diameter with 4 to 8 bright yellow petals. They resemble the flowers of a daisy.

The fruit is about 6 mm in diameter, green and fleshy at first then becoming black at maturity. The fruit eventually flakes off to leave the inner seed exposed.

There is one seed in each fruit. At maturity, seeds are very hard and bone-like in texture and colour. Seeds are shed during summer and autumn.

On some seeds, the hard seed coat splits open soon after maturation and these seeds may germinate as soon as soil moisture is adequate. For other seeds, the seed coat may remain intact for many years with such seed remaining dormant for up to 10 years.

Heat may crack the seed coat and large numbers of boneseed seedlings may be the first vegetation to reappear after fire.

Seed germination may occur at any time of the year but is usually greatest in autumn. Seed numbers of up to 2500 per square metre have been recorded beneath established boneseed infestations.

Distribution

In South Africa, six sub-species of *Chrysanthemoides monilifera* are recognised. Only two of these, *C. monilifera* ssp. *rotunda* (bitou bush) and *C. monilifera* ssp. *monilifera* (boneseed), are present in Australia. The former occurs predominantly in summer rainfall areas while the latter prefers winter rainfall areas. Boneseed is the only subspecies recorded in Tasmania.

Boneseed and bitou bush were imported into Australia as ornamental species in the mid 1850s. Bitou bush in particular was later planted widely on the eastern Australian coast for stabilisation of sand dunes.
Boneseed and bitou bush are now two of Australia's most widespread and damaging environmental weeds.

Boneseed was first recorded in Tasmania in 1937. It has often been planted in gardens as an ornamental species. In addition, volunteer plants appearing in gardens are often retained for their ornamental value.
Boneseed is common in several coastal areas of Tasmania, especially along the north coast from Wynyard eastwards and on parts of the east coast.

It is common in the Tamar Valley and in the cities and suburbs of both Launceston and Hobart.

Elsewhere it occurs occasionally as a weed of disturbed bushland and coastal vegetation. Once boneseed has established in an area it may spread rapidly, especially if native vegetation is disturbed mechanically or by fire.

Seedlings are commonly found beneath trees, establishing from seeds in the droppings from birds roosting in the trees.

Dispersal

Boneseed is commonly spread by birds and animals which eat the fruit. They digest the fleshy fruit but the hard seed passes unharmed through the digestive system. Ants have also been observed carrying fruits to their nests where they eat the flesh and discard the seeds.

Fruits and seed may also be carried in moving water.

The inappropriate dumping of seeding plants after removal can also lead to spread of the weed. Similarly, seed can be spread in gravel or topsoil collected from areas infested with boneseed.

Economic Significance

Boneseed is not significant as a weed of agriculture. It does not survive cultivation and plants are readily grazed by livestock.

It is an "environmental weed", a plant which reduces environmental values through its ability to invade bushland and compete with native flora. As such, it restricts the growth and re-establishment of native plants and reduces biodiversity.

In such situations, native fauna may also be affected by the loss of available habitats and food sources.
The shallow root system of boneseed gives it a competitive advantage over deeper rooted species, especially in areas of low summer rainfall. Moisture from light showers is absorbed by the boneseed plants before it reaches the deeper rooting zone of associated plants.

Boneseed is surprisingly inflammable for an evergreen plant and dense infestations can be a significant fire hazard.

Status under the *Weed Managemenet Act 1999*

Boneseed is a declared weed in Tasmania, largely due to its environmental impacts, especially in coastal and near coastal areas. As such, its importation, sale and distribution are prohibited. The legal responsibilities of landholders and other stakeholders for this declared weed are specified in a statutory weed management plan available from the DPIWE.

Control

Well established boneseed infestations often occur in situations where control requires a high labour input with little or no immediate economic gain for the landowner. In such situations, successful control usually requires community involvement and voluntary labour.

Successful control programs have been undertaken in some localities over the last few years (e.g. Bicheno, Bridport). Several other community groups are currently initiating programs in their areas.

To be effective, boneseed control programs should give a high priority to eliminating small outlying infestations of boneseed to reduce spread of the plant. This includes plants in gardens.

In large, well-established infestations, control should be undertaken gradually, starting on the perimeter and working towards the centre, over several years if necessary. In this way, the control area remains manageable and volunteers retain their enthusiasm for the program.

The regeneration of native vegetation is strongly encouraged to provide resistance to reinvasion by boneseed or other weeds. Care must be taken during boneseed removal to avoid damage to desirable seedlings and established plants. In some

areas, native species may have to be reseeded or replanted.

Care must also be taken where boneseed removal over large areas may increase soil erosion, such as sandy or coastal areas. In these instances, an initial replanting program followed by gradual boneseed removal will cause fewer problems than complete boneseed removal, with revegetation commencing afterwards.
Several methods can be used for the management of boneseed. Generally, a combination of methods which target the initial removal, revegetation and follow up maintenance will give the greatest long term result. This is known as integrated weed management.

Fire:

Fire has been used effectively for control of boneseed in Victoria in some instances. Burning of dense infestations kills seedlings and most mature plants and stimulates the germination of the seed in the soil.

The resultant seedlings can then be controlled carefully with herbicide. Many native species are less affected by fire and regrowth or regeneration from seed may be rapid after removal of the boneseed.

This method of control must be used carefully. Unless the boneseed infestation was very dense and few native species were present, it would not be considered appropriate.

Slashing:

Slashing or mowing is generally of little benefit in controlling boneseed. Plants may regrow strongly from the cut stumps unless they are treated with herbicide.

Mechanical:

As boneseed plants have a relatively shallow root system, seedlings and young plants can usually be readily pulled by hand; larger plants require a tractor or similar equipment.

Where bushes are pulled out, the ensuing ground disturbance often stimulates seed germination. Unless follow-up action is taken to control the resulting seedlings, the boneseed problem could be exacerbated. Subsequent monitoring of the site and pulling of seedlings or herbicide treatment is necessary.

In situations of low to medium boneseed density, it is usually preferable to handpull small plants and treat larger plants by the cut-stump method (see below). This minimises both soil disturbance and damage to desirable vegetation.

Biological Control:

Boneseed and bitou bush are the subjects of a national biological control research program.

Several insects which feed on boneseed in its native habitats in South Africa have being investigated to determine their suitability for the control of the plant in Australia.

To date, several insects have been released in Tasmania, the Black Boneseed Beetle, Painted Boneseed Beetle, Boneseed Tip Moth and most recently the Boneseed Leaf Roller Moth (see TIAR Weed Biological Control; Pamphlet). These insects were mass-reared in the laboratory and released at several locations around the State.. All agents have failed to establish in Tasmania.

Several other bio-agents are currently under evaluation both in Australia and overseas. These include a leaf buckle mite and a rust fungus.

Biological control should not be considered the complete answer to specific weed problems but can be used in conjunction with other control measures in an integrated management plan.

Chemical Control:

Foliar Application

Boneseed seedlings can be controlled by a foliar application of bromoxynil (e.g. Buctril 200®). Total coverage of the plant is important.

Avoid contact with native plants, however bromoxynil is not likely to cause more than transient damage to established native plants.

Established boneseed plants may be sprayed overall with either 2,4-D amine (e.g. Amicide 500®) or glyphosate (e.g. Roundup Bioactive®).

These herbicides will cause damage to non-target plants if the spray is allowed to contact them. Glyphosate will damage both broadleaf and grass species however 2,4-D will damage broadleaf species but will not significantly affect grasses. Where populations of native grasses exist beneath boneseed, 2,4-D is the preferred herbicide for use as the unharmed grasses will provide competition to new boneseed seedlings.

Appplication can be made at any time of the year when the plants are actively growing. Application early in the flowering period when bushes are easy to locate is effective and will generally prevent seed production.

If herbicide is to be used in, near or over waterways, the product RoundUp Biactive® is the only product permitted to be used under national registration laws (at the time of printing).

Cut Stump

Where large boneseed plants are growing close to desirable vegetation, the cut-stump method of treatment is more appropriate. Plants are cut off near ground level and the herbicide is painted onto the stump. Herbicide application should be carried out immediately after cutting.

This technique is best used when plants are actively growing. Undiluted 2,4-D amine or glyphosate mixed 1:1 with water are the recommended herbicides for this technique.

Bee Careful !

Some herbicides are toxic to bees. As a general rule, avoid applying herbicides when and where bees are foraging. Always read the label.

Note:
These herbicide recommendations are made subject to the product being registered for that purpose under relevant legislation. It is the user's responsibility to check that registration or an off-label permit covers the proposed use. If in doubt, check with the Registrar of Chemical Products, Department of Primary Industries, Water and Environment. Statewide Freecall 1300 368 550.

HERBICIDE RECOMMENDATIONS FOR BONESEED CONTROL

Type of Application	Herbicide (Active ingredient)	Commercial product examples (Content of active ingredient)	Rate of commercial product per L	Comments
Foliar Spray	bromoxynil	Buctril 200® (200g/L)	1.6 ml /L	For seedlings. Avoid contact to desirable plants.
	glyphosate	RoundUp Biactive® Glyphosate 360® (360g/L)	10 ml/L	For larger plants, actively growing. Avoid contact to desirable plants.
	2,4-D	Amicide 500® (500 g/L)	10 ml/L	For larger plants, actively growing. Avoid contact to desirable plants.
Cut Stump	glyphosate	RoundUp Biactive® Glyphosate 360® (360g/L)	1L/L	Apply immediately after cut is made. Use when plants are actively growing.
	2,4-D	Amicide 500® (500 g/L)	Use undiluted	Apply immediately after cut is made. Use when plants are actively growing.

Note: Addition of adjuvants to most herbicides alters their effectiveness. Carefully consult each product's label for specific directions before adding any adjuvant.

Chrysanthemoides monilifera

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER Patricia Anne Turner-Smith
Michelle Kaye Oxenbould
& John Thomas Turner

FOLIO REFERENCE FR 161968/105

GRANTEE
Part of 87 Acres Gtd. to Perpetual Trustees Executors & Agency Co. of Tasmania Ltd.

PLAN OF TITLE

LOCATION CITY OF HOBART

FIRST SURVEY PLAN No. SP159761

COMPILED BY PDA SURVEYORS

SCALE: 1:1500 | LENGTHS IN METRES | SURVEYORS REF: S629M-2

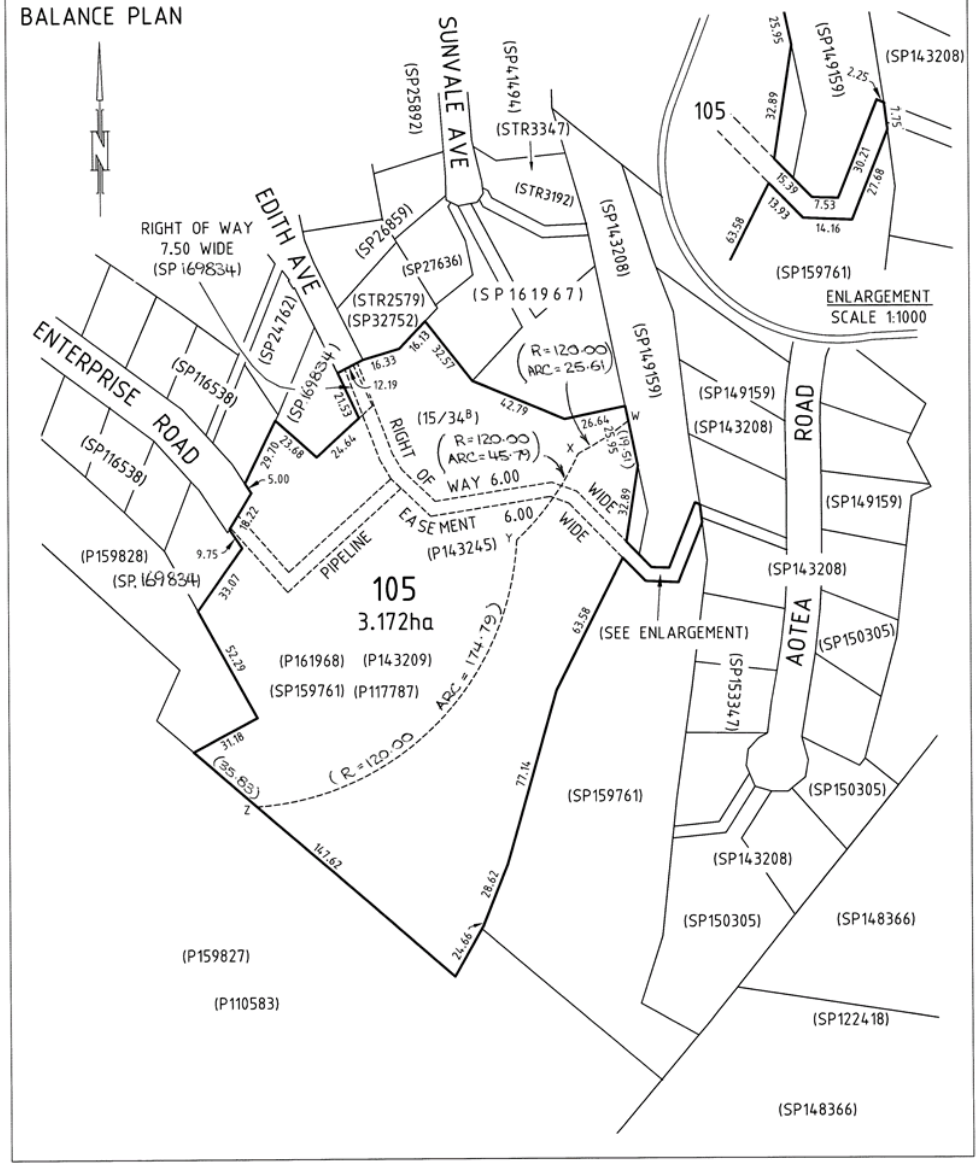
MAPSHEET MUNICIPAL CODE No. 114 (5224-12) | LAST UPI No

LAST PLAN No. P161968 | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

REGISTERED NUMBER
P169835

APPROVED
EFFECTIVE FROM 27 JUL 2015
Alice Kawa
Recorder of Titles

BALANCE PLAN



City of HOBART

INTERNAL REFERRAL

Reference
PLANNA-HOB-2026-0164

Application Reference
PLN-HOB-2025-0657

Address
18 SUNVALE AV SANDY BAY TAS 7005

Titles
161967/19

Referral Report Type

Referral Report
-

Referral Recommendation

Recommendation
Acceptable Subject to Conditions

Referral Officer Name
Jordan Cargill

Referral Officer Role
Open Space Planner

Date Completed
12/03/2026

Applicable Codes

Select Applicable Codes/Provisions
-

Overview

Overview
The proposal includes a Hazard Management Area (HMA [i.e. fuel break]) within the Council owned bushland reserve along Manning Rivulet. The Fire & Biodiversity team are the asset manager for this land and manage Council's urban fuel break program. They have liaised with the proponent's appointed Bushfire Practitioner, Lark & Creese, over several months to achieve an acceptable outcome.

The proposed HMA meets Council's policy requirement of BAL-29 for a single dwelling, and the proposed fuel break zone on council land has a small footprint (max. width of 4m). Furthermore, the small amount of understory vegetation proposed to be cleared is weedy and of low value.
Therefore, the proposal is deemed acceptable and supported for approval.

Summary

Assessment Summary

Conditions

#	Condition	Origin

1	OPS 2 A Bushfire Hazard Management Area (BHMA [i.e. fuel break]), must be established on Council land (CT 149159/100) as per the submitted Bushfire Hazard Management Plan (prepared by Lark & Creese, dated 10/12/2025), in accordance with the following: • The initial establishment of the BHMA on City of Hobart land will be implemented by the City following the issue of a building permit, but before a certificate of occupancy. • The initial establishment of the BHMA on City of Hobart land will be implemented by the City's staff and/or City managed contractors. • All costs associated with establishment of the BHMA will be borne by the landowner. • The landowner must notify the City of Hobart Fire and Biodiversity team via phone or email when a Building Permit has been approved. Upon establishment of the BHMA to the satisfaction of the City, the ongoing management of the BHMA on City of Hobart land will be managed and funded by the City of Hobart as part of the annual urban fuel break program, in accordance with the City of Hobart's fuel break standards. Reason for condition To ensure that the approved Bushfire Hazard Management Plan is implemented in a timely manner, to the satisfaction of Council, providing for the safety of the inhabitants.	

Detailed Assessment

Detailed Assessment

Additional Documents

Version	Document Date	Document Type	Description	Prepared By
1	12 Mar 2026	Planning Assessment Report	Open Space Referral Assessment	Jordan Cargill

Submitted on **12/03/2026**

Form published: 18/06/2025 13:58

City of HOBART

INTERNAL REFERRAL

Reference
PLANNA-HOB-2026-0162

Application Reference
PLN-HOB-2025-0657

Address
18 SUNVALE AV SANDY BAY TAS 7005

Titles
161967/19

Referral Report Type

Referral Report
Referral Report - Development Engineering

Referral Recommendation

Recommendation
Acceptable Subject to Conditions

Referral Officer Name
Thomas McManus

Referral Officer Role
Program Leader Stormwater and Waterways Services

Date Completed
13/03/2026

Applicable Codes

Select Applicable Codes/Provisions
E7.0 - Stormwater Management Code

Overview

Overview
Planning Assessment (Stormwater) - 18 Sunvale Ave - Thomas Mcmanus - 06/03/2026
Assessment: From initial review, RFI sent requesting detail of:

- the overland flow paths and associated code overlays on their plans,
- the total amount of new impervious area including sealed surfaces, rather than just roof areas, and
- detail acknowledging that council's stormwater policy for detention requires properties creating more than 100m2 of new impervious area to provide for detention, which is not currently shown.

~~(Referral on hold pending response to RFI PLANNA-HOB-2026-0238)~~
Response received 20 February 2026.
(See attached report for assessment of final submission)
Recommendation: Approved with Conditions

Summary

Assessment Summary
N/A

Conditions

#	Condition	Origin

1	**ENV 2 - Stormwater - Erosion & Sediment Control Plan** Sediment and erosion control measures, sufficient to prevent sediment from leaving the site and in accordance with an approved Erosion & Sediment Control Plan (ESCP), must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction. An ESCP for each relevant stage must be submitted and approved as a Condition Endorsement prior to the issue of any approval under the Building Act 2016 or the commencement of work, whichever occurs first. The ESCP must be prepared by a suitably qualified person and be in accordance with *Erosion And Sediment Control, The Fundamentals for Development in Tasmania* and associated guideline documents *(TEER &DEP, 2023)*, available from the Derwent Estuary Program's website. The ESCP must detail temporary site drainage. If the site or controls change, an updated ESCP must be submitted. All work required by this condition must be undertaken in accordance with the approved ESCP. Advice: *Under council's Stormwater Policy for Development, works creating more than a given amount of impervious area must make provision for quality and quantity controls. These thresholds are 100m2 (for detention) and 500m2 (for detention and treatment).* *This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.* Reason for Condition: To avoid the pollution and sedimentation of the natural watercourse that could be caused by erosion and runoff from the development; and to comply with relevant State legislation.	LUPAA 1993
2	**SW 1 - Stormwater - Protection of Hobart City Council Assets** Prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first), a pre-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development must be submitted to the City of Hobart. The condition assessment must include at least: 1. a site plan clearly showing the location of the investigation; and 2. photos of the condition of the watercourse and of any existing drainage structures connected to or modified as part of the development. The preconstruction condition assessment will be relied upon to establish the extent of any damage caused to Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate pre-construction condition assessment then any damage to the City of Hobart's infrastructure identified in the post-construction condition assessment will be the responsibility of the owner/developer.	LUPAA 1993
3	**SW 2 - Stormwater - Protection of Hobart City Council Assets** Prior to occupancy or the commencement of the approved use (whichever occurs first), a post-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development, along with photos of any existing drainage structures connected to or modified as part of the development, must be submitted to the City of Hobart. The condition assessment must include at least: 1. a site plan clearly showing the location of the investigation; and 2. photos of the watercourse and any existing drainage structures connected to or modified as part of the development. The postconstruction condition assessment will be relied upon to establish the extent of any damage caused to the Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate post-construction condition assessment then any damage to the Hobart City Council's infrastructure identified in the postconstruction CCTV will be deemed to be the responsibility of the owner/developer.	LUPAA 1993
4	**SW 9 - Stormwater - Treatment and Detention** Prior to occupancy or the commencement of the approved use (whichever occurs first), stormwater pre-treatment and detention for stormwater discharges from the development must be installed. A stormwater management report and design must be submitted and approved as a Condition Endorsement, prior to the issue of any approval under the Building Act 2016 or the commencement of work on the site (whichever occurs first). The stormwater management report and design must be prepared by a suitably qualified engineer and must: 1. include detailed design of the proposed treatment train, including final estimations of contaminant removal; 2. include detailed design and supporting calculations of the detention tank showing: 1. detention tank sizing such that there is no increase in flows from the developed site up to 5% AEP event and no worsening of flooding; 2. the catchment areas in accordance with the landscaping and hydraulic plans 3. the layout, the inlet and outlet (including long section), outlet size, overflow mechanism and invert level; 4. the discharge rates and emptying times; and 5. all assumptions must be clearly stated; 3. include a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements. All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design. *Advice:* *This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.* Reason for condition: To prevent pollution of drainage systems and natural watercourses, comply with state legislation, and manage stormwater runoff considering the limited capacity of downstream Council stormwater infrastructure.	LUPAA 1993

5	**SW 7 - Stormwater - Design** Prior to occupancy or the commencement of the use (whichever occurs first), any new stormwater connection must be constructed and existing redundant connection(s) be abandoned and sealed at the owner's expense. Prior to making an application for plumbing approval under the *Building Act 2016*, detailed drawings prepared by a suitably qualified expert must be submitted via the City of Hobart's online request form which is available on its website and approved. The detailed engineering drawings must include: 1. the location of the proposed connections and all existing connections; 2. the size and design of the connection such that it is appropriate to safely service the development; 3. long-sections of the proposed connection clearly showing clearances from any nearby services, cover, size, material and delineation of public and private infrastructure; 4. connections which are free-flowing and gravity driven; 5. any connections to watercourse must demonstrate adequate erosion and scour control and minimise hydraulic intrusion. The cross-sections must clearly show the top of bank and invert of watercourse. All work required by this condition must be undertaken in accordance with the approved detailed drawings. The approved stormwater connection documents must be included in your plumbing application document set and listed in accompanying forms.	LUPAA 1993
6	**ENG sw6 - Stormwater - Design** All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure with sufficient receiving capacity prior to first occupation or commencement of use (whichever occurs first). Detailed engineering drawings prepared and certified by a suitable qualified and experienced Civil Engineer must be submitted and approved as Condition Endorsement, prior to commencement of work or issue of consent under the Building Act 2016 (whichever occurs first). The drawings must include but not be limited to: 1. Detailed design of the system and supporting calculations demonstrating the system can drain all 20yr ARI rainfall events. 2. All stormwater which is practicable to drain to Council infrastructure via gravity (including suspended or charged systems) must do so. 3. A brief list of maintenance / inspection actions. All work required by this condition must be undertaken and maintained in accordance with the approved detailed engineering drawings. *Advice:* *Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property. This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.* Reason for condition To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.	Uban Drainage Act 2013
7	**ADVICE - Relevant Design Standards & Codes** Drawings submitted for approval must be produced or certified by a person suitably qualified to certify that kind of drawing. Drawings should be prepared with regard to relevant standards and codes. With regard to civil works, drawings should also be substantially in accordance with the current version of: • The *Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings*, • Any departures from those drawings noted in *City of Hobart's Departures from LGAT Standard Drawings*, and • the *Tasmanian Infrastructure Design Guidelines*.	Hobart City Council

Detailed Assessment

Detailed Assessment
N/A

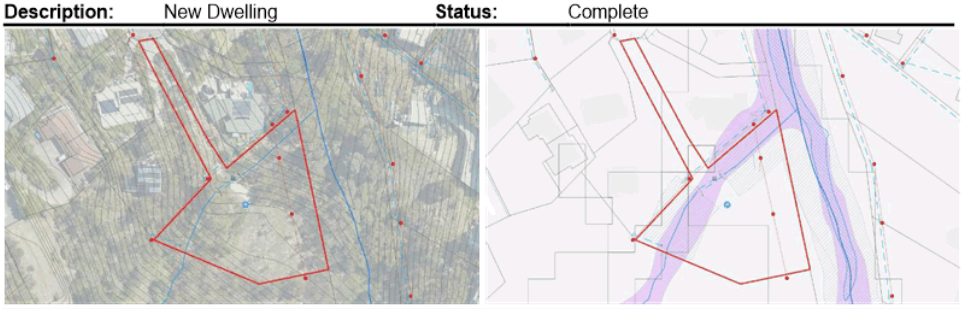
Additional Documents

Version	Document Date	Document Type	Description	Prepared By
1	13 Mar 2026	Planning Assessment Report	PLN-25-657 - 18 Sunvale Avenue - TPS Planning Assessment (Stormwater) - 13Mar2026	Thomas McManus

Form published: 18/06/2025 13:58

TPS PLANNING ASSESSMENT - WATERWAYS / STORMWATER

Application ID: PLN-25-657 **Address:** 18 Sunvale Ave, Sandy Bay
Description: New Dwelling **Status:** Complete



SUMMARY

CODE	Applicable	Exempt	Permitted	Discretionary
HCC Stormwater Policy for Development	Y	C4	C1	C2, C3
C07.0 – Natural Assets Code	Y	N/A	N/A	C7.7.1 P1.1
C11.0 – Coastal Inundation Hazard Code	N	If applicable, C12.0 does not apply		
C12.0 – Flood–Prone Areas Hazard Code	TBC	C12.5.1, C12.6.1	N/A	N/A
Protection of Infrastructure	Y			
Subdivision (LG(BMP) / Zone provisions)	N			

HCC Stormwater Policy for Development – DETAILED ASSESSMENT

Policy Control	Discussion
C1 – Disposal	**Permitted** – Propose to drain to watercourse via a connection, detail of that connection will be needed.
C2 – Treatment	**CEP Needed** – Application is for over 3,000m2 of new impervious area, will require treatment.
C3 – Detention & Minor Capacity (5% AEP)	**CEP Needed** – Application is for over 3,000m2 of new impervious area, will require detention. A "detention system" is noted on the plan, to be designed by a suitably qualified engineer, without further detail.
C4 – Major Capacity (1% AEP)	**Not Applicable** – While the work is adjacent to several watercourses, with implications under waterway protection codes, council's flood maps show that due to the grade of the land, the site is not threatened by major flows.

C07.0 - Natural Assets Code – DETAILED ASSESSMENT

Clause C11.0	Discussion
C7.6.1 – Natural values of protected areas	**Discretionary –** While no ground floor works extend into the natural values area, the first floor works overhang across the waterway protection area. The following performance criteria are not relevant: - the guidelines in the *Tasmanian Coastal Works Manual*. - the need to maintain fish passage, where known to exist; - the need to avoid land filling of wetlands; - the need to group new facilities with existing facilities, where reasonably practical; - minimising impacts on coastal processes, including sand movement and wave action; The elevation of the works effectively addresses the scheme performance criteria related to: - impacts caused by erosion, siltation, sedimentation and runoff; - impacts on riparian or littoral vegetation; - maintaining natural streambank and streambed condition, where it exists;

	- impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; - the need to avoid significantly impeding natural flow and drainage; - minimising cut and fill; - the environmental best practice guidelines in the *Wetlands and Waterways Works Manual*; and There may be some argument that further evidence is needed to address the following criteria: - building design that responds to the particular size, shape, contours or slope of the land; - minimising the need for future works for the protection of natural assets, infrastructure and property. It is my view that the application will not create issues related to these concerns and can be approved, however it is plausible that community members could raise objections on these grounds.
C7.7.1 – Natural values of protected areas (Subdivision)	**Not Applicable** – Not a subdivision.

C12.0 - Flood–Prone Areas Hazard Code – DETAILED ASSESSMENT

Clause C12.0	Discussion
C12.5.1 P1 – Use	**Exempt –** Habitable building area is out of the flood prone area.
C12.5.2 P1 – Use (Tolerable Risk)	**Not Applicable**
C12.5.2 P2 – Critical Use (Tolerable Risk)	**Not Applicable**
C12.5.2 P3 – Hazardous Use (Tolerable Risk)	**Not Applicable**
C12.5.2 P4 – Vulnerable Use (Flood Risk)	**Not Applicable**
C12.6.1 – Buildings and Works	**Exempt –** Works are outside the flood area and so maintain a tolerable risk from flooding. No reason to believe work would contribute to flooding on site or on adjacent land.
C12.7.1 – Subdivision	**Not Applicable**

Other

Area	Discussion
Protection of Council Infrastructure	**To Confirm –** the work site contains public stormwater infrastructure and natural waterways. Measures appropriate to protect that waterway will be needed for this job.

Assessment Notes: Site is highly impacted by flood and natural asset overlays and city infrastructure, however the works proposed for the site have been designed conservatively, minimising their exposure to those areas of concern. While the application is discretionary under the natural assets code, works will need to show protection of these areas, their work is otherwise likely to comply.

Recommended Conditions: Stormwater Design, Stormwater Connection, Erosion and Sediment Controls, Asset condition (pre and post works)

Recommended Advice: Approved with conditions

INTERNAL REFERRAL

Status: Review

Reference
PLANNA-HOB-2026-0161

Application Reference
PLN-HOB-2025-0657

Address
18 SUNVALE AV SANDY BAY TAS 7005

Titles
161967/19

Referred By

Referred By
VM

Reason for Referral

New Dwelling, Secondary Res and works on a large internal lot adjacent to Maning Rivulet, with a minor tributary along western boundary.
DE: Driveway extension, driveway longer than 30m.
Stormwater: Site is flood prone on inundation layers.
EDP: Site is flood prone, adjacent to waterway, affected by Natural Values, landslip and bushfire codes. Bushfire report provided.
OSP: Site abuts Council land (Maning Rivulet).
Please send any RFIs by 27 January.
Many thanks
VM

Council Description

Council Proposed Use or Development Description
Dwelling, Secondary Residence and Associated Works

Referral Report Type

Referral Report
Referral Report - Development Engineering

Referral Recommendation

Recommendation
Acceptable Subject to Conditions

Referral Officer Name
Stefan Gebka

Referral Officer Role
Development Engineering

Date Completed
12/05/2026

Applicable Codes

Select Applicable Codes/Provisions
-

Overview

Overview
Refer Detailed Assessment

Summary

Assessment Summary

Additional Documents

Version	Document Date	Document Type	Description	Prepared By
1	12 May 2026	Planning Assessment Report	DE Report	Stefan Gebka

Conditions

#	Condition	Origin
1	**ENG 3A - Development Engineering - Parking and Access Design** The access driveway and parking area must be constructed in general accordance with the following documentation which forms part of this permit: AXIS homes documentation received by the Council on the 17th March 2026 and approved as part of the Final Planning Documents set associated with this permit. Any departure from that documentation and any works which are not detailed in the documentation must be either: 1. approved by the Director Strategic and Regulatory Services, via a condition endorsement application; or 2. designed and constructed in accordance with Australian Standard AS/NZ 2890.1:2004. The works required by this condition must be completed prior to first occupation.	LUPAA 1993
2	**ENG 4 - Development Engineering - Parking and Access Design** The access driveway and parking module (car parking spaces, aisles and manoeuvring area) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the first occupation.	LUPAA 1993
3	**ENG 1A - Development Engineering - Protection of Council Assets** Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council: 1. Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or 2. Be repaired and reinstated by the owner to the satisfaction of the Council. A photographic record of the Council's infrastructure adjacent to the subject site should be provided to the Council prior to any commencement of works. A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.	LUPAA 1993
4	**OCCUPATION OF THE PUBLIC HIGHWAY** You may require a permit for the occupation of the public highway for construction (e.g. placement of skip bin, crane, scissor lift etc.). Click herefor more information. You may require a road closure permit for construction. Click herefor more information.	

Detailed Assessment

Detailed Assessment

DEVELOPMENT ENGINEERING

ASSESSMENT SUMMARY**:**

Tasmanian Planning Scheme - State Planning Provisions		
CLAUSE	**DESCRIPTION**	**ASSESSMENT DECISION**
C2.0 - Parking and Sustainable Transport Code	**DOES APPLY**	
C2.5 - *Use Standards*		
C2.5.1	Car parking numbers	ACCEPTABLE SOLUTION
C2.5.2	Bicycle parking numbers	NOT APPLICABLE
C2.5.3	Motorcycle parking numbers *(>20 car parking spaces)*	NOT APPLICABLE

C2.5.4	Loading Bays *(>1000m2 floor area in a single occupancy)*	NOT APPLICABLE
C2.5.5	Number of car parking spaces within the General Residential Zone and Inner Residential Zone *(Reuse/COU)*	NOT APPLICABLE
C2.6 - ***Development Standards for Buildings and Works***		
C2.6.1	Construction of parking areas	ACCEPTABLE SOLUTION
C2.6.2	Design and layout of parking areas	ACCEPTABLE SOLUTION
C2.6.3	Number of accesses for vehicles	NOT APPLICABLE
C2.6.4	Lighting of parking areas within the General Business Zone and Central Business Zone *(5 or more car parking spaces)*	NOT APPLICABLE
C2.6.5	Pedestrian access *(10 or more car parking spaces)*	NOT APPLICABLE
C2.6.6	Loading bays *(Based on C2.5.4)*	NOT APPLICABLE
C2.6.7	Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	NOT APPLICABLE
C2.6.8	Siting of parking and turning areas *(Specific Zones)*	NOT APPLICABLE
C2.7 - ***Parking Precinct Plan***		
C2.7.1	Parking precinct plan	NOT APPLICABLE
C3.0 - Road and Railway Assets Code	**DOES NOT APPLY**	
C3.5 - ***Use Standards***		
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction	NOT APPLICABLE
C3.6 - ***Development Standards for Buildings or Works***		
C3.6.1	Habitable buildings for sensitive uses within a road or railway attenuation area	NOT APPLICABLE
C3.7 - ***Development Standards for Subdivision***		
C3.7.1	Subdivision for sensitive uses within a road or railway attenuation area	NOT APPLICABLE
6.11 ***Conditions and Restrictions on a Permit***		
6.11.2 (g) / C11 / C12 Erosion, and stormwater volume and quality controls	**DO APPLY**	
6.0 - Assessment of an Application for Use or Development		
6.11.2 (g)	Erosion, and stormwater volume and quality controls · >100m2 net increase in the impervious area for the site, and change of use; · the overland flow paths and associated code overlays on their plans;	ACCEPTABLE SOLUTION - Waterways Group Assessment
C11.0 - Coastal Inundation Hazard Code		
C11.6.1	Buildings and works, excluding coastal protection works, within a coastal inundation hazard area	NOT APPLICABLE
C11.7.1	Subdivision within a coastal inundation hazard area	NOT APPLICABLE
C12.0 - Flood-Prone Areas Hazard Code		
C12.6.1	Buildings and works within a flood-prone hazard area	NOT APPLICABLE

C12.7.1	Subdivision within a flood-prone hazard area	NOT APPLICABLE
HOB – Local Provisions Schedule		

DISCRETION SUMMARY:
Nil

REFERRALS:

TasWater:	**REFERRAL REQUIRED**					
Check Applicable (X)	Sewer Main Proximity X	New Sewer Connection	New Water Connection	Additional loading	Subdivision	Other

Waterways:	**REFERRAL REQUIRED**					
Check Applicable (X)	New Connection	Detention or >100m2 Hardstand X	Treatment	Pump / Onsite	S/W Main Proximity	Subdivision

Other:	**REFERRAL REQUIRED**					
Check Applicable (X)	TasNetworks	Parks X	Sport & Rec.	Waste	Parking	Other

COMMENTS:
Due to the scope of the proposal, the application has been referred to the Council's Manager Waterways and Manager Open Space. The delegated officers' responses, including recommendations are inserted in the respective referral reports.

RECOMMENDATION:
Approval with conditions

REPRESENTATIONS:
Any representations to be directed to the responsible referral Group / officer for a detailed response.

CONDITIONS:
- ENG 1A: Protection of Council assets
- ENG 3A: Driveways

AXIS homes documentation received by the Council on the 17th March 2026 and approved as part of the Final Planning Documents set associated with this permit

- ENG 4: Surface treatment
- ENG sw6: Stormwater disposal (Waterways Group Imposed)
- SW 01: A pre-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development must be submitted to the City of Hobart. (Waterways Group Imposed)
- SW 02: A post-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development, along with photos of any existing drainage structures connected to or modified as part of the development, must be submitted to the City of Hobart. (Waterways Group Imposed)
- SW 07: any new stormwater connection must be constructed and existing redundant connection(s) be abandoned and sealed at the owner's expense. (Waterways Group Imposed)
- ENV 2: SWMP design (Waterways Group Imposed)

ADVICE:
- Dial before you dig
- Fees and charges
- Building Permit
- Plumbing Permit
- Occupation of the Public Highway
- Condition endorsement engineering

DETAILED ASSESSMENT**:**

C2.0 Parking and Sustainable Transport Code:

C2.1	Code Purpose:
	The purpose of the Parking and Sustainable Transport Code is: C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development. C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas. C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate. C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area. C2.1.5 To ensure that parking spaces and accesses meet appropriate standards. C2.1.6 To provide for parking precincts and pedestrian priority streets.
C2.2 Application of this Code	**This Code applies to use or development of land:**
C2.2.1	Unless stated otherwise in a particular purpose zone, or sub-clause C2.2.2, C2.2.3 or C2.2.4, this code applies to all use and development
C2.2.2	Clause C2.5.3 only applies to use and development in the following Use Classes: (a) Business and Professional Services; (b) Community Meeting and Entertainment; (c) Custodial Facility; (d) Crematoria and Cemeteries; (e) Educational and 0ccasional Care; (f) Food Services; (g) General Retail and Hire; (h) Hospital Services; (i) Hotel Industry; (j) Pleasure Boat Facility; (k) Residential if for a communal residence, multiple dwellings or hostel use; (l) Sports and Recreation; and (m) Tourist Operation.
C2.2.3	Clause C2.5.4 only applies to use and development in the following Use Classes: (a) Bulky Goods Sales; (b) General Retail and Hire; (c) Manufacturing and Processing; and (d) Storage.
C2.2.4	Clause C2.5.5 only applies to use and development in the following Use Classes: (a) Business and Professional Services; (b) Community Meeting and Entertainment; (c) Educational and Occasional Care; (d) Emergency Services; (e) Food Services; (f) General Retail and Hire; (g) Sports and Recreation; and (h) Utilities, if not for minor utilities.

C2.5 Use Standards:

C2.5	Use Standards This code applies to all use and development.

C2.5.1 Car parking numbers:

Objective: C2.5.1	That an appropriate level of car parking spaces are provided to meet the needs of the use.
Clause for Assessment	Comments / Discussion (In Bold)

Clause C2.5.1 Car parking numbers **ACCEPTABLE SOLUTION**	The car parking number assessment must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions.* **Documentation submitted to date does comply with the Acceptable Solution for clause C2.5.1.** Acceptable solution - A1: - **DOES COMPLY** The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if: **- MET** (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; **- Not Applicable, no area plan has been adopted by council.** (b) the site is contained within a parking precinct plan and subject to Clause C2.7; **- Not Applicable, no parking precinct plan has been adopted by council.** (c) the site is subject to Clause C2.5.5; or – **N/A** (d) it relates to an intensification of an existing use or development or a change of use where: (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or **- N/A** (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: **- N/A** N = A + (C- B) N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1. **Single dwelling containing 2 or more bedrooms (including all rooms capable of being used as a bedroom) = Two (2x)** **Two (2x) car parking spaces on-site as shown on the submitted plans.** **- Table C2.1 requires that two parking spaces are provided.**

C2.5.2 Bicycle parking numbers:

Objective: **C2.5.2**	**That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.**

Clause C2.5.2: Bicycle parking numbers **NOT APPLICABLE**	The bicycle parking number assessment must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions.* **Documentation submitted to date does not invoke clause C2.5.2.** Acceptable solution - A1: Bicycle parking spaces must: (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1. **NO REQUIREMENT** (Residential use) **Documentation submitted to date does not indicate any bicycle parking requirement.**

C2.5.3 Motorcycle parking numbers:

Objective: **C2.5.3**	**That the appropriate level of motorcycle parking is provided to meet the needs of the use.**
Clause C2.5.3: Motorcycle parking numbers **NOT APPLICABLE**	The motorcycle parking number assessment must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions.* **Documentation submitted to date does not invoke clause C2.5.3.** Clause C2.5.3 only applies to use and development in the following Use Classes: (a) Business and Professional Services; **- Not Applicable** (b) Community Meeting and Entertainment; **- Not Applicable** (c) Custodial Facility; **- Not Applicable** (d) Crematoria and Cemeteries; **- Not Applicable** (e) Educational and Occasional Care; **- Not Applicable** (f) Food Services; **- Not Applicable** (g) General Retail and Hire; **- Not Applicable** (h) Hospital Services; **- Not Applicable** (i) Hotel Industry; **- Not Applicable** (j) Pleasure Boat Facility; **- Not Applicable** (k) Residential if for a communal residence, multiple dwellings or hostel use; **- Not Applicable** (l) Sports and Recreation; and**- Not Applicable** (m) Tourist Operation. **- Not Applicable** **Documentation submitted to date does not indicate any motorcycle parking requirement for the respective Use Classes (C2.2.2)**

C2.5.4 Loading Bays:

Objective: **C2.5.4**	**That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows.**
Clause C2.5.4: Loading Bays **NOT APPLICABLE**	The Loading Bay assessment must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions.* **Documentation submitted to date does not invoke clause C2.5.4.** Clause C2.5.4 only applies to use and development in the following Use Classes: (a) Bulky Goods Sales; **- Not Applicable** (b) General Retail and Hire; **- Not Applicable** (c) Manufacturing and Processing; and **- Not Applicable** (d) Storage. **- Not Applicable** **Documentation submitted to date does not indicate any requirement for loading bays for the respective Use Classes (C2.2.3)**

C2.5.5 Number of car parking spaces within the General Res. Zone and Inner Res. Zone:

Objective: **C2.5.5**	**To:** **(a) facilitate the reuse of existing non-residential buildings within the General Residential Zone and Inner Residential Zone; and** **(b) to not cause an unreasonable impact on residential amenity by the car parking generated by that reuse.**
Clause C2.5.5: Number of car parking spaces within the General Residential Zone and Inner Residential Zone *(Reuse of existing non-residential buildings)* **NOT APPLICABLE**	The number of car parking spaces within the General Residential Zone and Inner Residential Zone must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions.* **Documentation submitted to date does not invoke clause C2.5.5.** Clause C2.5.5 only applies to use and development in the following Use Classes: (a) Business and Professional Services; **- Not Applicable** (b) Community Meeting and Entertainment; **- Not Applicable** (c) Educational and Occasional Care; **- Not Applicable** (d) Emergency Services; **- Not Applicable** (e) Food Services; **- Not Applicable** (f) General Retail and Hire; **- Not Applicable** (g) Sports and Recreation; and**- Not Applicable** (h) Utilities, if not for minor utilities. **- Not Applicable** **Documentation submitted to date does not indicate any requirement for car parking spaces within the General Residential Zone and Inner Residential Zone for the respective Use Classes (C2.2.4)**

C2.6 Development Standards for Buildings and Works:

C2.6	**Development Standards for Buildings and Works** **This code applies to all use and development.**

C2.6.1 Construction of parking areas:

Objective: **C2.6.1**	**That parking areas are constructed to an appropriate standard.**
Clause for Assessment	**Comments / Discussion (In Bold)**

Clause C2.6.1: Construction of parking areas **ACCEPTABLE SOLUTION**	The construction of parking areas must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions.* **Documentation submitted to date does comply with the Acceptable Solution for clause C2.6.1.** Acceptable Solution A1: - **DOES COMPLY** All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement. **Documentation submitted to date indicates a concrete surface treatment, able to be drained to an approved stormwater system. Condition on Planning Permit to ratify timing.**

C2.6.2 Design and layout of parking areas:

Objective: **C2.6.2**	**That parking areas are designed and laid out to provide convenient, safe and efficient parking.**

Clause C2.6.2: Design and layout of parking areas **ACCEPTABLE SOLUTION** *(iv) 2.6m min. width* *(v) 3 or more car parking spaces*	The design and layout of parking areas must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions.* **Documentation submitted to date does comply with the Acceptable Solution for clause C2.6.2**. Acceptable Solution - A1: - **DOES COMPLY** Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6; **- Acceptable, documentation submitted to date can meet this requirement** (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; **- N/A (< 4 parking spaces)** (iii) have an access width not less than the requirements in Table C2.2; **- Acceptable, documentation submitted to date can meet this requirement (existing)** (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; **- Acceptable, documentation submitted to date can meet this requirement** (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are **3 or more car parking spaces**; **- N/A (< 3 or more car parking spaces)** (vi) have a vertical clearance of not less than 2.1m above the parking surface level; **- Acceptable, documentation submitted to date can meet this requirement** and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; **- N/A** or (b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6. **- Complies with part (a)** *If a proposal fully complies with the Acceptable Solution for Clause C2.6.2 (Design and layout of parking areas), a planning authority cannot require additional assessment against the performance criteria of that clause, including importing extra considerations such as sightlines that are not part of C2.6.2 itself.* Acceptable Solution - A1.2: - **NOT APPLICABLE** (Residential) Parking spaces provided for use by persons with a disability must satisfy the following: (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.35 *35 Requirements for the number of accessible car parking spaces are specified in part D3 of the National Construction Code 2016.*

C2.6.3 Number of accesses for vehicles:

Objective: **C2.6.3**	**That:** **(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;** **(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and** **(c) the number of accesses minimise impacts on the streetscape.**
Clause C2.6.3: Number of accesses for vehicles **NOT APPLICABLE**	The number of accesses for vehicles must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions.* **Documentation submitted to date does not invoke clause C2.6.3.** Acceptable Solution A1: The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater. Acceptable Solution A2: Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed. **Documentation submitted to date does not indicate any changes proposed to the existing number of accesses for vehicles.**

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone:

Objective: **C2.6.4**	**That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which:** **(a) enables easy and efficient use;** **(b) promotes the safety of users;** **(c) minimises opportunities for crime or anti-social behaviour; and** **(d) prevents unreasonable light overspill impacts.**
Clause C2.6.4: Lighting of parking areas within the General Business Zone and Central Business Zone *(5 or more car parking spaces)* **NOT APPLICABLE**	The lighting of parking areas within the General Business Zone and Central Business Zone must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions.* **Documentation submitted to date does not invoke clause C2.6.4.** **Documentation submitted to date indicates any lighting of parking areas within the General Business Zone and Central Business Zone proposed.**

C2.6.5 Pedestrian access:

Objective: **C2.6.5**	**That pedestrian access within parking areas is provided in a safe and convenient** **manner.**
Clause C2.6.5: Pedestrian access **NOT APPLICABLE** *(Uses that require 10 or more car parking spaces)*	The pedestrian access must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions.* **Documentation submitted to date does not invoke clause C2.6.5.** **Documentation submitted to date indicates any pedestrian access (Uses that require 10 or more car parking spaces) proposed.**

C2.6.6 Loading bays:

Objective: C2.6.6	That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.
Clause C2.6.6: Loading bays NOT APPLICABLE	The loading bays must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions.* **Documentation submitted to date does not invoke clause C2.6.6.** **Documentation submitted to date does not indicate any loading bays proposed.**

C2.6.7 Bicycle parking and storage:

Objective: C2.6.7	That parking for bicycles are safe, secure and convenient, within the General Business Zone and Central Business Zone.
Clause C2.6.7: Bicycle parking and storage facilities within the General Business Zone and Central Business Zone NOT APPLICABLE	The bicycle parking and storage facilities within the General Business Zone and Central Business Zone must satisfy the Acceptable Solutions of the *Tasmanian Planning Scheme - State Planning Provisions.* **Documentation submitted to date does not invoke clause C2.6.7.** **Documentation submitted to date does not indicate any proposed bicycle parking and storage facilities within the General Business Zone and Central Business Zone.**

C2.6.8 Siting of parking and turning areas:

Objective: C2.6.8	That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties.
Clause C2.6.8: Siting of parking and turning areas NOT APPLICABLE Siting of parking and turning areas within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone	The siting of parking and turning areas within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone must satisfy the Acceptable Solutions of the *Tasmanian Planning Scheme - State Planning* Provisions. **Documentation submitted to date does not invoke clause C2.6.8.** **Documentation submitted to date does not indicate any proposed parking and turning areas within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone.**

C2.7 Parking Precinct Plan:

C2.7	Parking Precinct Plan

C2.7.1 On-site car parking spaces within an area defined by a parking precinct plan:

Objective: C2.7.1	To minimise the amount of on-site car parking spaces within an area defined by a parking precinct plan, and that parking does not detract from the streetscape of the area.
Clause for Assessment	Comments / Discussion (In Bold)

Clause C2.7.1: Parking precinct plan **NOT APPLICABLE** On-site car parking spaces within an area defined by a parking precinct plan	The on-site car parking spaces within an area defined by a parking precinct plan must satisfy the Acceptable Solutions of the *Tasmanian Planning Scheme - State Planning Provisions.* **Documentation submitted to date does not invoke clause C2.7.1.** **Documentation submitted to date does not indicate any on-site car parking spaces within an area defined by a parking precinct plan.**

C3.0 Road and Railway Assets Code:

C3.1	Code Purpose
	The purpose of the Road and Railway Assets Code is: C3.1.1 To protect the safety and efficiency of the road and railway networks; and C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.
C3.2 Application of this Code	**Application of this Code:**
C3.2.1	This code applies to a use or development that: (a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing; (b) will require a new vehicle crossing, junction or level crossing; or (c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.
C3.4.1	There are no exemptions from this code.

C3.5 Use Standards:

C3.5	Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction:

Objective:	**To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.**
Clause for Assessment	**Comments / Discussion (In Bold)**
Clause C3.5.1: Traffic generation at a vehicle crossing, level crossing or new junction **NOT APPLICABLE**	The traffic generation at a vehicle crossing, level crossing or new junction must satisfy the Acceptable Solutions of the *Tasmanian Planning Scheme - State Planning Provisions.* **Documentation submitted to date does not invoke clause C3.5.1** **Documentation submitted to date does not indicate any changes proposed to the existing traffic generation at a vehicle crossing, level crossing or new junction as approved at the subdivision stage.**

C3.6 Development Standards for Buildings or Works:

C3.6	Development Standards for Buildings or Works

C3.6.1 Habitable buildings for sensible uses within a road or railway attenuation area:

Objective: **C3.6.1**	**To minimise the effects of noise, vibration, light and air emissions on sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.**
Clause C3.6.1: Habitable buildings for sensitive uses within a road or railway attenuation area **NOT APPLICABLE**	The habitable buildings for sensitive uses within a road or railway attenuation area must satisfy the Acceptable Solutions of the *Tasmanian Planning Scheme - State Planning Provisions.* **Documentation submitted to date does not invoke clause C3.6.1.** **Documentation submitted to date does not indicate any habitable buildings for sensitive uses within a road or railway attenuation area.**

C3.7 Development Standards for Subdivision:

C3.7	**Development Standards for Subdivision**

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area:

Objective: **C3.7.1**	**To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.**
Clause C3.7.1: Subdivision for sensitive uses within a road or railway attenuation area **NOT APPLICABLE**	The subdivision for sensitive uses within a road or railway attenuation area must satisfy the Acceptable Solutions of the *Tasmanian Planning Scheme - State Planning Provisions.* **Documentation submitted to date does not invoke clause C3.7.1.** **Documentation submitted to date does not indicate any subdivision for sensitive uses within a road or railway attenuation area.**

6.11.2 (g) Erosion, and stormwater volume and quality controls:

6.11	***Conditions and Restrictions on a Permit***
Clause 6.11.2 (g)	Erosion, and stormwater volume and quality controls.
ACCEPTABLE SOLUTION	The erosion, and stormwater volume and quality controls are to be considered under sub-clauses 6.11.2(g) of the *Tasmanian Planning Scheme - State Planning Provisions.* **Documentation submitted to date does require conditions and restrictions imposed by the planning authority on a permit under clause C6.11.2(g).** **- Stormwater from new impervious surfaces disposed of by gravity to public stormwater infrastructure.** **- Referred to the Waterways Group for determination and conditioning.**

OVERVIEW:

Dwelling, Secondary Residence and Associated Works

ADVICE:

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's websitefor further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

Condition endorsement:

If any condition requires that further documents are submitted and approved, you will need to submit to the City the drawing, design or detail required by the condition through the condition endorsement submission function in PlanBuild. Detailed instructions can be found here.

Once approved, the Council will respond to you via email that the condition has been endorsed (satisfied).

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Building Permit:

You may need building approval in accordance with the *Building Act 2016*, further details are available on the Council's website, which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist here.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act* 1993.

Plumbing Permit:

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Further details are available on the Council's website, which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist here.

Special Connection Permit:

You may need a Special Connection Permit (Trade Waste) in accordance with the Plumbing Regulations 2014 and the Tasmanian Plumbing Code. Click here for more information.

Occupation Of The Public Highway:

You may require a permit for the occupation of the public highway for construction (e.g. placement of skip bin, crane, scissor lift etc). Click here for more information.

You may require a road closure permit for construction. Click here for more information.

Fees and Charges:

Click here for information on the Council's fees and charges.

Dial Before You Dig:

Click here for dial before you dig information.

Form published: 18/06/2025 13:58

DEVELOPMENT ENGINEERING

ASSESSMENT SUMMARY:

Tasmanian Planning Scheme - State Planning Provisions		
CLAUSE	**DESCRIPTION**	**ASSESSMENT DECISION**
C2.0 - Parking and Sustainable Transport Code		**DOES APPLY**
C2.5 - Use Standards		
C2.5.1	Car parking numbers	ACCEPTABLE SOLUTION
C2.5.2	Bicycle parking numbers	NOT APPLICABLE
C2.5.3	Motorcycle parking numbers *(>20 car parking spaces)*	NOT APPLICABLE
C2.5.4	Loading Bays *(>1000m² floor area in a single occupancy)*	NOT APPLICABLE
C2.5.5	Number of car parking spaces within the General Residential Zone and Inner Residential Zone *(Reuse/COU)*	NOT APPLICABLE
C2.6 - Development Standards for Buildings and Works		
C2.6.1	Construction of parking areas	ACCEPTABLE SOLUTION
C2.6.2	Design and layout of parking areas	ACCEPTABLE SOLUTION
C2.6.3	Number of accesses for vehicles	NOT APPLICABLE
C2.6.4	Lighting of parking areas within the General Business Zone and Central Business Zone *(5 or more car parking spaces)*	NOT APPLICABLE
C2.6.5	Pedestrian access *(10 or more car parking spaces)*	NOT APPLICABLE
C2.6.6	Loading bays *(Based on C2.5.4)*	NOT APPLICABLE
C2.6.7	Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	NOT APPLICABLE
C2.6.8	Siting of parking and turning areas *(Specific Zones)*	NOT APPLICABLE
C2.7 - Parking Precinct Plan		
C2.7.1	Parking precinct plan	NOT APPLICABLE
C3.0 - Road and Railway Assets Code		**DOES NOT APPLY**
C3.5 - Use Standards		
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction	NOT APPLICABLE
C3.6 - Development Standards for Buildings or Works		
C3.6.1	Habitable buildings for sensitive uses within a road or railway attenuation area	NOT APPLICABLE
C3.7 - Development Standards for Subdivision		
C3.7.1	Subdivision for sensitive uses within a road or railway attenuation area	NOT APPLICABLE
6.11 Conditions and Restrictions on a Permit		
6.11.2 (g) / C11 / C12 Erosion, and stormwater volume and quality controls		**DO APPLY**
6.0 - Assessment of an Application for Use or Development		
6.11.2 (g)	Erosion, and stormwater volume and quality controls • >100m² net increase in the impervious area for the site, and change of use; • the overland flow paths and associated code overlays on their plans;	ACCEPTABLE SOLUTION - Waterways Group Assessment
C11.0 - Coastal Inundation Hazard Code		
C11.6.1	Buildings and works, excluding coastal protection works, within a coastal inundation hazard area	NOT APPLICABLE
C11.7.1	Subdivision within a coastal inundation hazard area	NOT APPLICABLE
C12.0 - Flood-Prone Areas Hazard Code		
C12.6.1	Buildings and works within a flood-prone hazard area	NOT APPLICABLE
C12.7.1	Subdivision within a flood-prone hazard area	NOT APPLICABLE
HOB – Local Provisions Schedule		

DISCRETION SUMMARY:

Nil

REFERRALS:

TasWater:	REFERRAL REQUIRED					
Check Applicable (X)	Sewer Main Proximity X	New Sewer Connection	New Water Connection	Additional loading	Subdivision	Other

Waterways:	REFERRAL REQUIRED					
Check Applicable (X)	New Connection	Detention or >100m² Hardstand X	Treatment	Pump / Onsite	S/W Main Proximity	Subdivision

Other:	REFERRAL REQUIRED					
Check Applicable (X)	TasNetworks	Parks X	Sport & Rec.	Waste	Parking	Other

COMMENTS:

Due to the scope of the proposal, the application has been referred to the Council's Manager Waterways and Manager Open Space. The delegated officers' responses, including recommendations are inserted in the respective referral reports.

RECOMMENDATION:

Approval with conditions

REPRESENTATIONS:

Any representations to be directed to the responsible referral Group / officer for a detailed response.

CONDITIONS:

- ENG 1A: Protection of Council assets
- ENG 3A: Driveways
  AXIS homes documentation received by the Council on the 17th March 2026 and approved as part of the Final Planning Documents set associated with this permit
- ENG 4: Surface treatment

- ENG sw6: Stormwater disposal (Waterways Group Imposed)
- SW 01: A pre-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development must be submitted to the City of Hobart. (Waterways Group Imposed)
- SW 02: A post-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development, along with photos of any existing drainage structures connected to or modified as part of the development, must be submitted to the City of Hobart. (Waterways Group Imposed)

- SW 07: any new stormwater connection must be constructed and existing redundant connection(s) be abandoned and sealed at the owner's expense. (Waterways Group Imposed)

- ENV 2: SWMP design (Waterways Group Imposed)

ADVICE:

- Dial before you dig
- Fees and charges
- Building Permit
- Plumbing Permit
- Occupation of the Public Highway
- Condition endorsement engineering

DETAILED ASSESSMENT:

C2.0 Parking and Sustainable Transport Code:

C2.1	**Code Purpose:**
	The purpose of the Parking and Sustainable Transport Code is: C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development. C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas. C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate. C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area. C2.1.5 To ensure that parking spaces and accesses meet appropriate standards. C2.1.6 To provide for parking precincts and pedestrian priority streets.
C2.2 Application of this Code	**This Code applies to use or development of land:**
C2.2.1	Unless stated otherwise in a particular purpose zone, or sub-clause C2.2.2, C2.2.3 or C2.2.4, this code applies to all use and development
C2.2.2	Clause C2.5.3 only applies to use and development in the following Use Classes: (a) Business and Professional Services; (b) Community Meeting and Entertainment; (c) Custodial Facility; (d) Crematoria and Cemeteries; (e) Educational and 0ccasional Care; (f) Food Services; (g) General Retail and Hire; (h) Hospital Services; (i) Hotel Industry; (j) Pleasure Boat Facility; (k) Residential if for a communal residence, multiple dwellings or hostel use; (l) Sports and Recreation; and (m) Tourist Operation.
C2.2.3	Clause C2.5.4 only applies to use and development in the following Use Classes: (a) Bulky Goods Sales; (b) General Retail and Hire; (c) Manufacturing and Processing; and (d) Storage.
C2.2.4	Clause C2.5.5 only applies to use and development in the following Use Classes: (a) Business and Professional Services; (b) Community Meeting and Entertainment; (c) Educational and Occasional Care; (d) Emergency Services;

	(e) Food Services; (f) General Retail and Hire; (g) Sports and Recreation; and (h) Utilities, if not for minor utilities.

C2.5 Use Standards:

C2.5	**Use Standards** This code applies to all use and development.

C2.5.1 Car parking numbers:

Objective: C2.5.1	That an appropriate level of car parking spaces are provided to meet the needs of the use.
Clause for Assessment	**Comments / Discussion (In Bold)**
Clause C2.5.1 Car parking numbers **ACCEPTABLE SOLUTION**	The car parking number assessment must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions*. **Documentation submitted to date does comply with the Acceptable Solution for clause C2.5.1.** Acceptable solution - A1: - **DOES COMPLY** The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if: **- MET** (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; **- Not Applicable, no area plan has been adopted by council.** (b) the site is contained within a parking precinct plan and subject to Clause C2.7; **- Not Applicable, no parking precinct plan has been adopted by council.** (c) the site is subject to Clause C2.5.5; or – **N/A** (d) it relates to an intensification of an existing use or development or a change of use where: (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or **- N/A** (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: **- N/A** N = A + (C- B) N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

	Single dwelling containing 2 or more bedrooms (including all rooms capable of being used as a bedroom) = Two (2x) **Two (2x) car parking spaces on-site as shown on the submitted plans.** **- Table C2.1 requires that two parking spaces are provided.**

C2.5.2 Bicycle parking numbers:

Objective: C2.5.2	That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.
Clause C2.5.2: Bicycle parking numbers **NOT APPLICABLE**	The bicycle parking number assessment must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions*. **Documentation submitted to date does not invoke clause C2.5.2.** Acceptable solution - A1: Bicycle parking spaces must: (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1. **NO REQUIREMENT** (Residential use) **Documentation submitted to date does not indicate any bicycle parking requirement.**

C2.5.3 Motorcycle parking numbers:

Objective: C2.5.3	That the appropriate level of motorcycle parking is provided to meet the needs of the use.
Clause C2.5.3: Motorcycle parking numbers **NOT APPLICABLE**	The motorcycle parking number assessment must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions*. **Documentation submitted to date does not invoke clause C2.5.3.** Clause C2.5.3 only applies to use and development in the following Use Classes: (a) Business and Professional Services; **- Not Applicable** (b) Community Meeting and Entertainment; **- Not Applicable** (c) Custodial Facility; **- Not Applicable** (d) Crematoria and Cemeteries; **- Not Applicable** (e) Educational and Occasional Care; **- Not Applicable** (f) Food Services; **- Not Applicable** (g) General Retail and Hire; **- Not Applicable** (h) Hospital Services; **- Not Applicable** (i) Hotel Industry; **- Not Applicable** (j) Pleasure Boat Facility; **- Not Applicable** (k) Residential if for a communal residence, multiple dwellings or hostel use; **- Not Applicable** (l) Sports and Recreation; and**- Not Applicable** (m) Tourist Operation. **- Not Applicable**

	Documentation submitted to date does not indicate any motorcycle parking requirement for the respective Use Classes (C2.2.2)

C2.5.4 Loading Bays:

Objective: C2.5.4	That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows.
Clause C2.5.4: Loading Bays **NOT APPLICABLE**	The Loading Bay assessment must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions*. **Documentation submitted to date does not invoke clause C2.5.4.** Clause C2.5.4 only applies to use and development in the following Use Classes: (a) Bulky Goods Sales; **- Not Applicable** (b) General Retail and Hire; **- Not Applicable** (c) Manufacturing and Processing; and **- Not Applicable** (d) Storage. **- Not Applicable** **Documentation submitted to date does not indicate any requirement for loading bays for the respective Use Classes (C2.2.3)**

C2.5.5 Number of car parking spaces within the General Res. Zone and Inner Res. Zone:

Objective: C2.5.5	To: (a) facilitate the reuse of existing non-residential buildings within the General Residential Zone and Inner Residential Zone; and (b) to not cause an unreasonable impact on residential amenity by the car parking generated by that reuse.
Clause C2.5.5: Number of car parking spaces within the General Residential Zone and Inner Residential Zone *(Reuse of existing non-residential buildings)* **NOT APPLICABLE**	The number of car parking spaces within the General Residential Zone and Inner Residential Zone must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions*. **Documentation submitted to date does not invoke clause C2.5.5.** Clause C2.5.5 only applies to use and development in the following Use Classes: (a) Business and Professional Services; **- Not Applicable** (b) Community Meeting and Entertainment; **- Not Applicable** (c) Educational and Occasional Care; **- Not Applicable** (d) Emergency Services; **- Not Applicable** (e) Food Services; **- Not Applicable** (f) General Retail and Hire; **- Not Applicable** (g) Sports and Recreation; and**- Not Applicable** (h) Utilities, if not for minor utilities. **- Not Applicable** **Documentation submitted to date does not indicate any requirement for car parking spaces within the General Residential Zone and Inner Residential Zone for the respective Use Classes (C2.2.4)**

C2.6 Development Standards for Buildings and Works:

C2.6	**Development Standards for Buildings and Works** This code applies to all use and development.

C2.6.1 Construction of parking areas:

Objective: C2.6.1	That parking areas are constructed to an appropriate standard.

Clause for Assessment	Comments / Discussion (In Bold)
Clause C2.6.1: Construction of parking areas **ACCEPTABLE SOLUTION**	The construction of parking areas must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions*. **Documentation submitted to date does comply with the Acceptable Solution for clause C2.6.1.** Acceptable Solution A1: - **DOES COMPLY** All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement. **Documentation submitted to date indicates a concrete surface treatment, able to be drained to an approved stormwater system. Condition on Planning Permit to ratify timing.**

C2.6.2 Design and layout of parking areas:

Objective: C2.6.2	That parking areas are designed and laid out to provide convenient, safe and efficient parking.
Clause C2.6.2: Design and layout of parking areas **ACCEPTABLE SOLUTION** *(iv) 2.6m min. width* *(v) 3 or more car parking spaces*	The design and layout of parking areas must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions*. **Documentation submitted to date does comply with the Acceptable Solution for clause C2.6.2**. Acceptable Solution - A1: - **DOES COMPLY** Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6; **- Acceptable, documentation submitted to date can meet this requirement** (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; **- N/A (< 4 parking spaces)** (iii) have an access width not less than the requirements in Table C2.2; **- Acceptable, documentation submitted to date can meet this requirement (existing)** (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; **- Acceptable, documentation submitted to date can meet this requirement** (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are **3 or more car parking spaces**; **- N/A (< 3 or more car parking spaces)**

	(vi) have a vertical clearance of not less than 2.1m above the parking surface level; **- Acceptable, documentation submitted to date can meet this requirement** and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; **- N/A** or (b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6. **- Complies with part (a)** *If a proposal fully complies with the Acceptable Solution for Clause C2.6.2 (Design and layout of parking areas), a planning authority cannot require additional assessment against the performance criteria of that clause, including importing extra considerations such as sightlines that are not part of C2.6.2 itself.* Acceptable Solution - A1.2: - **NOT APPLICABLE** (Residential) Parking spaces provided for use by persons with a disability must satisfy the following: (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.[35] [35] *Requirements for the number of accessible car parking spaces are specified in part D3 of the National Construction Code 2016.*

C2.6.3 Number of accesses for vehicles:

Objective: **C2.6.3**	That: (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.
Clause C2.6.3: Number of accesses for vehicles **NOT APPLICABLE**	The number of accesses for vehicles must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions*. **Documentation submitted to date does not invoke clause C2.6.3.** Acceptable Solution A1: The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater. Acceptable Solution A2: Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.

	Documentation submitted to date does not indicate any changes proposed to the existing number of accesses for vehicles.

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone:

Objective: C2.6.4	That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which: (a) enables easy and efficient use; (b) promotes the safety of users; (c) minimises opportunities for crime or anti-social behaviour; and (d) prevents unreasonable light overspill impacts.
Clause C2.6.4: Lighting of parking areas within the General Business Zone and Central Business Zone *(5 or more car parking spaces)* **NOT APPLICABLE**	The lighting of parking areas within the General Business Zone and Central Business Zone must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions*. **Documentation submitted to date does not invoke clause C2.6.4.** **Documentation submitted to date indicates any lighting of parking areas within the General Business Zone and Central Business Zone proposed.**

C2.6.5 Pedestrian access:

Objective: C2.6.5	That pedestrian access within parking areas is provided in a safe and convenient manner.
Clause C2.6.5: Pedestrian access **NOT APPLICABLE** *(Uses that require 10 or more car parking spaces)*	The pedestrian access must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions*. **Documentation submitted to date does not invoke clause C2.6.5.** **Documentation submitted to date indicates any pedestrian access (Uses that require 10 or more car parking spaces) proposed.**

C2.6.6 Loading bays:

Objective: C2.6.6	That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.
Clause C2.6.6: Loading bays	The loading bays must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Tasmanian Planning Scheme - State Planning Provisions*. **Documentation submitted to date does not invoke clause C2.6.6.**

NOT APPLICABLE	Documentation submitted to date does not indicate any loading bays proposed.

C2.6.7 Bicycle parking and storage:

Objective: C2.6.7	That parking for bicycles are safe, secure and convenient, within the General Business Zone and Central Business Zone.
Clause C2.6.7: Bicycle parking and storage facilities within the General Business Zone and Central Business Zone NOT APPLICABLE	The bicycle parking and storage facilities within the General Business Zone and Central Business Zone must satisfy the Acceptable Solutions of the *Tasmanian Planning Scheme - State Planning Provisions*. **Documentation submitted to date does not invoke clause C2.6.7.** **Documentation submitted to date does not indicate any proposed bicycle parking and storage facilities within the General Business Zone and Central Business Zone.**

C2.6.8 Siting of parking and turning areas:

Objective: C2.6.8	That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties.
Clause C2.6.8: Siting of parking and turning areas NOT APPLICABLE Siting of parking and turning areas within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone	The siting of parking and turning areas within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone must satisfy the Acceptable Solutions of the *Tasmanian Planning Scheme - State Planning Provisions*. **Documentation submitted to date does not invoke clause C2.6.8.** **Documentation submitted to date does not indicate any proposed parking and turning areas within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone.**

C2.7 Parking Precinct Plan:

C2.7	**Parking Precinct Plan**

C2.7.1 On-site car parking spaces within an area defined by a parking precinct plan:

Objective: C2.7.1	To minimise the amount of on-site car parking spaces within an area defined by a parking precinct plan, and that parking does not detract from the streetscape of the area.

Clause for Assessment	Comments / Discussion (In Bold)
Clause C2.7.1: Parking precinct plan **NOT APPLICABLE** On-site car parking spaces within an area defined by a parking precinct plan	The on-site car parking spaces within an area defined by a parking precinct plan must satisfy the Acceptable Solutions of the *Tasmanian Planning Scheme - State Planning Provisions*. **Documentation submitted to date does not invoke clause C2.7.1.** **Documentation submitted to date does not indicate any on-site car parking spaces within an area defined by a parking precinct plan.**

C3.0 Road and Railway Assets Code:

C3.1	**Code Purpose**
	The purpose of the Road and Railway Assets Code is: C3.1.1 To protect the safety and efficiency of the road and railway networks; and C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.
C3.2 Application of this Code	**Application of this Code:**
C3.2.1	This code applies to a use or development that: (a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing; (b) will require a new vehicle crossing, junction or level crossing; or (c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.
C3.4.1	There are no exemptions from this code.

C3.5 Use Standards:

C3.5	**Use Standards**

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction:

Objective:	To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.
Clause for Assessment	**Comments / Discussion (In Bold)**
Clause C3.5.1: Traffic generation at a vehicle crossing, level crossing or new junction	The traffic generation at a vehicle crossing, level crossing or new junction must satisfy the Acceptable Solutions of the *Tasmanian Planning Scheme - State Planning Provisions*. **Documentation submitted to date does not invoke clause C3.5.1**

NOT APPLICABLE	Documentation submitted to date does not indicate any changes proposed to the existing traffic generation at a vehicle crossing, level crossing or new junction as approved at the subdivision stage.

C3.6 Development Standards for Buildings or Works:

C3.6	**Development Standards for Buildings or Works**

C3.6.1 Habitable buildings for sensible uses within a road or railway attenuation area:

Objective: C3.6.1	To minimise the effects of noise, vibration, light and air emissions on sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.
Clause C3.6.1: Habitable buildings for sensitive uses within a road or railway attenuation area NOT APPLICABLE	The habitable buildings for sensitive uses within a road or railway attenuation area must satisfy the Acceptable Solutions of the *Tasmanian Planning Scheme - State Planning Provisions*. **Documentation submitted to date does not invoke clause C3.6.1.** **Documentation submitted to date does not indicate any habitable buildings for sensitive uses within a road or railway attenuation area.**

C3.7 Development Standards for Subdivision:

C3.7	**Development Standards for Subdivision**

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area:

Objective: C3.7.1	To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.
Clause C3.7.1: Subdivision for sensitive uses within a road or railway attenuation area NOT APPLICABLE	The subdivision for sensitive uses within a road or railway attenuation area must satisfy the Acceptable Solutions of the *Tasmanian Planning Scheme - State Planning Provisions*. **Documentation submitted to date does not invoke clause C3.7.1.** **Documentation submitted to date does not indicate any subdivision for sensitive uses within a road or railway attenuation area.**

6.11.2 (g) Erosion, and stormwater volume and quality controls:

6.11	***Conditions and Restrictions on a Permit***
Clause 6.11.2 (g)	Erosion, and stormwater volume and quality controls.
ACCEPTABLE SOLUTION	The erosion, and stormwater volume and quality controls are to be considered under sub-clauses 6.11.2(g) of the *Tasmanian Planning Scheme - State Planning Provisions*. **Documentation submitted to date does require conditions and restrictions imposed by the planning authority on a permit under clause C6.11.2(g).**

	- Stormwater from new impervious surfaces disposed of by gravity to public stormwater infrastructure. **- Referred to the Waterways Group for determination and conditioning.**

OVERVIEW:

Dwelling, Secondary Residence and Associated Works

ADVICE:

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

Condition endorsement:
If any condition requires that further documents are submitted and approved, you will need to submit to the City the drawing, design or detail required by the condition through the condition endorsement submission function in PlanBuild. Detailed instructions can be found here.

Once approved, the Council will respond to you via email that the condition has been endorsed (satisfied).

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Building Permit:
You may need building approval in accordance with the *Building Act 2016*, further details are available on the Council's website, which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist here.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act* 1993.

Plumbing Permit:
You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Further details are available on the Council's website, which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist here.

Special Connection Permit:
You may need a Special Connection Permit (Trade Waste) in accordance with the Plumbing Regulations 2014 and the Tasmanian Plumbing Code. Click here for more information.

Occupation Of The Public Highway:
You may require a permit for the occupation of the public highway for construction (e.g. placement of skip bin, crane, scissor lift etc). Click here for more information.

You may require a road closure permit for construction. Click here for more information.

Fees and Charges:
Click here for information on the Council's fees and charges.

Dial Before You Dig:
Click here for dial before you dig information.

INTERNAL REFERRAL

Status: Review

Reference
PLANNA-HOB-2026-0163

Application Reference
PLN-HOB-2025-0657

Address
18 SUNVALE AV SANDY BAY TAS 7005

Titles
161967/19

Referred By

Referred By
VM

Reason for Referral

New Dwelling, Secondary Res and works on a large internal lot adjacent to Maning Rivulet, with a minor tributary along western boundary.
DE: Driveway extension, driveway longer than 30m.
Stormwater: Site is flood prone on inundation layers.
EDP: Site is flood prone, adjacent to waterway, affected by Natural Values, landslip and bushfire codes. Bushfire report provided.
OSP: Site abuts Council land (Maning Rivulet).
Please send any RFIs by 27 January.
Many thanks
VM

Council Description

Council Proposed Use or Development Description
Dwelling, Secondary Residence and Associated Works

Referral Report Type

Referral Report
Referral Report - Environmental Development Planner

Referral Recommendation

Recommendation
Acceptable Subject to Conditions

Referral Officer Name
Rowan Moore

Referral Officer Role
Environmental Development Planner

Date Completed
12/05/2026

Applicable Codes

Select Applicable Codes/Provisions
-

Overview

Overview

Code	Applicable	Exempt	Permitted	Discretionary

C7 Natural Assets	**Yes**	**No**	**No**	**Yes – C7.6.1 P1.1 & P3; C7.6.2 P1.1 & P1.2**
C9 Attenuation	No			
C10 Coastal Erosion	No			
C11 Coastal Inundation	No			
C13 Bushfire-Prone Areas	No			
C15 Landslip	**Yes**	**Yes - C15.4.1(d)(i)**		

Summary

Assessment Summary

Additional Documents

Version	Document Date	Document Type	Description	Prepared By
1	12 May 2026	Response to Internal Referral	EDP Assessment Report	Rowan Moore

Conditions

#	Condition	Origin
1	**ENV S1 - Environmental Planning - Waterway Protection** Prior to the commencement of works and prior to the granting of building consent, amended plans must be submitted and approved as a condition endorsement. The amended plans must show a significant reduction in encroachment into the waterway and coastal protection area of the driveway/turning/parking area and the associated area of disturbance (earthworks and vegetation clearing). The development must be consistent with the approved, amended plans.	
2	**ENV S2 - Environmental Planning - Waterway Protection** Native vegetation clearing and ground disturbance for the sewer and stormwater connections, or any new sewer and stormwater connections, must be kept to the minimum reasonably practicable.	
3	**ENV S3 - Environmental Planning - Waterway Protection** Native vegetation clearing, ground disturbance or other works within the waterway and coastal protection area must be limited to that shown on the submitted Site Plan – Landscaping dated 31 March 2026, except where modified by a condition of this permit or where in accordance with a condition of this permit. Prior to the commencement of works, the boundary of the approved disturbance area and the undisturbed part of the waterway protection area must be delineated on-site using flagging tape, barrier mesh or similar, and must be maintained for the duration of the works.	
4	**ENV S4 - Environmental Planning - Construction Hygiene** All construction vehicles, machinery and equipment must be effectively cleaned of soil and vegetation before entering the property. Soil cleaned from vehicles, machinery and equipment must not be allowed to either directly or indirectly enter waterways or Council's stomwater system. Effective cleaning and hygiene measures are detailed in Appendix 2 of *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania* (DPIPWE, 2015). The guidelines can be obtained from the Department of Natural Resources and Environment website at www.nre.tas.gov.au.	
5	**ADVICE - Part 5 Agreement** Please note that Part 5 Agreement D21121 applies to the owner(s) of this property. It is recognised that the requirements of the Fire Management Plan will be superseded by a new Bushfire Hazard Management Plan for the development, however please note that the drainage easement can be maintained as a fuel modified buffer zone in accordance with the prescriptions of the Fire Management Plan. Please also note that the Landscape Management Plan included in the Agreement prohibits the planting of environmental weeds on the lot. A list of plants considered to be environmental weeds (Restricted Plant List, July 2014) is available on the City of Hobart web site. Copies of the Part 5 Agreement are available from The LIST website (www.thelist.tas.gov.au) via the 'Scanned Dealings' section.	

Detailed Assessment

Detailed Assessment
Approval is sought for a 300m2 dwelling, 35m2 ancillary dwelling and 16m2 shed on a vacant 2615m2 lot at 18 Sunvale Avenue, Sandy Bay. Vegetation clearing is also proposed to create a bushfire hazard management area (HMA) that would extend on to Council land to the east (23A Aotea Road) and private land to the south (26 Edith Avenue).

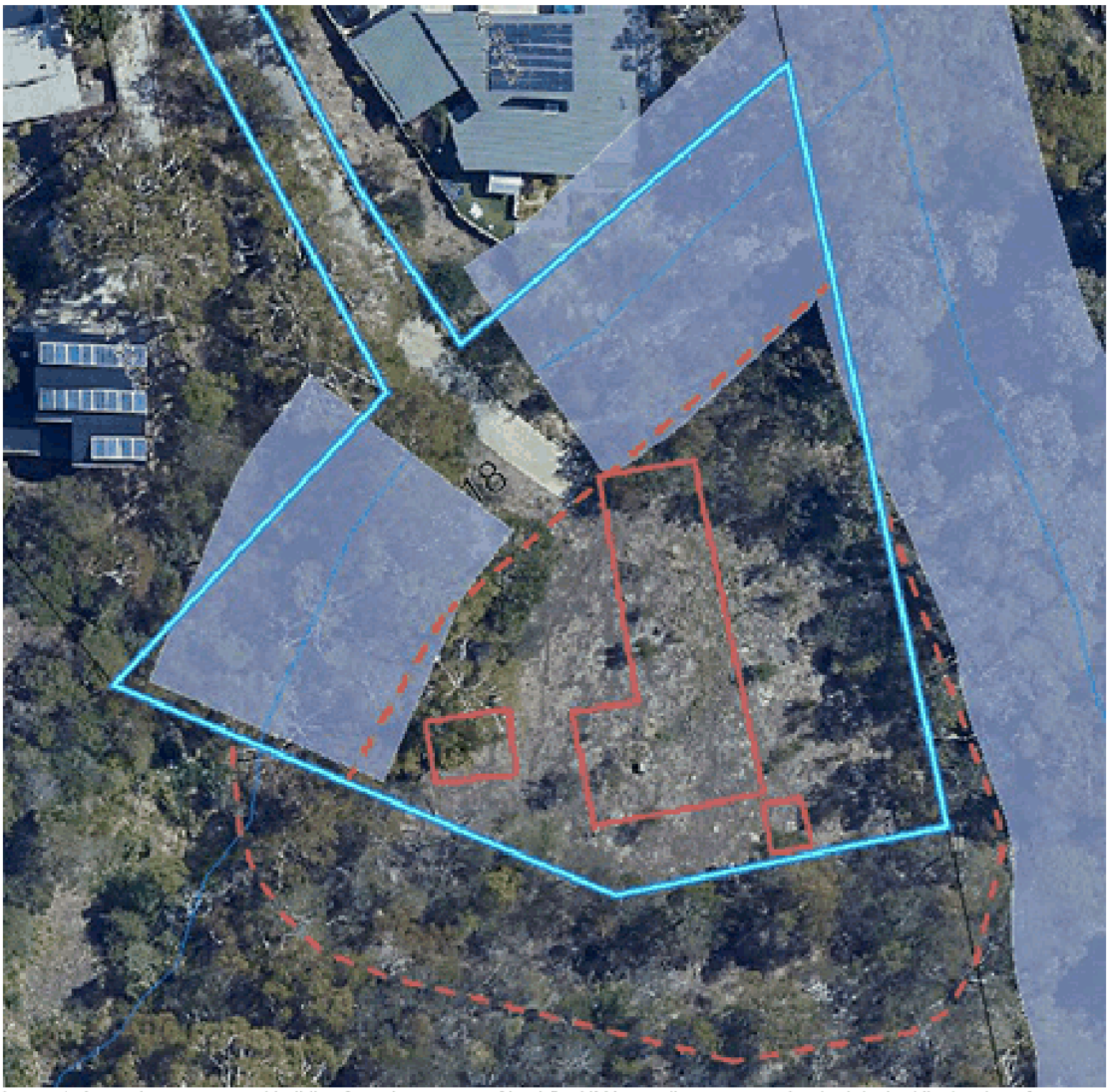


Image 1: Approximate proposed building footprints, extent of bushfire HMA on adjacent properties (red dashed line), edge of drainage easement (orange dashed line) and WCPA overlay

Natural Assets Code

The Code applies because development is proposed within a waterway and coastal protection area (WCPA) and because development is proposed within a priority vegetation area (PVA) within the Open Space Zone (Maning Rivulet reserve).

Within the WCPA, a vehicle turning area, cut and fill batters, vegetation removal and sewer and stormwater connections are proposed. Vegetation removal for a bushfire hazard management area is proposed within the Maning Rivulet reserve.

No Code exemptions apply.

The relevant Code standards are under clause C7.6.1 and C7.6.2.

With regard to C7.6.1 (buildings and works within a waterway and coastal protection area), the application does not comply with acceptable solution A1. Performance criterion P1.1. states the following:

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 land filling 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; and
(n) the guidelines in the Tasmanian Coastal Works Manual.

There is a risk of erosion and sediment transfer to the watercourse passing through the lot during construction if appropriate erosion and sediment control measures are not implemented. It is recommended that the implementation of an approved erosion and sediment control plan be required as a condition of approval to minimise this risk.

The submitted landscaping plan and discussions with the applicant indicate that no clearing of vegetation for the bushfire HMA is required within the WCPA. Some lopping of lower tree branches may be required. This area has been approved as a fuel modified buffer zone (FMBZ) under the subdivision approval that created this lot, and the area can be legally maintained in accordance with the FMBZ prescriptions of the subdivision bushfire management plan.

Some vegetation clearing may be required for the sewer and stormwater line connections, however this unavoidable and the impact would not be significant.

Part of the proposed driveway/parking/turning area and associated cut encroaches into the WCPA and would be close to several mature gums that are proposed to be retained. These works are likely to impact the root systems of these trees, and could have a deleterious effect on the health and/or stability of those trees. It appears that the driveway/parking/turning area could be redesigned to avoid or reduce encroachment into the WCPA, which is a requirement of the performance criterion.

The possibility of redesigning the area was discussed with Council's Development Engineer and with the applicant, and no significant impediments were identified. It is therefore recommended that a condition be applied to any permit granted requiring a re-design of this area to Council's satisfaction as a condition endorsement.

A Natural Values Assessment (NVA) was submitted with the application. The findings of the NVA include:

- The native vegetation community within the lot and within the proposed hazard management area is '*Eucalyptus viminalis* grassy forest and woodland' (DVG).
- No threatened flora were recorded.
- The site provides general, highly opportunistic foraging habitat for species such as Tasmanian devil, spotted-tailed quoll, eastern quoll and eastern barred bandicoot.
- Denning habitat for threatened species is absent.
- The site does not provide nesting habitat for hollow-dwelling birds.

Eucalyptus viminalis grassy forest and woodland is a relatively common and well-reserved native vegetation community.

All proposed earthworks within the WCPA are above the top of the bank of the watercourse, so should have no significant impact upon streambank/streambed condition.

No significant additional vegetation management has been proposed within the WCPA, so there should be minimal impact to in-stream habitat.

As no earthworks are proposed below the top of the bank of the watercourse, the development should have no impact upon natural flow and drainage, except during extreme flood events.

Fish passage is unlikely in this very minor watercourse, and if it does occur, the development is not expected to create any impediment.

No wetlands would be impacted. The proposed development is for a dwelling, not a 'facility'.

Some cut is proposed within the WCPA for the proposed parking/turning area. While not a large area, it could potentially cause the death of several nearby trees within the WCPA through root damage. As it appears that this parking /turning area could be redesigned to remove/minimise the amount of cut required in the WCPA, a condition is recommended for any permit granted requiring this.

There is minimal proposed encroachment of buildings within the WCPA.

No coastal processes would be affected.

All proposed buildings are sited outside the modelled 1% AEP flood zone, and set back considerably from the top of the bank, so there should be no direct damage even during extreme flood events, and the likelihood of erosion leading to damage to buildings or the need to stabilise banks is considered unlikely.

The proposed parking/turning area is close to the top of the bank, and within the modelled 1% AEP flood zone so there is some risk of damage to this area during an extreme flood event. This risk would be reduced significantly if the area was redesigned to be further away from the watercourse as per the recommended condition.

Provided that the recommended erosion and sediment control plan is implemented, and the parking/turning area is redesigned as recommended, the proposed development is considered generally consistent with the *Waterways and Wetlands Works Manual*.

The *Tasmanian Coastal Works Manual* is not relevant to this development.

C7.6.1 A2/P2 is not applicable.

Acceptable solution A3 states '*development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake*'. It is arguable whether the proposed development involves a 'new stormwater point discharge' as the stormwater connection point and stormwater outfall to the watercourse already exist. However, as the existing stormwater connection is currently not receiving stormwater in my opinion it should be considered a 'new' stormwater point discharge once connected.

Performance criterion P3 states the following:

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.

Council's Stormwater Unit have recommended a condition (SW 9) requiring stormwater treatment prior to discharge and stormwater detention to limit discharge rates. Pre-treated stormwater discharge from a catchment area of this size, from roofs and paved areas, is unlikely to cause significant pollution of the watercourse or of Maning Rivulet.

It is assumed that the existing stormwater outfall into the watercourse incorporates scour protection, which would minimise the risk of erosion. In addition, the submitted NVA notes that '*the existing dolerite bedrock bed should naturally mitigate against erosion and sedimentation'.*

Subject to the condition recommended by SWU, the application is considered to be consistent with P3.

C7.6.1 A4/P4 and A5/P5 are not applicable.

With regard to C7.6.2 (clearance within a priority vegetation area), the application does not comply with acceptable solution A1. The application complies with performance criterion P1.1(b) because the development is for a single dwelling.

Performance criterion P1.2 states the following:

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.

Only about 82m2 of land within the Maning Rivulet reserve is proposed to be partially cleared of vegetation for the bushfire hazard management area (HMA).

The site is quite constrained by the sewer main and watercourse easement, and the proposed dwelling would be set back by 13.5m from the shared boundary with the reserve, minimising the degree of encroachment by the HMA. The dwelling would be constructed to BAL-29 specification, thereby minimising the required extent of the HMA into the reserve.

Some native plantings have been proposed for the disturbed are of the WCPA.

The dwelling would be located on a cleared part of the site.

Given the above, and given the relatively low biodiversity significance of the vegetation in question, the proposed development is considered consistent with P1.2.

Part 5 Agreement C704343

Not relevant to this property.

Part 5 Agreement D21121

This Agreement requires the owners to implement and maintain a Fire Management Plan, Landscape Management Plan, Development Management Plan and Weed Management Plan.

Fire Management Plan

A new BHMP will be required for this site to satisfy the Building Regulations. This should supersede the requirements of the Agreement Fire Management Plan. The proposed hazard management area and building construction (BAL-29) will provide an equivalent, or greater, level of bushfire protection than required under the Fire Management Plan.

Landscape Management Plan

The Landscape Management Plan (LMP) includes requirements for:
- management of the BPZ and FMBZ established by the Fire Management Plan;
- the submission of a landscaping plan;
- gardens to maintain a bushland character;
- environmental weeds to not be planted; and
- identified white gums to be retained.

As indicated above, fuel management requirements will be dictated by a new Bushfire Hazard Management Plan.

A landscaping plan was submitted showing trees to be retained and removed, and proposed plantings within the WCPA. All proposed plantings are appropriate and do not include environmental weeds. Advice is recommended for any permit granted reminding the owner(s) of the Agreement requirements for the remainder of the lot.

The retained vegetation within the WCPA should ensure that the garden maintains a bushland character, particularly if the trees within the WCPA are protected from damage.

There are no white gums on this lot that are specified as requiring retention in the LMP.

Development Management Plan

The DMP includes a range of requirements relating to boundary setbacks, maximum area of disturbance, limitations on hard landscaping, front fencing, vegetation retention, fire-resistant construction, building height and bulk, building colours and cut/fill.

The proposed area of disturbance looks to be consistent with the maximum 50% of lot area requirement. Vegetation would be retained outside the area of disturbance except where removal if required for bushfire protection, which is consistent with the DMP.

Construction requirements have been superseded by current requirements for bushfire-prone areas under the Building Regulations.

The proposed degree of cut and fill is significant, and potentially inconsistent with the requirement of the DMP to minimise cut and fill.

Building Covenant

BUILDING COVENANT

The owner of lot 19 on the Plan covenants with the Hobart City Council to the intent that the burden of this covenant shall run with and bind the covenantors lot and every part and the benefits shall be in the favour of the Hobart City Council to observe the following stipulation - not without the written consent of the Hobart City Council to erect or permit to be erected any building or structure or carry out any works that may change the contours of the land or restrict the free flow of water over the land or cause erosion or damage/destroy/remove any native vegetation within six (6) meters of the top of the stream bank being the area noted as D X Y Z on the Plan.

This relates to the area between the sewer line and the boundary with the Rivulet reserve. No buildings are proposed in this area and no ground disturbance is proposed. Vegetation for bushfire protection is proposed and would be almost impossible to avoid given the size, dimensions and constraints of the lot. It is recommended that Council consent be granted, however it is likely that this covenant has arisen from Council's Stormwater Unit, so they should ultimately make that assessment.

Riparian Covenant

RIPARIAN COVENANT the Vendors & with

The owner of lot 19 on the Plan covenants with each and every lot on the Plan to the ~~intention~~ that the burden of this covenant shall run with and bind the covenantors lot ~~on~~ 2nd each and every part and the benefits shall be in the favour of each lot on the Plan to observe the following stipulation - not without the written consent of the Hobart City Council to erect or permit to be erected any building or structure or carry out any works that may change the contours on the land or restrict the free flow of water over the land or cause erosion or damage/destroy/remove any native vegetation within 6 metres of the top of the stream bank over the 'Riparian zone' marked A B C D E F G H on the Plan.

This relates to the drainage easement along the smaller watercourse that passes through the lot. Only a tiny part of the proposed dwelling would be located within the easement. Some cut and fill batters and part of the driveway/parking area would also encroach into the easement, and some vegetation removal is also proposed.

The encroachment into the easement of some of the proposed parking/turning area seems unnecessary and could potentially lead to the death of a number of trees within the easement. It is therefore not recommended that consent be granted for these works. All other proposed works would be minor and are, in my opinion, acceptable. However, it is likely that this covenant has arisen from Council's Stormwater Unit, so they should ultimately make that assessment.

Recommended Condition:

Redesign parking/turning area to minimise encroachment into WCPA, particularly close to trees 8-11

Keep veg/removal and soil disturbance to the minimum necessary for sewer/stormwater connections

No works within the WCPA except as approved or in accordance with this permit. Boundary of disturbed/undisturbed area to be delineated on the ground during the works.

Construction hygiene

ENV 2

Recommended Advice:

Part 5 Agreement

Form published: 18/06/2025 13:58

ENVIRONMENTAL DEVELOPMENT PLANNER ASSESSMENT (2026-0163)

18 Sunvale Avenue (PLN-HOB-2025-0657)

Summary:

Code	Applicable	Exempt	Permitted	Discretionary
C7 Natural Assets	**Yes**	**No**	**No**	**Yes – C7.6.1 P1.1 & P3; C7.6.2 P1.1 & P1.2**
C9 Attenuation	No			
C10 Coastal Erosion	No			
C11 Coastal Inundation	No			
C13 Bushfire-Prone Areas	No			
C15 Landslip	**Yes**	**Yes - C15.4.1(d)(i)**		

Detailed Assessment:

Approval is sought for a 300m^2 dwelling, 35m^2 ancillary dwelling and 16m^2 shed on a vacant 2615m^2 lot at 18 Sunvale Avenue, Sandy Bay. Vegetation clearing is also proposed to create a bushfire hazard management area (HMA) that would extend on to Council land to the east (23A Aotea Road) and private land to the south (26 Edith Avenue).

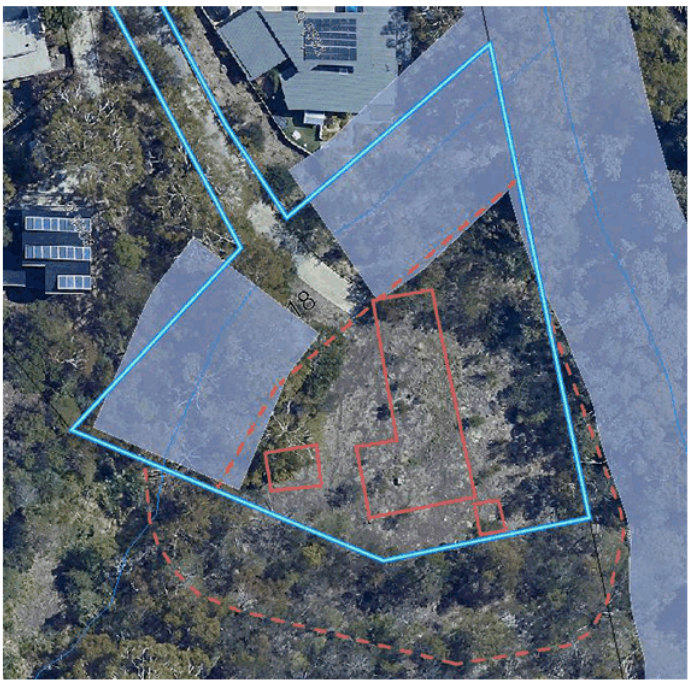


Image 1: Approximate proposed building footprints, extent of bushfire HMA on adjacent properties (red dashed line), edge of drainage easement (orange dashed line) and WCPA overlay

Natural Assets Code

The Code applies because development is proposed within a waterway and coastal protection area (WCPA) and because development is proposed within a priority vegetation area (PVA) within the Open Space Zone (Maning Rivulet reserve).

Within the WCPA, a vehicle turning area, cut and fill batters, vegetation removal and sewer and stormwater connections are proposed. Vegetation removal for a bushfire hazard management area is proposed within the Maning Rivulet reserve.

No Code exemptions apply.

The relevant Code standards are under clause C7.6.1 and C7.6.2.

With regard to C7.6.1 (buildings and works within a waterway and coastal protection area), the application does not comply with acceptable solution A1. Performance criterion P1.1. states the following:

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 land filling 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; and
(n) the guidelines in the Tasmanian Coastal Works Manual.

There is a risk of erosion and sediment transfer to the watercourse passing through the lot during construction if appropriate erosion and sediment control measures are not implemented. It is recommended that the implementation of an approved erosion and sediment control plan be required as a condition of approval to minimise this risk.

The submitted landscaping plan and discussions with the applicant indicate that no clearing of vegetation for the bushfire HMA is required within the WCPA. Some lopping of lower tree branches may be required. This area has been approved as a fuel modified buffer zone (FMBZ) under the subdivision approval that created this lot, and the area can be legally maintained in accordance with the FMBZ prescriptions of the subdivision bushfire management plan.

Some vegetation clearing may be required for the sewer and stormwater line connections, however this unavoidable and the impact would not be significant.

Part of the proposed driveway/parking/turning area and associated cut encroaches into the WCPA and would be close to several mature gums that are proposed to be retained. These works are likely to impact the root systems of these trees, and could have a deleterious effect on the health and/or stability of those trees. It appears that the driveway/parking/turning area could be redesigned to avoid or reduce encroachment into the WCPA, which is a requirement of the performance criterion.

The possibility of redesigning the area was discussed with Council's Development Engineer and with the applicant, and no significant impediments were identified. It is therefore recommended that a condition be applied to any permit granted requiring a re-design of this area to Council's satisfaction as a condition endorsement.

A Natural Values Assessment (NVA) was submitted with the application. The findings of the NVA include:

- The native vegetation community within the lot and within the proposed hazard management area is '*Eucalyptus viminalis* grassy forest and woodland' (DVG).
- No threatened flora were recorded.
- The site provides general, highly opportunistic foraging habitat for species such as Tasmanian devil, spotted-tailed quoll, eastern quoll and eastern barred bandicoot.
- Denning habitat for threatened species is absent.
- The site does not provide nesting habitat for hollow-dwelling birds.

Eucalyptus viminalis grassy forest and woodland is a relatively common and well-reserved native vegetation community.

All proposed earthworks within the WCPA are above the top of the bank of the watercourse, so should have no significant impact upon streambank/streambed condition.

No significant additional vegetation management has been proposed within the WCPA, so there should be minimal impact to in-stream habitat.

As no earthworks are proposed below the top of the bank of the watercourse, the development should have no impact upon natural flow and drainage, except during extreme flood events.

Fish passage is unlikely in this very minor watercourse, and if it does occur, the development is not expected to create any impediment.

No wetlands would be impacted. The proposed development is for a dwelling, not a 'facility'.

Some cut is proposed within the WCPA for the proposed parking/turning area. While not a large area, it could potentially cause the death of several nearby trees within the WCPA through root damage. As it appears that this parking /turning area could be redesigned to remove/minimise the amount of cut required in the WCPA, a condition is recommended for any permit granted requiring this.

There is minimal proposed encroachment of buildings within the WCPA.

No coastal processes would be affected.

All proposed buildings are sited outside the modelled 1% AEP flood zone, and set back considerably from the top of the bank, so there should be no direct damage even during extreme flood events, and the likelihood of erosion leading to damage to buildings or the need to stabilise banks is considered unlikely.

The proposed parking/turning area is close to the top of the bank, and within the modelled 1% AEP flood zone so there is some risk of damage to this area during an extreme flood event. This risk would be reduced significantly if the area was redesigned to be further away from the watercourse as per the recommended condition.

Provided that the recommended erosion and sediment control plan is implemented, and the parking/turning area is redesigned as recommended, the proposed development is considered generally consistent with the *Waterways and Wetlands Works Manual*.

The *Tasmanian Coastal Works Manual* is not relevant to this development.

C7.6.1 A2/P2 is not applicable.

Acceptable solution A3 states '*development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake*'. It is arguable whether the proposed development involves a 'new stormwater point discharge' as the stormwater connection point and stormwater outfall to the watercourse already exist. However, as the

existing stormwater connection is currently not receiving stormwater in my opinion it should be considered a 'new' stormwater point discharge once connected.

Performance criterion P3 states the following:

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.

Council's Stormwater Unit have recommended a condition (SW 9) requiring stormwater treatment prior to discharge and stormwater detention to limit discharge rates. Pre-treated stormwater discharge from a catchment area of this size, from roofs and paved areas, is unlikely to cause significant pollution of the watercourse or of Maning Rivulet.

It is assumed that the existing stormwater outfall into the watercourse incorporates scour protection, which would minimise the risk of erosion. In addition, the submitted NVA notes that '*the existing dolerite bedrock bed should naturally mitigate against erosion and sedimentation'.*

Subject to the condition recommended by SWU, the application is considered to be consistent with P3.

C7.6.1 A4/P4 and A5/P5 are not applicable.

With regard to C7.6.2 (clearance within a priority vegetation area), the application does not comply with acceptable solution A1. The application complies with performance criterion P1.1(b) because the development is for a single dwelling.

Performance criterion P1.2 states the following:

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.

Only about 82m^2 of land within the Maning Rivulet reserve is proposed to be partially cleared of vegetation for the bushfire hazard management area (HMA).

The site is quite constrained by the sewer main and watercourse easement, and the proposed dwelling would be set back by 13.5m from the shared boundary with the reserve, minimising the degree of encroachment by the HMA. The dwelling would be constructed to BAL-29 specification, thereby minimising the required extent of the HMA into the reserve.

Some native plantings have been proposed for the disturbed are of the WCPA.

The dwelling would be located on a cleared part of the site.

Given the above, and given the relatively low biodiversity significance of the vegetation in question, the proposed development is considered consistent with P1.2.

Part 5 Agreement C704343

Not relevant to this property.

Part 5 Agreement D21121

This Agreement requires the owners to implement and maintain a Fire Management Plan, Landscape Management Plan, Development Management Plan and Weed Management Plan.

Fire Management Plan

A new BHMP will be required for this site to satisfy the Building Regulations. This should supersede the requirements of the Agreement Fire Management Plan. The proposed hazard management area and building construction (BAL-29) will provide an equivalent, or greater, level of bushfire protection than required under the Fire Management Plan.

Landscape Management Plan

The Landscape Management Plan (LMP) includes requirements for:

- management of the BPZ and FMBZ established by the Fire Management Plan;
- the submission of a landscaping plan;
- gardens to maintain a bushland character;
- environmental weeds to not be planted; and
- identified white gums to be retained.

As indicated above, fuel management requirements will be dictated by a new Bushfire Hazard Management Plan.

A landscaping plan was submitted showing trees to be retained and removed, and proposed plantings within the WCPA. All proposed plantings are appropriate and do not include environmental weeds. Advice is recommended for any permit granted reminding the owner(s) of the Agreement requirements for the remainder of the lot.

The retained vegetation within the WCPA should ensure that the garden maintains a bushland character, particularly if the trees within the WCPA are protected from damage.

There are no white gums on this lot that are specified as requiring retention in the LMP.

Development Management Plan

The DMP includes a range of requirements relating to boundary setbacks, maximum area of disturbance, limitations on hard landscaping, front fencing, vegetation retention, fire-resistant construction, building height and bulk, building colours and cut/fill.

The proposed area of disturbance looks to be consistent with the maximum 50% of lot area requirement. Vegetation would be retained outside the area of disturbance except where removal if required for bushfire protection, which is consistent with the DMP.

Construction requirements have been superseded by current requirements for bushfire-prone areas under the Building Regulations.

The proposed degree of cut and fill is significant, and potentially inconsistent with the requirement of the DMP to minimise cut and fill.

Building Covenant

BUILDING COVENANT

The owner of lot 19 on the Plan covenants with the Hobart City Council to the intent that the burden of this covenant shall run with and bind the covenantors lot and every part and the benefits shall be in the favour of the Hobart City Council to observe the following stipulation - not without the written consent of the Hobart City Council to erect or permit to be erected any building or structure or carry out any works that may change the contours of the land or restrict the free flow of water over the land or cause erosion or damage/destroy/remove any native vegetation within six (6) meters of the top of the stream bank being the area noted as D X Y Z on the Plan.

This relates to the area between the sewer line and the boundary with the Rivulet reserve. No buildings are proposed in this area and no ground disturbance is proposed. Vegetation for bushfire protection is proposed and would be almost impossible to avoid given the size, dimensions and constraints of the lot. It is recommended that Council consent be granted, however it is likely that this covenant has arisen from Council's Stormwater Unit, so they should ultimately make that assessment.

Riparian Covenant

RIPARIAN COVENANT the Vendors & with

The owner of lot 19 on the Plan covenants with each and every lot on the Plan to the intention that the burden of this covenant shall run with and bind the covenantors lot ~~on~~ 2nd each and every part and the benefits shall be in the favour of each lot on the Plan to observe the following stipulation - not without the written consent of the Hobart City Council to erect or permit to be erected any building or structure or carry out any works that may change the contours on the land or restrict the free flow of water over the land or cause erosion or damage/destroy/remove any native vegetation within 6 metres of the top of the stream bank over the 'Riparian zone' marked A B C D E F G H on the Plan.

This relates to the drainage easement along the smaller watercourse that passes through the lot. Only a tiny part of the proposed dwelling would be located within the easement. Some cut and fill batters and part of the driveway/parking area would also encroach into the easement, and some vegetation removal is also proposed.

The encroachment into the easement of some of the proposed parking/turning area seems unnecessary and could potentially lead to the death of a number of trees within the easement. It is therefore not recommended that consent be granted for these works. All other proposed works would be minor and are, in my opinion, acceptable. However, it is likely that this covenant has arisen from Council's Stormwater Unit, so they should ultimately make that assessment.

Recommended Condition:

Redesign parking/turning area to minimise encroachment into WCPA

Keep veg/removal and soil disturbance to the minimum necessary for sewer/stormwater connections

No works within the WCPA except as approved or in accordance with this permit. Boundary of disturbed/undisturbed area to be delineated on the ground during the works.

Construction hygiene

ENV 2

Recommended Advice:

Part 5 Agreement

7.1.2 646A SANDY BAY ROAD, SANDY BAY - PARTIAL CHANGE OF USE TO GENERAL RETAIL AND HIRE (SAUNA) AND SIGNAGE PLN-HOB-2026-0024 - FILE REF: F26/26077

Address:	646A Sandy Bay Road, Sandy Bay
Proposal:	Partial Change of Use to General Retail and Hire (Sauna) and Signage
Expiry Date:	20 May 2026
Extension of Time:	Not Applicable
Author:	Deanne Lang

RECOMMENDATION

That pursuant to the *Tasmanian Planning Scheme – Hobart* the Council approve the application for Partial Change of Use to General Retail and Hire (Sauna) and Signage at 646A SANDY BAY ROAD, SANDY BAY for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2026-0024 646A Sandy Bay Road Sandy Bay 7005 - Final Planning Documents except where modified below.

OPS 2

Access to the public reserve for the vehicle and (sauna) trailer must comply with Option 1 shown on submitted plans. However, the vehicle is required to exit in a forward direction and a spotter must be used throughout the site access.

SW s1

Delivery of water and removal of greywater by truck must be scheduled between the following hours:

Monday to Friday Between 7:00 am and 6:00 pm

Saturday Between 8:00am and 6:00 pm

Sunday and Public Holidays Between 10:00am and 6:00 pm

Reason for condition

The use of a large vehicle and pump to make deliveries to and from the site are not to create an environmental nuisance by the emission of noise.

SW s2

All greywater generated by the business is to be disposed of at a suitable dump point.

Reason for condition

To ensure greywater is disposed of appropriately and does not create an adverse impact to the environment or City of Hobart infrastructure.

SW 8 - Stormwater - Quality Controls

The design and use of the development must ensure that any activities that generate wastewater/greywater, do not drain to the public stormwater system or disposed of on-site.

If it is proposed that greywater is to be discharged via the existing drainage point associated with the public shower at the Long Beach bathing pavilion, then documentation from a registered plumber (e.g. report with photos/dye testing) showing that the public shower drainage drop off point proposed is connected to the sewer system, and not connected to the public stormwater system, must be submitted and approved as a Condition Endorsement prior to occupancy or the commencement of the approved use.

Advice: If the greywater from the development activities is instead removed off-site and disposed of at an approved facility (Cambridge RV Dump Point), then the Condition Endorsement portion of this condition would no longer be required.

Under Section 18 of the Urban Drainage Act 2013*, it is an offence to discharge, or cause or permit to be discharged, anything other than stormwater into a public stormwater system.*

ENG 1A - Development Engineering - Protection of Council Assets

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or
2. Be repaired and reinstated by the owner to the satisfaction of the Council.

A photographic record of the Council's infrastructure adjacent to the subject site should be provided to the Council prior to any commencement of use.

A photographic record of the Council’s infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council’s infrastructure during use.

In the event that the developer fails to provide to the Council a photographic record of the Council’s infrastructure, then any damage to the Council's infrastructure found during use will be deemed to be the responsibility of the developer.

ADVICE

The following advice is provided to you to assist in the implementation of the

planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, bylaws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

CONDITION ENDORSEMENT

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission through PlanBuild. Detailed instructions can be found here.

Once approved, the Council will respond to you via PlanBuild that the condition has been endorsed (satisfied).

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.`

Fees for Condition Endorsement are set out in Council's Fees and Charges.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Further details are available on the Council's website, which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist here.

Attachment A:	PLN-HOB-2026-0024 - 646A SANDY BAY ROAD SANDY BAY 7005 - PC Agenda Planning Report ⇩
Attachment B:	PLN-HOB-2026-0024 - 646a Sandy Bay Road Sandy Bay - PC Supporting Documents ⇩
Attachment C:	PLN-HOB-2026-0024 - 646A SANDY BAY ROAD SANDY BAY 7005 - Open Space Referral Report ⇩

SECTION 57 DELEGATED REPORT DISCRETIONARY PLANNING PERMIT

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

Type of Report:	Committee *The development has been assessed under the Tasmanian Planning Scheme – Hobart.*
Delegated:	20 May 2026
Expiry Date:	27 May 2026
Application No:	PLN-HOB-2026-0024
Address:	646A Sandy Bay Road Sandy Bay
Proposal:	Partial Change of Use to General Retail and Hire (Sauna) and Signage
Applicant:	Mr Colin Boucher
Advertisement:	The application was advertised between 17 April 2026 and 1 May 2026.
Representations:	A total of eight (8) representations were received during the statutory advertising period.
Zone:	29.0 Open Space Zone
Performance criteria:	29.2 Open Space Zone - Use C2.0 Parking and Sustainable Transport Code – Car Parking Numbers, Bicycle Parking Numbers
Delegation:	Committee
Recommendations:	Pursuant to the *Tasmanian Planning Scheme – Hobart*, the Planning Committee, in accordance with the delegations contained in its terms of reference, approves the subject application for the reasons outlined in the officer's report and a permit containing the conditions in Attachment A.
Attachments:	Attachment A: Conditions Attachment B: Agenda Documents Attachment C: Open Space Referral Report

REPORT

1. Proposal

1.1. Planning approval is sought for the Partial Change of Use to General Retail and Hire (Sauna) and Signage.

1.2. More specifically, the proposal includes:

- Placement of a temporary mobile sauna at Long Beach Sandy Bay on the grassed area adjacent to the stand of trees separating Council's car park and BBQ facilities, specifically:
  - 8.76m from the stand of mature trees
  - 22.6m from the boardwalk along Sandy Bay Beach;
  - 19.1m and 22.1m from Council's car parking areas located behind the stand of trees and that adjacent to the Bathing Pavillion, respectively;
  - 8.63 m from the path separating the grassed area from Council's BBQ area;
- The sauna will include a change room area and will be 6.05m long x 3.31m high and 4.38m wide and constructed of timber and colorbond cladding.
- The sauna will sit on a nine (9) metre long trailer; The trailer will remain on site for the duration of the use;
- Entry to the sauna will be via a set of steps and/or a ramp/hydraulic chair lift
- Showers will installed on the rear deck;
- The sauna will capable of seating eight (8) people;
- The use will be a pre booked session model;
- The sauna will be operational between April to October during the following times:
  - Monday and Tuesday – closed
  - Wednesday – Friday 3.30pm – 9.15pm
  - Saturday 8am – 9.15pm
  - Sunday 8am – 6.15pm
- Each session will be 75 minutes, with 15 minute break between sessions to allow for cleaning;
- Low level ambient music will be played within the sauna. There will be no external speakers proposed;
- A trained attendant will be present before, during and after all sessions;
- Two 2400mm x 400mm signs will be placed each day that the sauna is operating., The signs will be constructed of a light weight material, with stability provided by a 900mm D-10mm steel base plate;
- One sign will be positioned towards the car park, with the second located close to the sauna;
- The signs will be back lit during the hours of operation and will be removed after each day and stored within the sauna structure;
- The mobile sauna will be towed to the site, with access via the Long Beach carpark (adjacent to the Bathing Pavillion). It will reverse north along the boardwalk and position on the grassed site;
- Five (5) lawn chairs will be available for guest use and a lightweight privacy screen may be used intermittently. This will be removed outside of operating hours and stored in the sauna;
- Fresh water required for the use will be located beneath the trailer and will be obtained primarily from the applicant's residential supply. If required additional

water may be obtained from Council wash-down station at the Long Beach bathing pavilion;

- All grey water from the mobile sauna will be collected in the sauna's internal storage tanks. The water will decanted via a bilge pump into the existing drainage point associated with the public shower at the Long Beach bathing pavilion or be decanted via a bilge pump into a truck storage tank and disposed off site; and
- All waste generated on site will be collected and removed from the site daily.

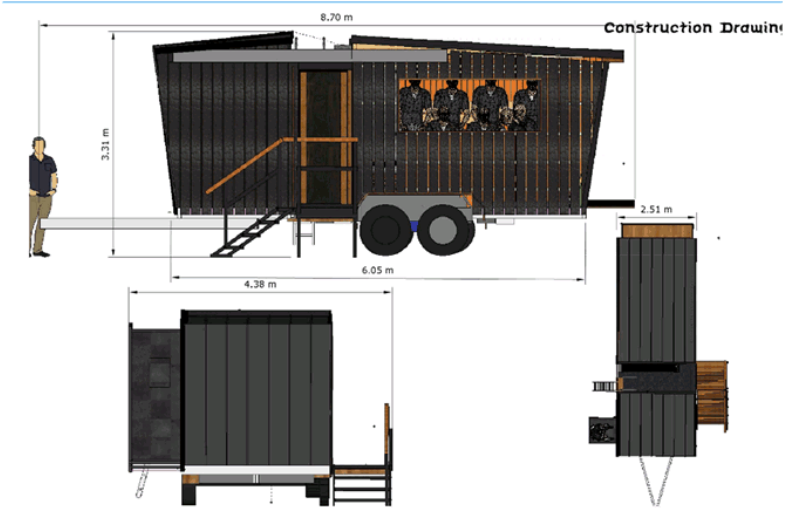


Figure 1: proposed mobile sauna
Source: applicant

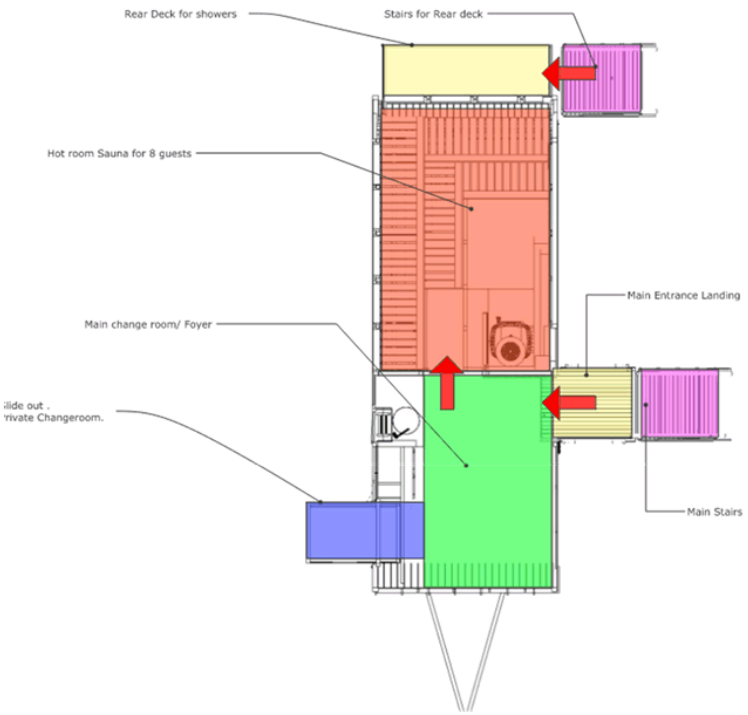


Figure 2: proposed floor plan
Source: applicant

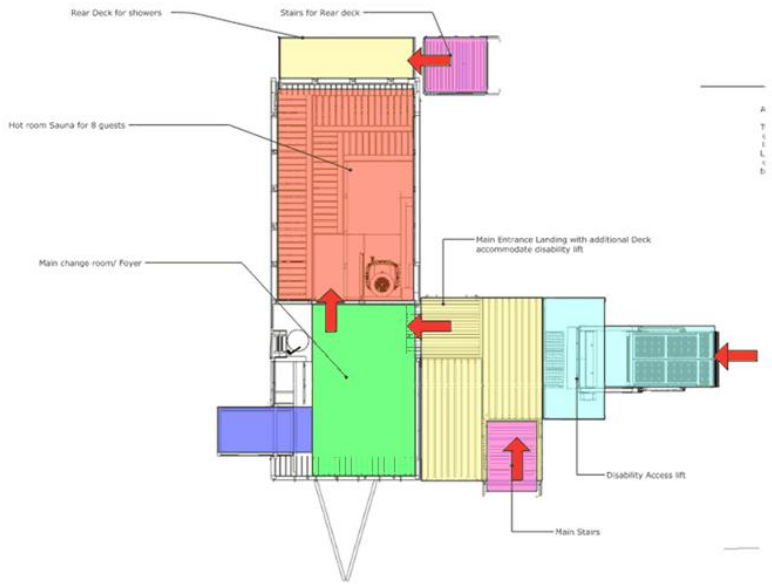


Figure 3: proposed floor plan showing additional deck to accommodate the disability lift (only available upon request at online booking stage)

Source: applicant

Figure 4: proposed sauna showing hydraulic chair lift

Source: the applicant

Figure 5: proposed sauna showing ramp access
Source: applicant

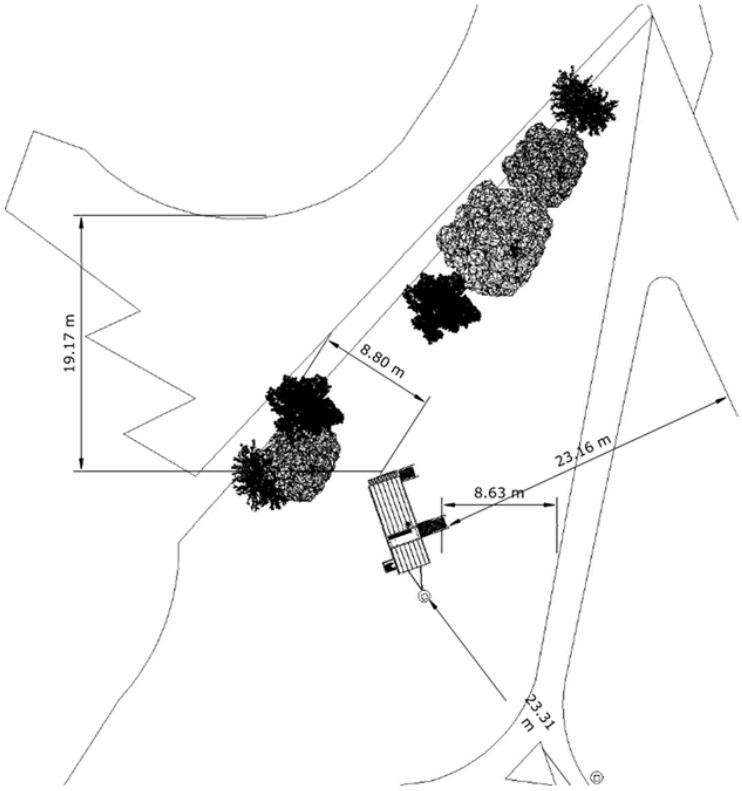


Figure 6: proposed site plan showing the location of the proposed mobile sauna showing setback to the existing stand of trees and the existing pathway separating the lawned area and BBQ area.

Source: applicant

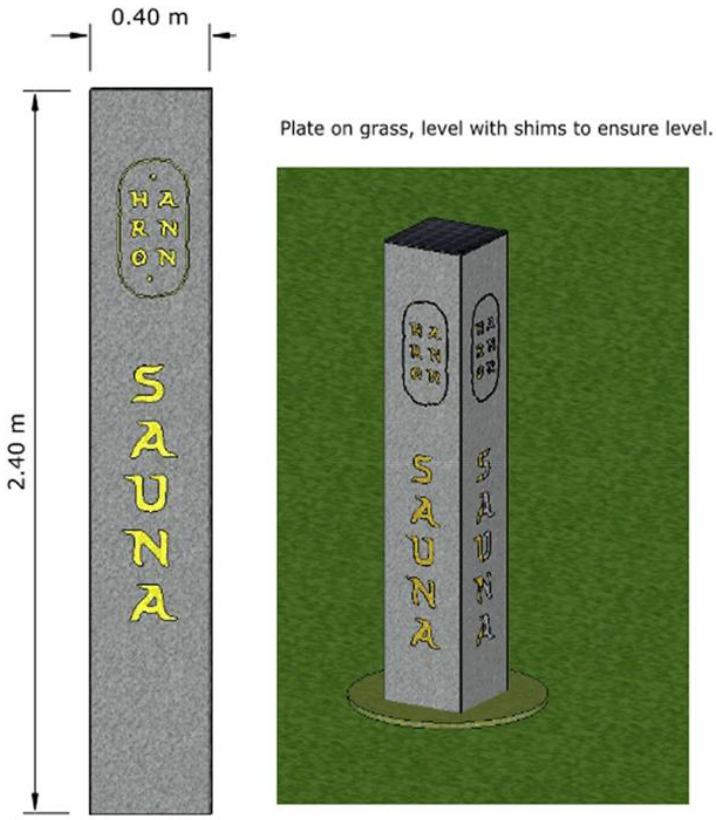


Figure 7: proposed portable signage
Source: applicant

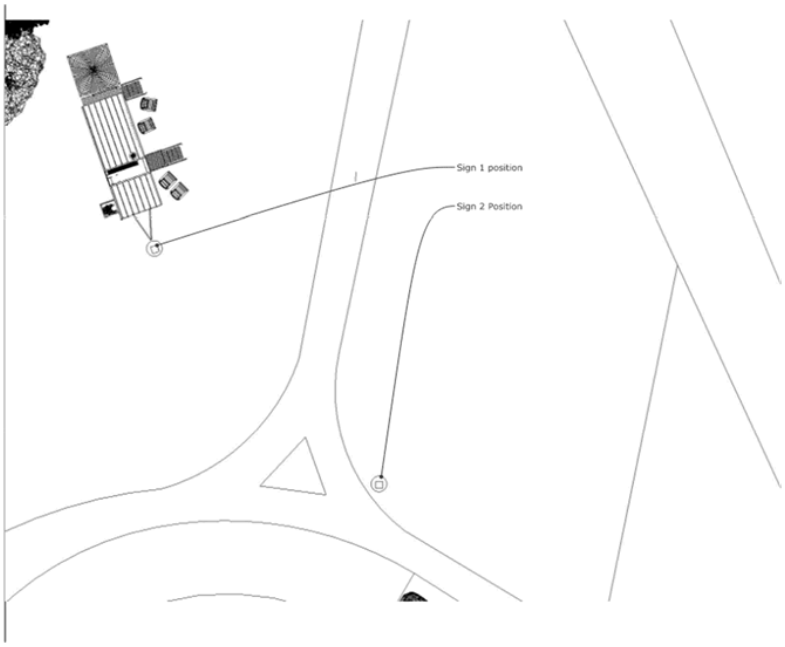


Figure 8: Proposed position of portable signs
Source: applicant

Figure 9: The proposed sauna will be located 8.76m from the existing stand of trees
Source: Images taken by Council's Development Appraisal Planner

Fig. 10 – the proposed sauna will be separated from the existing BBQ area by the existing path (between the two lawned areas)

Source: image taken by Council's Development Appraisal Planner

Figure 11: The proposed sauna will be placed on site by a vehicle following the green access path

Source: applicant

2. Site Detail

2.1. The subject site forms part of a large parcel of Council owned public open space in the Lower Sandy Bay Area. There are a small number of cafes, shops and services surrounding the site. These sites, including the Beach House Apartments/Café are located in the Local Business Zone. The properties to the north and beyond the site are within the General Residential or Low Density Residential Zones and predominately contain single and multiple dwellings. The Sandown Retirement Village is located approximately 100 metres southwest of the site.

Figure 9: The subject site is bordered in blue. The red dot shows the approximate location of the proposed sauna)

Source: Council GIS Maps

3. Background

3.1. It is proposed to conduct the use on Council land. General Manager Consent was granted for the proposal under GMC–HOB-2025-0052 on the 21 January 2026.

4. Representation

4.1. The table below summarises all the concerns raised by representors during the statutory advertising period.

Concerns	Response
Current and proposed use of the site The proposed site is on Council owned land but belongs to all people as public open space. This proposal is the introduction of a commercial use in public open space The proposal is described as a "temporary" and "low-impact" activation; however, it is not an incidental or low-intensity use of public land, but a structured, ongoing commercial operation. Approval in this location may set a precedent for introducing commercial interests into public open space intended for passive recreation. If approved, the proposal would privatise a portion of this land for the exclusive use of paying patrons during operating hours, while the continuous presence of the trailer and associated infrastructure over roughly half the year would restrict general public access to that space. It is noted the proponents are "searching for space that is under-utilised." As the owner of a property overlooking this area, I can confirm that the site is, in fact, an extremely popular one, particularly over the summer months. On warm days, it is so popular, it can be difficult to find a free space for all the groups of families and young people sitting and laying on beach towels and blankets enjoying the view and proximity to the water. During cooler months, the site continues to be used by families and individuals for their recreation, including activities such as playing cricket or throwing a frisbee. As most Long Beach swimming occurs at the eastern end of the beach, near the pontoon, this section of lawn is the most sought-after and heavily used by visitors. People walking dogs, people having picnics, birthday parties, people kayaking and using the area for their kayak drop etc and it is being privatised and will become only accessible to a privileged few. As most Long Beach swimming occurs at the eastern end of the beach, near the pontoon, this section of lawn is the most sought-after and heavily used by visitors. There are also requirements to situate (the sauna) away from playgrounds and exercise areas. Displacing these well-established community uses from the most popular lawned area to advantage of a commercial operation – one that would not be freely	This concern is not a planning consideration under the *Tasmanian Planning Scheme – Hobart*. This concern has been addressed in Section 7 of this report.

accessible to all – does not appear fair or appropriate, particularly at a time when cost pressures mean that more people are looking for free recreational options. This is particularly true when it is unclear whether Hobart ratepayers will meaningfully benefit from increased revenue generated by the operation. There is misrepresentation in the images of the location of the sauna. The images portray the "small footprint" sauna tucked against the trees. The development application appears to be for the entire area of grassland. With the potential for the sauna to dominate the entire lot, again limiting the use by the public.	
<u>Location of the Proposed Sauna</u> We have serious concerns about this particular site, the impact on safety, vehicular traffic, suitability of location and potential noise levels within very close proximity to the Beach House residential building. I am not against saunas or the business model but I do think the location of this sauna could placed in a more suitable location, not so near private residences and not one which would limit public access to a heavily used parkland. The concerns outlined above are genuine, public places are limited and should be prioritised not restricted. Notwithstanding the above, any alternative location would still require a comprehensive smoke-impact assessment to ensure that the amenity and health of any nearby residents are not adversely affected by the operation of a commercial facility within a public recreational zone. Our suggested solution would be to relocate the proposal to the H.C.C. Long Point Road/Sandown Park area used for the Twilight Markets opposite Sandown Park. Parking is far more available; the ground is flat and there is no obvious impact on residents. Newer toilet facilities and proximity to the beach and pathways is also convenient and currently far less utilised. The applicant has not provided any assessment of the site specific ground conditions. The grassed area is positioned against a retaining wall bordering the beach and appears to function as a drainage interface. As a result, the ground is likely to be soft and susceptible to	This concern is not a planning consideration under the *Tasmanian Planning Scheme – Hobart*. This concern has been addressed in Section 7 of this report.

compaction and surface damage under load, particularly from vehicle movements associated with trailer delivery, positioning and removal. The application does not address this risk beyond removable modular decking within the trailer's operational footprint. This is a classic location and H.C.C. should have the ability to manage joint utilisation of this area along with any market activities, see photo below Other locations exist: • Waterfront Parkland Cornelian Bay • Bellerive Beach, Bellerive • Hinsby Beach, Taroona	
<u>Visual Impact of the proposed structure</u> The proposed structure, at 8.8m x 4.5 m x 3.3 m, would have a substantial impact on the site which, itself, is smaller than represented by the applicant. It is our understanding that the development would significantly reduce the amount of lawn available for public use, diminishing an already limited open space. In addition, people using the remaining land behind the structure would lose access to the water views – and views of their friends and family swimming in the water - that are currently a defining feature of the site. Even if the structure were positioned at the upper, southern boundary of the open space, its scale and function as a commercial venue would still detract from the existing open and informal character of the area. It is reasonable to expect that fewer people would choose to relax or recreate in this space if it were visually	This concern is not a planning consideration under the *Tasmanian Planning Scheme – Hobart*

and physically dominated by a commercial structure, fundamentally changing how the area is experienced by the community. No assessment has been provided regarding the visual impact of the trailer, associated infrastructure and illuminated signage, including their scale, visibility within the surrounding landscape or their effect during evening operating hours. It is reasonable to expect that fewer people would choose to relax or recreate in this space if it were visually and physically dominated by a commercial structure, fundamentally changing how the area is experienced by the community.	
Traffic and Parking Traffic using Beach Road and across half of Wayne Avenue has increased dramatically, along with the popularity of the I.G.A. Supermarket and excellent maintenance of the beachfront area by H.C.C.. There has been an increase of delivery trucks. Daily parking is at a premium and the available spaces are regularly full. Increased traffic is circling the Beach Road loop in conjunction with delivery trucks and customers of the take-away outlets and restaurant trade. More is not necessarily in the interest of either patrons, swimmers, leisure seekers nor residents.	The issue of (bicycle) parking has been addressed under 6.1 below. The issue of vehicle parking has been addressed under 6.1 below. The concern raised in respect to vehicle traffic has been addressed in Section 7 of this report.
Existing sauna within the immediate area There is already a sauna in Beach Road called "Sweaty Penguins". This proposal would impact on their business which is totally unfair as they have had to pay a large sum of money to comply with Council standards. Their sauna is not woodfired which is better for the environment and should have (be) taken into account by the Council Planners.	This concern is not a planning consideration under the *Tasmanian Planning Scheme – Hobart*
Opening Hours and Noise There is inconsistent hours of operation included in the documentation. The opening hours are questionable, including trading until 9pm. Why April to November?	*The proposal has been assessed against the 29.3.1 – Discretionary Use Standards of the Open Space Zone. The proposal meets the acceptable solution in respect to hours of operation under 29.3.1A1.*

We have people exercising daily, swimmers, sunbathers, Dark MoFo Winter Solstice Swim, Surf Carnivals etc. This will impact on their use as well. The Sauna closes at 9:15pm which means guests will be leaving and staff will be cleaning up at this time. This Sauna will be metres from my living and bedroom and the potential for disturbance of sleep and quality of living conditions is high. Out of Hours operation: Collection and delivery of water and supplies. What hours will the collection and delivery and supplies be occurring? What noise will it generate (again given the proximity to my balcony, my bedroom and my living room this is a potential cause of disturbance and my quality of life. The proposed structure is specifically designed to facilitate and encourage groups of customers to alternate between the high heat of the sauna and the abrupt cold of the Derwent. It is this sharp contrast in temperature that is likely to generate heightened and sudden noise, such as shouting or exclamations, at levels greater than those typically experienced at the site, particularly during the winter months. This elevated noise is likely to occur for extended periods, from 8.00am until 9.15pm and would not be an occasional or intermittent disturbance, but a daily occurrence. The site sits within a natural amphitheatre, a setting that has the potential to amplify noise and carry it directly to surrounding residences. As such, the cumulative impact on residential amenity has not been adequately addressed in the application. Cold-water immersion after sauna use triggers a vocal reaction. The application does not take this into account when assessing the noise impact of the use. At a minimum, Council should give serious consideration to restricting operating hours to avoid early morning and late evening periods, when nearby residents should reasonably expect quiet enjoyment of their homes and surroundings.	The concern raised in respect to noise has been addressed in Section 7 of this report.
Impact on the amenity of the surrounding residences The proposed location places a commercial noise-generating operation in immediate proximity to residential and aged care uses that warrant particular consideration in planning assessments. The Beach House Apartments are located within approximately 19 metres of the proposed sauna location.	*The Use is a discretionary use in the Open Space Zone and complies with the acceptable solutions for discretionary uses.* *The proposal meets the acceptable solution*

These residential units are in direct line of sight and earshot of the proposed operation, including any foreshore immersion activity. A residential care facility for older residents is located approximately 200 metres from the proposed location The amenity will be impacted by: • operating hours proposed — particularly the Saturday and Sunday morning commencement at 8:00 am and the Wednesday through Saturday evening sessions extending to 9:15 pm • This assessment appears to be limited to the sauna structure itself and does not consider noise arising from patron behaviour, including repeated group • smoke emissions during normal operation." However, no site-specific assessment has been provided regarding dispersion, wind conditions or proximity to residential receivers. • Parking, traffic and pedestrian safety • Incompatibility with the established residential character – predominantly established low density residential in character • The introduction of a structured, session-based commercial operation is not consistent with these expectations	*under clause 29.3A1 of the Discretionary Use: Hours of Operation within the Open Space Zone.* *Concerns raised (other than hours of operation have been* addressed in Section 7 of this report.
<u>Use of Wood Stove and Impact of Smoke on onsite users and surrounding residences</u> The application fails to adequately demonstrate how smoke emissions from the proposed operation would be managed to avoid impacts on other users of the site and surrounding residents. The site sits at the base of a natural amphitheatre with residences situated in a semi-circle around the proposed site. As smoke rises, prevailing sea breezes are likely to carry emissions inland, where they may become concentrated or effectively trapped by the area's topography. This creates a real risk that smoke will directly impact nearby homes. The installation of a taller flue is unlikely to resolve this issue, as surrounding properties are themselves elevated above the site. Nearby residents should not be placed in a position where they are forced to close windows and doors in order to avoid smoke pollution, particularly given that smoke exposure is a recognised health risk. The absence of clear and convincing mitigation measures represents a significant shortcoming in the application.	This concern is not a planning consideration under the *Tasmanian Planning Scheme – Hobart* The concern has been addressed in Section 7 of this report.

My understanding (which may be wrong) was that there was a move away from wood burning because of the negative impact it had on people with Asthma. Whilst I am not asthmatic many people in "The Beach House" Apartments are elderly and suffer from breathing issues I am concerned about height of the module and the ability to environmentally sit beneath the current Cyprus tree canopy. We note the reference to a Narvi wood burning oven. What are the risks associated with placement/heating/non- evident smoke stack so close to trees? See photo below It may also impact in obtaining insurance of the Beach House Units, which is of great concern. The smoke will also cause a nuisance to occupants of the Beach House Apartments, including those residing in there with respiratory issues.	
<u>Inaccuracy in documentation submitted</u> The supporting documentation, including the site plan and associated imagery, does not accurately represent the constrained physical conditions of the proposed location and do not reflect the current extent of established vegetation at the proposed location. Larger trees and established bushes substantially reduce the usable area of the grassed space depicted in the application documents including an area within which a 9-metre trailer can be positioned. The application's image also depicts ancillary elements, including external seating for patrons, which are not accounted for in the stated dimensions or the above images and materially extend this operational footprint.	Information has been submitted which complies with 6.1.2 of the *Tasmanian Planning Scheme – Hobart.*. Any inconsistencies have been addressed within Council's request for further information. These items have been clarified an/or confirmed and has been included within the advertised documents.

The application refers to the use of the adjacent ocean or plunge pool for cold immersion. The applicant then removes the plunge pool from the proposal – resulting in an incomplete description of the proposed use for assessment purposes. The amended application states that patrons may use an internal cold water shower. The documentation is inconsistent as it refers to 8 guests per session and then states in section 4.1 that it is suitable for up to 12 bathers. The sauna is described as being fully self contained mobile sauna , however the amended proposal relies on public infrastructure. There is inconsistent hours of operation included in the documentation.	
<u>Implications of the removal of the plunge pool</u> The amended application states that patrons may use an internal cold water shower. However, this does not constitute a functional substitute for the cold immersion component described above. The removal of the plunge pool, without a credible alternative, does not alter the fact that the applicant's own material makes clear that cold immersion remains integral to the experience. The representor references the contents of the submitted Safe Design Report and the ocean is the intended part of the intended water source, not the plunge pool. The WHS documentation was not amended.	This concern is not a planning consideration under the *Tasmanian Planning Scheme – Hobart*
<u>Safety</u> I live very close to the bus stop on Sandy Bay Road. In late 2024, the garden area behind the bus stop 16 which was once densely planted was stripped back recently. This has resulted in increased foot traffic through that area, down through the Council garden and using the designated steps and path. The removal of this vegetation has exposed my unit physically and visually. Council has undertaken some replanting to this area. There are no fences on the shared boundary between Council's land and the Beach House Apartments. Therefore the is no security from the anticipated Harnon Sauna Visitors. Installing fences would be an easy task. The body corporate installed a security barrier in 2025.	This concern is not a planning consideration under the *Tasmanian Planning Scheme – Hobart*
<u>Impact on Council facilities</u> The operation relies on surrounding public infrastructure, including Council-provided toilet facilities and access via existing paths.	This concern is not a planning consideration under the *Tasmanian*

	Planning Scheme – Hobart
Other comments: I noted in a photo (within the supporting documents) quite a few young children in the sauna and this would be of concern re: their ages, time limit in the sauna and hydration. I note there is an on-site toilet in the mobile sauna. Anyone who has been in the vicinity of a porta-loo will understand my concerns that their may be associated poo smells permeating the air. Remediation of the area post the 7month period – who is responsible, what will the remediation look like, how long will it take, what will be the impact on local residents and the public during that remediation. The representor raised several issues in relation to items discussed by the body corporate including security barriers and security doors and people climbing on to balconies, and in one occasion gaining entry to an apartment. The proposal should be refused on the following grounds: • Inaccurate and misleading site documentation • Material omission of foreshore use • Internal inconsistencies in patron capacity and operational description • site unsuitability and Impacts on public open Space • amenity Impacts on nearby residents and sensitive receivers • More appropriate alternative locations exist If the proposal is approved, the applicant should be resubmitted with • Accurate and current site documentation reflecting existing vegetation and ground conditions • A full and accurate description of operational use, including any intended use of the adjacent foreshore • A reconciled statement of patron capacity and the associated operational footprint	This concern is not a planning consideration under the *Tasmanian Planning Scheme – Hobart*

• A qualified acoustic impact assessment addressing all noise-generating elements of the operation I also request that Council give consideration to the alternative locations as suggested above	

5. Assessment

5.1. The *Tasmanian Planning Scheme – Hobart* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria.

5.2. This site is located within the 29.0 Open Space Zone of the *Tasmanian Planning Scheme – Hobart*.

5.3. The table below summarises the existing and proposed development in accordance with the Use Table of the zone:

	Existing Use	Proposed Use
Use	Passive Recreation	Partial Change of Use to General Retail and Hire
Zone status	No Permit Required	Discretionary

.

5.4. The proposal has been assessed against:

5.4.1. 29.0 Open Space Zone – Tasmanian Planning Scheme – Hobart

5.4.2. C1.0 Signs Code - – Tasmanian Planning Scheme - Hobart

5.4.3. C2.0 Parking and Sustainable Transport Code- Tasmanian Planning Scheme - Hobart

5.5. The proposal relies on the following criteria to comply with the acceptable standards:

5.5.1. General Retail and Hire Zone – Use

5.5.2. C2.0 Parking and Sustainable Transport Code – Onsite Car Parking Numbers,

5.5.3. Onsite Bicycle Numbers

5.6. Each of the performance criteria is assessed in in Section 6 of this report.

6. Performance Criteria

6.1. *Use – General Retail and Hire*

6.1.1. The use (General Retail and Hire) is a discretionary use in the Open Space Zone.

6.1.2. The proposal is located in the Open Space Zone and the proposal is for a partial change of use to General Retail and Hire.

6.1.3. As such, the assessment relies upon assessment against 6.10 and 6.2.0 which provides as follows:

6.10.1 In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(2) of the Act, take into consideration:

(a) all applicable standards and requirements in this planning scheme; and

(b) any representations received pursuant to and in conformity with section 57(5) of the Act,

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.

6.10.2 In determining an application for a permit for a Discretionary use the planning authority must, in addition to the matters referred to in sub-clause 6.10.1 of this planning scheme, have regard to:

(a) the purpose of the applicable zone;

(b) any relevant local area objective for the applicable zone;

(c) the purpose of any applicable code;

(d) the purpose of any applicable specific area plan;

(e) any relevant local area objective for any applicable specific area plan; and

(f) the requirements of any site-specific qualification,

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised

There are no Local Area Objectives or Specific Area Plan over the site.

The Zone Purpose Statements under the Open Space Zone are:

29.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.

29.1.2 To provide for use and development that supports the use of the land for open space purposes or for other compatible uses.

6.1.4. The proposal is discretionary under use and the C2.0 Parking and Sustainable Transport Code. The proposal is deficient on one (1) dedicated on site car parking space and the location of bicycle parking on the site is not within 50 metres of the use.

6.1.5. Both discretions under C2.0 Parking and Sustainable Transport Code were assessed by Council's Development Engineer and the proposal met the performance criteria. Council's Senior Roads and Traffic Engineer also assessed the concerns raised in the representations which referred to the proposal lack of dedicated onsite car parking. Based on the assessment, it

was concluded that due to the limited scale of the proposal, existing parking supply, a maximum number of patrons (8) and links to public transport there is sufficient parking supply available.

6.1.6. A number of representations were submitted raising concerns regarding the use of the site. Specifically, that the proposal will lead to the introduction of a commercial use in a public open space, the reduced area of the reserve available for public use and the location of the sauna would displace well established community uses.

The proposal is for the proposed (temporary) sauna to operate between April – October (inclusive). The proposal meets the acceptable solutions of the discretionary use in the Open Space Zone which are:

1. Hours of Operation
2. Flood lighting of Sports and Recreation Facilities within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone – n/a

Council's Parks Planner has viewed the representations advised that the use is considered compatible with and complementary to the natural, recreational and community values of the reserve. In addition, the proposal has been designed to minimise any potential impact on public use of the site by limiting operation to the cooler, off peak months of the year. With the trailer removed for the summer period allows the area to remain fully available for unrestricted public use during the peak demand.

From an Open Space Planning Perspective, the proposal is considered to align with Council's broader objectives for activating public open space in a manner that is temporary and enhances enjoyment of the reserve.

6.1.7. The proposal complies with the performance criteria.

6.2. *2.0 Parking and Sustainable Transport Code – Car Parking Numbers*

6.2.1. The acceptable solution at C2.5.1 Table C2.1 of the Parking and Sustainable Transport Code requires one car parking space per 30sqm of floor area within the General Retail and Hire Zone.

6.2.2. The proposed sauna has a floor area 16sqm.. No onsite dedicated car parking space is proposed.

6.2.3. As such, the assessment relies upon assessment against performance criterion P1.1 clause C2.5.1 which reads:

> *The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:*
>
> *(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;*
>
> *(b) the ability of multiple users to share spaces because of:*
>
> *(i) variations in car parking demand over time; or*

> (ii) *efficiencies gained by consolidation of car parking spaces;*
>
> (c) *the availability and frequency of public transport within reasonable walking distance of the site;*
>
> (d) *the availability and frequency of other transport alternatives;*
>
> (e) *any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;*
>
> (f) *the availability, accessibility and safety of on- street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;*
>
> (g) *the effect on streetscape; and*
>
> (h) *any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.*

6.2.4. The application was referred to Council's Development Engineer who provided the following assessment:

General Retail and Hire, excluding as otherwise specified in this table

- 1 space per 30m² of floor area, (unless subject to Clause C2.5.5 – N/A)
- 1 space per 100m² of floor area
- Therefore, floor area = 16m² approx.

Table C2.1 requires that one (1x) parking space is provided. No dedicated onsite car parking spaces are proposed.

This requirement can be accommodated within the existing off-street car parks and surrounding on-street parking in close proximity to the site, as outlined below and referenced in the applicant's submission:

- Long Beach Carpark (~25 m): approx. 20 spaces (including 1 accessible and 2 motorcycle spaces)
- Beach Road Carpark (~40 m): approx. 60 spaces (including 3 accessible spaces)
- Sandy Bay Road (40–90 m): approx. 20 on-street spaces
- Service Road (~200 m): approx. 7 spaces
- Scout Hall (~130 m): approx. 10 spaces (subject to time restrictions)
- Long Point Road (~300 m): 70+ spaces
- Seagrass Restaurant (~350 m): approx. 25 spaces
- Sandy Bay Sailing Club (~450 m): approx. 55 spaces

Metro Tasmania operate regular bus services (Route no.'s 401, 426, 427, 428, 429) along Sandy Bay Road which is within reasonable walking distance of the subject site.

The site is located a convenient walking distance from shops, schools and services. Also, within the micro-mobility (scooter, e-bike) geofenced area with bike lanes on Sandy Bay Road.

No carparking possible on-site due to site constraints.

Based on Council's records, observations and experience the provision of zero dedicated on-site car parking spaces will sufficiently meet the likely demands associated with the development.

There is a relatively large supply of on-street parking in the surrounding road network. Much of the available parking is in the form of time-restricted parking, with authorised residents excepted. Observations indicate that there is a large pool of parking that would be available to meet the potential demands of customers and overflow parking.

This requirement can be accommodated within the existing off-street car parks and surrounding on-street parking in close proximity to the site, as outlined below and referenced in the applicant's submission (as above):

Based on the documentation submitted to date and given the assessment, the car parking numbers is accepted as meeting the *Performance Criteria P1.1:C2.5.1* of the Planning Scheme. This is particularly due to the actual parking demands that will be generated by the development.

6.2.5. The representations which were submitted raising concerns regarding onsite car parking, were referred to Council's Senior Roads and Traffic Engineer, who provided a comprehensive assessment of the issues raised by the representors. This assessment is located under section 7 of the report.

6.2.6. The proposal complies with the performance criteria.

6.3. *C2.0 Parking and Sustainable Transport Code – Bicycle Parking*

6.3.1. The acceptable solution at clause 2.5.2 A1 requires bicycle parking to be provided on the site or within 50 metres of the site.

6.3.2. The proposed bicycle parking is located approximately 50 metres from the site.

6.3.3. As such, the assessment relies upon assessment against performance criterion P1 at clause C2.5.2 which reads:

> *Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:*
>
> *(a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and*
>
> *(b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.*

6.3.4. The application was referred to Council's Development Engineer who assessed the proposal and considered to be acceptable and the bicycle numbers is accepted as meeting the performance criteria based on the documentation submitted with the proposal.

6.3.5. The proposal complies with the performance criteria.

7. Discussion

7.1. The proposal has been assessed against the provisions of the *Tasmanian Planning Scheme - Hobart* and relies on performance criteria to satisfy the scheme's relevant standards and codes. As such, the proposal must be assessed in accordance with the provisions of section 57 of the *Land Use Planning and Approvals Act 1993*.

General Retail and Hire is a Discretionary Use in the Open Space Zone. Under the Use Standards, Discretionary Uses must be assessed against hours of operation and the use of flood lighting of Sports and Recreational Facilities. To meet the hours of operation under 29.3.1, the use must comply with the following hours of operation:

- 8am – 10pm (if within 50m of a General Residential zone) or 8am to midnight otherwise.

The proposed hours of operation are:

The sauna will be operational between April to October during the following times:

- Monday and Tuesday – closed
- Wednesday – Friday 3.30pm – 9.15pm
- Saturday 8am – 9.15pm
- Sunday 8am – 6.15pm

The area to the south of Sandy Bay Road is either zoned Open Space or General Business. The closest residential zone is on the opposite (southern) side of Sandy Bay Road, adjacent to bus stop. The proposal meets the acceptable solution.

The proposal falls into the General Retail and Hire use and is not a Sports and Recreation facility. As such 29.3.1A2 does not apply.

7.2. Clause 29.4.1 relates to Development Standards for Buildings and Works.

A a report from a qualified building surveyor was submitted with the application. The report states: *as the relocatable sauna is registered as a trailer under the Vehicle and Traffic Act 1999 and is not permissible to be assessed under Building Legislation: consequently a Temporary Occupancy Permit cannot be issued from this particular item."*

Based on the above information, the sauna is not defined as a building and therefore this clause does not apply.

7.3. Clause 29.4.2 relates to outdoor storage areas and specifically states that these areas must not be visible from any road or public open space. The application confirms that no storage areas are required, as all ancillary items, including the proposed signage

are stored within the sauna when not in use.

7.4. The proposed signs are defined as portable signs under C1.0 Signage Code as they are not permanently attached to the ground. As stated above, these will be removed and stored in the sauna outside of the operational hours. Portable signs are exempt under C1.0 Signs Code – Table C1.4.

7.5. The proposal is considered to perform well against the zone and code standards.

7.6. Issued raised in representations received during the advertised period and which relate discretions under the *Tasmanian Planning Scheme - Hobart* have been discussed in Section 6 of this report. The following responses are provided for the outstanding representation concerns.

Current Use of the Site and the proposed location of the sauna Concern that allowing a commercial use on an area of public open space may set a precedent and restrict the general public access to that space. Reduced area of the reserve available for public use.	The proposal has progressed through a rigorous pre-application process, including site selection, community consultation, Council consideration and an EOI process. While some concern was raised, the consultation outcomes demonstrated strong support for the sauna at this location. Furthermore, the proposal has been designed to limit impacts on other users by operating only during the quieter winter months, utilising a defined portion of the reserve. As such, a substantial portion of the reserve will remain available for public use at all times, with the whole reserve available during the warmer months (or 'peak' period). Extensive additional public open space is available within the broader Long Beach Reserve. *Please see further response under Attachments: C-Open Space Referral Report.*
Site selection is inappropriate and should consider alternative locations	The identification of alternative sites is not a planning concern under the *Tasmanian Planning Scheme - Hobart*. Notwithstanding, it is noted that the City undertook a comprehensive assessment of potential locations across the municipality. This assessment considered factors including beach proximity, accessibility, park values, site context, proximity to supporting infrastructure and title / tenure constraints. Long Beach was identified as the only site capable of meeting all required criteria. *Please see further response under Attachments: C-Open Space Referral Report.*
Responsibility for site remediation and damage.	The site's remediation is not a planning concern under the *Tasmanian Planning Scheme - Hobart*.

	However, any remediation required because of the proposed use will be managed through a license agreement between the operator and the City. *Please see further response under Attachments: C-Open Space Referral Report.*
Music and other noise emanating from the patrons using the facility	The issue of external music generated by the proposed was referred to Council's Environmental Health Officer – Noise who advised that they had concerns in relation to external amplified music and a condition be imposed to require the applicant amend the hours of operation for outdoor amplified music to be after 9am on Saturdays and 10am on Sundays. The applicant has since advised that there would be no amplified music outside, however low ambient music would be placed inside the sauna. The issue of noise, other than music generated by the proposed was referred to Council's Environmental Health Officer who provided the following report: Under the *Environmental Management and Pollution (Noise) Regulations 2016* there are no limitations or criteria under which to assess behavioural noise from talking, yelling, singing or similar. These noises as being variable in nature are not within the scope of Council to regulate. Noise emissions from human behaviour are generally limited by the use of operating hours limiting attendance and as such noise emissions. The beach as a public space is open to swimmers at any time of the day or night who could reasonably emit noise from talking, yelling or other verbal noise. The times of operation are not considered to be unreasonable in regard to the emission of noise and are similar to permissible noise timeframes for residential noise emissions under the *Environmental Management and Pollution (Noise) Regulations 2016* and the location of the site in a relatively inner city area close by to businesses that are open into the evening. Concerns regarding noise from water delivery and wastewater removal have resulted in the hours for delivery of water and removal of wastewater have been conditioned for under the Planning Permit application.
Concerns in relation to increase in traffic and lack of vehicle parking.	The increase in traffic did not generate a discretion under the *Tasmanian Planning Scheme - Hobart*. However, Council's Senior Roads and Traffic Engineer has provided an assessment of the concern below (7.7).
Proposed hours of operation and those activities undertaken outside these hours	If approved, a condition will be imposed in relation to the times and days that the delivery of water and removal of greywater can be scheduled on the site.

such as collection and delivery of water.	
Impact of the location of the sauna on existing park trees	No excavation works are proposed within the reserve and potential for damage is considered low. *Please see further response under Attachments: C-Open Space Referral Report.*
Impact on surrounding residences and insurability of their residences.	Under the 29.0 Open Space Zone - Tasmanian Planning Scheme – Hobart, with the exception of hours of operation or floodlighting of passive recreation areas, there is no reference to residential use or amenity, only residential zones, specifically General, Inner Residential or Low Density Residential Zones.. All residences in Long Point or Beach Road are contained within the Local Business Zone. As stated above, the proposed hours of operation comply with the acceptable solutions in the Open Space Zone. A report from a private building surveyor was submitted with the application. The report stated that *"…confirm that the wood heating stove has been installed by a suitably qualified installer, and addition of a temporary accessibility lift or access ramp, both compliant with AS1428.1:2009…"* The issue of the insurability of the residences is not a planning concern and is not able to be assessed against the *Tasmanian Planning Scheme – Hobart*.
Generation of smoke from the woodfired oven	This concern was referred to Council's Environmental Health Officer who advised that the emission of woodsmoke is heavily impacted by the type of heater and operation of the unit. The use of dry, seasoned wood and good management by staff should ensure that woodsmoke emission does not create a smoke plume. Some odour would be expected regardless of how the system is operated. Woodsmoke "no site specific assessment" As the woodsmoke emissions are of a variable nature based on weather conditions and operation by the user there is no feasible site specific assessment that could effectively capture smoke emissions. *Emission of woodsmoke as a nuisance* The emissions of wood smoke more generally are regulated by the *Environmental Management and Pollution Control (Smoke) Regulations 2019* and the smoke emitted from the wood heater would be required to operate in accordance with this legislation.

7.7 Response to traffic and and parking concerns within the representations:

"Traffic using Beach Road and across half of Wayne Avenue has increased dramatically, along with the popularity of the I.G.A. Supermarket and excellent maintenance of the beachfront area by H.C.C.. There has been an increase of delivery trucks.

Daily parking is at a premium and the available spaces are regularly full. Increased traffic is circling the Beach Road loop in conjunction with delivery trucks and customers of the take-away outlets and restaurant trade. More is not necessarily in the interest of either patrons, swimmers, leisure seekers nor residents."

Under the *Tasmanian Planning Scheme,* the proposed sauna requires one (1) car parking space. This requirement can be accommodated within the existing off-street car parks and surrounding on-street parking in close proximity to the site, as outlined below and referenced in the applicant's submission:

- Long Beach Carpark (~25 m): approx. 20 spaces (including 1 accessible and 2 motorcycle spaces)
- Beach Road Carpark (~40 m): approx. 60 spaces (including 3 accessible spaces)
- Sandy Bay Road (40–90 m): approx. 20 on-street spaces
- Service Road (~200 m): approx. 7 spaces
- Scout Hall (~130 m): approx. 10 spaces (subject to time restrictions)
- Long Point Road (~300 m): 70+ spaces
- Seagrass Restaurant (~350 m): approx. 25 spaces
- Sandy Bay Sailing Club (~450 m): approx. 55 spaces

The sauna is designed to accommodate a maximum of eight (8) patrons per session, with access controlled through a pre-booked session system. This approach will limit concurrent arrivals and departures and minimise the potential for patrons to wait on-site, therefore reducing parking demand and traffic impacts.

Patrons will also have opportunities to use alternative transport modes. The site is located in close proximity to Sandy Bay Road, which is serviced by frequent Metro bus services and includes a dedicated bicycle lane. In addition, a suitable accessible pedestrian path connects the surrounding area to the proposed sauna location.

Overall, given the limited scale of the use, controlled patron numbers, existing parking supply and strong access to public and active transport, the proposal is not expected to result in an unreasonable impact on traffic conditions or parking availability in the area.

8. Conclusion

8.1. The proposed Partial Change of Use to General Retail and Hire (Sauna) and Signage at 646A Sandy Bay Road Sandy Bay satisfies the relevant provisions of the *Tasmanian Planning Scheme – Hobart,* and as such is recommended for approval, subject to conditions contained within Attachment A.

Deanne Lang

Development Appraisal Planner

As a signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Michael McClenahan

Senior Statutory Planner

As a signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

ATTACHMENT A: CONDITIONS

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2026-0024 646A Sandy Bay Road Sandy Bay 7005 - Final Planning Documents except where modified below.

OPS 2

Access to the public reserve for the vehicle and (sauna) trailer must comply with Option 1 shown on submitted plans. However, the vehicle is required to exit in a forwards direction and a spotter must be used throughout the site access.

SW s1

Delivery of water and removal of greywater by truck must be scheduled between the following hours:

Monday to Friday Between 7:00 am and 6:00 pm

Saturday Between 8:00am and 6:00 pm

Sunday and Public Holidays Between 10:00am and 6:00 pm

Reason for Condition

The use of a large vehicle and pump to make deliveries to and from the site are not to create an environmental nuisance by the emission of noise.

SW s2

All greywater generated by the business is to be disposed of at a suitable dump point.

Reason for condition:

To ensure greywater is disposed of appropriately and does not create an adverse impact to the environment or City of Hobart infrastructure.

SW 8 - Stormwater - Quality Controls

The design and use of the development must ensure that any activities that generate wastewater/greywater, do not drain to the public stormwater system or disposed of on-site.

If it is proposed that greywater is to be discharged via the existing drainage point associated with the public shower at the Long Beach bathing pavilion, then documentation from a registered plumber (e.g. report with photos/dye testing) showing that the public shower drainage drop off point proposed is connected to the sewer system, and not connected to the public stormwater system, must be submitted and approved as a Condition Endorsement prior to occupancy or the commencement of the approved use.

Advice: If the greywater from the development activities is instead removed off-site and disposed of at an approved facility (Cambridge RV Dump Point), then the Condition Endorsement portion of this condition would no longer be required.

Under Section 18 of the Urban Drainage Act 2013, it is an offence to discharge, or cause or permit to be discharged, anything other than stormwater into a public stormwater system.

ENG 1A - Development Engineering - Protection of Council Assets

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or

2. Be repaired and reinstated by the owner to the satisfaction of the Council.

A photographic record of the Council's infrastructure adjacent to the subject site should be provided to the Council prior to any commencement of use.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during use.

In the event that the developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found during use use will be deemed to be the responsibility of the developer.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, bylaws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

CONDITION ENDORSEMENT

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission through PlanBuild. Detailed instructions can be found here.

Once approved, the Council will respond to you via PlanBuild that the condition has been endorsed (satisfied).

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Fees for Condition Endorsement are set out in Council's Fees and Charges.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Further details are available on the Council's website, which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist here.

COVERING LETTER

Dear Assessment Officer,

I write to provide this covering letter in support of my application for approval to operate a temporary mobile sauna within Council-managed land, as outlined in the accompanying documentation.

Proposal Overview

Harnon Sauna proposes to operate a small-scale, professionally managed mobile sauna designed to promote health, wellbeing, and community connection. The sauna is contained within a single, custom-built 9-metre trailer and is fully self-sufficient, requiring no permanent infrastructure or connection to site services. The operation is temporary in nature and designed to have minimal impact on the surrounding environment.

The sauna has a maximum operational capacity of eight (8) guests per session and is supervised at all times by a trained attendant.

Hours of Operation

Sessions operate for approximately seventy-five (75) minutes. Proposed operating hours are as follows (subject to demand and Council approval):

- **Monday:** Closed
- **Tuesday:** Closed
- **Wednesday:** 3:30 pm – 9:15 pm
- **Thursday:** 3:30 pm – 9:15 pm
- **Friday:** 3:30 pm – 9:15 pm
- **Saturday:** 8:00 am – 9:15 pm
- **Sunday:** 8:00 am – 6:15 pm

Water Provision

Fresh water is supplied to site via onboard storage tanks and support vehicles. Water is filtered and provided for drinking, showering, and sauna use. No connection to municipal water infrastructure is required.

Grey Water and Wastewater Management

All grey water generated from showers is collected in onboard storage tanks. Toilet black water is also fully contained within the trailer. All wastewater is removed from site and disposed of at approved facilities in accordance with relevant legislation, Council requirements, and environmental guidelines. No discharge occurs on site.

Waste Management

All waste generated by patrons or staff is collected and removed from site daily. No waste bins are left on site. Waste is disposed of responsibly in accordance with local regulations. Cleaning and hygiene procedures are undertaken between sessions and at the end of each operating day.

Site Impact, Noise, and Amenity

The mobile sauna has a small footprint and can be positioned with minimal ground disturbance. Optional modular decking may be used to protect turf and provide level access, with all elements fully removable.

Noise impacts are minimal due to the insulated sauna structure and the nature of the activity. Guests are encouraged to maintain quiet behaviour during cool-down periods. External lighting is limited, warm-toned, and designed to minimise visual impact.

As a mobile operation, the sauna can be repositioned periodically to allow for natural site recovery. At the conclusion of the operating period, the site can be returned to its original condition with no lasting evidence of use.

Safety and Supervision

A trained attendant is present before, during, and after all sessions. The sauna incorporates multiple safety systems, including environmental monitoring, ventilation controls, and emergency equipment. Comprehensive work health and safety procedures, risk assessments, and operational policies are provided in the supporting appendices.

Accessibility and Inclusion

Harnon Sauna is committed to inclusive access. The design incorporates accessibility features, including adaptable seating, assisted shower facilities, and the ability to install compliant access solutions (such as ramps or a compact lift) as required, subject to site suitability and Council approval.

Conclusion

This proposal offers a low-impact, temporary wellness facility that supports community health, encourages responsible use of public space, and aligns with Council objectives relating to wellbeing, amenity, and sustainable land use. All technical, operational, and safety details are provided in the accompanying appendices for Council's consideration.

I appreciate the opportunity to submit this application and would welcome the chance to provide any further information if required.

Yours faithfully,

Colin Boucher
Director | Harnon Sauna
0409 242 805
colin@harnon.com.au
www.harnon.com.au

APPENDICES – SUPPORTING DOCUMENTATION

Applicant: Colin Boucher
Business Name: Harnon Sauna
Website: www.harnon.com.au

Purpose of This Document

This document lists the supporting technical, operational, and policy appendices submitted in support of the Harnon Sauna mobile sauna application. These appendices provide detailed information referenced in the accompanying covering letter and demonstrate compliance with safety, environmental, accessibility, and operational requirements.

Appendix Index

Appendix A – Proposal Documentation

- Appendix A – Proposal (HCC)
  Detailed overview of the mobile sauna concept, operating model, and demand considerations.

Appendix B – Design and Construction

- Appendix B – Construction Design Document
  Technical design details of the mobile sauna trailer.

Appendix C – Safety and Risk Management

- Appendix C – Aware365 Safe Design Report
  Independent safety evaluation and WHS design assessment.

Appendix D – Site Utilisation

- Appendix D – Site Proposal
  Indicative placement, spatial footprint, and site relationship.

Appendix E – Operational Procedures

- Appendix E.1 – Site Risk Assessment
- Appendix E.2 – Mobile Sauna Setup Procedure
- Appendix E.3 – Traffic and Pedestrian Management Plan
- Appendix E.4 – Mobile Sauna Setup Checklist
- Appendix E.5 – Daily Pre-Start Checks
- Appendix E.6 – End-of-Day Shutdown Procedure
- Appendix E.8 – Working at Heights Procedure

Appendix F – Signage

- Appendix F – Harnon Monolith Signage
  Details of proposed freestanding signage.

Appendix G – Decking and Access Infrastructure

- Appendix G.1 – Pro-Stage Deck Assembly (Pro Series)
- Appendix G.2 – Pro-Stage Certificate of Compliance (Design)
- Appendix G.3 – Pro-Series Engineer Letter

Appendix H – Policies and Procedures

- Appendix H.1 – Sauna Cleaning and Hygiene Policy
- Appendix H.2 – Staff Induction and Training Policy
- Appendix H.3 – Code of Conduct and Behaviour Policy
- Appendix H.4 – Inclusion, Respect and Dignity Policy

Appendix I – Testimonials

- Appendix I – Customer and Community Testimonials

Appendix J – Noise Management

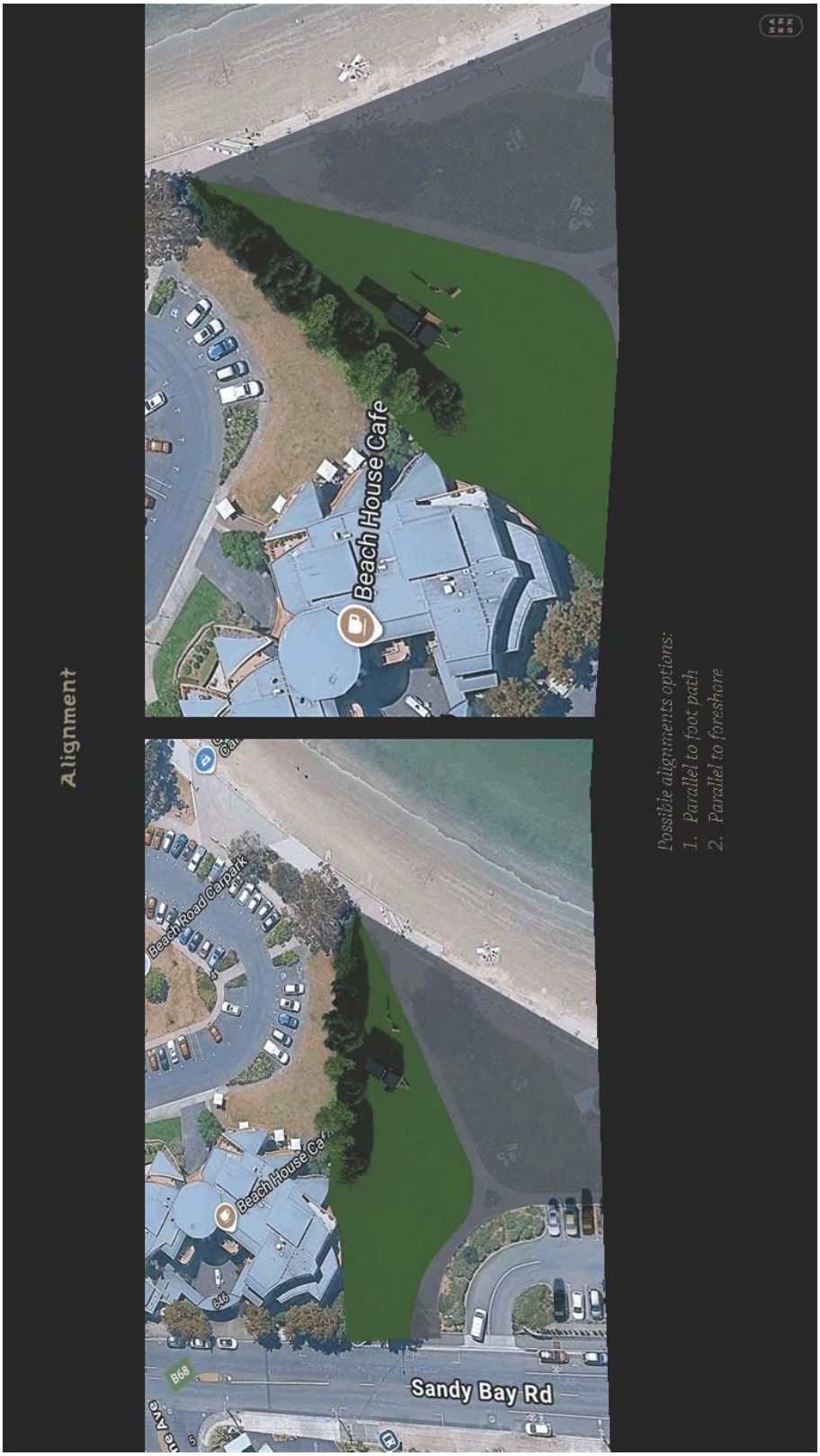
- Appendix J – Noise Management Procedure

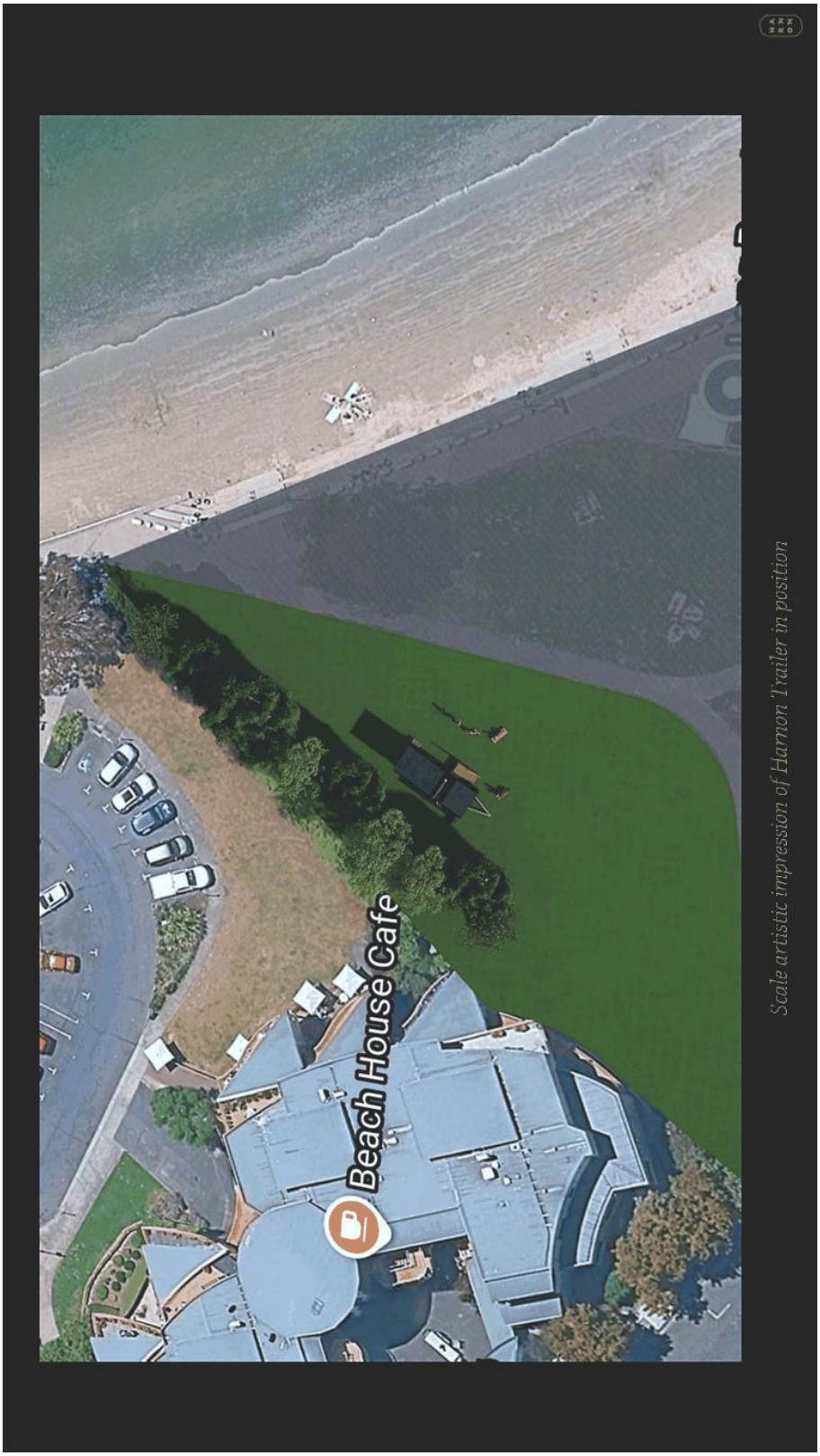
Appendix K – Accessibility

- Appendix K – Ability Access
  Accessibility considerations, design options, and adaptive access solutions.

Closing Statement

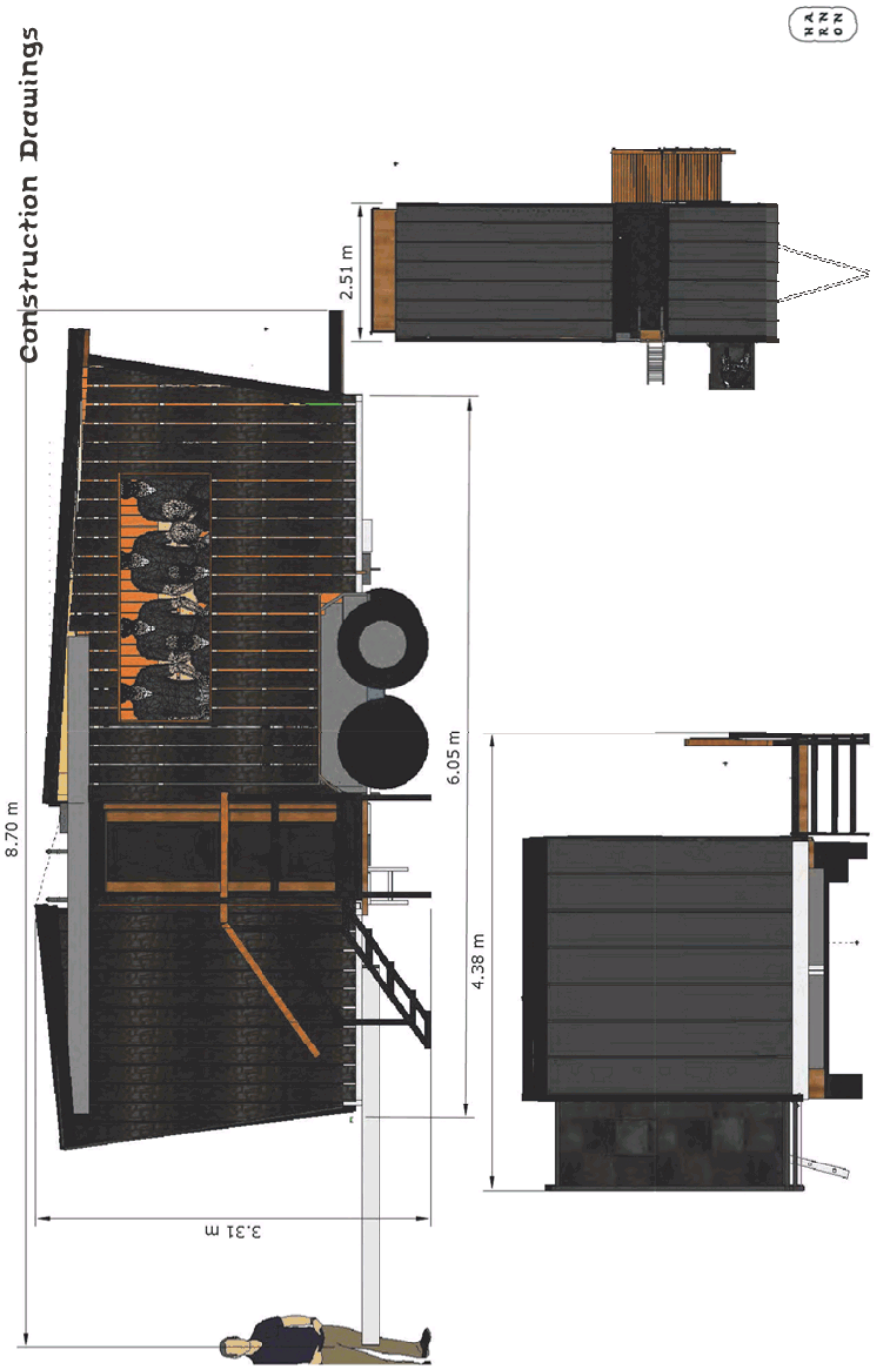
The above appendices collectively demonstrate that the proposed mobile sauna operation is low-impact, professionally managed, and supported by comprehensive safety, environmental, accessibility, and operational controls. All documents are provided to assist Council in assessing the application and to ensure transparency during public advertising.


Alignment
Beach House Cafe
Beach Road Carpark
Sandy Bay Rd
B68
Possible alignments options:
1. Parallel to foot path
2. Parallel to foreshore


Beach House Cafe
Scale artistic impression of Harnon Trailer in position

Ability Access
Artistic representation of access options off the modular decking
- Access Compliant structure will be constructed upon construction (AS 1428.1-2009 compliant)
- Further details see Appendix K – Ability Access

Temporary Amenities
1. Temporary fake turf providing pathway access to reduce wear on grass.
2. Rinse-off station positioned on beach exit, reducing sand and salt damage to grass.
3. Temporary sunbed seating stowed inside sauna.


Construction Drawings
2.51 m
6.05 m
8.70 m
4.38 m
3.31 m

Permanent Accessibility Lift

Permanent 12v Hydraulic Chair Lift

Mounted on drawbar.
Tactile Ground Surface Indicators (TGSI) at egress.
Locking to Pro-Stage engineered modular decking (Appendix G.1, G.2, G.3).
1.5m x 1.5m turning circle.
Compliant kick rails and handrails (AS 1428.1—2009).

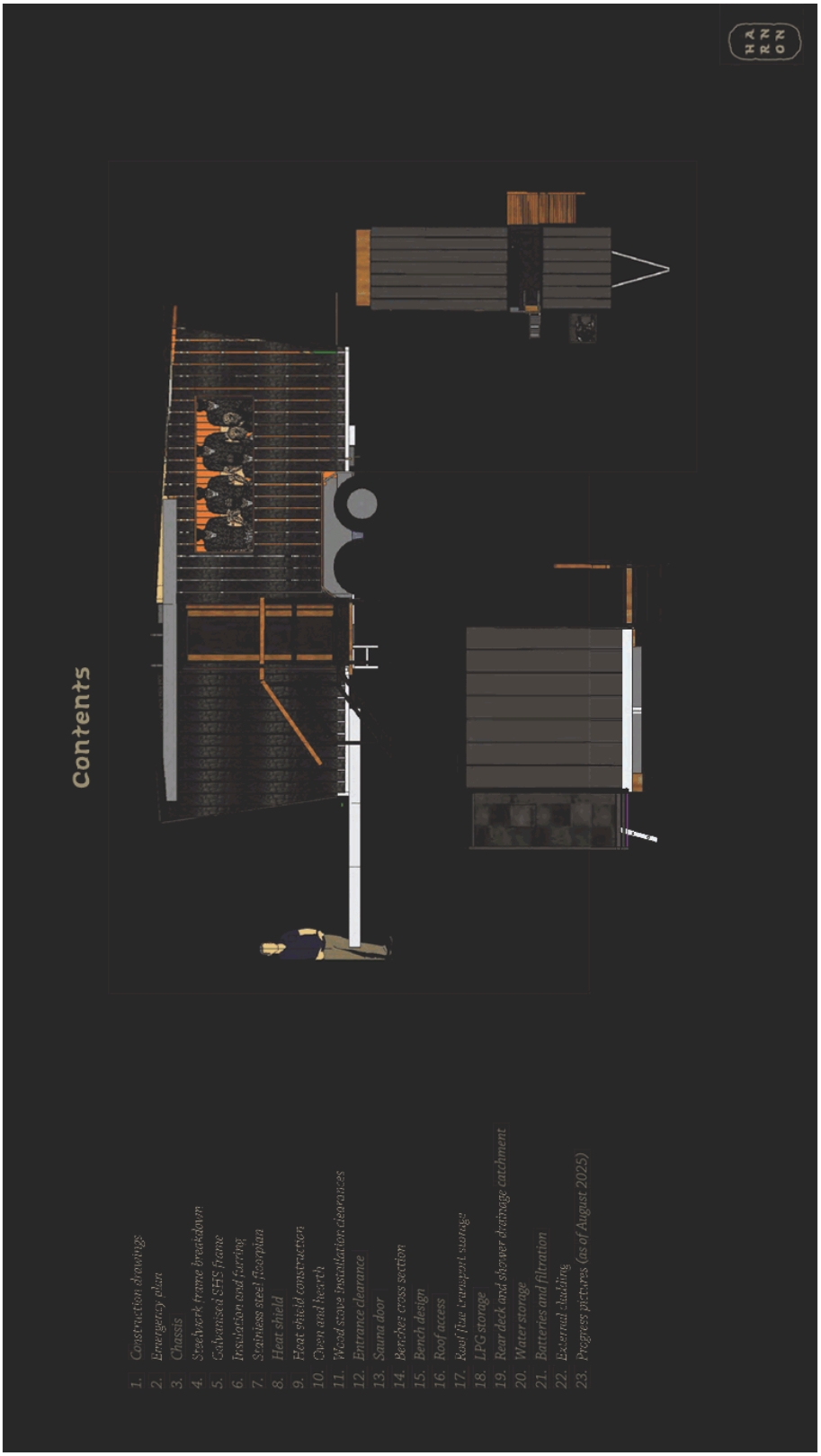
To be determined upon assessment of demand at completion of the initial 12-month period of operations.
Permanent lift is proposed for installation on the drawbar, complemented by a custom deck at the Front door that provides compliant egress clearance, and appropriate rails and kerbing.

Temporary Accessibility Lift

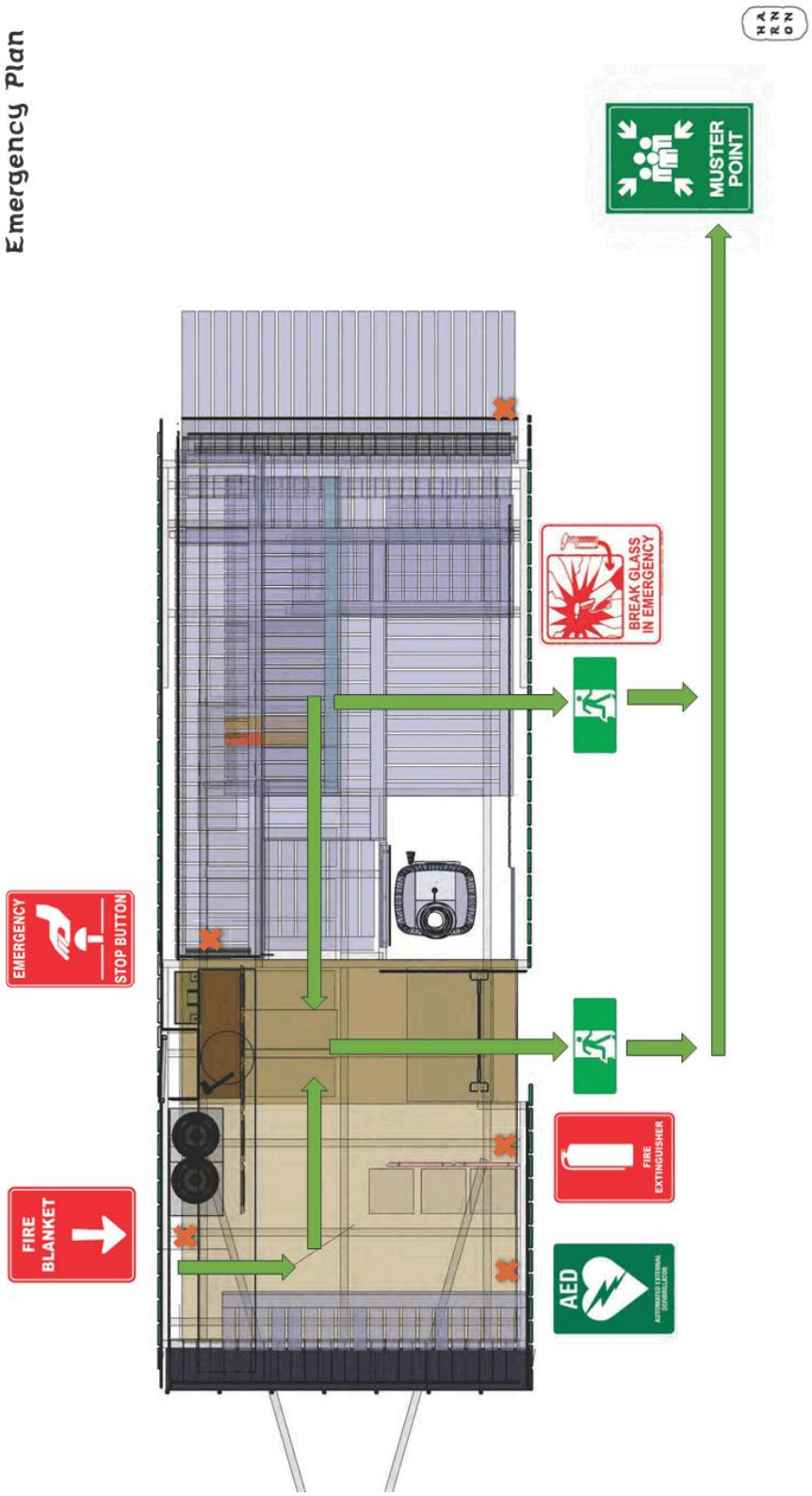
Initial Removable 12v Hydraulic Chair Lift

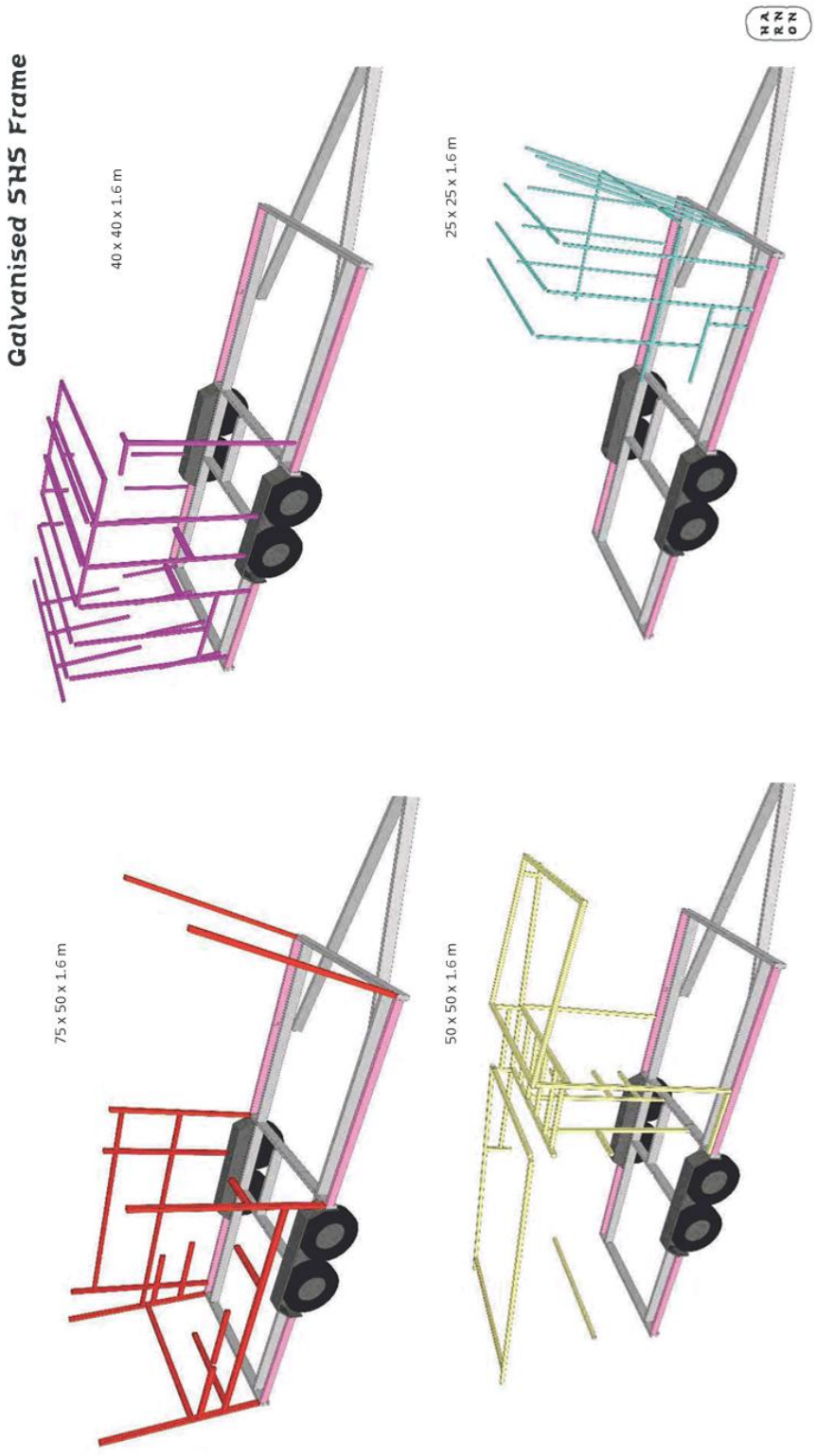
Operating on 720mm high deck.
Tactile Ground Surface Indicators (TGSI) at egress.
Locking to Pro-Stage engineered modular decking (Appendix G.1, G.2, G.3).
2m x 2m turning circle.
Compliant kick rails and handrails (AS 1428.1—2009).

Proposed:
** Platform will be installed for any session where assisted access is indicated during the booking process, including the additional 3m² of decking. This will reduce the deck footprint to the 700mm square landing and stairs when not required.*


Contents
1. Construction drawings
2. Emergency plan
3. Chassis
4. Steelwork frame breakdown
5. Galvanised SHS frame
6. Insulation and furring
7. Stainless steel floorplan
8. Heat shield
9. Heat shield construction
10. Oven and hearth
11. Wood stove installation clearances
12. Entrance clearance
13. Sauna door
14. Benches cross section
15. Bench design
16. Roof access
17. Roof flue transport storage
18. LPG storage
19. Rear deck and shower drainage catchment
20. Water storage
21. Batteries and filtration
22. External cladding
23. Progress pictures (as of August 2025)

Square Metered Land Allocation
Reduction in utilised land can be achieve with the removal of deck, down to 2.1.5m2 for the trailer alone (including drawbar).
Preposed total square meterage of utilise land, with additional Char lift and extended deck to accommodate
Total= 34m2
1.0 m
1.0 m
1.9 m
2.0 m
3.6 m
5.8 m
4.5 m
8.6 m

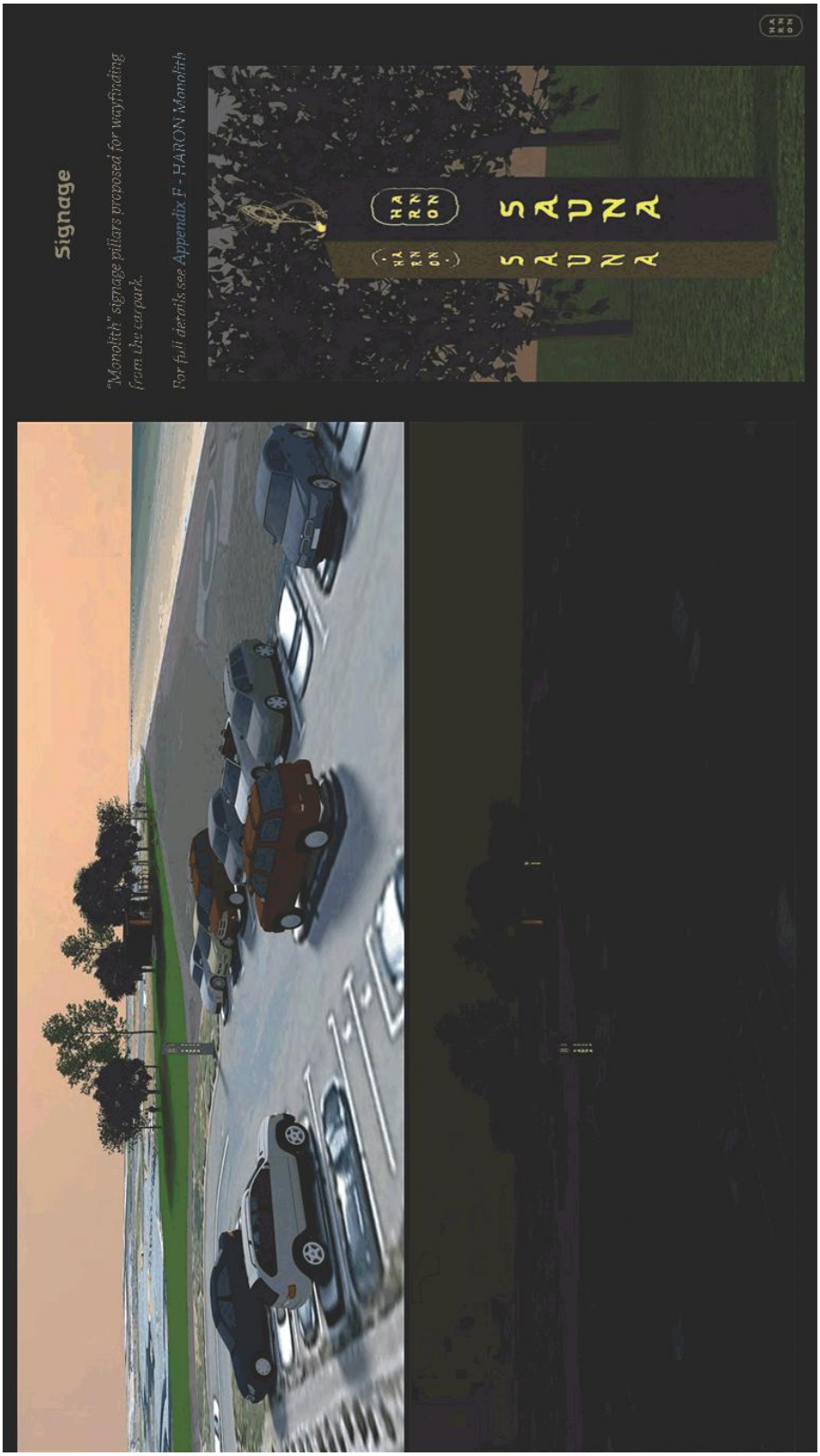

Emergency Plan
HARRON
MUSTER POINT
BREAK GLASS IN EMERGENCY
EMERGENCY STOP BUTTON
FIRE BLANKET
FIRE EXTINGUISHER
AED

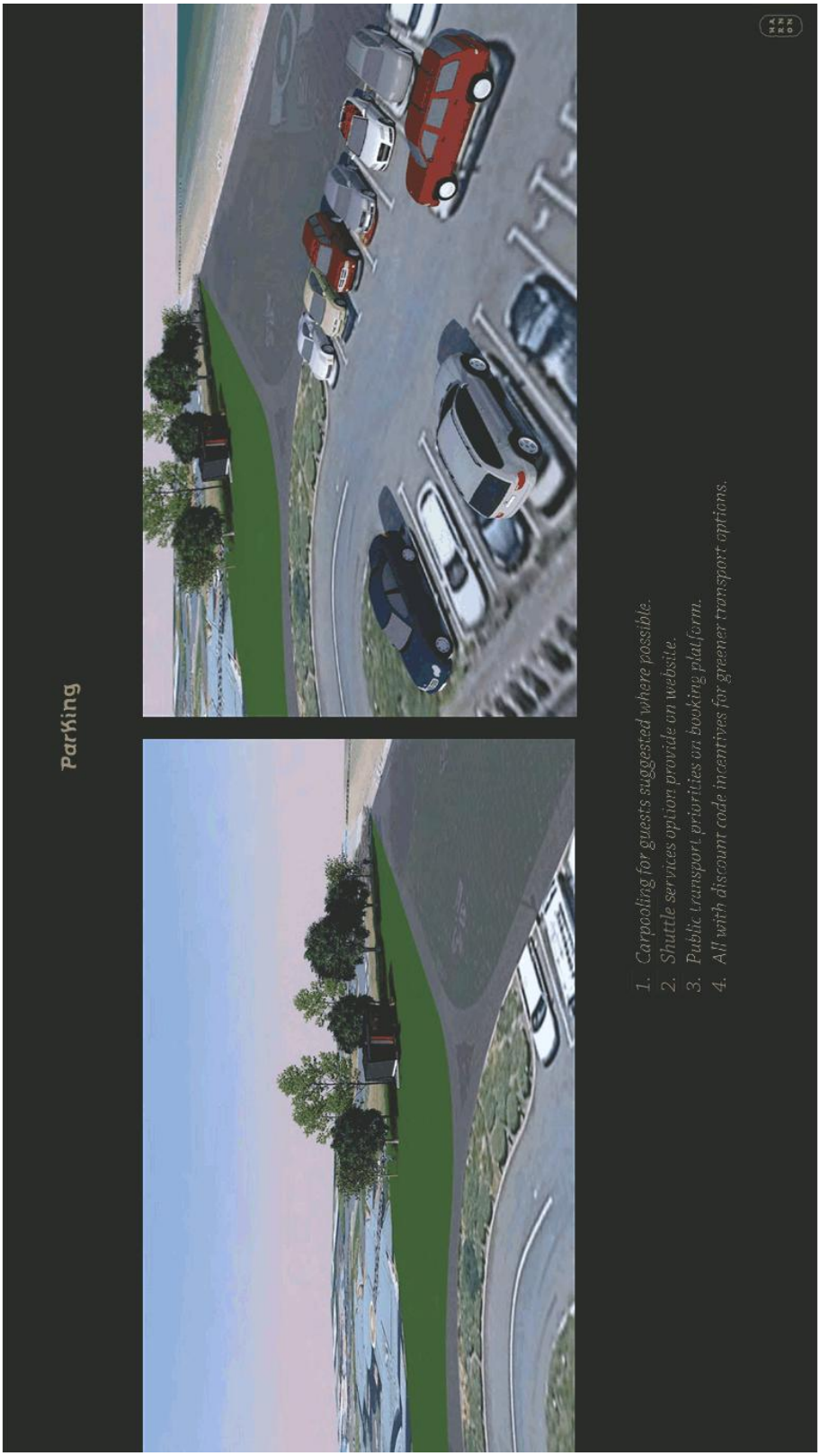

Galvanised SHS Frame
40 x 40 x 1.6 m
25 x 25 x 1.6 m
75 x 50 x 1.6 m
50 x 50 x 1.6 m

HARRO
Long Beach Sandy Bay Site Proposal

Contents

1. Harmon Site Alignment
2. Square Metered Land Allocation
3. Parking
4. Signage
5. Ability Access
6. Supporting Amenities

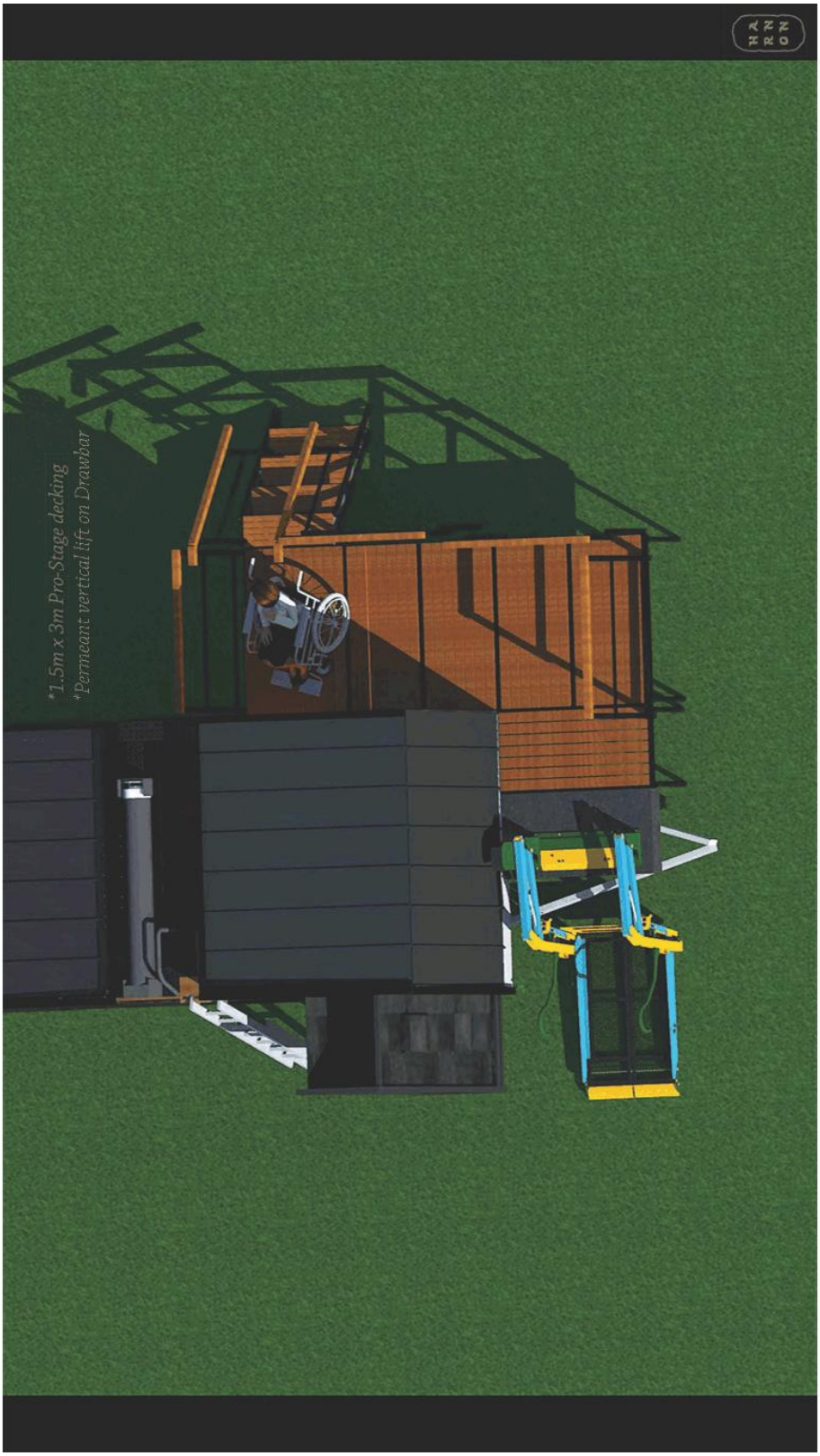

Signage
"Monolith" signage pillars proposed for wayfinding from the carpark.
For full details see Appendix F - HARON Monolith
HARON
SADNA
HARON
SADNA


Parking
1. Carpooling for guests suggested where possible.
2. Shuttle services option provide on website.
3. Public transport priorities on booking platform.
4. All with discount code incentives for greener transport options.

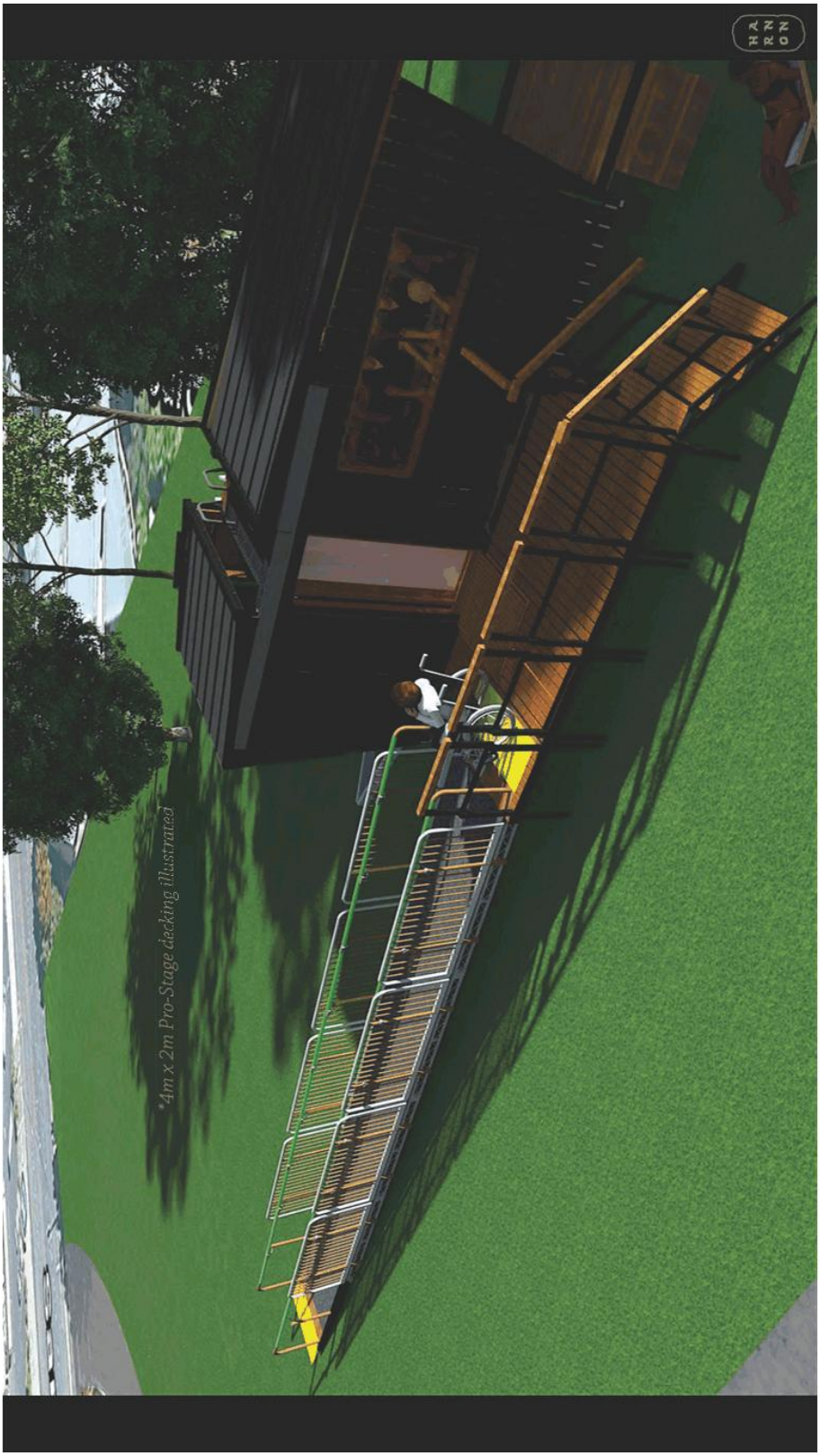
Sandy Bay Rd
Scale artistic impression of Harmon Trailer in position

*2m x 2m Pro-Stage decking illustrated

*2m x 2m Pro-Stage decking illustrated


*1.5m x 3m Pro-Stage decking
*Permeant vertical lift on Drawbar

*2m x 2m Pro-Stage decking illustrated


*4m x 2m Pro-Stage decking illustrated

Permanent Accessibility Ramp *(full height)*

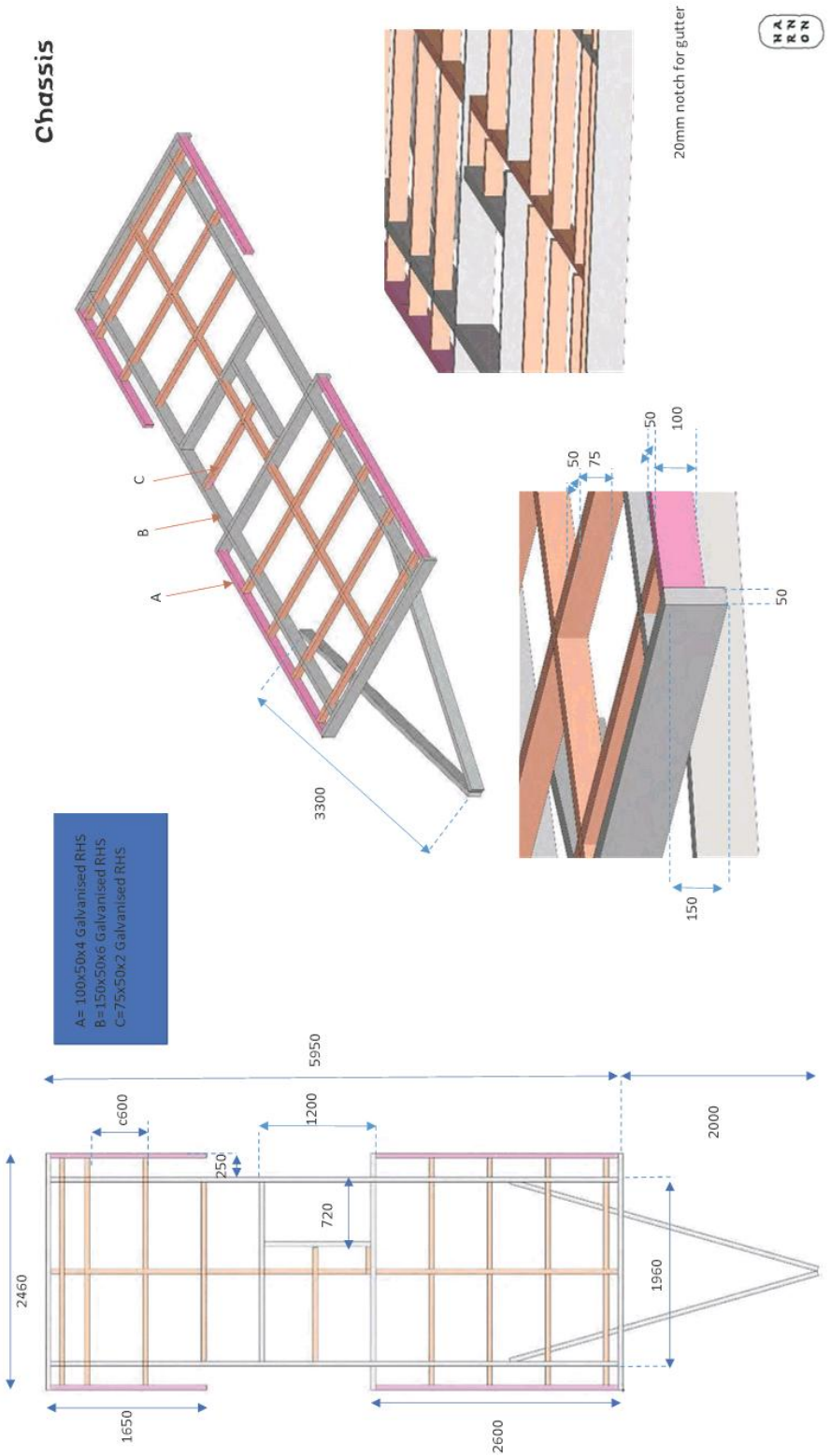
Accessibility Ramp

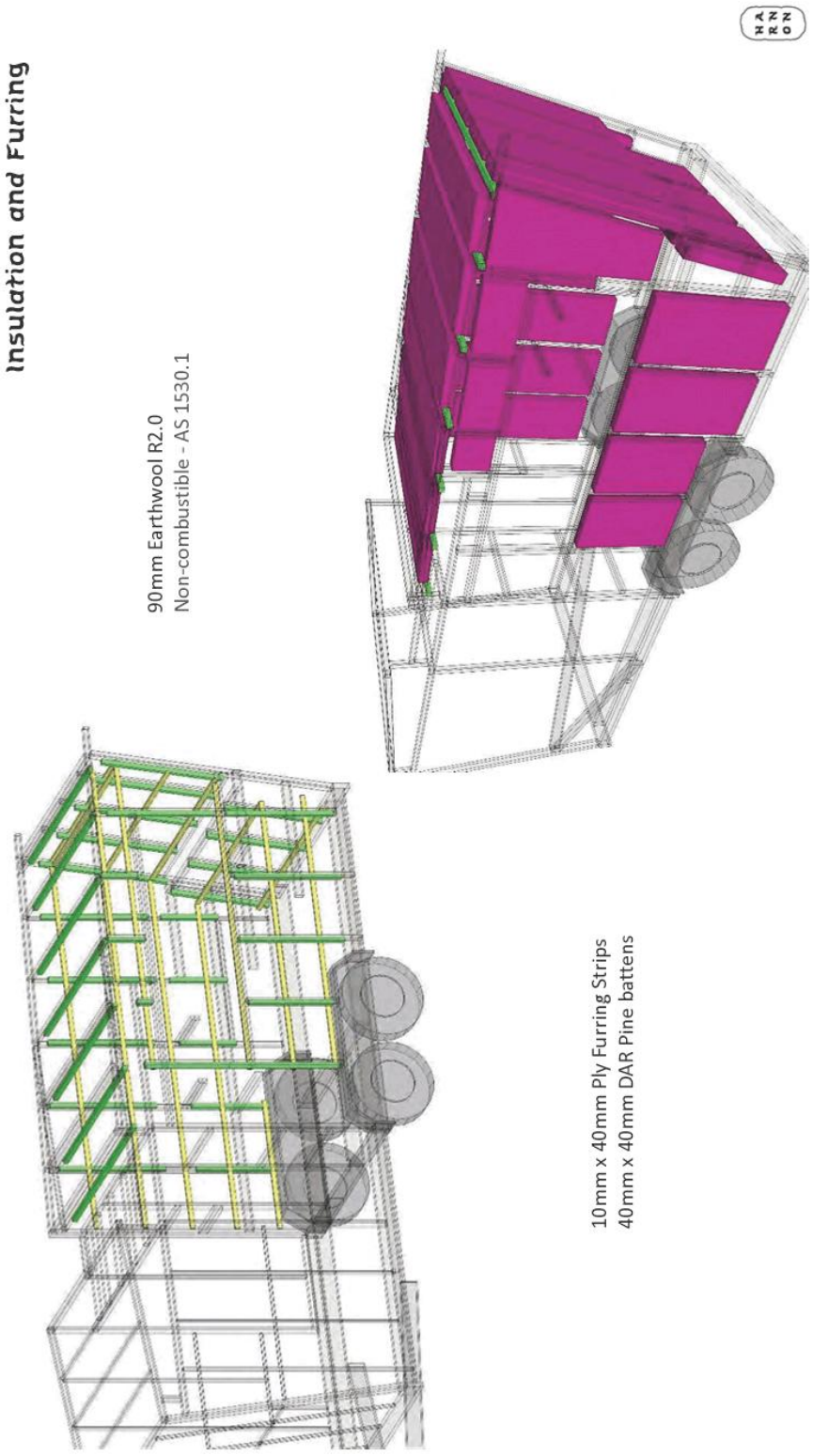
Full Height Ramp:
Operating on 720mm high deck 1:14 ratio.
Tactile Ground Surface Indicators (TGSI).
Minimum 2m x 2m turning circle (2m x 4m example illustrated).
Compliant kick rails and handrails (AS 1428.1—2009).

Ramp can be installed for the duration of the 7-month lease, if this option is preferred over vertical lift.

- *Significantly increase square meterage of utilised park land.*
- *Limits the ability to reposition trailer once installed*
- *Ramp can be designed with 90 degree or 180 degree landings to reduce overall footprint, but still maintains a much larger ground coverage than the lifter.*
- *1:14 compliant gradient is in excess of 11m long, including landings .*

*6m x 2m Pro-Stage decking illustrated


Chassis
20mm notch for gutter
C
B
A
3300
50
75
50
100
50
150
A= 100x50x4 Galvanised RHS
B=150x50x6 Galvanised RHS
C=75x50x2 Galvanised RHS
5950
2000
c600
1200
250
720
2460
1960
1650
2600


Insulation and Furring
90mm Earthwool R2.0
Non-combustible - AS 1530.1
10mm x 40mm Ply Furring Strips
40mm x 40mm DAR Pine battens

Permanent Accessibility Ramp

(low height)

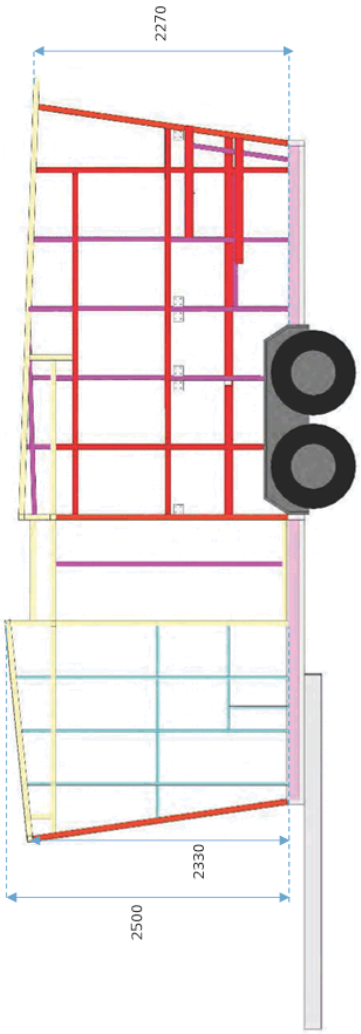
Accessibility Ramp

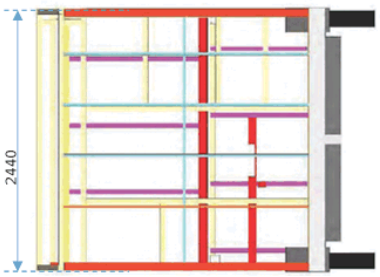
Low Height Ramp:
Operating on 400mm high deck 1:14 ratio.
Tactile Ground Surface Indicators (TGSI).
Minimum 1.5m x 1.5m turning circle.
Compliant kick rails and handrails (AS 1428.1—2009).

Ramp can be installed for the duration of the 7month lease, if this option is preferred over vertical lift .

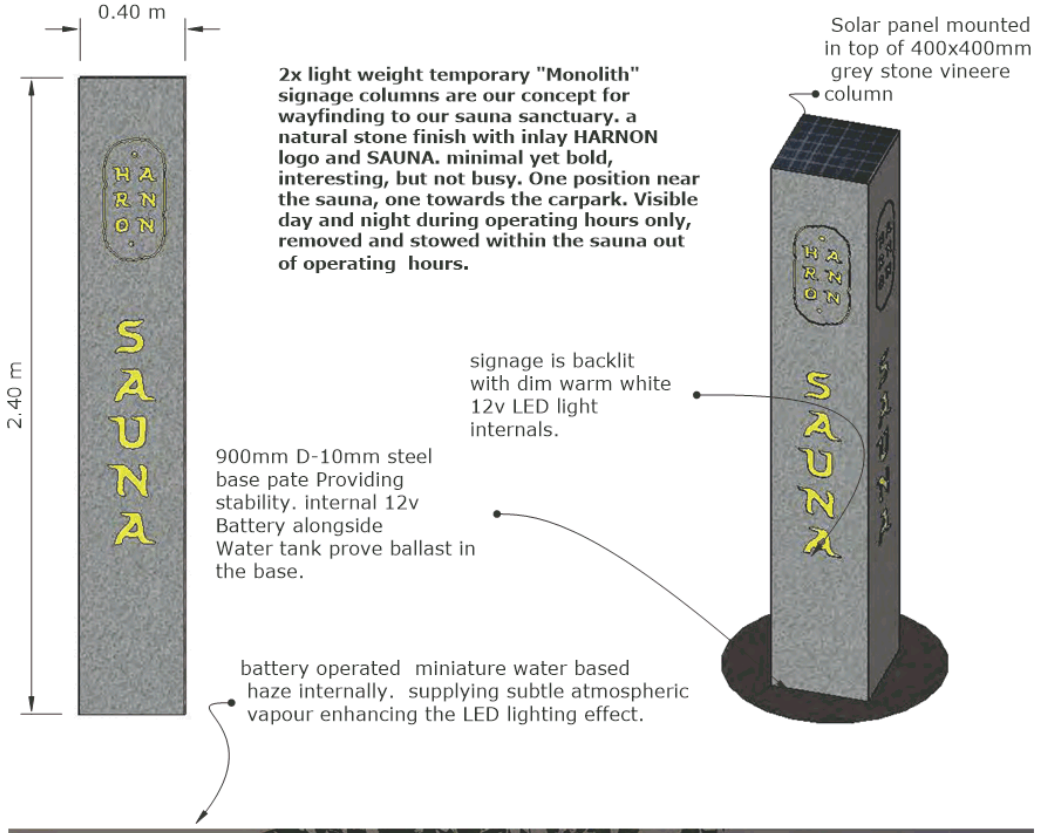
- Trailer axles removed once on site and lowered to ground height.
- One position for duration of lease.
- Axels refitted at end of lease period and trailer removed.
- 1:14 compliant gradient is in excess of 5m long, including landings .

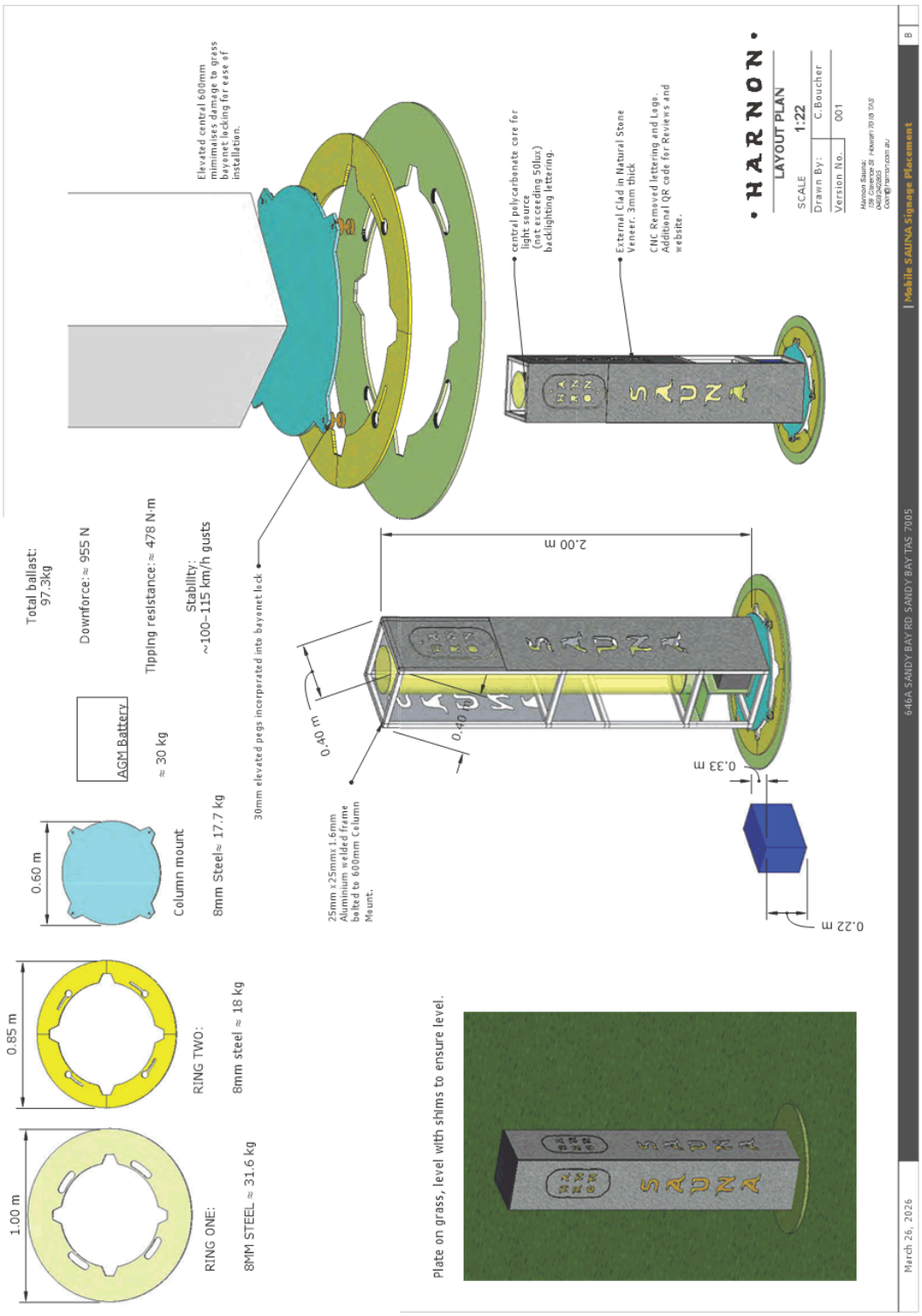
Steelwork Frame Breakdown

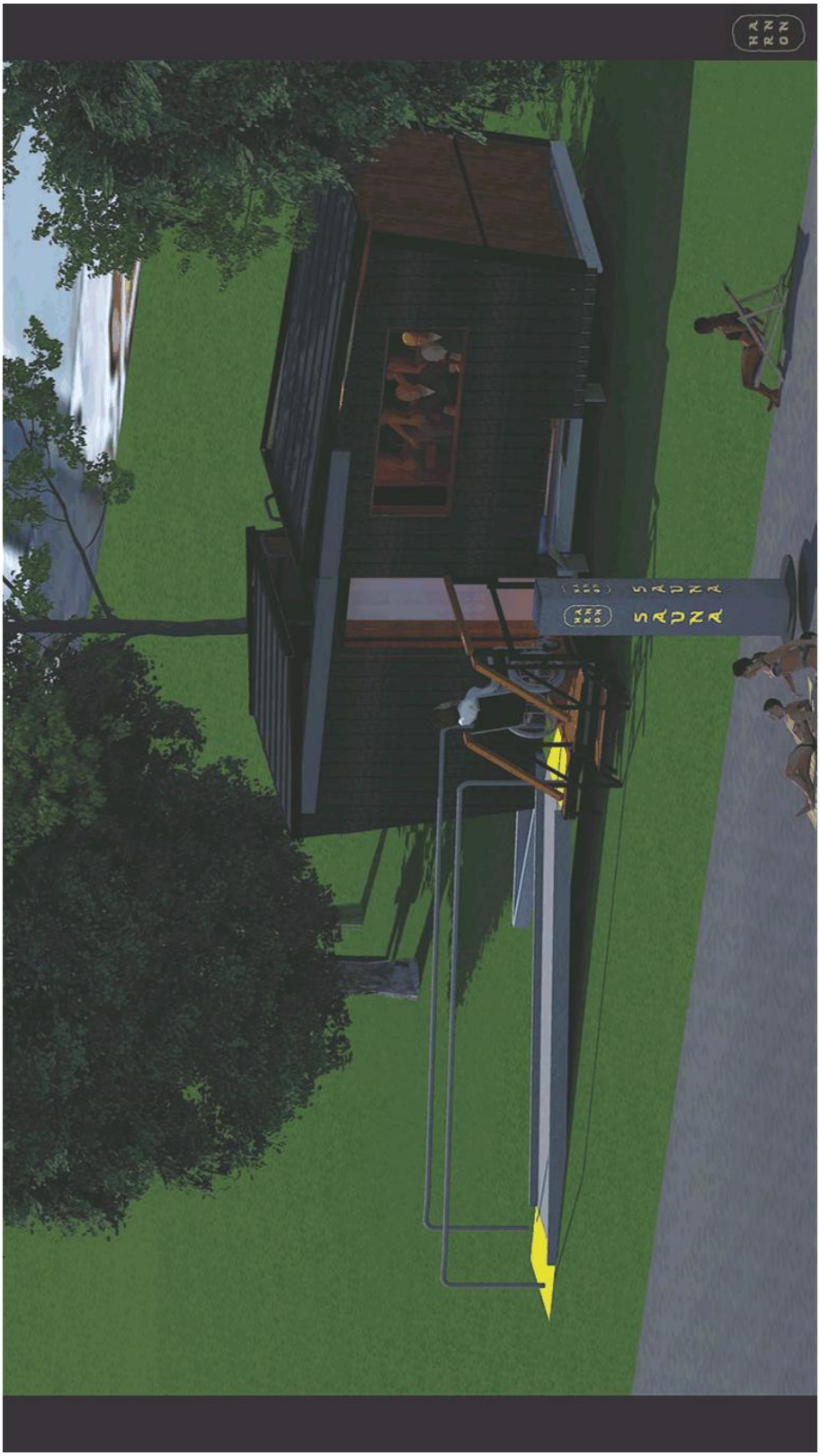


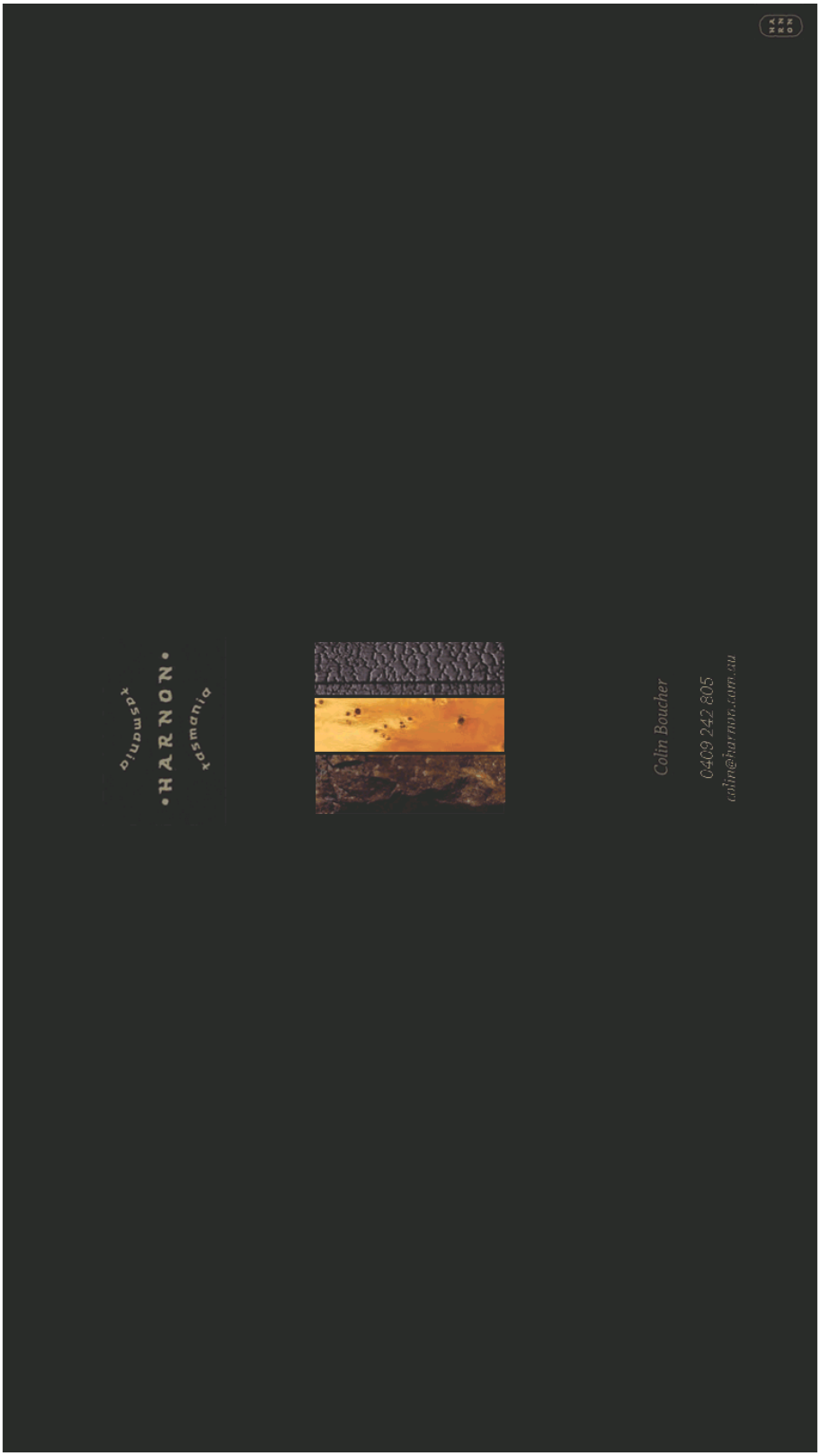


Monolith signage




Elevated central 600mm mimimaises damage to grass bayonet locking for ease of installation.
central polycarbonate core for light source (not exceeding 50lux) for evening backlighting lettering.
External Clad in Natural Stone Veneer. 3mm thick
CNC Removed lettering and Logo. Additional QR code for Reviews and website.
• HARNON •
LAYOUT PLAN
SCALE 1:22
Drawn By: C.Boucher
Version No. 001
Harnon Saunas
139 Clarence St Hobart TAS 7000
0400 000 000
corey@harnon.com.au
| Mobile SAUNA Signage Placement
646A SANDY BAY RD SANDY BAY TAS 7005
March 26, 2026
B
Total ballast: 97.3kg
Downforce: ≈ 955 N
AGM Battery
≈ 30 kg
Tipping resistance: ≈ 478 N·m
Stability: ~100–115 km/h gusts
8mm Steel≈ 17.7 kg
30mm elevated pegs incorperated into bayonet lock
2.00 m
0.40 m
0.40 m
0.33 m
0.22 m
25mm x 25mmx 1.6mm Aluminium welded frame bolted to 600mm Column Mount.
0.60 m
Column mount
0.85 m
RING TWO:
8mm steel ≈ 18 kg
1.00 m
RING ONE:
8MM STEEL ≈ 31.6 kg
Plate on grass, level with shims to ensure level.



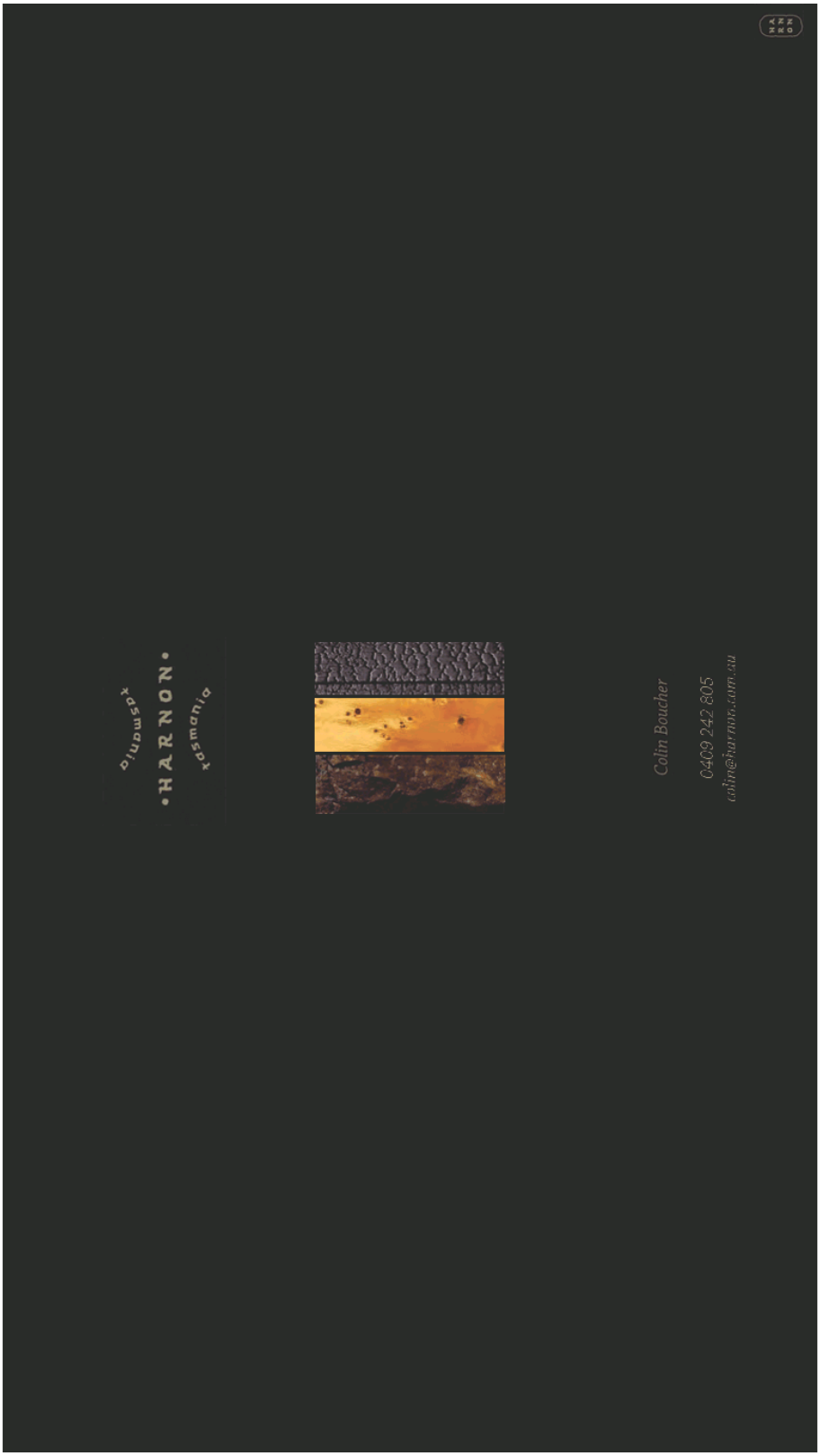

HARNON
Tasmania
Colin Boucher
0409 242 805
colin@harnon.com.au

HARRO
Access Platforms

Contents

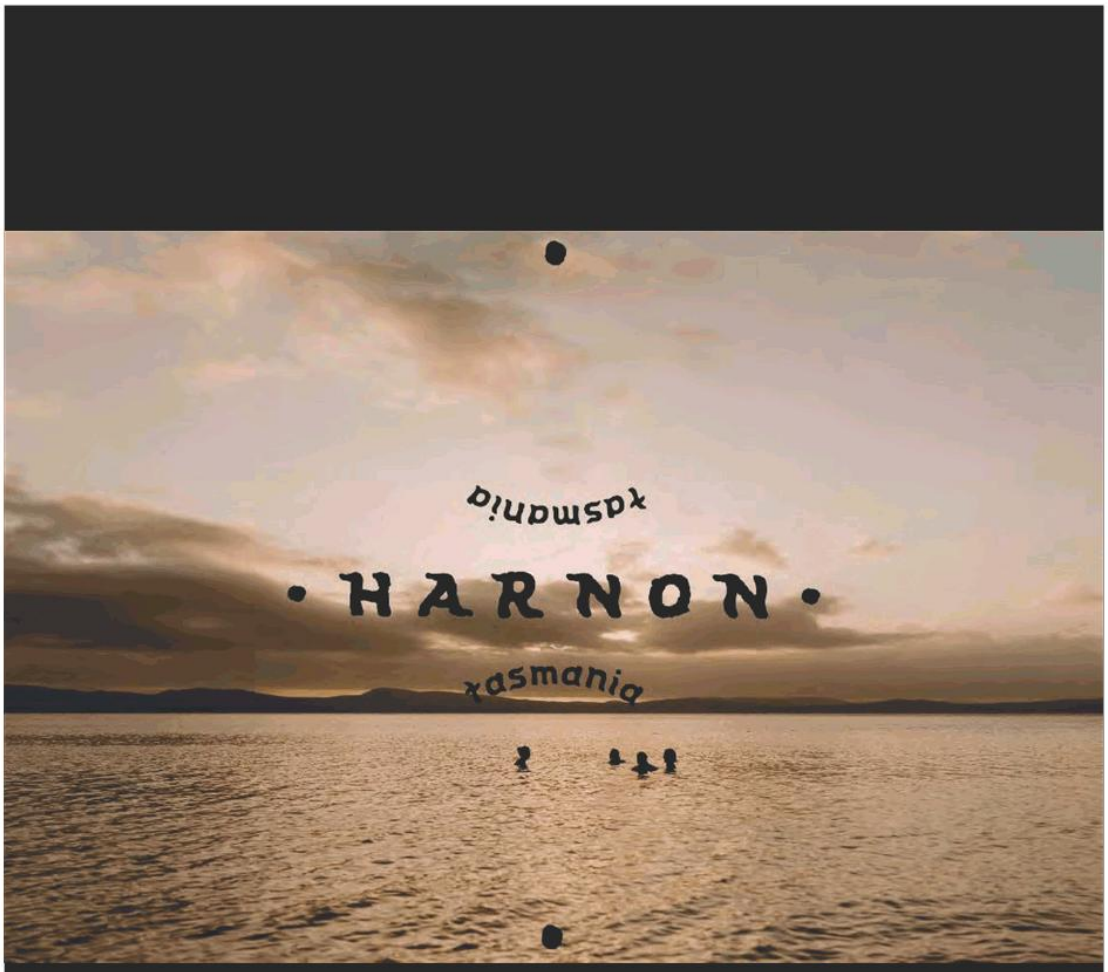
ABILITY OPTION FOR CONSIDERATON

1. *Temporary accessibility lift*
2. *Permanent accessibility lift*
3. *Permanent accessibility ramp - full height*
4. *Permanent accessibly ramp - low height*


HARNON
Tasmania
Colin Boucher
0409 242 805
colin@harnon.com.au

HARNON

Long Beach Sandy Bay Proposal with HCC



A mountain top, a riverbank, a white sand beach. At sunrise, at midnight. Under the Aurora, or in a winter snowstorm. Step out of the healing steam, and into the wild.

It was always here, we see it now.

Bringing the ancient culture of Sauna to Tasmania.

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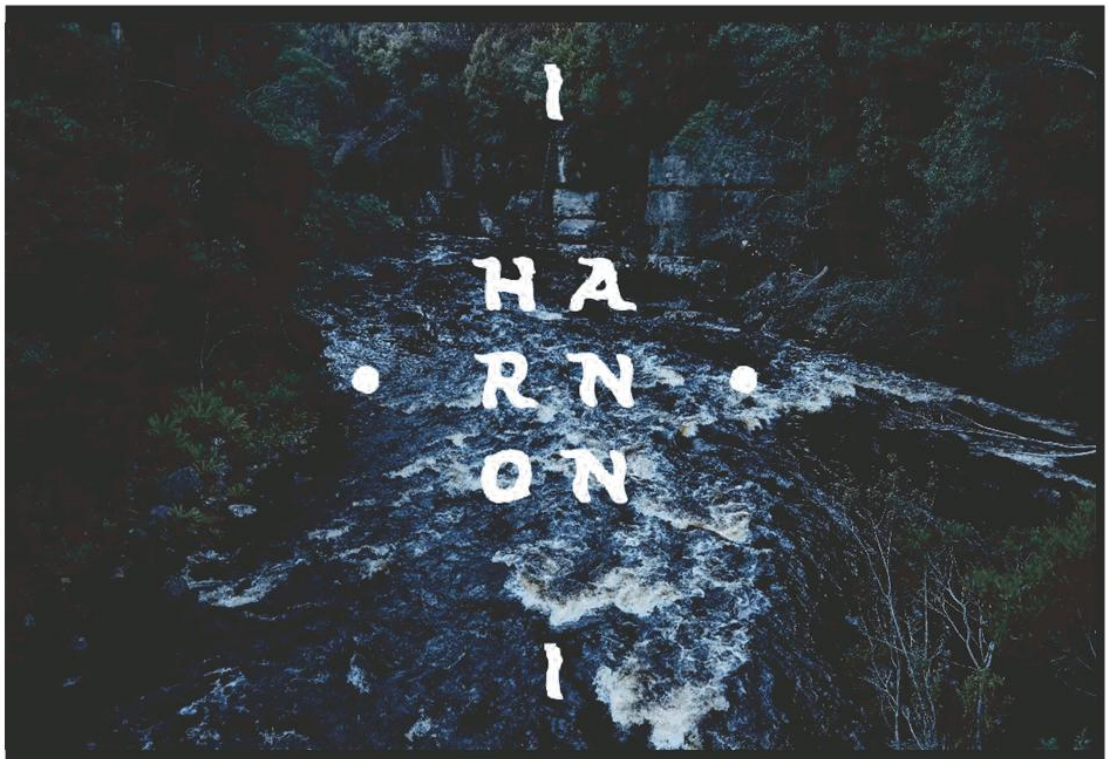


We create HARNON

Harnon is the destination, the people coming together, the experience, the beauty of Sauna outside. We sauna at the end of a cool winter's day to connect, heal and discover. However, despite our climate lending itself to this ideal lifestyle, traditional Sauna is not something that is currently freely available in Tasmania.

Our temperate island climate allows us to enjoy mild summers and crisp, blue-sky winters.

Now we Sauna.

About the Sauna

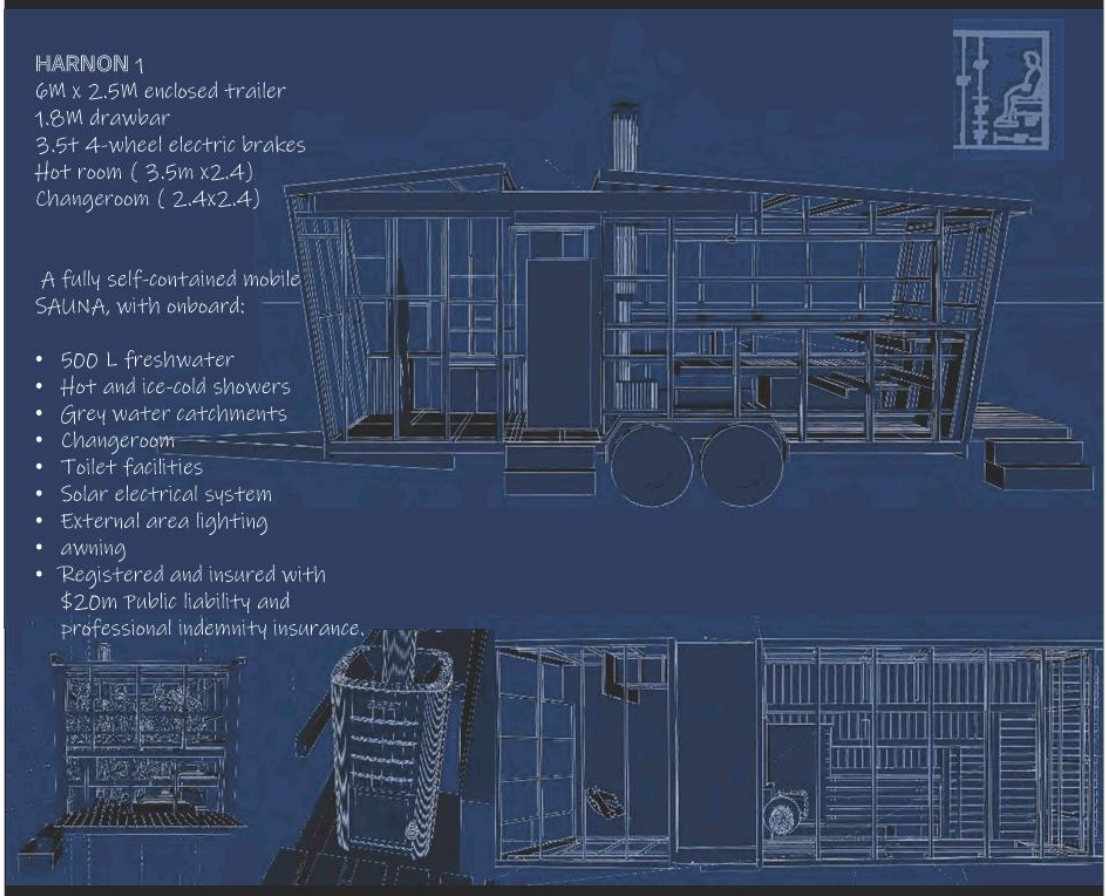
Harnon Yksi (one) is our large Sauna, bookable for both private hire, or communal experiences, accommodating groups of up to 12 people privately, or up to 8 people for shared communal sessions Conducted in 75-minute timeslots, with 15 minutes between groups for servicing. The safest sauna experience possible. With the addition of our platform lift, we offer a completely inclusive and accessible mobile solution.

For an authentic Finnish experience, customers can manage the 'löyly' (the steam that rises from the sauna stove), allowing them control of heat and intensity. For the full benefits of hot-cold exposure, spend 10-15 minutes in the sauna, before cooling off with a cold-water plunge or a chilly beach-side shower - and repeat.

HARNON 1
6M x 2.5M enclosed trailer
1.8M drawbar
3.5t 4-wheel electric brakes
Hot room (3.5m x2.4)
Changeroom (2.4x2.4)

A fully self-contained mobile SAUNA, with onboard:

- 500 L freshwater
- Hot and ice-cold showers
- Grey water catchments
- Changeroom
- Toilet facilities
- Solar electrical system
- External area lighting
- awning
- Registered and insured with $20m Public liability and professional indemnity insurance.



Risk Management

Safety Plan

At Harnon we've conducted extensive work and research around Risk Management, Hygiene and Safety.
We engaged an independent safety consultant to assist us with the design of the sauna and its operation. The result - creating the safest, most monitored sauna in Australia, ensuring we are leading the way in safety for our guests.

Key safety features

- *Remote monitoring of temperature and humidity, as well as oxygen, carbon dioxide and carbon monoxide levels.*
- *Internal "E-stop" for Mass Exhaust Vents (also remotely operated) to rapidly cool the Sauna in the event of excessive heat generated, or in an emergency.*
- *Medically trained staff on standby during operation.*
- *Professionally installed Narvi wood burning oven.*
- *Fire Extinguisher, Fire Blankets and a Defibrillator.*
- *Trained sauna attendant to be available throughout each session, and provide daily guided sessions. Guiding the clients throughout their experience and regulating the temperature to ensure the safety and wellbeing of guests.*
- *Plunge pool travels with the Sauna, along with 3 shower options. Providing a safe alternative and removing the risk of open water dangers.*
- *Filtered drinking water station provided for guests.*

We would love to work together with health and safety officers at HCC to bring this exciting initiative into fruition. We are eager to work with the relevant personnel at HCC, to ensure its stringent health and safety requirements are met.

This is very important to growing and maintaining our brand, while ensuring the highest level of safety is provided to all guests enjoying our Harnon experience.

HARNON

Guided Difference

Guided Sauna Sessions – A Unique Experience

Our guided sauna sessions are led by a professional Sauna Master who curates every moment of your sauna journey. Unlike typical saunas where guests are left to manage the heat themselves, our sessions combine expert technique, sensory rituals, and attentive guidance to elevate guests' relaxation and wellbeing

What sets our guided sessions apart:

Personalised Steam Rituals - The Sauna Master pours water over hot stones and directs the steam (löyly) to create bursts of heat and humidity tailored to guests' comfort.

Aromatic Enhancements - Essential oils and herbs are incorporated to enhance the therapeutic and sensory effects of the sauna experience.

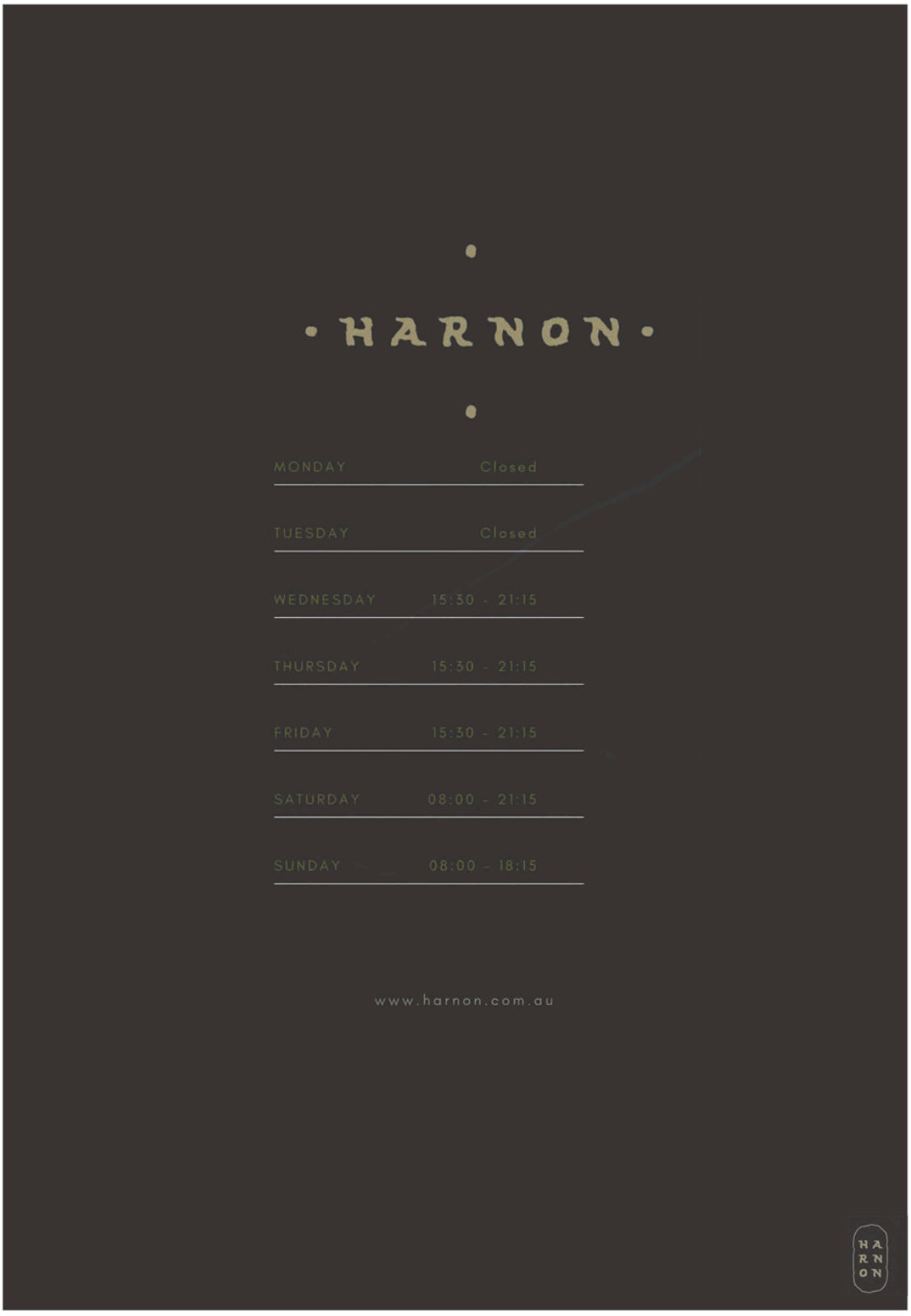
Themed & Creative Sessions - Each session can include imaginative themes, sensory storytelling, or ritualistic elements, going beyond just heat and steam.

Safety and Comfort Monitored - Guests enjoy the sauna with the confidence of a trained professional monitoring the environment, and their wellbeing at all times.

Interactive Experience - The Sauna Master transforms each session into a guided, ceremonial experience, far beyond a standard self-operated sauna. First-time users are encouraged to join a guided session, ensuring their introduction is the most enjoyable and memorable sauna experience possible.

This approach fosters a community of informed, returning guests who appreciate the full benefits of the ritual.

HARNON


HARNON
MONDAY Closed
TUESDAY Closed
WEDNESDAY 15:30 - 21:15
THURSDAY 15:30 - 21:15
FRIDAY 15:30 - 21:15
SATURDAY 08:00 - 21:15
SUNDAY 08:00 - 18:15
www.harnon.com.au
HARNON

Benefits to the Community

Research has shown that regular sauna use aids in reducing stress and anxiety, stroke risk, chronic pain and fatigue. It even helps to provide protection against dementia and Alzheimer's, as well as respiratory diseases and pneumonia.

In Finland alone, the total number of saunas is estimated to be as many as 3.3 million. With a population of 5.6 million, that's more than one sauna for every 2 people!

Use of a sauna can improve sleep quality, exercise performance and muscle recovery, as well as improve cardiovascular and brain health, moisture barrier properties of the skin, detoxification, and fat loss.

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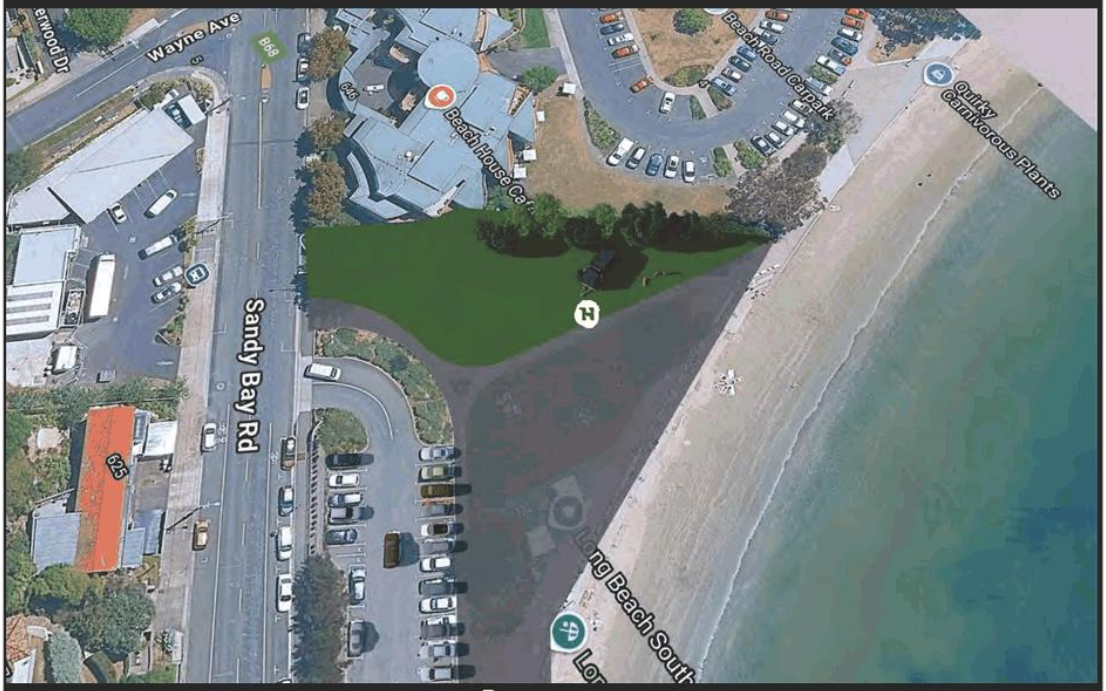
Our Beginning

Council Approval

Seeking approval from Hobart City Council to operate Harnon Sauna.
Proposing an initial residency of 7 months at Long Beach, Sandy Bay – Tasmania.



Proposed location

Unused Space Activation

Consultation

We plan to ensure that selected activation spaces are appropriately consulted with first nations people. Harnon will operate across Lutruwita (Tasmania) Aboriginal land, sea and waterways. We acknowledge with deep respect, the traditional owners of this land, the Pa!awa people, as continuing custodians of this land on which we operate and acknowledge Elders – past, present and future.

- *Zoning appropriate consultation.*
- *Retail consultation within proximity. Harnon will bring people to a space. We are not a retail offering, but an experiential offering that will complement the retail setting.*
- *Not competing with traditional wellbeing retail spaces at present, as this product does not yet exist in this form.*

Identifying Space

We are searching for and activating spaces that are underutilised, out of trading / peak public hours, or dormant in seasonal operations with and / or within;

- *Communities that will benefit from the injection of wellbeing offerings.*
- *Appropriate parking, disability, vehicles and pedestrian access.*
- *Safe egress with proximity to roads, steep embankments and waterways.*
- *Zero interruption to alternative operations within any space, where applicable.*
- *Proximity to public amenities.*
- *Natural beauty of the space and proximity to the sea or waterways.*

For HCC

Economic flow on benefits:

- *Throughout the colder months, Harnon will bring people back to Hobart.*
- *Any cafes, food & drink outlets, and accommodation nearby would benefit.*
- *We will market into the space.*
- *Further stimulate with "the cold pledge", working with local businesses for joint discounted specials – i.e. "have a sauna with Harnon and get 15% off brunch at..."*
- *We are proposing our official launch in Sandy Bay, with an alderman or the CEO of HCC, cementing Council's commitment to wellness in the community.*

Case studies of where this works elsewhere:
https://www.kuuma.com.au/
https://www.saunaboattasmania.com.au/
https://www.elsewheresauna.com/
https://www.sweatypenguins.com.au/
https://savusaunas.com.au/
https://www.floatingsauna.com.au/

https://www.heartwoodsaunas.com/
https://saunaonwheels.com.au/
https://www.samhradhssauna.com/

Demand:
https://www.abc.net.au/news/2024-07-27/sauna-tradition-takes-off-in-tasmania/104147634
https://www.youtube.com/watch?v=6QPABVmHdP0
https://www.escape.com.au/destinations/australia/tasmania/review-of-kuuma-pontoon-boat-sauna-in-tasmania/news-story/d88f2e1116add7219303dc5692020a07

https://tickets.beakerstreet.com.au/Events/POLAR-PLUNGE-AND-SAUNA
https://www.news.com.au/finance/business/other-industries/heres-our-next-business-tradies-ditch-construction-for-wellness-leading-to-global-success/news-story/d6e0ad76ff007615d65b23698d4c43af

https://www.theaustralian.com.au/travel/the-naked-truth-inside-finlands-sauna-culture/news-story/d03350e92205a8b243f78f999583ae21

HARNON

Aligning with HCC Strategic Planning

Strategic Objectives

4.2.2: "Support effective utilisation of city facilities, infrastructure and open spaces" and 2.3.1 "Provide and progressively enhance a range of quality places and facilities where people can enjoy education, recreation, socialising, healthy living and other activities and events".

Sauna Tourism

A Destination

Our goal is to build a heath focused culture in Tasmania that celebrates our climate, lands and waterways.
Tasmania is known throughout the world for its fresh air, wildlife, national parks, food, and wine. We will add Sauna to this list.

Apples> Tigers> Saunas> in no particular order.

We will create an industry around Sauna unlike no other.

Sauna Festival.
Sauna Retreats.
Sauna Tours.
Sauna Expeditions.

As Sauna popularity continues to rapidly grow throughout the world, Sauna Destinations will become a reason to travel. Turning the Off season into the On season.

HARN ON

it
was
always
here

Progression: *Renewable and Inclusive.*

Harnon Kaksi (two) is the proposed second mobile sauna. It is an all-access wood fired and electric sauna. With support, we wish to develop a smaller, more intimate sauna with level access for greater wheelchair accessibility.

This Sauna will carry the woodstove of a traditional Finnish sauna, plus the addition of an electric stove, powered 100% by our onboard renewable energy supply, giving us a complete electric option in any situations or circumstances where a woodstove operation is not preference.

Our large solar array will run the oven during the day and charge the advanced "flow"/"ZCell" (zinc bromide) battery technology for evening use.

With a completely sustainable heat source, Harnon Kaksi will ensure a sauna experience without any compromise, for all abilities to enjoy.

HARNON

HARNON

a story of fire

Fire. Humanity's turning point in our evolution, the defining property of intelligence. We started our journey with fire. Now, it's time to return.

First, there must be a fuel to burn. Second, oxygen must be available — after all, combustion is essentially an oxidation process that gives off heat and light. And third, there must be a heat or ignition source that allows the fire to begin.

Parallels with our own existence, our basic needs - fuel and oxygen, now we need the ignition.

The practice of Sauna is ancient, rudimentary. A staple that beacons form the far North. Centuries of change, technologies and development. We need Sauna to look within.

Regularly accessible to all, as a place to heal, relax, to connect with friends old and new. To talk, to reflect, to look inwards and outward. Out is Nature.

Or goal is to teach, to guide Tasmania through a real sauna experience. To verbally guide you through your sauna and the experience on both your mind and body; what is happening, what you are feeling, and how you are healing.

Sauna is not what you know:

A fluorescent lit pine box at the back of a gym.

An optional extra for the wealthy mansion, a decoration for the elite.

A ten-minute health boost in between protein shakes and yoga-lattes on our lunch break.

A plastic bag you sweat your water weight into shredding for a bikini bod.

A chlorinated, lukewarm ,"had a go at" somewhere at some dated hotel. Don't like getting "hot".. What it has evolved into.

It is not clinical; it is not rushed. It is not a new fad.

Let us show you.

it

was

always

here

HARNON

tasmania

•HARNON•

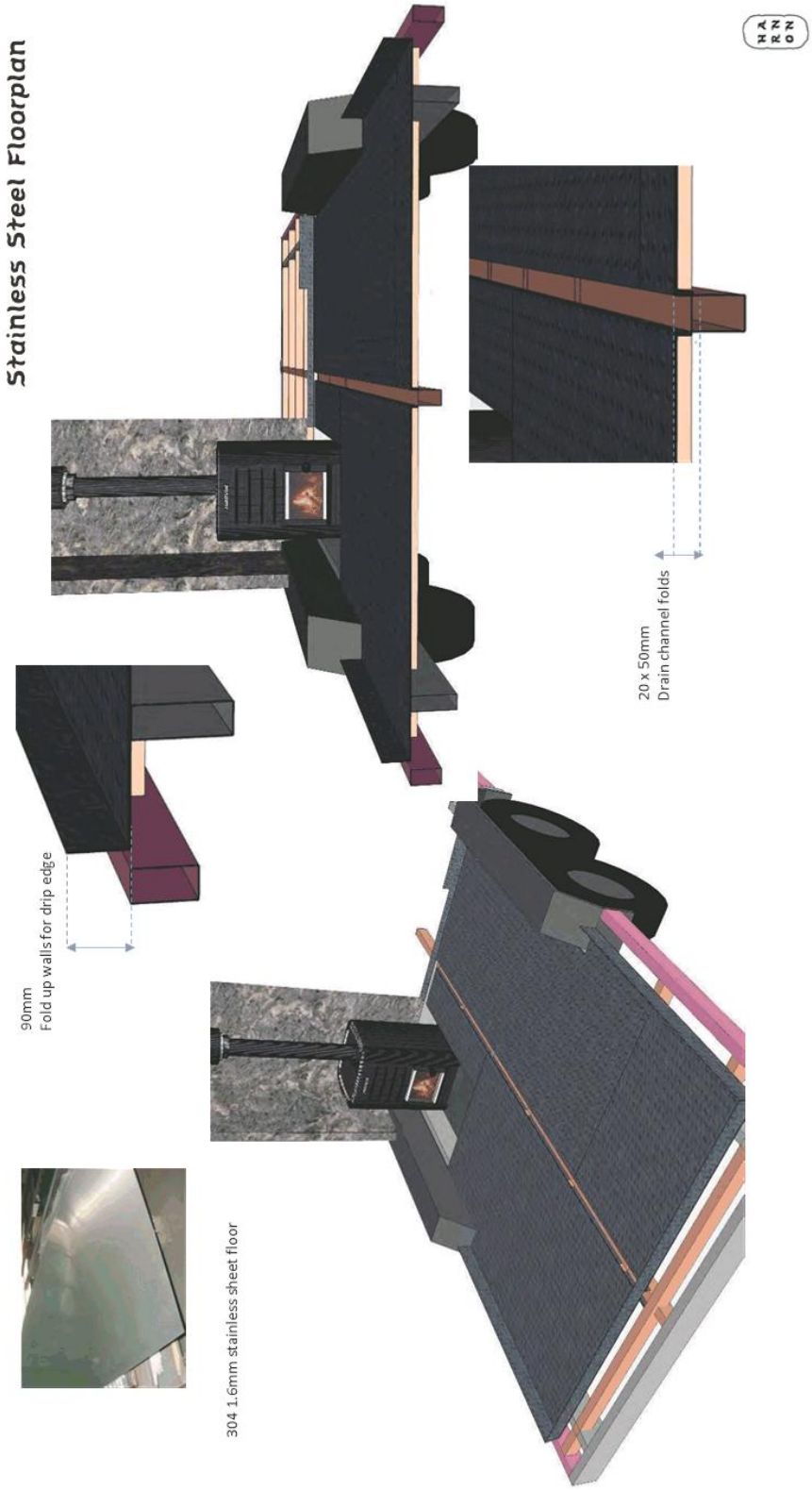
tasmania

Colin Boucher

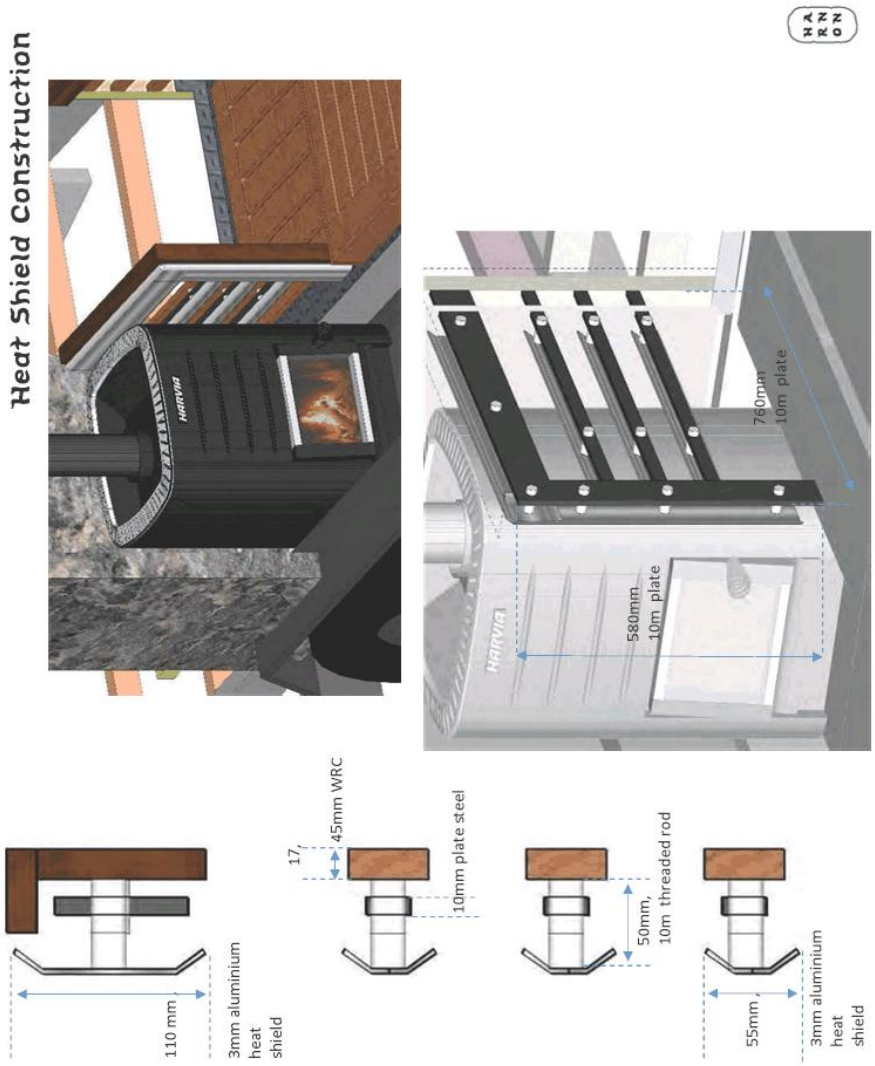
0409 242 805
colin@harnon.com.au

HARNON

HARROD
Construction Design Document


Stainless Steel Floorplan
HARRON
20 x 50mm
Drain channel folds
90mm
Fold up walls for drip edge
304 1.6mm stainless sheet floor

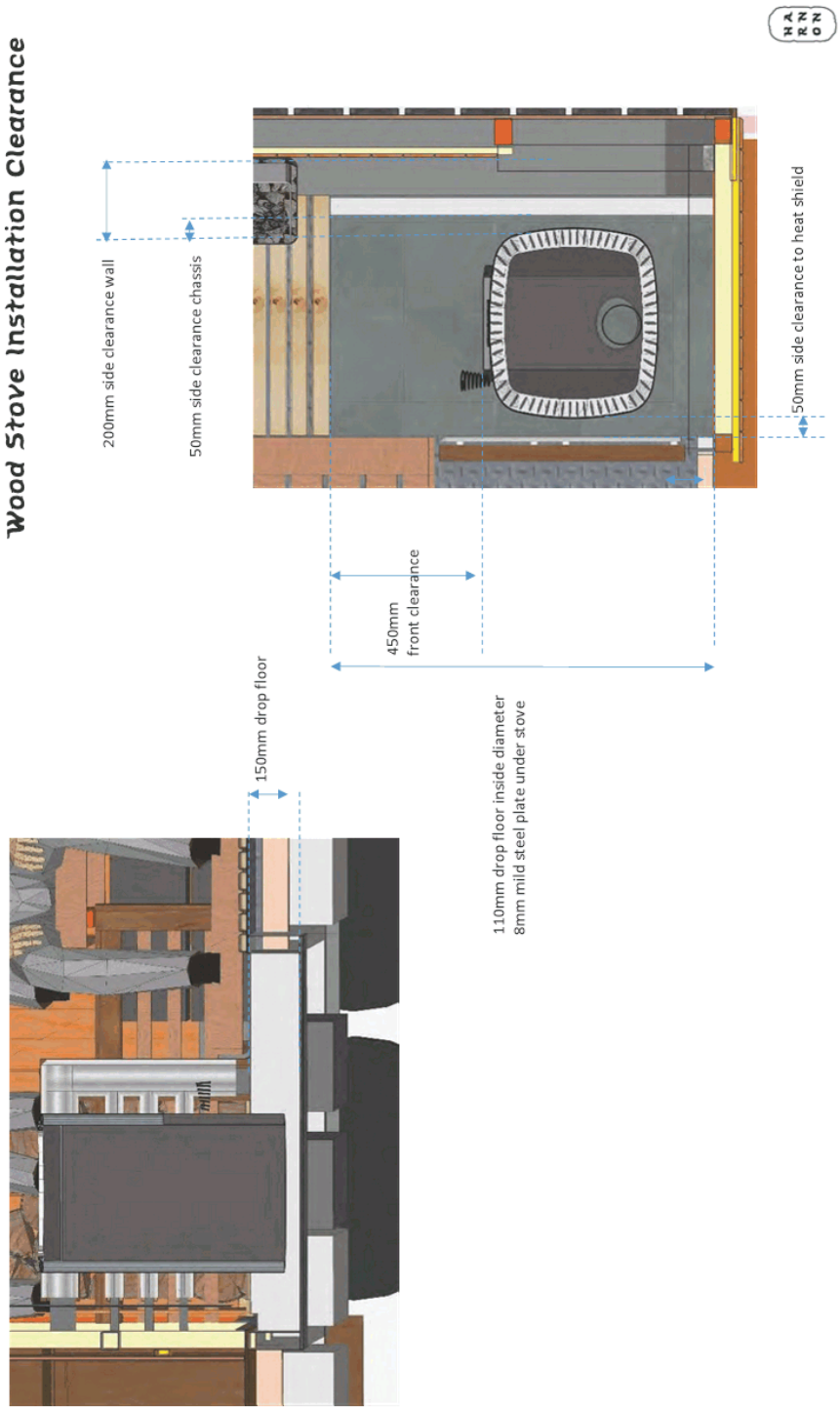
Heat Shield
HARVIA
HARVIA

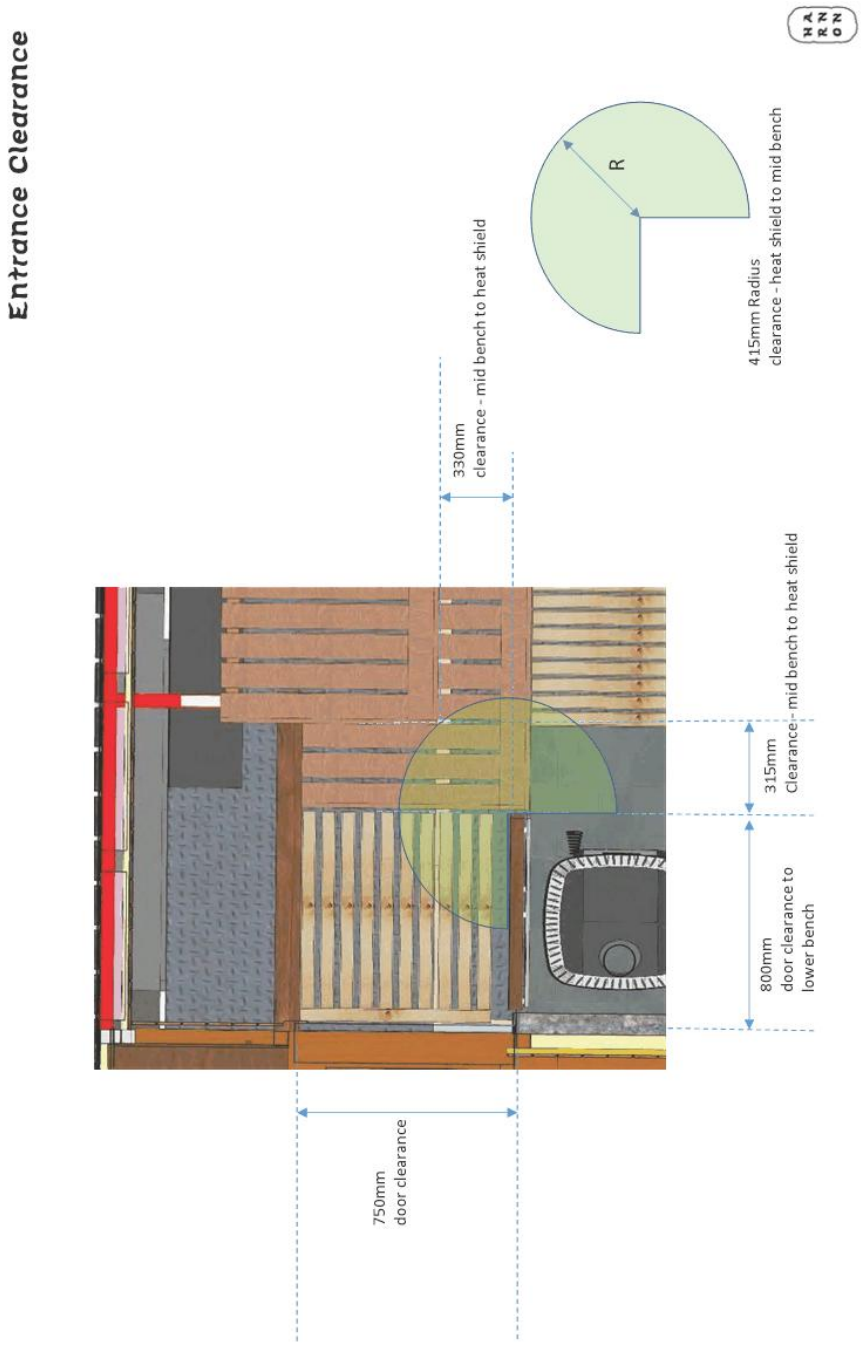

Heat Shield Construction
760mm
10m plate
580mm
10m plate
HARVIA
17
45mm WRC
10mm plate steel
50mm,
10m threaded rod
110 mm
3mm aluminium
heat
shield
55mm
3mm aluminium
heat
shield

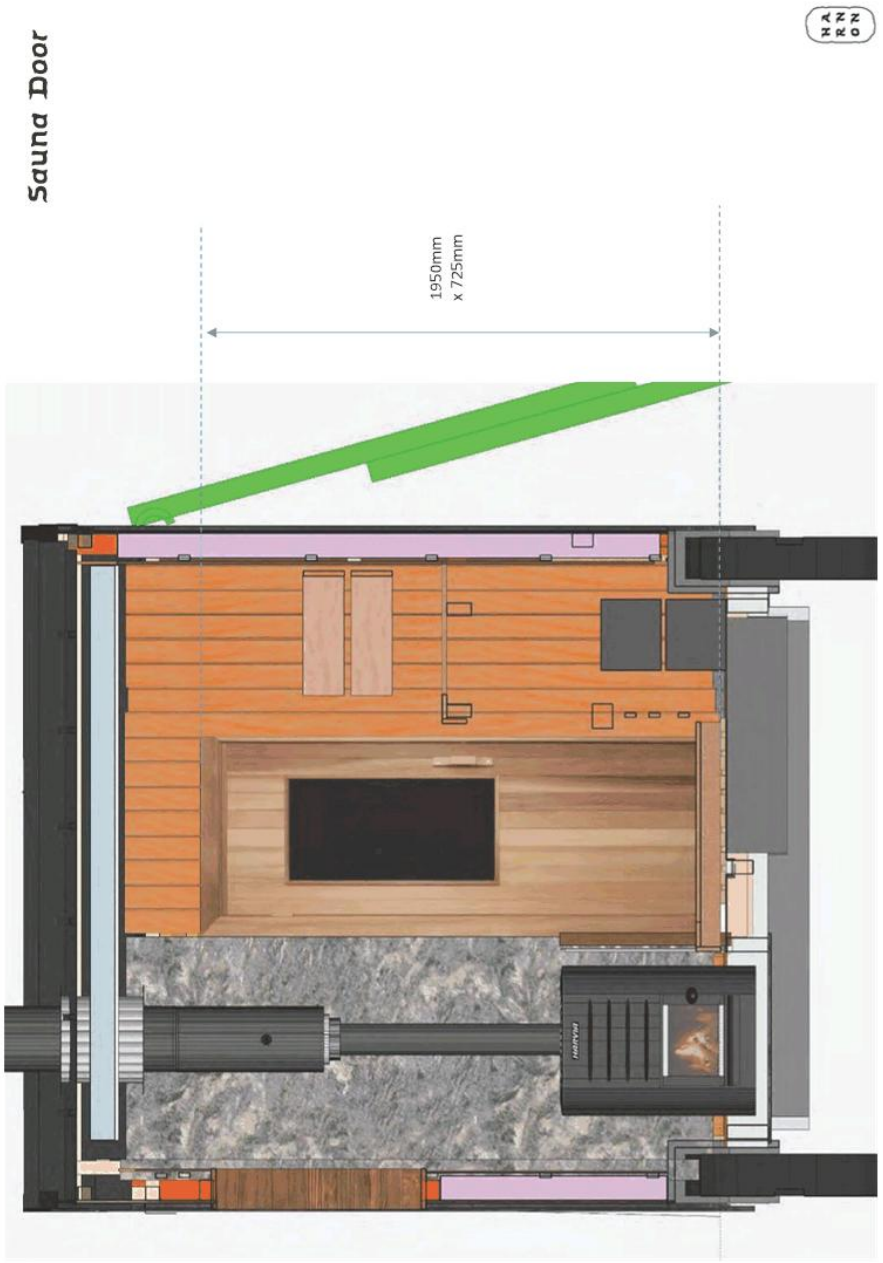
Oven and Hearth

Narvi Black 24 oven
Tiles onto cement board over steel floor plate
Tiles on cement over inner mud guards

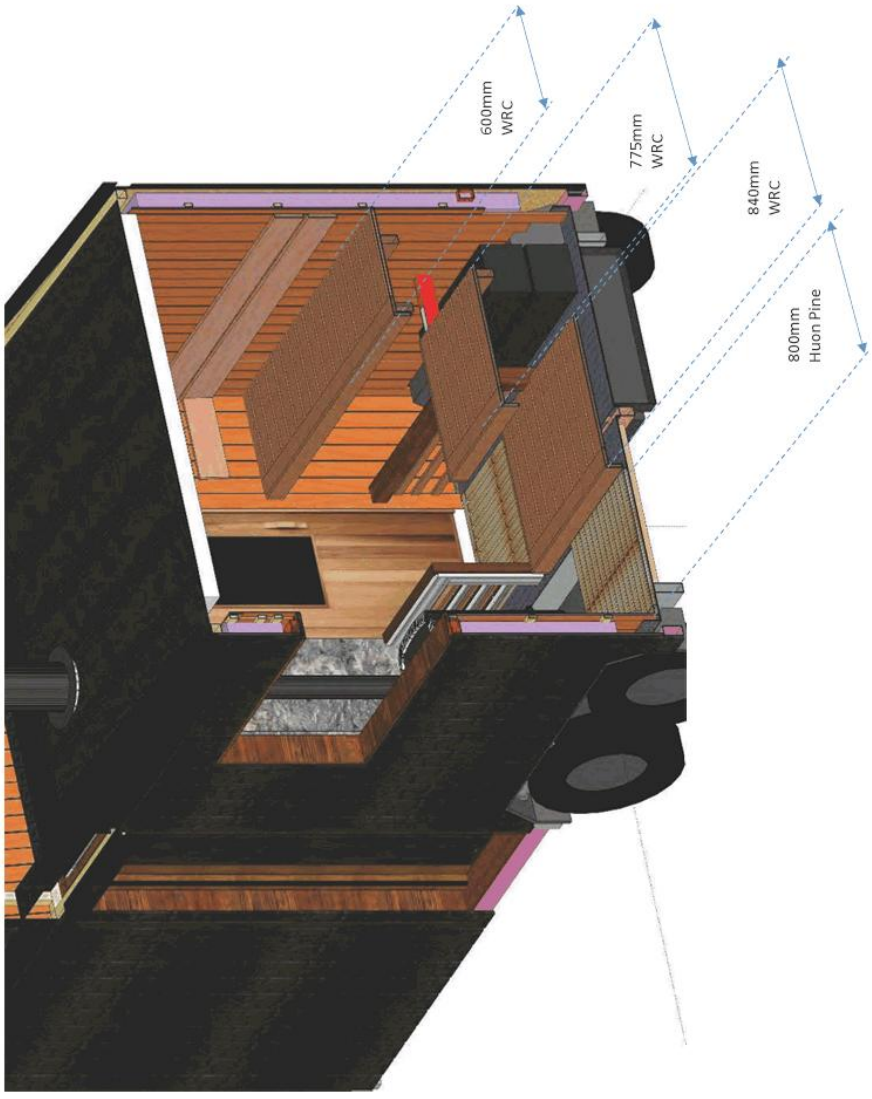
Natural faced Dolerite slab 20-70mm thick
600mm wide at rear of oven


Wood Stove Installation Clearance
200mm side clearance wall
50mm side clearance chassis
50mm side clearance to heat shield
450mm
front clearance
150mm drop floor
110mm drop floor inside diameter
8mm mild steel plate under stove

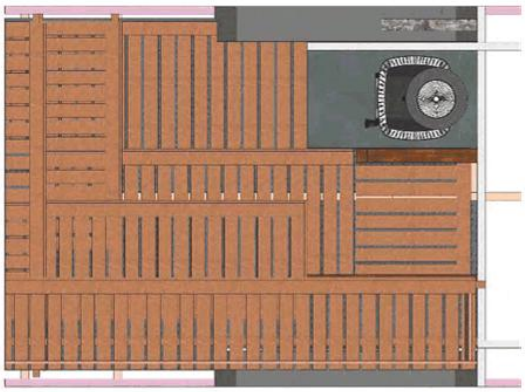

Entrance Clearance
R
415mm Radius
clearance - heat shield to mid bench
330mm
clearance - mid bench to heat shield
315mm
Clearance - mid bench to heat shield
800mm
door clearance to
lower bench
750mm
door clearance

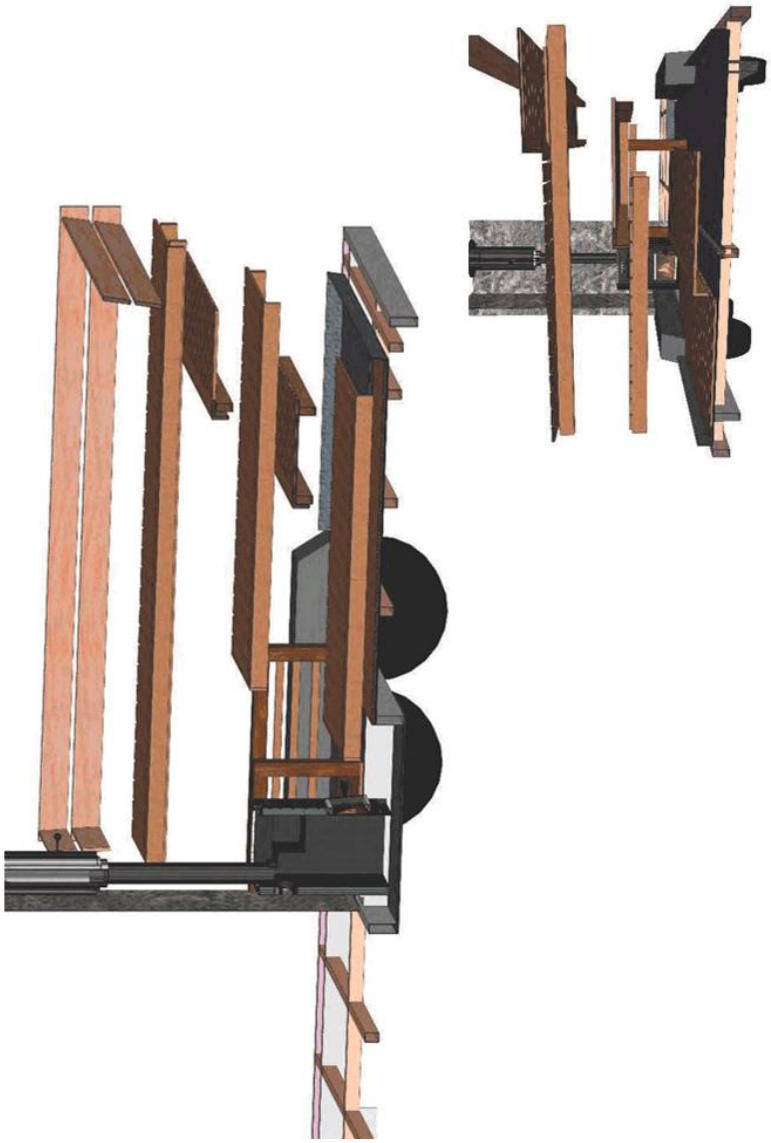

Sauna Door
1950mm
x 725mm

Benches Cross Section



Bench Design





Roof Access
HA RN ON
luik
OL207
Gorter

Roof Flue Transport Storage

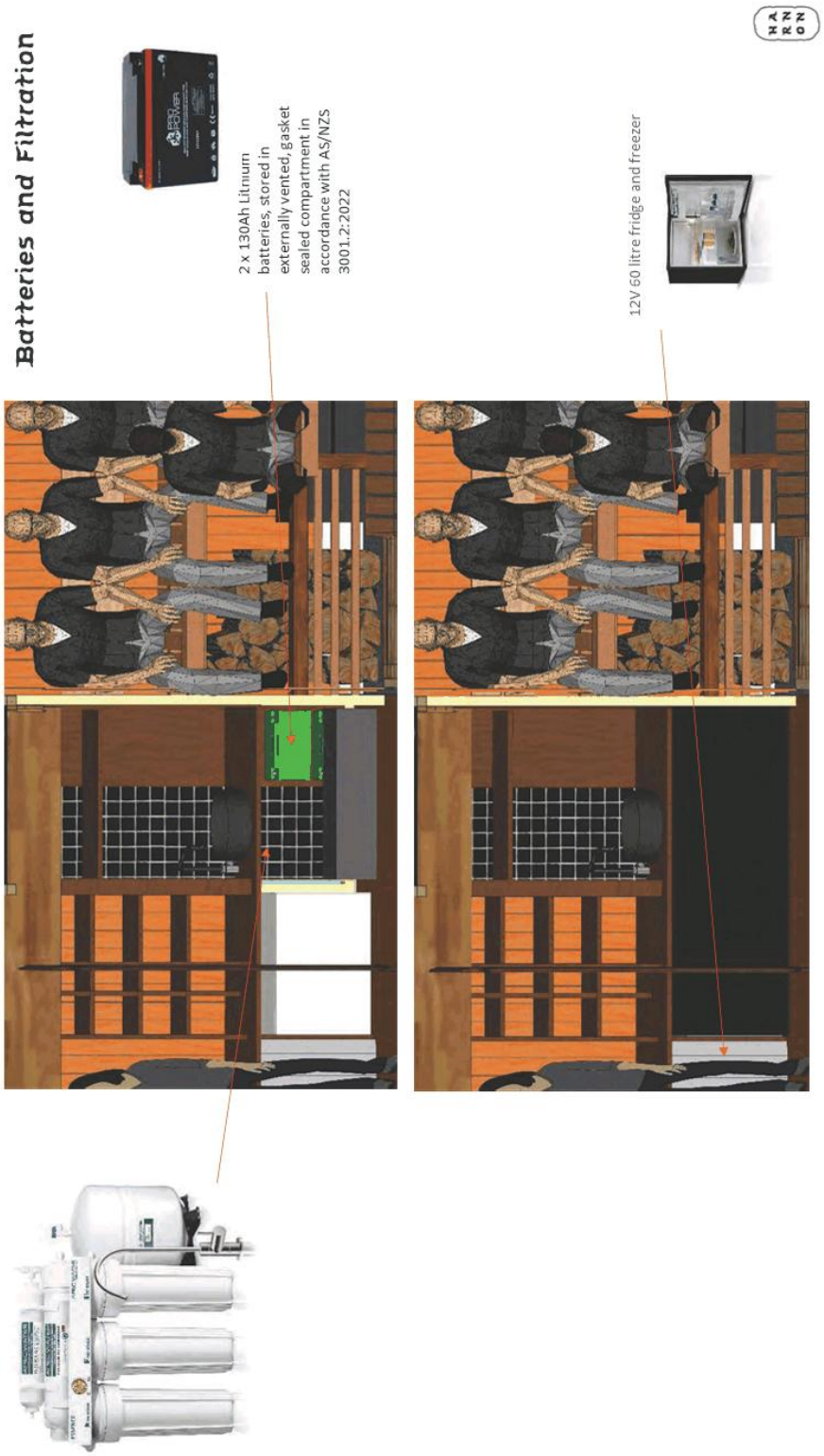
100mm flue extension, in dock for transport.
Roof deck floor aluminium checker plate.
Fixed handrails from ladder access.
LED lights for low light access.
Transport cover for flue outlet.

LPG Storage

2 x 8.5kg LPG storage in externally vented aluminium lock box.
Gas hot water shower supply, and spare.
Signed and ventilated, in accordance with AS/NZS 5601.2

Rear Deck and Shower Drainage Catchment

Water Storage
Fresh
Grey
13 x under floor 43L water storage tanks;
- 8 x fresh for drinking / shower water
- 5 x grey water


Batteries and Filtration
2 x 130Ah Litnuum batteries, stored in externally vented, gasket sealed compartment in accordance with AS/NZS 3001.2:2022
12V 60 litre fridge and freezer
HA RN ON

External Cladding

Roof and front:
Standing seam Colourbond cladding.

Side walls:
Shou Sugi Ban 140x10 pine cladding.

Build Photos
(to date, from top left)
1. Insulative vapor barrier in hot room
2. NARVI wood stove
3. Fabrication assistant (Harley, 7yrs)
4. Trailer frame complete
5. Cladding and water tanks installed
6. TAS Registration custom plates - SAUNA
HA RN ON
SAUNA

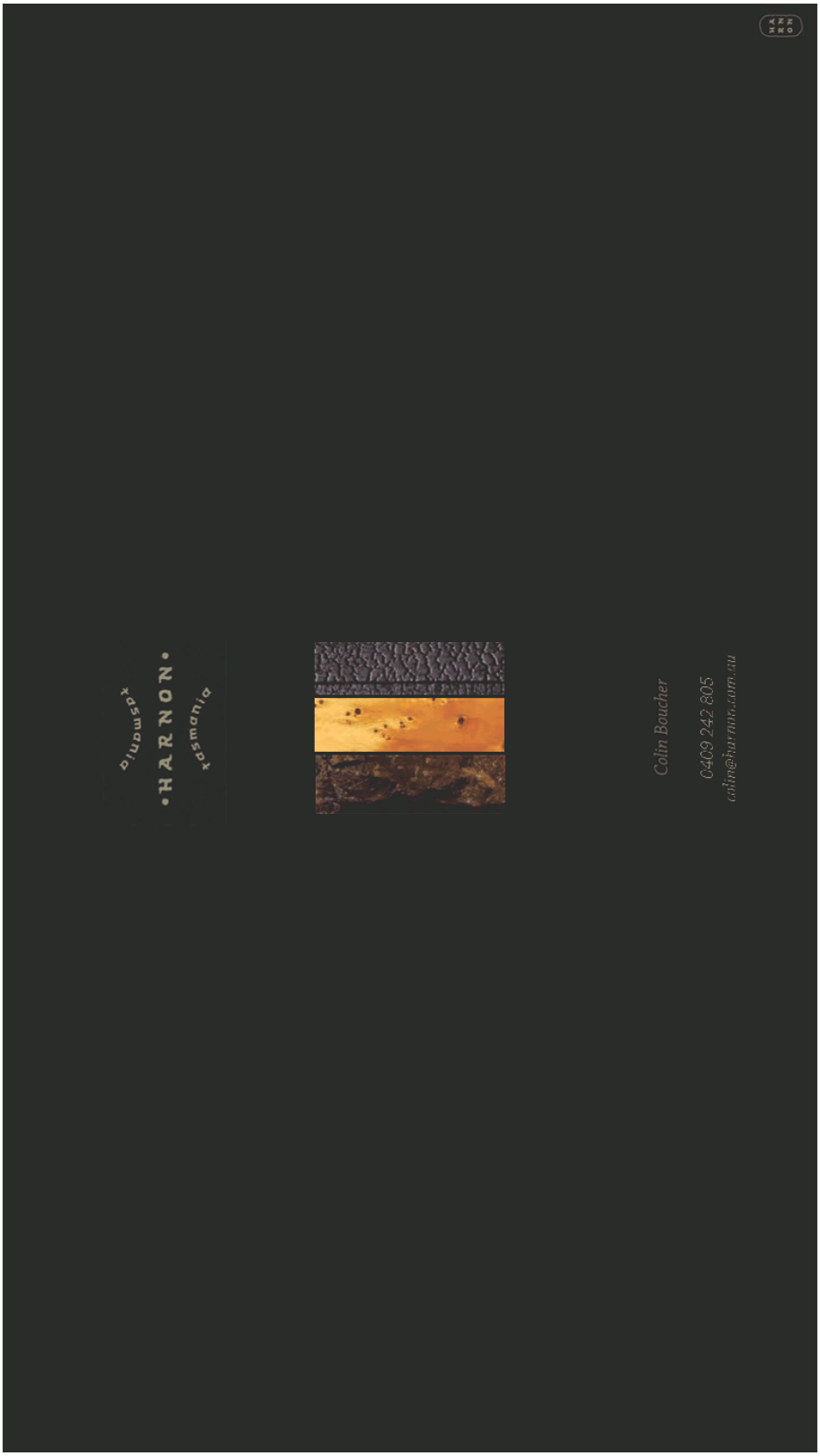
Build Photos

(to date, from top left)

1. *Shou Sugi Ban hand charred timber cladding*
2. *External cladding almost complete*
3. *Landing attachment*
4. *Roof access ladder system*
5. *Rear cladding complete*
6. *Landing and stair progress*

Build Photos
(to date, from top left)
1. Stove in position
2. Finished internal benches
3. Woodwork assistant (Lemon, 4yrs)
4. Friends and family during trial runs
5. The next generation approves of her room
6. Friends enjoying testing (including 83yr old Nonna)
HANRO

Photos
1. Merch Harnon Cap
2. Dolerite slab
3. The ice bath cold plunge tank
4. HARNON Tasmania
5. Colin, Amanda, Harley and Lennon
6. Tasmanian stone
HARNON
Tasmania


HARNON
Tasmania
Colin Boucher
0409 242 805
colin@harnon.com.au

HARNON

Testimonials

"I never used to enjoy saunas, but Colin completely changed that for me. With his guidance, I've come to love the experience and now look forward to sauna sessions. The Harnon sauna itself is amazing. What makes it even better is how Colin shares his knowledge, not just about sauna traditions, but also the science and how it actually affects your body. It's such a great experience & I highly recommend Harnon sauna." **- Eliza B**

"My sauna experience with Harnon, guided by Colin and Amanda, was incredibly rejuvenating — their warmth, knowledge, and attention to detail made the whole session deeply relaxing and memorable." **- Cameron L**

"I loved my experience with Harnon. I've had a sauna here and there before but after having a guided experience with Harnon, I am addicted! Learning how to get the best out of contrast therapy and understanding the health benefits behind it was a huge game changer for me. 10/10 recommend Harnon, best sauna experience out there 🙌" **- Kate O**

"Not having much experience with saunas, we were quite nervous at first. But after many sessions in both the tent and the trailer saunas, we can confidently say we now are hooked, thanks to Colin and Harnon. Colin immediately put us at ease with his warm nature, friendly approach, and genuine passion for Saunas. His knowledge of sauna use and its health benefits is outstanding. Every session feels not only relaxing but also informative and supportive of overall wellbeing. We recently attended another sauna experience, and while it was enjoyable, the host offered no insight into the benefits of sauna use, something that really sets Colin apart. His ability to set up in virtually any location creates a truly unique sauna experience, especially in the stunning outdoor settings he chooses. We would highly recommend Harnon to anyone, whether you are a first timer or a seasoned sauna goer. It's a one-of-a-kind experience that blends relaxation, learning, and nature. " **- Colin J and Kristie J**

"Over the last year I've had the pleasure of experiencing both the portable sauna tent and the new trailer sauna through Harnon. All my time with both the owners and what they provide through their sauna experiences have been memorable and something I now look forward to each trip. Highly recommend!" **- Cris O**

HARNON

Testimonials

"Prior to experiencing the Harnon sauna, I was quite sceptical about the benefits of sauna therapy. But what I discovered was far beyond just heat, it was a truly holistic journey. What makes Harnon so unique is the way each stage of the experience is guided with intention. I was gently walked through the shifts in temperature, with insights into how my body would respond and the benefits of each moment. The transitions were purposeful and deeply grounding. Each plunge into the icy water brought an intense, euphoric release unlike anything I've felt before. It was as though I let go of layers of tension, stress, and worry I hadn't even realized I was holding onto. Colin, the founder of Harnon, brought a beautiful personal touch to the experience. He offered a lemongrass-infused towelette to aid my breathing, which provided a refreshing, cleansing sensation and deepened my connection to the entire ritual. This was a truly one-of-a-kind experience that words can only begin to describe. You really have to feel it for yourself. And trust me, you absolutely should." **- Jenna B**

"I honestly wasn't expecting to love the experience as much as I did. Colin took the time to explain the benefits of Sauna, and his passion for it really shines through. I walked away not only feeling amazing but also completely converted! Highly recommend giving Harnon a try. " **- Kate B**

"Colin was a brilliant host, his knowledge of sauna health benefits and his passion on his project are outstanding!" **- Adam W**

"There is truly no other experience like Harnon. After trying many saunas over the years, I am drawn back to Harnon time and time again. The time and attention to detail Colin gives is like no other. He explains the deep roots of how a sauna works, and steps you through what your body is going through every minute you are immersed in the experience. His knowledge is unmatchable, and the sauna itself is aesthetically exquisite! There is truly nothing else on the market like Harnon." **- Bec L**

"It's more than just a sauna; it's a therapeutic journey that leaves you feeling completely cleansed and revitalized. Harnon offers a unique five-star experience that honours the traditional art of sauna. A blissful escape I'll absolutely return to!" **- Brooke W**

"I had never had a proper sauna experience before. Colin was amazing at explaining and showing us how to sauna from start to finish. He sat through the sauna with us the whole time, explaining each step along the way, and how it benefits the mind and body. Colin's expertise and humour made it truly worthwhile doing it over and over again. The sauna itself is amazing, and definitely worth visiting, with lots of hard work and dedication poured into it." **- Luke B**

HARNON

Testimonials

"I've always loved a sauna, but Harnon takes it to a whole new level! From the beautiful ambience of the trailer itself (a spacious calming oasis, tastefully fitted out with quality timber, character finishes plus viewing window so you can sauna-with-a-view) to the aroma of carefully selected fresh herbs tickling your senses throughout your session; to dear Collin "the host with the most" who facilitates your entire experience, sharing advice, health benefits and sauna history tidbits along the way; to - of course - the magical experience itself. The yin and yang of building heat in the body to an almost unbearable point, followed by the icy shock of plunging into a body of fresh Tassie water. Done on repeat until you are glowing, energised and utterly high on life... It is simply one of the most deeply therapeutic things you can ever do for yourself, and you will be buzzing for days #yesIrecommend" **- Sophie B**

"My sessions with Harnon Sauna have been nothing but exceptional. Since the first visit it was clear that this wasn't just another sauna, but something thoughtfully crafted and deeply personal. Colin, the owner, brings a rare combination of in-depth knowledge and genuine passion to what he does. His understanding of the physical and mental benefits of sauna use is impressive, and he takes the time to connect on a personal level, ensuring that every user gets exactly what they need from the experience. That same attention to detail is evident in the sauna itself. It's clear that Colin has poured that same passion and craftsmanship into every element of the design, creating a space that feels both grounding and rejuvenating. It's not just a hot box, it's an experience. Whether you're a seasoned sauna user or trying it for the first time, I wouldn't hesitate to recommend a session with Harnon. Colin's approach makes it inviting, enriching, and, above all, unforgettable" **- Steve B**

"Colin has introduced me to the incredible value of saunas and the many health benefits they offer. His depth of knowledge and genuine passion for Sauna make each session good fun but also super fulfilling. Harnon Sauna expertly combines the traditional Nordic sauna experience with Tasmania's stunning natural landscapes and unique conditions. Highly recommended!" **- Luis A**

Tasmanian Government PlanBuild TASMANIA

PLANNING APPLICATION

Status:

Reference
PLN-HOB-2026-0024

Address
646A SANDY BAY RD SANDY BAY TAS 7005

Titles
157661/1000, 233124/1, 232814/1

Before you start

Before you start your application, you will need to know if you require planning approval or not.

If you are unsure if you require a permit, use the PlanBuild Tasmania Enquiry Service to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

Pre-Application Advice

Have you spoken with anyone at Council about this application?

- [x] Yes - enter details below
- [ ] No - continue to the next section

If yes, provide the name of the person you contacted
Liz Wilson, Sean Black

Applicant

Name	Email	Phone	Address	Involvement
Personal Information Redacted				

Owners

Name	Email Address	Address
Personal Information Redacted		

Certificate(s) of Title

Selected Titles Total Area: 0m^2

157661/1000 233124/1 232814/1

Owner Notification

Are you the sole owner of the land?

- [ ] Yes - continue to the next section
- [x] No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

- [x] Yes - enter owner details below
- [ ] No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:
Hobart City Council

Enter the date that the last owner, joint or part owner was notified
04/12/2025

Declaration

- [x] I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

- [ ] Yes - complete question below
- [x] No - continue to the next section - see further information below
- [ ] Unsure

If yes, has written Crown Land consent been obtained?

- [ ] Yes - upload written consent
- [x] No - application will not be progressed until consent has been provided

General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

- [x] Yes - complete question below
- [ ] No - continue to the next section
- [ ] Unsure

If yes, has written consent been obtained from the Council General Manager?

- [x] Yes - upload written consent
- [ ] No - application will not be progressed until consent has been provided

Proposed Use or Development

What is the reason for your planning application?

- [ ] I want to change how the property is used
- [ ] I want to use the property for visitor accommodation
- [ ] I want to subdivide
- [x] I want to undertake a new development or alteration
- [ ] I want to do a minor boundary adjustment
- [x] I want to put up a sign(s)
- [ ] I want to demolish
- [ ] I want to do works only
- [ ] Other

If your application is to subdivide, please enter the number of proposed lots.
0

If your application is for signage, please enter the number of signs.
2

Is the property a Tasmanian Heritage Listed Property?

- [ ] Yes
- [x] No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

- [ ] Yes
- [ ] No
- [x] Unsure

Is the proposed use or development permitted or discretionary?

- [ ] Permitted
- [ ] Discretionary
- [x] Unsure if permitted or discretionary

Provide a full description of the proposed use or development
see:
Appendix A - Proposal HCC
Appendix B – Construction Design Document
Appendix D – Site Proposal
Appendix F- HARNON Monolith

Will the proposed use or development involve a road reserve?

- ☐ Yes - complete the section below
- ☑ No - continue to the next section
- ☐ Unsure

If yes, enter the address(es) or locations below:

If yes, how will the road reserve be affected?

Value of Works

What is the estimated value of the works?
0

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	11 Mar 2026	Heating Appliance Installation Compliance Certificate (Form 54)	Heater / Flu installation	Mr Colin Boucher
1	12 Mar 2026	Other	Transportable Sauna – Compliance Statement	Nigel Grice Building Surveyor
1	21 Jan 2023	Risk Assessment of Regulated System	Independent safety evaluation and WHS design assessment.	Mr Colin Boucher
1	12 Mar 2026	Cover Letter	Mobile Sauna Cover Letter HCC	Mr Colin Boucher
1	9 Sept 2025	Risk Management Plan	Risk management plans	Mr Colin Boucher
1	9 Sept 2025	Risk Management Plan	Risk management plans	Mr Colin Boucher
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1	9 Sept 2025	Risk Management Plan	Risk management plans	Mr Colin Boucher
1	9 Sept 2025	Notes	Testimonials	Mr Colin Boucher
1	9 Sept 2025	Risk Management Plan	Noise Management Plan	Mr Colin Boucher
1	8 Sept 2025	Floor Plan	Construction Design Document	Mr Colin Boucher
1	24 Sept 2025	Cover Page	Supporting technical, operational, and policy appendices	Mr Colin Boucher
1	9 Sept 2025	Plans	Site Plans	Mr Colin Boucher
1	9 Sept 2025	Accessibility Plan	Ability Access	Mr Colin Boucher
1	9 Sept 2025	Plans	Proposal HCC	Mr Colin Boucher

1	1 Sept 2025	Other	signage proposal	Mr Colin Boucher

Next steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.

Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.

Form published: 14/05/2025 15:58

City of HOBART

GENERAL MANAGER CONSENT

Reference
GMC-HOB-2025-0052

Address
646A SANDY BAY RD SANDY BAY TAS 7005

Titles
157661/1000, 233124/1, 232814/1

Applicant

Name	Email	Phone	Address	Involvement
Mr Colin Boucher	colin@harnon.com.au	0409242805	159 Clarence Street, HOWRAH, Tasmania, Australia, 7018	Applicant

Council Reference

Council Proposed Use or Development Description
Mobile Sauna

Consent Information

Information
I advise that pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993*, I grant my consent on behalf of the Council as the owner/administrator of the above land for you to make application to the Council for a planning permit for the development described above.

Please note that the granting of the consent is only for the making of the application and in no way should such consent be seen as prejudicing any decision the Council is required to make as the statutory planning authority.

This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the Council as both landlord, land manager, or under other statutory powers (such as other legislation or Council By-Laws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the Council's Public Spaces By-Law if the proposal relates to such an area.

Accordingly, I encourage you to continue to engage with the Council about these potential requirements.

Signatory

Signed: Michael Stretton
Signature applied by: Alison Surtees

Supporting Documents

No Documents.

Submitted on **21/01/2026**

Form published: 29/07/2025 11:55

Holdfast BUILDING SURVEYORS

11th of March 2026

Colin Boucher
Harnon Sauna
159 Clarence St
Howrah 7018

Dear Colin,

Transportable Sauna – Compliance Statement

Holdfast Building Surveyors have been engaged by Harnon Sauna to inspect and identify requirements of the Building Act 2016 (TAS) in relation to their registered transportable sauna trailer for use throughout Tasmania.

Section 229 of the *Building Act 2016 (TAS)* requires all buildings to have an Occupancy Permit or Temporary Occupancy Permit, unless otherwise provided for within the *Building Regulations 2016 (TAS)*:

> ***S.229 — Temporary occupancy of existing building***
> *(1) A person must not occupy an existing building, that is a building in respect of which an occupancy permit has been issued, for a use that is not covered by that occupancy permit, unless –*
> *(a) a temporary occupancy permit is in force in respect of the building for that use; or*
> *(b) the Building Regulations provide that a temporary occupancy permit is not required for that building as it is, or is intended to be, occupied.*

> S.4 — Interpretation
> ***building** includes –*
> *(a) a building or a proposed building; and*
> *(b) a part of a building or proposed building; and*
> *(c) a structure or a proposed structure; and*
> *(d) a part of a structure or proposed structure;*

> ***building work** means work consisting of, or relating to –*
> *(a) erecting, re-erecting, constructing, altering, repairing, underpinning, demolishing or removing a building; or*
> *(b) adding to a building; or*
> *(c) excavating, or filling, that is incidental to an activity referred to in paragraph (a) or (b); or*
> *(d) any other prescribed work;*

Regulation 24(1)(a) prescribes certain other work to be *Building Work*:

24. Building work
(1) For the purposes of the definition of ***building work*** *in section 4(1) of the Act, the following work is prescribed as building work:*
(a) work consisting of, or relating to, the erection, re-erection, alteration or removal of an unregistrable relocatable building or a shipping container; ….

unregistrable relocatable building *means a building that –*
(a) is designed to be relocatable between sites; and
(b) is not registrable as a motor vehicle or trailer under the Vehicle and Traffic Act 1999

As the relocatable sauna is registered as a trailer under the Vehicle and Traffic Act 1999, it is not permissible to be assessed under Building Legislation; consequently, a Temporary Occupancy Permit cannot be issued for this particular item.

I have reviewed the documentation submitted and confirm that the wood heating stove has been installed by a suitably qualified installer; and the addition of a temporary accessibility lift or access ramp, both compliant with AS1428.1:2009, will significantly improve access and egress to and within the sauna when used with the stairway access.

I trust that the above is sufficient to demonstrate to Council that a Temporary Occupancy Permit is not required, in fact, not possible in this particular instance; however, please do not hesitate to contact me on 03 6231 5717 or admin@holdfasttas.com if you require anything further.

Yours sincerely,

Nigel Grice
Building Surveyor

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
157661	1000
EDITION	DATE OF ISSUE
1	28-Jan-2010

SEARCH DATE : 04-Dec-2025
SEARCH TIME : 09.30 pm

DESCRIPTION OF LAND

Lot 1000 on Plan 157661 (Section 27A of the Land Titles Act.)
Derivation : Whole of Lot 1000 on Plan 157661 Gtd. to The Crown

SCHEDULE 1

C866867 TRANSFER to HOBART CITY COUNCIL Registered 28-Jan-2010 at 12.01 pm

SCHEDULE 2

C932337 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
C866867 FENCING PROVISION in Transfer
C866867 REVERSIONARY CONDITIONS set forth in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
233124	1
EDITION	DATE OF ISSUE
1	22-Feb-1995

SEARCH DATE : 04-Dec-2025
SEARCH TIME : 09.33 pm

DESCRIPTION OF LAND

City of HOBART
Lot 1 on Plan 233124
Derivation : Part of 44A-2R-0Ps Gtd to G. Cartwright & Anr.
Prior CT 3140/86

SCHEDULE 1

47337 HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER
THE CROWN ✓

FOLIO REFERENCE (15/26 CT)
S27A (LTA 1980) APPLICATION C 932337

GRANTEE
~~Whole of Lot 1000, 2023m², Granted to the Crown~~
PART OF 41-2-0 GTD. TO GEORGE CARTWRIGHT AND ROBERT PITCAIRN

MAPSHEET MUNICIPAL CODE No 114 (5224-13)

LAST UPI No

PLAN OF TITLE

LOCATION

CITY OF HOBART

FIRST SURVEY PLAN No. 37R/5 LO

COMPILED BY: HOBART CITY COUNCIL

SCALE 1:750 LENGTHS IN METRES

LAST PLAN No. 37R/5 LO

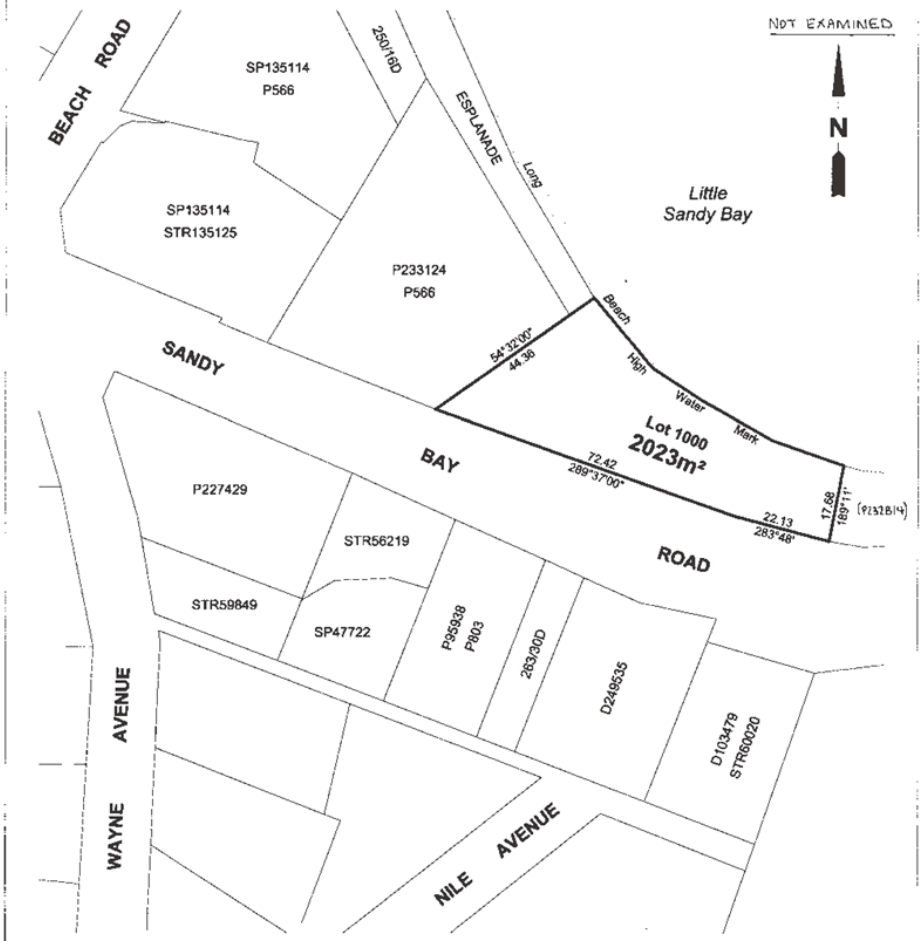
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

REGISTERED NUMBER
P157661

APPROVED 21 JAN 2010
Alice Kawa
Recorder of Titles

COMPILED PLAN

NOT EXAMINED



NOTE: Compiled from 37R/5 LO

the LIST
FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980
Tasmanian Government

ORIGINAL – NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amended
NOTE: REGISTERED FOR OFFICE CONVENIENCE TO REPLACE

CERTIFICATE OF TITLE
Register Book
Vol. 3140 Fol. 86

Cert. of Title Vol. 263 Fol. 126

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

ACTING Recorder of Titles.

DESCRIPTION OF LAND

CITY OF HOBART
TWO ROODS TWENTY THREE PERCHES AND TWO TENTHS OF A PERCH
on the Plan hereon

FIRST SCHEDULE (continued overleaf)

THE LORD MAYOR ALDERMEN AND CITIZENS

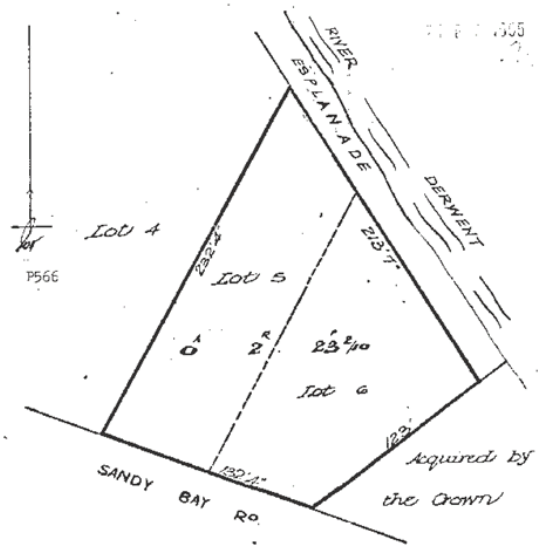
OF THE CITY OF HOBART

SECOND SCHEDULE (continued overleaf)

NIL.

THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.
Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

REGISTERED NUMBER 233124



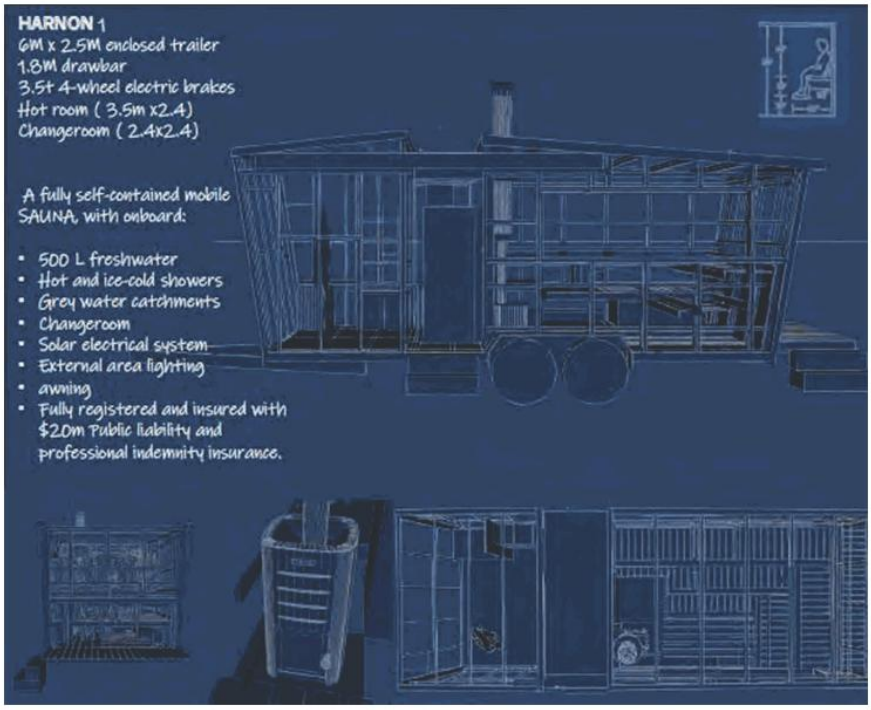
Part of 44A-2R-0Ps. - Gtd. to G. Cartwright & Anr. - Meas. in ft. & ins.

FIRST Edition. Registered
Derived from C.T. Vol.263.Fol.126. Transfer 47337 T.S. Nettlefold & Ors.

aware 365
active workplace safety

SAFE DESIGN REPORT

HARNON SAUNA



CLIENT: **Harnon Sauna**

END-USERS: **General Public**

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Vision History

REVISION HISTORY				
#	Date	Description	Prepared	Reviewed/Approved
0	15/01/2023	Draft for Review	K Hennig	R Sheedy, C Boucher
1	21/01/2023	Issued for distribution		Robert Sheedy
2				
3				

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M PO Box 3207 · West Hobart · TAS · 7000 | **P** 0418 514 753 | **E** rob@aware365.com.au | **ABN** 90 150 642 765

1 Project Summary

This report relates to the operation of the proposed Harnon mobile sauna unit.

Table 1: Project Snapshot listing client, site and consultant information.

PROJECT SNAPSHOT		
END-USERS	General Public	
BUILDING / STRUCTURE	Trailer-mounted Sauna	
LOCATION / REGION	Multiple	
STREET ADDRESS	Various; mobile unit	
COUNCIL	Multiple	
WH&S CONSULTANT	aware365	www.aware365.com.au
DESIGNER	Colin Boucher	www.harnon.com.au
HEAD CONTRACTOR	Colin Boucher	www.harnon.com.au

A detailed HAZID study has determined that the design has not introduced any new or previously unknown or unmanageable hazards. There has been appropriate consideration for the operational risks stemming from the design and flowing through to the operation of the service. It is clear that careful consideration to managing the risk by effective design and diligent and carful procedural management of the services operations has been undertaken.

A HAZID study was conducted in conjunction with Harnon. The key points that the study identified are as follows:

- Heat sources causing possible dehydration and induction or heat transfer and the risk of burns.
- Biological or other waste generated by the activities.
- Increased use of existing amenities and facilities that may not be designed for, or capable of, additional / increased capacity.
- Impact on adjoining services and concurrent activities.
- Access and egress to and from the sauna and its installed location increasing hit by (car or bike or other mobile machinery) and slip- and-trip hazards on the same level.
- Weather and tidal conditions related to nearby water sources.
- Entrapment within the sauna.
- Ergonomics and space limiting inclusive access.
- Fire and Emergency within the sauna's operational area.
- Fire and emergency external to the sauna's operation area.
- Noise pollution in residential or nearby residential areas.
- Traffic and people management.
- Water access and user-safety.

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2 This Safe Design Report

2.1 Purpose

The purpose of this Safe Design Report is to specify the hazards relating to the design and operation of the sauna that create a risk to the health and safety of persons operating and using the service.

2.2 Legislative Requirements

The *Work Health and Safety Act 2012 (Tasmania)* requires a person conducting a business or undertaking (**PCBU**) that designs a structure and the person who commissions that structure that will be used as a workplace, must ensure that the structure is without risks to health and safety so far as is reasonably practicable. The Designer also has a duty under *the Act* to provide information to each person who is issued with the design documents, indicating the purpose of the structure, the results of any analyses, testing or calculations, and any conditions necessary to ensure that the structure is without risks to health and safety.

Under the *Work Health and Safety Act 2012*, Designers are required to consult with other duty holders. This includes, but is not limited to, the Client, Principal Contractor and construction workers (if known), other Designers such as Engineers, Landscape, Interior and Plant Designers, employers and workers (or their WHS representative) who will use the proposed structure that is being designed, and any other duty holders specified in *the Act*. The aforementioned persons also have a duty to consult with the Designer and to provide the Designer with any information that could improve the safety of the structure being designed.

The Tasmania, *Work Health and Safety Regulations 2012* requires the Designer to provide a written safety report (this Safe Design Report) to the Client. The Client then has a responsibility to provide this Safe Design Report to the Principal Contractor.

2.3 Duties

Aware365 was engaged by Harnon Sauna (**Client/Owner/Operator**) to provide a safe design report for this service and the saunas. Harnon has worked with aware365, and we have consulted with other stakeholders in order to collate and deliver the Safe Design Report (**Report**) based on information provided regarding the service and its scope.

Table 2: Duties of Designer, Client / Owner.

DESIGNER	CLIENT / OWNER / OPERATOR	FABRICATOR / BUILDER
1) Consider safety throughout the lifecycle as a workplace. 2) Consult with client, workers, principal contractor and other duty-holders. 3) Consider people in the vicinity of the service 4) Undertake research, testing and analysis. 5) Provide a Safe Design Report on construction hazards to the Client. 6) Provide safe design information on lifecycle to	1) Consider safety throughout the lifecycle as a workplace. 2) Consult with the project designer, workers, principal contractor and other duty-holders. 3) Consider people in the vicinity of the service 4) Provide information to the project designer. 5) Provide information to the project principal contractor on safety, including the designer's Safe Design Report.	1) Prepare and manage the Site Safety Management Plan for projects over $250,000 in total value. 2) Ensure construction work is managed in a way that eliminates or minimises risk to health and safety. 3) Consult with other duty-holders. 4) Manage risks associated with the construction work. 5) Secure the workplace. 6) Ensure compliance with all SWMS for high-risk work.

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DESIGNER	CLIENT / OWNER / OPERATOR	FABRICATOR / BUILDER
anyone issued with the design and on request.		

2.4 Distribution

The Designer has a statutory duty to provide a report on the potential hazards relating to the systems and service with other stakeholders (councils and other authorities), who are also required under the regulations manage risk to a reasonable level. This information, details how the system and service has been designed to limit the risk to health and safety to a reasonable level.

The Designer must also, on request, supply this information to anyone those who uses, maintain, or purchase the product for commercial or recreational purposes.

3 Safe Design Procedure

In addition to the requirements of the WHS legislation, it is good practice to reduce risks to health and safety associated with the design and construction of plant and structures. The Designer is committed to the provision of excellence in design, incorporating the safety of the structure's users as a key element in the ongoing legacy of the design, for current and future generations of users.

Safety in Design means the integration of control measures early in the design process to eliminate or, if this is not reasonably practicable, minimise risks to health and safety throughout the life of the structure being designed.

For the purposes of this Safe Design Report, the Safety in Design process has been undertaken in accordance with the following steps, adhering to the full intent of aware365's Safety in Design procedures.

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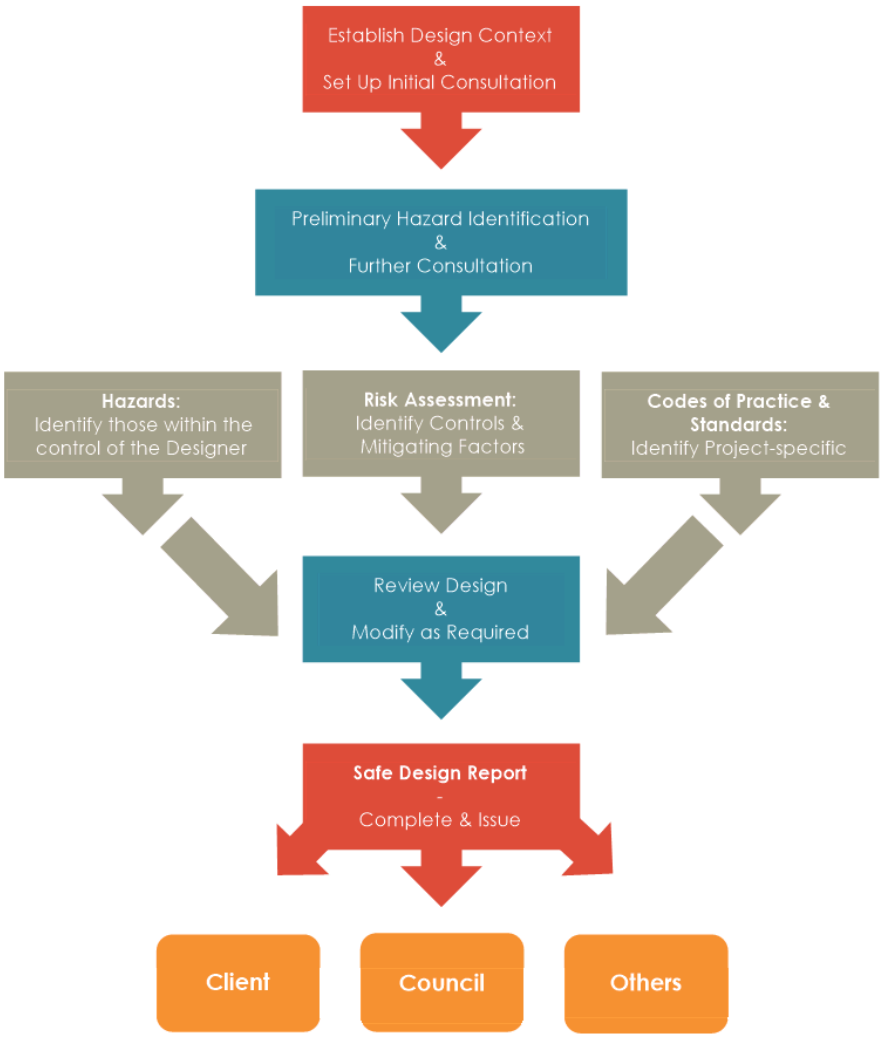

Figure 1: Safety in Design Process – aware365 approach.

M PO Box 3207 · West Hobart · TAS · 7000 | P 0418 514 753 | E rob@aware365.com.au | ABN 90 150 642 765

The following documents and reference points have been reviewed as part of this Safety in Design procedure:

Table 3: Project information upon which this Safe in Design Report is based.

Item	Drawing Title or Link
Document	Harnon Sauna - Risk Profiling 281122
Document	Harnon - BOM and prints v1.1
Document	Harnon -CCC v5
Document	Narvi_Black_070322.pdf
Website link	https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7372531
Website link	https://www.saunahq.com.au
Website link	https://nativenarrative.com
Website link	https://www.scandinaviansauna.dk
Website link	https://www.thesaltwatersauna.com
Website link	https://marinbastun.se
Website link	https://trekni.com
Website link	https://www.voyageursaunas.com
Website link	https://kaarnasauna.com
Website link	https://finncountrysauna.com

4 Project-Specific Analysis

4.1 Purpose and Functional Requirements of the service

The purpose of the Harnon Sauna and experience is to create an accessible wellness platform, delivering a vast array of mental and physical health benefits to our Sauna users, while celebrating and maintaining the unique natural Tasmania's environment.

The experience: is a contemporary designed, 6m long purpose built mobile sauna trailer with 19m2 of hot room space, suitable for up to 12 bathers. Fully self-contained and off grid operation, overseen by a trained attendant. A guided experience for guests with service including hydration, self contained toilet, changerooms with storage for personal items, hot and chilled showers and a cold plunge tank. The Hot room is lined with aromatic specialty timbers, including our iconic Tasmanian Huon Pine, creating an experience for all the senses. Heated by an imported Finnish sauna stove operated at approx. 70-80°C – the ideal temperature to maximise health benefits for bathers. Studies have shown that regular bathing can reduce Alzheimer's, heart disease, cancers (of all type), and less all-cause mortality (death from all causes) by up to 40%. The Hot room is designed to minimise heat conduction and maximise air flow, promoting comfortable convection heating and even heat distribution for all seating positions in the room.

The benefits: During the session, bathers relax and explore the limits of their physiology in a supervised comfortable and controlled environment. Heat increases heart rate and opens blood vessels, providing less resistance for the heart which in turn increases circulation, moving blood

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more freely, reducing muscle soreness and joint stiffness. These physical changes begin the detoxification process by pushing blood to the peripheries, whilst simultaneously training the mind. The prolonged heat exposure simulates a stressful environment, mentally training bathers for better stress management outside of the sauna in their day to day lives, but with panoramic views overlooking various picturesque locations around Tasmania, through a 2.4m window. Following with a cold plunge which forces blood from the peripheries back into the core, through the kidneys and liver, filtering metabolic waste and toxins collected in the blood. Endorphins are release, creating extreme feelings of wellness as the core temperature drops.

Bathers can then relax and let the body rest in the comfortable changeroom, or outside while absorbing the natural beauty of the surrounds, in an ideal climate. And repeat..

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4.2 Identified Hazard Categories

The following table lists Hazard Categories have been identified as potential hazards to the project.

Table 4: List of potential hazard categories and associated lifecycle stages identified in relation to this project.

#	Hazard Category	Stage					
		Mobilisation / Site Prep	Demolition	Construction	Use for Purpose	Repairs & Maintenanc	End-of- Life
1	**Access & Egress**	☑	☐	☑	☑	☑	☐
2	**Adjoining Areas**	☑	☐	☐	☑	☐	☐
3	**Amenities & Facilities**	☑	☐	☐	☑	☑	☐
4	**Biological**	☑	☐	☑	☑	☑	☐
5	**Climatic Conditions**	☑	☐	☑	☑	☑	☐
6	Confined Spaces	☐	☐	☐	☐	☐	☐
7	**Crane Operation**	☐	☐	☑	☐	☐	☐
8	Earthworks	☐	☐	☐	☐	☐	☐
9	**Electrical**	☑	☐	☑	☑	☑	☐
10	**Entrapment**	☑	☐	☑	☑	☑	☐
11	**Ergonomics**	☑	☐	☑	☑	☑	☐
12	**Falling Objects**	☑	☐	☑	☑	☑	☐
13	**Fire & Emergency**	☑	☐	☑	☑	☑	☐
14	Formwork	☐	☐	☐	☐	☐	☐
15	**Hazardous Substances**	☑	☐	☑	☑	☑	☐
16	**Heat Sources**	☑	☐	☑	☑	☑	☐
17	**Lighting & Ventilation**	☑	☐	☑	☑	☑	☐
18	**Mobile Plant**	☑	☐	☑	☑	☑	☐
19	**Manual Tasks**	☑	☐	☑	☑	☑	☐
20	**Noise**	☑	☐	☑	☑	☑	☐
21	Precast Concrete	☐	☐	☐	☐	☐	☐

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#	Hazard Category	Stage					
		Mobilisation / Site Prep	Demolition	Construction	Use for Purpose	Repairs & Maintenance	End-of- Life
22	Psychological	☐	☐	☐	☐	☐	☐
23	Radiation	☑	☐	☑	☑	☑	☐
24	Security	☑	☐	☑	☑	☐	☐
25	Slips, Trips & Falls	☑	☐	☑	☑	☑	☐
26	Specialised Plant & Equipment	☑	☐	☑	☑	☑	☐
27	Stepping on or Striking Against Objects	☑	☐	☑	☑	☑	☐
28	Structural Stability	☑	☐	☑	☑	☑	☐
29	Traffic & Pedestrian Management	☑	☐	☑	☑	☑	☐
30	Underground Services	☑	☐	☑	☑	☑	☐
31	Vibration	☑	☐	☑	☑	☑	☐
32	Work at Heights	☑	☐	☑	☑	☑	☐
33	Working Near Water	☑	☐	☑	☑	☑	☐

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4.3 Identified Codes of Practice

Approved codes of practice have been developed by Safe Work Australia, in consultation with State and Territory governments, unions and employer organisations, for adoption nationally by the Commonwealth, State and Territory governments.

The following list of codes is relevant to the Project. In developing the list, the Designer without prejudice, assumes that the Client has informed the Designer of any relevant safety issues that may be reduced by the design that they are reasonably aware of. Additionally, the Client will execute their duties as a Person Conducting a Business or Undertaking (**PCBU**) and operate within the laws, regulations, approved codes of practice and standards to a practicable and reasonable level.

The Designer, also without any prejudice, assumes that the Principal Contractor and sub-contractors will execute their duties as a PCBU and operate within the laws, regulations, approved codes of practice and standards to a practicable and reasonable level.

Table 5: List of Codes of Practice relevant to this project as developed by Safe Work Australia.

SAFEWORK AUSTRALIA MODEL CODES OF PRACTICE	
Project-relevant?	Category
☑	Abrasive blasting
☐	Confined spaces
☑	Construction work
☐	Demolition work
☐	Excavation Work
☑	First Aid in the Workplace
☑	Hazardous Manual Tasks
☐	How to Manage and Control Asbestos
☑	How to Manage Work Health and Safety Risks
☐	How to Safely Remove Asbestos
☑	Labelling of Workplace Hazardous Chemicals
☑	Managing Electrical Risks in the Workplace
☑	Managing Noise and Preventing Hearing Loss at Work
☑	Managing Risks of Hazardous Chemicals in the Workplace
☑	Managing the Risk of Falls in the Workplace
☑	Managing the Risks of Plant in the Workplace
☐	Managing risks in Stevedoring
☐	Managing risks when New and Inexperienced Persons Interact with Horses
☑	Managing the Work Environment and Facilities
☐	Preparation of Safety Data Sheets for Hazardous Chemicals
☐	Managing the Risk of Falls in Housing Construction
☑	Safe Design of Structures
☑	Spray Painting and Powder Coating
☑	Welding Processes

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SAFEWORK AUSTRALIA MODEL CODES OF PRACTICE	
Project-relevant?	Category
☑	Work Health and Safety Consultation, Cooperation and Coordination

5 Document Author

Robert Sheedy has worked in the construction industry in a variety of trade and management-based roles throughout Tasmania, Australia and Southeast Asia. For the past 20 years Robert has worked specifically in the area of WH&S.

Among many qualifications and competencies, Robert has a Diploma WH&S and Lead Auditor qualifications in WH&S.

Robert can be contacted at rob@aware365.com.au or on 0418 514 753 regarding any questions or information pertaining to this document.

6 Disclaimer

No responsibility is accepted by Triple Action Consulting Pty Ltd (trading as aware365) for any loss or harm occasioned by any person acting or refraining from acting as a result of any material or advice outlined in this review.

The information, conclusions and advise provided in this review reflect the information available to Triple Action Consulting Pty Ltd at the time of the review.

Conclusions may include simplifications of the structures performance or human behaviour based on industry standard judgement or accepted approaches, which are necessary to enable the issues in question to be reasonably addressed. The conclusions are reported so that users of the review are made aware of them, and their suitability can be reviewed.

Additional hazards that have recognised standards have not been detailed. This assessment focuses on those hazards within the control of the Designer or those where a recognised standard is inadequate and for alerting persons constructing, operating and maintaining the structure of any residual risk from the design stage.

Any change to the structures and fit-out design or use may mean that the conclusions are not valid, in which case the document is to be reviewed and updated.

It is assumed that the supplied design drawings and specifications supplied will be accurate with respect to the final as-built condition of the structure.

The information contained herein should be considered as confidential. If you are not the intended recipient, any use, disclosure, copying, or electronic transfer is unauthorised. If you have received this document in error, please contact Robert Sheedy on 0418 514 753.

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Appendix A - Risk Register

Harnon Sauna Risk Register

Table 6: Risk Register for the Harnon Sauna Project.

Hazard Ref #	Hazard Category	Risk Description	INHERENT RISK			CONTROLS		RESIDUAL RISK		
			Likelihood	Consequence	Rating	People	Equipment / Infrastructure / Process	Likelihood	Consequence	Rating
1	**Access and Egress**	1. Hit by Car/Bike) 2. Slips and trips.	B. Likely	3. Moderate	**12. High**	*Attendants:* site and systems set-up training program.	Traffic Management: • Each unit will be located in areas that are serviced by formed roads and/or pathways from nearby, dedicated parking facilities. • Shuttle or walk-in services to be deployed when no suitable parking is available in close proximity to sauna. • External area lighting provided to reduce slips and trips on uneven surfaces during times of reduced / no daylight. • Wooden duckboards and non-slip surfaces around external entrances and muddy areas. • Handrails at steps. • Wayfinding signage. • Bollards and witches' hats for exclusion zones during set-ups which are adjacent to busy roads.	D. Unlikely	2. Minor	**4. Low**
2	**Adjoining Areas or Activities**	1. Overcrowding 2. Over-use	D. Unlikely	3. Moderate	**6. Medium**	*Attendants:* site and systems set-up training program. *Stakeholders:* communication and when operating in	• Set-up, operational and pack-up procedures. • Maximum users are limited and crowding by Harnon clientele is not possible in the public spaces as the units are low-volume, with pre-booked occupancy only (under 10 per hour). The set-up areas are open and high-occupancy.	D. Unlikely	2. Minor	**4. Low**

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Hazard Ref #	Hazard Category	Risk Description	INHERENT RISK			CONTROLS		RESIDUAL RISK		
			Likelihood	Consequence	Rating	People	Equipment / Infrastructure / Process	Likelihood	Consequence	Rating
						popular locations chosen to be activated during off-peak periods.	• Set-ups prior to peak times (i.e. early mornings).			
3	**Amenities and Facilities**	1. Public urination or defecation. 2. Poor hygiene practices.	D. Unlikely	3. Moderate	**6. Medium**	*Attendants:* site and systems set-up training program.	• Set up beside public toilet amenities. • Onboard toilet when no public toilet is available. • Provision of portable toilets and wash facility as required for locations without public toilets. • Procedures for environmental protection. • Attendant Training in environmental watch procedures. • Guests are directed to rinse off under outdoor shower prior to commencing sauna. • Shower run-off stored in grey water tanks then transported for appropriate disposal.	D. Unlikely	2. Minor	4. Low
4	**Biological or other waste generated by the activities**	1. Waste entering waterways & catchments. 2. Algal bloom.	C. Possible	4. Major	**12. High**	*Attendants:* site and systems set-up training program.	• Procedures for environmental protection. • Collection and / or containment of waste due to spill or build up of litter, ash and client rubbish (paper towels, cups and the like). • Greywater storage from shower integrated into Harnon sauna unit. • During cleaning, onboard drainage system will direct all waste into appropriate waste management system. • Self-contained, onboard toilet.	D. Unlikely	2. Minor	**4. Low**

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Hazard Ref #	Hazard Category	Risk Description	INHERENT RISK			CONTROLS		RESIDUAL RISK		
			Likelihood	Consequence	Rating	People	Equipment / Infrastructure / Process	Likelihood	Consequence	Rating
5	**Climatic and Weather Conditions**	1. Dislodgement 2. Hit by (tree or other vegetation) 3. Drowning 4. Tide and Rips	B. Likely	4. Major	**16. Acute**	*Attendants:* site and systems set-up training program.	• Weather Watch Procedures • Location assessment and 'drowning hazard warning' in waiver. • Monitoring of local weather forecasts and water conditions. • Use of plunge pool encouraged to avoid use of dangerous waterways (where present). • Chassis anchor points for additional restraints to ballast in areas of high wind, if removal is not an option.	D. Unlikely	2. Minor	**4. Low**
6	**Confined Spaces**	1. Entrapment 2. Asphyxiation	B. Likely	4. Major	**16. Acute**	*Attendants:* site and systems set-up training program.	• There are no definable confined spaces created as a result of operating or using these units. • Combustion oxygen vented from external sources. • Dedicated air supply inlet and exhausts for the sauna space.	D. Unlikely	2. Minor	**4. Low**
7	**Electrical**	1. Electrocution 2. Electric shock	C. Possible	4. Major	**12. High**	*Attendants:* site and systems set-up training program.	• All units are installed with RCD protection and earthing. • electrical engineering sign-off by third parties. • Pre-start set-up procedures. • RDC testing before use as part of pre-start check. • Monthly unit condition and service checks.	D. Unlikely	2. Minor	**4. Low**
8	**Entrapment**	1. Stuck inside unit 2. Locked inside unit	B. Likely	4. Major	**16. Acute**	*Attendants:* site and systems set-up training program.	• All units will be supervised at all times, by experience attendants.	D. Unlikely	2. Minor	**4. Low**

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Hazard Ref #	Hazard Category	Risk Description	INHERENT RISK			CONTROLS		RESIDUAL RISK		
			Likelihood	Consequence	Rating	People	Equipment / Infrastructure / Process	Likelihood	Consequence	Rating
							• The doorways open out to areas that do not have any obstructions and that are fitted with heat- resistant door-opening hardware that can be manually opened from within the unit by pushing on the device. • Escape tool / emergency hammer to be installed inside the sauna space and clients trained on its use and locations during induction. • Exclusion zone around doorways to ensure that no foreign objects can obstruct the door (i.e. brooms and the like).			
9	**Ergonomics and Space**	1. Body Strain	D. Unlikely	3. Moderate	**6. Medium**	*Attendants:* site and systems set-up training program.	• Set-up, Operational and Pack-up procedures in place. • Attendant training in set-up procedure. • Mechanical positioning systems (truck and trailer with cameras and sensors). • Lightweight goods. • Optimal firewood storage box height. • Optimal positioning of equipment. • Clear pathways. • Pull-out drawer runners for access to wood. • Removable trolley/wheel board for positioning of 20kg plunge pool.	D. Unlikely	2. Minor	**4. Low**
10	**Falling Objects**	1. Hit by falling objects	C. Possible	4. Major	**12. High**	*Attendants:* site and systems set-up training program.	• Set-up, operational and pack-up procedures in place.	D. Unlikely	2. Minor	**4. Low**

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Hazard Ref #	Hazard Category	Risk Description	INHERENT RISK			CONTROLS		RESIDUAL RISK		
			Likelihood	Consequence	Rating	People	Equipment / Infrastructure / Process	Likelihood	Consequence	Rating
							• Pre-placement of warning barrier equipment and signage to prevent access under during set-up. • Restraints used for all overhead storage (i.e. ladder, flue extension) • Mechanical winch to open and close rear deck/bathing platform.			
11	**Fire and Emergency within the unit**	1. Burns 2. Unit Fire 3. Bush Fire	B. Likely	4. Major	**16. Acute**	*Attendants:* site and systems set-up training program.	• Fire resistant design, materials used, have measurable fire resistance. • The heating unit, flue and other close-proximity materials are designed to be fit-for-purpose and used universally for the application. • Emergency management procedures in place. • Attendant Training in procedures for evacuation. • Attendant training in used of firefighting equipment. • Attendant training in First Aid and first aid kit on site.	D. Unlikely	2. Minor	**4. Low**
12	**Fire and Emergency outside of, and away from, the unit**	1. Burns 2. Unit Fire 3. Bush Fire	B. Likely	4. Major	**16. Acute**	*Attendants:* site and systems set-up training program.	Fire Management Protocols: • Fire Watch Procedures • Fire Warning Checks • Observance to Tas Fire guidance on daily risk threat. • Only operating the unit in yellow conditions within the warning areas. 1) Advice (Yellow): o An incident has started. There is no immediate danger. Stay up-to-date in case the situation changes. (May	D. Unlikely	2. Minor	**4. Low**

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Hazard Ref #	Hazard Category	Risk Description	INHERENT RISK			CONTROLS		RESIDUAL RISK		
			Likelihood	Consequence	Rating	People	Equipment / Infrastructure / Process	Likelihood	Consequence	Rating
							also be used to advise that a threat has reduced). 2) Watch and Act (Orange): o There is a heightened level of threat. Conditions are changing and you need to start taking action now to protect you and your family. 3) Emergency Warning (Red): o An Emergency Warning is the highest level of warning. You may be in danger and need to take action immediately. Any delay now puts your life at risk. • Attendant training in procedures for evacuation. • Fire-fighting equipment. • On-board water transfer pump (used primarily to fill plunge pool) can be deployed for firefighting equipment in case of emergency.			
13	**Hazardous Substances**	1. Burns 2. Rashes 3. Ingestion of steam	D. Unlikely	3. Moderate	**6. Medium**	*Attendants:* site and systems set-up training program.	• Sauna room heating increased beyond last session to ensure disinfection and evaporation/drying after wipe-down. • Only non-toxic eco-friendly products to be used. • LPG storage as per AS1596 s2	D. Unlikely	2. Minor	**4. Low**
14	**Heat sources including induction or heat transfer**	1. Burns	C. Possible	4. Major	**12. High**	*Attendants:* Site and systems set-up training program	• The internal surfaces of the units are predominantly made of heat resistant timbers and	D. Unlikely	2. Minor	**4. Low**

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Hazard Ref #	Hazard Category	Risk Description	INHERENT RISK			CONTROLS		RESIDUAL RISK		
			Likelihood	Consequence	Rating	People	Equipment / Infrastructure / Process	Likelihood	Consequence	Rating
							• There are accepted inherent residual risks of soft tissue burns with all saunas, (much like electric BBQ's). • Harnon units have heat resistant barrier that direct their user away from the heat source towards seating areas • Each heating unit is position to minimise the interaction with the heat source once seated. • Each heating unit is located in the optimal position for the mobile unit to remain stable during use and transport, minimising the likelihood of off-center balancing and coming in contact with the heat source accidently as a result.			
15	**Lighting and Ventilation external**	1. Overheating 2. Low light 3. Trips and fall 4. Burns	C. Possible	4. Major	**12. High**	*Attendants:* Site and systems set-up training program	• Automated, mechanical exhaust / ventilation fans mounted in roof to rapidly extract in the event of excessive heat. • Light on roof during removal / installation of external flue. • Wall sconces for ground lighting around perimeter. • External area flood-lights for set-up and pack-down during use outside of daylight hours.	D. Unlikely	2. Minor	**4. Low**
16	**Lighting and Ventilation internal**	1. Overheating 2. Low light 3. Trips and fall 4. Burns	C. Possible	4. Major	**12. High**	*Attendants:* Site and systems set-up training program	• Automated mechanical exhaust/ventilation fans mounted in roof to rapidly extract in the event of excessive heat. • Fiber optic ceiling lighting (can handle extreme temperatures).	D. Unlikely	2. Minor	**4. Low**

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Hazard Ref #	Hazard Category	Risk Description	INHERENT RISK			CONTROLS		RESIDUAL RISK		
			Likelihood	Consequence	Rating	People	Equipment / Infrastructure / Process	Likelihood	Consequence	Rating
							• Foot lighting supplied by under bench LED strips.			
17	**Manual Tasks**	1. Body Strain Injury 2. Crush 3. Pinched 4. Bites	C. Possible	4. Major	**12. High**	*Attendants:* Site and systems set-up training program	• Mechanical advantage on wind down stabilisers. • Rated and capable tow vehicle. • Winch and tow tools and equipment.	D. Unlikely	2. Minor	**4. Low**
18	**Noise**	1. Public disturbance	D. Unlikely	3. Moderate	**6. Medium**	*Attendants:* Site and systems set-up training program	• Set-up procedures in place. • Agreed operating times. • Patron communication. • Low-volume user requirements.	D. Unlikely	2. Minor	**4. Low**
19	**Security**	1. Public Disturbance 2. Damage 3. Fire	C. Possible	4. Major	**12. High**	*Attendants:* Site and systems set-up training program	• Set-up and pack-up procedures in place. • Solid barrier deterrence. • No external parts left out. • Arson reduction fixtures and cladding. • Remotely monitored security camera system.	D. Unlikely	2. Minor	**4. Low**
20	**Slips, Trips and Falls inside the unit**	1. Impact Injuries 2. Cuts / Abrasions 3. Burns	D. Unlikely	3. Moderate	**6. Medium**	*Attendants:* Site and systems set-up training program	• The floor surface of the unit is timber that has a natural, non-slip surface. • Surface condition is checked daily in the pre operation start-up. • Surface condition is inspected and logged monthly in the unit monthly condition checklist. • Additional nonslip surface in changeroom/entrance	D. Unlikely	2. Minor	**4. Low**
21	**Slips, Trips and Falls outside the unit**	1. Impact Injuries 2. Cuts / Abrasions	D. Unlikely	3. Moderate	**6. Medium**	*Attendants:* Site and systems set-up training program	• Nonslip absorbent matting (duckboards) is positioned in the first 1m at the entry point to toe unit.	D. Unlikely	2. Minor	**4. Low**

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Hazard Ref #	Hazard Category	Risk Description	INHERENT RISK			CONTROLS		RESIDUAL RISK		
			Likelihood	Consequence	Rating	People	Equipment / Infrastructure / Process	Likelihood	Consequence	Rating
							• Hand hold rails are located at the entry point to the unit. • Stair width and graded ramp access. • 4 x Entry bollards with directional ropes, located in the first 1m of the unit to encourage direct access and the most efficient, and safe, entry pathways are used.			
22	**Specialised Plant and Equipment (Sauna Fire Box / Toilet / Insulation / Detection)**	1. Detection failure 2. Untrained user 3. Fire	D. Unlikely	3. Moderate	**6. Medium**	*Attendants:* Site and systems set-up training program	• Local engineering sign-off. • Specialised Equipment certification (CE/EN/AS). • Attendant training in care and use. • Pre-Start Inspections. • Monthly preventative maintenance inspections. • Six-monthly preventative maintenance inspections.	D. Unlikely	2. Minor	**4. Low**
23	**Structural Stability: on-road**	1. Collapse 2. Structural failure at speed 3. Over GVM Operation when towing	B. Likely	4. Major	**16. Acute**	*Drivers:* Licensed *Attendants:* Site and systems set-up training program	• Engineering sign-off. • Roadworthy certification. • Electric brakes. • Balanced.	D. Unlikely	2. Minor	**4. Low**
24	**Structural Stability: in-use**	1. Collapse 2. Structural Failure	D. Unlikely	3. Moderate	**6. Medium**	*Drivers:* Licensed *Attendants:* Training in site set-up and demobilisation	• Third-Party engineering sign-off. • Balanced. • Jacking stabilisers corner feet. • Attendant Training in driving. • Additional ballast deployed where required.	D. Unlikely	2. Minor	**4. Low**
25	**Traffic and Pedestrian**	1. Hit By 2. Crushed	B. Likely	4. Major	**16. Acute**	*Attendants:* Training in traffic-	• Areas chosen for optimal operations and safe spatial area	D. Unlikely	2. Minor	**4. Low**

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Hazard Ref #	Hazard Category	Risk Description	INHERENT RISK			CONTROLS		RESIDUAL RISK		
			Likelihood	Consequence	Rating	People	Equipment / Infrastructure / Process	Likelihood	Consequence	Rating
	Management during set-up, operation and pack-up					and pedestrian-control procedures	• Procedures • Warning signs and barrier equipment			
26	**Work at Height**	1. Fall from Sauna roof 2. Fall from adjacent cliff or other unprotected environmental features	B. Likely	4. Major	**16. Acute**	*Attendants:* Training in working at heights	• Procedures • procedure • Ladder secreting bracket. • Fold up barrier equipment and warning signage. • Minimize work required by designing for fast and single-handed task only to be completed in elevated positions.	D. Unlikely	2. Minor	**4. Low**
27	**Operation Near Water Ways**	1. Drowning 2. Poor water quality for cold cycle/swim 3. Environmental pollution	B. Likely	4. Major	**16. Acute**	*Attendants:* First Aid training *Attendants:* Environment Care Training	• Procedures and policy based on industry best practice guidelines for water way access including: 1. First aid equipment and facilities, including defibrillator. 2. Life Ring. 3. Life Jacket. 4. Web app for user for health waiver prior to entry. 5. Web app for user waiver for open water or waterway activities. 6. Plunge pool provided as primary cold-cycle / swim alternative to local water sources. 7. Water quality monitored in association with the Derwent Estuary Program. 8. Plunge pool filled with filtered water, transferred from local water sources.	D. Unlikely	2. Minor	**4. Low**

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Hazard Ref #	Hazard Category	Risk Description	INHERENT RISK			CONTROLS		RESIDUAL RISK		
			Likelihood	Consequence	Rating	People	Equipment / Infrastructure / Process	Likelihood	Consequence	Rating
							9. NB: Filtered where required, for removal of sediment and bacteria.			
28	**User health resulting from prolonged heat exposure or shock**	1. Dehydration 2. Mild to moderate heat discomfort. 3. Low blood pressure (hypotension) 4. Light-headedness. 5. Transient leg pain. 6. Airway irritation.	C. Possible	4. Major	**12. High**	*Attendants:* First Aid training	• Procedures and policies based on industry best-practice guidelines, including: 1. Timed access allotment and warnings. 2. First aid equipment and facilities including defibrillator. 3. Water available for consumption. 4. Web app for user health-waiver prior to entry. 5. Rapid ventilation system engages if temperatures exceed prolonged period at maximum pre-determined limit.	D. Unlikely	2. Minor	**4. Low**
29	**Landing Site conditions**	1. Roll-off 2. Impact	C. Possible	4. Major	**12. High**	*Attendants:* Site and systems set-up training	• Set-up guidelines followed. • Operational recommendations: 1. Brakes engaged. 2. Corner stabiliser lowered and secured in place at each site. 3. Vehicle disconnected from trailer. 4. Secondary wheel chocks. 5. Load distribution pads for unstable ground conditions. 6. Additional levelling packing deployed if required.	D. Unlikely	2. Minor	**4. Low**
30	**Future Pandemic Consideration**	1. Infections spreading	D. Unlikely	3. Moderate	**6. Medium**		• Procedures and policies based on government guidelines. • Before each use, clean-up and disinfectant processes carried out.	D. Unlikely	2. Minor	**4. Low**

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Hazard Ref #	Hazard Category	Risk Description	INHERENT RISK			CONTROLS		RESIDUAL RISK		
			Likelihood	Consequence	Rating	People	Equipment / Infrastructure / Process	Likelihood	Consequence	Rating
							• Heat. • https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7372531/			

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Risk Matrix: Likelihood and Consequences

Table 7: Risk Matrix showing likelihood, consequences and risk ratings.

RISK MATRIX	CONSEQUENCES^				
LIKELIHOOD*	**1) Insignificant**	**2) Minor**	**3) Moderate**	**4) Major**	**5) Catastrophic**
A) Almost Certain	(3) High	(3) High	(4) Acute	(4) Acute	(4) Acute
B) Likely	(2) Medium	(3) High	(3) High	(4) Acute	(4) Acute
C) Possible	(1) Low	(2) Medium	(3) High	(4) Acute	(4) Acute
D) Unlikely	(1) Low	(1) Low	(2) Medium	(3) High	(4) Acute
E) Rare	(1) Low	(1) Low	(2) Medium	(3) High	(3) High

References: Safe Work Australia (2011) - Code of Practice: How to Manage Work Health and Safety Risks, AS/NZS 31000 Risk Management Principles and guidelines.

* To determine the **likelihood** of a risk, refer to table on following page.

^ To determine the possible **consequences** of a risk, refer to table on following page.

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Step 1: Determine the Likelihood

What is the possibility that the effect will occur?

Table 8: Criteria for determining the likelihood of a risk occurring.

Likelihood	Criteria	Description
A) Almost Certain	Expected in most circumstances.	Effect is a common result.
B) Likely	Will probably occur in most circumstances.	Effect is known to have occurred or it has happened.
C) Possible	Might occur at some time.	Effect could occur at the site, or I've heard of it happening.
D) Unlikely	Could occur at some time.	Effect is not likely to occur at the site or I have not heard of it happening.
E) Rare	May occur only in exceptional circumstances.	Effect is practically impossible.

Step 2: Determine the Consequence

What will be the expected effect?

Table 9: Criteria for determining the likely consequence and expected effects in relation to risks and hazards.

Level of Effect	Example of each level
1) Insignificant / Acceptable	**No effect, or so minor** that effect is acceptable.
2) Minor	**First aid treatment only**: spillage contained at site.
3) Moderate	**Medical treatment**: spillage contained but with outside help.
4) Major	**Extensive injuries**: loss of production.
5) Catastrophic	**Death**: toxic release of chemicals.

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HARNON

Site Risk Assessment

Purpose

To identify potential hazards and implement risk controls that ensure the safe delivery, setup, operation, and pack-down of the mobile sauna, protecting staff, guests, and the public.

Scope

This Site Risk Assessment applies to all Harnon Sauna activities at operating sites, including trailer delivery, positioning, setup, operation, interaction with patrons, and pack-down, ensuring safety for all personnel and visitors.

1. Risk Assessment Method

- **Likelihood:** Rare / Unlikely / Possible / Likely / Almost Certain
- **Consequence:** Minor / Moderate / Major / Severe / Catastrophic
- **Risk Rating:** Low / Medium / High / Extreme

2. Risk Assessment Table

Hazard	Likelihood	Consequence	Risk Rating	Control Measures
Traffic during delivery/retrieval	Possible	Major	High	Traffic Management Plan (cones, spotter, exclusion zones, low-speed limits).
Uneven or soft ground	Likely	Major	High	Pre-site inspection; use stabilising jacks; avoid slopes and pits.
Low light conditions (early morning/evening)	Possible	Moderate	Medium	Deploy portable floodlights; staff wear hi-vis.
Wet weather (slips, electrical hazards)	Likely	Moderate	High	Non-slip mats, shelter where possible, waterproof connectors for power.
High wind during roof/deck setup	Possible	Severe	High	Delay setup in winds >30 km/h; secure stabilisers; 2-person lift for panels.
Fire risk from wood stove	Possible	Severe	High	Fire extinguishers, fire blankets, trained staff, safe wood storage.
Carbon monoxide build-up	Rare	Catastrophic	High	Safety monitoring system, ventilation checks, E-stop exhaust system.
Water hazards (greywater/blackwater spillage)	Possible	Moderate	Medium	Containment system; disposal per council/environmental guidelines.

HARNON

Site Risk Assessment

Hazard	Likelihood	Consequence	Risk Rating	Control Measures
Manual handling injuries (lifting stairs, wood, equipment)	Likely	Moderate	High	Manual handling training, team lifts, trolleys where possible.
Electrical hazards (lighting, monitoring system)	Possible	Major	High	RCD protection, regular testing/tagging, waterproof plugs.
Public access during setup	Possible	Major	High	Barriers, signage, staff supervision until safe.
Slips/trips on wet decks or stairs	Likely	Moderate	High	Anti-slip surfaces, handrails, cleaning of spills, signage.
Heat-related illness (patrons)	Possible	Moderate	Medium	Time limits, drinking water, clear patron guidance.
Fatigue (staff during long events)	Possible	Moderate	Medium	Break scheduling, shift limits, fatigue management policy.
Emergency evacuation impeded	Rare	Severe	Medium	Maintain clear exits; emergency plan in place; staff training.

3. Residual Risk Rating

After applying controls, most risks are reduced to **Low or Medium**. Fire, Carbon Monoxide (CO), and traffic remain as **High-risk** areas, requiring strict controls and ongoing monitoring.

4. Sign-Off

A site risk assessment must be completed at each new site or event to identify hazards and implement controls. The supervisor is responsible for ensuring all site-specific risks are addressed, and staff are briefed during the pre-start toolbox talk.

Site Risk Assessment

Site / Event: _____
Date: _____
Setup Supervisor: _____
Staff Names: _____

HARNON

Site Risk Assessment

Review Schedule

The Site Risk Assessment form will be reviewed annually to ensure it remains up to date and aligned with current operations and legislation.

Signed (Director):

Full Name: Colin Boucher
Date: 01/09/2025

Policy Title:	*Site Risk Assessment*
Policy Version:	*Version 1.2*
Document Issued:	*01 / 09 / 2025*
Document Review Due:	*01 / 09 / 2026*

HARNON

Mobile Sauna Setup Procedure

Purpose

To provide a safe, consistent, and compliant procedure for setting up the mobile sauna at any approved site. This procedure ensures compliance with Work Health and Safety (WHS) obligations and risk controls identified in the Safe Design Report (2023).

Scope

Applies to all Harnon Sauna employees and contractors involved in transport, delivery, set-up, and operation of the mobile sauna.

1. Arrival, Delivery & Traffic Management

- Park truck and trailer in designated location as per council permit.
- Follow approved **Traffic Management Plan** (TMP) for pedestrian and vehicle separation.
- Deploy safety cones, signage, and barriers to establish exclusion zones.
- Brief staff on traffic risks, low visibility, and site hazards before setup begins.

2. Site Preparation & Hazard Identification

- Conduct a **Site Risk Assessment** (SRA) before unloading.
- Check for:
  - Uneven ground or trip hazards.
  - Low lighting (deploy portable work lights if required).
  - Wet weather (non-slip mats, rain covers, electrical protection).
  - High wind (assess wind speed; suspend roof/deck operations above safe threshold).
- Document hazards and implement control measures before proceeding.

3. Trailer Decoupling & Levelling

- Apply **park brake** and wheel chocks before decoupling from truck.
- Decouple trailer safely, ensuring stabilising legs are deployed.
- Use spirit level to check evenness of trailer.
- Secure wheels and expand stabilising jacks until sauna is stable.

4. Roof Access & Installation

- Secure **approved ladder** to trailer using attachment points.
- Ensure ladder footing is stable, level, and tied off.
- Access roof only when wearing non-slip footwear and harness if required.
- Affix chimney flue securely and check all joints.

5. Deck & Access Installation

- Install and level front **landing platform**.
- Attach and secure **stairs** to landing.
- Open and level **rear deck** using stabilisers.
- Install **rear deck stairs**.
- Affix **guard rails** and **kick boards** when required by site risk assessment.

6. Electrical & Lighting Systems

- Hook up **external deck lighting** (waterproof connectors).
- Test all internal and external lighting systems.
- Confirm RCD and safety switches function correctly.

7. Safety Monitoring System

- Power up remote monitoring system.
- Test:
  - Temperature and humidity sensors.
  - Oxygen, CO_2, and CO detectors.
  - Emergency "E-stop" function for rapid venting.

8. Sauna Operations Setup

- **Fire Lighting Procedure:**
  - Ensure fire extinguisher and fire blanket are accessible.
  - Open air vents before lighting.
  - Use approved kindling and matches/lighter.
  - Never use accelerants.
  - Monitor until stable burn is achieved.
- **Water Systems:**
  - Check onboard water tank levels.
  - Confirm greywater and blackwater systems are empty and secure.
  - Inspect toilet cassette and replace if required.
- **Power & Battery Systems:**
  - Check battery voltage (minimum safe threshold: 12.0V).
  - Confirm solar/charging systems engaged if available.

9. Comfort & Consumables Check

- Stock towels, toilet paper, and drinking water.
- Check fridge operation and load with approved supplies.
- Confirm wood storage is adequate and stacked safely (manual handling procedures apply).

10. Final Safety Checks

- Complete **Daily Setup Checklist** (signed by lead attendant).
- Confirm exclusion zones remain in place.
- Ensure first aid kit, PPE, and emergency contacts are available.
- Brief all staff on site hazards and emergency exits.

11. Emergency Preparedness

- Evacuation pathways must remain clear at all times.
- Fire extinguishers, fire blanket, and first aid kit must be visible and accessible.
- Emergency stop systems tested before patrons enter.

⚠ **Note:** Only trained and authorised Harnon Sauna employees may perform setup and operations. Deviation from this procedure is not permitted unless authorised by management.

Review
This checklist will be reviewed annually, or earlier if operational changes, safety requirements, or incident feedback identify the need for updates.

Signed (Director):

Full Name: Colin Boucher
Date: 01/09/2025

Policy Title: *Mobile Sauna Setup Procedure*
Policy Version: *Version 1.2*
Document Issued: *01 / 09 / 2025*
Document Review Due: *01 / 09 / 2026*

HARNON

Traffic Management Plan (TMP) and Pedestrian Management Procedure

Purpose

To ensure the safe and efficient movement of vehicles, staff, and the public during all Harnon Sauna operations. This includes preventing vehicle–pedestrian conflicts, providing clear exclusion zones, and minimising disruption to surrounding traffic, pedestrians, and public accessways.

Scope

This procedure applies to all activities involving vehicle movement, delivery, and positioning of the mobile sauna trailer at operating sites. It covers traffic flow, pedestrian safety, loading/unloading, parking, decoupling, and interaction with the public in council-managed or community spaces, ensuring safe integration with pedestrian and cycling networks.

1. Responsibilities

Traffic Controller / Supervisor:

- Directs vehicle movement and pedestrian flow.
- Places cones, signage, and barriers.
- Ensures compliance with TMP and pedestrian management measures.

Drivers:

- Follow TMP procedures, traffic controller directions, and posted speed limits.
- Operate with hazard lights during all manoeuvres.

All Staff:

- Must remain inside exclusion zones during vehicle movement.
- Wear PPE including hi-vis and closed-toe footwear.

Pedestrian Management Attendant (where required)**:**

- Guides pedestrians safely around the exclusion zone.
- Monitors footpaths and crossing points to avoid interaction with moving vehicles.

2. Vehicle Movement

- Sauna trailer delivered by qualified driver with towing endorsement.
- Vehicle access points confirmed with event organiser or council.
- Maximum onsite speed: **5 km/h**.
- Hazard lights on during reversing or manoeuvring.
- Spotter required at all times when reversing.
- Deliveries scheduled during **off-peak pedestrian times** where possible.

3. Site Access & Parking

- Delivery truck/trailer enters via designated access route only.
- Pedestrian routes across the site maintained unless temporarily diverted.
- Temporary fencing/barriers used where pedestrian access is affected.
- Parking areas pre-approved by council or event organiser.
- Sauna trailer positioned on level ground, away from drains, pits, or overhead powerlines.
- Tow vehicle relocated to designated parking once trailer decoupled.

4. Exclusion Zones

- Safety cones, signage, and barrier tape mark a **5m exclusion zone** around trailer during setup/pack-down.
- Public access prohibited inside exclusion zone until supervisor signs off.
- Signage displayed: **"Setup in Progress – No Entry"**.
- Where footpaths intersect with exclusion zones, safe diversion routes are created using cones and signage.
- Pedestrian marshals used if foot traffic is heavy.

5. Setup & Pack-Down Controls

- Pre-start staff briefing before work begins.
- All staff wear high-visibility PPE.
- **Wet weather:** Non-slip mats and stabilisers deployed.
- **Low light:** Portable floodlights illuminate both exclusion and pedestrian diversion zones.
- **High wind:** Trailer fully stabilised before roof/deck setup proceeds.
- **Pedestrian crossings:** Established if exclusion zone intersects natural walkways.

6. Emergency Access

- Emergency vehicle access routes remain clear at all times.
- Fire extinguishers and first aid kit accessible throughout setup and operation.
- Pedestrian diversion routes must not obstruct emergency egress paths.

7. Risk Assessment – Traffic & Pedestrian Hazards

Hazard	Risk	Control Measure
Reversing trailer	Collision with pedestrian/asset	Spotter required; hazard lights; exclusion zone
Vehicle on soft/uneven ground	Tip/roll risk	Pre-inspect site; use stabilising jacks
Public entering exclusion zone	Injury from moving equipment	Cones, signage, barrier tape, staff supervision
Low visibility (night/early morning)	Collision or trip hazard	Portable lighting; hi-vis PPE
Wet weather	Slips, reduced braking	Non-slip mats, reduced speed, wider clearance

8. Training

- All staff trained in traffic and pedestrian management awareness.
- Supervisors hold appropriate TMP qualifications if required by council/event.
- Pedestrian management practices incorporated into site-specific inductions.

Review

Traffic Management Plan and Pedestrian Management Procedure will be reviewed at least annually or following any incident, or when there are significant changes to operations, equipment, or applicable legislation.

Signed (Director):

Full Name: Colin Boucher
Date: 01/09/2025

Policy Title: *Traffic Management Plan (TMP) and Pedestrian Management Procedure*
Policy Version: *Version 1.3*
Document Issued: *01 / 09 / 2025*
Document Review Due: *01 / 09 / 2026*

HARNON

Mobile Sauna Setup Checklist

Site / Event: _____

Date: _____

Setup Supervisor: _____

Staff Names: _____

1. Delivery, Traffic & Pedestrian Management

☐ Vehicle parked in designated location
☐ Traffic cones, signage, and barriers deployed
☐ Exclusion zone established
☐ Staff site briefing completed

2. Site Preparation & Hazard Identification

☐ Site Risk Assessment completed
☐ Ground checked – level and free of trip hazards
☐ Low lighting managed (portable lights if required)
☐ Wet weather controls in place (non-slip mats, waterproofing)
☐ High wind checked – safe to proceed

3. Trailer Decoupling & Levelling

☐ Park brake applied
☐ Wheel chocks in place
☐ Trailer decoupled safely from truck
☐ Trailer level checked with spirit level
☐ Wheels secured and stabilising jacks deployed

4. Roof Access & Flue Installation

☐ Ladder attached securely to trailer
☐ Ladder footing checked and tied off
☐ Roof accessed safely with correct PPE
☐ Chimney flue affixed and secured

HARNON

Mobile Sauna Setup Checklist

5. Decks & Access Installation

☐ Landing platform installed and level
☐ Landing stairs attached and secured
☐ Rear deck opened and levelled
☐ Rear deck stairs installed
☐ Guard rails and kick boards fitted (if required)

6. Electrical & Lighting Systems

☐ External deck lighting connected
☐ All lighting systems tested (internal & external)
☐ RCD and safety switches tested

7. Safety Monitoring Systems

☐ Remote monitoring powered on
☐ Temperature & humidity sensors tested
☐ Oxygen (O_2) / Carbon Dioxide (CO_2) / Carbon Monoxide (CO) detectors tested
☐ Emergency "E-stop" vent system tested

8. Sauna Operation Setup

☐ Fire extinguisher & fire blanket accessible
☐ Vents opened before lighting fire
☐ Kindling used (no accelerants)
☐ Stable burn achieved and monitored

9. Water, Power & Facilities

☐ Water tank levels checked
☐ Greywater / blackwater systems secured
☐ Toilet cassette inspected/replaced
☐ Battery voltage checked (≥12.0V)
☐ Solar/charging engaged (if applicable)

HARNON

Mobile Sauna Setup Checklist

10. Comfort & Consumables

☐ Towels stocked
☐ Toilet paper stocked
☐ Drinking water supply level checked
☐ Fridge checked and operating
☐ Refreshments stocked
☐ Wood storage adequate & safely stacked

11. Final Safety Checks

☐ Daily Setup Checklist signed by lead attendant
☐ Exclusion zones remain in place
☐ First aid kit, PPE, and emergency contacts visible
☐ Staff briefed on hazards and emergency exits

Employee Signature: _____

Time Completed: _____

Review

This checklist will be reviewed every 2 years, or earlier if operational changes, safety requirements, or incident feedback identify the need for updates.

Signed (Director):

Full Name: Colin Boucher
Date: 01/09/2025

Policy Title: *Mobile Sauna Setup Checklist*
Policy Version: *Version 1.1*
Document Issued: *01 / 09 / 2025*
Document Review Due: *01 / 09 / 2027*

HARNON

Daily Pre-Start Checks

Purpose

To ensure the Harnon Mobile Sauna is safe, clean, and fully operational before guest use each day.

Scope

This checklist applies to all staff and contractors responsible for setup, inspection, and operation.

Responsibilities

- **Supervisor**: Ensures all pre-start checks are completed and signed off before operations begin.
- **Staff**: Carry out checks, report issues, and record findings.

Procedure – Daily Pre-Start Checks

1. Site Safety & Conditions

☐ Inspect delivery and traffic management area – confirm safe entry/exit routes.

☐ Check site for hazards (slip, trip, electrical, fire risks).

☐ Assess weather conditions:

- *Low light* → use work lights.
- *Wet weather* → apply non-slip mats, ensure drains are clear.
- *High wind* → secure structures, suspend roof work if unsafe.

2. Trailer & Structural Checks

☐ Trailer level, stabilisers lowered, wheels chocked.

☐ Decks, stairs, and guardrails secure.

☐ Roof rails inspected, ladder mounted correctly (hooks locked, tab padlocked).

☐ All locks, bolts, and access points checked.

3. Fire & Heating System

☐ Flue and firebox inspected for obstructions.

☐ Fire extinguishers and fire blankets in place and checked.

☐ Ash containers empty and safe.

☐ Wood stored safely (manual handling followed).

HARNON

Daily Pre-Start Checks

4. Electrical & Monitoring Systems

☐ Batteries charged, voltage checked.

☐ Safety monitoring systems; temperature, humidity, Oxygen (O_2), Carbon Dioxide (CO_2), Carbon Monoxide (CO) - all tested and working.

☐ All lighting systems (internal & external) tested.

☐ Generator (if used) inspected for fuel, oil, and safe operation.

5. Water & Facilities

☐ Sauna water levels (bucket, tanks, drinking water) checked and topped up if required.

☐ Greywater system empty and functioning.

☐ Toilet cassette emptied and reinstalled.

☐ Towels, toilet paper, drinking water and refreshments restocked.

☐ Fridge checked for correct operation.

6. Cleanliness & Hygiene

☐ Sauna benches, floors, and high-contact areas cleaned, disinfected where required.

☐ External decks swept, mats in place.

☐ Changing and seating areas tidy.

7. Noise & Community Compliance

☐ Speakers/music system tested inside.

☐ Confirm no external noise before 0800 and after 2130.

☐ Noise levels monitored and logged during pre-start test.

8. Final Sign-Off

☐ Supervisor confirms all pre-start checks completed.

☐ Record kept in Daily Logbook.

☐ Any hazards, faults, or maintenance needs reported immediately.

Records

- Daily Pre-Start Checklist completed and signed by Supervisor.
- Safety system test results logged.
- Any issues escalated to management.

HARNON

End-of-Day Shut Down Procedure

Purpose

To ensure the safe, hygienic, and compliant closure of the Harnon Mobile Sauna at the end of each operating day.

Scope

This procedure applies to all staff responsible for sauna operations, cleaning, and site pack-down.

Responsibilities

- **Site Supervisor**: Oversees shutdown activities, ensures all steps are followed, and signs off on the checklist.
- **Staff Members**: Carry out shutdown tasks safely and report any issues or hazards.

Procedure

1. Guest Area & Safety Systems

- Politely ensure all guests have vacated the sauna and surrounding decks.
- Switch off music and external speakers.
- Inspect sauna interior and exterior for any hazards, lost property, or damage.
- Check safety monitoring systems are powered down or set to standby mode.

2. Fire & Heating System

- Stop adding wood to the firebox at least 30–45 minutes before shutdown.
- Allow fire to safely burn down; ensure embers are fully extinguished.
- Ashes cooled and stored in a designated ash-safe metal container with lid.
- Close flue and secure all vents once safe.

3. Electrical & Lighting Systems

- Switch off internal sauna lights.
- Disconnect and stow external deck lighting.
- Shut down monitoring and battery systems (check voltage before shutdown).
- Disconnect power leads safely, coil, and store in dry, secure location.

4. Water & Facilities

- Check levels of sauna water tanks, drains, and greywater system.
- Empty toilet cassette if required (into approved disposal point).
- Restock consumables: towels, toilet paper, drinking water, refreshments.
- Confirm fridge operation is off (or left on if storing items as per policy).

5. Decks, Stairs & Access Structures

- Ensure decks and stairs are cleared before pack-down.
- Dismantle and safely stow rear deck stairs.
- Fold and level rear deck, secure with transport locks.
- Remove landing stairs, fold and stow.
- Remove guardrails and kickboards (if installed), and store securely.

6. Roof Access & Ladder

- Remove ladder from roof mount (unlock padlock and disengage tab).
- Lower ladder safely and return to storage location.
- Inspect and secure roof hatches, rails, and flue cap.

7. Trailer Pack-Down

- Retract and secure stabilising jacks.
- Check trailer is level and ready for next move.
- Lock and secure all doors, hatches, and access points.
- Ensure wood storage is locked and secured.
- Conduct external site check for rubbish, personal items, or hazards.

8. Final Checks

- Confirm site is clean, tidy, and left in safe condition.
- Check noise levels – site must remain silent after 2130.
- Record shutdown completion in the daily log.
- Supervisor signs off checklist.

Documentation & Records

- End-of-day checklist completed and stored.
- Any issues (damage, hazards, or missing stock) logged and reported.
- Noise complaints or customer feedback logged for review.

HARNON

End-of-Day Shut Down Procedure

Review
This procedure will be reviewed annually, or earlier if operational changes, safety requirements, or incident findings indicate the need for updates.

Signed (Director):

Full Name: Colin Boucher
Date: 01/09/2025

Policy Title:	*End-of-Day-Shutdown Procedure*
Policy Version:	*Version 1.1*
Document Issued:	*01 / 09 / 2025*
Document Review Due:	*01 / 09 / 2026*

HARNON

Working at Heights Procedure

Purpose

To ensure the safe performance of tasks involving work at heights during the setup, operation, and maintenance of the Harnon mobile sauna. This includes the removal, installation, and secure attachment of the roof-access ladder, use of roof handrails, and installation of roof-mounted equipment such as the flue.

Scope

Applies to all Harnon staff, contractors, and volunteers required to perform tasks above ground level, including use of ladders, access to the sauna roof, and installation of components at height.

Responsibilities

- **Director / Supervisor**: Ensure compliance with this procedure, provide training and supervision.
- **Employees / Contractors**: Follow this procedure, use equipment safely, and report hazards.

Procedure

1. Risk Assessment

- Conduct a site-specific hazard assessment before working at height.
- Identify risks such as:
  - Wet or slippery surfaces
  - High winds or adverse weather
  - Uneven or unstable ground
  - Low visibility or insufficient lighting
- Work must not proceed if conditions are unsafe.

2. Ladder Handling & Storage

- Ladders are stored in a designated location inside the trailer or vehicle.
- When removing from storage:
  - Use correct manual handling techniques (team lift if needed).
  - Inspect ladder for damage (cracks, bent rungs, missing feet, damaged hooks or locking tabs).
- After use:
  - Ladder must be removed from roof access point.
  - Clean and dry before returning to storage.
  - Securely stow ladder in its designated location to prevent movement in transit.

3. Ladder Installation and Securing

- Ladder must be positioned on stable, level ground.
- Attach ladder securely to the **roof mount bar using the fitted hooks**.
- Ensure the **locking tab is engaged under the roof mount bar**.
- Insert the **padlock through the tab** to prevent ladder removal during use.
- Confirm ladder is stable and cannot shift before climbing.
- Only one person may use the ladder at a time.
- Maintain **three points of contact** when climbing.
- Tools and materials must be handed up or hoisted, not carried while climbing.

4. Roof Access

- Roof access is only permitted for trained staff.
- **Handrails**:
  - Roof handrails must be in place and inspected each time the roof is accessed.
  - Any loose or damaged handrails must be reported immediately and repaired before use.
- **Flue Installation**:
  - Secure flue immediately after positioning.
  - Do not leave loose items on the roof.
- Work must not proceed in **wet conditions, high winds, or low visibility**.

5. Lighting Controls

- In **low light conditions**, portable work lights must be set up before climbing the ladder.
- Lighting must cover the ladder base, roof access point, and work area.
- Never attempt roof access in poor lighting without work lights.

6. Weather Controls

- **Wet Weather**: Work must not proceed until roof and ladder are dry.
- **High Winds**: Roof access is prohibited.
- **Low Light**: Work lights must be in place before accessing roof.

7. Emergency Procedures

- In the event of a fall or injury:
  - Stop work immediately.
  - Call **000** for emergency services.
  - Provide first aid if safe and trained.
- Report all incidents and near-misses to the Supervisor/Director and record them in the Incident Register.

Training

- All staff must be trained in:
  - Safe ladder handling (removal, inspection, storage).
  - Ladder installation, including **hook, tab lock, and padlock system**.
  - Roof handrail inspection and use.
  - Working at heights and weather/light controls.
- Refresher training provided annually or after any incident.

Records

- Staff induction and training records.
- Incident and near-miss reports retained in compliance with WHS requirements.

Review

This procedure will be reviewed annually, or sooner if changes occur to legislation, equipment, work practices, or following any incident or near-miss related to working at heights.

Signed (Director):

Full Name: Colin Boucher
Date: 01/09/2025

Policy Title: *Working at Heights Procedure*
Policy Version: *Version 1.1*
Document Issued: *01 / 09 / 2025*
Document Review Due: *01 / 09 / 2026*

HARNON

Noise Management Procedure

Purpose

To minimise and manage noise generated during the delivery, setup, operation, and pack-down of the Harnon Mobile Sauna, ensuring compliance with workplace health and safety requirements and local council regulations, while respecting community amenity.

Scope

Applies to all staff, contractors, and activities associated with the Harnon Sauna, including transportation, equipment setup, customer use, and music played within or around the sauna.

Responsibilities

- **Director / Supervisor**: Ensure noise levels are monitored and controlled, provide staff training, and respond to complaints.
- **Employees / Contractors**: Follow this procedure, use equipment responsibly, and report excessive or unexpected noise issues.

Procedure

1. Noise Sources Identified

- Vehicle delivery and trailer manoeuvring.
- Setup activities (e.g., ladder installation, deck unfolding, securing stabilisers).
- Loading/unloading firewood.
- Wood chopping or splitting (where required).
- Customer voices and general use of the sauna.
- Portable power equipment (e.g., lighting or monitoring systems if powered by generator).
- Music from speakers (inside and outside the sauna).

2. Control Measures

Delivery & Setup

- Schedule delivery and setup during **08:00 – 21:30 only**.
- Use spotters to guide vehicles into position to reduce excessive engine revving and reversing alarms.
- Ensure stabilisers, decks, and stairs are lowered carefully to avoid loud impacts.

Wood Storage & Handling

- Minimise on-site wood chopping; prepare fuel at base where possible.
- When stacking or moving wood, use controlled handling techniques to reduce clatter.

Equipment

- Prefer mains or battery power over generators wherever possible.
- If a generator is required, use a quiet model with appropriate mufflers and position it away from residential boundaries.

Music & Speaker Use

- Music may be played inside the sauna at a **low to moderate volume only**.
- Outdoor speakers are to be used sparingly and kept at low volume to avoid disturbance.
- Staff to monitor and adjust volume levels to ensure compliance with council noise requirements.
- **No music or amplified sound permitted before 08:00 or after 21:30.**

Customer Noise

- Staff to remind sauna guests to maintain respectful noise levels, especially in residential or shared-use areas.
- Signage displayed near the sauna reminding guests of noise considerations.

---

3. Monitoring

- Staff to monitor noise (including music and customer activity) during setup, operation, and pack-down.
- Noise complaints to be logged and investigated immediately.
- Decibel readings may be taken with a sound meter if required by council or regulator.

---

4. Adverse Conditions

In the event of excessive external noise (e.g., high winds, traffic, or construction nearby), beyond safe levels, staff will:

- Adjust operations where possible.
- Increase customer awareness to keep voices down.
- Cease activities if noise is likely to exceed council restrictions.

---

5. Emergency Situations

In the event of equipment or speaker malfunction creating excessive noise:

- Shut down equipment immediately.
- Report and repair before resuming operations.

6. Operating Hours

All noise-generating activities, including setup, customer use, and music, are restricted to **0900–2100** daily.

Outside these hours, the site must remain silent except for emergency safety operations.

7. Training

- Staff inducted in noise awareness and respectful behaviour during operations.
- Training includes correct handling of equipment and wood to reduce noise, and rules around speaker/music use.
- Staff informed of council noise limits and complaint-handling procedures.

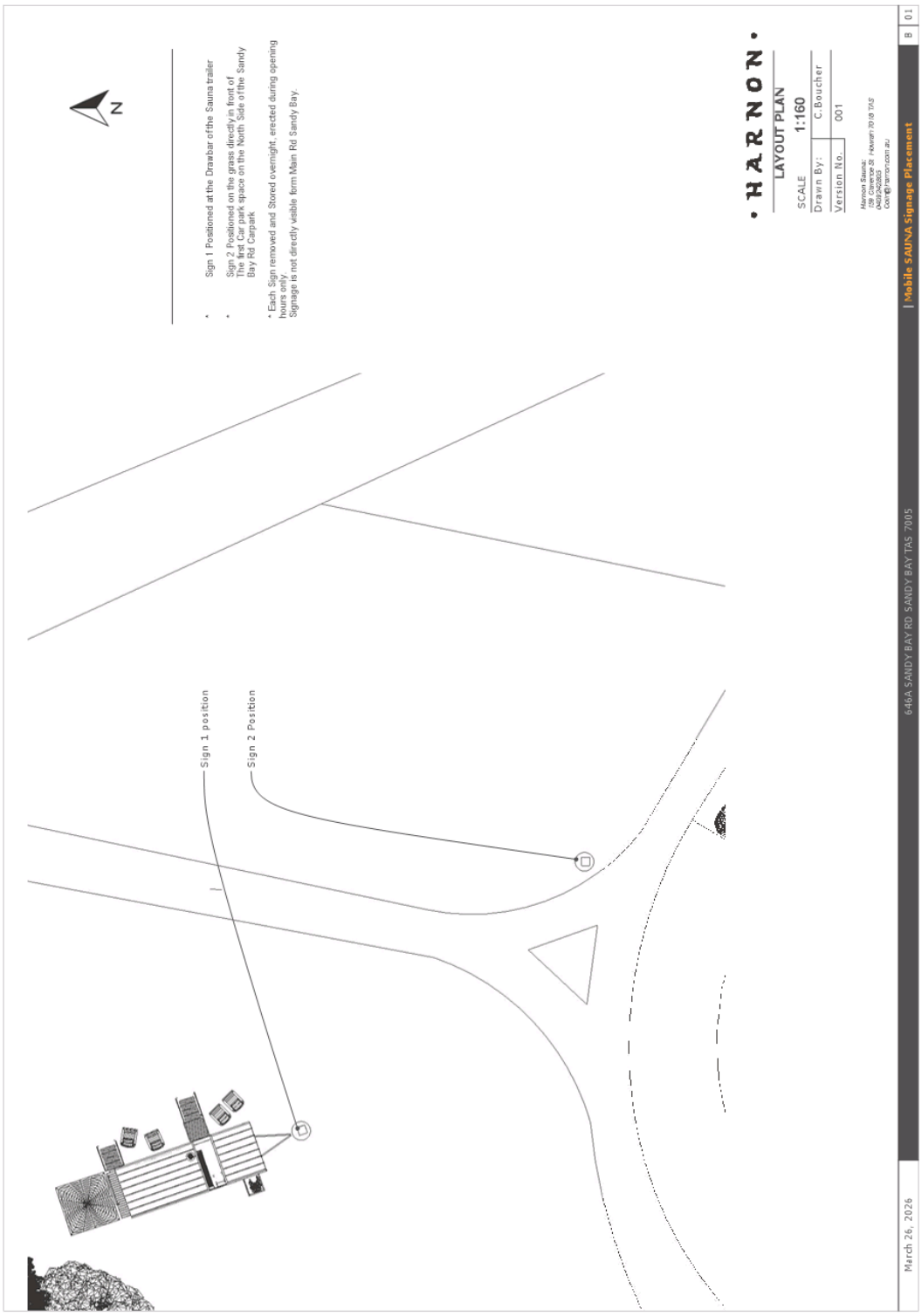
Review

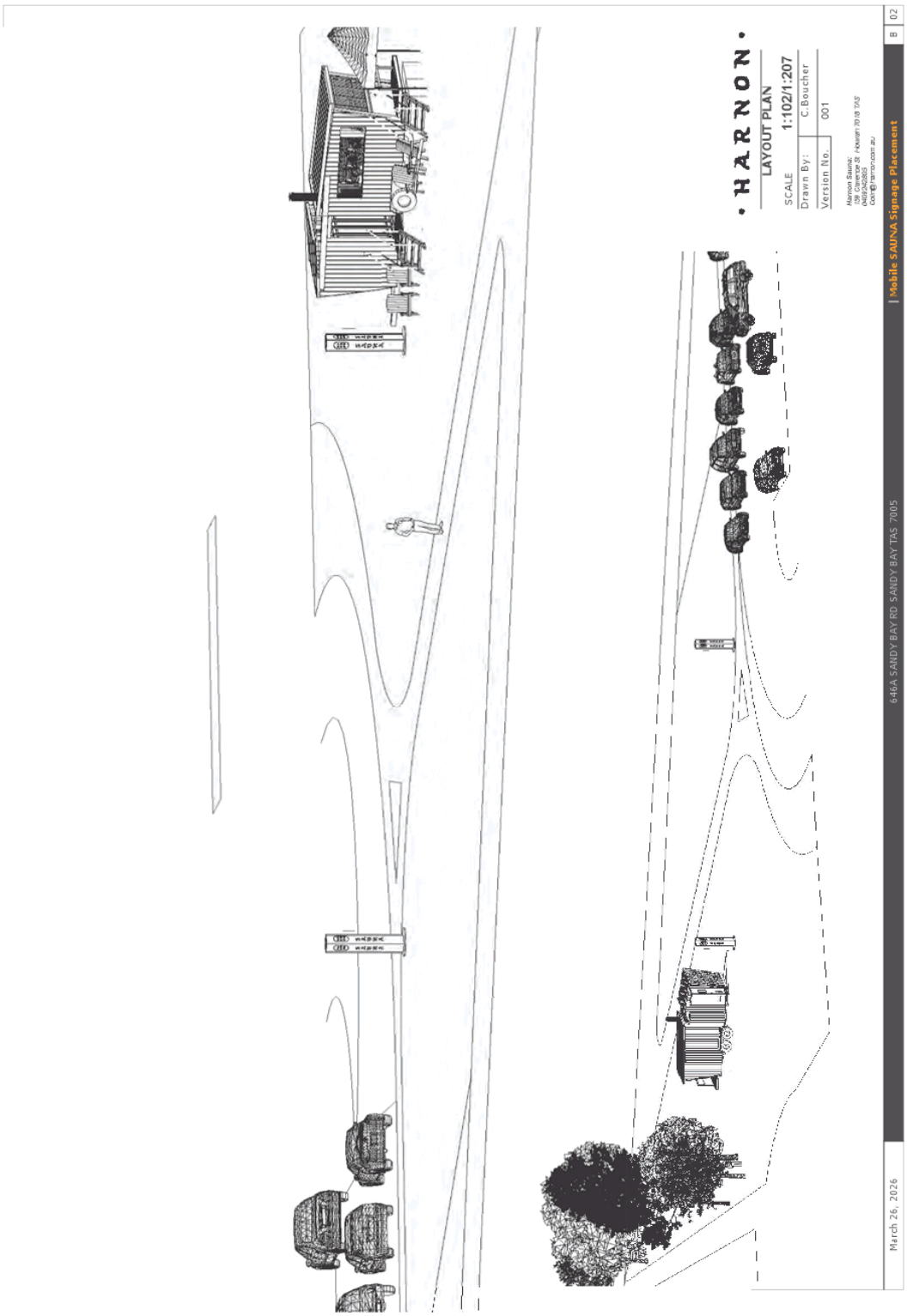
This procedure will be reviewed annually, or sooner if regulatory requirements change, operational adjustments are made, or in response to any Council, community or stakeholder feedback.

Signed (Director):

Full Name: Colin Boucher
Date: 01/09/2025

Policy Title:	*Noise Management Procedure*
Policy Version:	*Version 1.1*
Document Issued:	*01 / 09 / 2025*
Document Review Due:	*01 / 09 / 2026*


N
Sign 1 Positioned at the Drawbar of the Sauna trailer
Sign 2 Positioned on the grass directly in front of The first Car park space on the North Side of the Sandy Bay Rd Carpark
Each Sign removed and Stored overnight. erected during opening hours only
Signage is not directly visible form Main Rd Sandy Bay.
Sign 1 position
Sign 2 Position
HARRON
LAYOUT PLAN
SCALE 1:160
Drawn By: C.Boucher
Version No. 001
Harron Saunas
March 26, 2026
646A SANDY BAY RD SANDY BAY TAS 7005
Mobile SAUNA Signage Placement
B 01


• HARRON •
LAYOUT PLAN
SCALE 1:102/1:207
Drawn By: C.Boucher
Version No. 001
Harron Saunki
Mobile 0400 000 000
Email@harron.com.au
646A SANDY BAY RD SANDY BAY TAS 7005
Mobile SAUNA Signage Placement
March 26, 2026
B 02

RESPONSE TO REQUEST FOR FURTHER INFORMATION (RFI)

License – Temporary Sauna
646A Sandy Bay Road, Sandy Bay (Long Beach - South)

Application Reference:	PLN-HOB-2026-0024
PlanBuild Reference:	PLANNA-HOB-2026-0991
Address:	646A Sandy Bay Road, Sandy Bay TAS 7005
Applicant Name:	Colin Boucher
Date:	26/03/2026

Covering Note

Please find below responses to the Request for Further Information. Updated plans and supporting documentation are referenced where relevant.

Response to # 1
Reason: PLN-Fi ND 1 - Planning - Site Plan **Origin:** LUPAA 1993

A scaled and dimensioned site plan is provided (*Refer Attachment A*), showing the location of the mobile sauna, proposed signage, and surrounding site features, including confirmed setbacks to all relevant elements.

The proposed development no longer includes a plunge pool.

Five (5) lawn chairs for guest use between heat cycles, three (3) small ancillary storage boxes (movable) for firewood and guest belongings, and a temporary staff shelter (2.4 m × 2.4 m pop-up marquee) are proposed as ancillary items to support sauna operations.

The marquee is a lightweight, portable structure used during operational hours and removed when not in use. All ancillary items are minor in scale, will be secured when not in use, and are positioned to be discreet and of low visual prominence, as shown on the site plan. The marquee will be appropriately weighted and secured to ensure stability in coastal conditions, without permanent fixings or ground disturbance.

An optional lightweight privacy screen may also be used intermittently to enhance patron comfort. The screen will be temporary in nature, of low height and neutral appearance, and positioned to avoid visual intrusion or obstruction of surrounding public areas. It will be installed only when required and removed outside of operating periods. The screen will not involve any permanent fixings or ground disturbance and will be secured appropriately to suit site conditions.

These elements are incidental to the primary use and necessary for the safe and efficient operation of the sauna, with negligible impact on visual amenity or public use of the space.

Proposed signage is located at the end of the trailer drawbar and within the grassed area in the north-eastern corner of the Sandy Bay Road carpark, as shown on the site plan. The illuminated, backlit LED signage is positioned approximately 30 metres from Sandy Bay Road. Due to the lower elevation of the carpark relative to the road and existing vegetation, the signage is not visible to passing traffic and does not present a distraction to motorists. It becomes visible only upon entry into the Long Beach carpark.

The site plan confirms the setbacks/distances from the sauna to surrounding features, including:
- Distance to existing stand of mature trees: **8.76 m**
- Distance to boardwalk along Sandy Bay Beach: **22.6 m**
- Distance to adjacent car parking areas: **19.1 m**
- Distance to car parking area accessed via Sandy Bay Road: **22.1 m**
- Distance to pathway separating the grassed area from the Council BBQ area: **8.63 m**

All measurements are approximate and based on the proposed siting shown on the site plan. Minor variations may occur during positioning of the trailer on site.

Response to # 2
Reason: PLN-Fi SIGN 1 - Signage **Origin:** LUPAA 1993

Details of the proposed signage installation are provided in the attached drawing (*Refer Attachment B*). The signage incorporates a weighted steel base system with distributed ballast and secure connections, designed to resist tipping and remain stable in high wind conditions (up to approximately 100–115 km/h gusts).

Signage will only be erected during operational hours and will be stored within the trailer when not in use. Weather conditions will be actively monitored, and in the event of forecast high winds, signage will not be erected or will be removed in advance and securely stored.

Response to # 3
Reason: PLN-Fi LPS 1 - Planning - Use Standards **Origin:** LUPAA 1993

The proposed months of operation are April to October (inclusive), consistent with the City of Hobart Expression of Interest dated 1 August 2025.

Response to # 4
Reason: PLN-Fi GEN - Planning - Further Information **Origin:** LUPAA 1993

When not in use, the trailer will be stored off-site at a private residential property under the control of the applicant.

Response to # 5 & 6
Reason: ENV 1 - Environmental Planning - Coastal Erosion Hazard Code
Reason: ENV 2 - Environmental Planning - Coastal Erosion Hazard Code

As shown on the attached site plan (*Refer Attachment A*), the proposed trailer, associated structures, and signage are located entirely outside the Coastal Erosion Hazard Area overlay as identified in the Hobart Local Provisions Schedule maps.

The Coastal Erosion Hazard Area overlay has been reviewed against the Hobart Local Provisions Schedule maps.

Accordingly, no part of the development is within the mapped hazard area, and a coastal erosion hazard report is not required.

Response to # 7
Reason: Please provide further information on the following points to allow for the assessment of public and environmental health risks.
Origin: Environmental Health Officer

7(a) Fresh Water Source

Fresh water for the mobile sauna will be sourced from the existing TasWater mains supply to our residence. The water is transferred into the sauna's internal drinking water tank via an inline pre-filter and then dispensed through an internal tap, where it is filtered a second time using a Beautiful Water countertop filter.

As the water is obtained from the regulated TasWater system, no private water source is being used.

7(b) Wastewater Removal

All wastewater (greywater) from the mobile sauna will be collected in the sauna's internal storage tanks. Water is decanted from these tanks using a 12 V bilge pump into truck storage tanks. Disposal will occur as required, typically on a weekly basis, at the Cambridge RV Dump Point, located at Bungana Way, Cambridge TAS 7170 (42°49'54.6"S 147°28'54.0"E).

The truck used for wastewater transport is a 2023 Isuzu NPS 4x4, 7.5 t GVM, fully sealed and equipped to prevent spills during transit.

The mobile sauna will **no longer include a toilet**. Patrons will use the public toilets at Long Beach instead. This represents a change from the original proposal.

This approach ensures all wastewater is safely managed and disposed of at an appropriate facility, in compliance with environmental and public health requirements.

7(c) Generator Specifications

No generator will be used as part of the sauna operation. The mobile sauna is powered entirely by onboard batteries supplemented by solar panels, providing a silent, emissions-free energy supply. This ensures no noise or air emissions from a generator will affect surrounding areas.

7(d) Plunge Pool Water

The mobile sauna will **no longer include a plunge pool**. Patrons may use the internal cold water shower provided. As the plunge pool has been removed, no pool water will be stored or disposed of. This represents a change from the original proposal.

7(e) Amplified Music Noise

Amplified music within the sauna is intended to be low-level, ambient background sound only, allowing patrons to converse comfortably without raising their voices. The music will not be a dominant feature of the experience.

No external speakers are proposed as part of the Sandy Bay operation. All audio will be contained within the sauna structure via an internal sound system.

The sauna is a highly insulated enclosure, comprising approximately 106mm thick wall construction, including timber lining, insulation, vapour barrier, air gap, and cladding, as well as a double-glazed window. This construction significantly attenuates sound transmission.

Noise levels from the internal sound system are expected to be below 50 dB(A), measured at a distance of 5 metres from the structure.

The nearest sensitive receptor, the Beach House Restaurant and Bar, is located approximately 19 metres from the proposed sauna location. Given the low volume of the music, absence of external speakers, and the acoustic insulation of the structure, noise impacts on surrounding areas are expected to be negligible.

7(f) Smoke Emissions

The mobile sauna uses a wood-fired heater as its heat source. Only dry, seasoned firewood will be used to ensure efficient combustion and minimal smoke production. The heater is designed to burn cleanly, and operations are conducted within the insulated sauna enclosure, which directs smoke through a chimney stack equipped with a spark arrestor.

Regular maintenance, including ash removal and inspection of the flue and combustion chamber, will ensure the heater continues to operate efficiently and safely, minimizing smoke output.

Patrons and neighbouring properties are not expected to be affected by smoke emissions during normal operation.

Response to # 8
Reason: PLN GEN

8.1 Vehicle Type

The mobile sauna will be towed using a 2023 Isuzu NPS 75/45-155 4x4 Dual Cab (Crew). This is a 7.5 t GVM medium-wheelbase truck, designed for rugged terrain. Typical dimensions are approximately 5,985 mm long, 2,040 mm wide (cab), 2,490 mm high, with a 3,395 mm wheelbase. The truck has a 4.5 t towing capacity and a 140 L fuel tank, suitable for safely towing the sauna trailer to and from the site.

8.2 Site Access

Access will be via the Long Beach carpark. The vehicle will proceed alongside the bathing pavilion, reverse north along the boardwalk, past the BBQ area, and position on the grassed site to the designated location.

All movements will occur during non-peak times, with spotters and appropriate pedestrian control measures in place.

8.3 Duration on Site

The sauna will remain on the trailer for the full 7-month operational period while in use. The trailer will only be moved on or off site at the start and end of the season, or as required for maintenance.

The trailer can be repositioned within the defined planning setbacks and envelope to allow the grass to recover, minimizing the overall impact on the site.

8.4 Movement Frequency

Movement of the sauna on/off site is expected to occur once at the start and once at the end of the 7-month operational period.

No regular relocation is planned during operational periods. However, if requested by Council, the trailer can be repositioned every 8 weeks to allow grass rejuvenation, or removed entirely if deemed necessary for events or other Council requirements.

8.5 & 8.6 Removing Waste and Transport of Vessels

Refer also to Section 7(b) regarding wastewater handling.

As an alternative to trucks entering the site:

- It is proposed that greywater may be discharged via the existing drainage point associated with the public shower at the Long Beach bathing pavilion, subject to Council approval. This approach utilises existing infrastructure designed for rinse water and would involve small, controlled volumes transported manually. If this method is not supported, all wastewater will continue to be removed off-site and disposed of at an approved facility (Cambridge RV Dump Point).
- Potable water will be obtained from the Council-supplied wash down station at the Long Beach bathing pavilion, decanted into a 20 L water cart, and transported by hand to the sauna for immediate use.
- Firewood required for the sauna will be decanted from the carpark into wheelbarrows and moved by hand as needed.

These tasks will occur daily, with 20 L water carts per trip, and no vehicles will be required to enter the site for these activities.

This approach ensures:

- Safe, controlled removal and disposal of wastewater;
- Controlled delivery and refill of potable water;
- Firewood delivery without the need for vehicle access;
- Minimal environmental and public health impact.

Attachments

- *Attachment A – Harnon Mobile Sauna – Site Plan (Scaled and Dimensioned*
- *Attachment B – Harnon Mobile Sauna – Signage Detail Drawing*

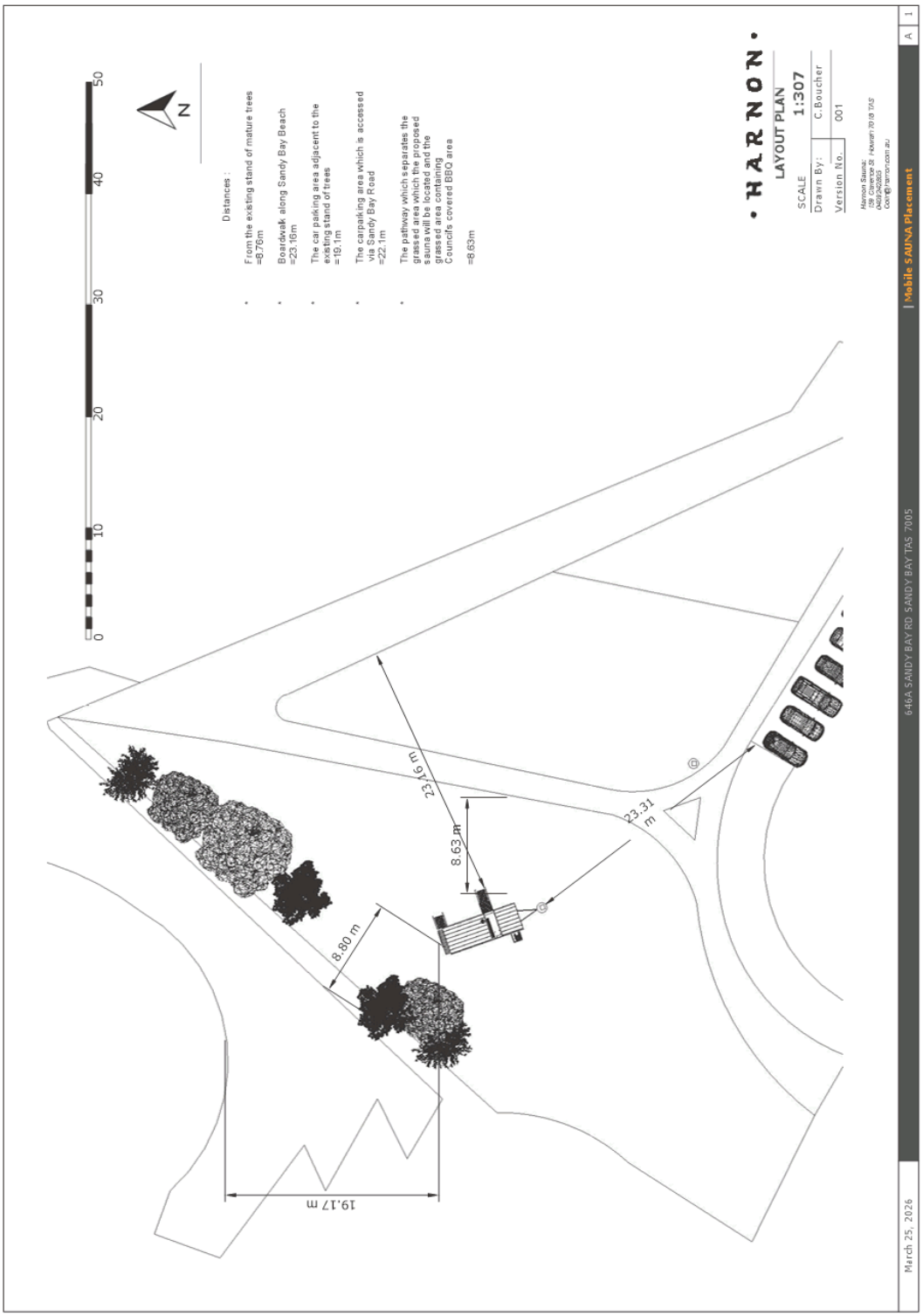
Closing Statement

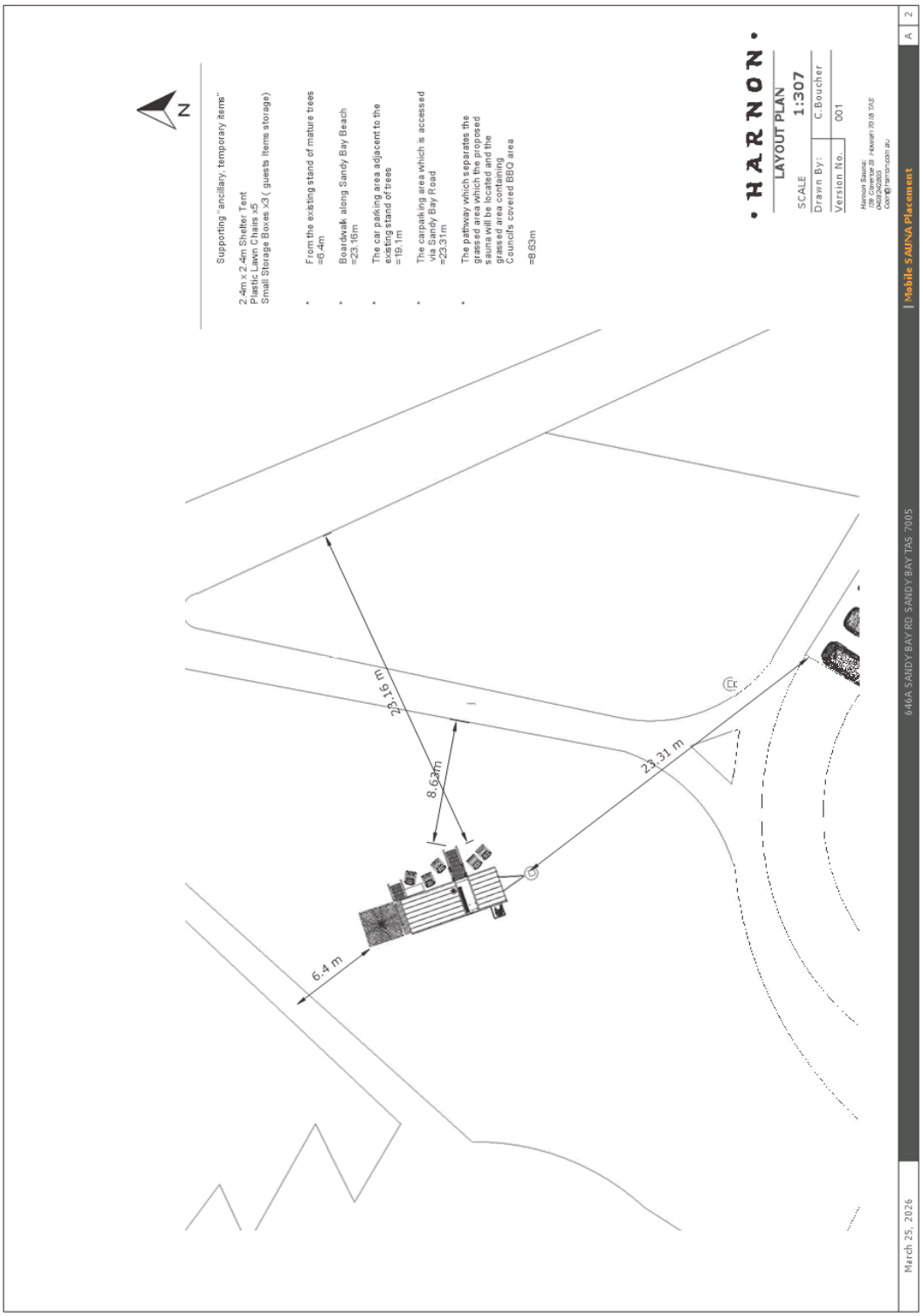
All plans and descriptions provided in this response are consistent with one another and reflect the current proposed operation.

We trust the above addresses the requested information and are happy to provide further detail if required.

Signed:

Full Name:	Colin Boucher
Date:	26/03/2026
Position:	Director
On behalf of	Harnon


0
10
20
30
40
50
N
Distances :
From the existing stand of mature trees =8.76m
Boardwalk along Sandy Bay Beach =23.16m
The car parking area adjacent to the existing stand of trees =19.1m
The carparking area which is accessed via Sandy Bay Road =22.1m
The pathway which separates the grassed area with the proposed sauna with a width of the grassed area containing Councils covered BBQ area =8.63m
23.16 m
8.63 m
8.80 m
19.17 m
23.31 m
• HARRON •
LAYOUT PLAN
SCALE 1:307
Drawn By: C.Boucher
Version No. 001
March 25, 2026
646A SANDY BAY RD SANDY BAY TAS 7005
| Mobile SAUNA Placement
A 1


N
Supporting "ancillary, temporary items"
2.4m x 2.4m Shelter Tent
Plastic Lawn Chairs x5
Small Storage Boxes x3 (guests items storage)
From the existing stand of mature trees =6.4m
Boardwalk along Sandy Bay Beach =23.16m
The car parking area adjacent to the existing stand of trees =19.1m
The carparking area which is accessed via Sandy Bay Road =23.31m
The pathway which separates the grassed area with the proposed sauna will be located and the grassed area containing Councils covered BBQ area =8.63m
6.4 m
8.63m
23.31 m
HARRON
LAYOUT PLAN
SCALE 1:307
Drawn By: C.Boucher
Version No. 001
March 25, 2026
646A SANDY BAY RD SANDY BAY TAS 7005
Mobile SAUNA Placement
A 2

RESPONSE TO REQUEST FOR FURTHER INFORMATION (RFI)

License – Temporary Sauna
646A Sandy Bay Road, Sandy Bay (Long Beach - South)

Application Reference:	PLN-HOB-2026-0024
PlanBuild Reference:	PLANNA-HOB-2026-1123
Address:	646A Sandy Bay Road, Sandy Bay TAS 7005
Applicant Name:	Colin Boucher
Date:	05/04/2026

Covering Note

Please find below responses to the Request for Further Information. Updated plans and supporting documentation are referenced where relevant.

Response to # 1
Reason: PLN-Fi GEN – Planning – Further Information **Origin:** LUPAA 1993

An amended floor plan is provided (*Refer Attachment B*), reflecting the updated proposal.

The amended plan confirms that the mobile sauna no longer includes a plunge pool or toilet, and shows the internal layout including seating, heater, and circulation space.

Response to # 2
Reason: PLN-Fi GEN – Planning – Further Information **Origin:** LUPAA 1993

1. **Water Source**

Fresh water will be sourced from the applicant's residential TasWater supply and transported to site for use within the sauna.

It is proposed that the Council wash down station at the Long Beach bathing pavilion may be used as a supplementary water source if required; however, it is not the primary supply.

2. **Greywater Management and Truck Location**

As previously outlined, it is proposed that greywater may be discharged via the existing drainage point associated with the public shower at the Long Beach bathing pavilion, subject to Council approval. This will require the use of a 12 V bilge pump to decant greywater from the sauna's internal storage tanks in a controlled manner.

If this method is not supported, greywater will be decanted using a 12 V bilge pump into a truck-mounted storage tank and transported to the Cambridge RV Dump Point for disposal.

During servicing operations, the truck will be parked within the Sandy Bay Road carpark, avoiding the need for vehicle access onto the grassed area.

Response to # 3
Reason: PLN GEN

1.1 Access Path – Option 1 (Preferred)

The preferred access route is shown as the green path on the site plan, providing the most direct and least complex approach to the site.

Access is via the designated "No Parking" space at the eastern end of the Sandy Bay Road carpark (identified on the plan and supporting imagery). From this location, the 4WD vehicle and trailer will proceed north in a direct forward movement toward the boardwalk, traversing the existing concrete parking bumpers to reach the grassed area.

Once the trailer is positioned and decoupled, the vehicle will exit by reversing along the same access path.

1.2 Access Path – Option 2 (Alternative / Contingency)

An alternative access route is shown as the pink path on the site plan. This option utilises the same designated "No Parking" space at the eastern end of the Sandy Bay Road carpark but would require access through the existing bollard-controlled entry point, which is under Council control.

Under this option, the vehicle would proceed east toward the gravel area adjacent to the bathing pavilion, before reversing toward the boardwalk. The vehicle would then turn within the grassed area and reverse the trailer into position.

This approach involves increased manoeuvring within the grassed area and is therefore not the preferred method of access. It is identified as a contingency option only, should the preferred access route not be available.

Implementation of this option would be subject to Council approval and access to the bollard-controlled entry point.

Once the trailer is positioned and decoupled, the vehicle would exit via the same route.

2. Supporting Information

a) **Photographs of Access Point**
Photographs of the access point are provided (*Refer Attachment A*), confirming the existing conditions between the carpark and grassed area.

b) **Removal of Bollards or Landscaping**
No bollards, landscaping, or existing infrastructure are required to be removed to facilitate access.

c) **Alterations to Achieve Access**
No alterations are required to enable access to the site. The existing conditions allow for vehicle and trailer access without modification.

RESPONSE TO REQUEST FOR FURTHER INFORMATION (RFI)

License – Temporary Sauna
646A Sandy Bay Road, Sandy Bay (Long Beach - South)

Attachments

- *Attachment A – Updated Site Plan (Scaled and Dimensioned, including access path and supporting photographs)*
- *Attachment B – Amended Floor Plan*

Closing Statement

We trust the above addresses the requested information and clarifies the updated proposal.

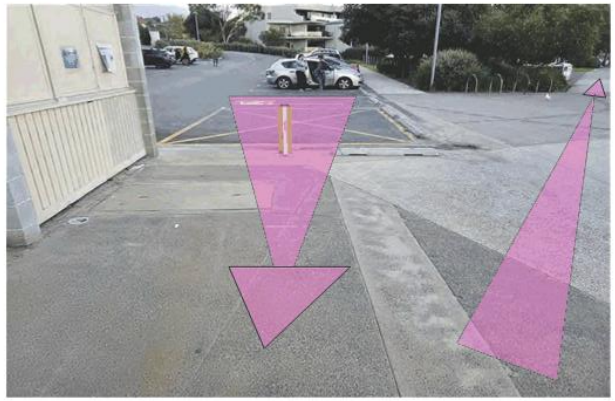
All plans and descriptions provided are consistent and reflect the current proposed operation. We are happy to provide further information if required.

Signed:

Full Name: Colin Boucher
Date: 05/04/2026
Position: Director
On behalf of Harnon

N
Access Path – Option 1 (Preferred)
• Access via designated "No Parking" space at eastern end of Sandy Bay Rd car park (refer yellow square).
• Direct forward approach north to boardwalk.
• Vehicle and trailer traverse concrete parking bumpers to site.
• Minimal manoeuvring required.
• Vehicle reverses out along same path post drop-off.
Access Path – Option 2 (Alternative)
• Access via same "No Parking" space (refer yellow square).
• Requires access through HCC-controlled locked bollard.
• Vehicle proceeds east to gravel area (adjacent bathing pavilion).
• Reverse onto boardwalk, turn on grassed area, and reverse trailer into position.
• Increased manoeuvring on grassed area (less preferred).
• Vehicle exits via reverse to gravel area and departs through bollard access.
Rig 1
Rig 2
• HARRON •
LAYOUT PLAN
SCALE 1:500
Drawn By: C.Boucher
Version No. 001
Harron Sauna
April 4, 2026
946A SANDY BAY RD, SANDY BAY TAS 7005
Mobile SAUNA Access
A 1

N
Access Path- Option 1 Preferred
The green path indicates the preferred access route, providing the most direct and least complex approach.
Access is via the designated "No Parking" space at the eastern end of the Sandy Bay Road car park (identified by the yellow square and HCC vehicle in the provided satellite image).
From this point, the 4WD vehicle and trailer will proceed north in a direct forward approach toward the boardwalk, traversing the existing concrete parking bumpers to reach the site.
Once the trailer is positioned and decoupled, the vehicle will exit by reversing along the same access path.
Change Rooms
• HARNON •
LAYOUT PLAN
SCALE 1:307
Drawn By: C.Boucher
Version No. 001
Harnon Sauna:
April 4, 2026
646A SANDY BAY RD SANDY BAY TAS 7005
| Mobile SAUNA Access
A 2



N

Access Path – Option 2 (Alternative)
The pink path indicates an alternative access route via the same designated "No Parking" space at the eastern end of the Sandy Bay Road car park.

This option requires access through the locked yellow bollard located on the eastern side of the space (HCC controlled).

The vehicle will proceed east toward the gravel area parallel to the bathing pavilion, before reversing onto the boardwalk. The vehicle will then turn within the grassed area and reverse the trailer into position.

This method involves increased manoeuvring on the grassed area and is therefore less preferred than the direct forward approach outlined in Option 1.

Once the trailer is positioned and decoupled, the vehicle will exit by reversing back to the gravel area and departing via the bollard-controlled access point.

· HARNON ·

LAYOUT PLAN

SCALE	1:307
Drawn By:	C.Boucher
Version No.	001

Harnon Sauna:
139 Clarence St Howrah 7018 TAS
0409240893
Colin@harnon.com.au

FIG.3.
FIG.4.
FIG.2.
FIG.1.
Beach Rd
Pergola
Long Beach Toilets (North)
Long Beach North BBQ
Long Beach Playground
Beach Road Carpark
Beach House Restaurant and bar
Sandy Bay Rd

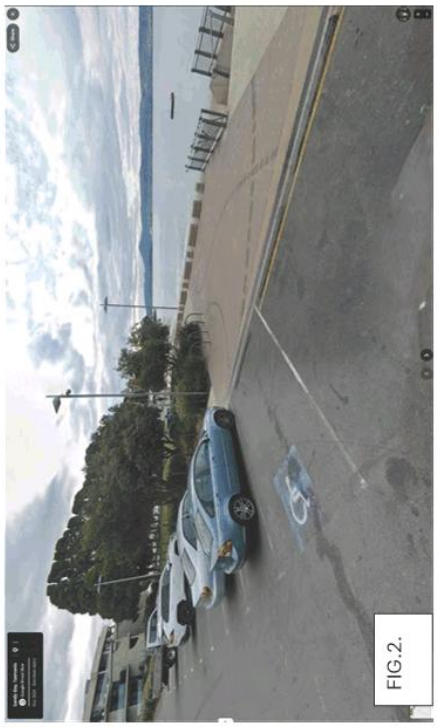
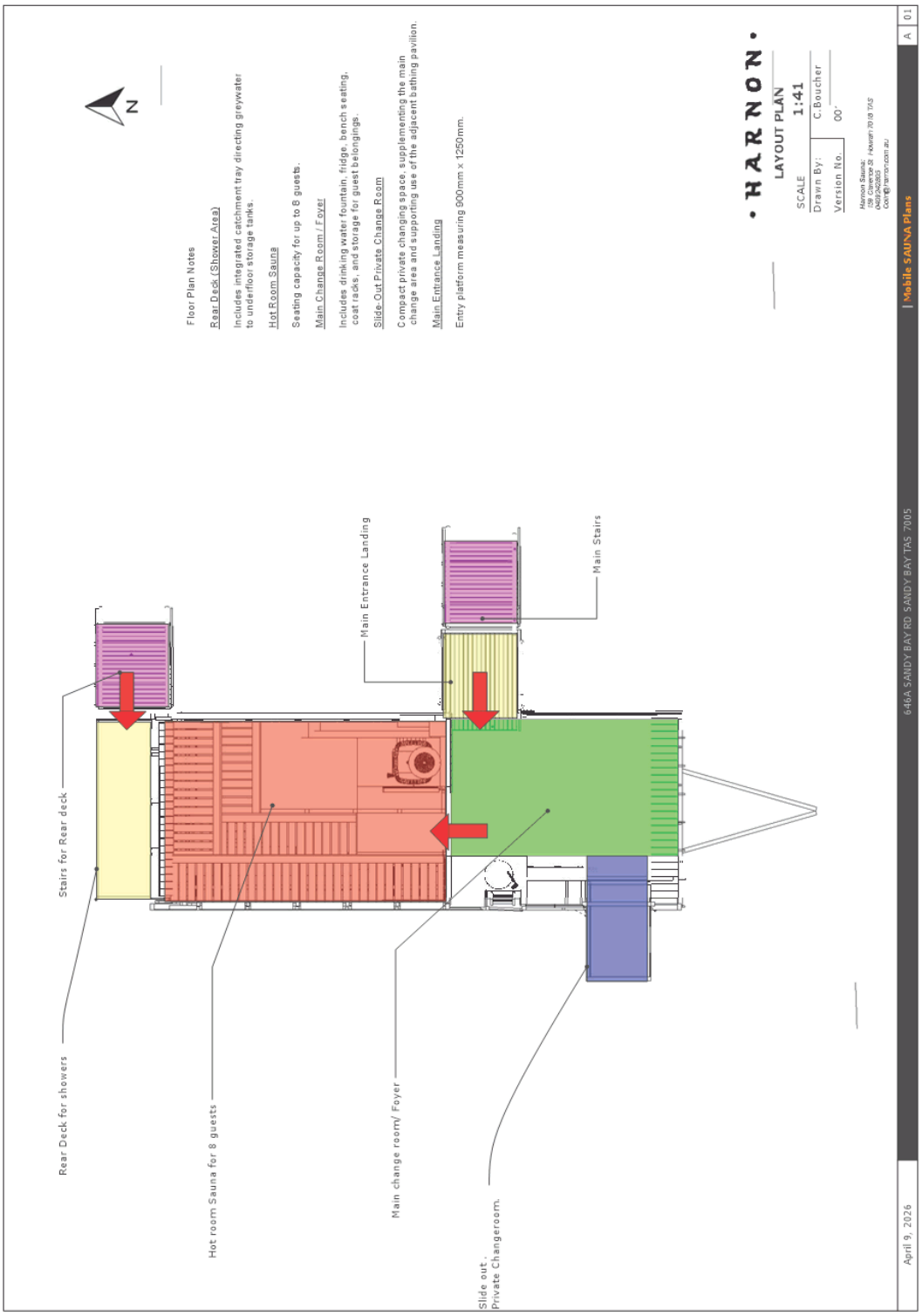


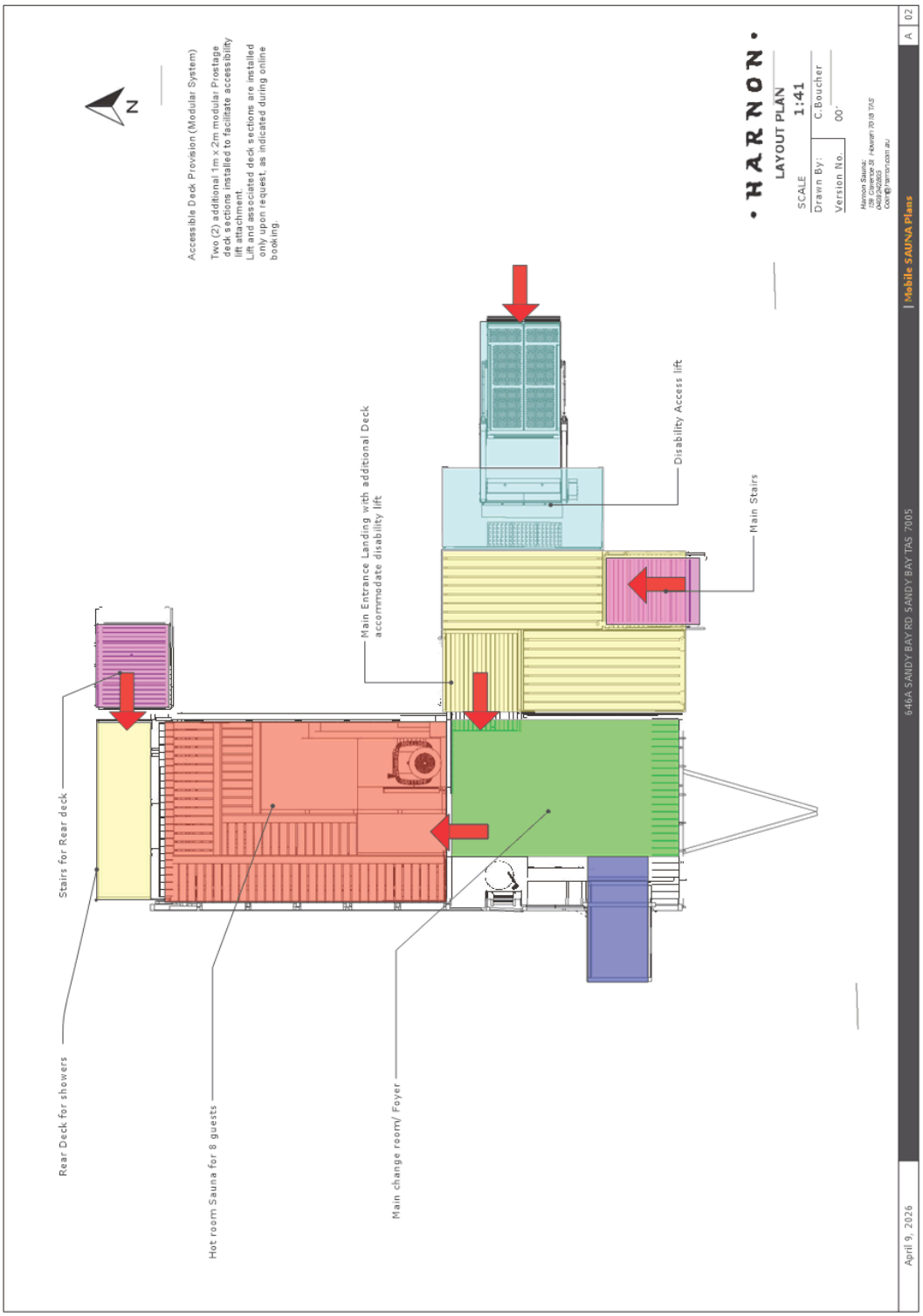
FIG.2.

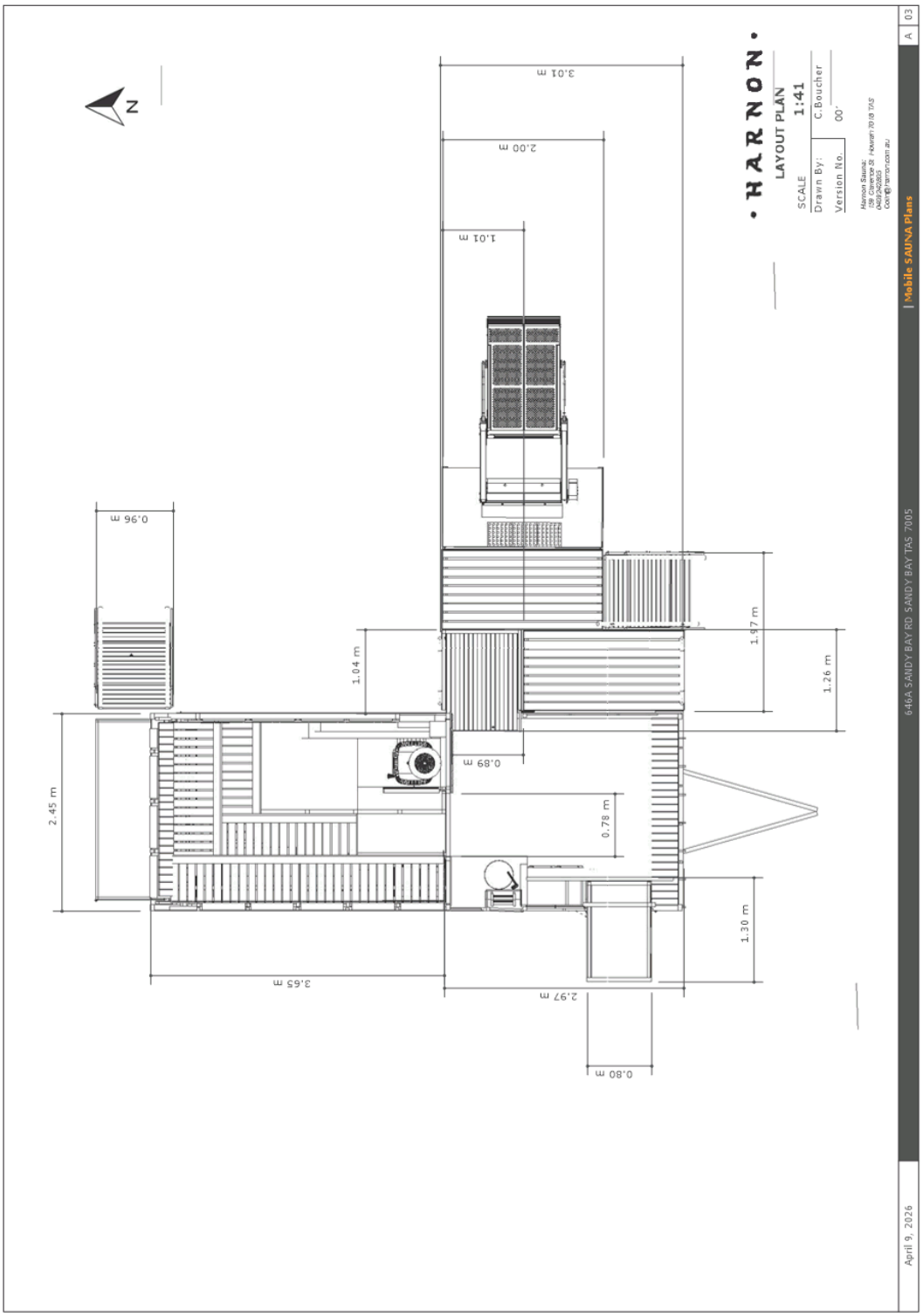
FIG.4.

FIG.1.

FIG.3.


N
Floor Plan Notes
Rear Deck (Shower Area)
Includes integrated catchment tray directing greywater to underfloor storage tanks.
Hot Room Sauna
Seating capacity for up to 8 guests.
Main Change Room / Foyer
Includes drinking water fountain, fridge, bench seating, coat racks, and storage for guest belongings.
Slide-Out Private Change Room
Compact private changing space, supplementing the main change area and supporting use of the adjacent bathing pavilion.
Main Entrance Landing
Entry platform measuring 900mm x 1250mm.
Main Entrance Landing
Main Stairs
Stairs for Rear deck
Rear Deck for showers
Hot room Sauna for 8 guests
Main change room/ Foyer
Slide out.
Private Changeroom.
HARRON
LAYOUT PLAN
SCALE 1:41
Drawn By: C.Boucher
Version No. 00'
Harron Saunas
April 9, 2026
646A SANDY BAY RD SANDY BAY TAS 7005
Mobile SAUNA Plans
A 01


N
Accessible Deck Provision (Modular System)
Two (2) additional 1m x 2m modular Prostage deck sections installed to facilitate accessibility lift attachment.
Lift and associated deck sections are installed only upon request, as indicated during online booking.
HARNON
LAYOUT PLAN
SCALE 1:41
Drawn By: C.Boucher
Version No. 00'
Harnon Saunas
Mobile SAUNA Plans
646A SANDY BAY RD SANDY BAY TAS 7005
April 9, 2026
A 02
Main Entrance Landing with additional Deck accommodate disability lift
Disability Access lift
Main Stairs
Stairs for Rear deck
Rear Deck for showers
Hot room Sauna for 8 guests
Main change room/ Foyer


N
3.01 m
2.00 m
1.01 m
0.96 m
1.04 m
1.47 m
1.26 m
0.89 m
0.78 m
2.45 m
1.30 m
3.65 m
2.97 m
0.80 m
HARRON
LAYOUT PLAN
SCALE 1:41
Drawn By: C.Boucher
Version No. 00
Harron Saunas
Mobile SAUNA Plans
646A SANDY BAY RD SANDY BAY TAS 7005
April 9, 2026
A 03

N
Accessibility Lift (Indicative Only)
Artistic representation of accessibility lift shown in an alternative installation configuration, oriented parallel to the trailer rather than perpendicular.
HARRON
LAYOUT PLAN
SCALE 1:41
Drawn By: C.Boucher
Version No. 001
April 9, 2026
646A SANDY BAY RD SANDY BAY TAS 7005
Mobile SAUNA Plans
A 04

RESPONSE TO REQUEST FOR FURTHER INFORMATION (RFI)

License – Temporary Sauna
646A Sandy Bay Road, Sandy Bay (Long Beach - South)

Application Reference:	PLN-HOB-2026-0024
PlanBuild Reference:	PLANNA-HOB-2026-1211
Address:	646A Sandy Bay Road, Sandy Bay TAS 7005
Applicant Name:	Colin Boucher
Date:	12/04/2026

Covering Note

Please find below responses to the Request for Further Information. Updated plans and supporting documentation are referenced where relevant.

Response to # 1
Reason: PLN-Fi GEN – Planning – Further Information **Origin**: LUPAA 1993

An amended floor plan is provided (*Refer Attachment A*), which clearly identifies and labels the internal layout and associated elements of the mobile sauna.

The plan confirms:

- The location and extent of the slide-out room, forming part of the change area;
- The function of each area, including the sauna (hot room), change area, and entry/foyer;
- The location of all entrances and exits; and
- The location of associated external elements, including the entry deck/landing, and any access provisions.

The amended floor plan reflects the updated proposal, confirming that the mobile sauna no longer includes a plunge pool or toilet.

The layout supports a maximum of 8 persons per session, allowing for safe movement, circulation, and operation within the space.

Response to # 2 **Origin**: LUPAA 1993
C2.5.1 Parking and Sustainable Transport Code – Car parking numbers

The proposed use is a small-scale, appointment-based operation, with a typical and intended maximum occupancy of 8 patrons per session, which forms the basis of this application and associated assessment.

The use operates on a pre-booked session model, resulting in staggered arrival and departure times rather than peak demand occurring simultaneously. This significantly reduces concentrated parking demand.

Parking Demand

Based on a maximum of 8 patrons per session, it is expected that many patrons will arrive in shared vehicles, by walking, cycling, or public transport, further reducing demand for individual car parking spaces. As such, the anticipated parking demand generated by the use is low.

Existing Parking Supply

The site is well serviced by existing public parking within close proximity, including:

- **Long Beach Carpark (within ~25 m):** approx. 20 spaces (including 1 accessible and 2 motorcycle spaces)
- **Beach Road Carpark (within ~40 m):** approx. 60 spaces (including 3 accessible spaces)
- **Sandy Bay Road (40–90 m):** approx. 20 on-street spaces
- **Service Road (within ~200 m):** approx. 7 spaces
- **Scout Hall (within ~130 m):** approx. 10 spaces (noting time restrictions)
- **Long Point Road (within ~300 m):** approx. 70+ spaces
- **Seagrass Restaurant (within ~350 m):** approx. 25 spaces
- **Sandy Bay Sailing Club (within ~450 m):** approx. 55 spaces

This demonstrates a significant supply of existing parking within convenient walking distance of the site, capable of accommodating demand associated with the proposal.

Public and Active Transport

The site is directly serviced by a bus stop on Sandy Bay Road, immediately adjacent to the site. Bus routes 401 and 402 provide primary services, with additional routes 422, 426, 427 and 428 also operating along Sandy Bay Road.

Public transport will be actively promoted as a preferred mode of access via the booking platform and website.

Bicycle access is also readily available, with existing infrastructure in the surrounding area. Bicycle use is expected to represent a portion of patron arrivals, further reducing reliance on car parking.

Conclusion

Given the low intensity and appointment-based nature of the use, combined with the substantial availability of existing public parking and transport options, the proposal is expected to operate without adverse impact on the safety or efficiency of the surrounding road network.

The proposal is therefore considered to meet the requirements of Clause C2.5.1 under a performance-based assessment.

RESPONSE TO REQUEST FOR FURTHER INFORMATION (RFI)

License – Temporary Sauna
646A Sandy Bay Road, Sandy Bay (Long Beach - South)

Response to # 3 **Origin**: LUPAA 1993

C2.5.2 - Parking and Sustainable Transport Code - Bicycle parking numbers

The site is located within a well-established recreational area with existing bicycle access and infrastructure in close proximity.

Bicycle parking facilities are available at multiple locations within convenient walking distance of the site, including:

- Long Beach bathing pavilion
- Beach Road carpark
- Long Point Road (Long Beach Reserve) carpark
- Northern end of the Long Beach Reserve carpark (adjacent to Seagrass restaurant)

These locations are shown on the attached aerial plan (Refer Attachment B, Figures 1–4), with supporting images provided to confirm their location and availability.

Given the small scale and booking-based nature of the use (maximum of 8 patrons per session), demand for dedicated bicycle parking is expected to be low and can be readily accommodated within existing facilities.

Bicycle use will be encouraged as part of the site's access strategy, with information provided to patrons via the booking platform, including directions to nearby bicycle parking locations.

The proposal is therefore considered to meet the reasonable needs of users without requiring additional dedicated bicycle parking facilities, in accordance with Clause C2.5.2.

Attachments

- *Attachment A – Updated Detailed Floor Plan*
- *Attachment B – Bicycle Parking Locations (Aerial Plan and Supporting Images)*

Closing Statement

We trust the above addresses the requested information and clarifies the updated proposal.

All plans and descriptions provided are consistent and reflect the current proposed operation. We are happy to provide further information if required.

Signed:

Full Name: Colin Boucher
Date: 12/04/2026
Position: Director
On behalf of Harnon

Referral Assessment – Open Space Planning

Application No.: PLN-HOB-2026-0914
Address: 646A Sandy Bay Road, Sandy Bay – Long Beach Reserve
Proposal: Temporary Mobile Sauna (Harnon Sauna)

1. Overview

The proposed mobile sauna within the Council-owned reserve adjacent to Long Beach, Sandy Bay, is considered compatible with and complementary to the natural, recreational, and community values of the reserve. The concept has previously been considered and supported in principle by Council's elected members, subject to the receipt of all necessary statutory approvals.

The proposal has been designed to minimise any potential impact on public use of the reserve by limiting operation to the cooler, off-peak months of the year. The sauna will be removed during the warmer and more heavily used summer period, ensuring that the site remains fully available for unrestricted public recreational use during peak demand.

The proposal has undergone an extensive preliminary process, including site analysis and selection, community consultation, an Expression of Interest (EOI) process, and consideration by elected members. This process identified the subject site as the only feasible location within the municipal area capable of meeting operational, environmental, and public amenity requirements. Consultation outcomes demonstrated that a clear majority of respondents were supportive of the proposed use.

2. Key Open Space Planning Considerations

The Open Space Planning assessment has focused on the following key considerations:

- Protection of existing park trees and landscape values
- Ongoing public use of the reserve
- Site selection and consideration of alternative sites
- Vehicular access to the reserve

3. Park Vehicular Access

The applicant has submitted a proposed access plan detailing the movement of the sauna trailer and associated service vehicle. The proposed access route utilises the existing pedestrian promenade.

The promenade is of sufficient width and comprises a concrete pavement capable of accommodating vehicular movements. It is noted that Council maintenance and operational vehicles currently access this area when required. On this basis, the proposed access arrangement is considered appropriate, subject to conditions being imposed to manage

timing, speed and operational safety to minimise any potential risk to pedestrians and park users.

4. Community Consultation

Community consultation was undertaken with nearby residents prior to proceeding with the Expression of Interest process, seeking feedback on a proposed trial mobile sauna at Long Beach. Consultation was advertised through the *Your Say Hobart* website, signage at Long Beach and letters to surrounding residents between February and March 2025.

A total of 76 submissions were received:

- 60.5 per cent (46 submissions) were supportive
- 28.9 per cent (22 submissions) were unsupportive
- 10.5 per cent (8 submissions) did not clearly express support or opposition

Overall, the consultation demonstrated a majority level of community support for the proposal. The outcomes of consultation were subsequently reported to Council, and elected members endorsed proceeding with a formal EOI process to select an appropriate operator for the trial.

5. Park Trees

The proposal may increase usage of the surrounding area, including during inclement weather, which could potentially increase soil compaction over root zones. The existing trees have experienced minor branch failures during periods of high wind but do not present an elevated risk of harm. The City's Arboriculture team has assessed the trees through site inspection and measurement. The Notional Root Zone was identified as 9.6 metres, with the canopy dripline extending approximately 5.5 metres from the trunk. A minimum setback of 7.5 metres south-east from the nearest tree trunk to the sauna is recommended to mitigate impacts.

6. Response to Representations

Representation	Assessment
Site selection is inappropriate and should consider alternative locations	The identification of alternative sites is not a planning concern under the *Tasmanian Planning Scheme - Hobart*. Notwithstanding, it is noted that the City undertook a comprehensive assessment of potential locations across the municipality. This assessment considered factors including beach proximity, accessibility, park values, site context, proximity to supporting infrastructure and title / tenure constraints. Long Beach was identified as

	the only site capable of meeting all required criteria.
Reduced area of the reserve available for public use	The proposal has progressed through a rigorous pre-application process, including site selection, community consultation, Council consideration and an EOI process. While some concern was raised, the consultation outcomes demonstrated strong support for the sauna at this location. Furthermore, the proposal has been designed to limit impacts on other users by operating only during the quieter winter months, utilising a defined portion of the reserve. As such, a substantial portion of the reserve will remain available for public use at all times, with the whole reserve available during the warmer months (or 'peak' period). Extensive additional public open space is available within the broader Long Beach Reserve.
Impact on existing park trees	No excavation works are proposed within the reserve and potential for damage is considered low. Please see further response at point 5.
Responsibility for site remediation and damage	The site's remediation is not a planning concern under the *Tasmanian Planning Scheme - Hobart*. However, any remediation required because of the proposed use will be managed through a license agreement between the operator and the City.

7. Conclusion

From an Open Space Planning perspective, the proposal is considered acceptable and appropriate, subject to suitable conditions relating to access management and tree protection being imposed through the development approval and associated license agreement. The proposal aligns with Council's broader objectives for activating public open space in a manner that is temporary and enhances enjoyment of the reserve.

8. REPORTS

8.1 Macquarie Point Precinct - Impact Assessment on Road Reserve (conditions B12 and B13) - consultation
File Ref: F26/19985; 24/13

Report of the Director Strategic and Regulatory Services and Manager City Assets of 15 May 2026 and attachments.

Delegation: Committee

REPORT TITLE: **MACQUARIE POINT PRECINCT - IMPACT ASSESSMENT ON ROAD RESERVE (CONDITIONS B12 AND B13) - CONSULTATION**

REPORT PROVIDED BY: Director Strategic and Regulatory Services
Manager City Assets

REPORT TO: **PLANNING AUTHORITY**

1. Report Summary and Key Issue

1.1. An Impact Assessment on Road Reserve – Bulk Earthworks and Addendum Report as required under Condition B13 (**Impact Assessment**), as attached to this report, has been developed by Macquarie Point Development Corporation (**MPDC**) and submitted to the Secretary, Department of State Growth for approval pursuant to the *State Policies and Projects (Macquarie Point Precinct) Order 2025* (the **Order**).

1.2. The Order requires consultation with the Council as Planning Authority, pursuant to section 3 (definition of "relevant regulator") and Schedule 1, Clause 2(1) of the Order.

1.3. Officers have reviewed the Impact Assessment and have no concerns with it being approved by the Secretary. We are satisfied that it complies with condition B13 of the Order.

1.4. We anticipate that further documents will be submitted under condition B13 of the Order under future stages of work. There will also be consultation with the Planning Authority on those documents.

2. Recommendation

That:

1. The Planning Authority notes the Impact Assessment on Road Reserve – Bulk Earthworks and Addendum Report submitted under condition B13 of the State Policies and Projects (Macquarie Point Precinct) Order 2025.

2. The Planning Authority is satisfied that the Impact Assessment has been properly prepared and satisfies condition B13 for the extent of works identified and supports the approval of that document by the Secretary of the Department of State Growth.

3. Discussion and Background

3.1. The Impact Assessment was prepared by independent geotechnical engineer Tristian McWilliam of WSP to assess whether the proposed bulk earthworks would impact the structural integrity of the road reservation.

3.2. The assessment found that it is likely that there will be no significant ground movement and no significant impact to the road reserve infrastructure.

3.3. Officers have reviewed the Impact Assessment and have no concerns with it being approved by the Secretary. Officers are satisfied that it meets the requirements of condition B13.

4. Legal, Risk and Legislative Considerations

4.1. The Order sets out the conditions that must be met regarding the use and development for the Macquarie Point Multipurpose Stadium.

4.2. Condition B13 of the Order states:

> *Before a stage of works for the Project commences, detailed design drawings, structural certificates and associated geotechnical assessments for that stage must be prepared that –*
>
> *(a) are prepared by a suitability qualified and experienced engineer and include –*
>
> > *(i) confirming whether the works have, or do not have, an impact on the structural integrity of the road reservation during construction or operation; and*
> >
> > *(ii) whether the works comply with AS 4678-2002 and specify a design life, consistent with Table 3.1 of that Standard, for major public infrastructure relating to the works; and*
> >
> > *(iii) information that accounts for any additional surcharge loadings in accordance with relevant standards prepared by Standards Australia; and*
> >
> > *(iv) a reference, and response, to any relevant geotechnical investigations or findings; and*
> >
> > *(v) any necessary mitigation measures to protect road infrastructure; and*

(vi) details on the location and structural design of footings adjacent to the highway reservation; and

(vii) a requirement that all works must be performed in accordance with this order; and

(b) are approved by the Secretary before works on that stage commence.

4.3. Consultation is required pursuant to condition A1, which refers to the "relevant regulator". That term is defined in clause 3(1) of the Order as the agency responsible for enforcing the condition. The Planning Authority is specified as the agency responsible for enforcement of, as far as relevant condition B13 in Schedule 8.

5. Strategic Planning and Policy Considerations

5.1. Consultation under the Order is part of a statutory process rather than progression of the strategic goals of the Council.

6. Financial Viability

6.1. There are no financial impacts on the Council from this Impact Assessment.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Karen Abey
DIRECTOR STRATEGIC AND REGULATORY SERVICES

Claire Bryan
MANAGER CITY ASSETS

Date: 15 May 2026
File Reference: F26/19985; 24/13

Attachment A: Consultation letter ⇩
Attachment B: Impact Statement ⇩
Attachment C: Addendum ⇩

Department of State Growth

Salamanca Building, Parliament Square
4 Salamanca Place, Hobart TAS 7000
GPO Box 536, Hobart TAS 7001 Australia

Tasmanian Government

Our Ref: MPR26/101/1

Mr Michael Stretton
Chief Executive Officer
Hobart City Council
E-mail: michael.stretton@hobartcity.com.au

Dear Michael

Macquarie Point Development Corporation has submitted the attached Impact Assessment on Road Reserve – Bulk Earthworks and Addendum Report as required under Condition B13 of the *State Policies and Projects (Macquarie Point Precinct) Order 2025* (the Order) for my consideration.

If there is anything you would like to raise with me as part of my consideration, please provide a response to me within 28 days of this letter, which is Wednesday 27 May 2026.

As the relevant regulator of Condition B13 of the Order, I also seek your opinion on whether the Impact Assessment complies with the requirements of Conditions B12 and B13 of the Order and whether there are any reasons under Condition A3(1) of the Order that the Impact Assessment should not be published.

If you have any questions, please contact Andrew Johnson, Director – Office of the Secretary by email at andrew.johnson@stategrowth.tas.gov.au

Yours sincerely

Shane Gregory
A/Secretary

29 April 2026

Encl: Impact Assessment on Road Reserve
Addendum Report

Memo

To:	Daniel Ford (MPDC)
From:	Kevin Hoang (WSP, Geotechnical Engineer)
Technical Review:	Tristan McWilliam (WSP, Principal Geotechnical Engineer – Geotech Lead)
Subject:	**Macquarie Point Multipurpose Stadium, Bulk Earthworks – Impact Assessment on Road Reserve**
Our ref:	PS225332-HOB-GEO-MEM-010 RevC
Date:	**21 April 2026**

Dear Daniel,

This memorandum has been prepared in response to the request from MPDC to address the requirements of The Order, for the approval of the early works associated with the Macquarie Point Multipurpose Stadium Development. The Order requires the assessment of the impact of bulk earthworks on the structural integrity of the road reservation during construction (item B13). To address this requirement, WSP has assessed the global stability of selected sections through the proposed excavation batters assessed to be critical. If the assessed factors of safety meet the target minimum values typically adopted in engineering practice, then it is likely that there will be no significant ground movement and no significant impact to the road reserve infrastructure. Any ground movement resulting from the removal of material during bulk excavation is assessed to be not significant.

WSP has been responsible for the geotechnical investigation and geotechnical interpretation for the proposed development, including both review of historical investigations undertaken on the site and undertaking additional investigations to inform data gaps.

Summary of the assessment

The geotechnical analyses undertaken to assess the requirements of The Order (Item B13) indicate the proposed bulk earthworks will not adversely affect the structural integrity of the road reservation. Refer to the sections below for the information considered, process adopted and assumptions made in the assessment.

An addendum memorandum containing the outputs of all analyses undertaken is provided separately (reference PS225332-HOB-GEO-MEM-011 revA.

Available information

The assessment has considered the following information:

- Rarein, *2026, MPDC - Bulk Earthworks Plan & Sections RevA,* Project No. 246011, Dwg: C121, 141-142, Issued 16 February 2026 (Attachment A)
- WSP, 2026, *Macquarie Point Stadium Development Additional Site Investigation – Geotechnical Interpretive Report (GIR) Rev0,* PS225332-WSP-HOB-GEO-REP-006 Rev0, Issued 30 January 2026.

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WSP acknowledges that every project we work on takes place on First Peoples lands.
We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

WSP Australia Pty Limited ABN 80 078 004 798

Compliance Requirements

The compliance requirements of B13 as supplied to WSP are as follows:

Before a stage of works for the Project commences, detailed design drawings, structural certificates and associated geotechnical assessments for that stage must be prepared that:

(a) are prepared by a suitability qualified and experienced engineer and include:

(i) confirming whether the works have, or do not have, an impact on the structural integrity of the road reservation during construction or operation; and

(ii) whether the works comply with AS 4678-2002 and specify a design life, consistent with Table 3.1 of that Standard, for major public infrastructure relating to the works; and

(iii) information that accounts for any additional surcharge loadings in accordance with relevant standards prepared by Standards Australia; and

(iv) a reference, and response, to any relevant geotechnical investigations or findings; and

(v) any necessary mitigation measures to protect road infrastructure; and

(vi) details on the location and structural design of footings adjacent to the highway reservation; and

(vii) a requirement that all works must be performed in accordance with this order; and

(b) are approved by the Secretary State Growth before works on that stage commence.

Critical Sections

Based on the bulk excavation drawings and sections provided (see Appendix A), the proposed batters for bulk excavation are 2H:1V or flatter. Figure 1 provides a sketch of the proposed excavation geometry relative to the road infrastructure. The greater the offset distance from the footpath to the bulk excavation, the lower the risk of the road infrastructure being affected. The flatter the temporary batter, shown below as 2(Horizontal):1(Vertical), the lower the risk of instability affecting the road infrastructure.

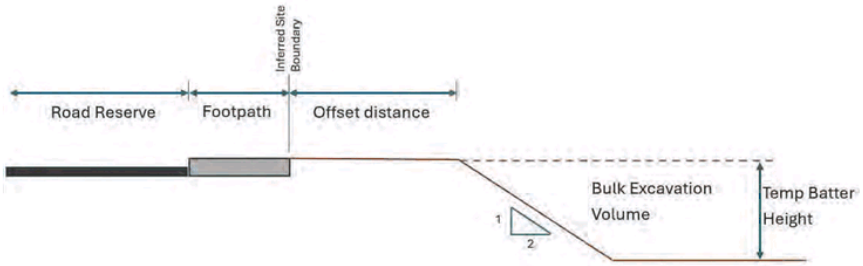


Figure 1 Example Sketch of Excavation relative to the Road Reserve and Footpath

We have identified that:

- At the southern side of the site footprint, the extents of the bulk excavation are adjacent to Evans Street. The proposed bulk excavation drawings indicate that the crest of temporary batters is offset approximately 4.7 m from the footpath. The global stability of this section has been assessed.
- At the northern side of the site footprint, the proposed bulk excavation is approximately 12 m from the existing road (Peace Promenade). We note that the Peace Promenade is likely to be demolished as part of the works, however the impact on it has been assessed in the event the road remains in service during bulk excavation works.
- At the western side of the site footprint, the bulk excavation is approximately 20 m away from Tasman Highway and it is highly unlikely to impact the road reservation. No analysis is required for the western batter.

- At the eastern side of the works, the bulk excavation footprint is approximately 60 m away from Hunter Street and it is highly unlikely to impact other structures or the road reservation. No analysis is required for the eastern batter.

Ground profiles

The ground model adopted for the analysis of the Southern Area is summarised in Table 1.

Table 1 Expected ground conditions – Southern Area (near Evans St)

Material	Depth Encountered	Top Surface Elevation	Thickness Range
Fill (granular or cohesive)	0 m	3 m to 4 m AHD	5 m to 9 m
Estuarine Soils (granular)	5 m to 9 m	-1 to -5 m AHD	5 m to 10 m

Materials deeper than the estuarine unit are outside the zone of influence of earthworks operations.

Due to the variability of the subsurface material on the site, we have considered a number of different ground conditions, to model the range of conditions that may be encountered. Several ground model configurations have been tested as a sensitivity check for potentially varying ground conditions across the site. The ground models assessed are as follows:

- A fill profile comprising granular or cohesive material to a depth of 10 m or greater,
- A fill profile comprising granular or cohesive material to a depth of 5 m, overlying estuarine soils.

The ground model adopted for the analysis of the Northern Area is summarised in Table 2. A review of the ground conditions to the north indicate that the bulk excavations and temporary batters will likely be cut into weathered Dolerite along most of the section. To the northeast, one of the proposed temporary batters that is 4 m high will be excavated in fill that is underlain by Dolerite bedrock. This section has been considered in the analysis.

Table 2 Expected ground conditions – Northern Area (near Peace Promenade)

Material	Depth Encountered	Elevation	Thickness Range
Fill	0 m	6 m AHD	0 m to 6 m
Dolerite (moderately to highly weathered)	0 m to 6 m	0 m to 6 m AHD	0 m to 7 m
Dolerite (slightly weathered to fresh)	0 m to 7.5 m	-2.5 m to 0 m AHD	Not proven

Two ground model configurations have been tested as a sensitivity check for potentially varying ground conditions in the northern area of site. The most prevalent ground models consist of:

- A fill profile comprising granular material overlying weathered Dolerite, and
- A fill profile comprising cohesive material overlying weathered Dolerite.

Groundwater

A design groundwater level of RL 2 m AHD for the Southern Area of the site has been adopted for the analysis, following review of information provided in the GIR. A design groundwater level of RL 3 m AHD upslope has been adopted for short term stability cases, accounting for ground conditions following prolonged heavy rainfall resulting in an elevated groundwater table.

In the Northern Area of site, a design groundwater level of RL 2.4 m AHD for the northern area of the site has been adopted for the analysis. This level considers some dewatering that may be required to facilitate excavation. A design groundwater level of RL 4 m AHD upslope, in line with groundwater level readings from a nearby monitoring well, has been adopted for short term stability cases, accounting for ground conditions following prolonged heavy rainfall, resulting in an elevated groundwater table.

Geotechnical design parameters

Geotechnical design parameters are consistent with the values adopted in the Geotechnical Interpretive Report (reference PS225332-WSP-HOB-REP-006 rev0 dated 30 January 2026). The values are provided in Appendix B.

Geometry & Loading

Sensitivity checks were undertaken to consider different offset values of pedestrian and road traffic loading from the crest of the temporary batters. Pedestrian and road traffic loading have been assumed at 10 kPa and 20 kPa respectively. No surcharge has been assessed at the crest of the slopes. The modelled cases included assessment of the following:

Southern Area

- Temporary batter height: 1.6 m (base case) and 2.0 m (sensitivity).
- Offset from pedestrian footpath: 4.7 m (base case), 0.0 m and 2.0 m offset (sensitivity).
- Slope angle: 2H:1V.

Northern Area

- Temporary batter height: 4.2 m (base case).
- Offset from pedestrian footpath: 12.0 m (base case), 2.0 m offset (sensitivity).
- Slope angle: 2H:1V (base case) and 2.5H:1V (sensitivity).

Stability Assessment

The abovementioned cases were assessed for the following scenarios:

- "Longer term" stability: longer term groundwater conditions and effective stress parameters adopted to represent conditions and geometry that may exist for about 6-12 months. The works are still temporary in nature and can be maintained during construction.
- Short term stability: short term and elevated groundwater conditions, expected to represent conditions that may exist for days to weeks in duration. The works are temporary in nature and can be maintained during construction.
- Earthquake loading (EQ): short term conditions adopting horizontal acceleration coefficient of 0.104, representing conditions lasting seconds in duration.

Minimum slip surface depths of 0.5 m have been assumed. The following factor of safety criteria for the proposed temporary batters is summarised in Table 3.

Table 3 Geotechnical Stability Target Factor of Safety values

Scenario	Target Minimum Factor of Safety
"Longer term" stability	1.2
Short term stability	1.2
Earthquake loading	1.1

Results of Analysis

Stability analyses were performed using SLOPE/W, with factors of safety calculated in accordance with the Morgenstern–Price limit equilibrium method. The results summary table for the design geometries and ground conditions assessed is provided in Appendix C. Figure 2 and Figure 3 provide example cross sections of the base case analyses. The assessed circular slip plane for each geometry is shown in green. The analysis outputs for all cases assessed are provided in an addendum report reference PS225332-HOB-GEO-MEM-011 revA.

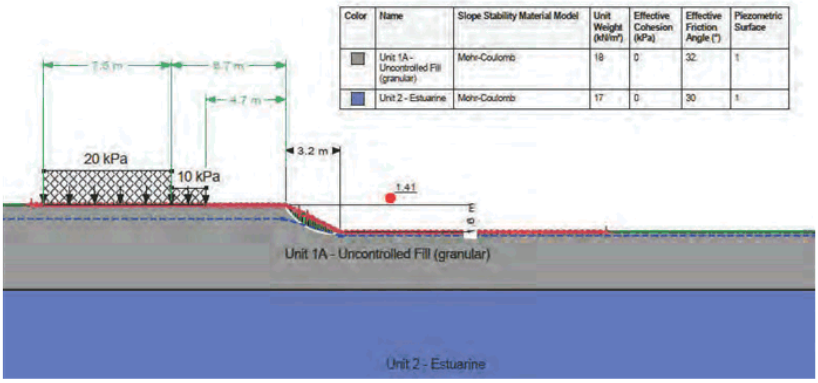


Figure 2 Example Stability Assessment for the Southern Area (Evans St)

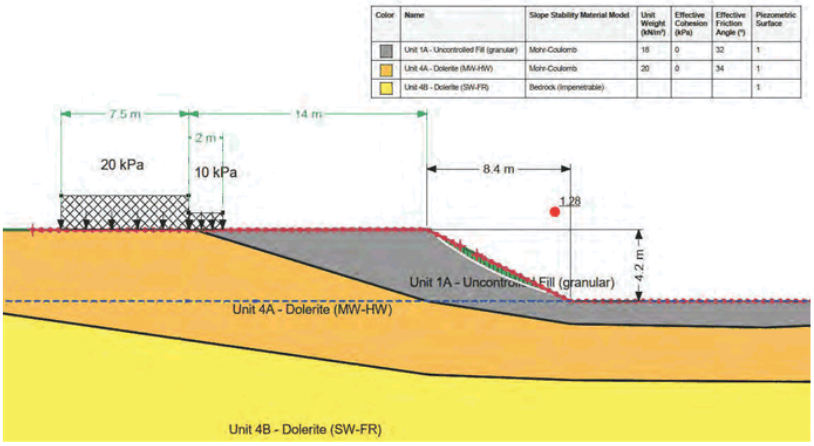


Figure 3 Example Stability Assessment for the Southern Area (Evans St)

The results indicate the following for the sections assessed:

- The Longer Term and Short Term stability cases meet the target minimum factor of safety of 1.2.
- The Earthquake analyses for failure surfaces affecting the road reserve and pedestrian footpath meet the target minimum factor of safety of 1.1.
- Some shallow slip surfaces in granular fill assessed under earthquake loading indicate marginally stable factor of safety values (i.e. between 1.0 and 1.1), however these slip surfaces do not affect the road reserve.

Sensitivity analyses have also been undertaken to assess the impact to the road and footpath if the height of the temporary batters or offsets from the batter crest to the road and footpath reservation are changed. The results summary table for the sensitivity analyses are provided in Appendix C.

Conclusions & Recommendations

The stability analysis indicates that the target minimum factors of safety for the identified geometries are achieved. On this basis, we assess that there is likely to be negligible ground movement of the road reserve and footpaths that could lead to adverse performance of the infrastructure.

With regard to the B13 clause items:

(a)(i) The bulk excavation works do not impact the structural integrity of the road reserve during construction.

(a)(ii) AS4678-Earth Retaining Structures is not relevant for the proposed bulk excavation works as no retaining structures are proposed within this phase.

(a)(iii) The assessment has considered surcharge loading for vehicle and pedestrian loading, additional loading closer to the batter has been considered in the sensitivity cases.

(a)(iv) The ground models have been adopted from the Geotechnical Interpretive Report prepared for the site.

(a)(v) Additional mitigation measures to be implemented are discussed below.

(a)(vi) The consideration of loading from structural elements is not relevant for this stage of the works.

(a)(vii) The bulk excavation earthworks constructed in accordance with the provided documentation and this technical memorandum are assessed to meet the requirements of the B13 order.

The sensitivity analysis indicates that the excavation can be positioned at 2 m offset from the road reserve (including footpath) and meet the stability requirements of The Order with regard to impact on infrastructure. We recommend that a 2 m offset provides a practical buffer to significantly reduce the likelihood of the excavation plant interacting or damaging the road reserve infrastructure. Should surcharge loading be required to be applied within the offset distance, a site specific assessment should be undertaken.

Where temporary batters are exposed for significant periods of time, they are at risk of erosion from rain and surface water flow. Measures that can be implemented to help protect temporary batters in soil from erosion include:

- Flattening of the batters.
- Temporary batter vegetation to prevent soil erosion.
- Application of erosion control blankets, coir logs or geotextile wraps.
- Drainage controls and diversions of water from the crest and toe of the batter.

Limitations

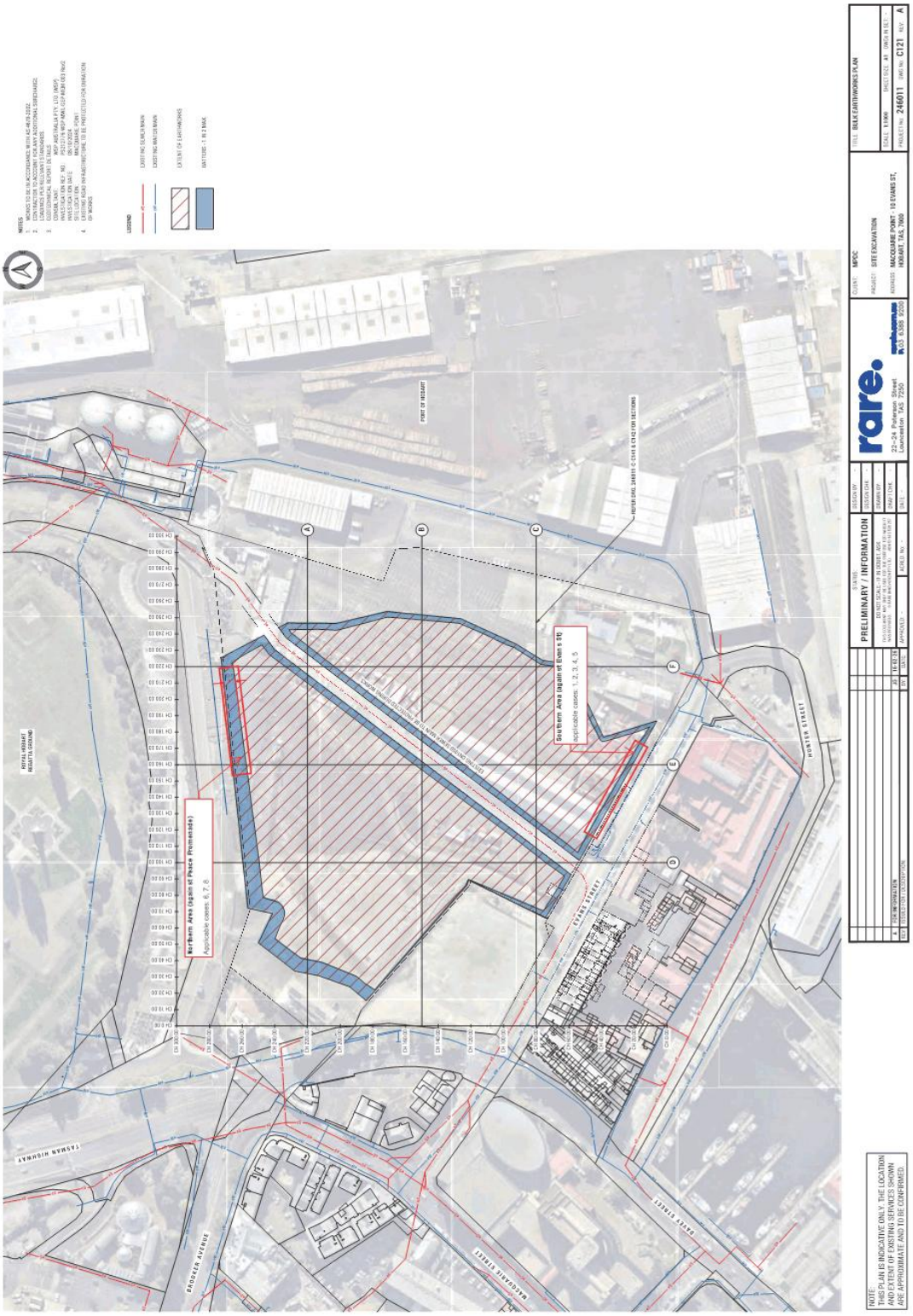
Refer to the limitations statement in Appendix D for the uses of this technical memorandum.

Tristan McWilliam
Principal Geotechnical Engineer
BEng(Hons), MEngSc, MIEAust, CPEng, NER

Appendices

Appendix A	Bulk Excavation Drawings and Sections
Appendix B	Design Parameters
Appendix C	Results Summary
Appendix D	Limitations Statement

Appendix A Bulk Excavation Drawings and Sections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Northern Area (again at Peace Promenade)
Applicable cases: 6, 7, 8
Southern Area (again at Evans St)
applicable cases: 1, 2, 3, 4, 5
PRELIMINARY / INFORMATION
rare.
BULK EARTHWORKS PLAN
SITE EXCAVATION
MPDC
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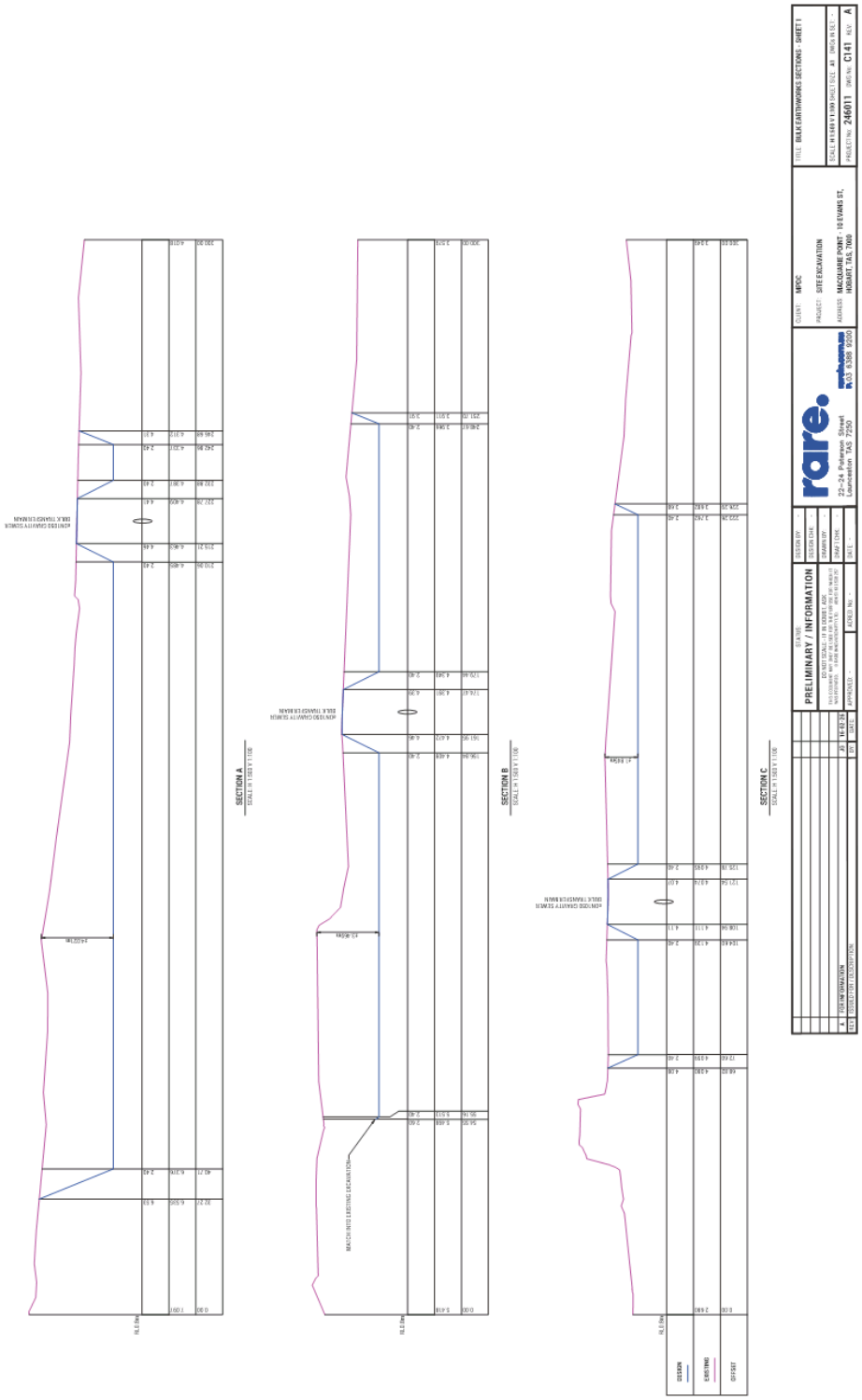
NOTE:
THIS PLAN IS INDICATIVE ONLY. THE LOCATION AND EXTENT OF EXISTING SERVICES SHOWN ARE APPROXIMATE AND TO BE CONFIRMED.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BULK EARTHWORKS SECTIONS - SHEET 1
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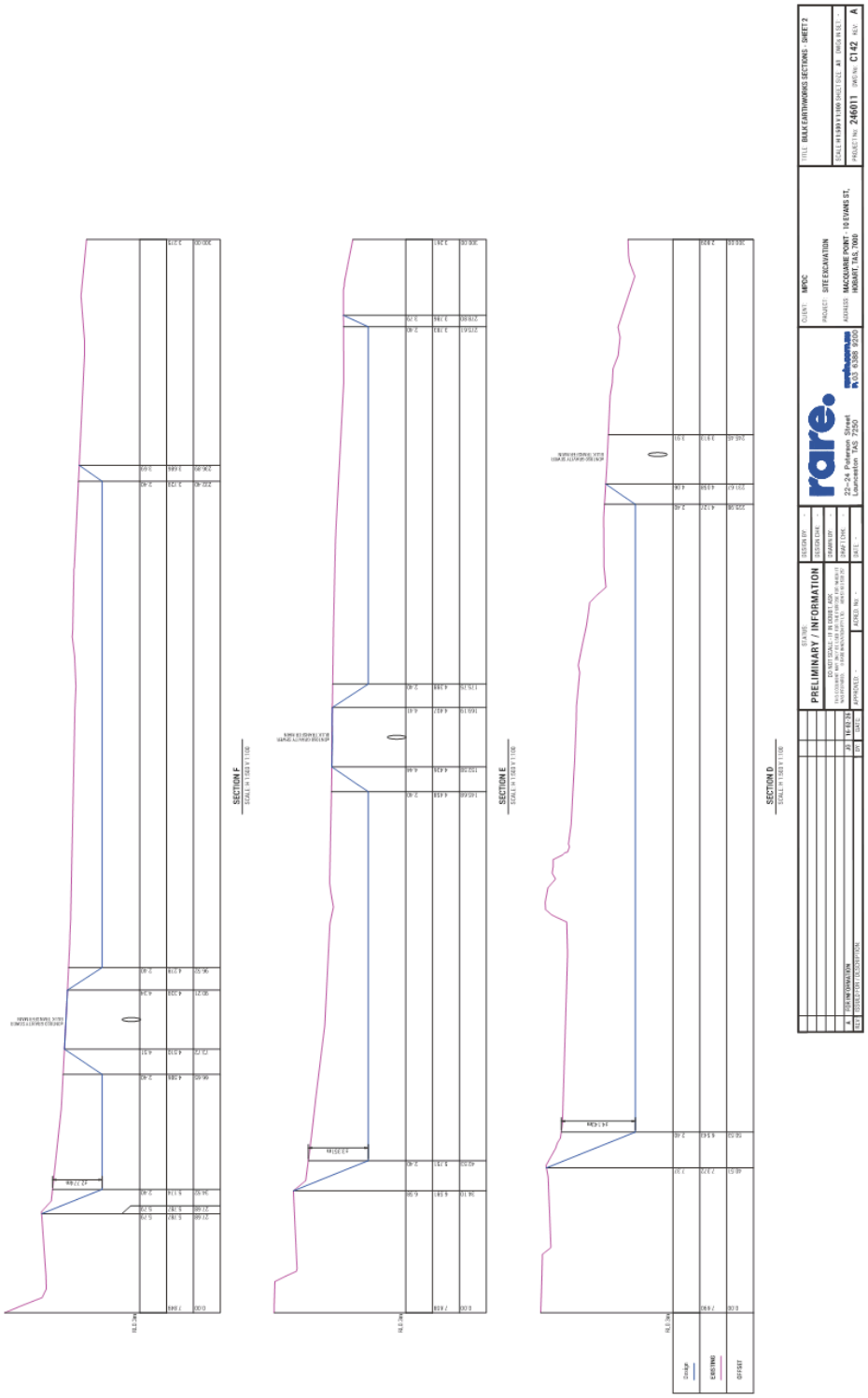
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22–24 Paterson Street
Launceston TAS 7250
MPDC
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MACQUARIE POINT - 19 EVANS ST, NORTH, TAS, 7000
BULK EARTHWORKS SECTIONS - SHEET 2
246011
C142
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Design
EXISTING
OFFSET

Appendix B Design Parameters

Table 4 provides a summary of the value adopted (and the range of values that may be encountered). Fresh to slightly weathered Dolerite has been modelled as impenetrable material in SLOPE/W.

Table 4 Geotechnical design parameters

Unit	Unit name	Bulk unit weight, γ (kN/m³)	Undrained shear strength, S_u (kPa)	Cohesion, c' (kPa)	Friction angle, Φ' (deg)
1A	Uncontrolled Fill (Granular)	17 to 19 (18)	-	0	30 to 35 (32)
1B	Uncontrolled Fill (Cohesive)	17 to 19 (18)	20 to 120 (40)	2 to 7 (3)	25 to 30 (28)
2	Estuarine (Granular)	16 to 18 (17)	-	0 to 2 (0)	28 to 34 (30)
3	Dolerite (MW-HW)	19 to 21 (20)	-	0	28 to 34 (34)

Note: Parameters reported as a range and recommended design value, i.e., Min to Max (Selected)

Appendix C Results Summary

Table 5 Summary of stability analysis results of expected geometries and ground conditions

Profile	Case ID		Factor of Safety	
			South - Evans St	North - Peace Promenade
		Section Ref	1	6
		Batter Height	1.6 m	4.2 m
		Offset from footpath	4.7 m	14 m
		Slope	2H:1V	2H:1V
Uncontrolled Granular Fill	a	Longer Term	1.49	1.28
	b	Short Term	1.41	1.28
	c	EQ	1.18	1.01 (1.95)(1)
Uncontrolled Cohesive Fill	d	Longer Term	2.28	1.66
	e	Short Term	4.83	2.74
	f	EQ	2.59	2.16
Uncontrolled Granular Fill overlying Estuarine soils	g	Longer Term	1.49	N/A
	h	Short Term	1.41	N/A
	i	EQ	1.18	N/A
Uncontrolled Cohesive Fill overlying Estuarine soils	j	Longer Term	2.28	N/A
	k	Short Term	4.44	N/A
	l	EQ	2.61	N/A

Note: (1) factor of safety noted in brackets refers to stability case in which the road or footpath is affected.

The analysis indicates that for all cases assessed where slope instability could affect the road reservation, the target FoS values are achieved. For Case ID c, (earthquake loading of the northern batter near the Peace Promenade) the stability is marginal, however the potential slip plane is shallow and would not affect the road reserve.

The sensitivity cases have been undertaken to assess the factor of safety (FoS) if the excavation is closer to the road reserve, or if there is some additional excavation depth.

Table 6 Summary of stability analysis results for sensitivity cases

Profile	Case ID		Factor of Safety					
			Southern - Evans St				North - Peace Promenade	
		Section Ref	**2**	**3**	**4**	**5**	**7**	**8**
		Batter Height	**1.6 m**	**1.6 m**	**2.0 m**	**2.0 m**	**4.2 m**	**4.2 m**
		Offset from footpath	**2.0 m**	**0.0 m**	**4.7 m**	**2.0 m**	**4.0 m**	**14.0 m**
		Slope	**2H:1V**	**2H:1V**	**2H:1V**	**2H:1V**	**2H:1V**	**2.5H:1V**
Uncontrolled Granular Fill	a	Longer Term	1.49	1.38	1.37	1.35	1.37	1.65
	b	Short Term	1.41	1.34	1.21	1.21	1.37	1.5
	c	Earthquake	1.18	1.12	1.08 (1.69) (1)	1.08 (1.39) (1)	1.08 (1.29) (1)	1.26
Uncontrolled Cohesive Fill	d	Longer Term	2.28	2	2.05	2.05	1.54	1.88
	e	Short Term	4.64	4.54	4.2	4.06	1.68	2.91
	f	Earthquake	2.7	2.77	2.39	2.48	1.45	2.22
Uncontrolled Granular Fill overlying Estuarine soils	g	Longer Term	1.49	1.38	1.37	1.37	N/A	N/A
	h	Short Term	1.41	1.34	1.22	1.22	N/A	N/A
	i	Earthquake	1.18	1.12	1.08 (1.67) (1)	1.08 (1.38) (1)	N/A	N/A
Uncontrolled Cohesive Fill overlying Estuarine soils	j	Longer Term	2.28	2.0	2.05	2.05	N/A	N/A
	k	Short Term	4.19	4.03	3.8	3.6	N/A	N/A
	l	Earthquake	2.6	2.61	2.37	2.35	N/A	N/A

Note: (1) factor of safety noted in brackets refers to stability case in which the road or footpath is affected.

The analysis indicates that for all cases assessed where slope instability could affect the road reservation, the target FoS values are achieved.

For earthquake cases, there are some minor non-conformances where the target FoS is not achieved, however these cases do not affect the road reserve.

Appendix D Limitations Statement

LIMITATION STATEMENT GEOTECHNICAL SITE INVESTIGATION AND GEOTECHNICAL INTERPRETATION

SCOPE OF SERVICES

This geotechnical interpretive report (the report) has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between the MPDC and WSP (scope of services). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, site access and/or site disturbance constraints.

RELIANCE ON DATA

In preparing the report, WSP has relied upon data, surveys, analyses, designs, plans and other information provided by the client and other individuals and organisations, most of which are referred to in the report (the data). Except as otherwise stated in the report, WSP has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report (conclusions) are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. WSP will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WSP.

GEOTECHNICAL INVESTIGATION

Geotechnical engineering is based extensively on judgment and opinion. It is far less exact than other engineering disciplines. Geotechnical engineering reports are prepared to meet the specific needs of individuals. A report prepared for a consulting civil engineer may not be adequate for a construction contractor or even some other consulting civil engineer. This report was prepared expressly for MPDC and expressly for purposes indicated by MPDC or their representative. Use by any other persons for any purpose, or by the client for a different purpose, might result in problems. MPDC should not use this report for other than its intended purpose without seeking additional geotechnical advice.

The WSP geotechnical and geophysics investigation services were conducted in a manner consistent with the level of care and skill ordinarily exercised by other members of the geotechnical and geophysical community currently practicing under similar conditions and subject to the time limits, financial and physical constraints applicable to the services.

THIS GEOTECHNICAL REPORT IS BASED ON PROJECT-SPECIFIC FACTORS

This geotechnical engineering report is based on a subsurface investigation which was designed for project-specification factors, including the nature of any development, its size and configuration, the location of any development on the site and its orientation, and the location of access roads and parking areas. Unless further geotechnical advice is obtained, this geotechnical engineering report cannot be used:

- when the nature of any proposed development is changed; and
- when the size, configuration location or orientation of any proposed development is modified.

This geotechnical engineering report cannot be applied to an adjacent site.

THE LIMITATIONS OF SITE INVESTIGATION

In making an assessment of a site from a limited number of investigation locations, there is the possibility that variations may occur between test locations. Site exploration identifies specific subsurface conditions only at those points from which samples

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have been taken. The risk that variations will not be detected can be reduced by increasing the frequency of test locations. The investigation program undertaken is a professional estimate of the scope of investigation required to provide a general profile of the subsurface conditions. The data derived from the site investigation program and subsequent laboratory testing are extrapolated across the site to form an inferred geological model and an engineering opinion is rendered about overall subsurface conditions and their likely behaviour with regard to the proposed development. Despite investigation, the actual conditions at the site might differ from those inferred to exist, since no subsurface exploration program, no matter how comprehensive, can reveal all subsurface details and anomalies.

The investigation logs are the subjective interpretation of subsurface conditions at a particular location, made by trained personnel. The interpretation may be limited by the method of investigation, and cannot always be definitive. For example, CPTu enables continuous profiling of soil properties along the test depth; however, its effectiveness is constrained by refusal in hard clay, dense sand/gravel or rock formations. In site investigation, the actual interface between materials may be more gradual or abrupt than a report indicates.

With reference to the geophysical assessment, Seismic refraction and multi-channel analysis of surface waves methods both have some inherent limitations in effectively representing subsurface conditions in all geological environments. The completed geophysical methods are remote sensing methods that may not detect all subsurface features. Depth of penetration is dependent on the nature of the subsurface. Furthermore, it is possible that interpreted features such as stratigraphic boundaries, top of bedrock, faults, voids, other geologic hazards and utilities may, upon intrusive sampling, prove to have been misinterpreted. Accurate interpretation of remote sensing data relies on the site-specific correlation of information with that obtained from borehole drilling, digging or other direct observation methods.

SUBSURFACE CONDITIONS ARE TIME DEPENDENT

Subsurface conditions may be modified by changing natural forces or man-made influences. A geotechnical engineering report is based on conditions which existed at the time of subsurface exploration.

Construction operations at or adjacent to the site, and natural events such as floods, or groundwater fluctuations, may also affect subsurface conditions, and thus the continuing adequacy of a geotechnical report. The geotechnical engineer should be kept appraised of any such events, and should be consulted to determine if additional tests are necessary.

AVOID MISINTERPRETATION

A suitably qualified geotechnical engineer should be retained to work with other appropriate design professionals explaining relevant geotechnical findings and in reviewing the adequacy of their plans and specifications relative to geotechnical issues.

BORE/PROFILE LOGS SHOULD NOT BE SEPARATED FROM THE ENGINEERING REPORT

Final bore/profile logs are developed by geotechnical engineers based upon their interpretation of field logs and laboratory evaluation of field samples. Customarily, only the final bore/profile logs are included in geotechnical engineering reports. These logs should not under any circumstances be redrawn for inclusion in architectural or other design drawings. To minimise the likelihood of bore/profile log misinterpretation, contractors should be given access to the complete geotechnical engineering report prepared or authorised for their use. Providing the best available information to contractors helps prevent costly construction problems. For further information on this matter, reference should be made to 'Guidelines for the Provision of Geotechnical Information in Construction Contracts' published by the Institution of Engineers Australia, National Headquarters, Canberra 1987.

GEOTECHNICAL INVOLVEMENT DURING CONSTRUCTION

During construction, excavation is frequently undertaken which exposes the actual subsurface conditions. For this reason geotechnical consultants should be retained through the construction stage, to identify variations if they are exposed and to conduct additional tests which may be required and to deal quickly with geotechnical problems if they arise.

REPORT FOR BENEFIT OF CLIENT

The report has been prepared for the benefit of MPDC and no other party. WSP assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of WSP or for any loss or damage suffered by any other party not entitled to rely upon the factual information expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions (unless third-party reliance has been extended) and should make their own enquiries and obtain independent advice in relation to such matters.

OTHER LIMITATIONS

WSP will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.

Memo

To:	Daniel Ford (MPDC)
From:	Kevin Hoang (WSP, Geotechnical Engineer)
Technical Review:	Tristan McWilliam (WSP, Principal Geotechnical Engineer – Geotech Lead)
Subject:	**Macquarie Point Multipurpose Stadium, Bulk Earthworks – Impact Assessment on Road Reserve – Addendum**
Our ref:	PS225332-HOB-GEO-MEM-011 RevA
Date:	**21 April 2026**

Dear Daniel,

This document has been prepared as an addendum to the summary assessment memorandum for the impact of the bulk earthworks on the road reserve at the Macquarie Point Multipurpose Stadium site. The summary assessment memorandum reference is PS225332-WSP-HOB-MEM-010 revC dated 21 April 2026, and assesses compliance with The Order item B13, for the proposed Stadium development at Macquarie Point. The footprint and sections for the proposed bulk earthworks are provided in the Appendix A.

This addendum provides the technical outputs from the slope stability analyses undertaken, to assess the potential impact on the road reserve.

Summary of the assessment

The geotechnical analyses undertaken to assess the requirements of The Order (Item B13) indicate the proposed bulk earthworks will not adversely affect the structural integrity of the road reservation. Refer to PS225332-WSP-HOB-MEM-010 revC for a discussion on the process adopted and a summary of results.

For information on critical sections, ground model, geotechnical design parameters, loading considerations and groundwater data, refer to the summary assessment memorandum. The analysis results table and analysis outputs are provided below.

Results of Analysis

Stability analyses were performed using SLOPE/W, with factors of safety calculated in accordance with the Morgenstern–Price limit equilibrium method. The outputs for the design geometries and ground conditions assessed are provided in Appendix B. Figure 1 and Figure 2 provide example cross sections of the base case analyses. The assessed circular slip plane for each geometry is shown in green. Table 1 provides a summary of the assessed factor of safety values for the base case geometries for the critical sections identified at Evans St and Peace Promenade. Table 2 provides a summary of the assessed factor of safety values for the sensitivity cases, that test how much the factor of safety might change, if there are changes to the geometry or material type encountered in the site foundation.

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WSP acknowledges that every project we work on takes place on First Peoples lands.
We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

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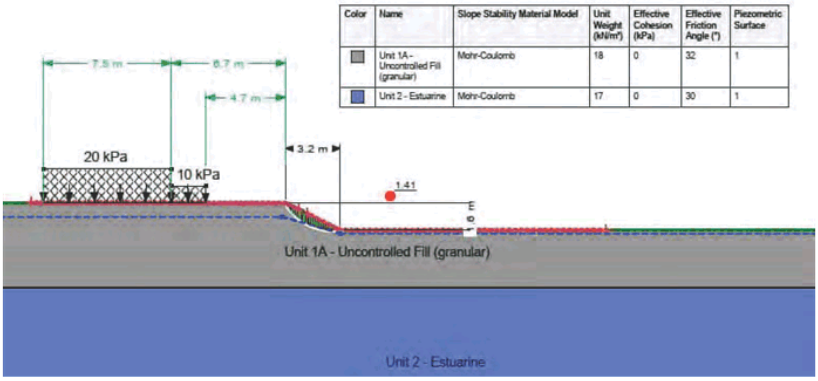


Figure 1 Example Stability Assessment for the Southern Area (Evans St)

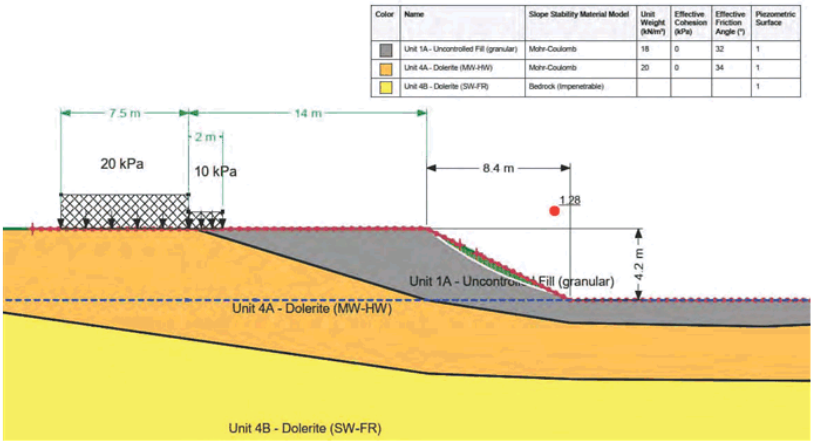


Figure 2 Example Stability Assessment for the Southern Area (Evans St)

Table 1 Summary of stability analysis results of expected geometries and ground conditions

Profile	Case ID		Factor of Safety	
			South - Evans St	North - Peace Promenade
		Section Ref	1	6
		Batter Height	1.6 m	4.2 m
		Offset from footpath	4.7 m	14 m
		Slope	2H:1V	2H:1V
Uncontrolled Granular Fill	a	Longer Term	1.49	1.28
	b	Short Term	1.41	1.28
	c	EQ	1.18	1.01 (1.95)(1)
Uncontrolled Cohesive Fill	d	Longer Term	2.28	1.66
	e	Short Term	4.83	2.74
	f	EQ	2.59	2.16
Uncontrolled Granular Fill overlying Estuarine soils	g	Longer Term	1.49	N/A
	h	Short Term	1.41	N/A
	i	EQ	1.18	N/A
Uncontrolled Cohesive Fill overlying Estuarine soils	j	Longer Term	2.28	N/A
	k	Short Term	4.44	N/A
	l	EQ	2.61	N/A

Note: (1) factor of safety noted in brackets refers to stability case in which the road or footpath is affected.

The analysis indicates that for all cases assessed where slope instability could affect the road reservation, the target FoS values are achieved. For Case ID c, (earthquake loading of the northern batter near the Peace Promenade) the stability is marginal, however the potential slip plane is shallow and would not affect the road reserve.

The sensitivity cases have been undertaken to assess the factor of safety (FoS) if the excavation is closer to the road reserve, or if there is some additional excavation depth.

Table 2 Summary of stability analysis results for sensitivity cases

Profile	Case ID		Factor of Safety					
			Southern - Evans St				North - Peace Promenade	
		Section Ref	**2**	**3**	**4**	**5**	**7**	**8**
		Batter Height	**1.6 m**	**1.6 m**	**2.0 m**	**2.0 m**	**4.2 m**	**4.2 m**
		Offset from footpath	**2.0 m**	**0.0 m**	**4.7 m**	**2.0 m**	**4.0 m**	**14.0 m**
		Slope	**2H:1V**	**2H:1V**	**2H:1V**	**2H:1V**	**2H:1V**	**2.5H:1V**
Uncontrolled Granular Fill	a	Longer Term	1.49	1.38	1.37	1.35	1.37	1.65
	b	Short Term	1.41	1.34	1.21	1.21	1.37	1.5
	c	Earthquake	1.18	1.12	1.08 (1.69) (1)	1.08 (1.39) (1)	1.08 (1.29) (1)	1.26
Uncontrolled Cohesive Fill	d	Longer Term	2.28	2	2.05	2.05	1.54	1.88
	e	Short Term	4.64	4.54	4.2	4.06	1.68	2.91
	f	Earthquake	2.7	2.77	2.39	2.48	1.45	2.22
Uncontrolled Granular Fill overlying Estuarine soils	g	Longer Term	1.49	1.38	1.37	1.37	N/A	N/A
	h	Short Term	1.41	1.34	1.22	1.22	N/A	N/A
	i	Earthquake	1.18	1.12	1.08 (1.67) (1)	1.08 (1.38) (1)	N/A	N/A
Uncontrolled Cohesive Fill overlying Estuarine soils	j	Longer Term	2.28	2.0	2.05	2.05	N/A	N/A
	k	Short Term	4.19	4.03	3.8	3.6	N/A	N/A
	l	Earthquake	2.6	2.61	2.37	2.35	N/A	N/A

Note: (1) factor of safety noted in brackets refers to stability case in which the road or footpath is affected.

The analysis indicates that for all cases assessed where slope instability could affect the road reservation, the target FoS values are achieved.

For earthquake cases, there are some minor non-conformances where the target FoS is not achieved, however these cases do not affect the road reserve.

Refer to the Summary Memorandum PS225332-WSP-HOB-MEM-010 revC for conclusions and recommendations regarding this assessment.

Limitations

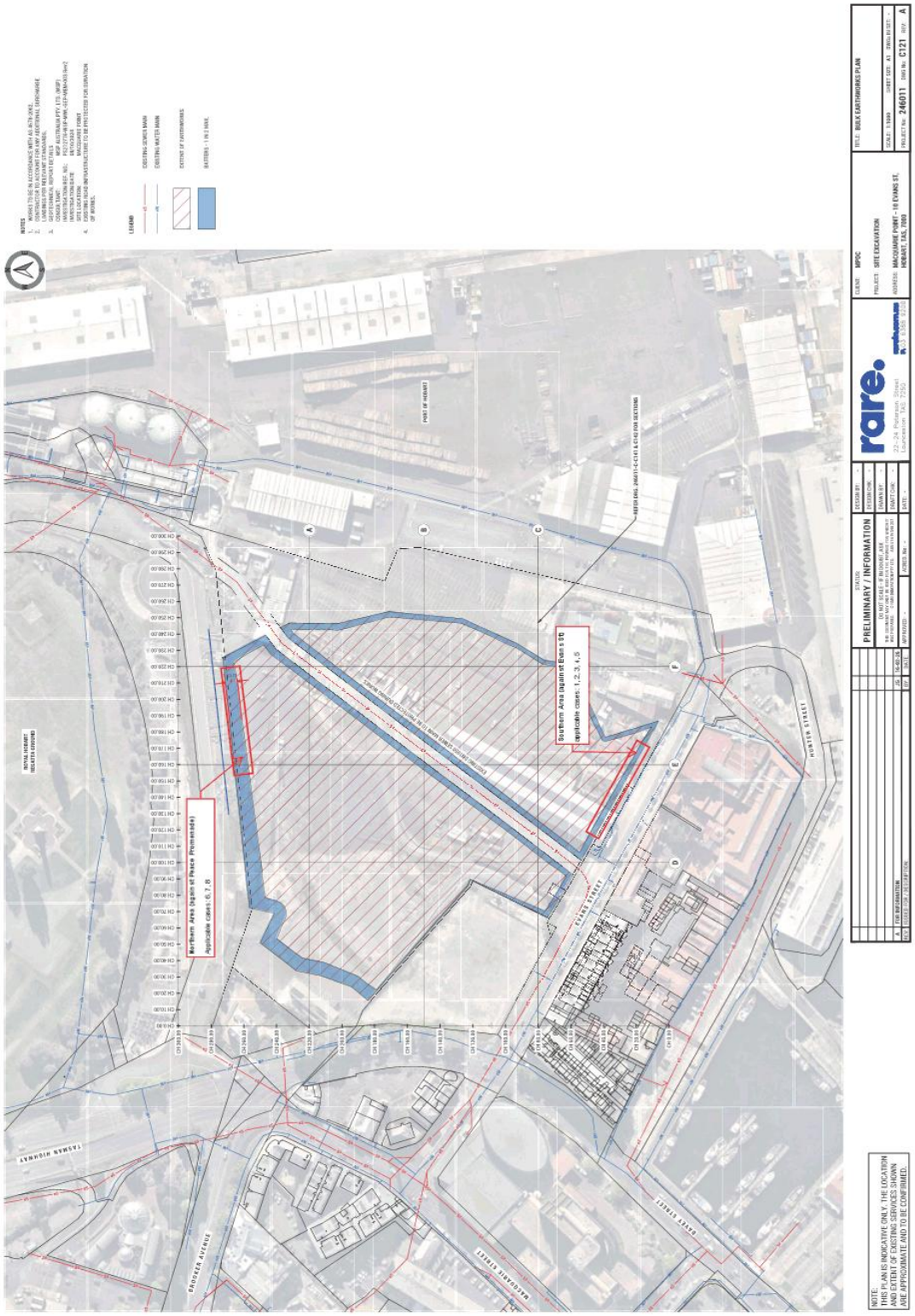
Refer to the limitations statement in Appendix C for the uses of this technical memorandum.

Tristan McWilliam
Principal Geotechnical Engineer
BEng(Hons), MEngSc, MIEAust, CPEng, NER

Appendices

Appendix A	Bulk Excavation Drawings and Sections
Appendix B	Results Outputs
Appendix C	Limitations Statement

Appendix A Bulk Excavation Drawings and Sections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EXISTING WATER MAIN
EXTENT OF EARTHWORKS
BATTERS - 1 IN 2 MAX.
Northern Area (again at Peace Promenade)
Applicable cases: 6, 7, 8
Southern Area (again at Evans St)
Applicable cases: 1, 2, 3, 4, 5
PORT OF HOBART
ROYAL HOBART REGATTA GROUND
TASMAN HIGHWAY
BADGER AVENUE
MACQUARIE STREET
CASEY STREET
CHART STREET
HUNTER STREET
PRELIMINARY / INFORMATION
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SITE EXCAVATION
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NOTE:
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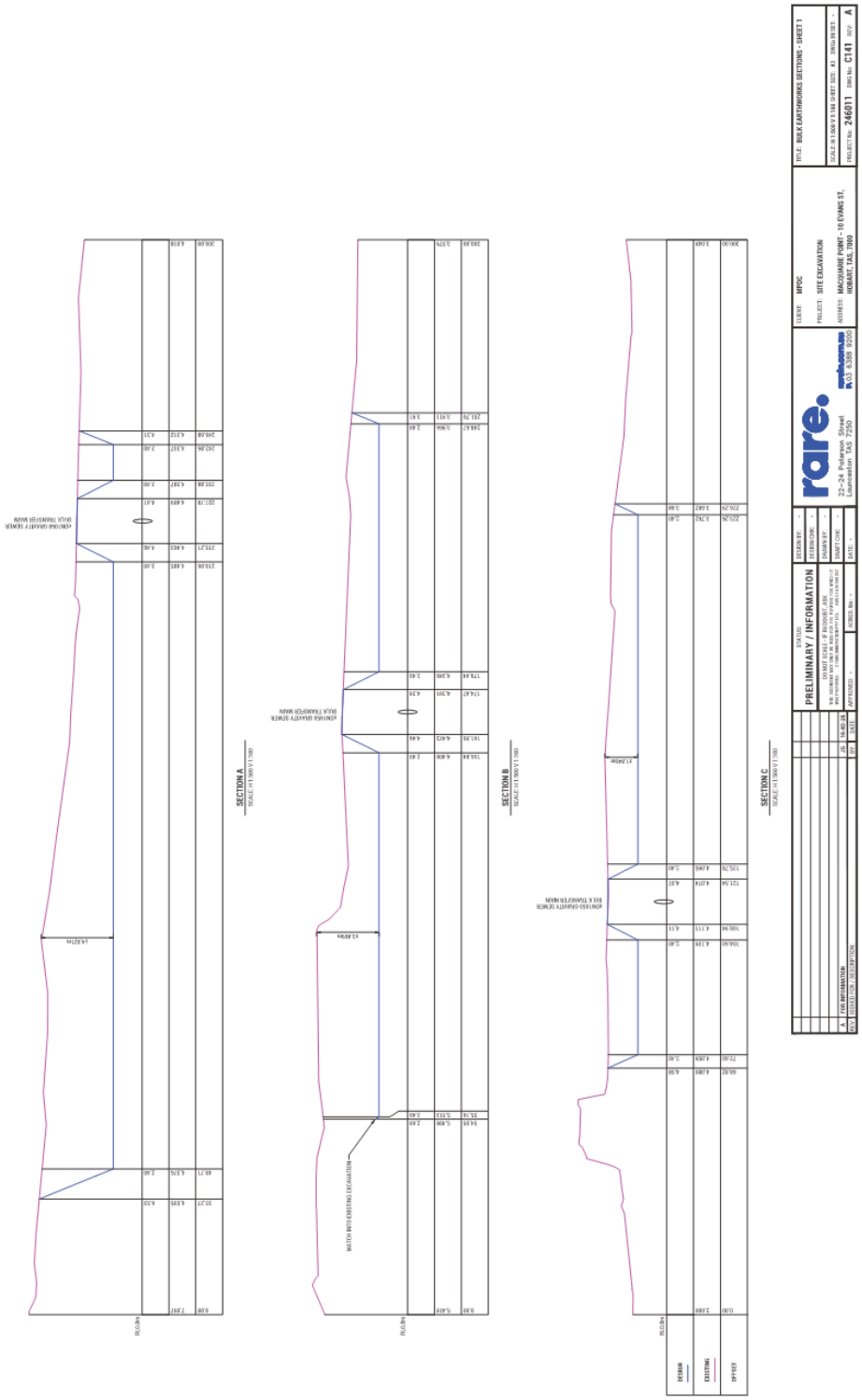
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MACQUARIE POINT - 10 EVANS ST, HOBART, TAS, 7000
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FOR INFORMATION
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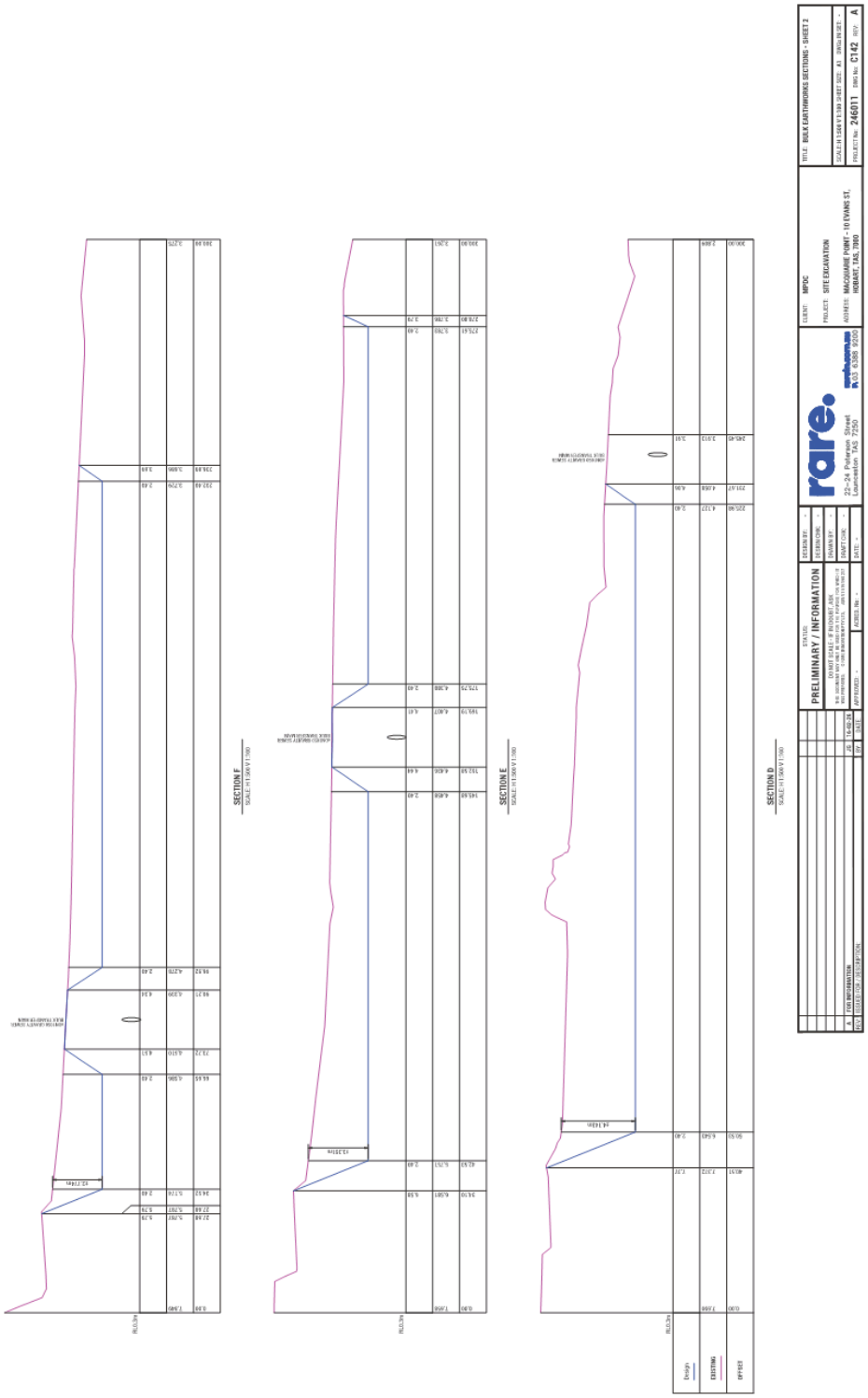
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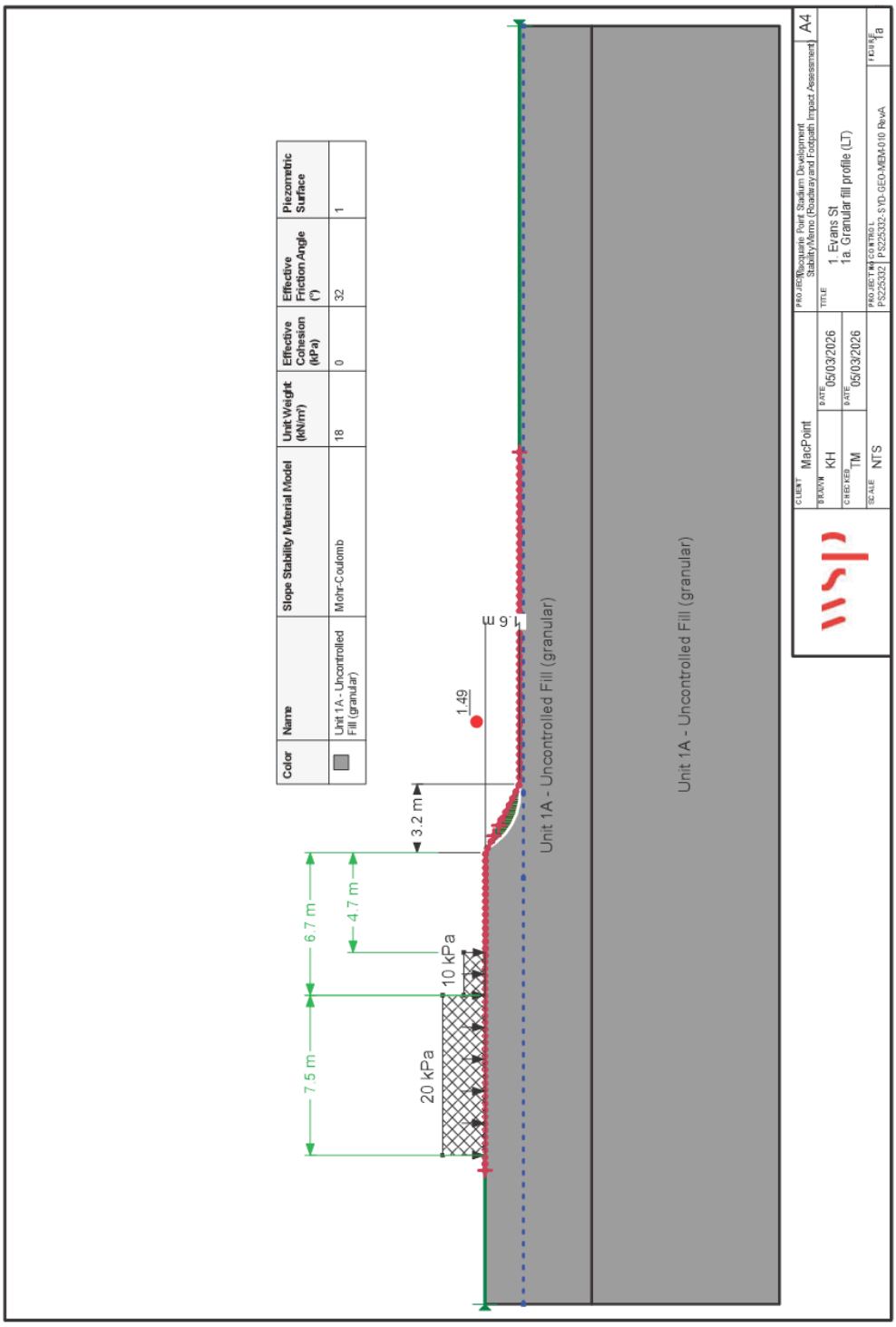
BULK EARTHWORKS SECTIONS - SHEET 2

Appendix B Results Outputs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Effective Friction Angle (°)
Piezometric Surface
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32
1
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7.5 m
10 kPa
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DATE 05/03/2026
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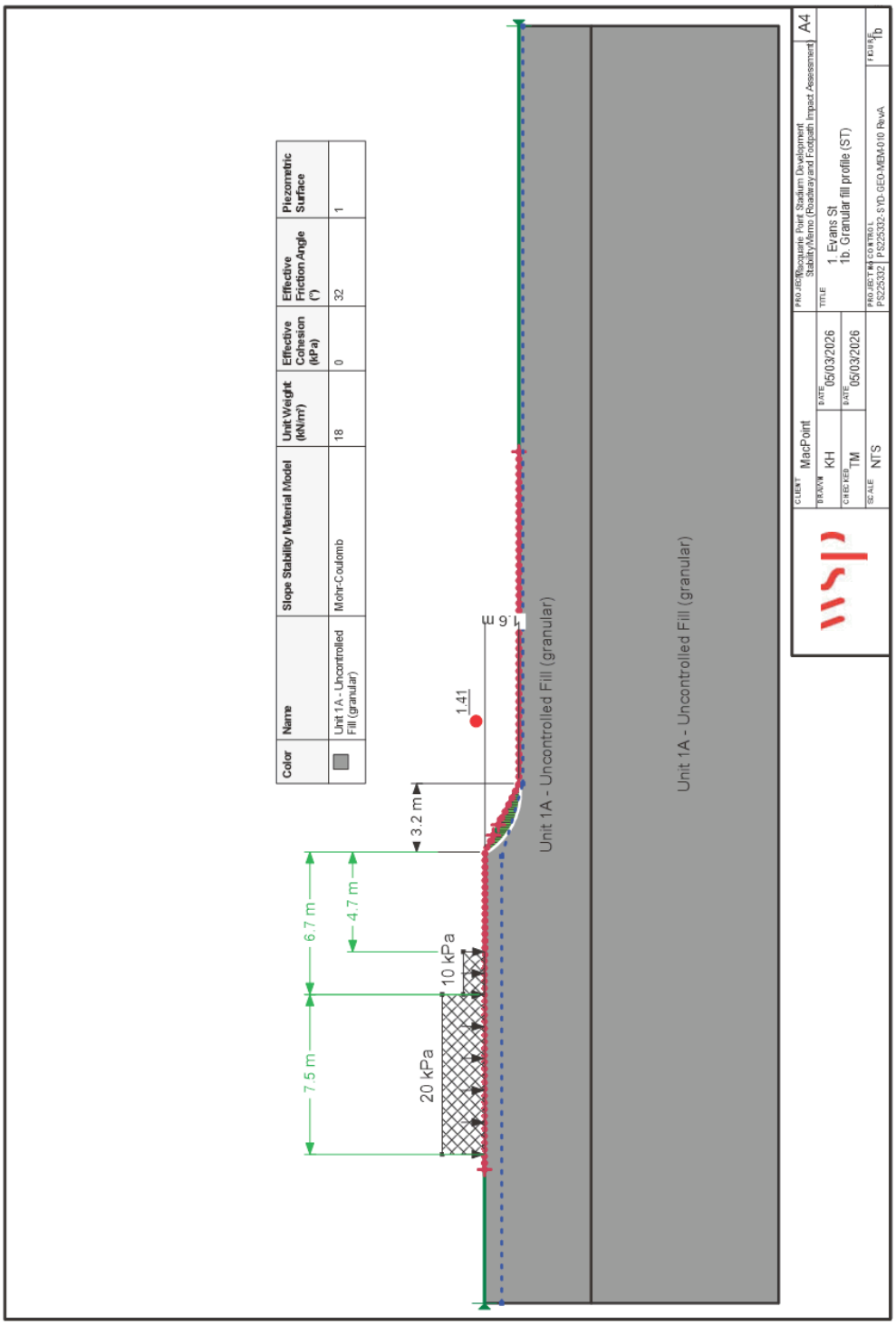
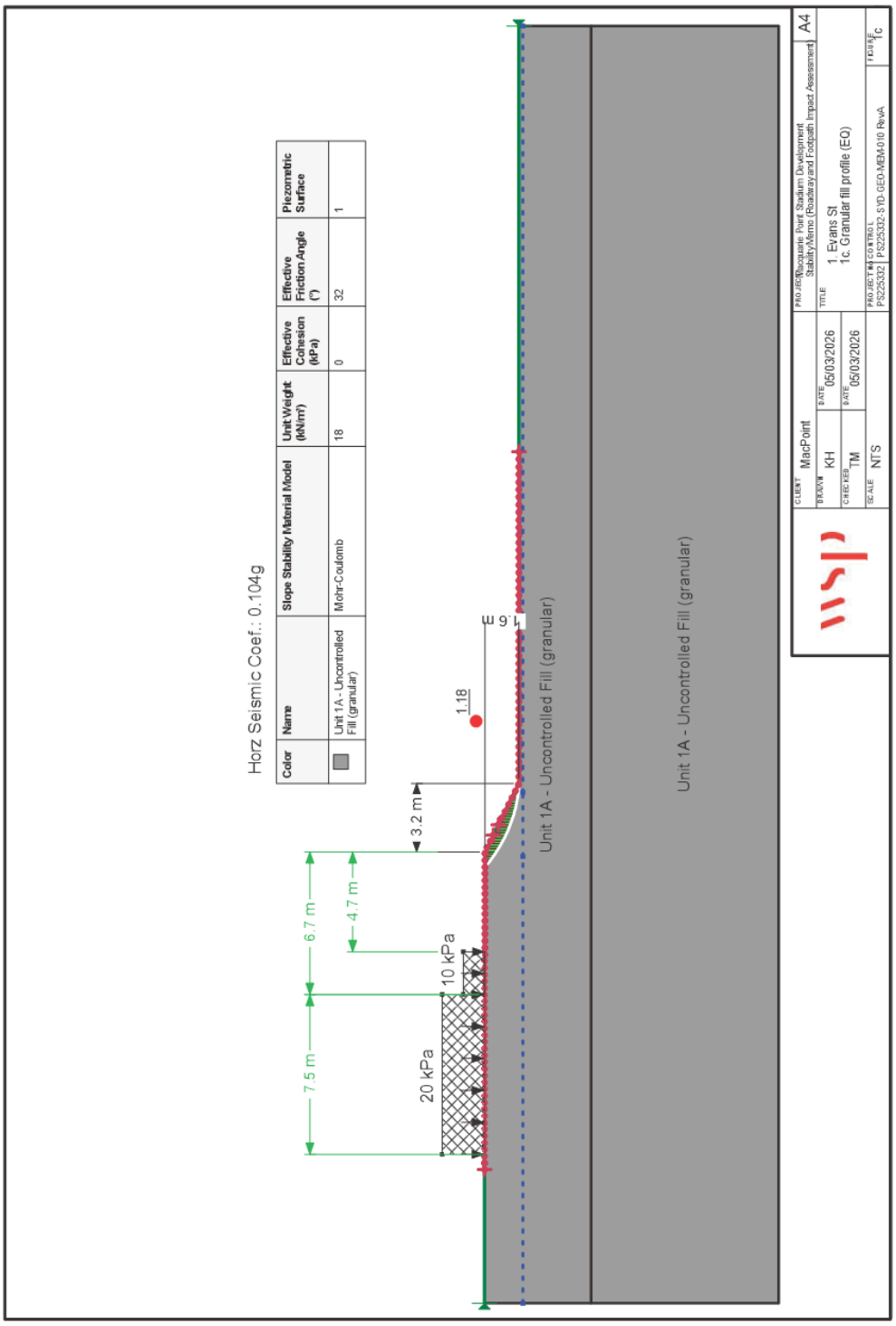

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
1.41
1.6 m
3.2 m
6.7 m
4.7 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 1A - Uncontrolled Fill (granular)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 1. Evans St
1b. Granular fill profile (ST)
PROJECT NO PS225332
DOCUMENT NO PS225332-SYD-GEO-MEM-010 RevA
A4
1b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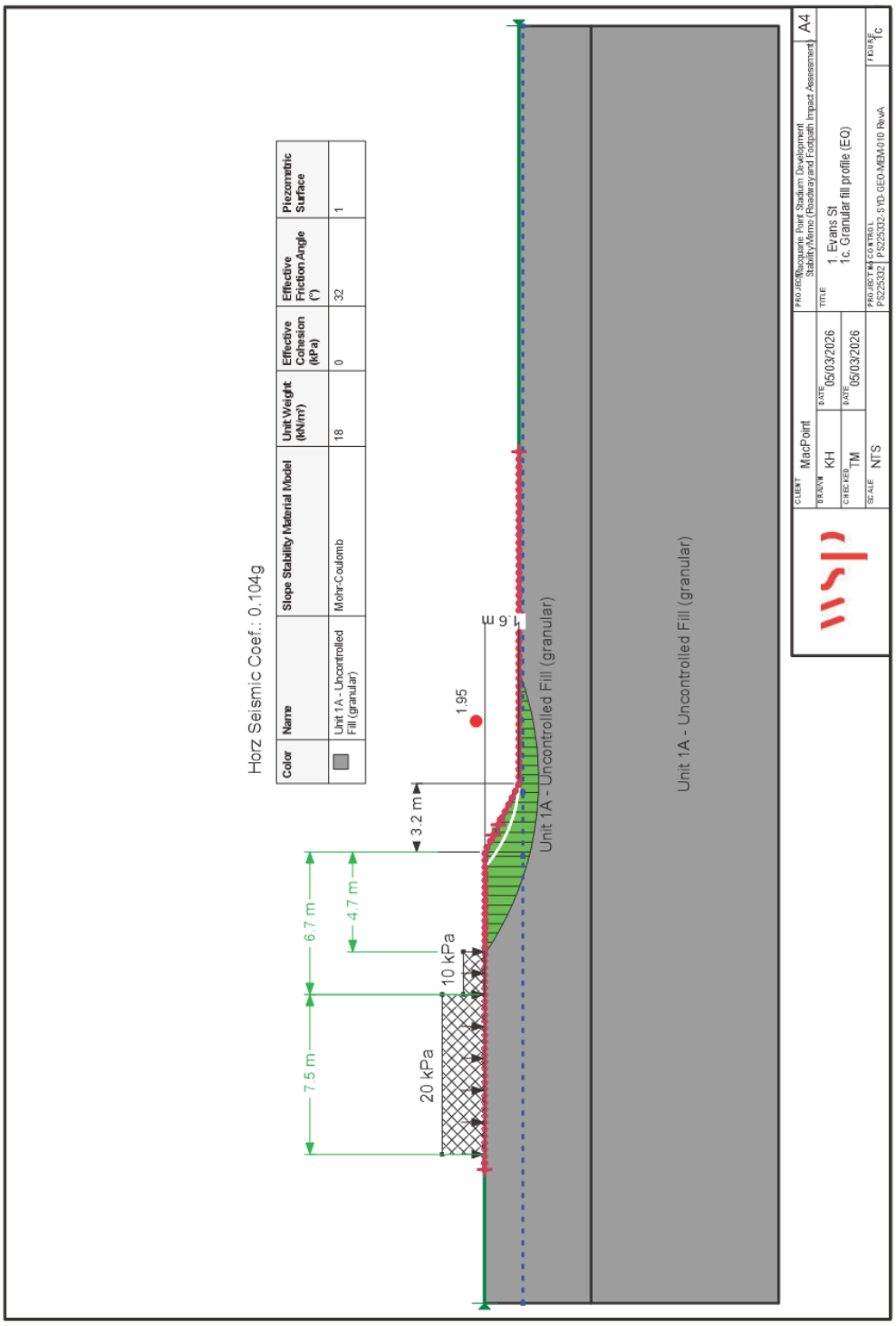
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
1.18
1.6 m
3.2 m
6.7 m
4.7 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 1A - Uncontrolled Fill (granular)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 1 Evans St
1c Granular fill profile (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
A4
1c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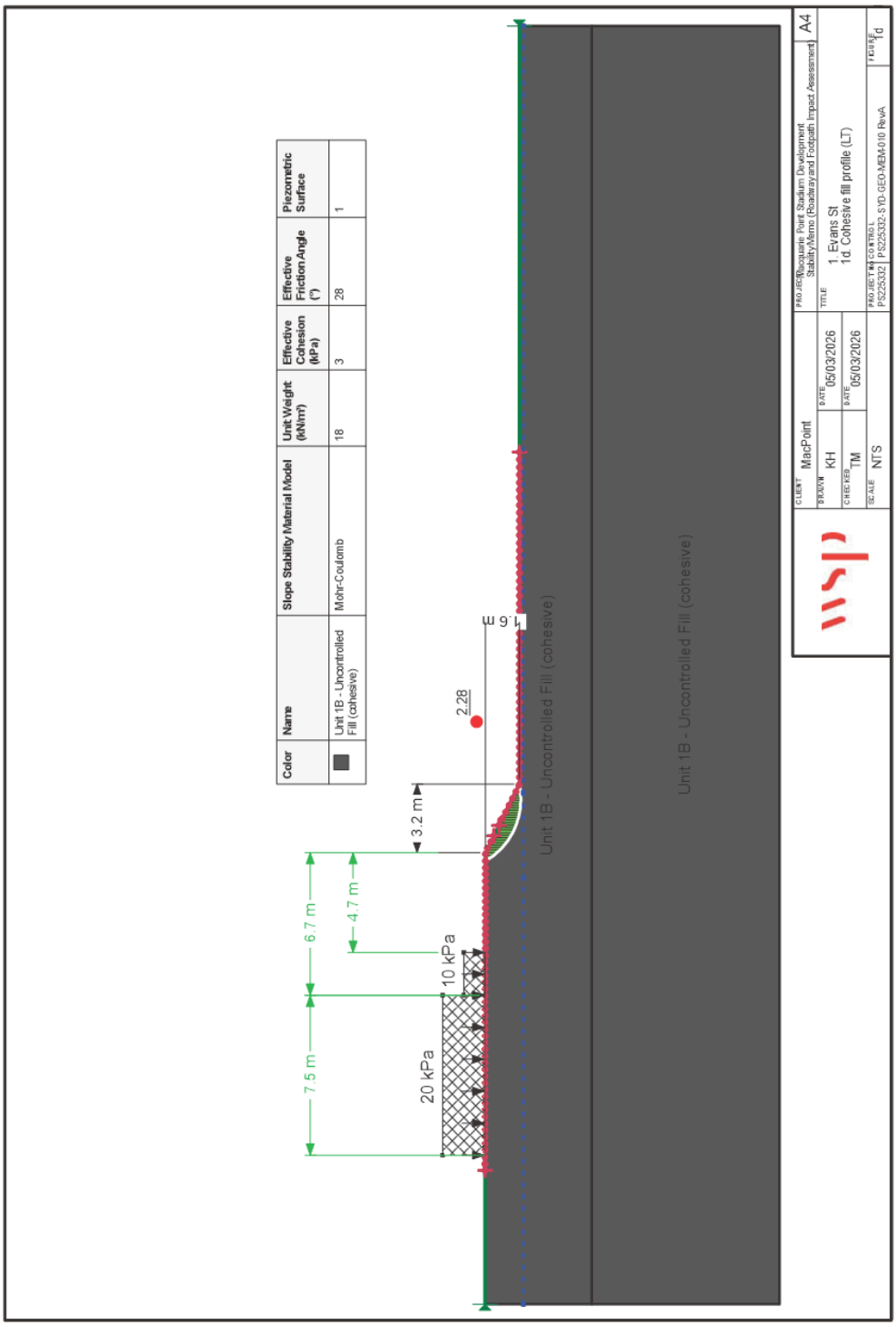
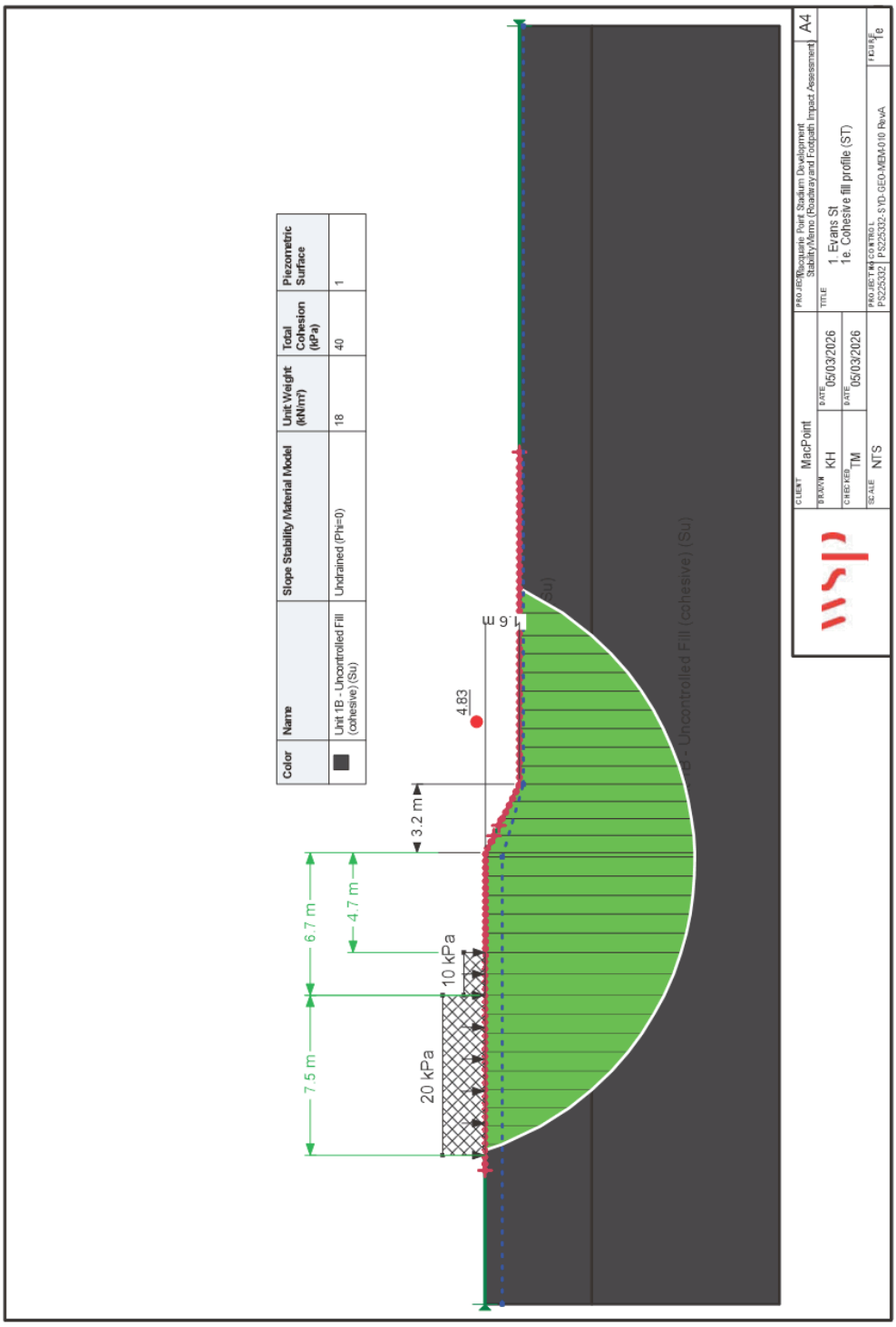
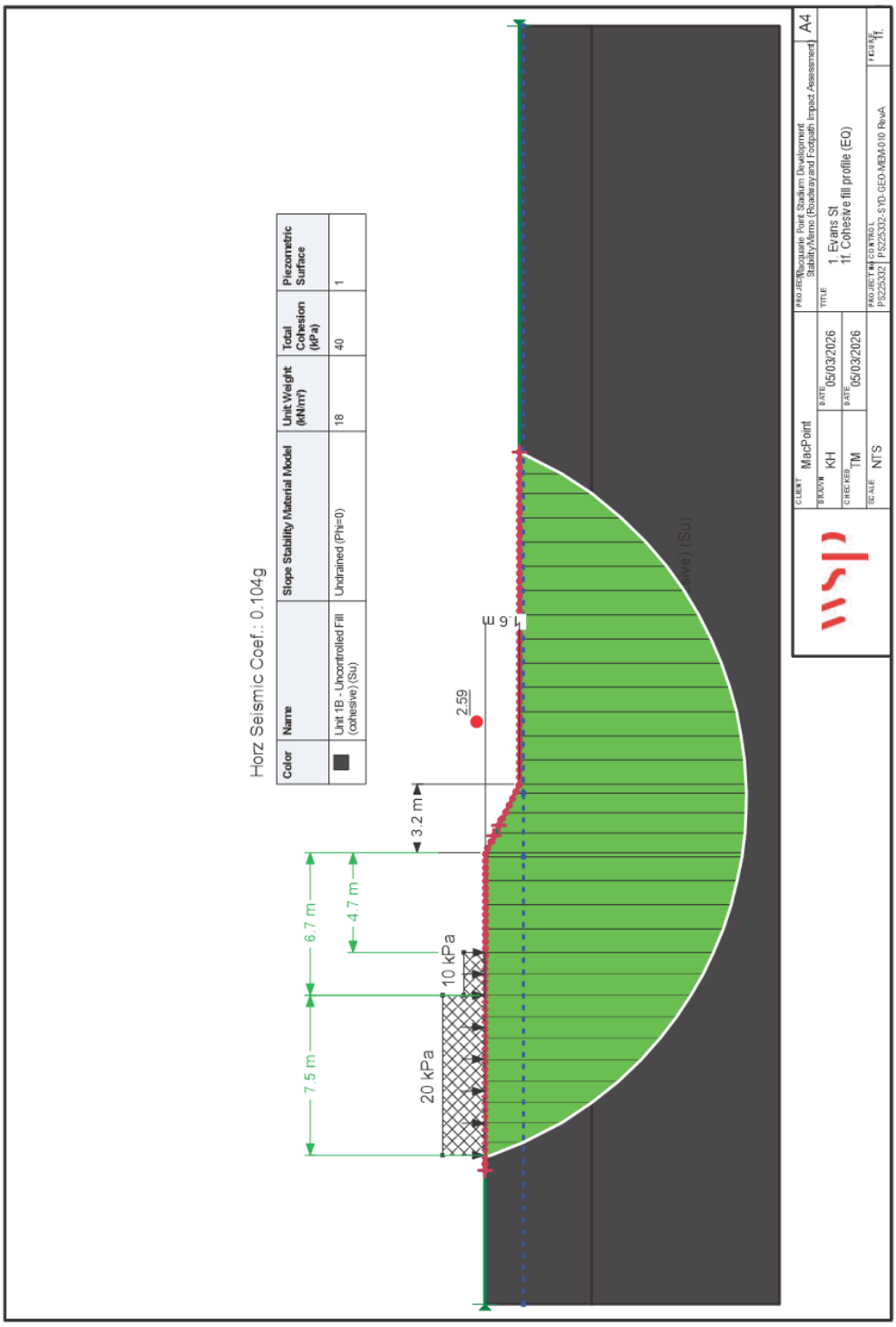
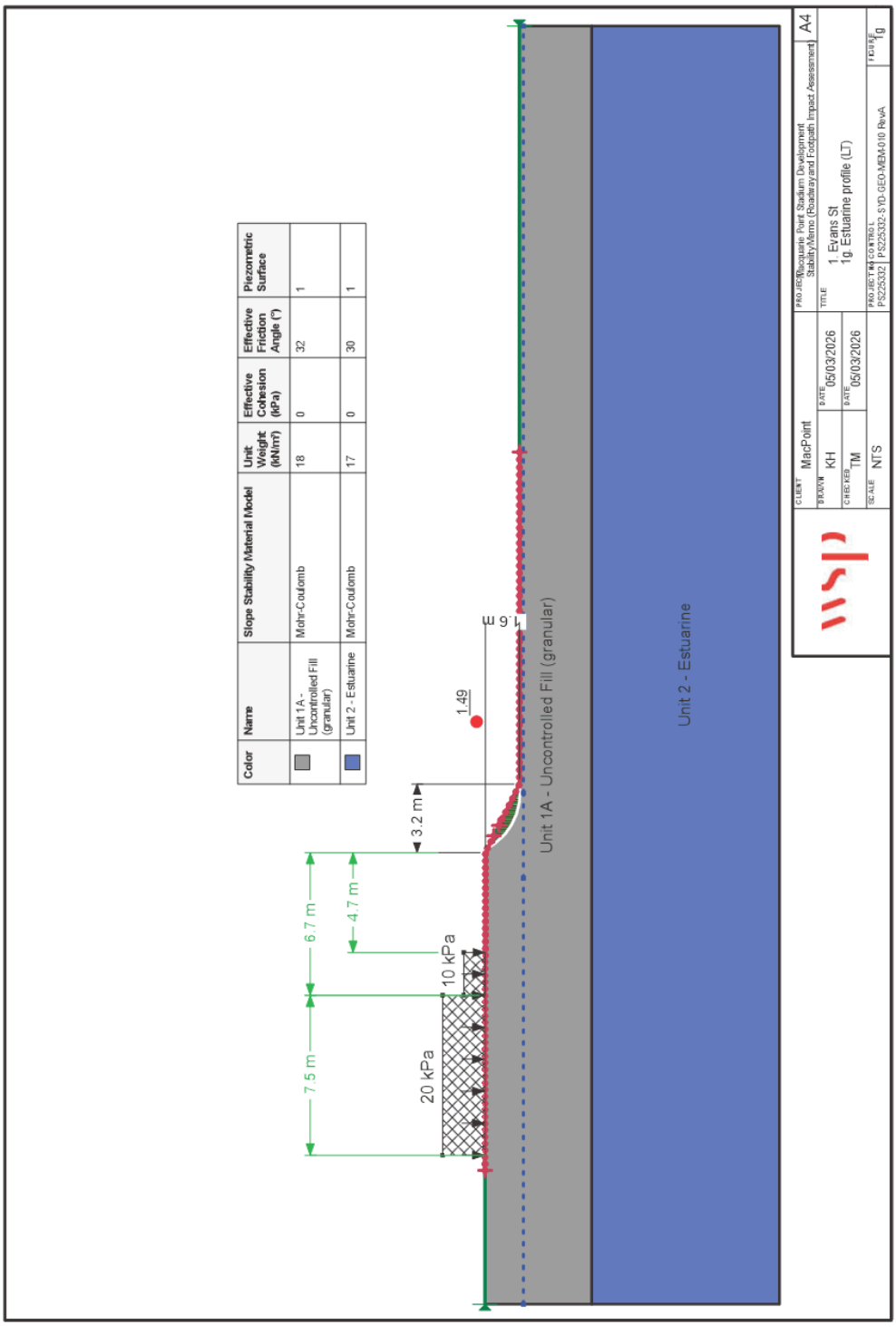
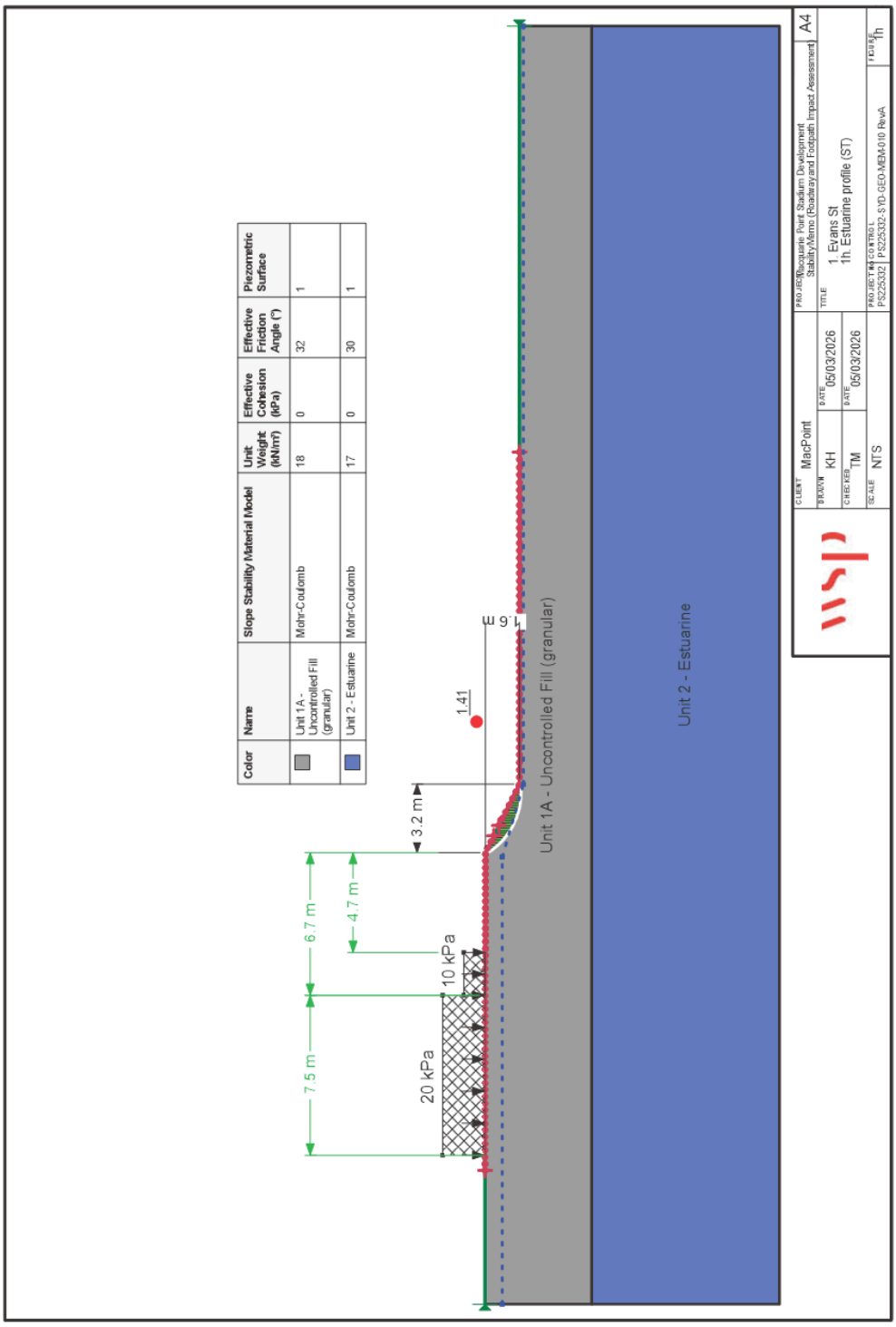
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
1.95
9.1 m
3.2 m
6.7 m
4.7 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 1A - Uncontrolled Fill (granular)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 1 Evans St 1c Granular fill profile (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
A4
1c

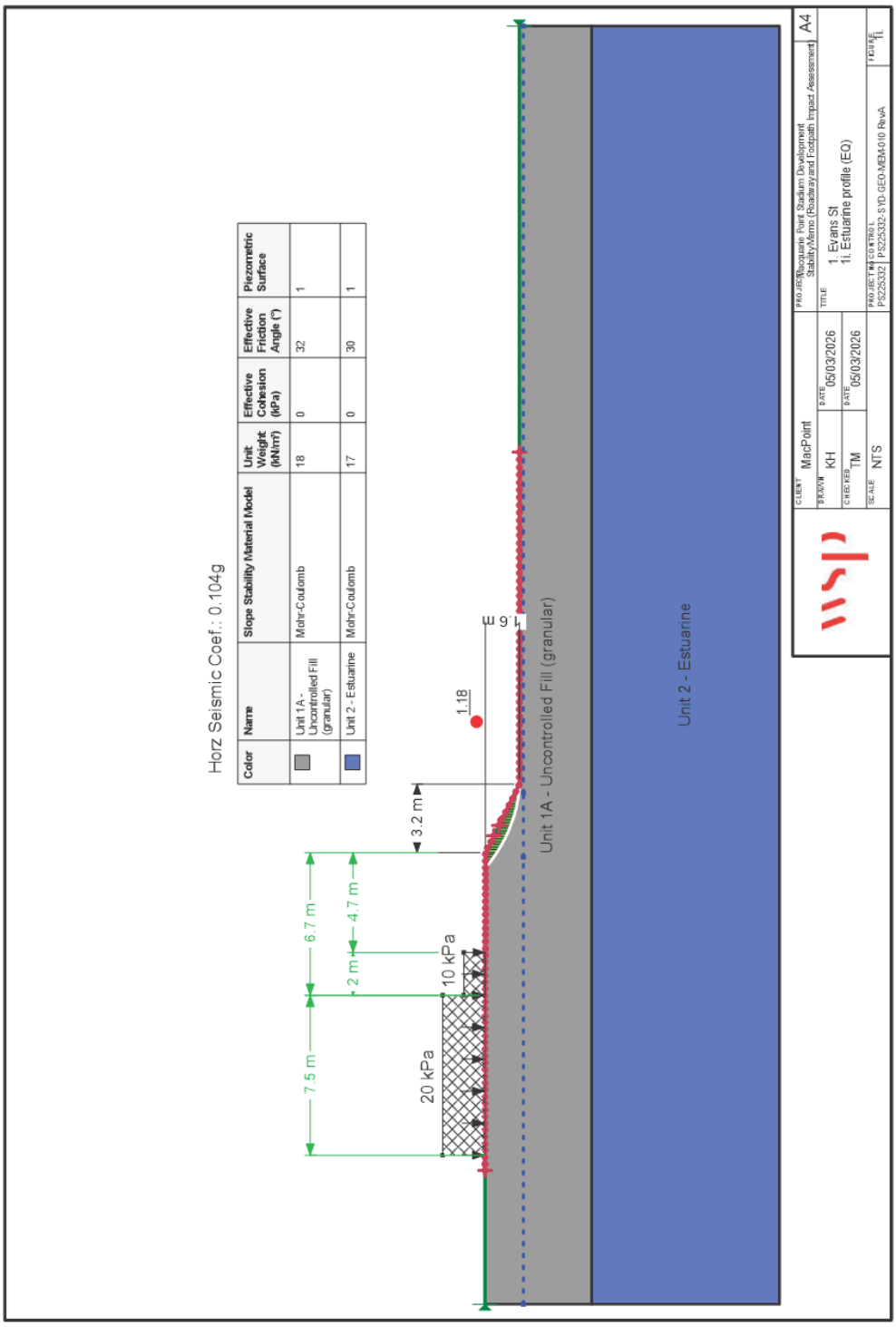

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive)
Mohr-Coulomb
18
3
28
1
2.28
1.6 m
3.2 m
6.7 m
4.7 m
10 kPa
20 kPa
7.5 m
Unit 1B - Uncontrolled Fill (cohesive)
Unit 1B - Uncontrolled Fill (cohesive)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 1 Evans St
1d Cohesive fill profile (LT)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
A4
1d

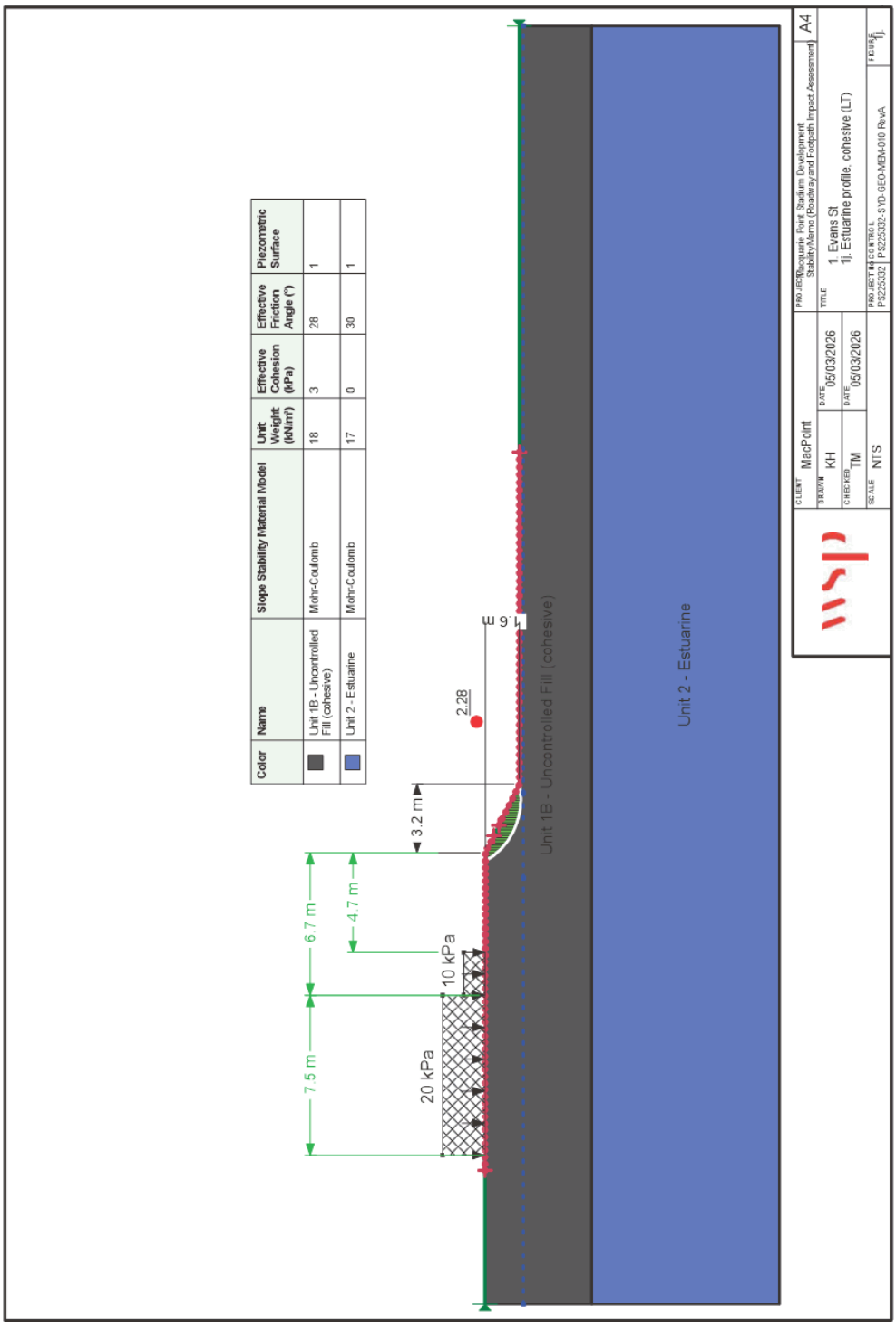

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
1B - Uncontrolled Fill (cohesive) (Su)
1.6 m
4.83
3.2 m
6.7 m
4.7 m
10 kPa
7.5 m
20 kPa
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 1 Evans St 1e. Cohesive fill profile (ST)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
A4

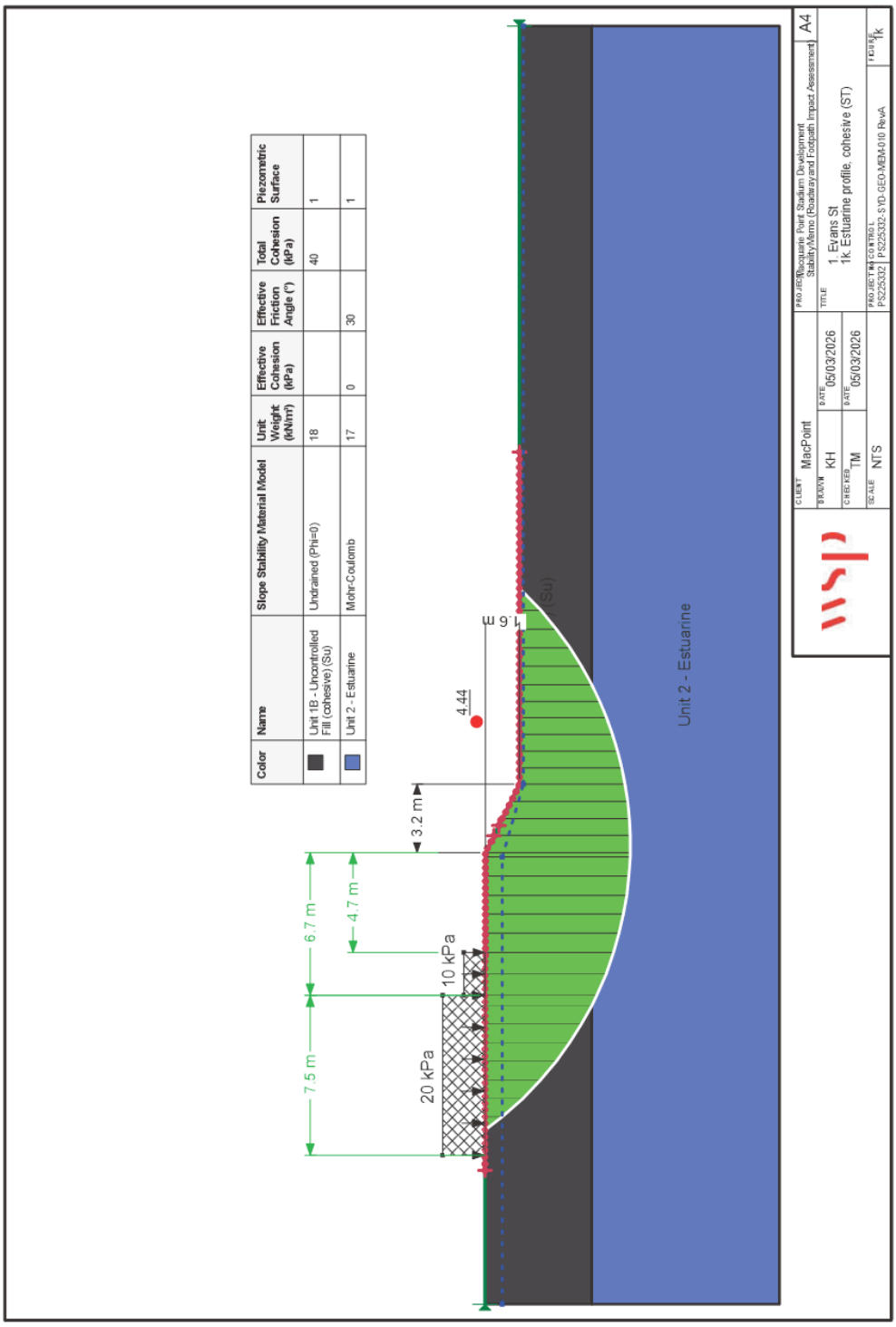

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
2.59
1.6 m
3.2 m
6.7 m
4.7 m
7.5 m
10 kPa
20 kPa
Unit 1B - Uncontrolled Fill (cohesive) (Su)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 1 Evans St
1f: Cohesive fill profile (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
A4

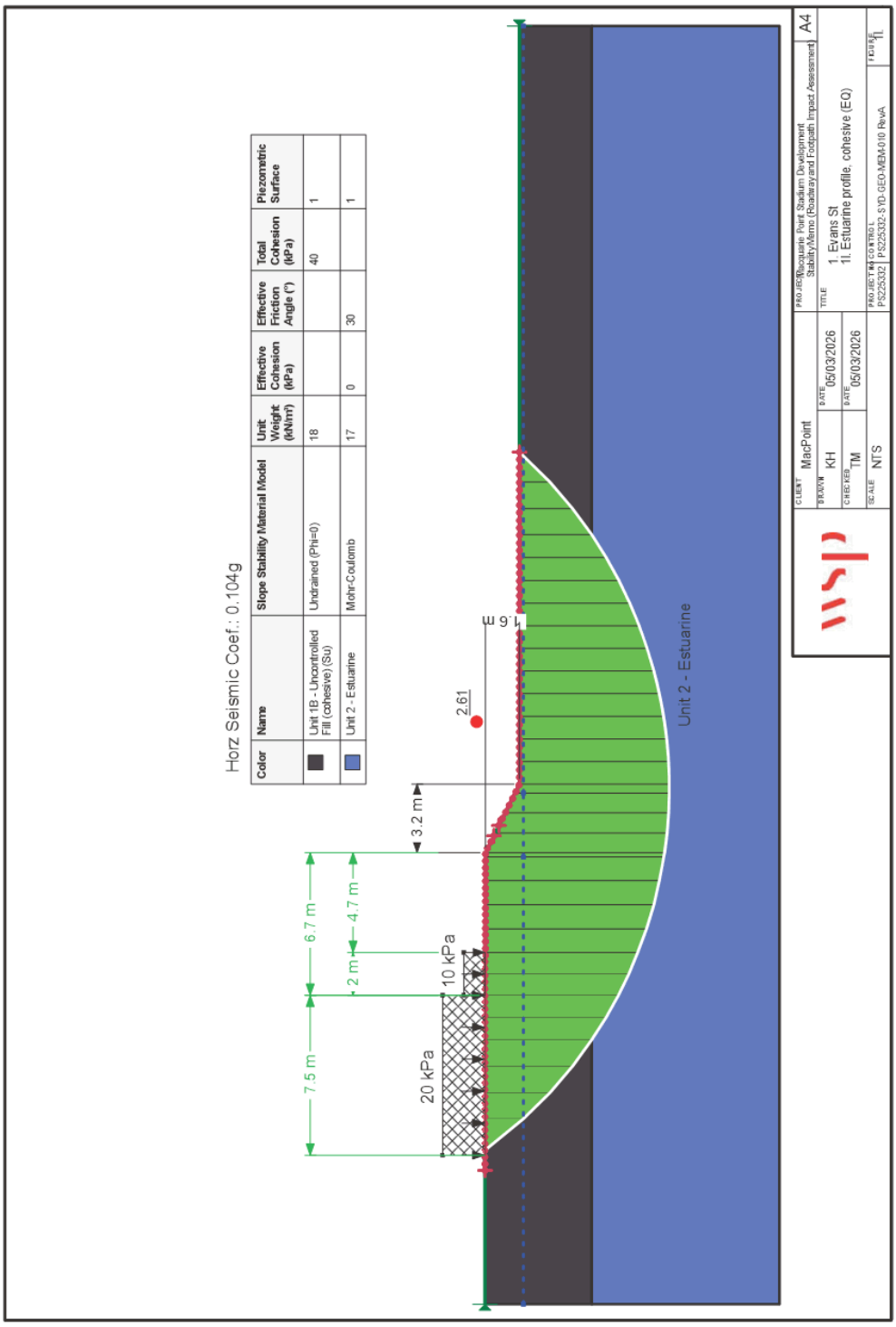

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 2 - Estuarine
Mohr-Coulomb
17
0
30
1
1.49
1.6 m
3.2 m
6.7 m
4.7 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 1 Evans St
1g Estuarine profile (LT)
PROJECT NO. PS225332
DOC NO. PS225332-SYD-GEO-MEM-010 RevA
A4
1g

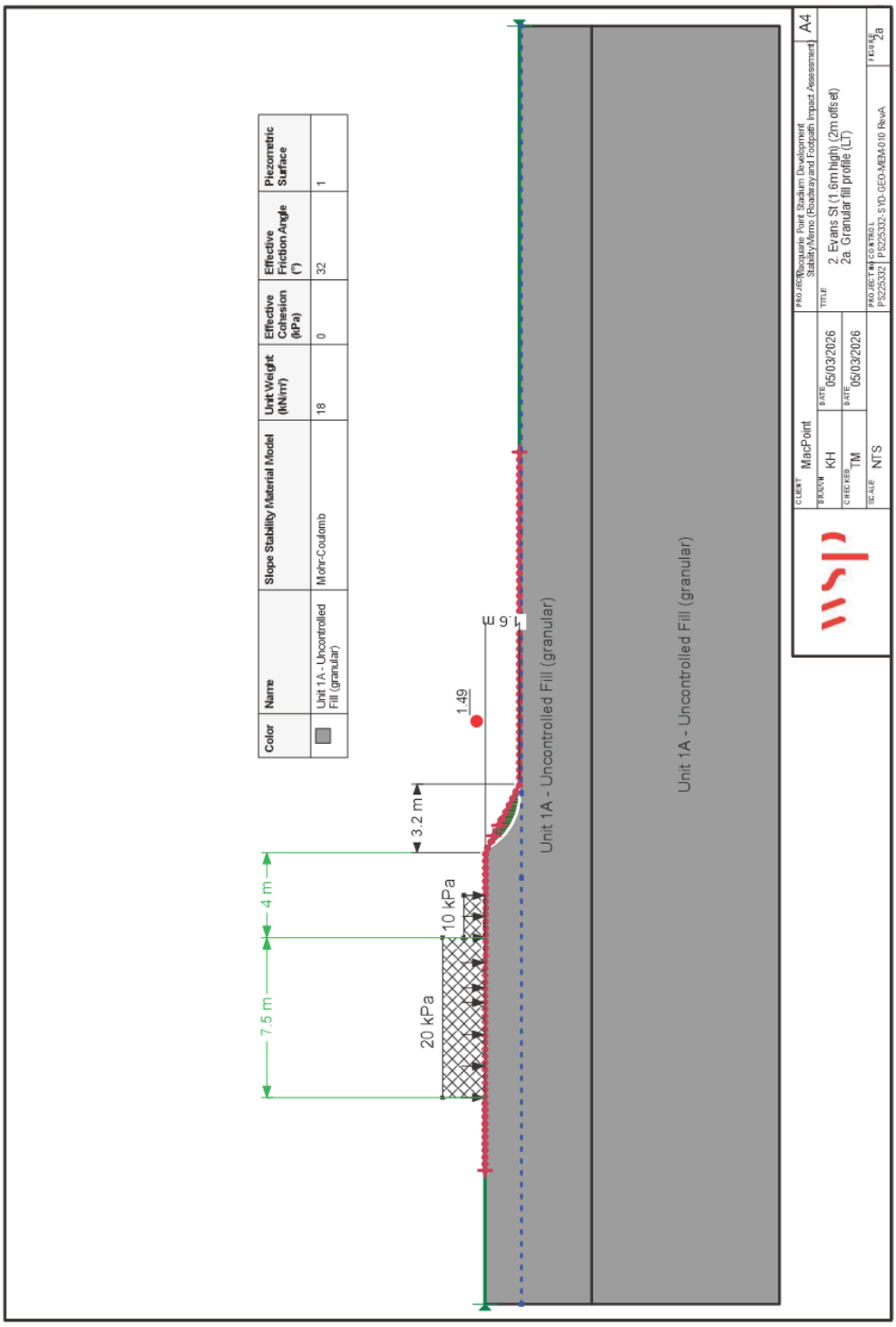

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 2 - Estuarine
Mohr-Coulomb
17
0
30
1
1.41
9.1 m
3.2 m
6.7 m
4.7 m
10 kPa
7.5 m
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 1. Evans St
1h. Estuarine profile (ST)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
A4

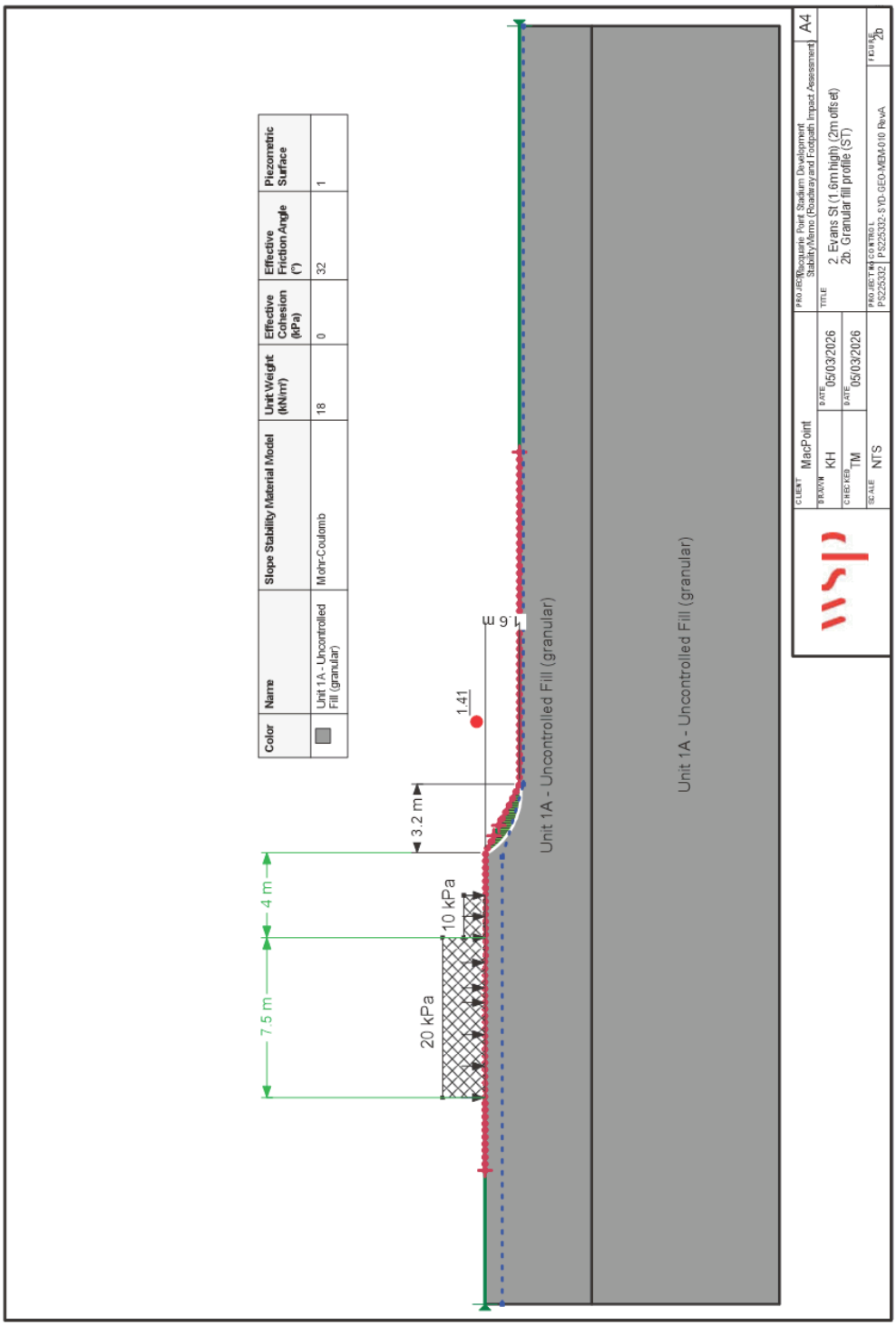

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 2 - Estuarine
Mohr-Coulomb
17
0
30
1
1.18
9.1 m
3.2 m
6.7 m
4.7 m
2 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 1. Evans St
1i. Estuarine profile (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
A4

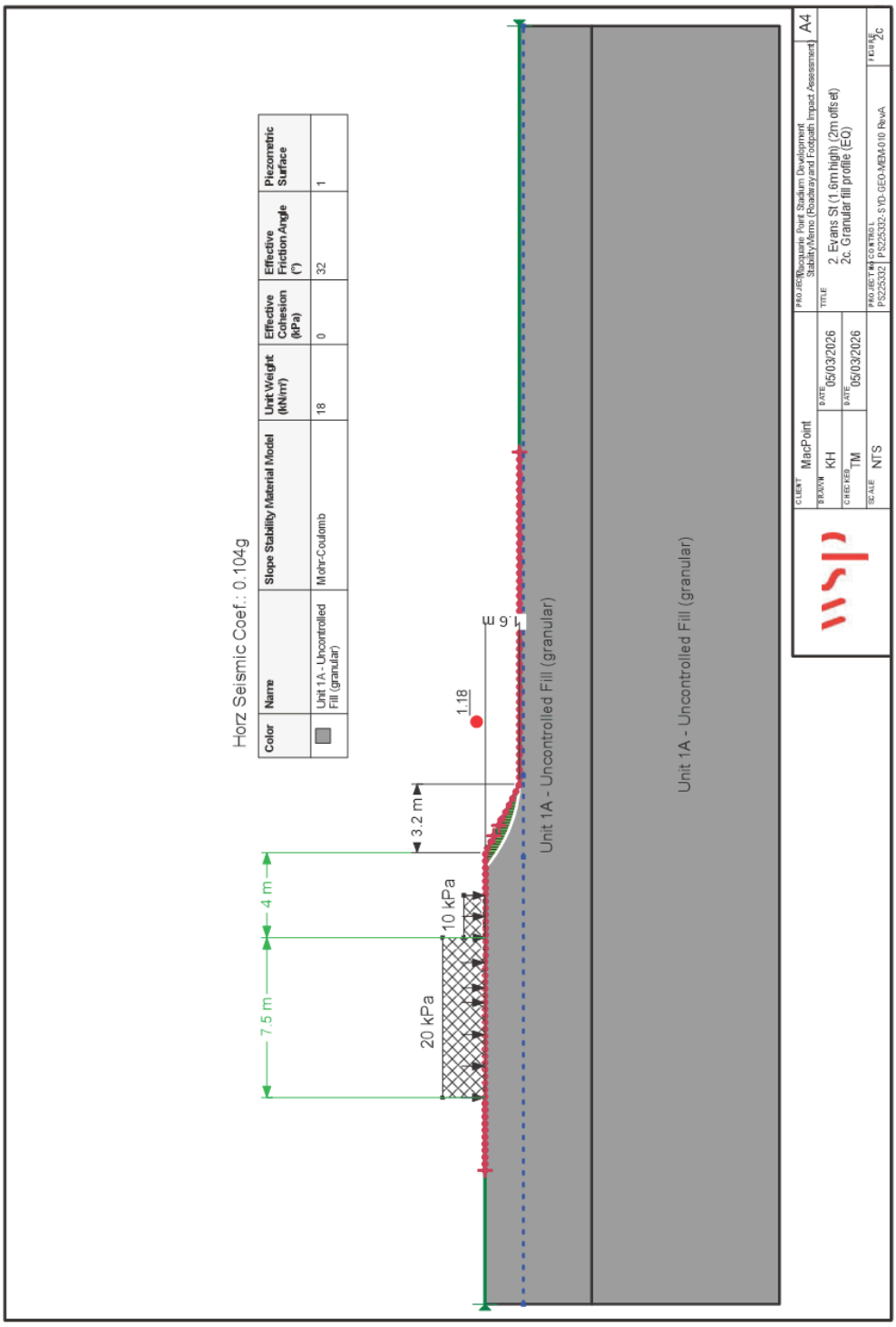

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive)
Mohr-Coulomb
18
3
28
1
Unit 2 - Estuarine
Mohr-Coulomb
17
0
30
1
9.1 m
2.28
3.2 m
6.7 m
4.7 m
10 kPa
7.5 m
20 kPa
Unit 1B - Uncontrolled Fill (cohesive)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 1 Evans St
1j. Estuarine profile. cohesive (LT)
PROJECT NO PS225332
DOCUMENT NO PS225332-SYD-GEO-MEM-0010 RevA
A4
REVISION 1j

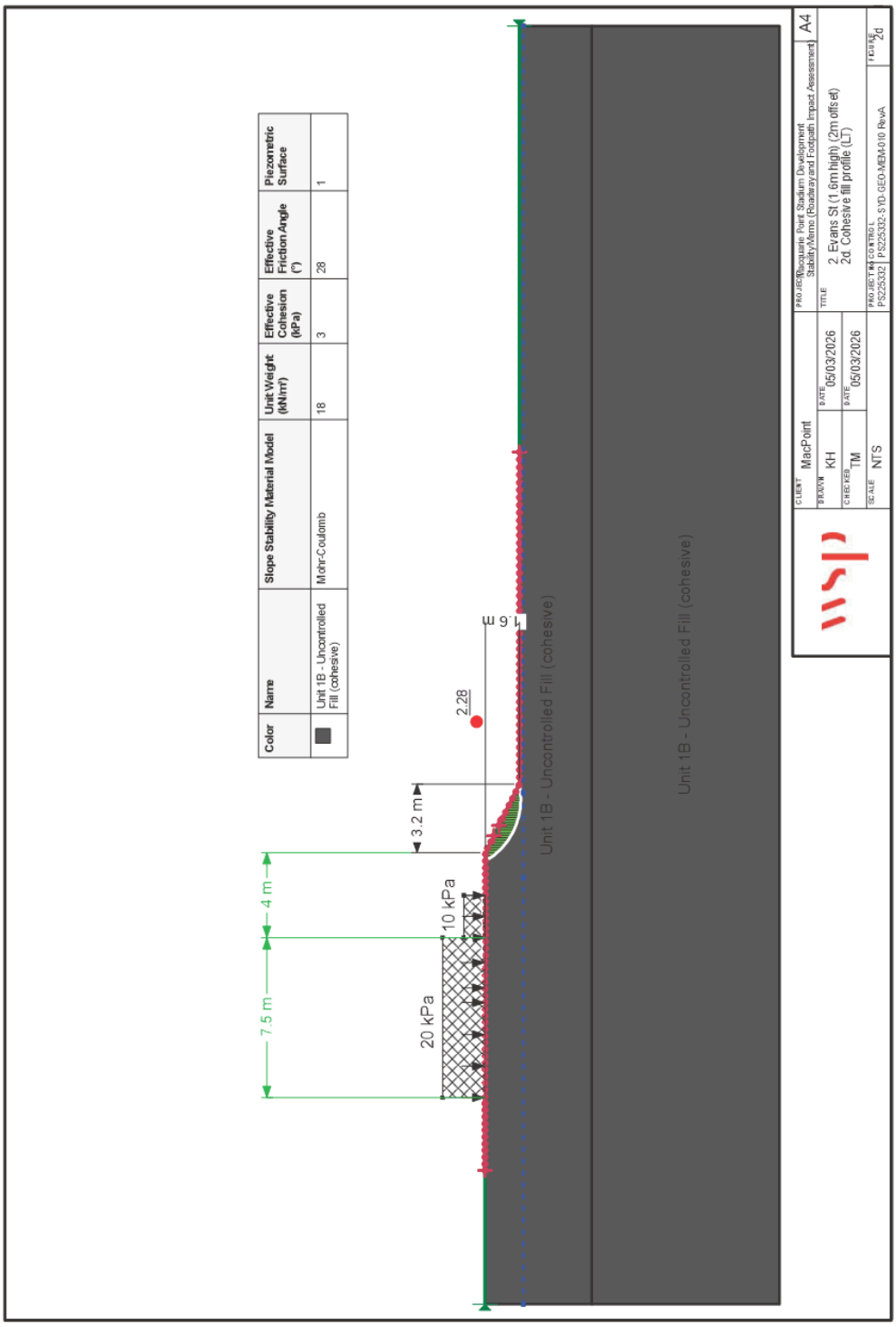

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
Unit 2 - Estuarine
Mohr-Coulomb
17
0
30
1
Unit 2 - Estuarine
1.6 m
(Su)
4.44
3.2 m
6.7 m
4.7 m
10 kPa
7.5 m
20 kPa
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 1. Evans St
1k. Estuarine profile, cohesive (ST)
PROJECT NO PS225332
DOCUMENT NO PS225332-SYD-GEO-MEM-0010 RevA
A4
1k

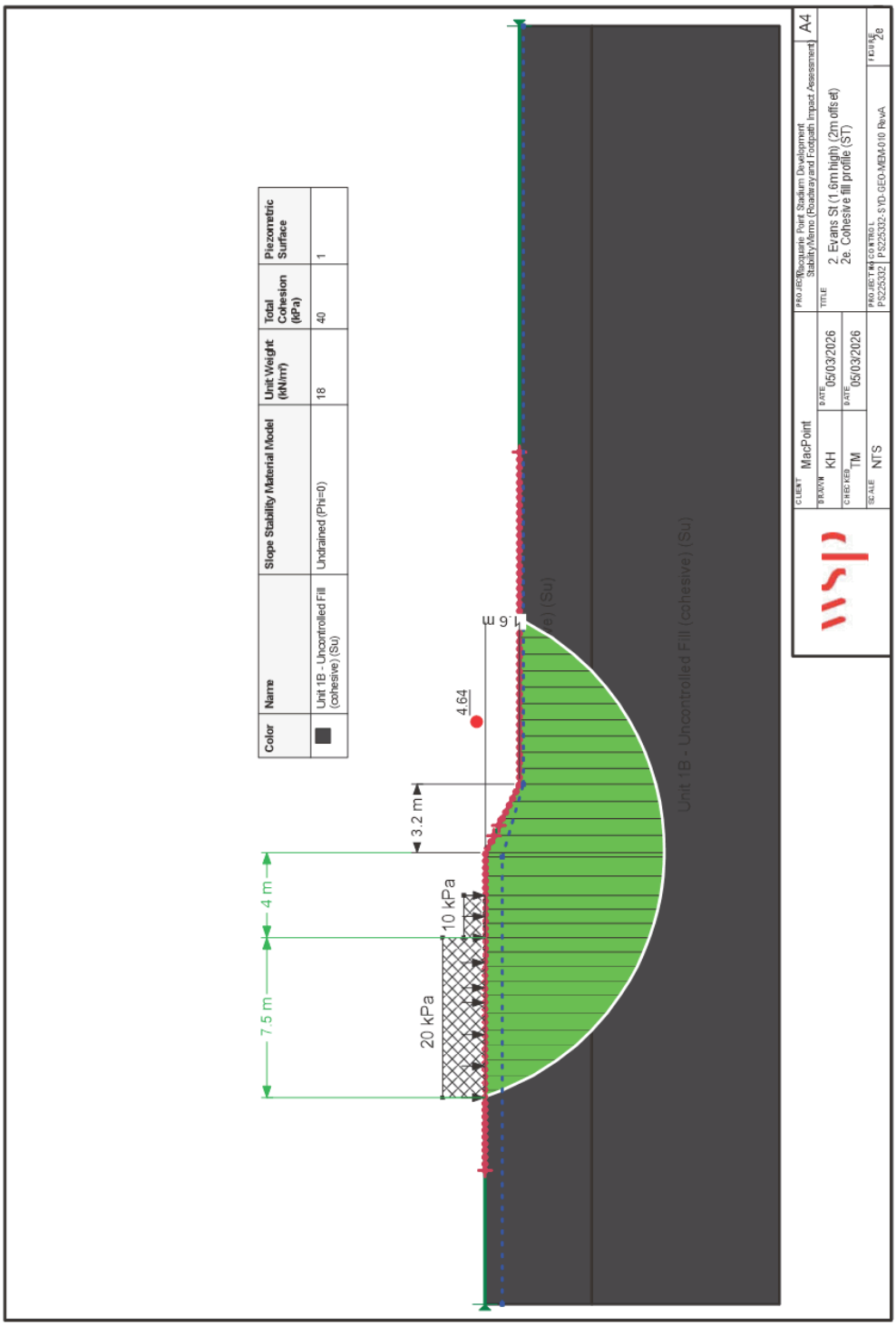

Horz Seismic Coef.: 0.104g
Color | Name | Slope Stability Material Model | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) | Total Cohesion (kPa) | Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su) | Undrained (Phi=0) | 18 | | | 40 | 1
Unit 2 - Estuarine | Mohr-Coulomb | 17 | 0 | 30 | | 1
2.61
1.6 m
3.2 m
6.7 m
4.7 m
2 m
7.5 m
10 kPa
20 kPa
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH DATE 05/03/2026
CHECKED TM DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 1 Evans St 1i. Estuarine profile. cohesive (EQ)
PROJECT NO PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
A4

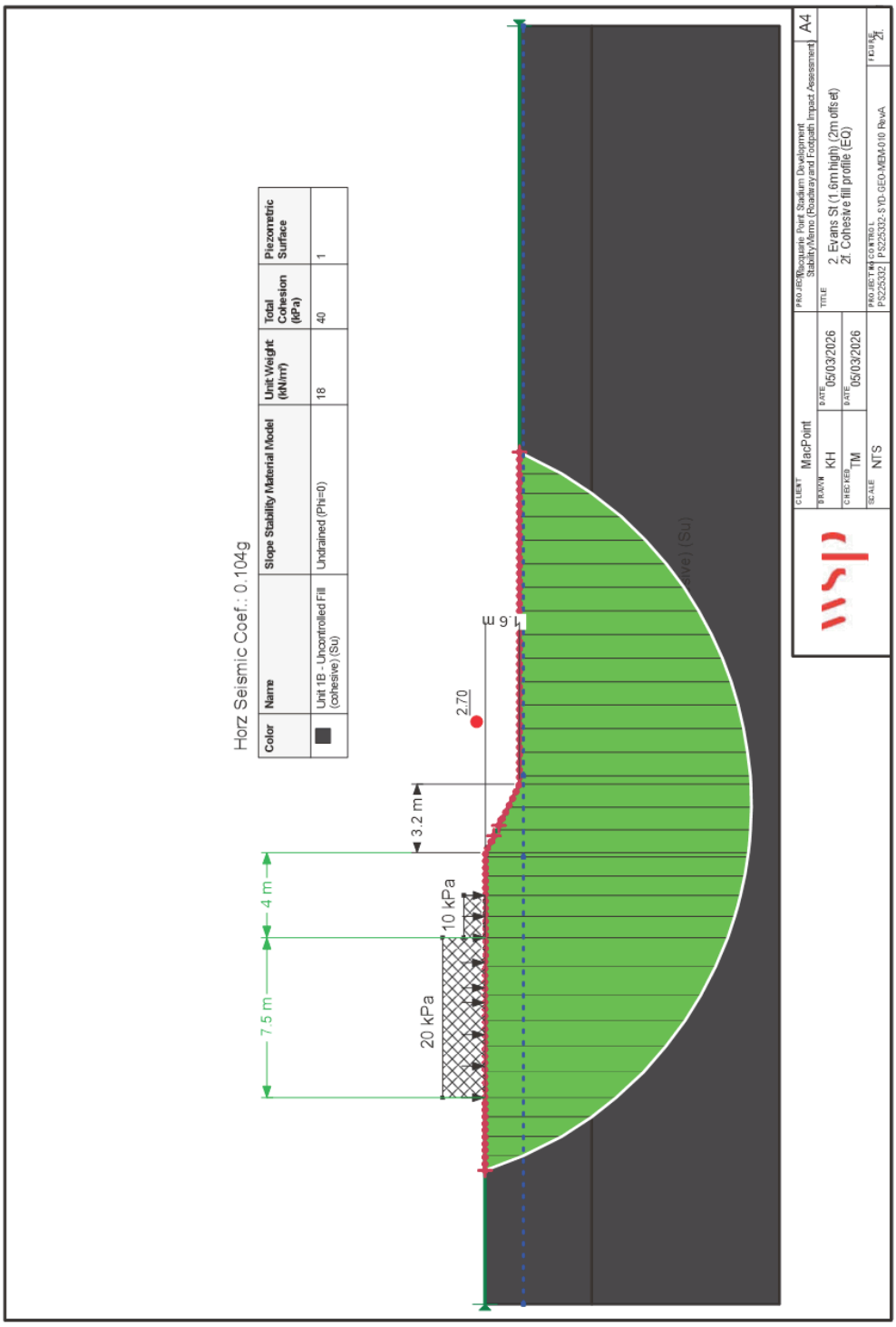

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
1.49
1.6 m
3.2 m
4 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 1A - Uncontrolled Fill (granular)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 2. Evans St (1.6m high) (2m offset)
2a. Granular fill profile (LT)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
A4
FIGURE 2a

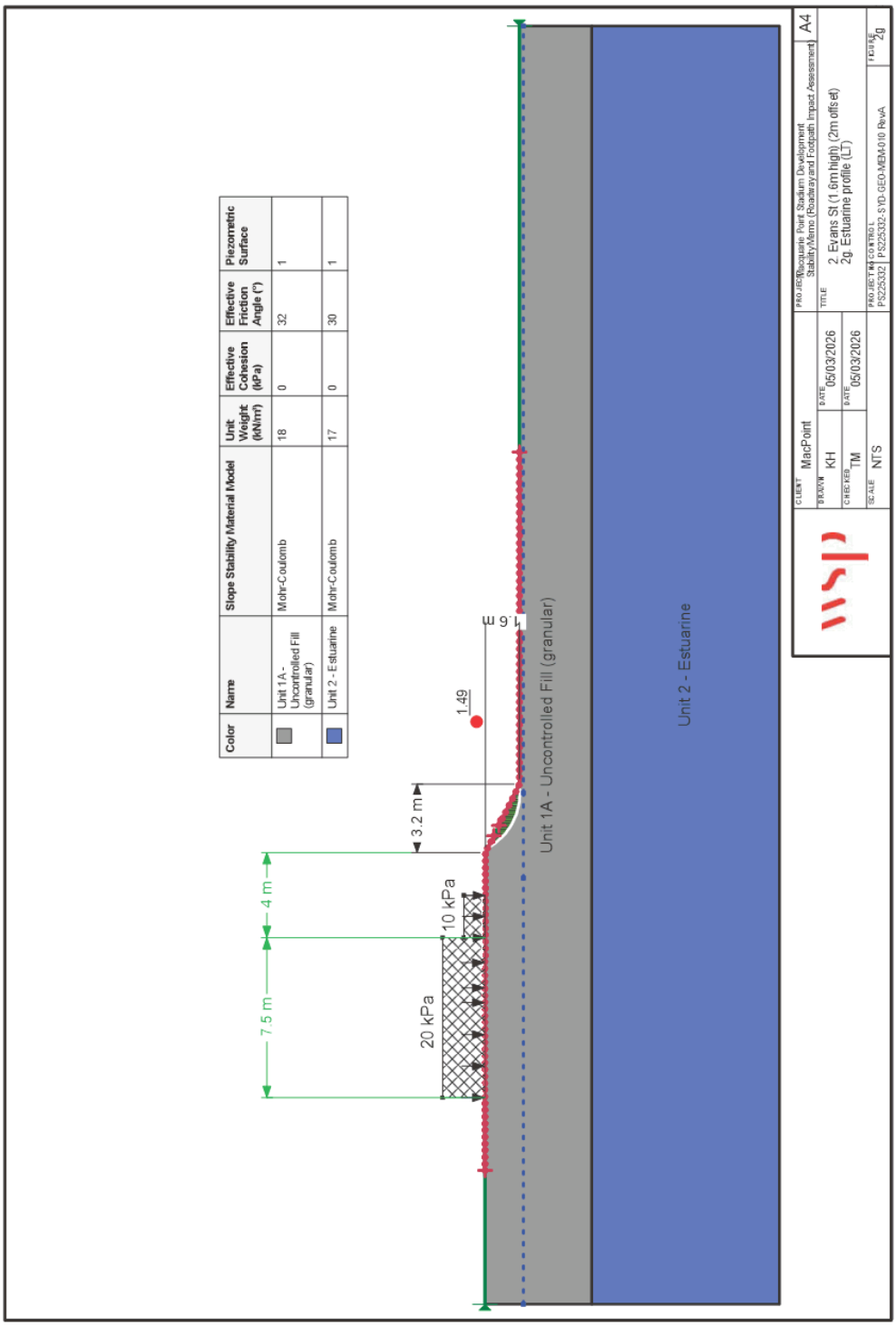

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
1.6 m
1.41
3.2 m
4 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 1A - Uncontrolled Fill (granular)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 2. Evans St (1.6m high) (2m offset) 2b. Granular fill profile (ST)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
FIGURE 2b
A4

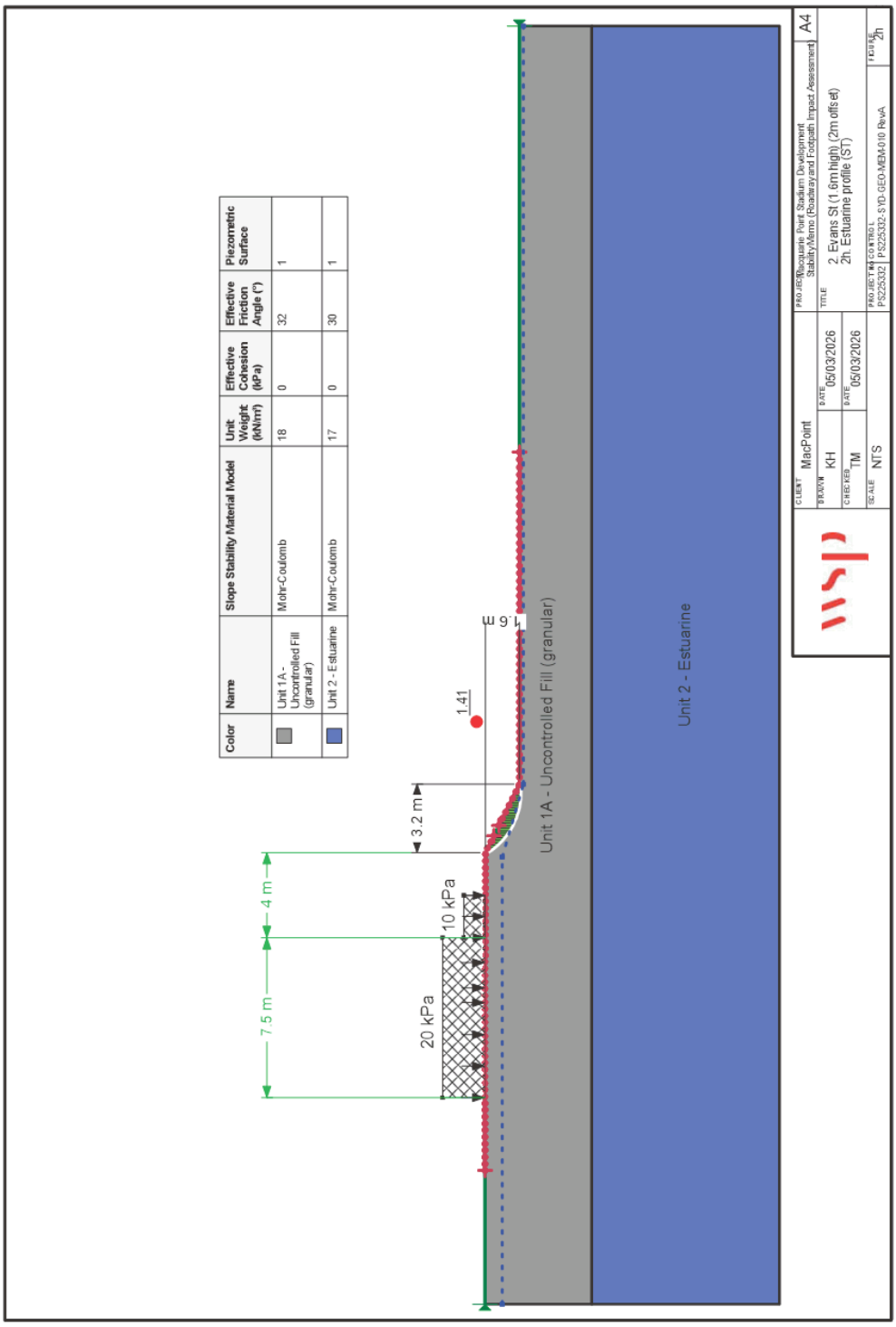

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
1.18
1.6 m
3.2 m
4 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 1A - Uncontrolled Fill (granular)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 2. Evans St (1.6m high) (2m offset)
2c. Granular fill profile (EQ)
PROJECT NO. PS225332
DOC NO. PS225332-SYD-GEO-MEM-010 RevA
A4
FIGURE 2c

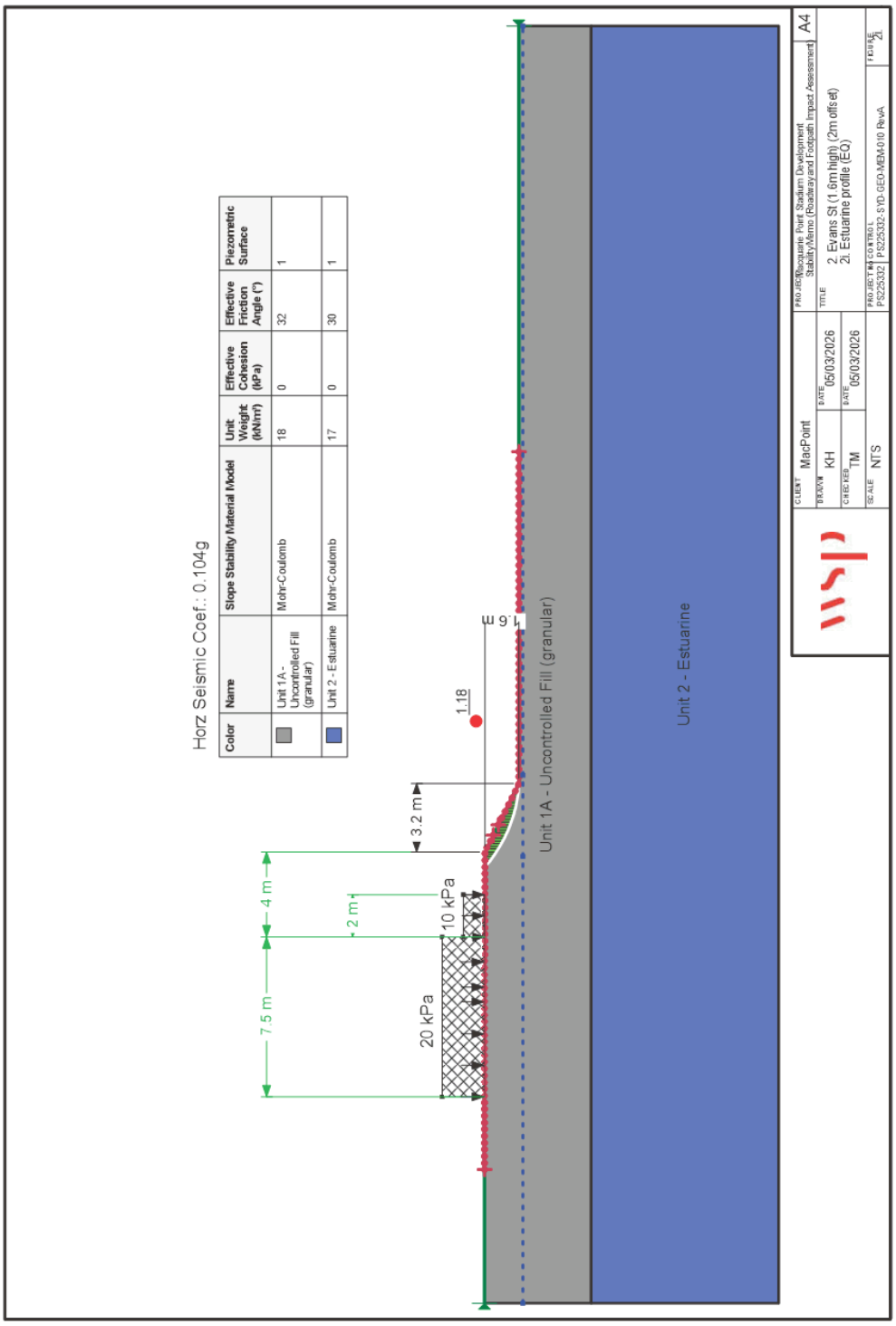

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive)
Mohr-Coulomb
18
3
28
1
1.6 m
2.28
3.2 m
4 m
7.5 m
10 kPa
20 kPa
Unit 1B - Uncontrolled Fill (cohesive)
Unit 1B - Uncontrolled Fill (cohesive)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 2 Evans St (1.6m high) (2m offset)
2d Cohesive fill profile (LT)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
A4
FIGURE 2d


Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
Unit 1B - Uncontrolled Fill (cohesive) (Su)
1.6 m
4.64
3.2 m
4 m
7.5 m
10 kPa
20 kPa
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 2 Evans St (1.6m high) (2m offset) 2e. Cohesive fill profile (ST)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
A4
SHEET NO. 28


Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
2.70
1.6 m
3.2 m
4 m
7.5 m
10 kPa
20 kPa
Vel (Su)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 2. Evans St (1.6m high) (2m offset) 2f. Cohesive till profile (EQ)
PROJECT NO. PS225332
DRAWING NO. PS225332-SYD-GEO-MEM-010 RevA
A4


Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 2 - Estuarine
Mohr-Coulomb
17
0
30
1
1.6 m
1.49
3.2 m
4 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 2 Evans St (1.6m high) (2m offset) 2g Estuarine profile (LT)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
A4
FIGURE 2g


Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 2 - Estuarine
Mohr-Coulomb
17
0
30
1
1.6 m
1.41
3.2 m
4 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 2. Evans St (1.6m high) (2m offset) 2h: Estuarine profile (ST)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
A4
STAGE 2h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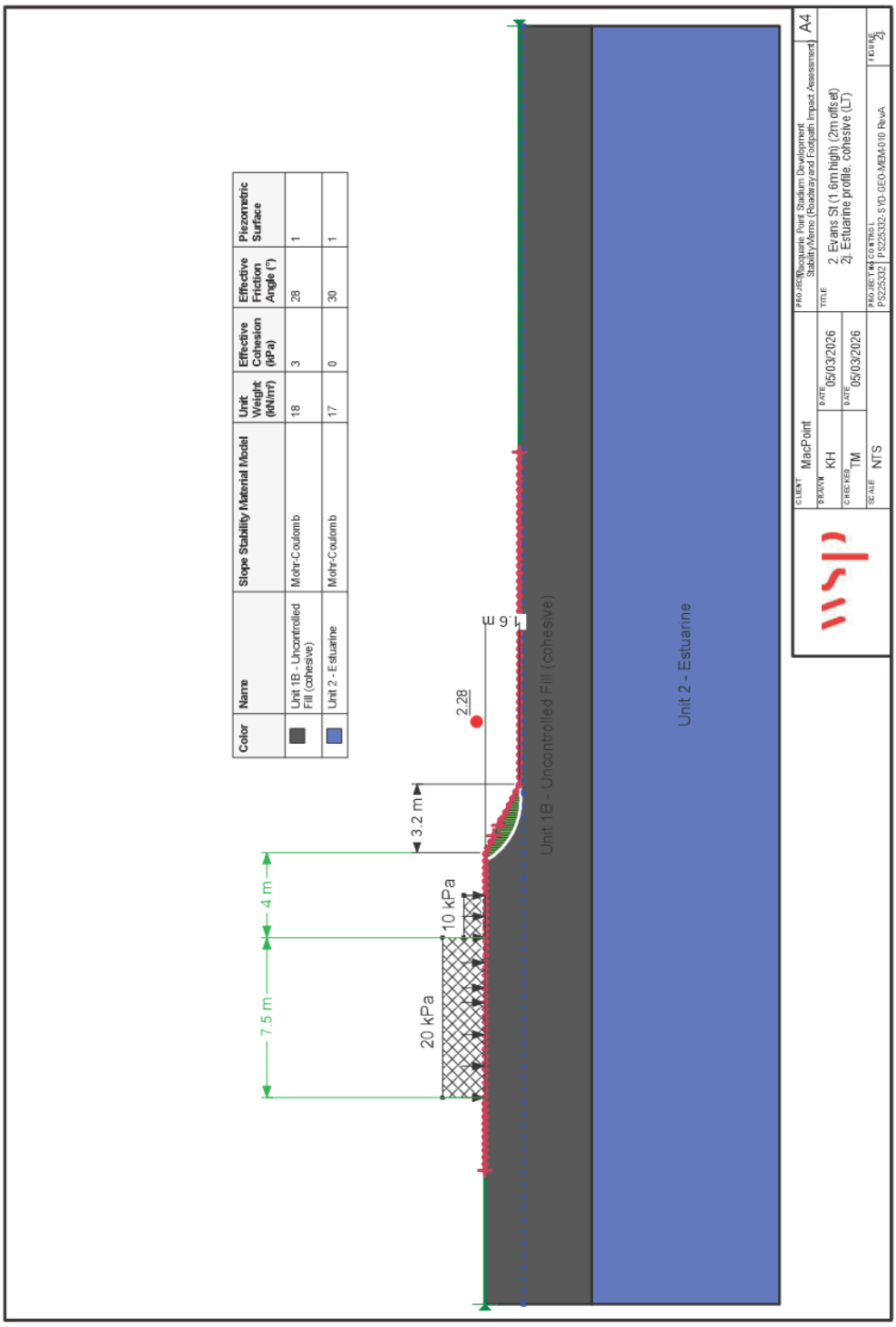
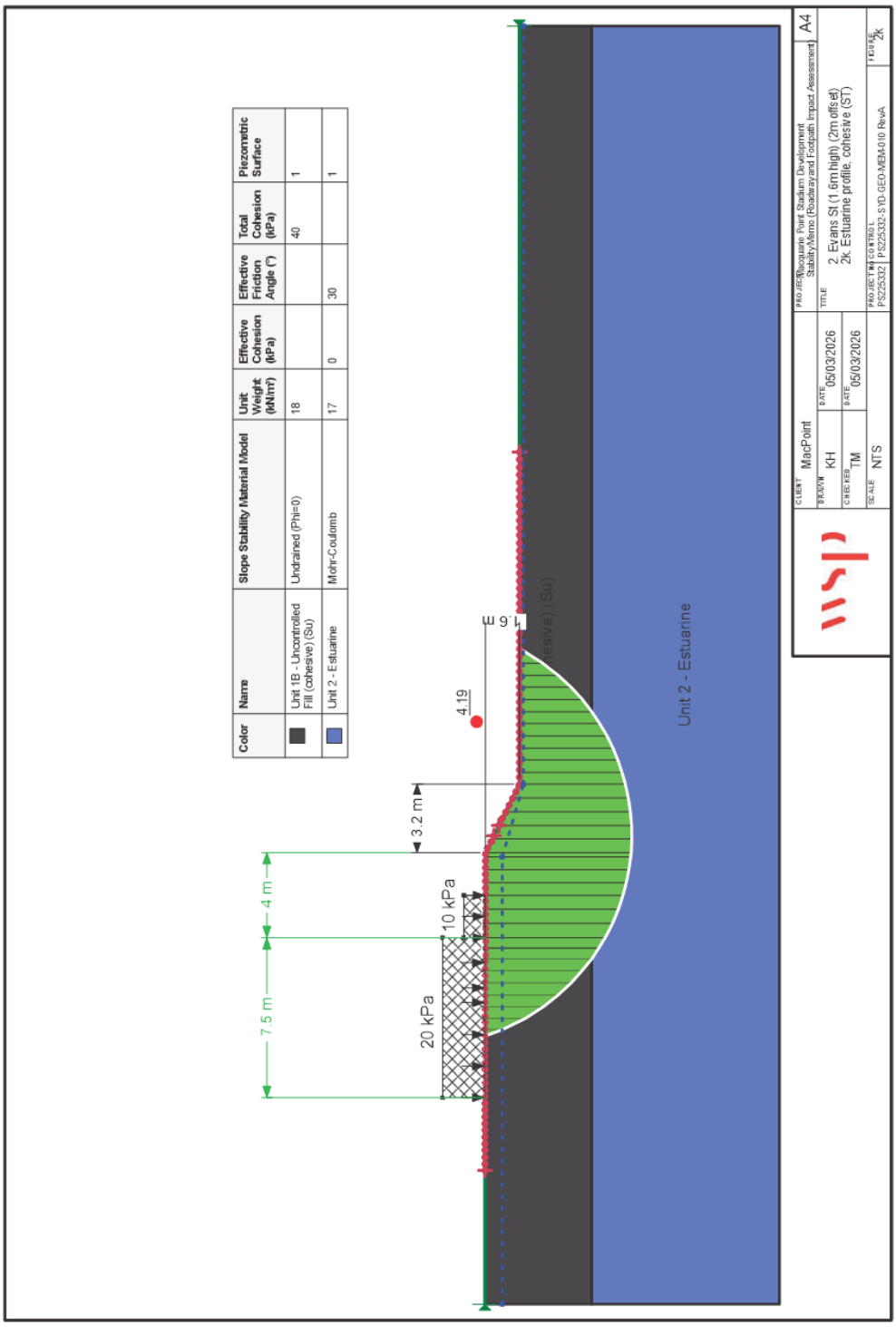
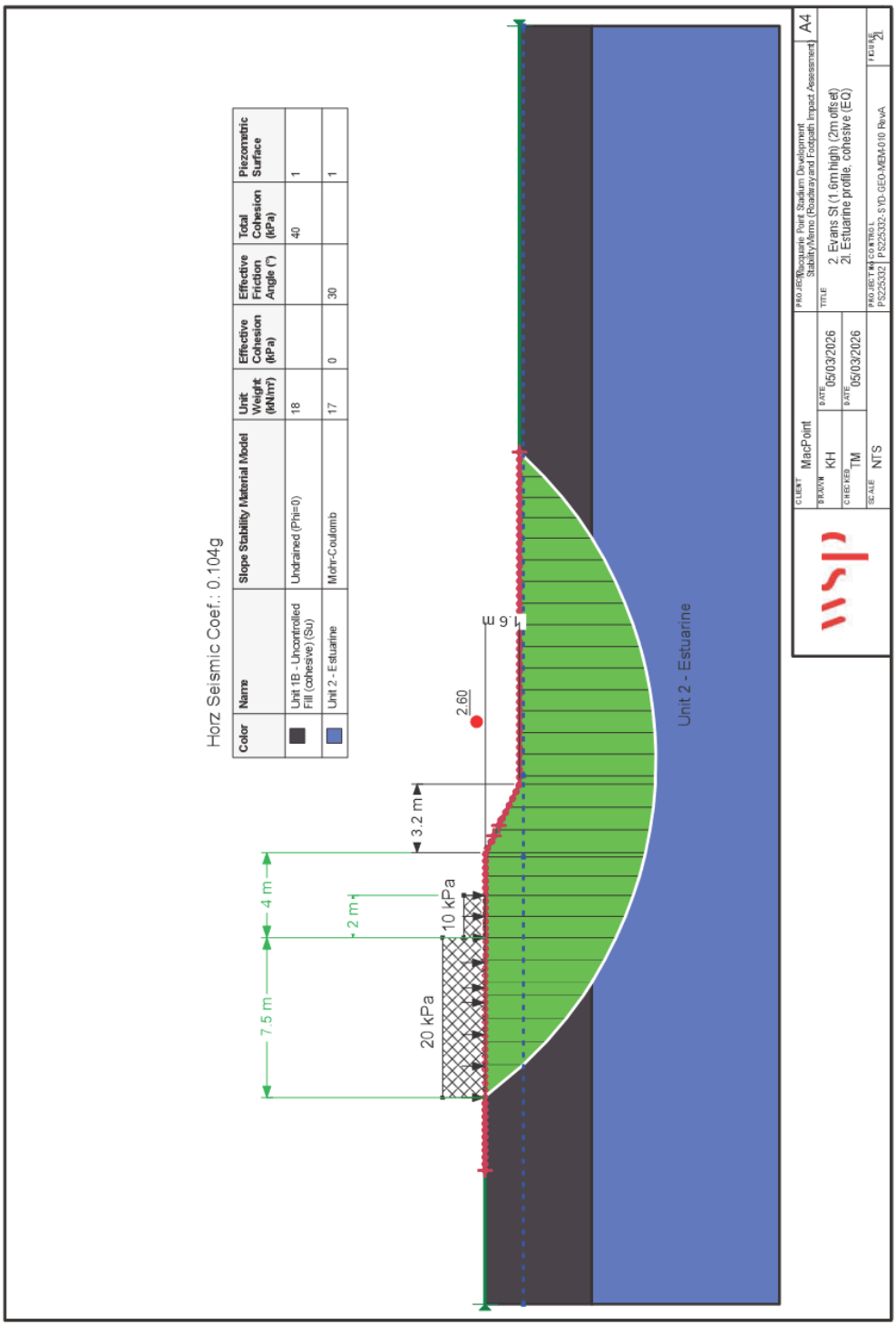
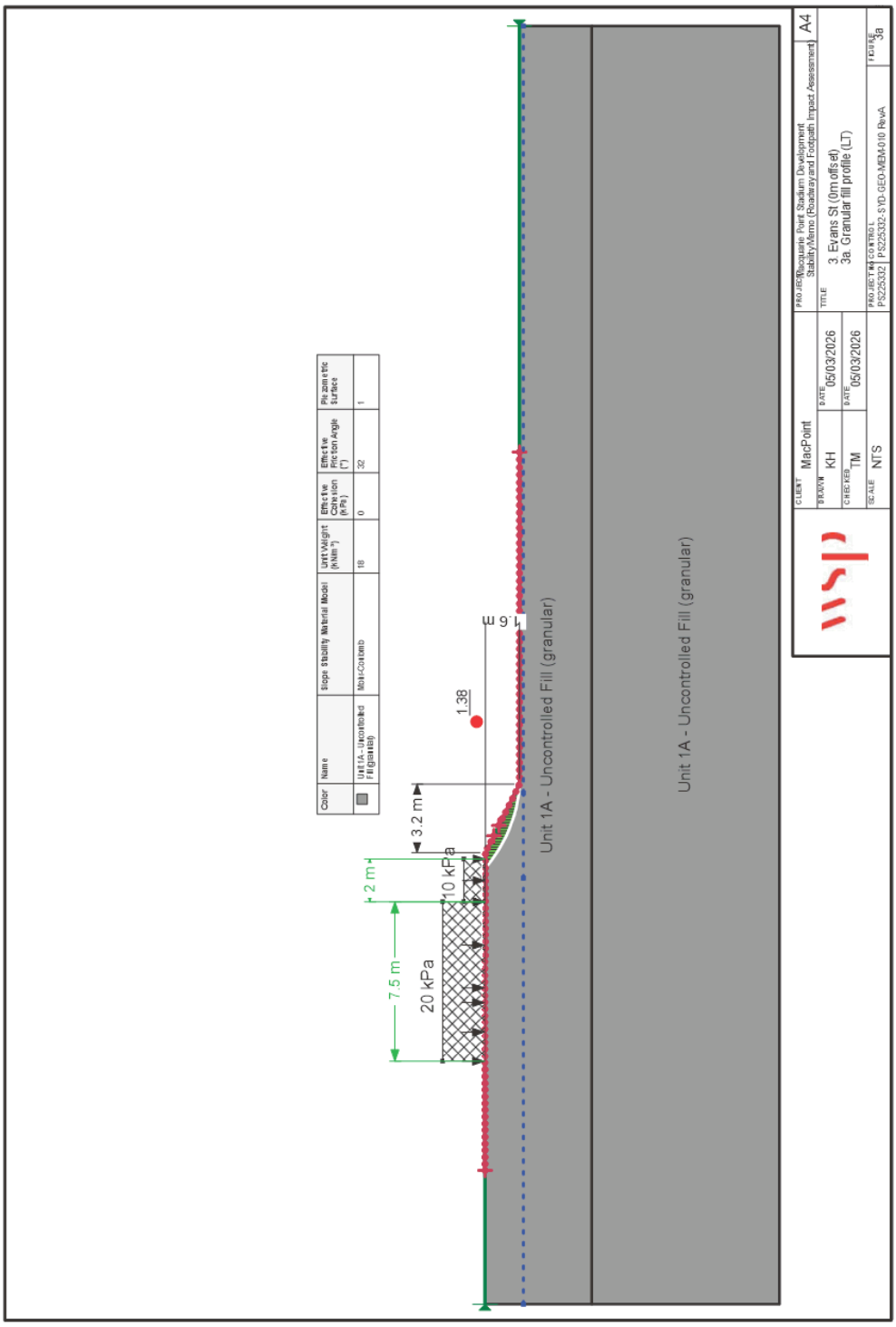
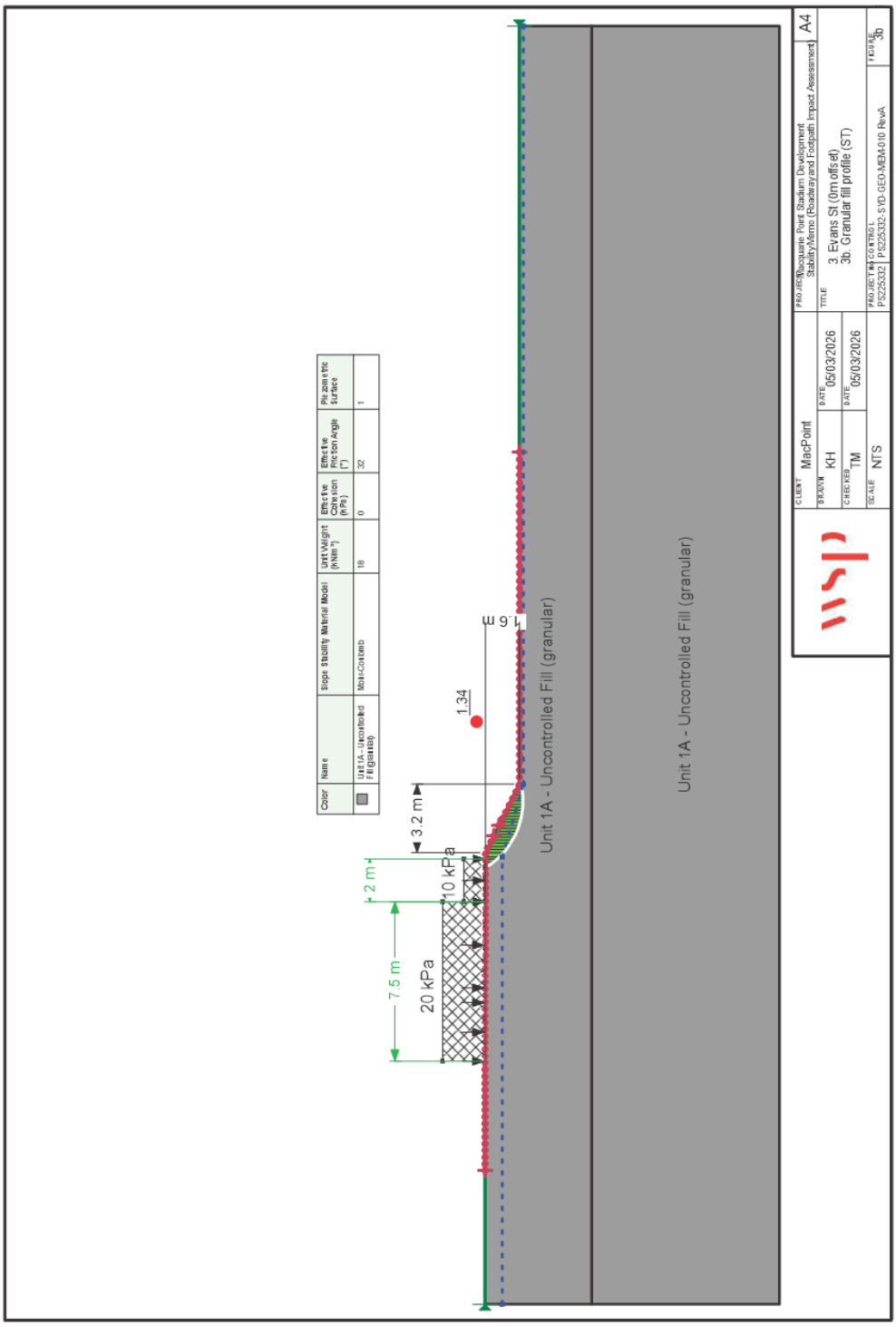
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 2 - Estuarine
Mohr-Coulomb
17
0
30
1
1.18
1.6 m
3.2 m
4 m
2 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 2. Evans St (1.6m high) (2m offset) 2b. Estuarine profile (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
REVISION 2
A4

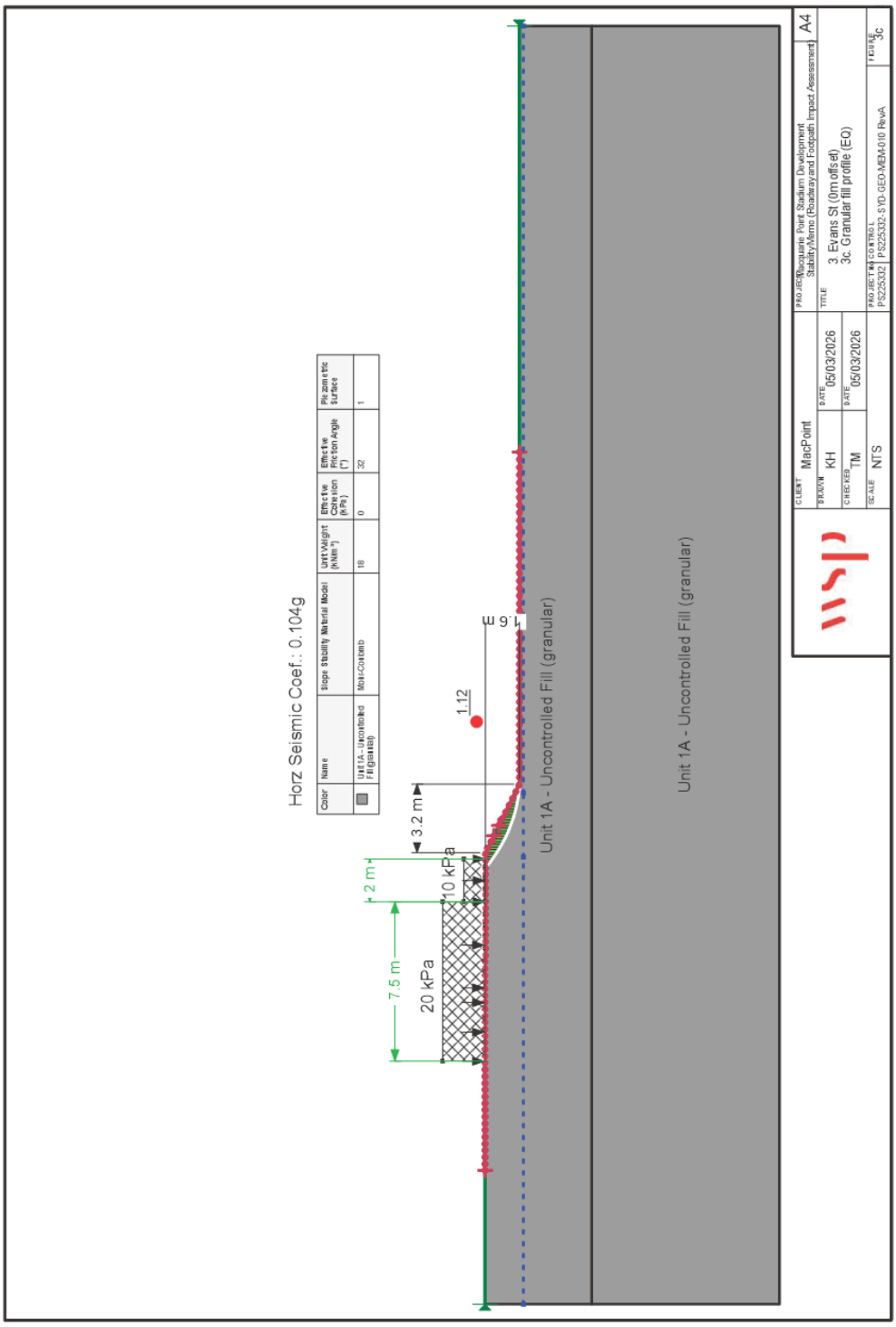

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive)
Mohr-Coulomb
18
3
28
1
Unit 2 - Estuarine
Mohr-Coulomb
17
0
30
1
1.6 m
2.28
3.2 m
4 m
7.5 m
10 kPa
20 kPa
Unit 1B - Uncontrolled Fill (cohesive)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 2. Evans St (1.6m high) (2m offset)
2). Estuarine profile. cohesive (LT)
PROJECT NO PS225332
DOCUMENT NO PS225332-SYD-GEO-MEM-010 RevA
A4

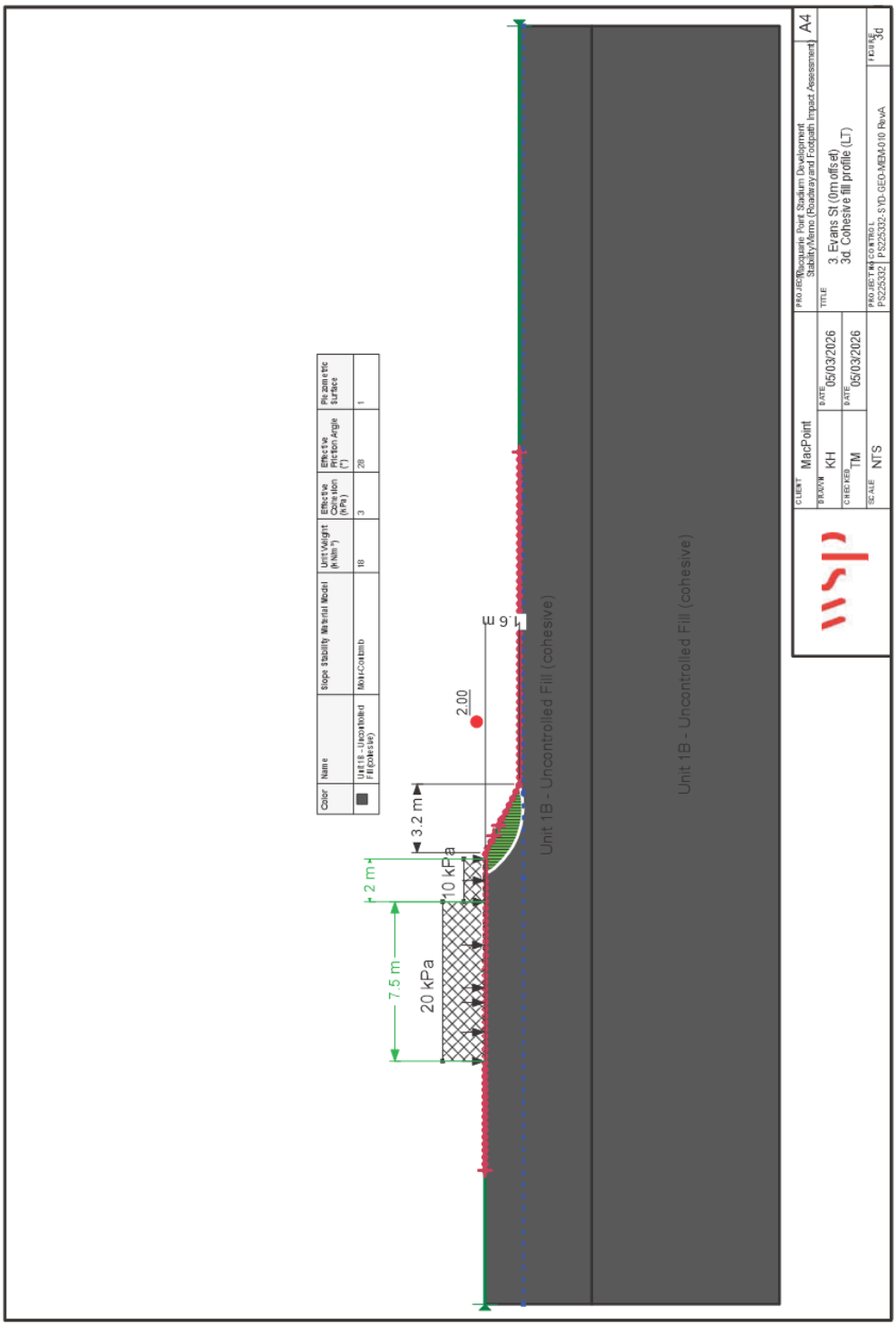

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
Unit 2 - Estuarine
Mohr-Coulomb
17
0
30
1
Unit 2 - Estuarine
4.19
1.6 m
3.2 m
4 m
7.5 m
10 kPa
20 kPa
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 2. Evans St (1.6m high) (2m offset) 2k Estuarine profile, cohesive (ST)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
A4
2k

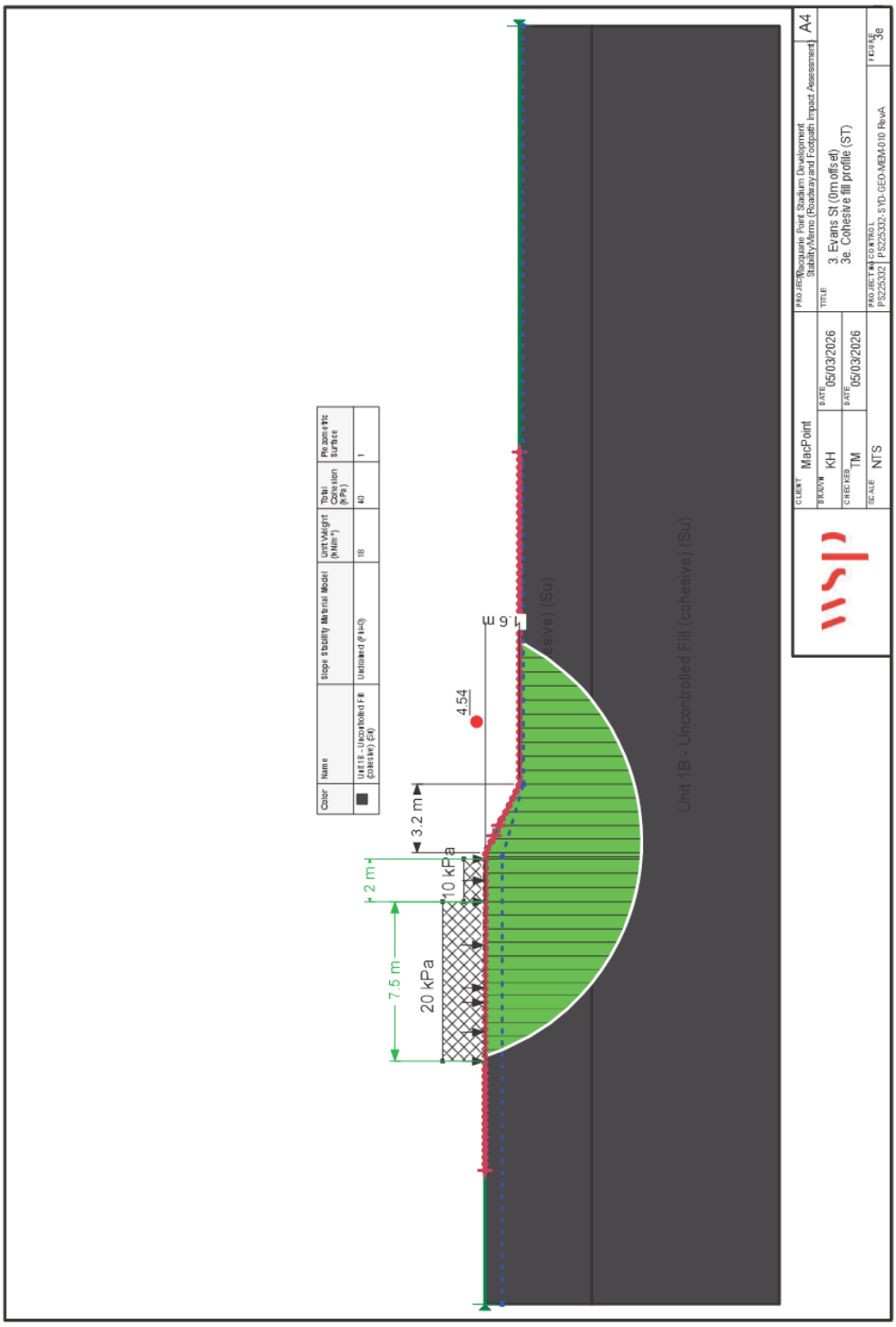

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
Unit 2 - Estuarine
Mohr-Coulomb
17
0
30
1
Unit 2 - Estuarine
1.6 m
2.60
3.2 m
4 m
2 m
7.5 m
10 kPa
20 kPa
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 2. Evans St (1.6m high) (2m offset) 2i. Estuarine profile. cohesive (EQ)
PROJECT NO. PS225332
DOC. NO. PS225332-SYD-GEO-MEM-010 RevA
A4
SHEET NO. 21

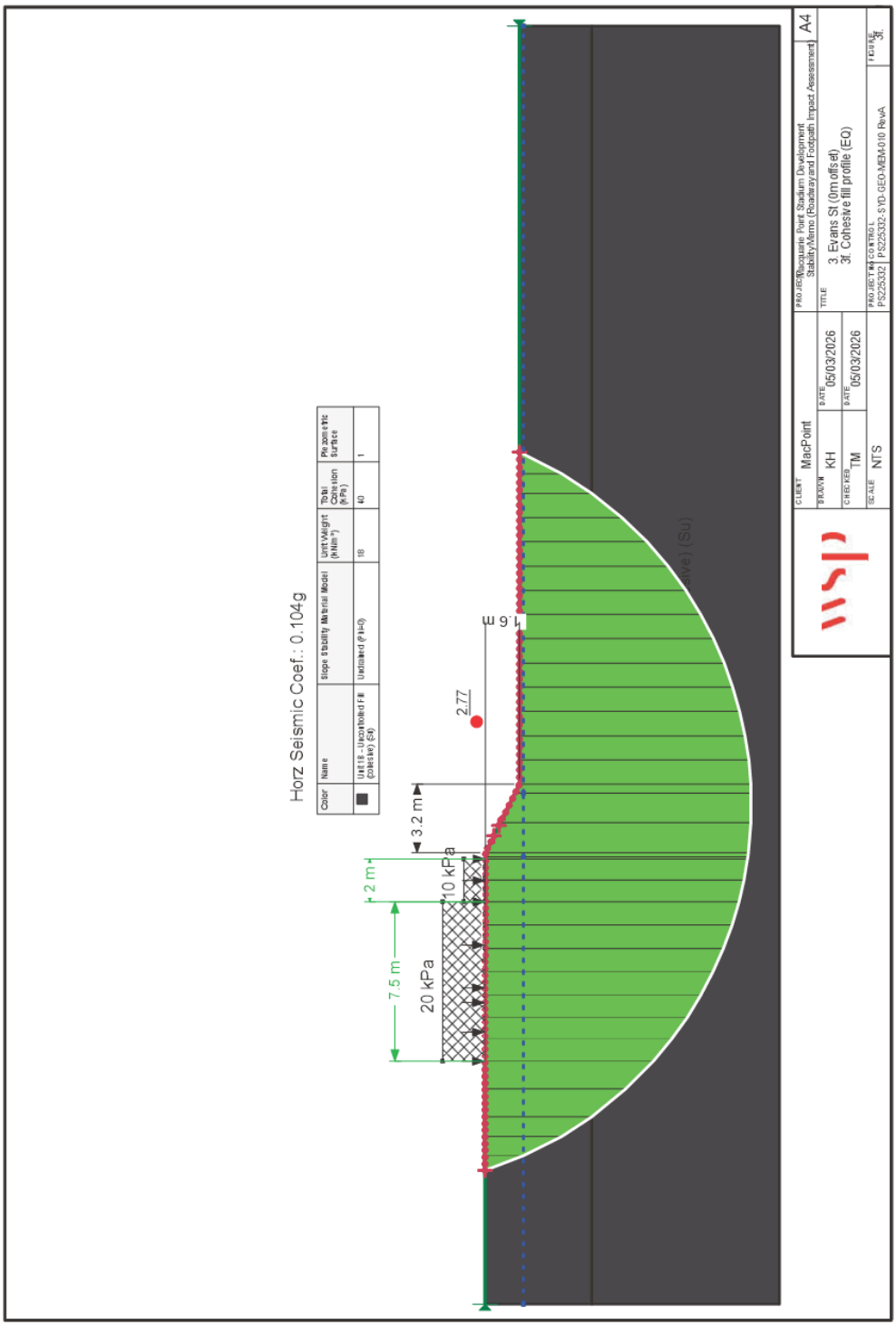

Unit 1A - Uncontrolled Fill (granular)
Unit 1A - Uncontrolled Fill (granular)
1.38
9.1 m
3.2 m
2 m
10 kPa
7.5 m
20 kPa
Color
Name
Unit 1A - Uncontrolled Fill (granular)
Slope Stability Material Model
Mohr-Coulomb
Unit Weight (kN/m³)
18
Effective Cohesion (kPa)
0
Effective Friction Angle (°)
32
Piezometric Surface
1
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 3 Evans St (0m offset)
3a. Granular fill profile (LT)
PROJECT NO. PS225332
DOC. NO. PS225332-SYD-GEO-MEM-010 RevA
FIGURE 3a
A4

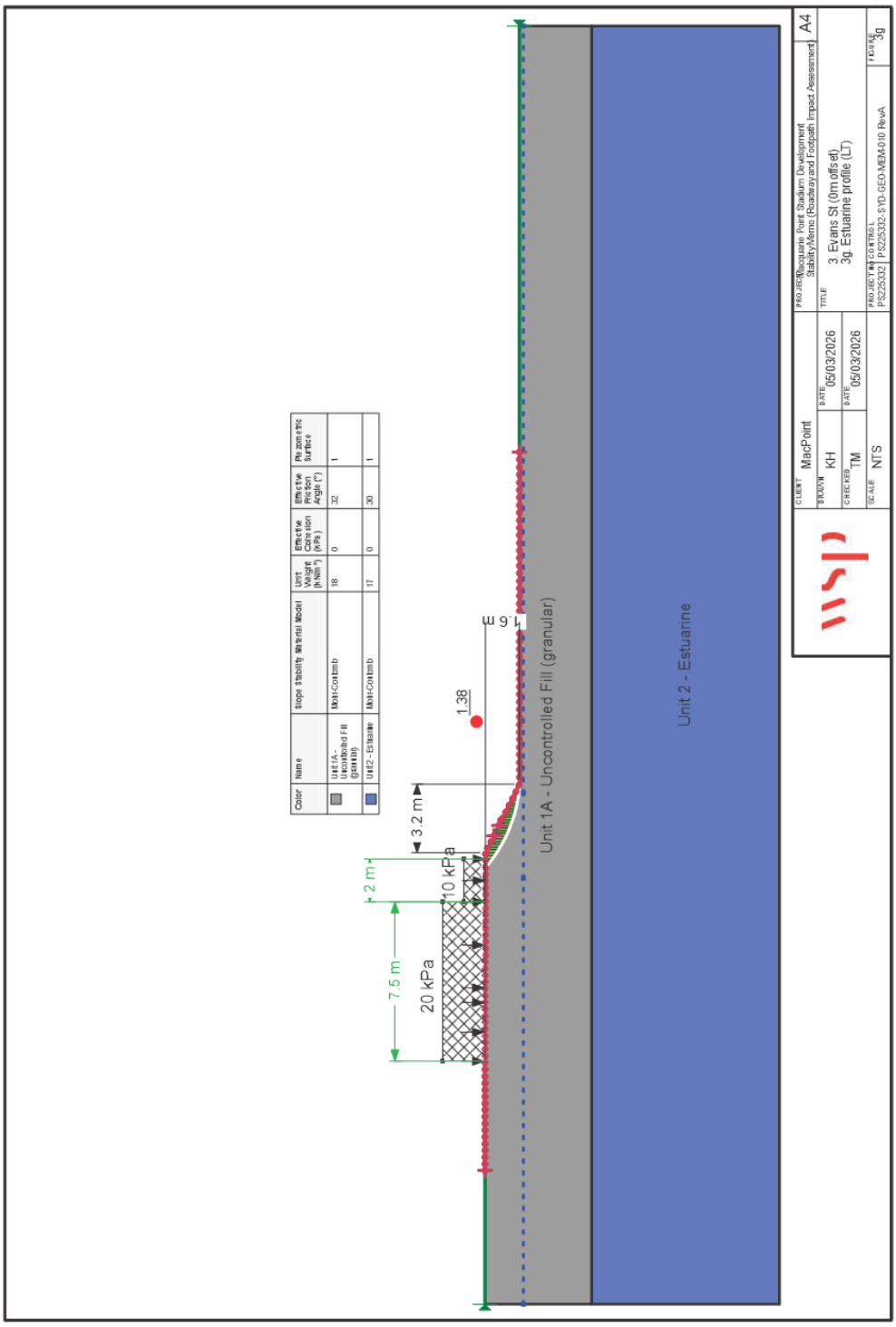

Unit 1A - Uncontrolled Fill (granular)
Unit 1A - Uncontrolled Fill (granular)
1.6 m
1.34
3.2 m
2 m
10 kPa
7.5 m
20 kPa
Color
Name
Unit 1A - Uncontrolled Fill (granular)
Slope Stability Material Model
Mohr-Coulomb
Unit Weight (kN/m³)
18
Effective Cohesion (kPa)
0
Effective Friction Angle (°)
32
Piezometric Surface
1
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 3. Evans St (0m offset)
3b. Granular fill profile (ST)
PROJECT NO. PS225332
DRAWING NO. PS225332-SYD-GEO-MEM-010 RevA
A4
FIGURE 3b

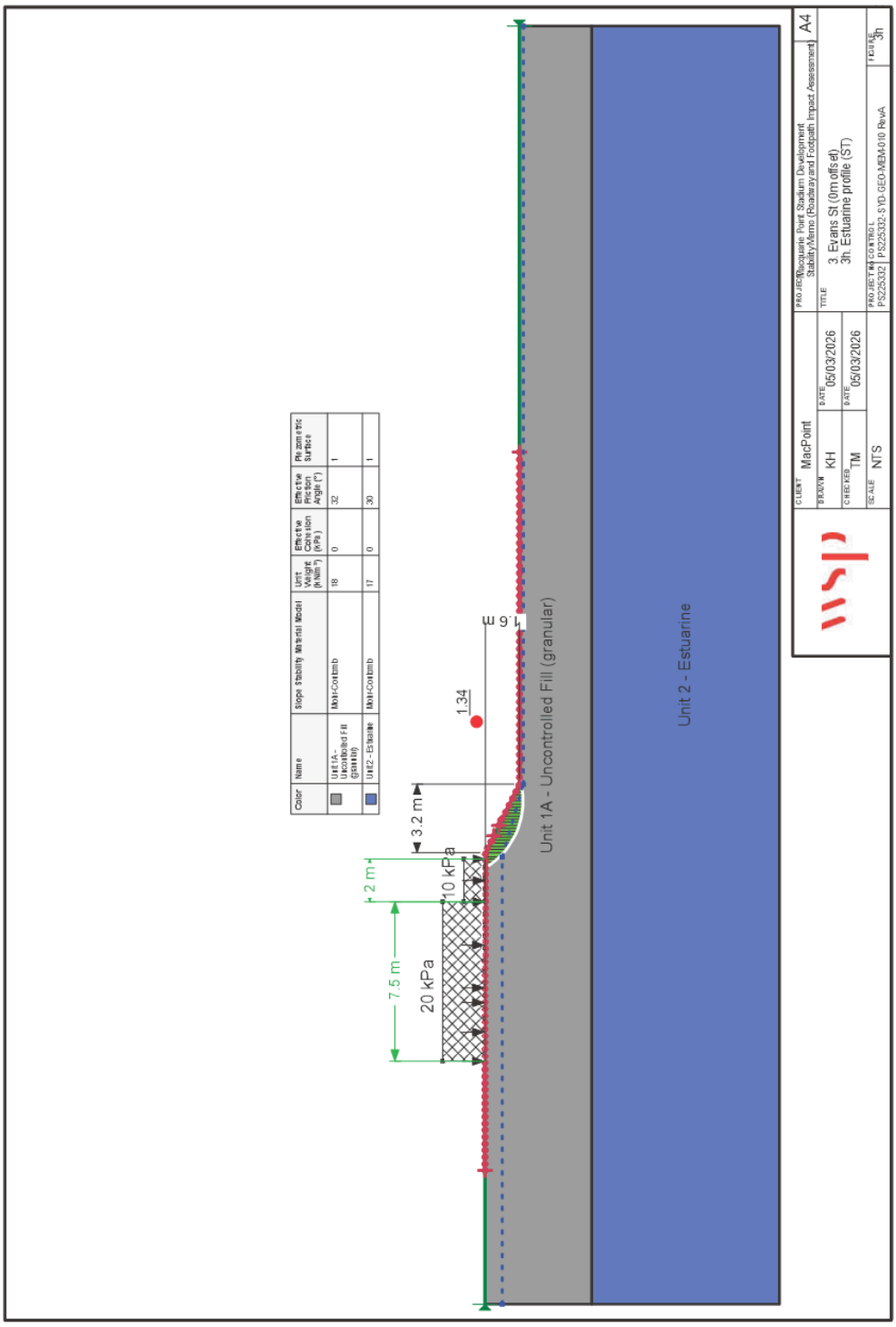

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
1.12
1.6 m
3.2 m
2 m
10 kPa
7.5 m
20 kPa
Unit 1A - Uncontrolled Fill (granular)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
A4
TITLE
3 Evans St (0m offset)
3c. Granular fill profile (EQ)
PROJECT NO.
PS225332
DOC NO.
PS225332-SYD-GEO-MEM-010 RevA
FIGURE
3c

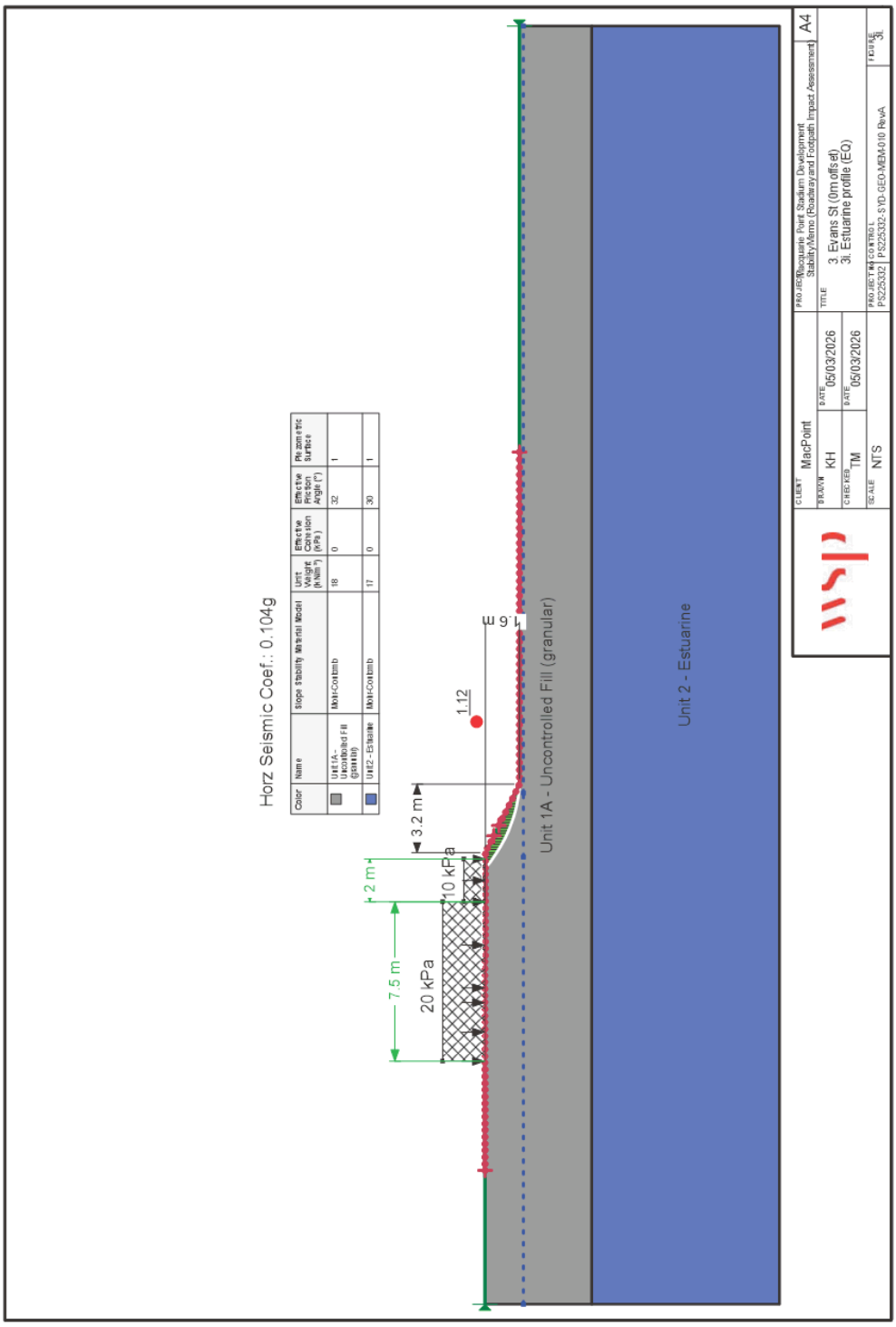

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit1B - Uncontrolled Fill (cohesive)
Mohr-Coulomb
18
3
28
1
Unit 1B - Uncontrolled Fill (cohesive)
Unit 1B - Uncontrolled Fill (cohesive)
1.6 m
2.00
3.2 m
2 m
10 kPa
7.5 m
20 kPa
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
A4
TITLE
3 Evans St (0m offset)
3d Cohesive fill profile (LT)
PROJECT NO.
PS225332
DRAWING NO.
PS225332-SYD-GEO-MEM-010 RevA
REVISION
3d

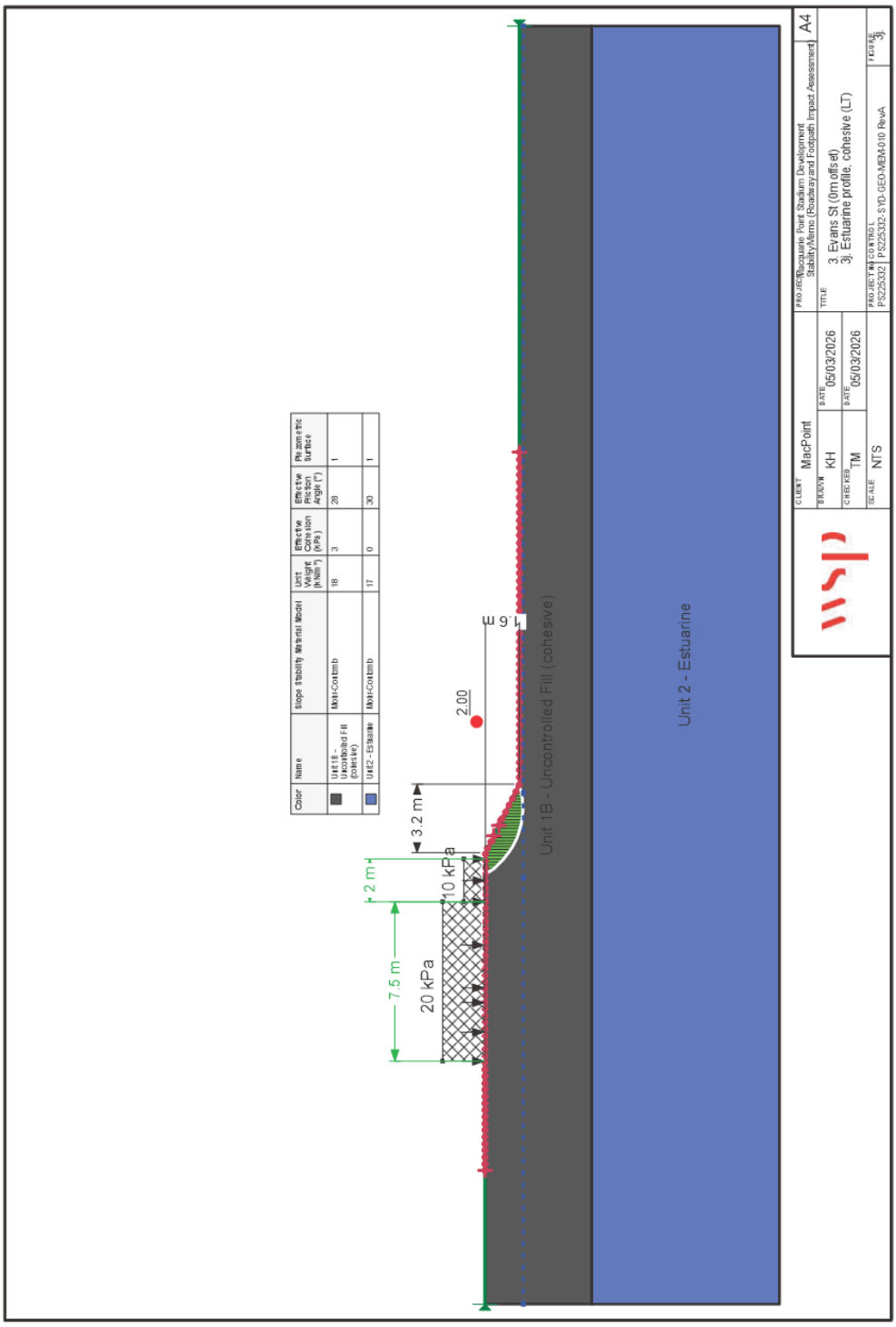

Unit 1B - Uncontrolled Fill (cohesive) (Su)
Unit 1A - Uncontrolled Fill (cohesive) (Su)
4.54
1.6 m
3.2 m
2 m
10 kPa
7.5 m
20 kPa
Color | Name | Slope Stability Material Model | Unit Weight (kN/m³) | Total Cohesion (kPa) | Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su) | Undrained (Phi=0) | 18 | 40 | 1
CLIENT MacPoint
DRAWN KH DATE 05/03/2026
CHECKED TM DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 3 Evans St (0m offset)
3e. Cohesive fill profile (ST)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
A4
SHEET 38

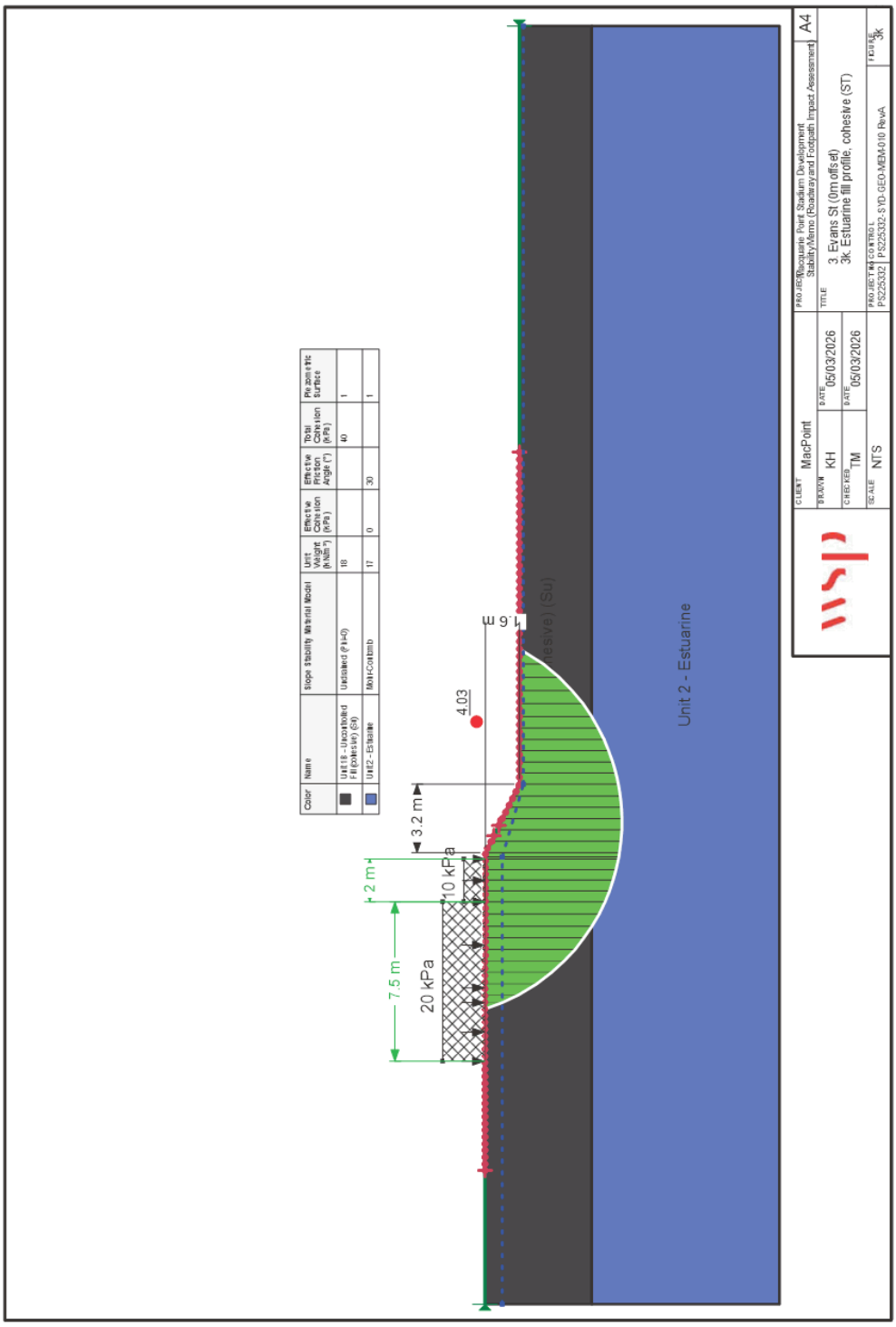

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Total Cohesion (kPa)
Piezometric Surface
Unit 18 - Unconsolidated Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
16 m
2.77
3.2 m
2 m
10 kPa
7.5 m
20 kPa
Undrained (Phi=0)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
A4
TITLE 3 Evans St (0m offset)
3f. Cohesive fill profile (EQ)
PROJECT NO. PS225332
DRAWING NO. PS225332-SYD-GEO-MEM-010 RevA
REVISE 3f

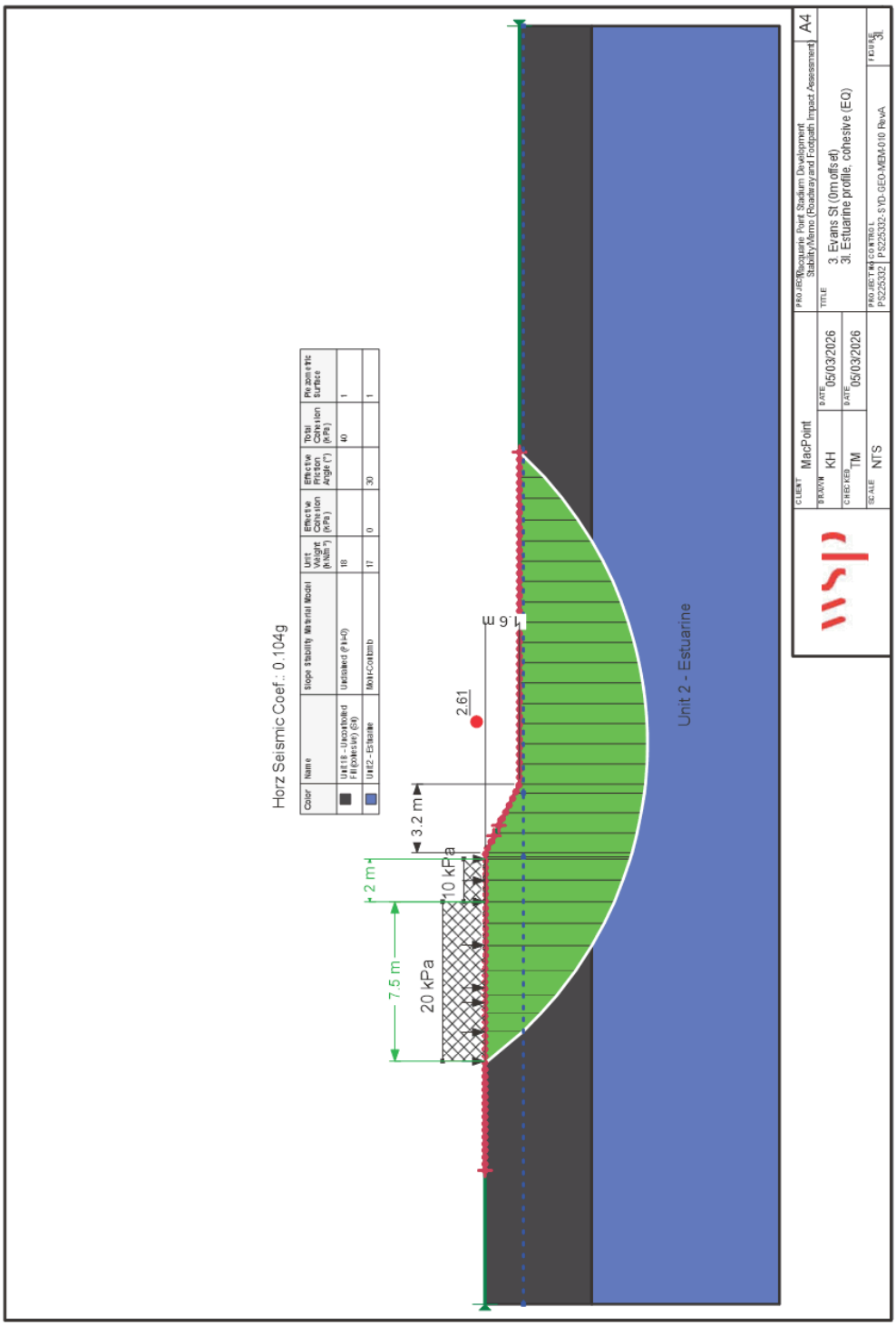

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 2 - Estuarine
Mohr-Coulomb
17
0
30
1
1.38
1.6 m
3.2 m
2 m
10 kPa
7.5 m
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
A4
TITLE
3 Evans St (0m offset)
3g Estuarine profile (LT)
PROJECT NO.
PS225332
DOCUMENT NO.
PS225332-SYD-GEO-MEM-010 RevA
REVISION
3g

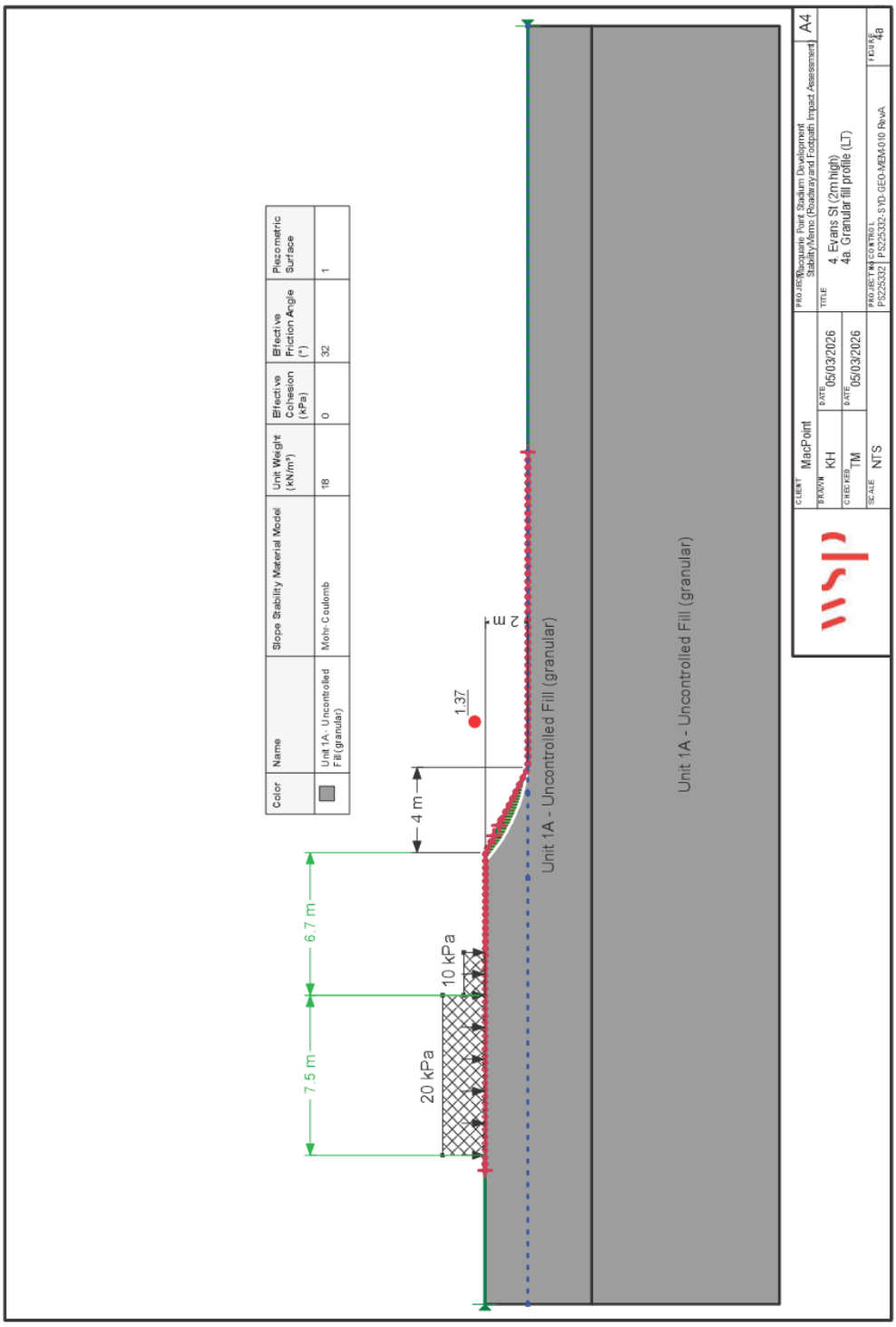

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 2 - Estuarine
Mohr-Coulomb
17
0
30
1
1.34
1.6 m
3.2 m
2 m
10 kPa
7.5 m
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 3. Evans St (0m offset)
3h. Estuarine profile (ST)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
A4
3h

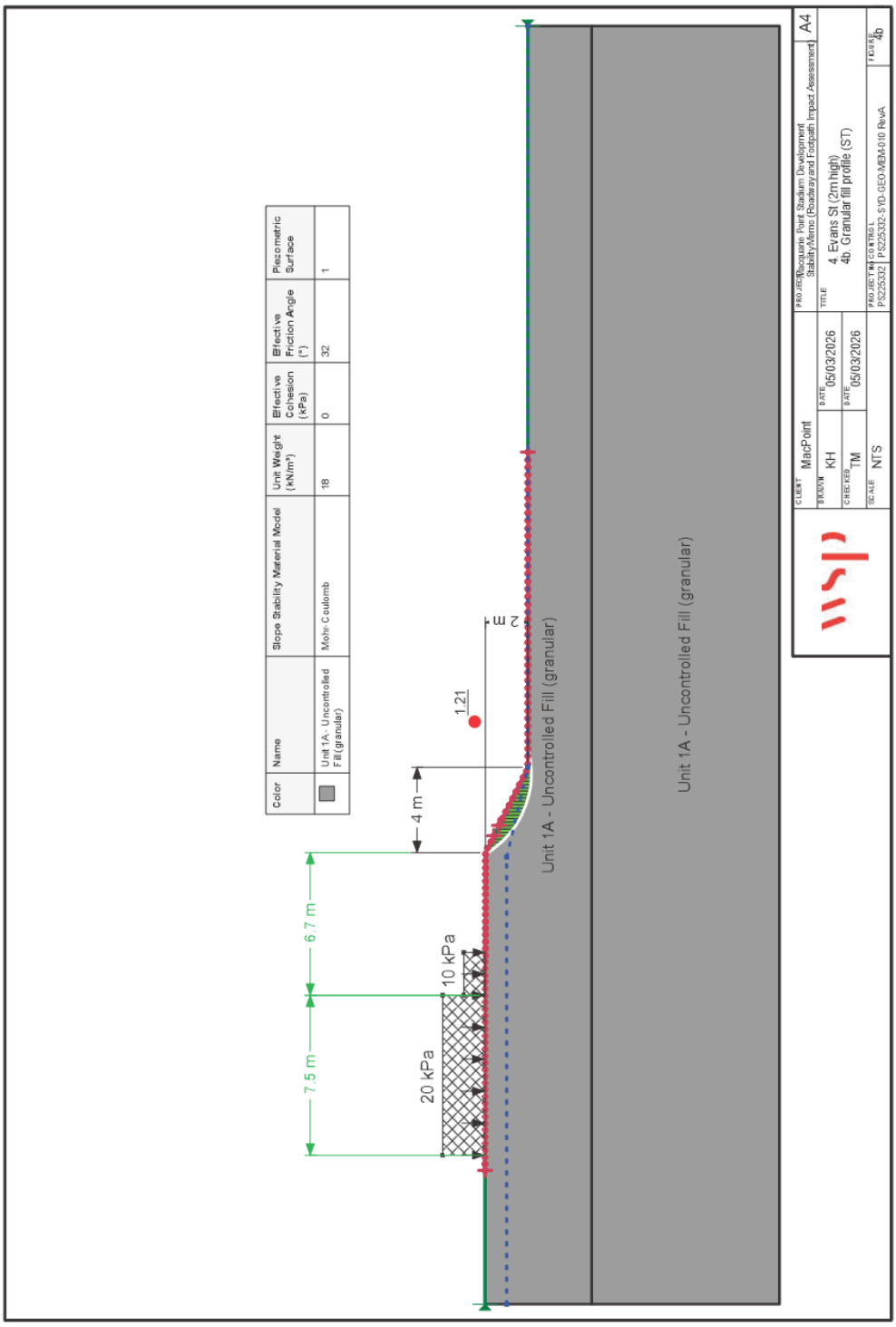

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
MoH-Cotmsb
18
0
32
1
Unit 2 - Estuarine
MoH-Cotmsb
17
0
30
1
1.12
1.6 m
3.2 m
2 m
10 kPa
7.5 m
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 3 Evans St (0m offset)
3i. Estuarine profile (EQ)
PROJECT NO. PS225332
DRAWING NO. PS225332-SYD-GEO-MEM-010 RevA
A4
SHEET 3i

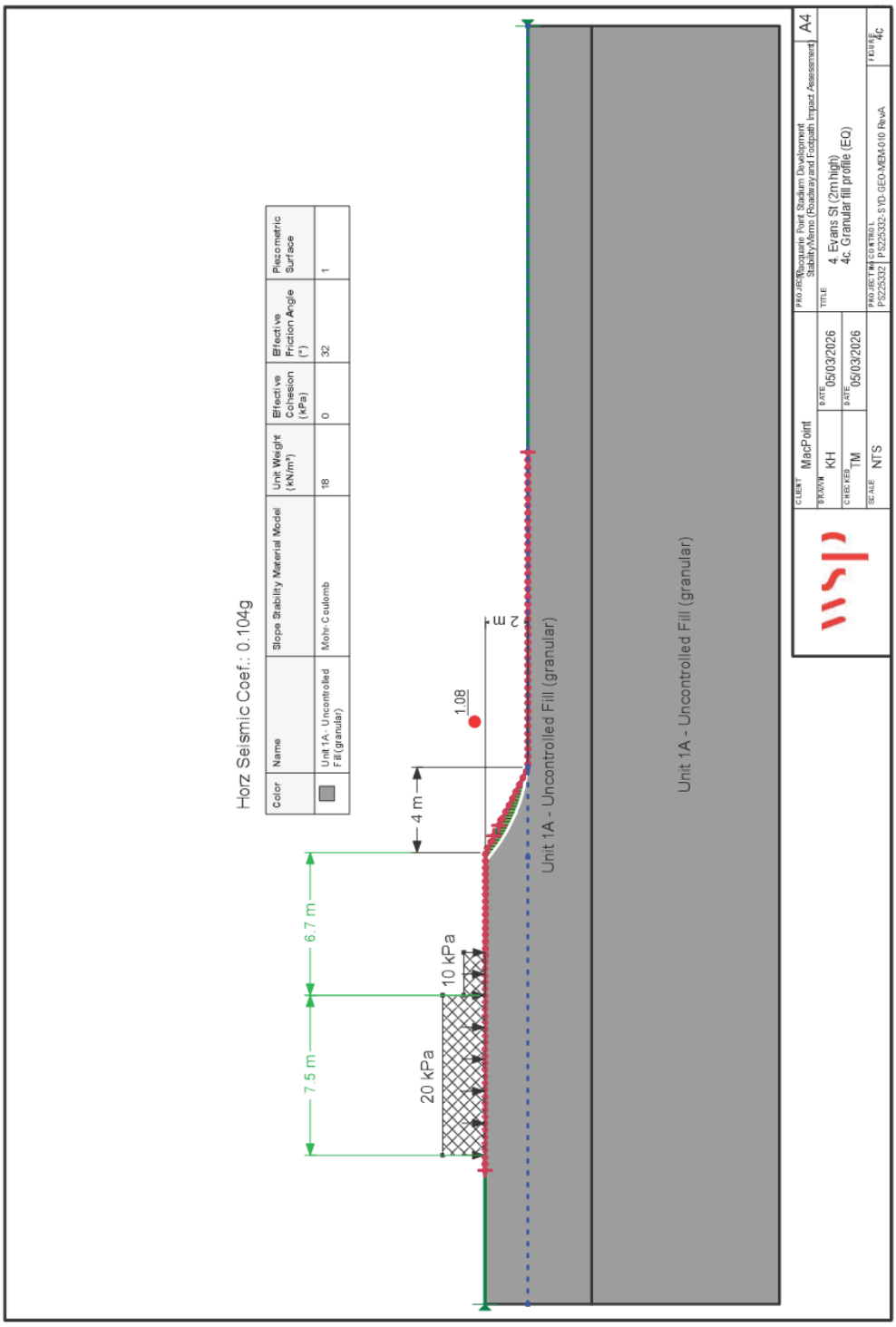

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit1B - Uncontrolled Fill (cohesive)
Mohr-Coulomb
18
3
28
1
Unit2 - Estuarine
Mohr-Coulomb
17
0
30
1
1.6 m
2.00
3.2 m
2 m
10 kPa
7.5 m
20 kPa
Unit 1B - Uncontrolled Fill (cohesive)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
A4
TITLE
3 Evans St (0m offset)
3j). Estuarine profile. cohesive (LT)
PROJECT NO
PS225332
DOCUMENT NO.
PS225332-SYD-GEO-MEM-010 RevA
REVISION
3j

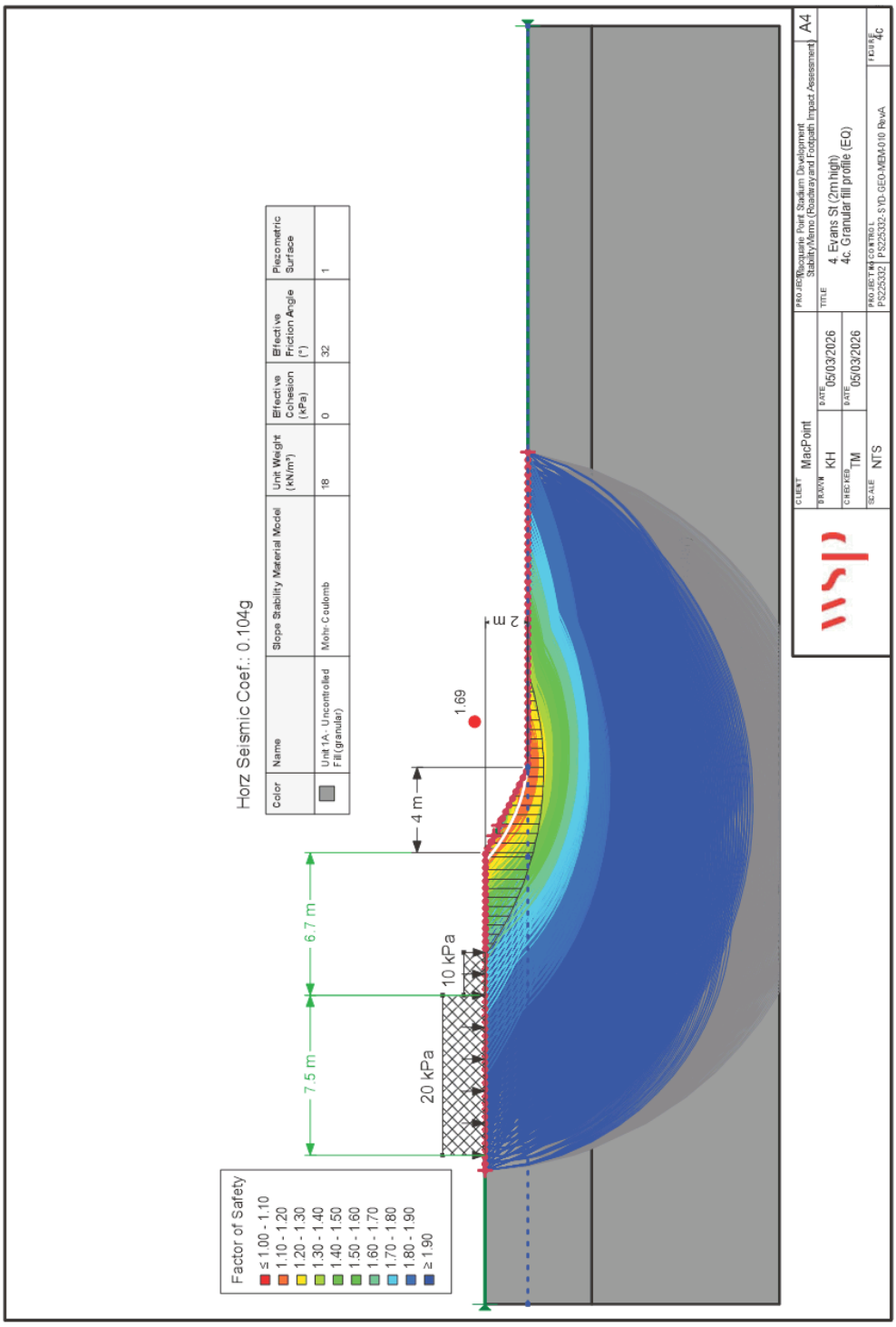

Color | Name | Slope Stability Material Model | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) | Total Cohesion (kPa) | Piezometric Surface
Unit1B - Uncontrolled Fill (cohesive) (Fill) | Undrained (Phi=0) | 18 | | | 40 | 1
Unit2 - Estuarine | Mohr-Coulomb | 17 | 0 | 30 | | 1
Unit 2 - Estuarine
(su vej) (Su)
4.03
1.6 m
3.2 m
2 m
10 kPa
7.5 m
20 kPa
CLIENT MacPoint
DRAWN KH DATE 05/03/2026
CHECKED TM DATE 05/03/2026
SCALE NTS
PROJECT PS225332
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 3. Evans St (0m offset) 3k. Estuarine fill profile, cohesive (ST)
DOCUMENT PS225332-SYD-GEO-MEM-010 RevA
FIGURE 3k
A4

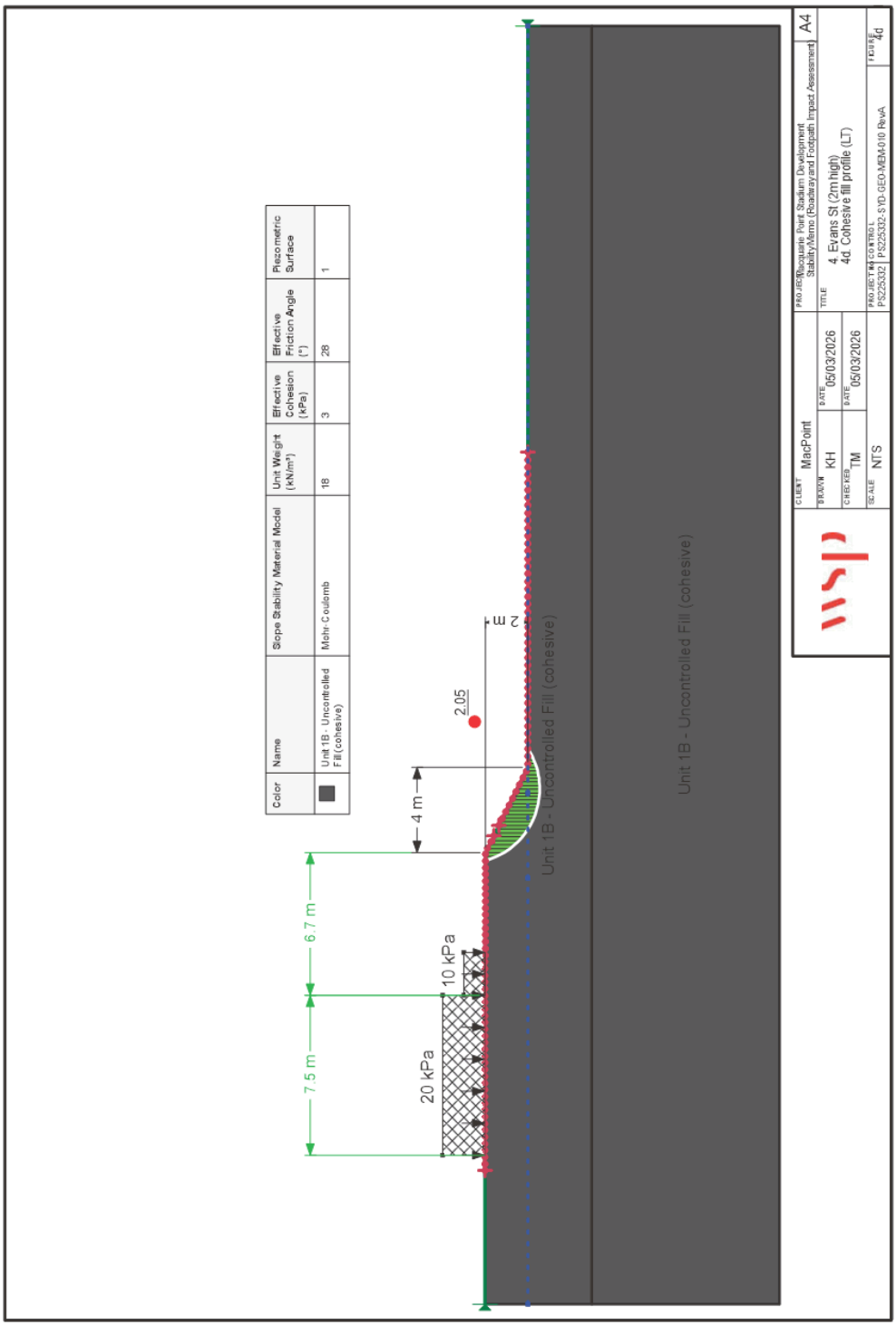

Horz Seismic Coef.: 0.104g
Color | Name | Slope Stability Material Model | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) | Total Cohesion (kPa) | Piezometric Surface
Unit18 - Uncontrolled Fill (cohesive) (Fill) | Undrained (Phi=0) | 18 | | | 40 | 1
Unit2 - Estuarine | Mohr-Coulomb | 17 | 0 | 30 | | 1
Unit 2 - Estuarine
16 m
2.61
3.2 m
2 m
10 kPa
7.5 m
20 kPa
CLIENT MacPoint
DRAWN KH DATE 05/03/2026
CHECKED TM DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 3 Evans St (0m offset) 3l. Estuarine profile. cohesive (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
FORMAT A4
SHEET NO. 3l

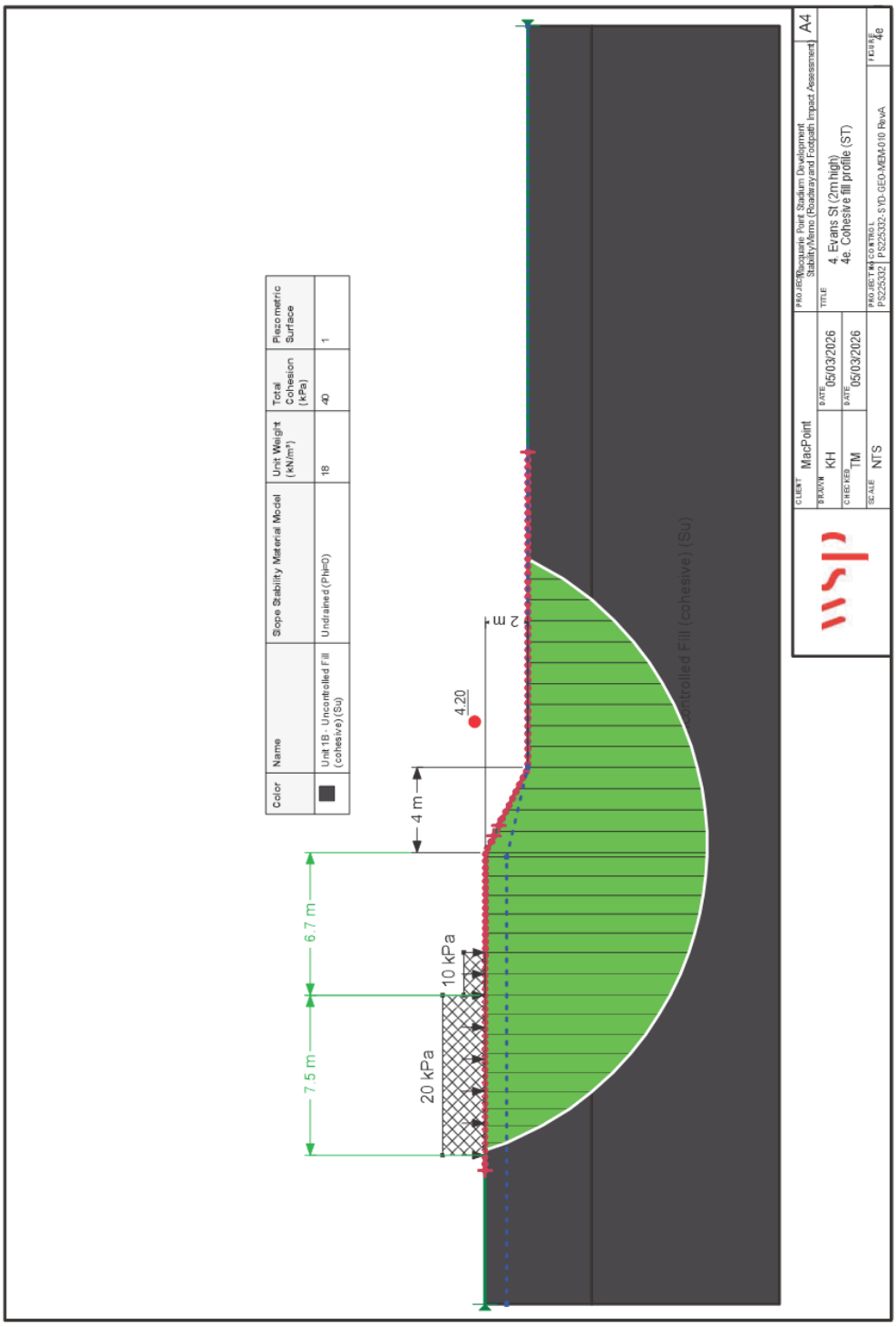

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A- Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 1A - Uncontrolled Fill (granular)
Unit 1A - Uncontrolled Fill (granular)
1.37
4 m
6.7 m
7.5 m
10 kPa
20 kPa
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 4 Evans St (2m high) 4a. Granular fill profile (LT)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
A4
FIGURE 4a

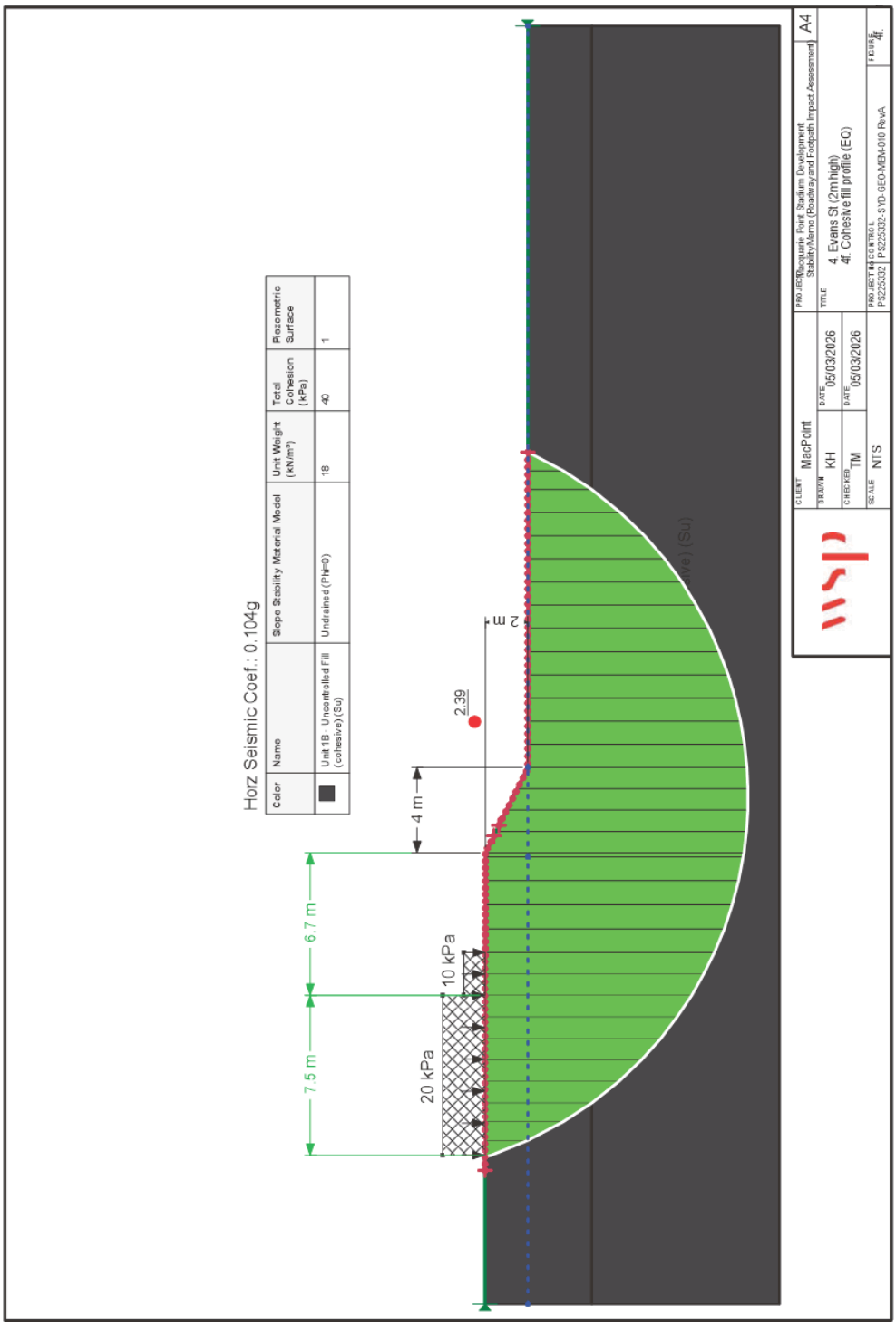

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A- Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
1.21
2 m
4 m
6.7 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 1A - Uncontrolled Fill (granular)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 4. Evans St (2m high)
4b. Granular fill profile (ST)
PROJECT NO. PS225332
DOC NO. PS225332-SYD-GEO-MEM-010 RevA
A4
FIGURE 4b

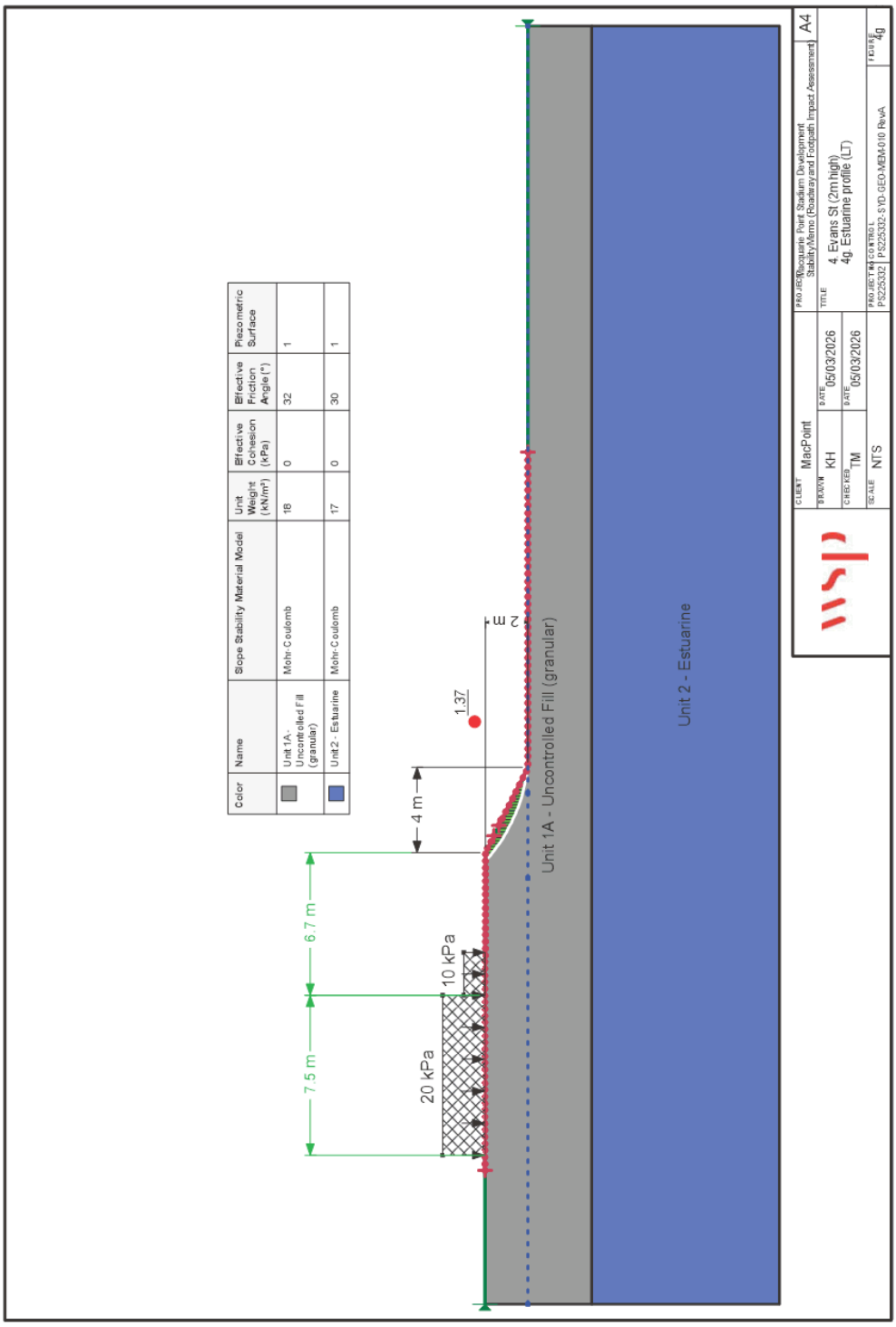

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A- Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
1.08
2 m
4 m
6.7 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 1A - Uncontrolled Fill (granular)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 4 Evans St (2m high)
4c Granular fill profile (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
A4
FIGURE 4c

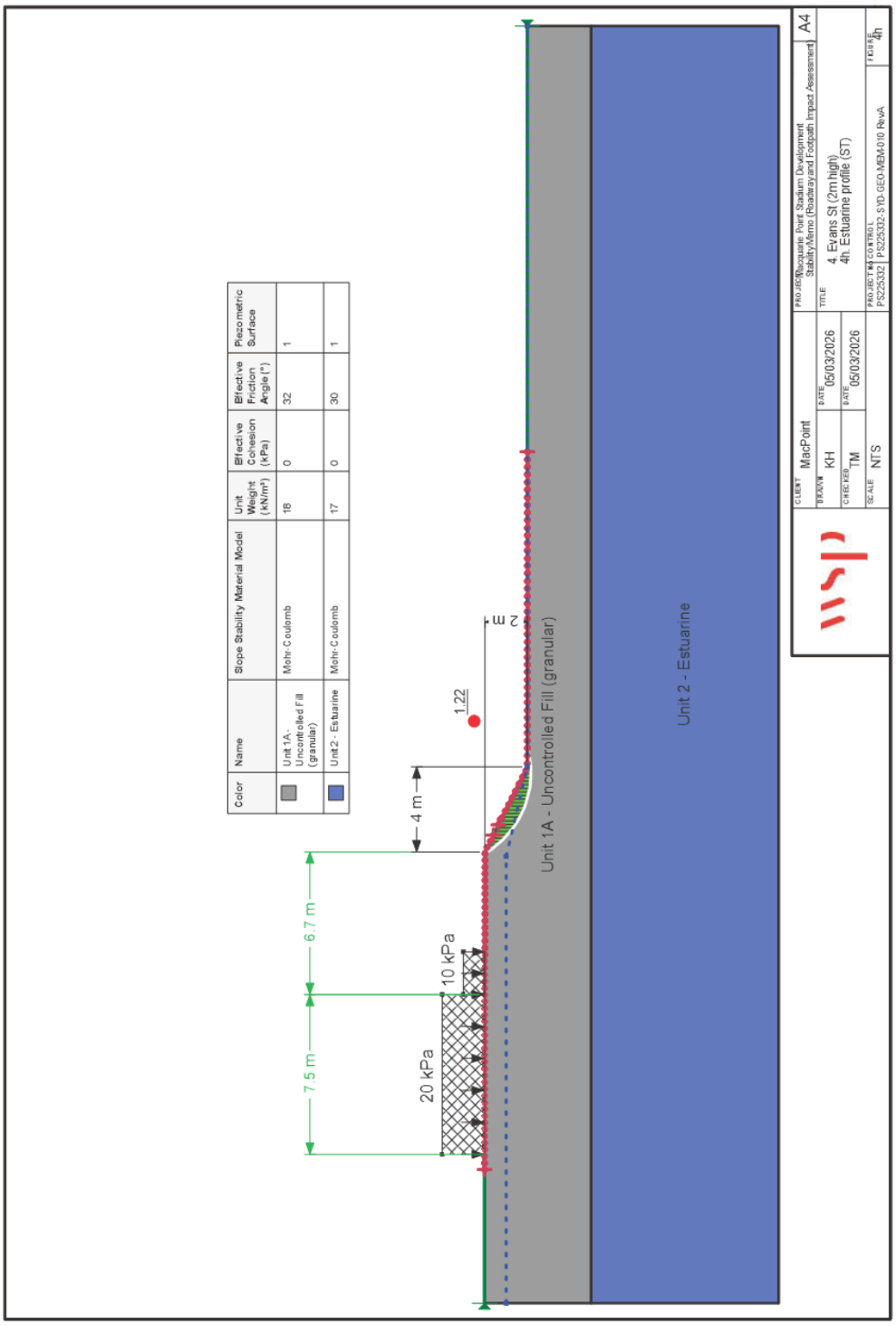

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A- Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Factor of Safety
≤ 1.00 - 1.10
1.10 - 1.20
1.20 - 1.30
1.30 - 1.40
1.40 - 1.50
1.50 - 1.60
1.60 - 1.70
1.70 - 1.80
1.80 - 1.90
≥ 1.90
20 kPa
10 kPa
7.5 m
6.7 m
4 m
2 m
1.69
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 4 Evans St (2m high)
4c. Granular fill profile (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
A4
FIGURE 4c

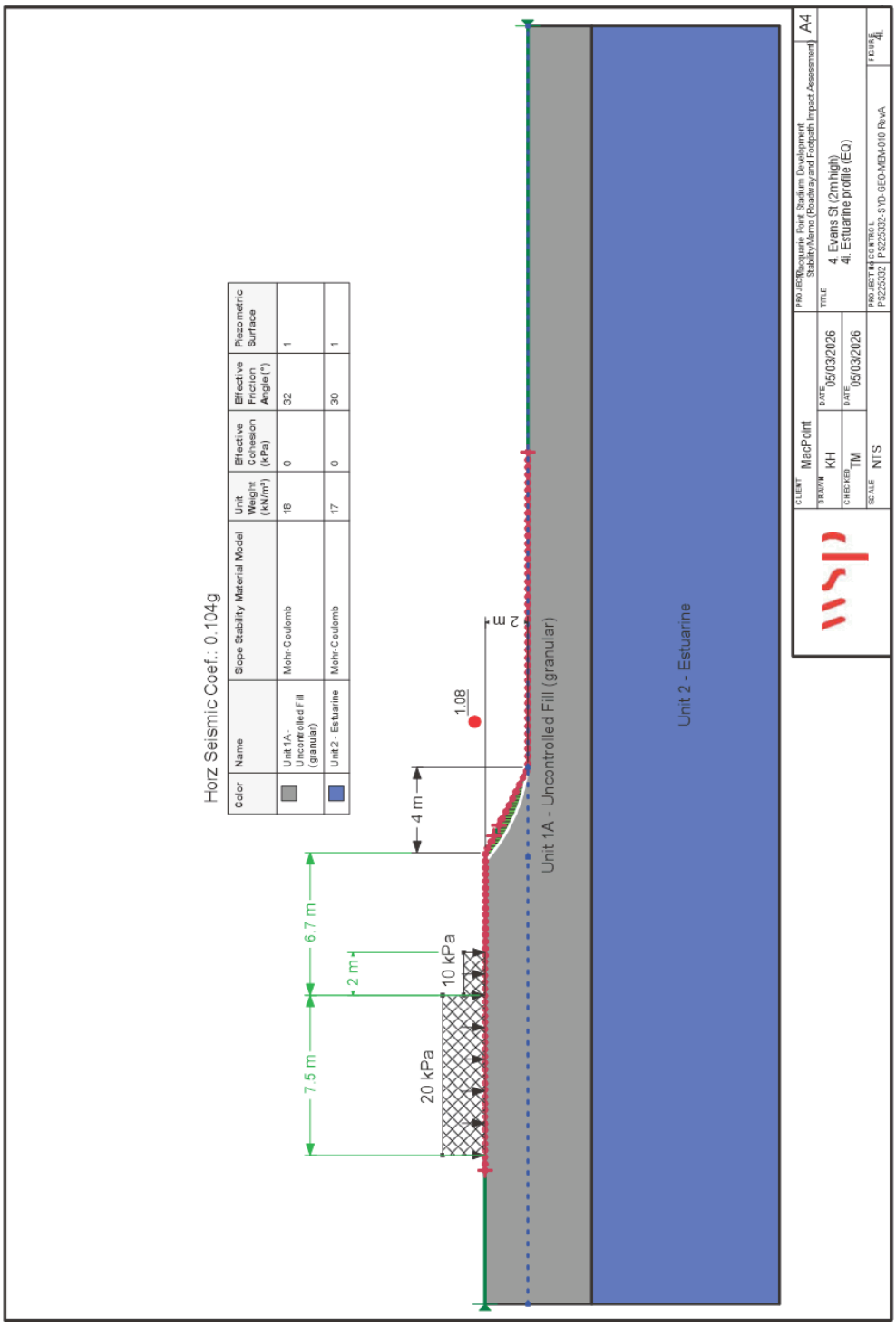

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive)
Mohr-Coulomb
18
3
28
1
Unit 1B - Uncontrolled Fill (cohesive)
Unit 1B - Uncontrolled Fill (cohesive)
2.05
4 m
6.7 m
7.5 m
10 kPa
20 kPa
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 4 Evans St (2m high)
4d Cohesive fill profile (LT)
PROJECT No. PS225332
DOCUMENT No. PS225332-SYD-GEO-MEM-010 RevA
A4
FIGURE 4d

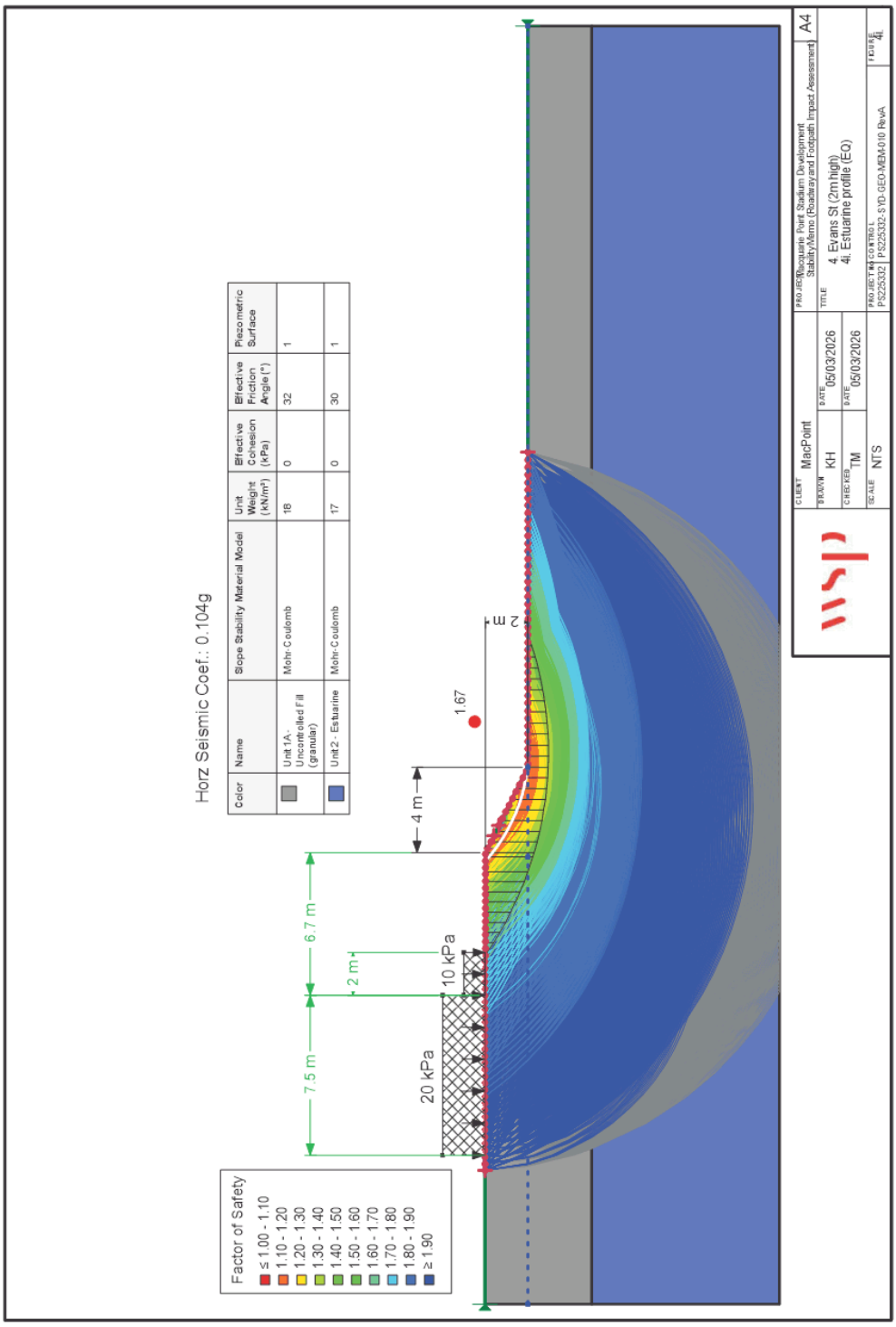

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B : Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
Uncontrolled Fill (cohesive) (Su)
4.20
2 m
4 m
6.7 m
7.5 m
10 kPa
20 kPa
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 4 Evans St (2m high) 4e. Cohesive fill profile (ST)
PROJECT NO PS225332
DOC NO PS225332-SYD-GEO-MEM-010 RevA
A4
4e

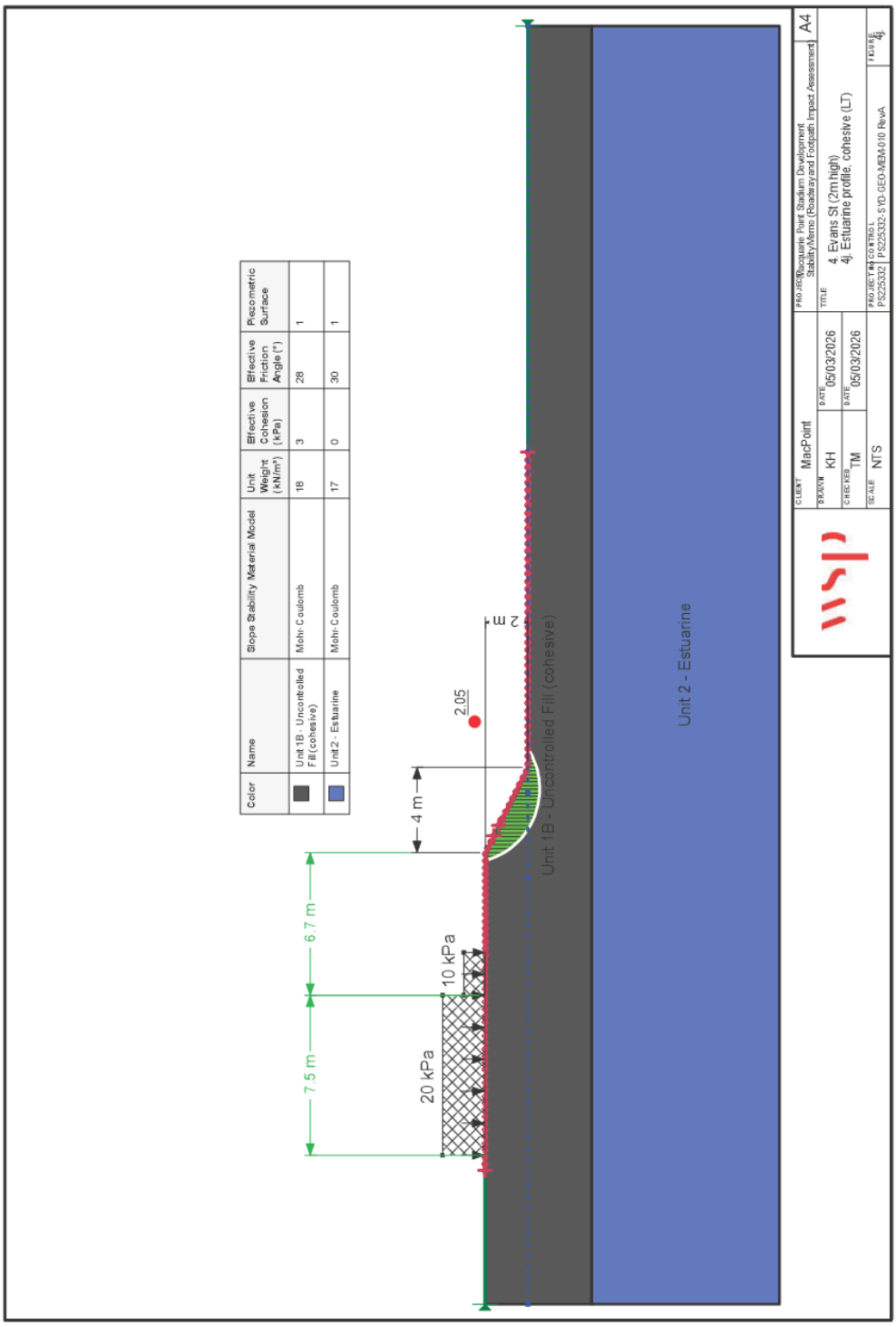

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B : Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
2.39
4 m
6.7 m
7.5 m
10 kPa
20 kPa
Ve) (Su)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 4 Evans St (2m high)
4f: Cohesive fill profile (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
A4

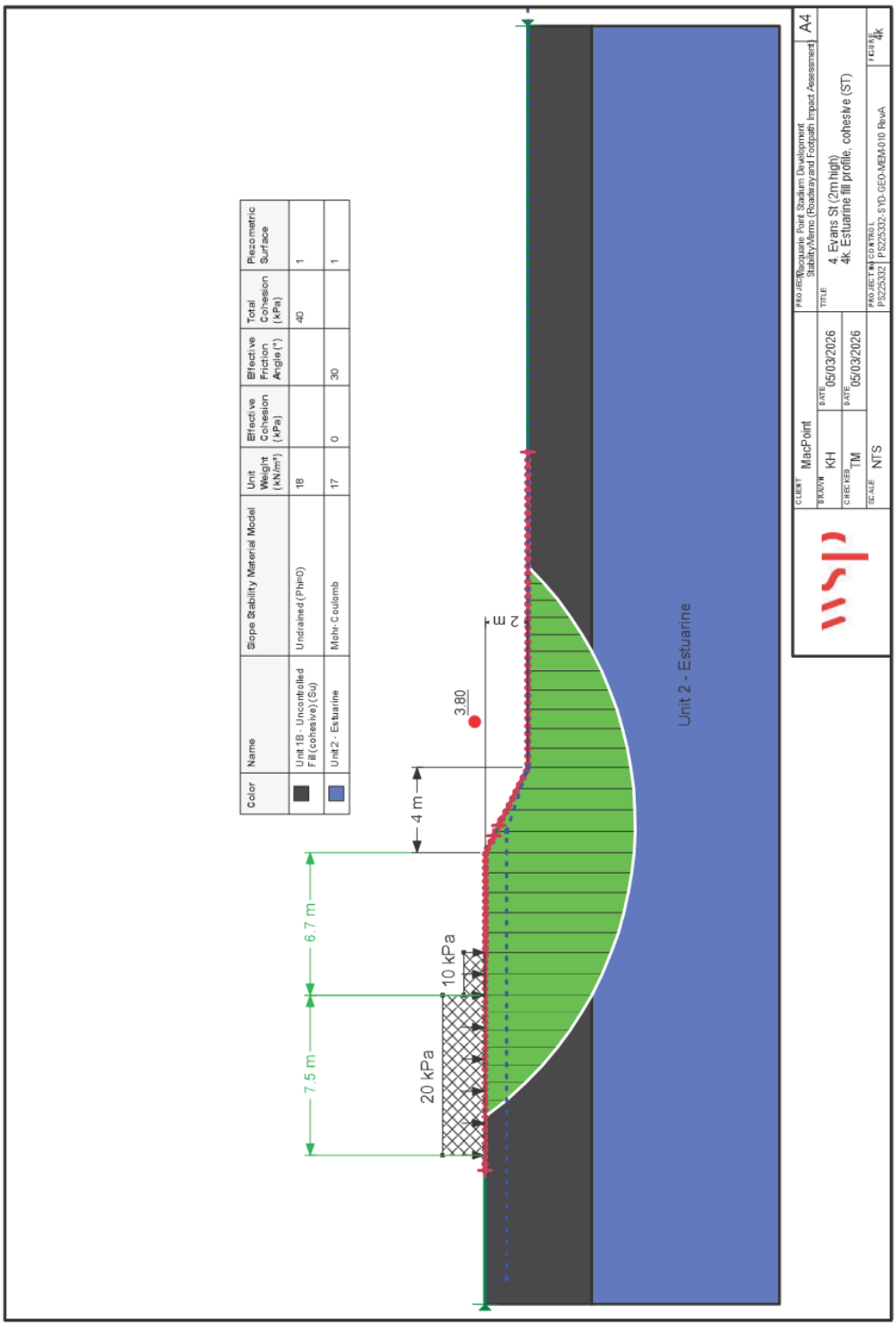

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 2 - Estuarine
Mohr-Coulomb
17
0
30
1
1.37
RL
4 m
6.7 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 4 Evans St (2m high) 4g Estuarine profile (LT)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
A4
4g

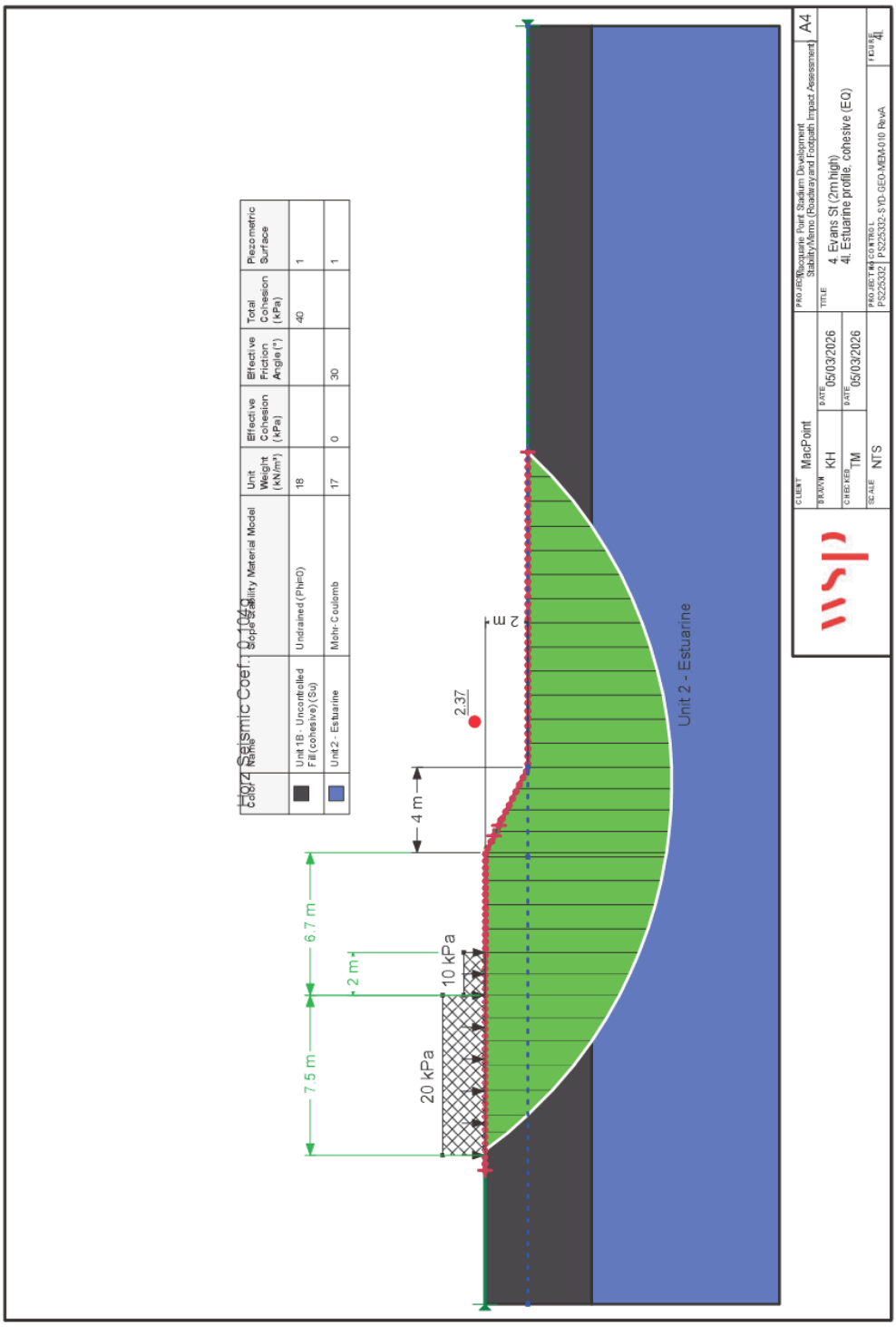

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 2 - Estuarine
Mohr-Coulomb
17
0
30
1
1.22
4 m
6.7 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 4. Evans St (2m high) 4h: Estuarine profile (ST)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
A4
4h

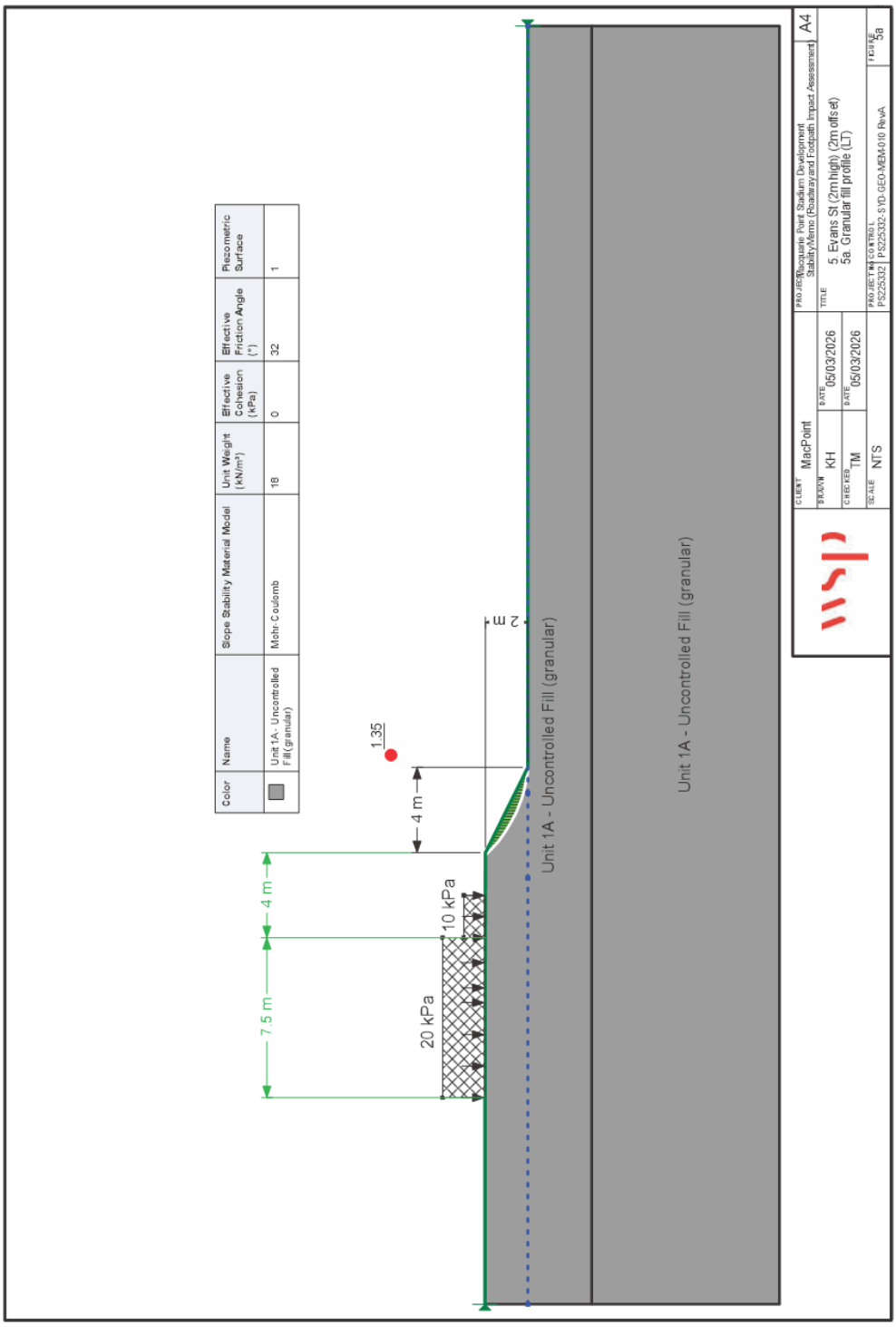

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 2 - Estuarine
Mohr-Coulomb
17
0
30
1
1.08
2 m
4 m
6.7 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 4. Evans St (2m high)
4i. Estuarine profile (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
A4

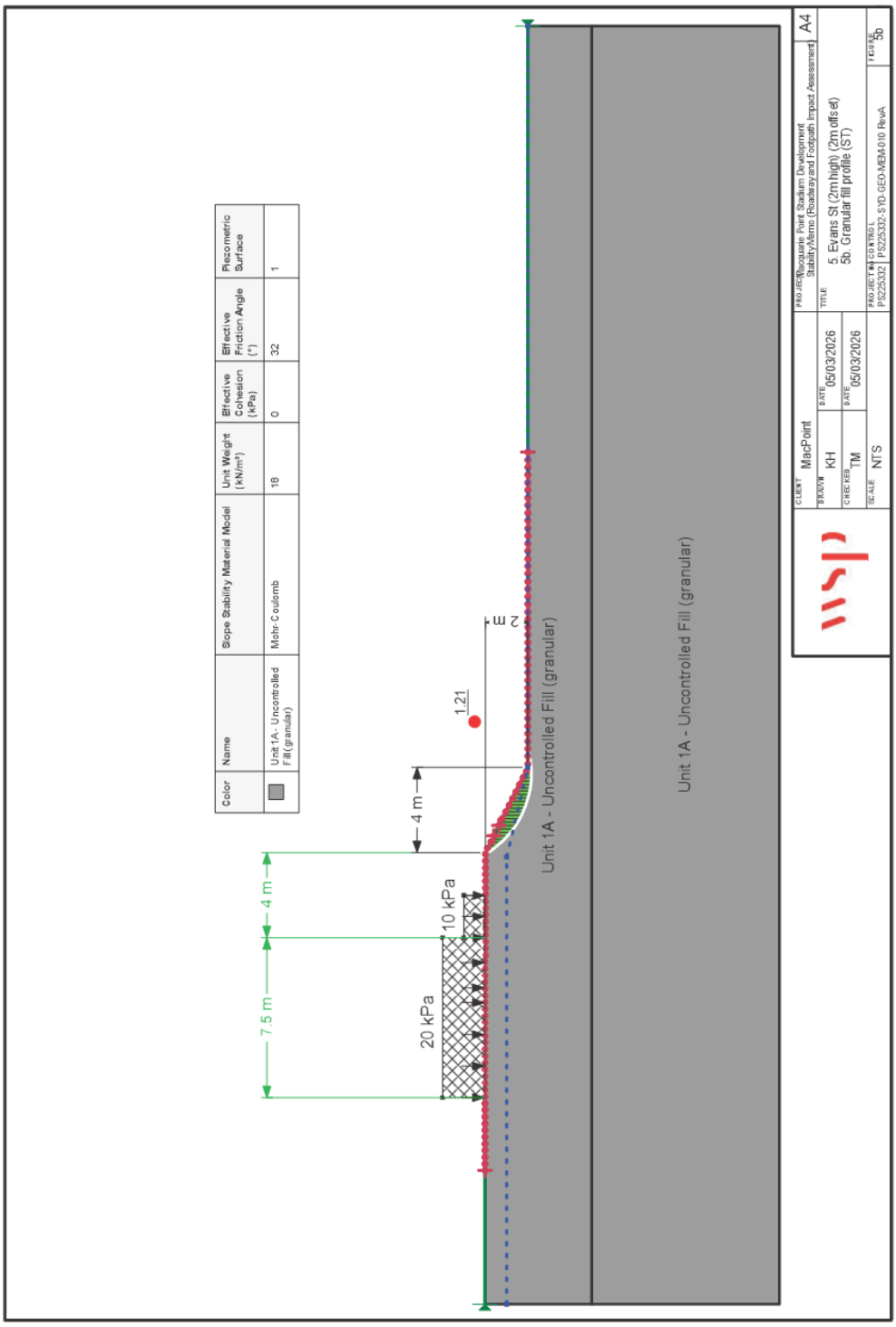

Horz Seismic Coef.: 0.104g
Color | Name | Slope Stability Material Model | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) | Piezometric Surface
Unit 1A- Uncontrolled Fill (granular) | Mohr-Coulomb | 18 | 0 | 32 | 1
Unit2 - Estuarine | Mohr-Coulomb | 17 | 0 | 30 | 1
Factor of Safety
≤ 1.00 - 1.10
1.10 - 1.20
1.20 - 1.30
1.30 - 1.40
1.40 - 1.50
1.50 - 1.60
1.60 - 1.70
1.70 - 1.80
1.80 - 1.90
≥ 1.90
20 kPa
10 kPa
2 m
6.7 m
7.5 m
4 m
1.67
CLIENT MacPoint
DRAWN KH
CHECKED TM
SCALE NTS
DATE 05/03/2026
DATE 05/03/2026
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 4 Evans St (2m high) 4ii. Estuarine profile (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
A4

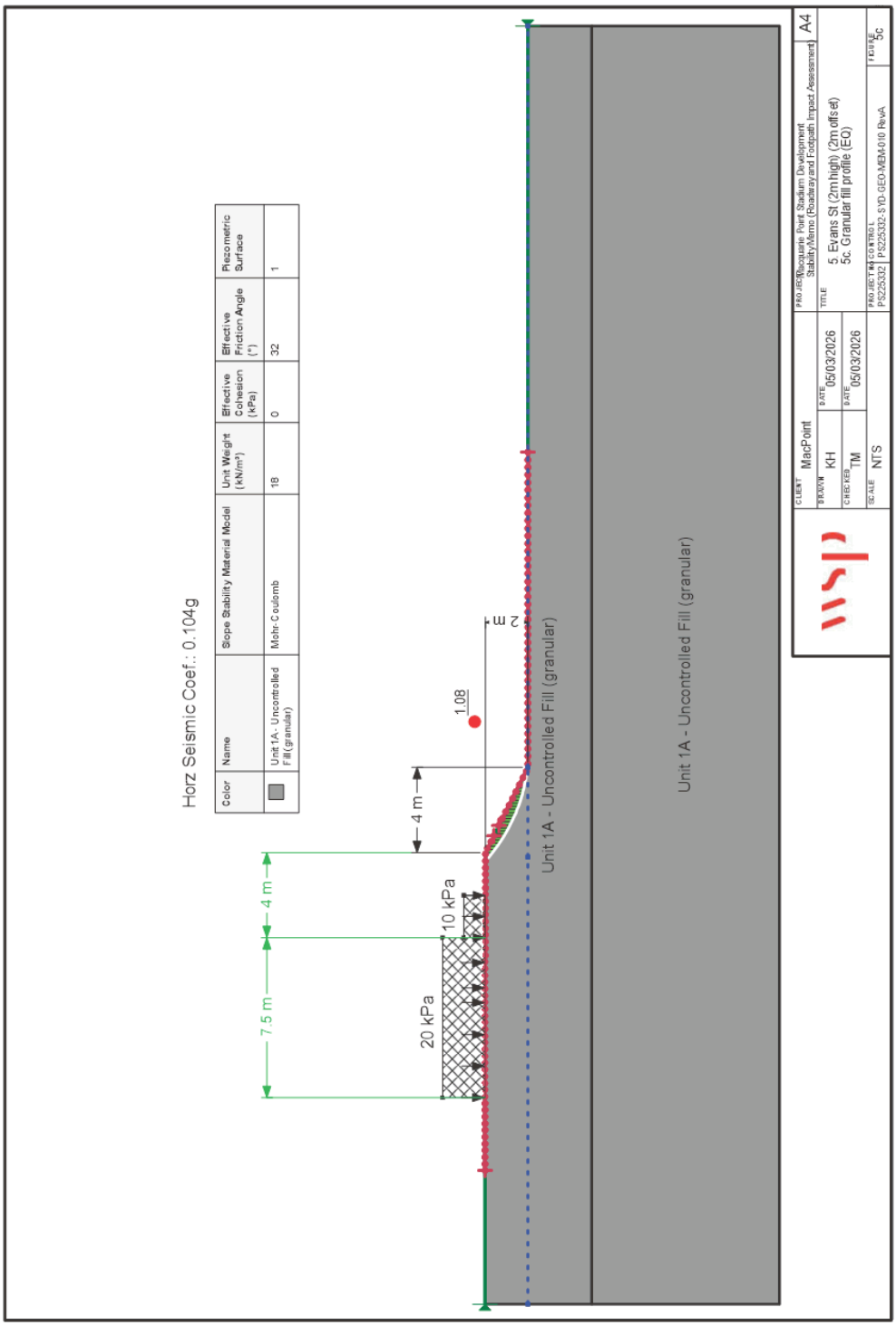

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive)
Mohr-Coulomb
18
3
28
1
Unit 2 - Estuarine
Mohr-Coulomb
17
0
30
1
2.05
4 m
6.7 m
7.5 m
10 kPa
20 kPa
Unit 1B - Uncontrolled Fill (cohesive)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
A4
TITLE
4 Evans St (2m high)
4j. Estuarine profile: cohesive (LT)
PROJECT NO.
PS225332
DOCUMENT NO.
PS225332-SYD-GEO-MEM-0010 RevA
REVISION
4j

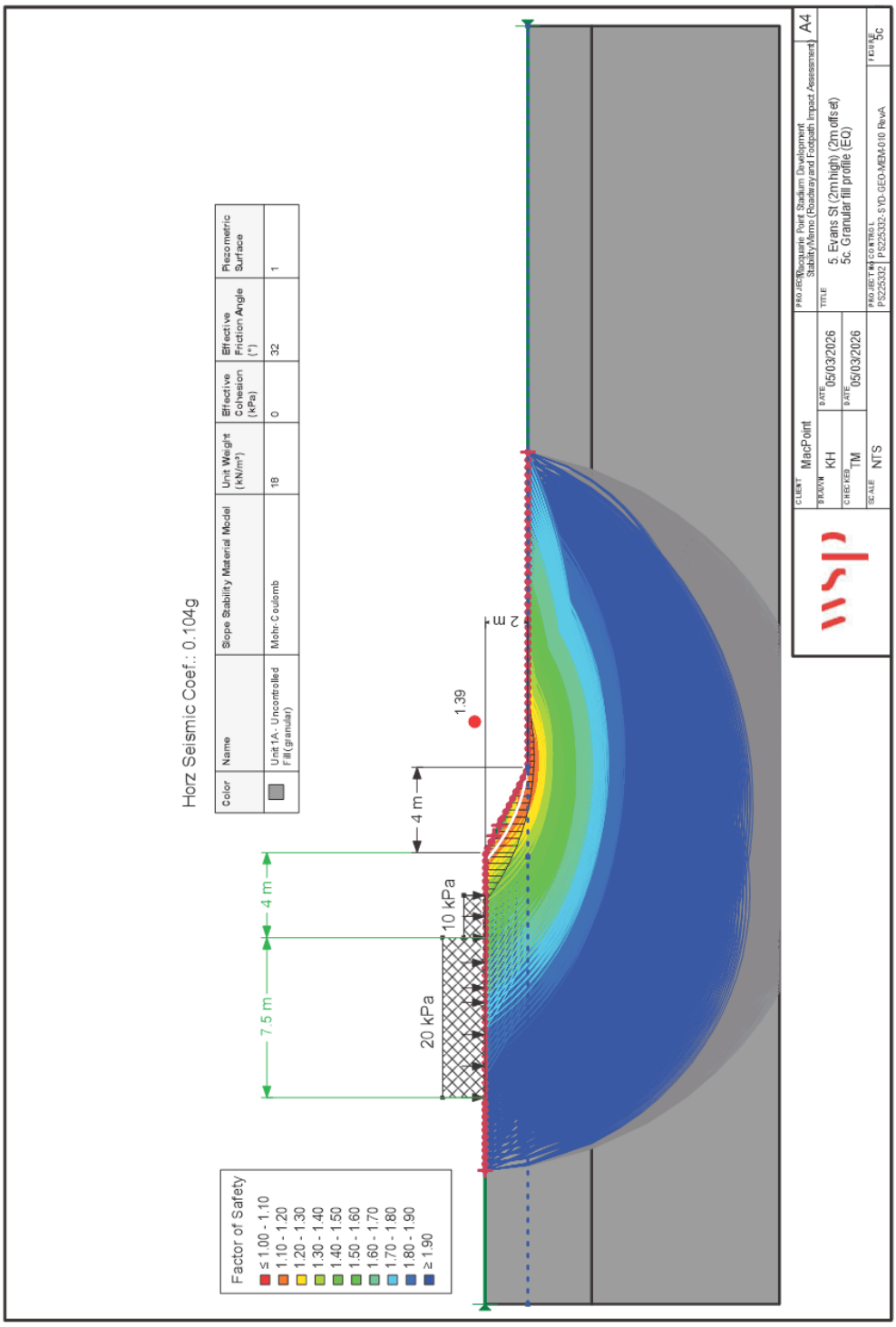

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
Unit 2 - Estuarine
Mohr-Coulomb
17
0
30
1
3.80
4 m
6.7 m
7.5 m
10 kPa
20 kPa
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 4. Evans St (2m high)
4k. Estuarine fill profile, cohesive (ST)
PROJECT NO. PS225332
DRAWING NO. PS225332-SYD-GEO-MEM-0010 RevA
REVISION 4k
A4

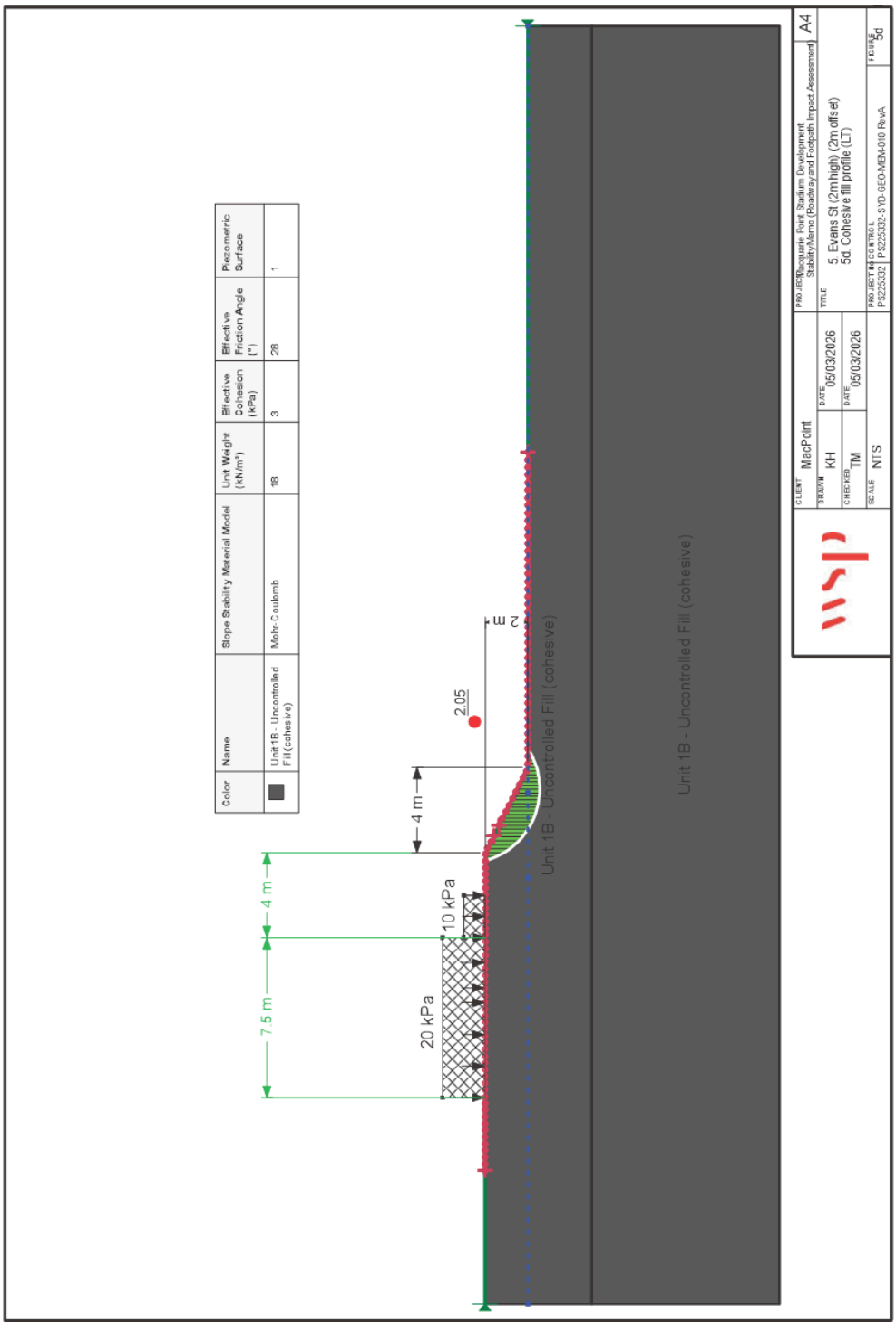

Horz Seismic Coef.: 0.104
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
Unit 2 - Estuarine
Mohr-Coulomb
17
0
30
1
2.37
4 m
6.7 m
2 m
10 kPa
7.5 m
20 kPa
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 4. Evans St (2m high) 4i. Estuarine profile: cohesive (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
A4
SHEET 4i

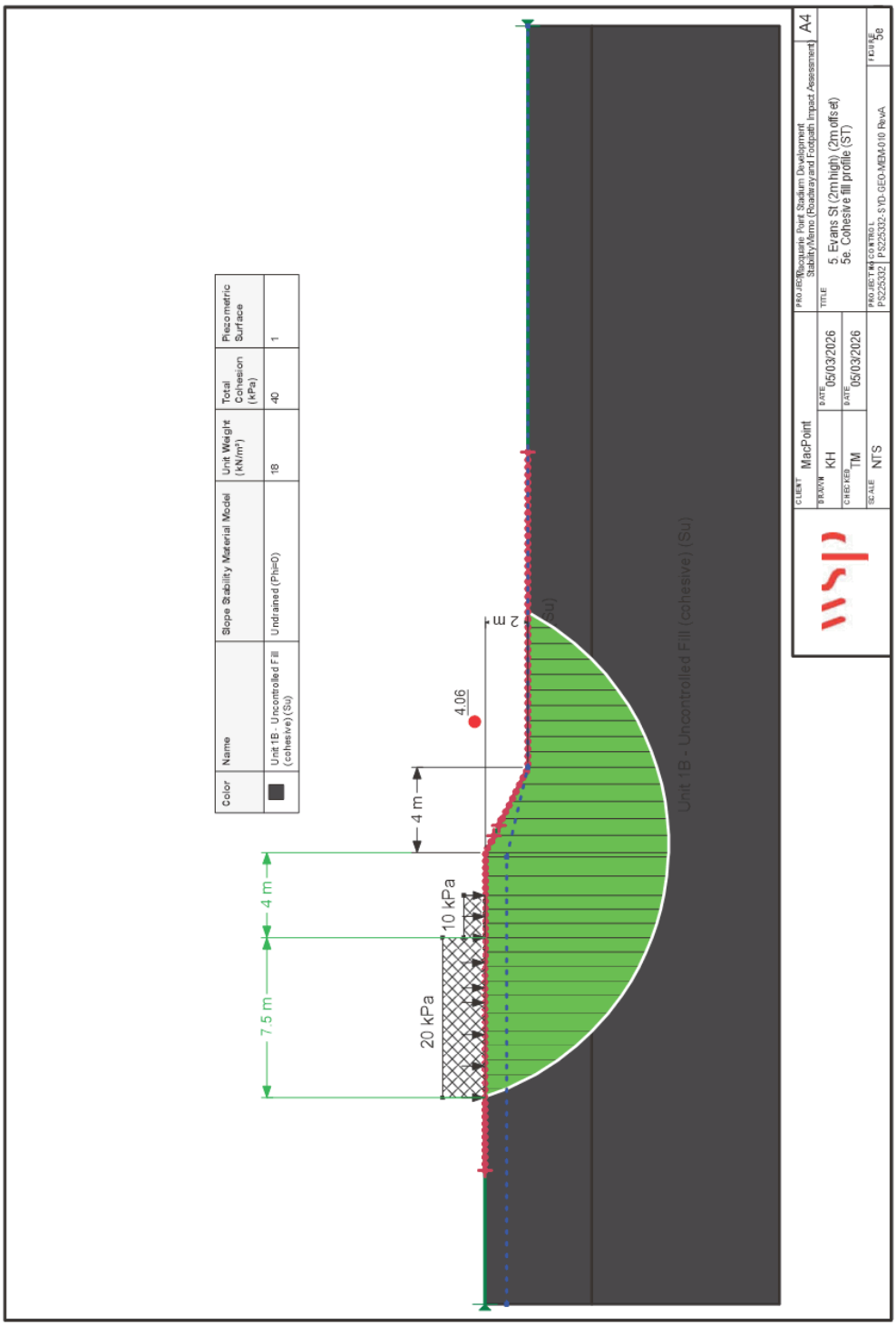

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A- Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
1.35
2 m
4 m
4 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 1A - Uncontrolled Fill (granular)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 5. Evans St (2m high) (2m offset)
5a. Granular fill profile (LT)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
A4
FIGURE 5a

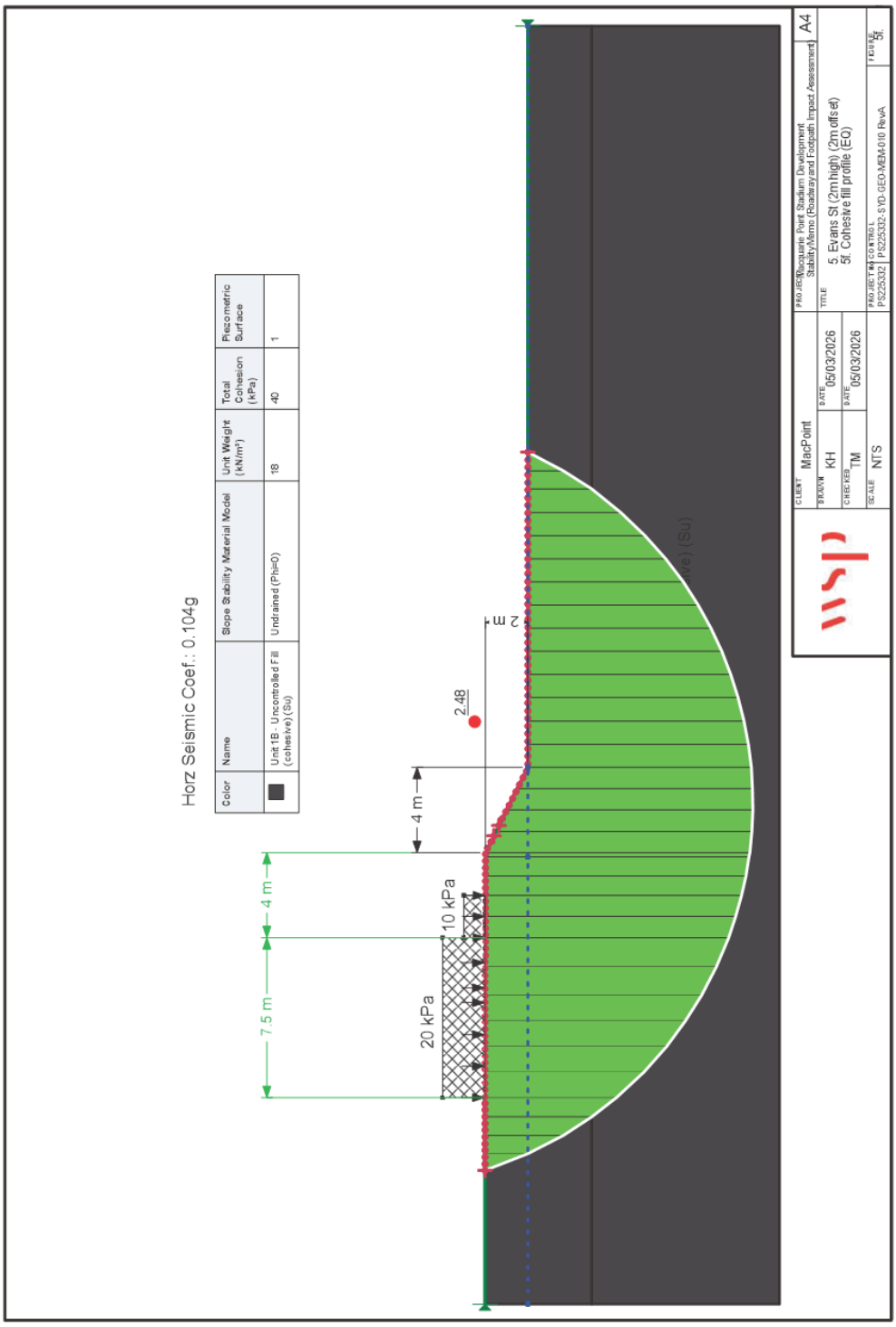

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
1.21
4 m
4 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 1A - Uncontrolled Fill (granular)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 5. Evans St (2m high) (2m offset)
5b. Granular fill profile (ST)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
A4
FIGURE 5b

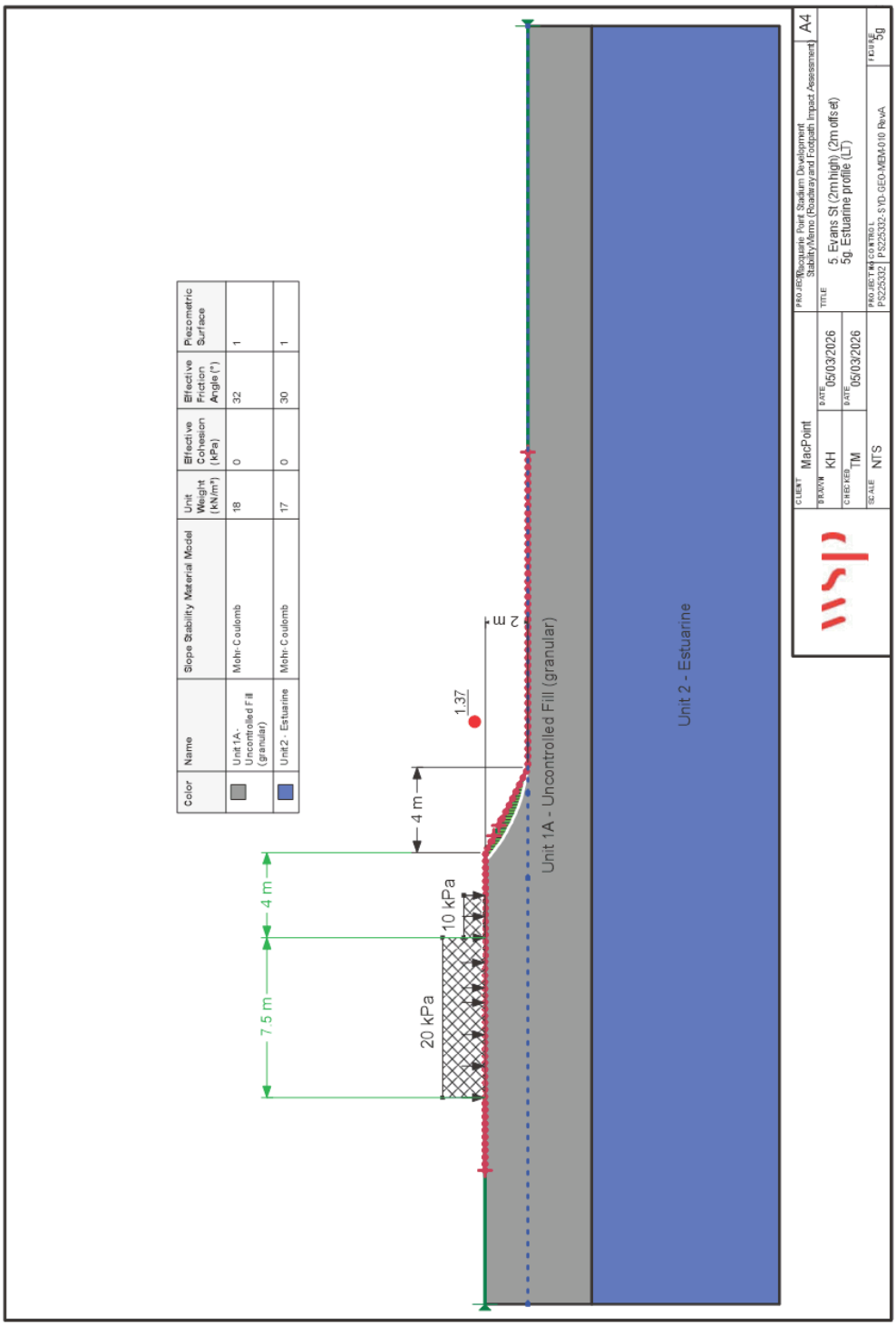

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
1.08
2 m
4 m
10 kPa
4 m
7.5 m
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 1A - Uncontrolled Fill (granular)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 5. Evans St (2m high) (2m offset)
5c. Granular fill profile (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
A4
FIGURE 5c

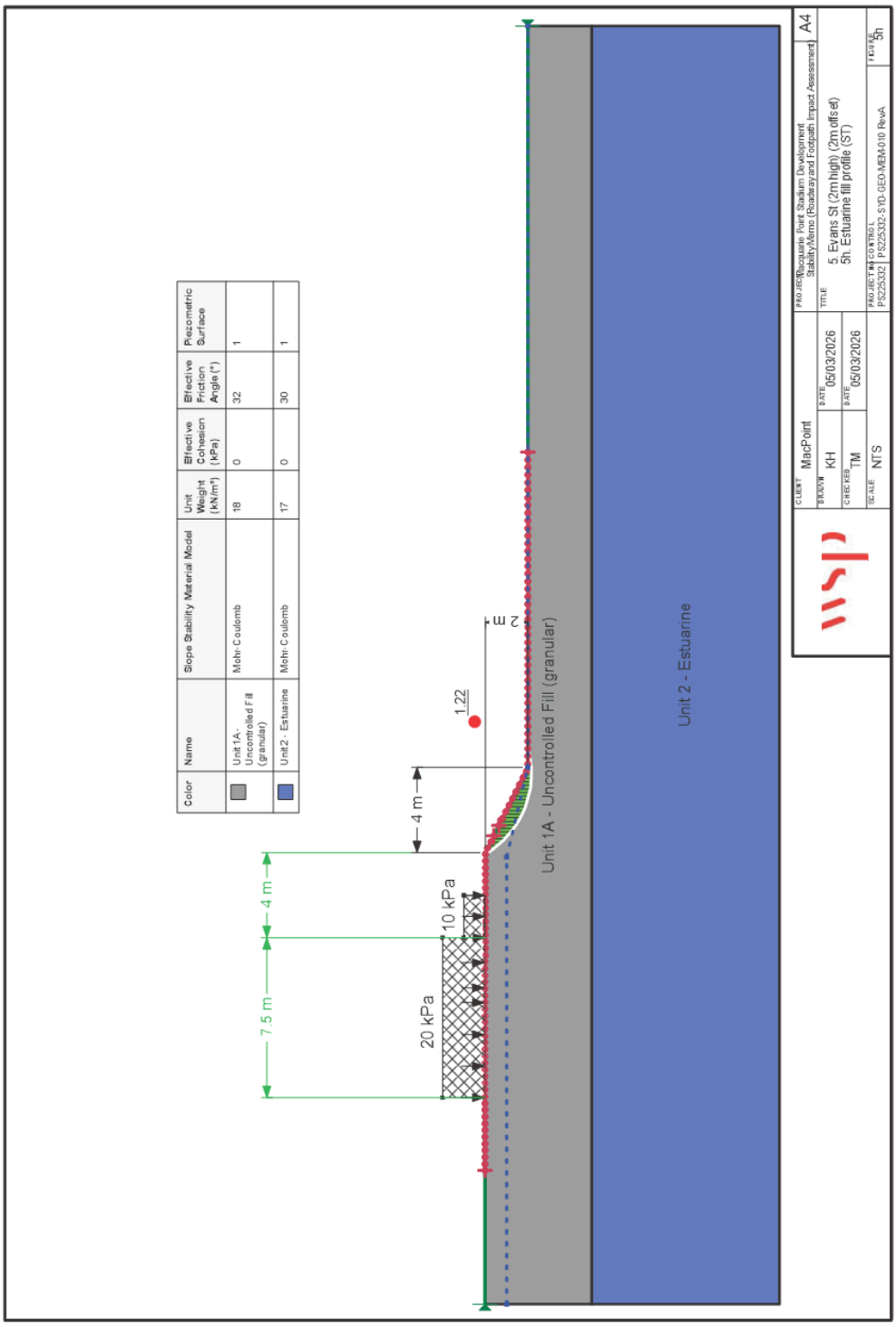

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A- Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Factor of Safety
≤ 1.00 - 1.10
1.10 - 1.20
1.20 - 1.30
1.30 - 1.40
1.40 - 1.50
1.50 - 1.60
1.60 - 1.70
1.70 - 1.80
1.80 - 1.90
≥ 1.90
7.5 m
4 m
20 kPa
4 m
10 kPa
1.39
2 m
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
A4
TITLE
5. Evans St (2m high) (2m offset)
5c. Granular fill profile (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
FIGURE 5c

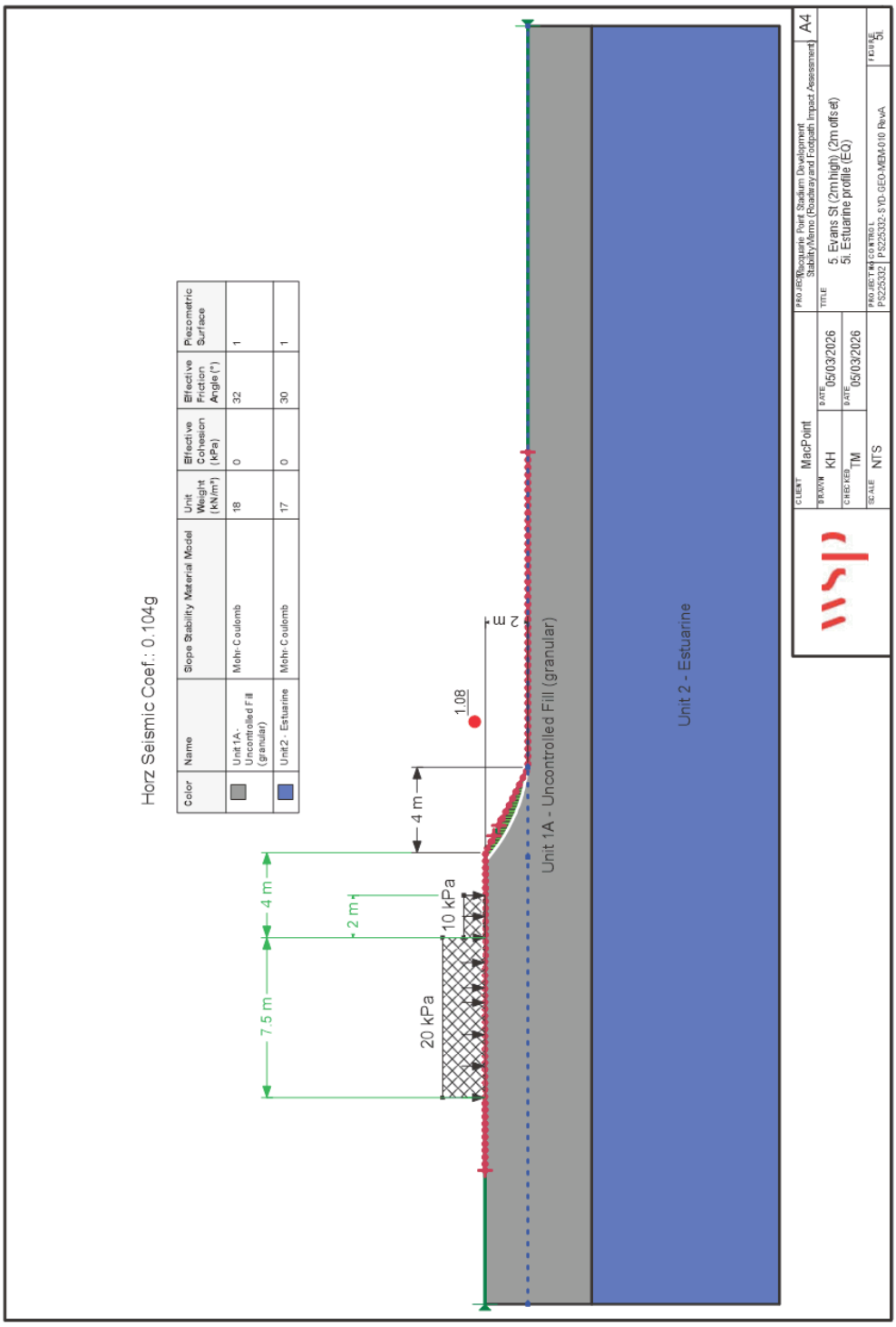

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive)
Mohr-Coulomb
18
3
28
1
2.05
2 m
4 m
4 m
7.5 m
10 kPa
20 kPa
Unit 1B - Uncontrolled Fill (cohesive)
Unit 1B - Uncontrolled Fill (cohesive)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
A4
TITLE
5 Evans St (2m high) (2m offset)
5d Cohesive fill profile (LT)
PROJECT NO
PS225332
DOCUMENT NO
PS225332-SYD-GEO-MEM-0010 RevA
REVISION
5d

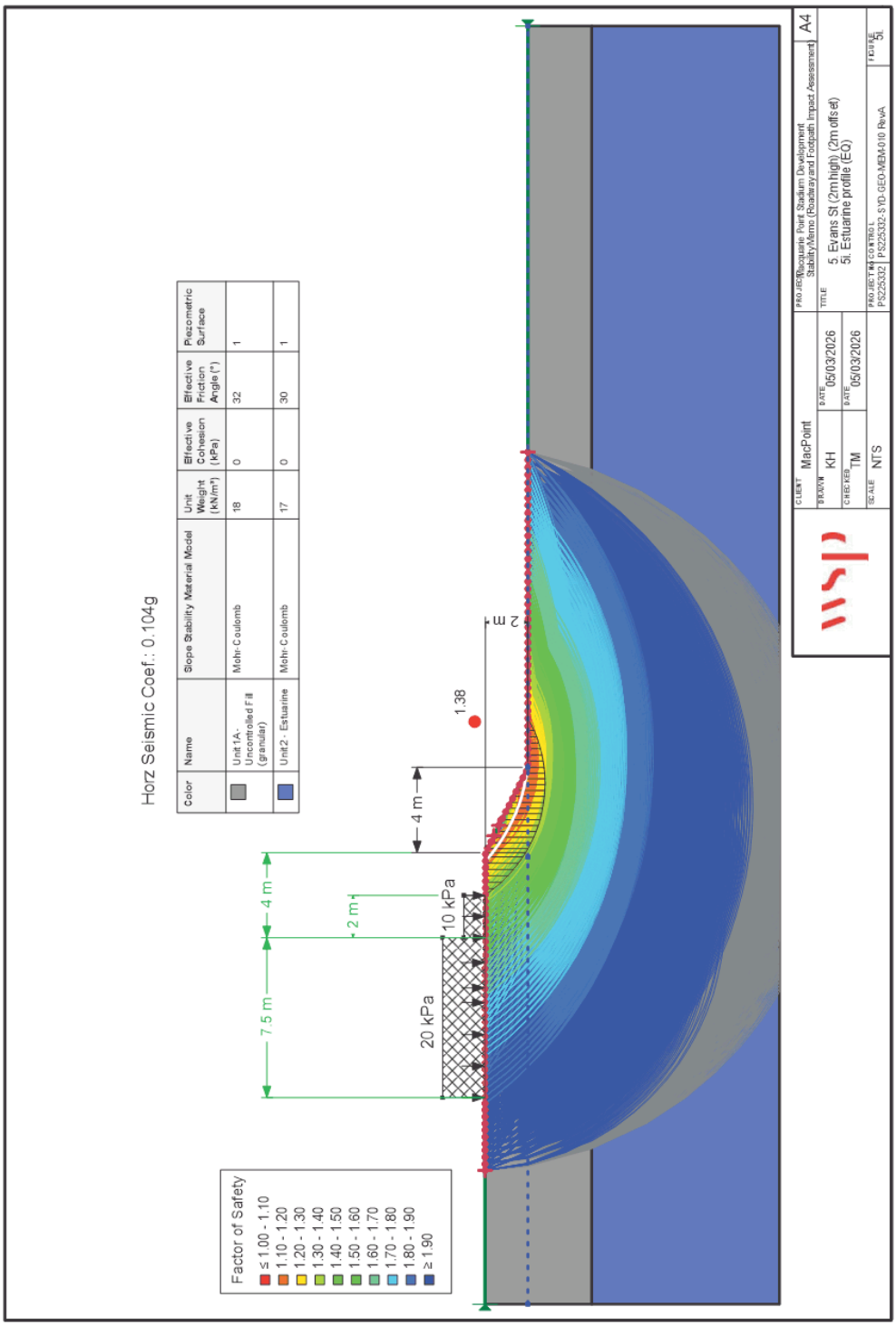

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
Unit 1B - Uncontrolled Fill (cohesive) (Su)
4.06
2 m
4 m
4 m
7.5 m
10 kPa
20 kPa
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 5. Evans St (2m high) (2m offset)
5e. Cohesive fill profile (ST)
PROJECT No PS225332
DOCUMENT No PS225332-SYD-GEO-MEM-0010 RevA
A4
SHEET No 5e

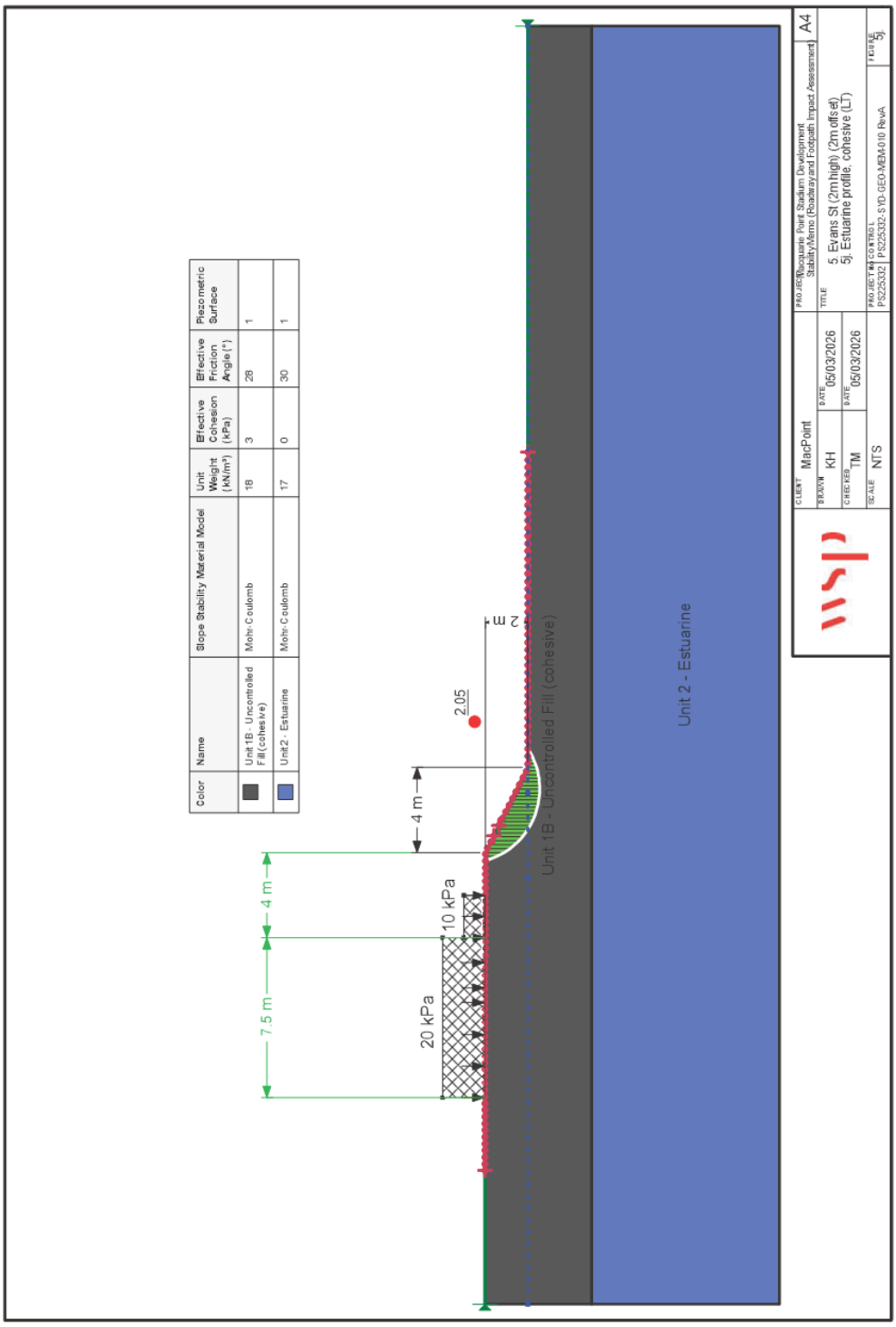

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
2.48
4 m
4 m
7.5 m
10 kPa
20 kPa
Fill (Su)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 5. Evans St (2m high) (2m offset) 5f. Cohesive till profile (EQ)
PROJECT NO. PS225332
DOC. NO. PS225332-SYD-GEO-MEM-0010 RevA
A4
SHEET 5f

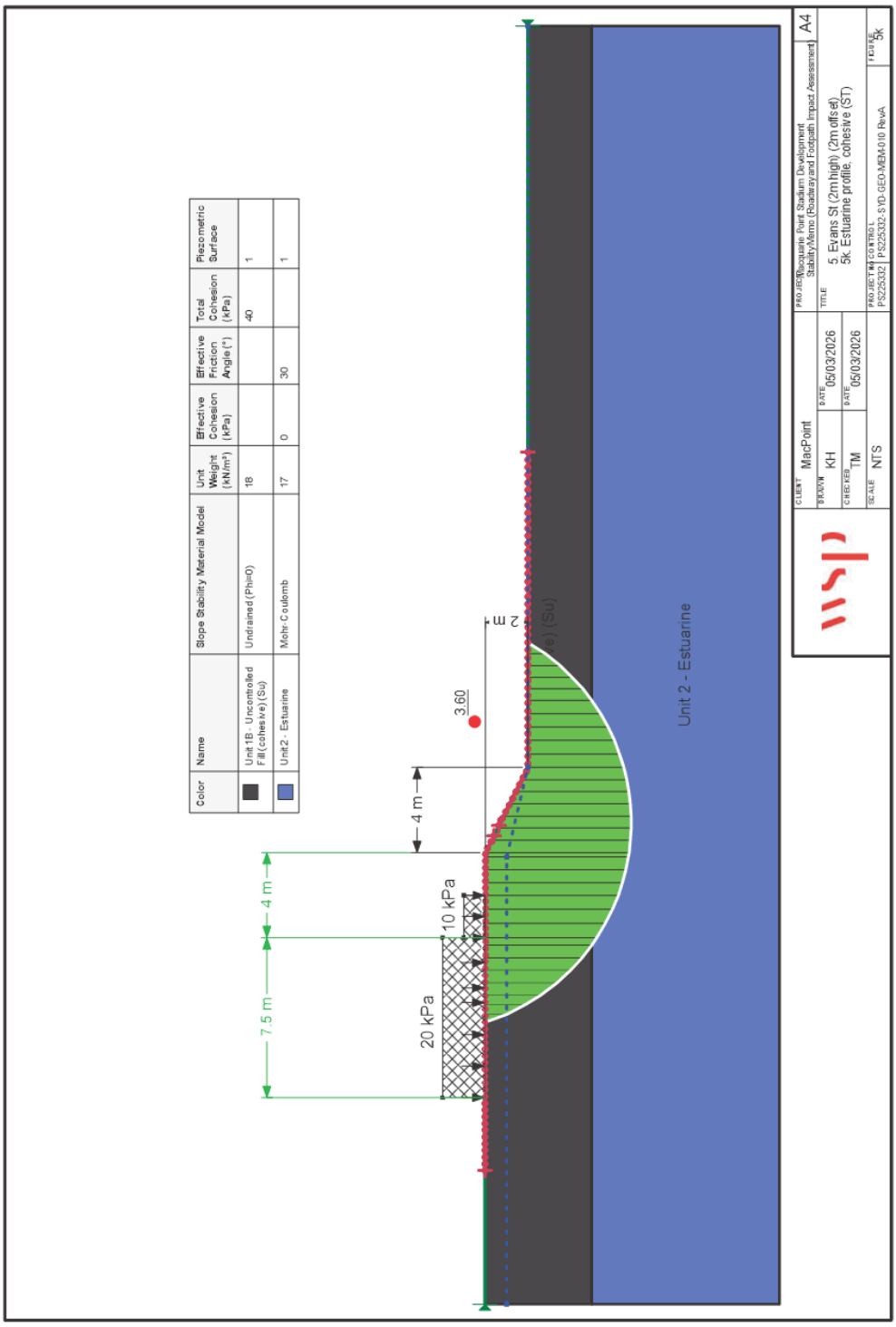

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit2 - Estuarine
Mohr-Coulomb
17
0
30
1
1.37
2 m
4 m
4 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 5 Evans St (2m high) (2m offset) 5g Estuarine profile (LT)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
A4
5g

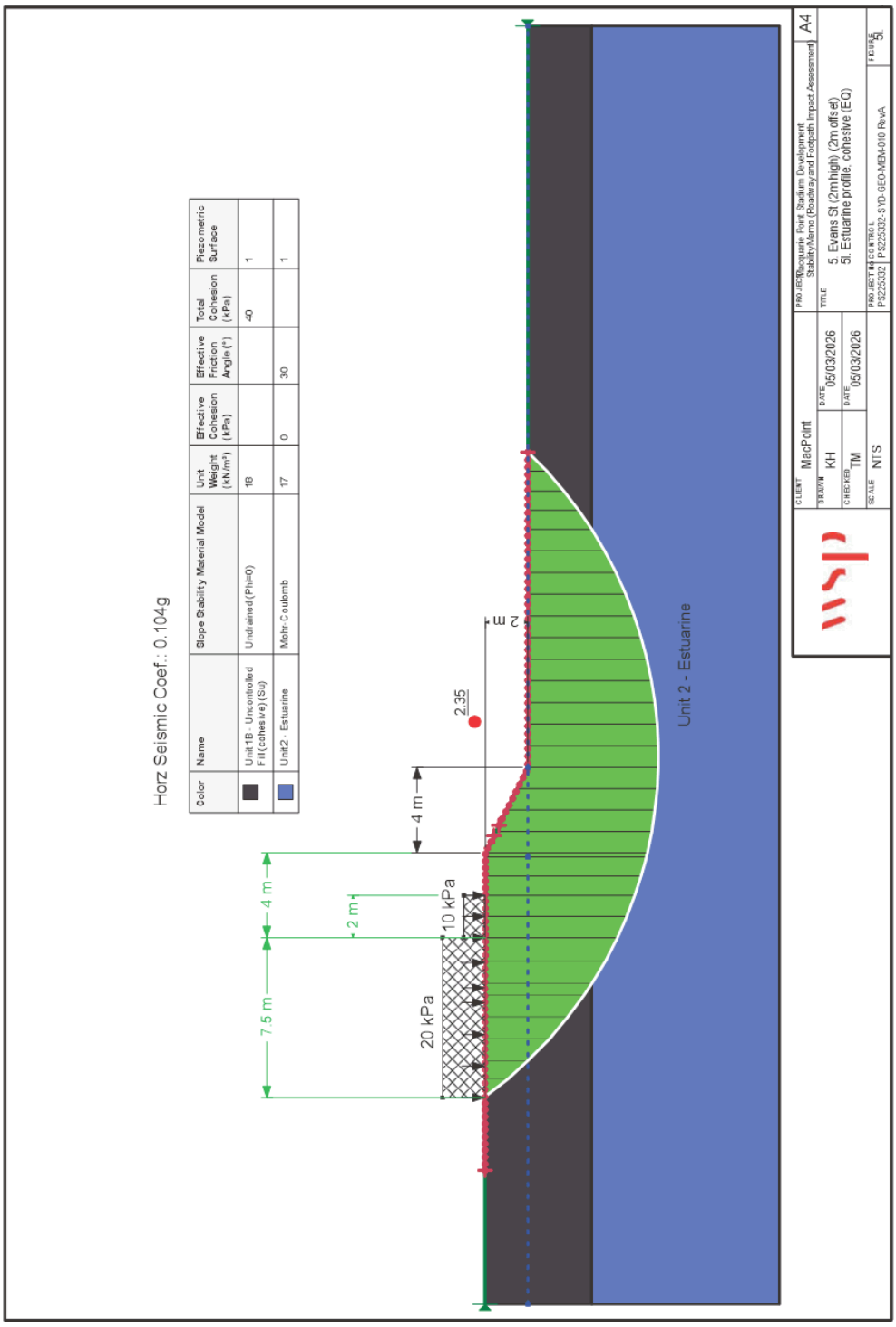

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit2 - Estuarine
Mohr-Coulomb
17
0
30
1
1.22
2 m
4 m
10 kPa
4 m
7.5 m
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 5. Evans St (2m high) (2m offset)
5h. Estuarine fill profile (ST)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
A4
FIGURE 5h

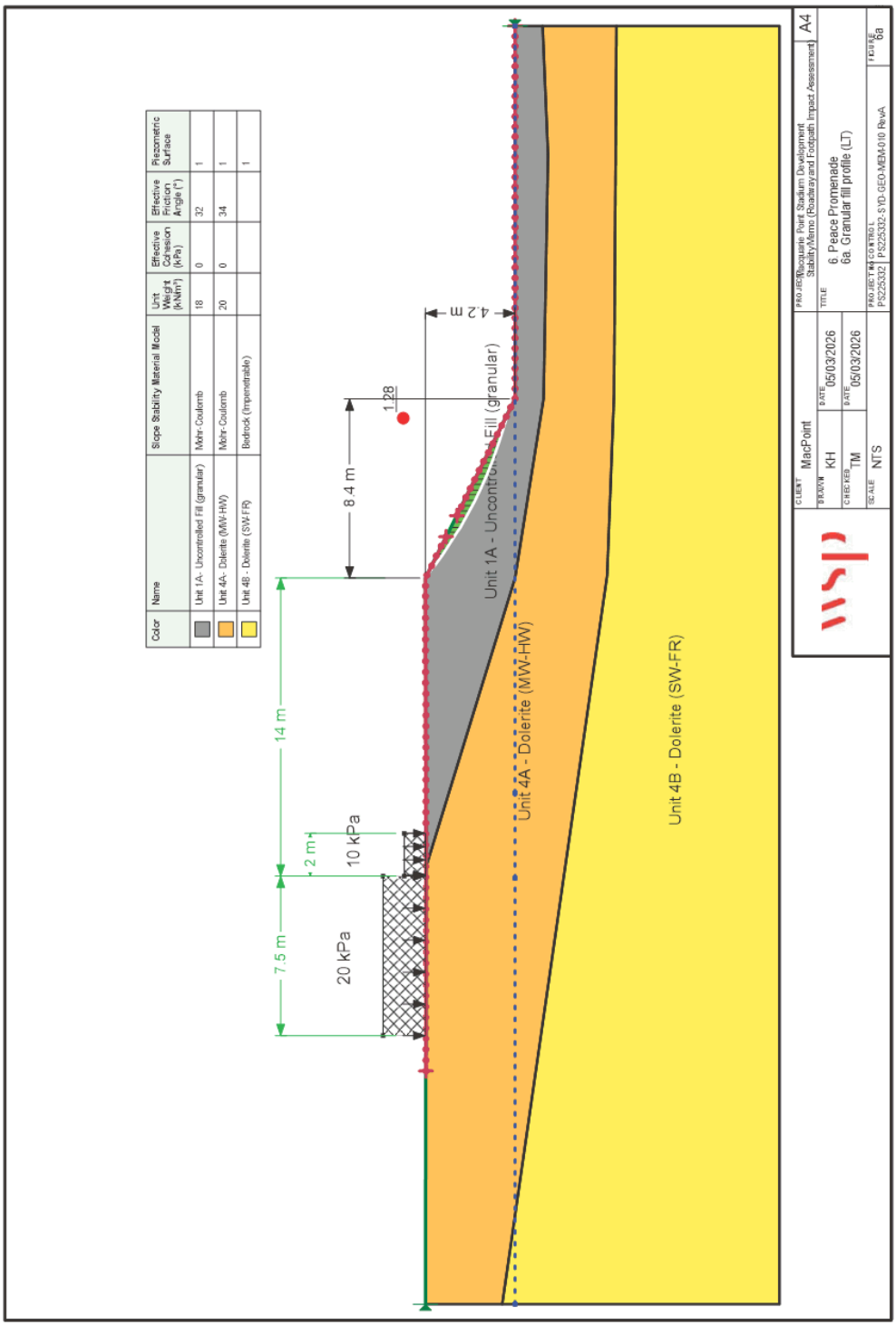

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit2 - Estuarine
Mohr-Coulomb
17
0
30
1
1.08
2 m
4 m
4 m
7.5 m
10 kPa
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 5. Evans St (2m high) (2m offset)
5i. Estuarine profile (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
A4
SHEET NO. 5i

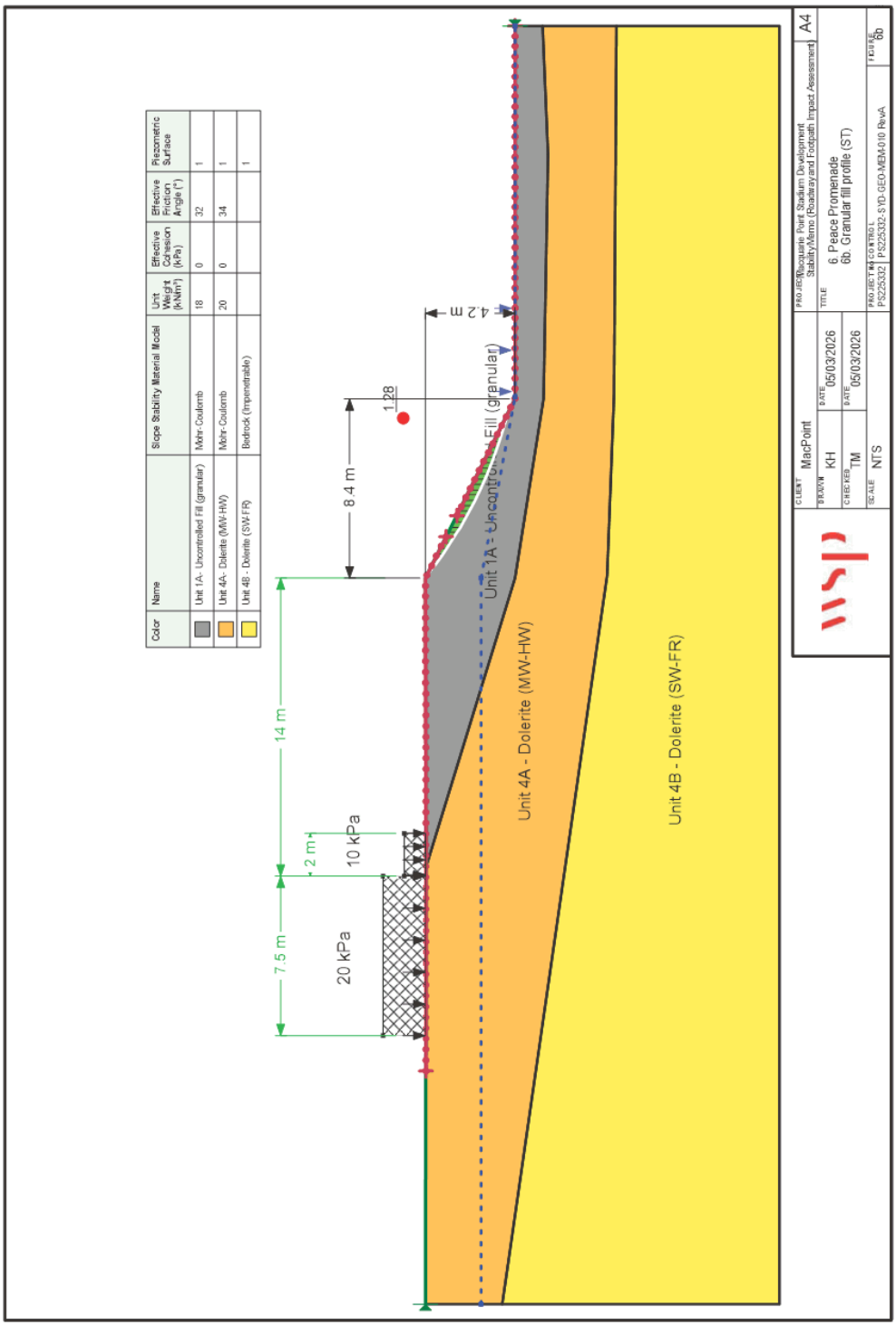

Horz Seismic Coef.: 0.104g
Color | Name | Slope Stability Material Model | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) | Piezometric Surface
Unit 1A- Uncontrolled Fill (granular) | Mohr-Coulomb | 18 | 0 | 32 | 1
Unit2 - Estuarine | Mohr-Coulomb | 17 | 0 | 30 | 1
Factor of Safety
≤ 1.00 - 1.10
1.10 - 1.20
1.20 - 1.30
1.30 - 1.40
1.40 - 1.50
1.50 - 1.60
1.60 - 1.70
1.70 - 1.80
1.80 - 1.90
≥ 1.90
20 kPa
10 kPa
7.5 m
4 m
2 m
4 m
2 m
1.38
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 5. Evans St (2m high) (2m offset) 5i. Estuarine profile (EQ)
PROJECT NO. PS225332
DOC. NO. PS225332-SYD-GEO-MEM-010 RevA
FIGURE 5i
A4

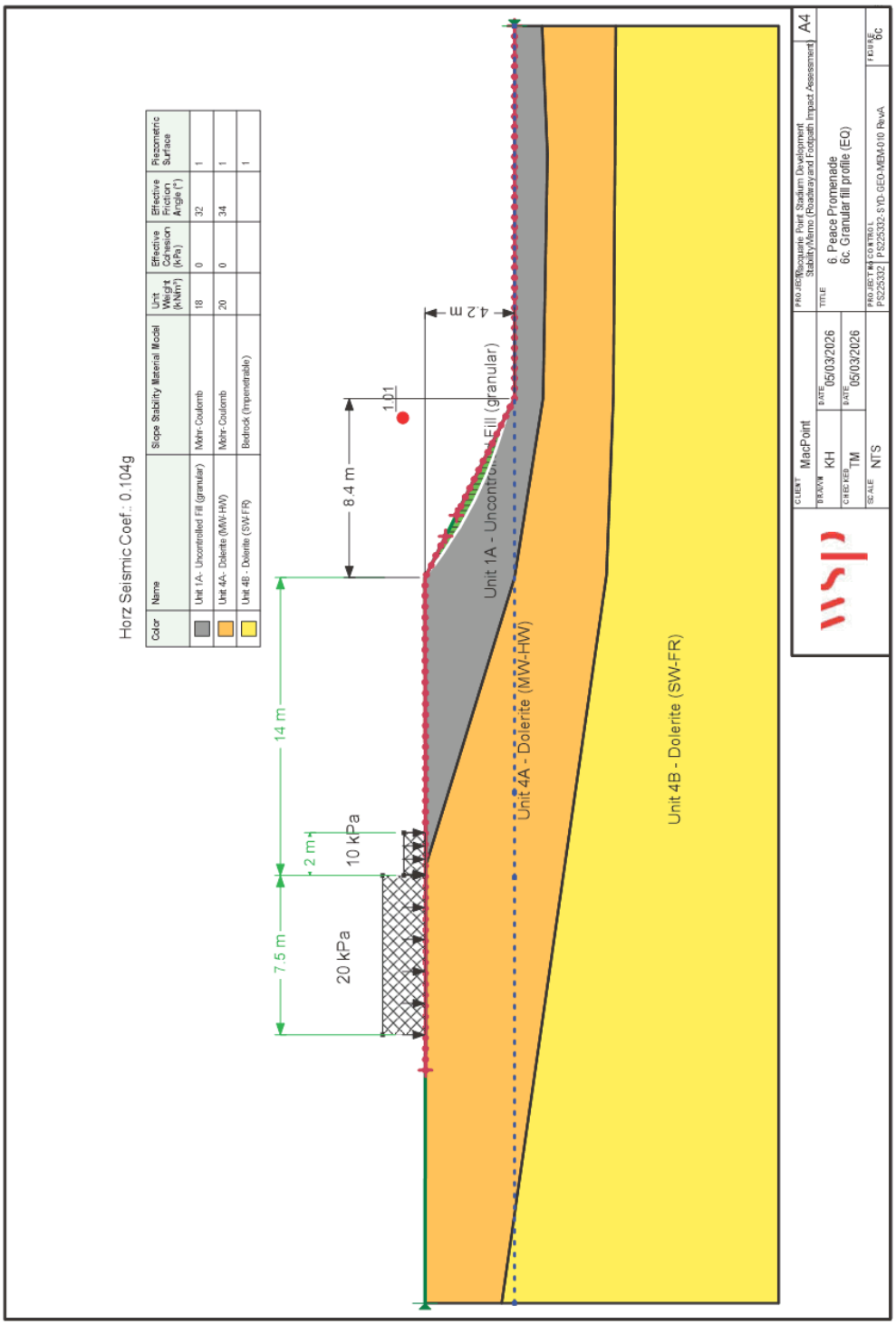

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive)
Mohr-Coulomb
18
3
28
1
Unit2 - Estuarine
Mohr-Coulomb
17
0
30
1
2.05
2 m
4 m
4 m
7.5 m
10 kPa
20 kPa
Unit 1B - Uncontrolled Fill (cohesive)
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 5. Evans St (2m high) (2m offset)
5j. Estuarine profile: cohesive (LT)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
A4
FIGURE NO. 5j

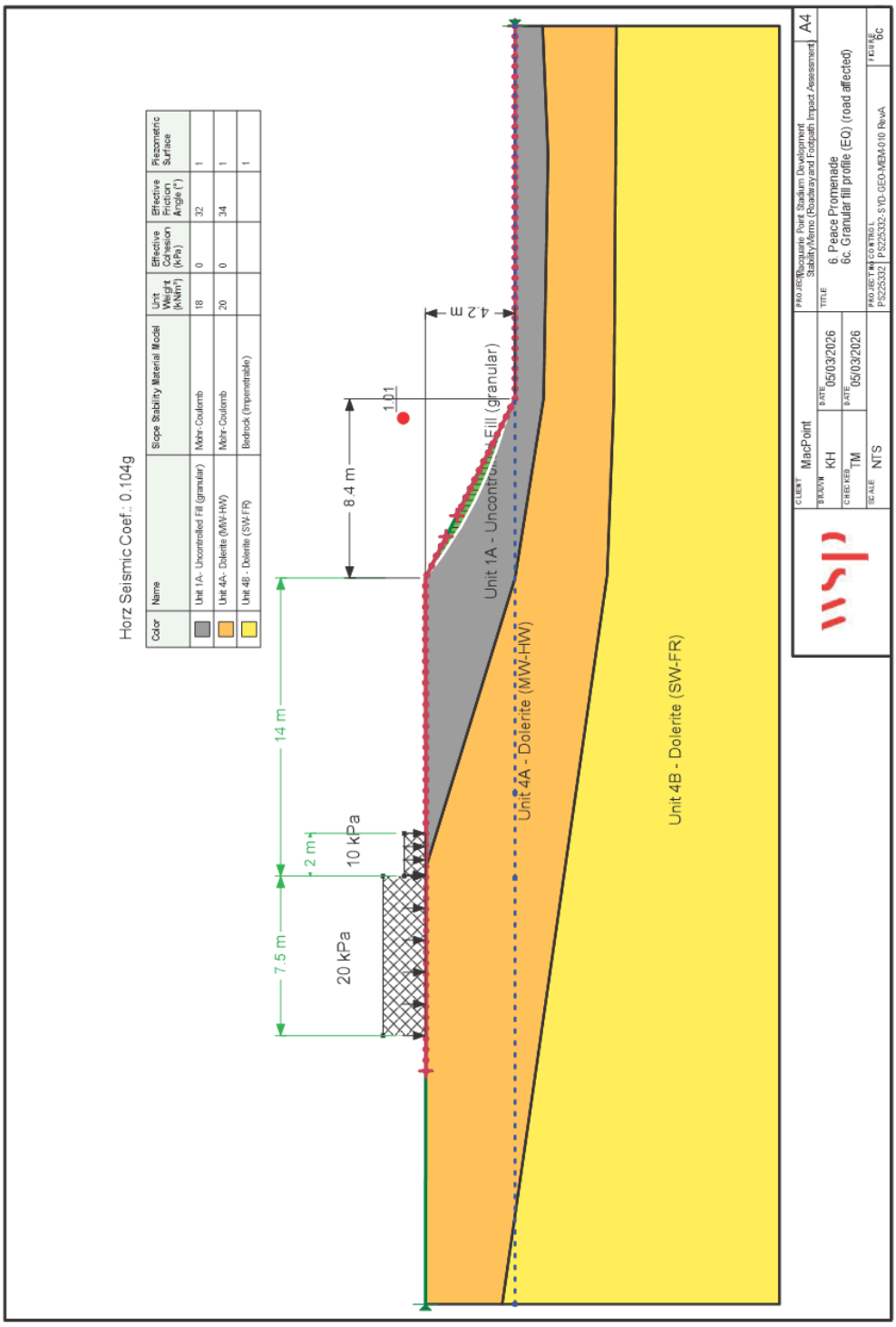

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
Unit2 - Estuarine
Mohr-Coulomb
17
0
30
1
Unit 2 - Estuarine
3.60
2 m
4 m
4 m
7.5 m
10 kPa
20 kPa
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 5. Evans St (2m high) (2m offset)
5k. Estuarine profile, cohesive (ST)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
A4
5k

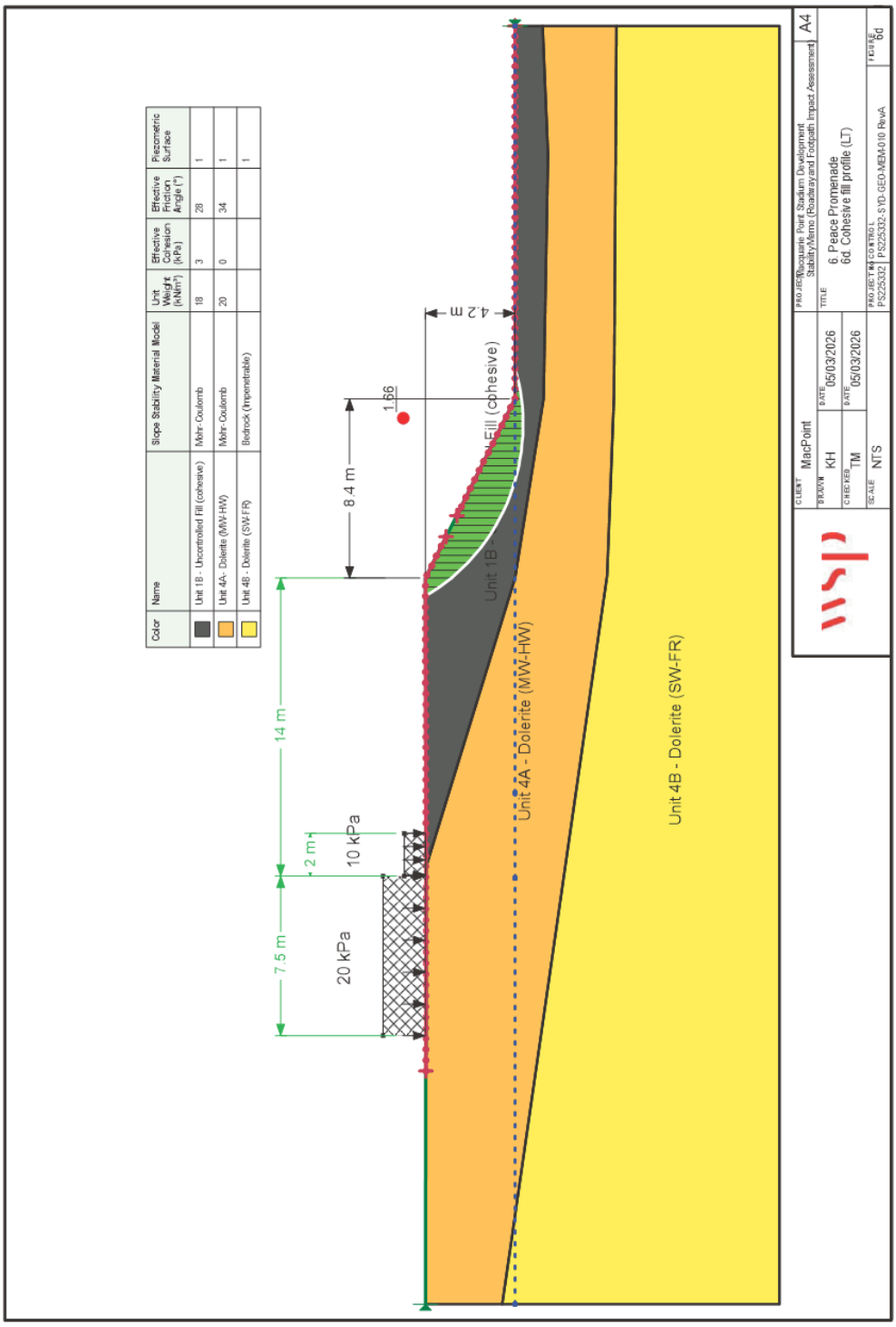

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
Unit2 - Estuarine
Mohr-Coulomb
17
0
30
1
2.35
4 m
4 m
2 m
7.5 m
10 kPa
20 kPa
Unit 2 - Estuarine
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 5. Evans St (2m high) (2m offset)
5i. Estuarine profile: cohesive (EQ)
PROJECT NO. PS225332
DOC. NO. PS225332-SYD-GEO-MEM-010 RevA
A4
SHEET 5i

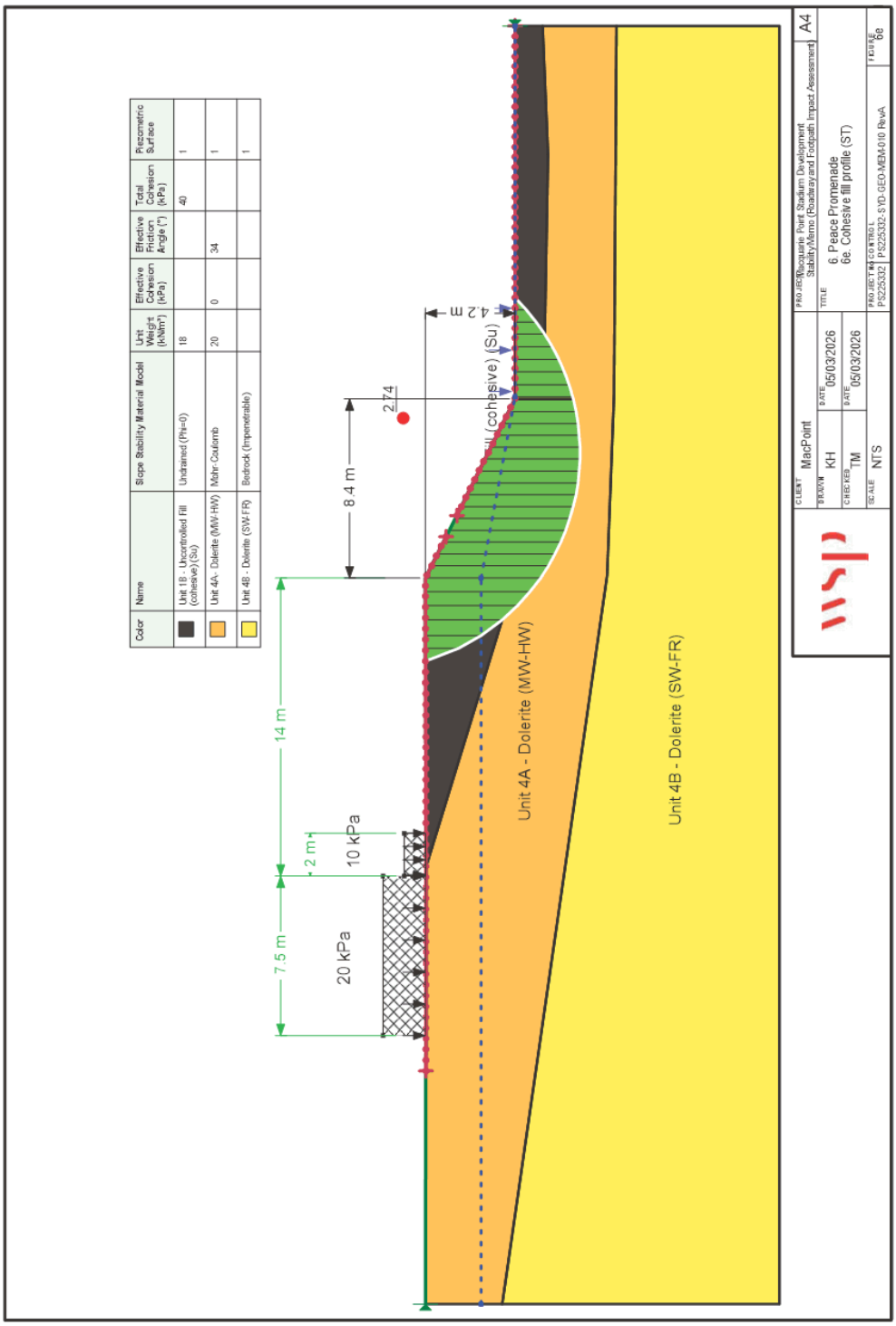

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 4A - Dolerite (MW-HW)
Mohr-Coulomb
20
0
34
1
Unit 4B - Dolerite (SW-FR)
Bedrock (Impenetrable)
1
4.2 m
1:2B
8.4 m
14 m
2 m
10 kPa
7.5 m
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 4A - Dolerite (MW-HW)
Unit 4B - Dolerite (SW-FR)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 6. Peace Promenade
6a. Granular fill profile (LT)
PROJECT NO. PS225332
DRAWING NO. PS225332-SYD-GEO-MEM-0010 RevA
A4
FIGURE 6a

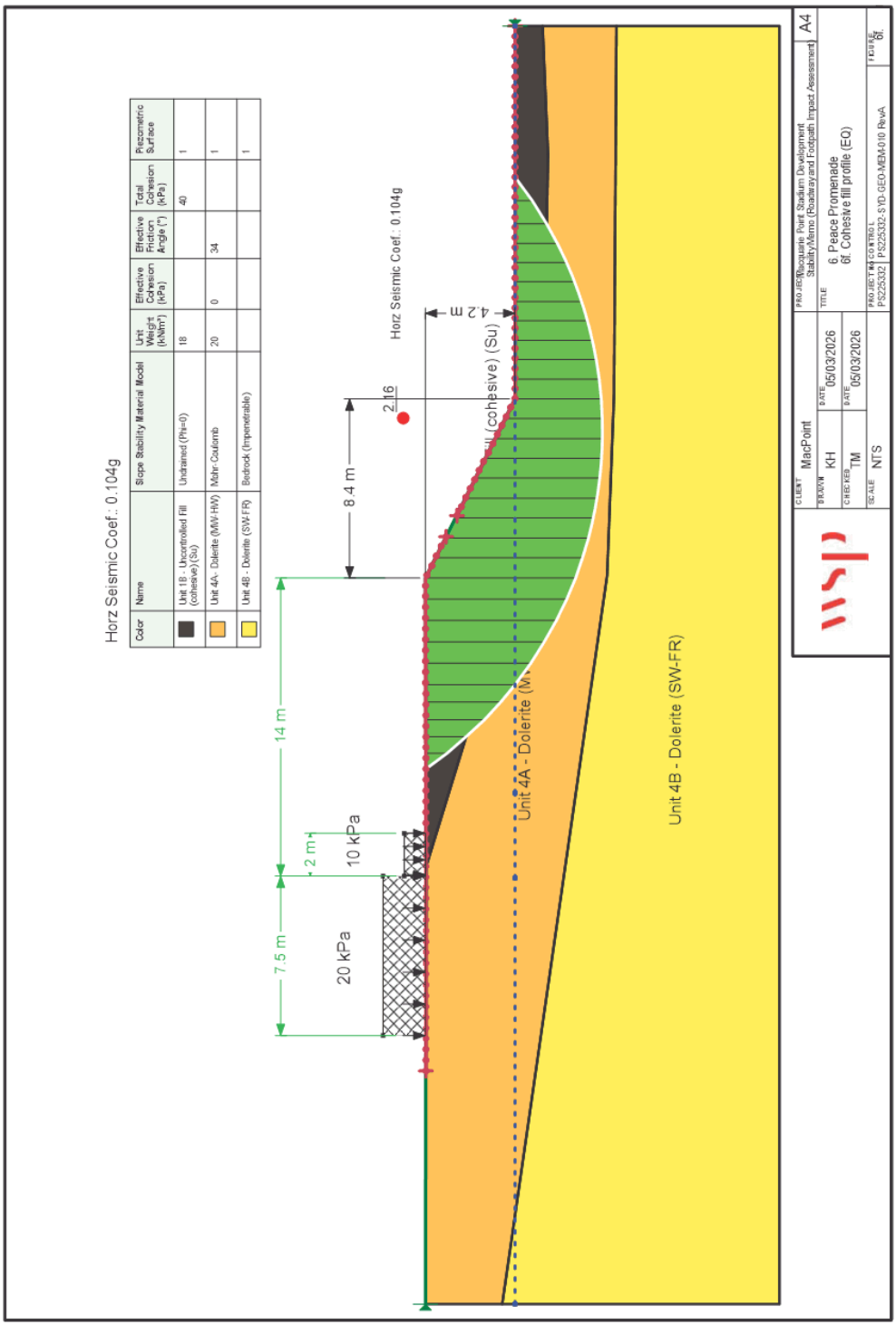

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 4A - Dolerite (MW-HW)
Mohr-Coulomb
20
0
34
1
Unit 4B - Dolerite (SW-FR)
Bedrock (Impenetrable)
1
4.2 m
1:28
8.4 m
14 m
2 m
10 kPa
7.5 m
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 4A - Dolerite (MW-HW)
Unit 4B - Dolerite (SW-FR)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 6. Peace Promenade
6b. Granular fill profile (ST)
PROJECT No. PS225332
CAD FILE PS225332-SYD-GEO-MEM-0010 RevA
A4
FIGURE 6b

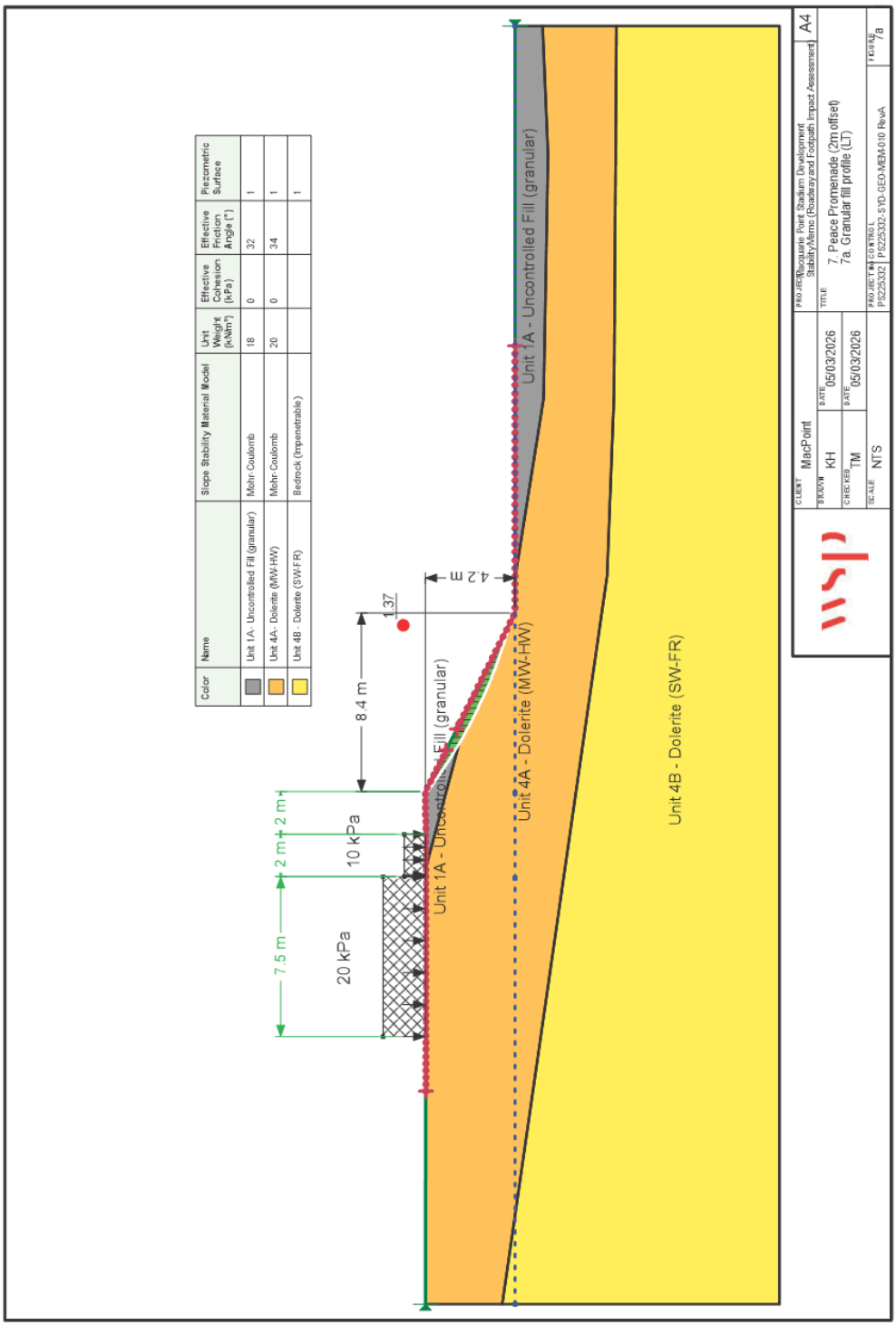

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 4A - Dolerite (MW-HW)
Mohr-Coulomb
20
0
34
1
Unit 4B - Dolerite (SW-FR)
Bedrock (Impenetrable)
1
4.2 m
8.4 m
1:01
14 m
2 m
10 kPa
7.5 m
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 4A - Dolerite (MW-HW)
Unit 4B - Dolerite (SW-FR)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 6. Peace Promenade 6c. Granular fill profile (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
FIGURE 6c
A4

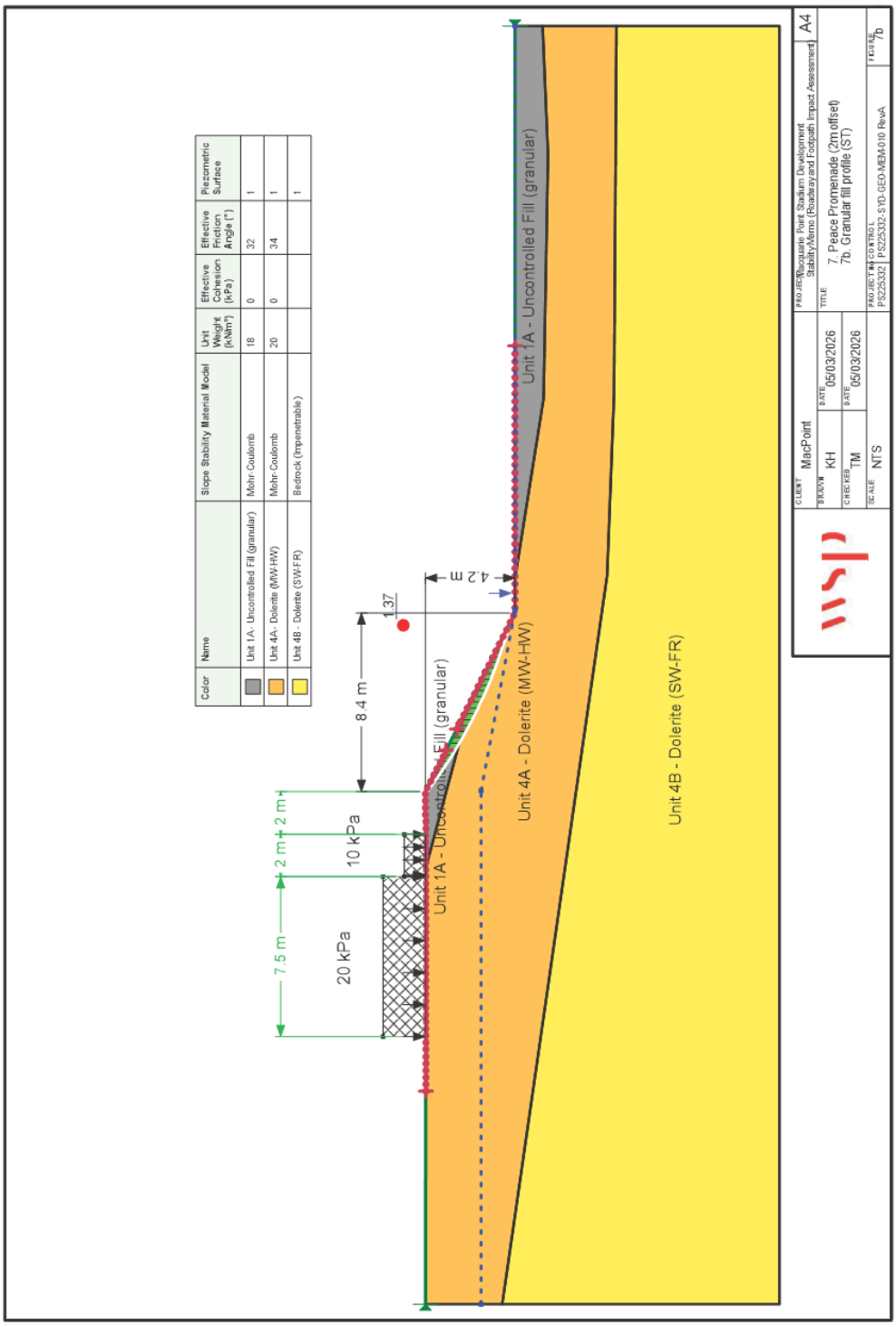

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 4A - Dolerite (MW-HW)
Mohr-Coulomb
20
0
34
1
Unit 4B - Dolerite (SW-FR)
Bedrock (Impenetrable)
1
4.2 m
8.4 m
101
14 m
2 m
10 kPa
7.5 m
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 4A - Dolerite (MW-HW)
Unit 4B - Dolerite (SW-FR)
CLIENT MacPoint
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
A4
DRAWN KH
DATE 05/03/2026
TITLE 6. Peace Promenade 6c. Granular fill profile (EQ) (road affected)
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
FIGURE 6c

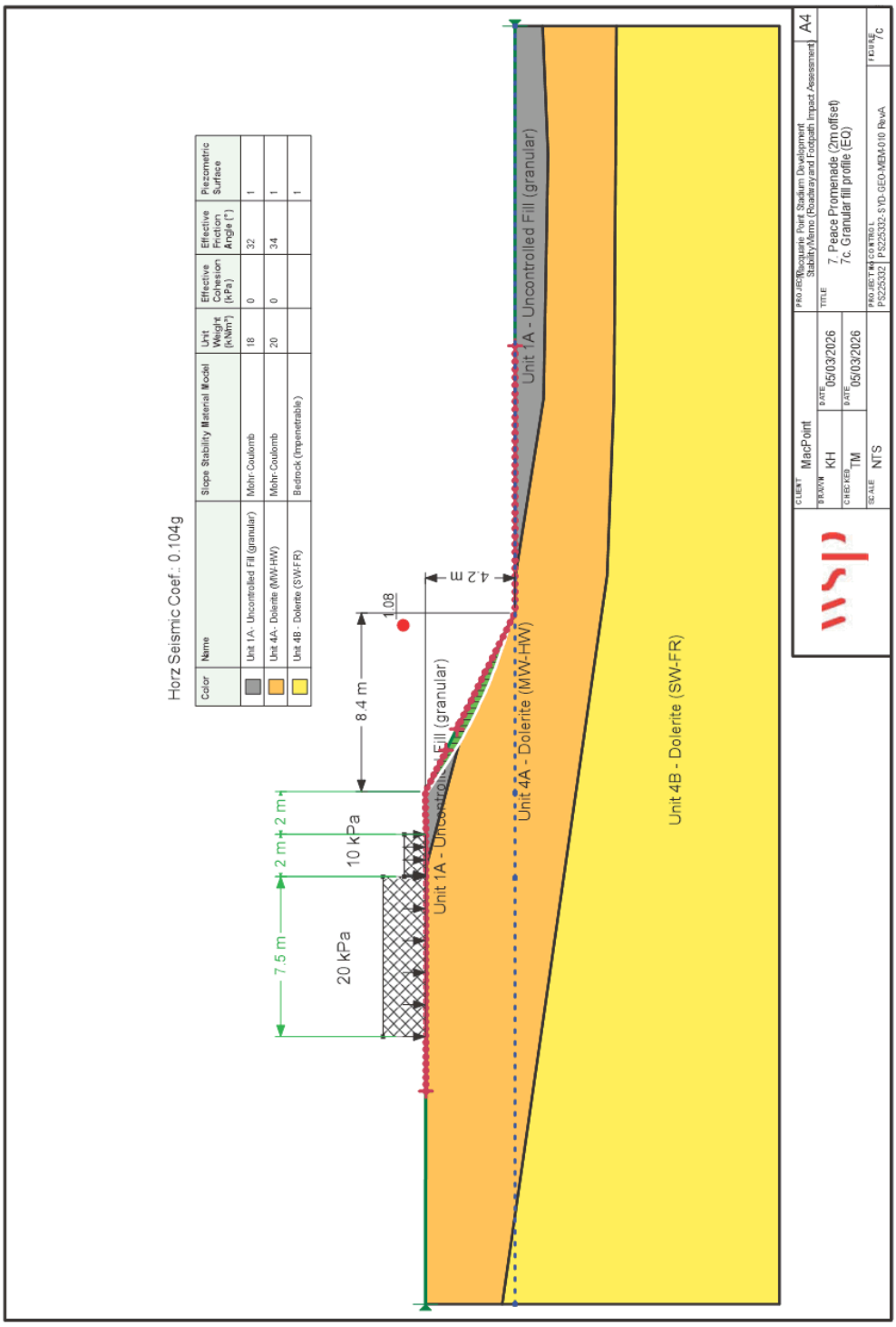

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive)
Mohr-Coulomb
18
3
28
1
Unit 4A - Dolerite (MW-HW)
Mohr-Coulomb
20
0
34
1
Unit 4B - Dolerite (SW-FR)
Bedrock (Impenetrable)
1
4.2 m
1.66
8.4 m
14 m
2 m
10 kPa
7.5 m
20 kPa
Unit 1B - Fill (cohesive)
Unit 4A - Dolerite (MW-HW)
Unit 4B - Dolerite (SW-FR)
CLIENT MacPoint
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
A4
DRAWN KH
DATE 05/03/2026
TITLE 6 Peace Promenade 6d Cohesive fill profile (LT)
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
FIGURE 6d

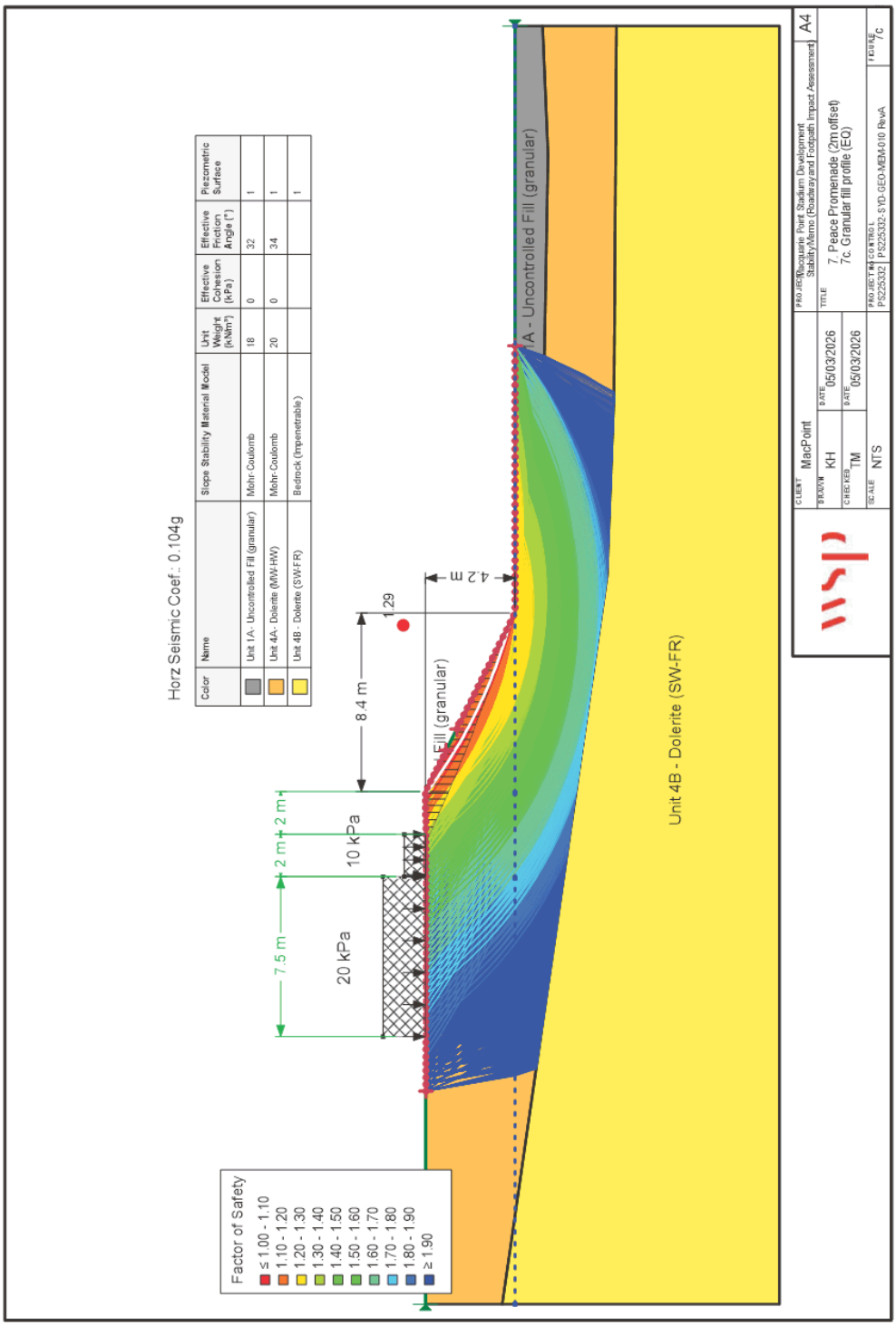

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
Unit 4A - Dolerite (MW-HW)
Mahr Coulomb
20
0
34
1
Unit 4B - Dolerite (SW-FR)
Bedrock (Impenetrable)
1
4.2 m
Unit 1B - Uncontrolled Fill (cohesive) (Su)
2.74
8.4 m
14 m
2 m
10 kPa
7.5 m
20 kPa
Unit 4A - Dolerite (MW-HW)
Unit 4B - Dolerite (SW-FR)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 6. Peace Promenade
6e. Cohesive fill profile (ST)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
A4
FIGURE 6e

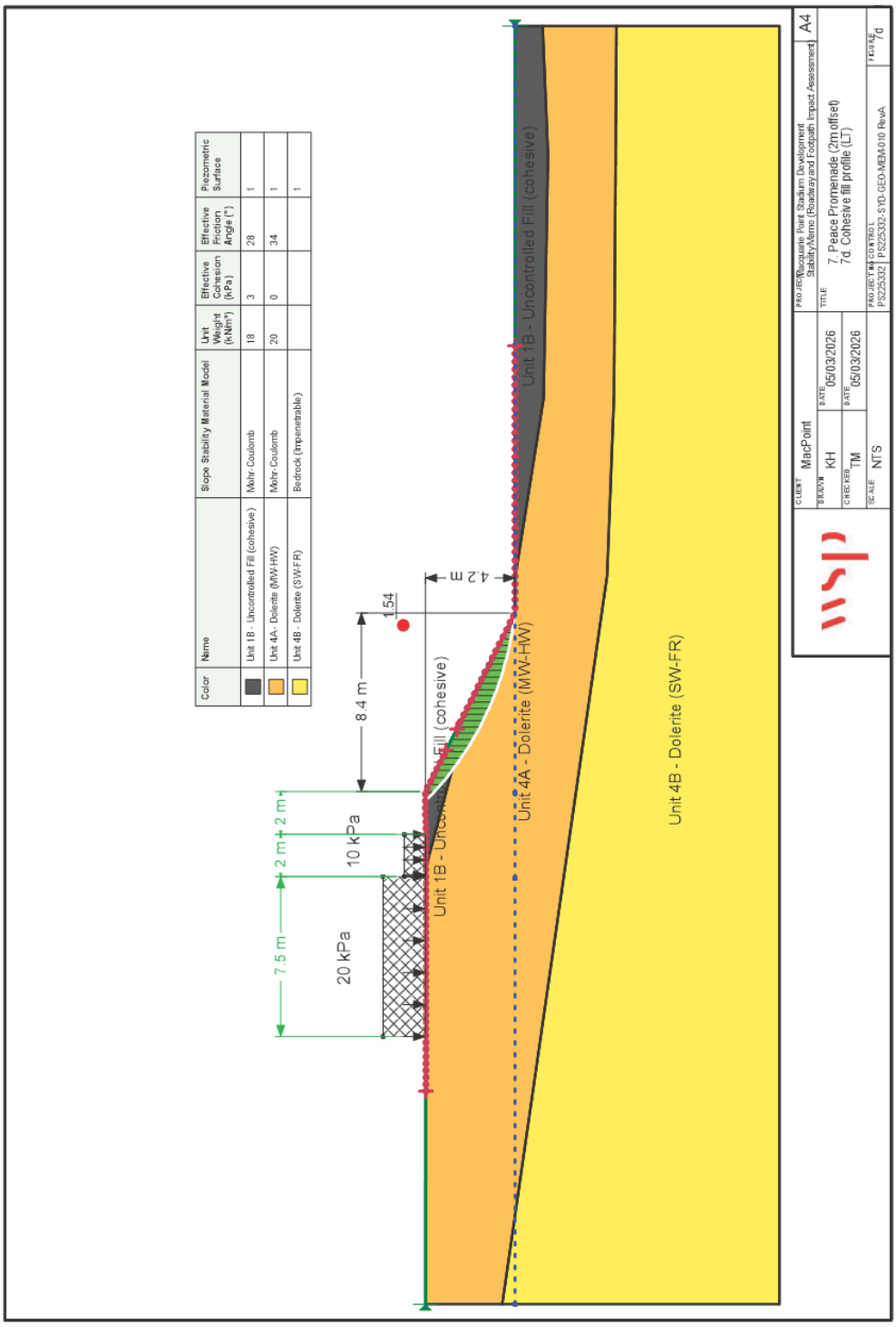

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
Unit 4A - Dolerite (MW-HW)
Mahr Coulomb
20
0
34
1
Unit 4B - Dolerite (SW-FR)
Bedrock (Impenetrable)
1
Horz Seismic Coef.: 0.104g
4.2 m
2.16
8.4 m
14 m
2 m
10 kPa
7.5 m
20 kPa
Unit 4A - Dolerite (M
Unit 4B - Dolerite (SW-FR)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 6. Peace Promenade 6f. Cohesive fill profile (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
A4
EDITION 6f

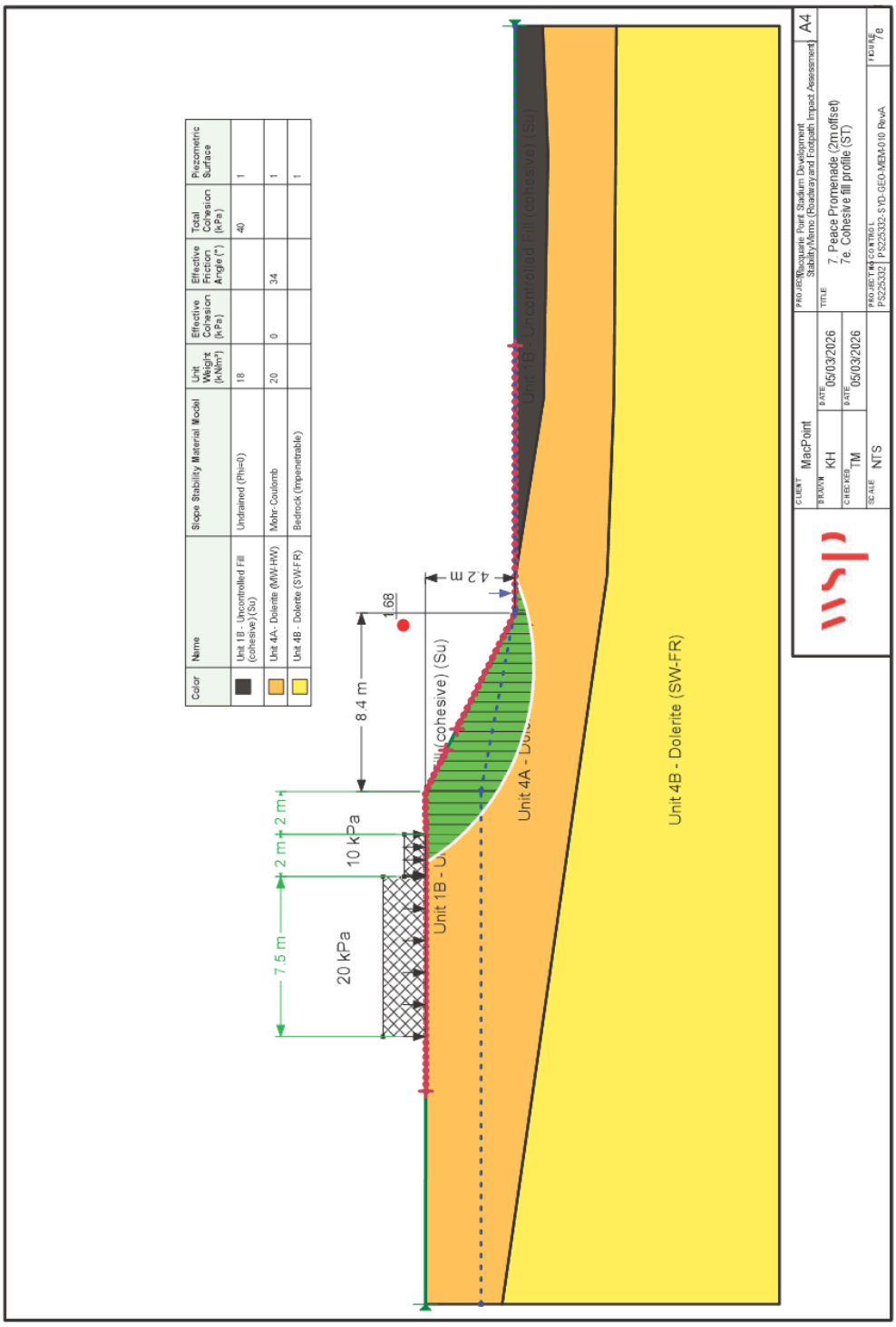

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 4A - Dolerite (MW-HW)
Mohr-Coulomb
20
0
34
1
Unit 4B - Dolerite (SW-FR)
Bedrock (Impenetrable)
1
Unit 1A - Uncontrolled Fill (granular)
Unit 4A - Dolerite (MW-HW)
Unit 4B - Dolerite (SW-FR)
4.2 m
1.37
8.4 m
2 m
2 m
10 kPa
7.5 m
20 kPa
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 7. Peace Promenade (2m offset)
7a. Granular fill profile (LT)
PROJECT NO. PS225332
DRAWING NO. PS225332-SYD-GEO-MEM-0010 RevA
A4
7a

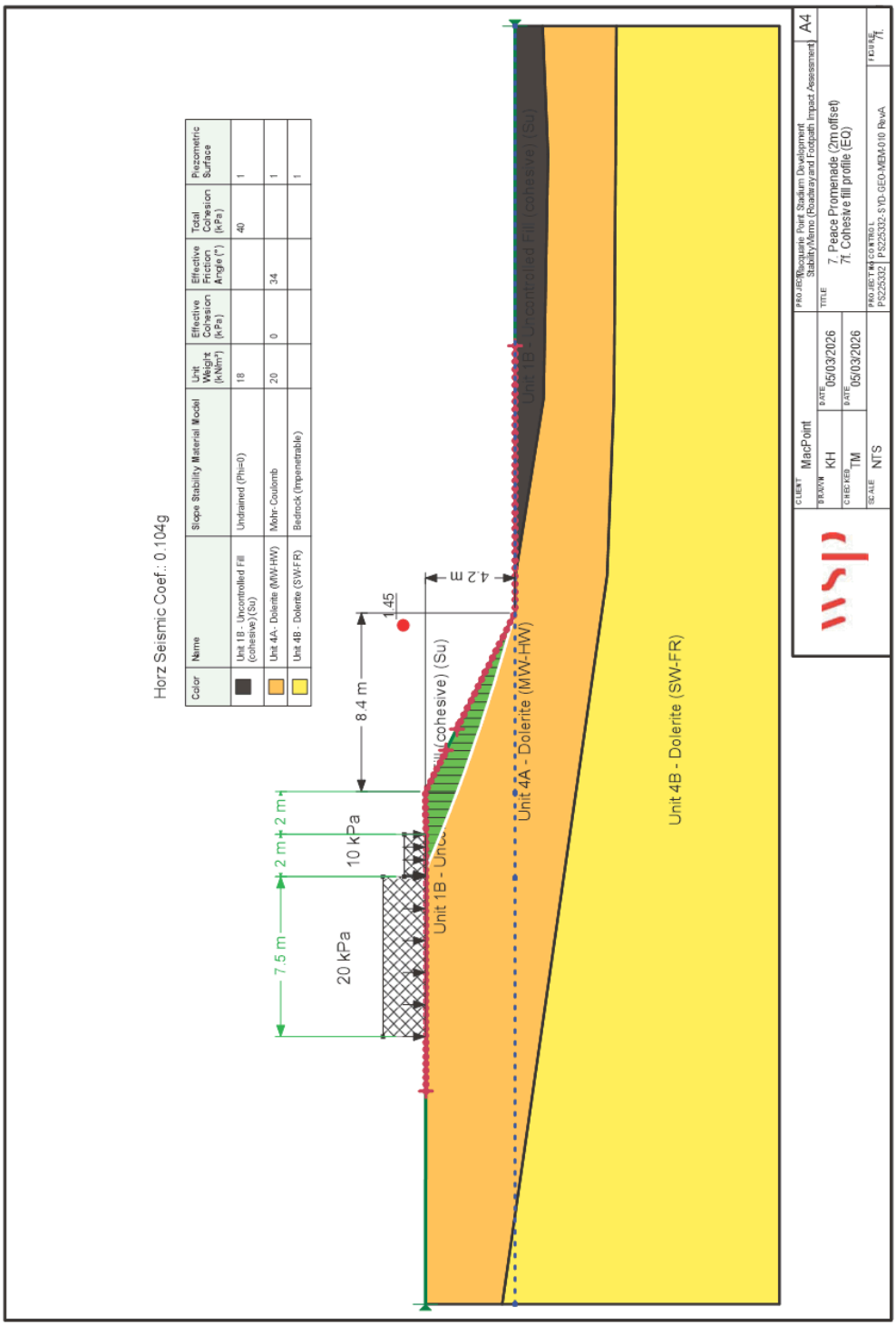

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 4A - Dolerite (MW-HW)
Mohr-Coulomb
20
0
34
1
Unit 4B - Dolerite (SW-FR)
Bedrock (Impenetrable)
1
Unit 1A - Uncontrolled Fill (granular)
Unit 4A - Dolerite (MW-HW)
Unit 4B - Dolerite (SW-FR)
4.2 m
1.37
8.4 m
2 m
2 m
10 kPa
7.5 m
20 kPa
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 7. Peace Promenade (2m offset)
7b. Granular fill profile (ST)
PROJECT NO. PS225332
DRAWING NO. PS225332-SYD-GEO-MEM-010 RevA
A4
7b

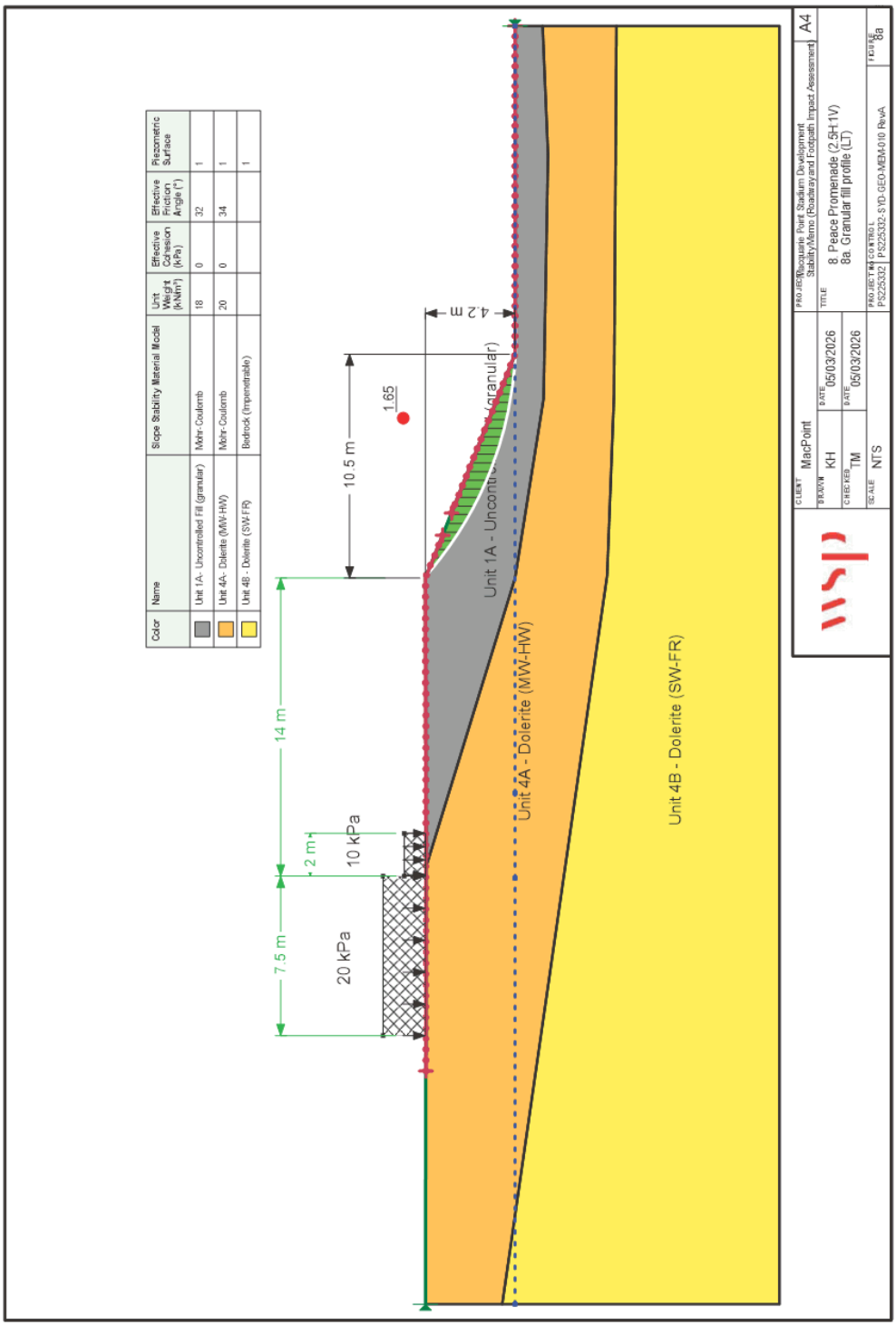

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 4A - Dolerite (MW-HW)
Mohr-Coulomb
20
0
34
1
Unit 4B - Dolerite (SW-FR)
Bedrock (Impenetrable)
1
4.2 m
1.08
8.4 m
2 m
2 m
10 kPa
7.5 m
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 4A - Dolerite (MW-HW)
Unit 4B - Dolerite (SW-FR)
Unit 1A - Uncontrolled Fill (granular)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 7. Peace Promenade (2m offset)
7c. Granular fill profile (EQ)
PROJECT No. PS225332
CONTROL PS225332-SYD-GEO-MEM-0010 RevA
A4
FIGURE 7c

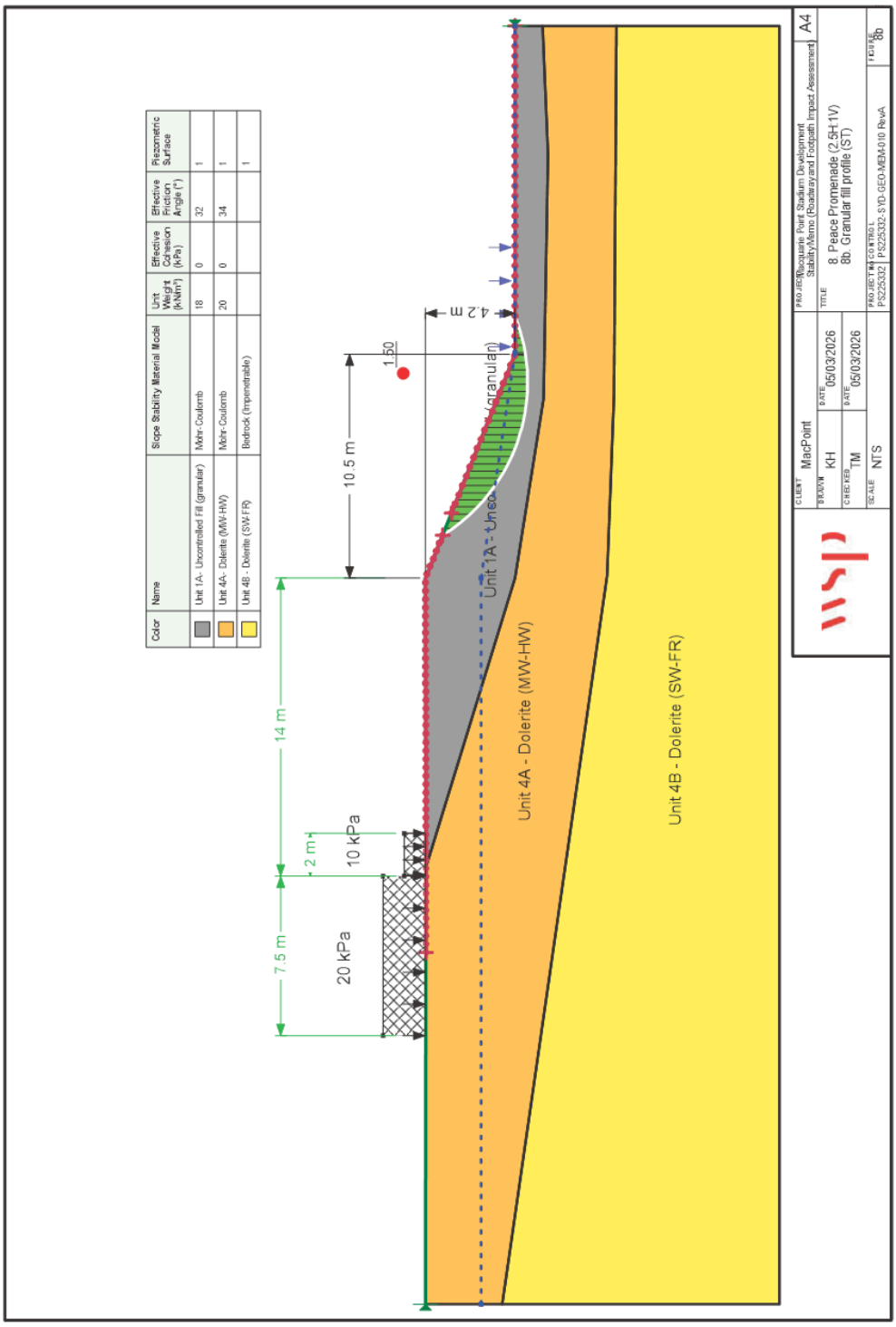

Horz Seismic Coef.: 0.104g
Color | Name | Slope Stability Material Model | Unit Weight (kN/m³) | Effective Cohesion (kPa) | Effective Friction Angle (°) | Piezometric Surface
Unit 1A- Uncontrolled Fill (granular) | Mohr-Coulomb | 18 | 0 | 32 | 1
Unit 4A- Dolerite (MW-HW) | Mohr-Coulomb | 20 | 0 | 34 | 1
Unit 4B - Dolerite (SW-FR) | Bedrock (Impenetrable) | | | | 1
Factor of Safety
≤ 1.00 - 1.10
1.10 - 1.20
1.20 - 1.30
1.30 - 1.40
1.40 - 1.50
1.50 - 1.60
1.60 - 1.70
1.70 - 1.80
1.80 - 1.90
≥ 1.90
1A - Uncontrolled Fill (granular)
Unit 4B - Dolerite (SW-FR)
Fill (granular)
4.2 m
8.4 m
1.29
10 kPa
20 kPa
2 m
2 m
7.5 m
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
A4
TITLE 7. Peace Promenade (2m offset)
7c. Granular fill profile (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
FIGURE NO. 7c

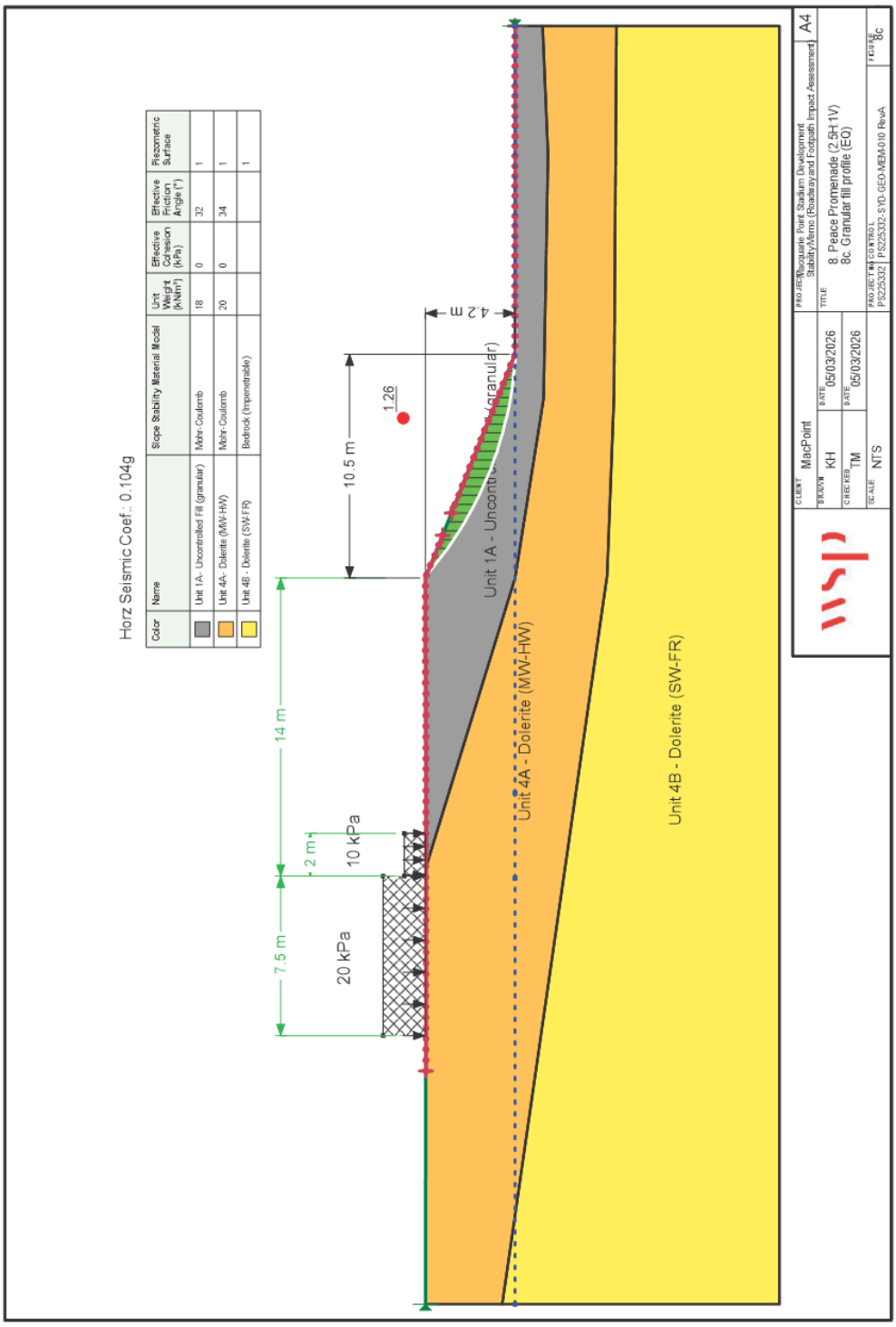

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive)
Mohr-Coulomb
18
3
28
1
Unit 4A - Dolerite (MW-HW)
Mohr-Coulomb
20
0
34
1
Unit 4B - Dolerite (SW-FR)
Bedrock (Impenetrable)
1
Unit 1B - Uncontrolled Fill (cohesive)
Unit 4A - Dolerite (MW-HW)
Unit 4B - Dolerite (SW-FR)
4.2 m
1.54
8.4 m
2 m
2 m
10 kPa
7.5 m
20 kPa
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
A4
TITLE 7. Peace Promenade (2m offset)
7d. Cohesive fill profile (LT)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
FIGURE 7d

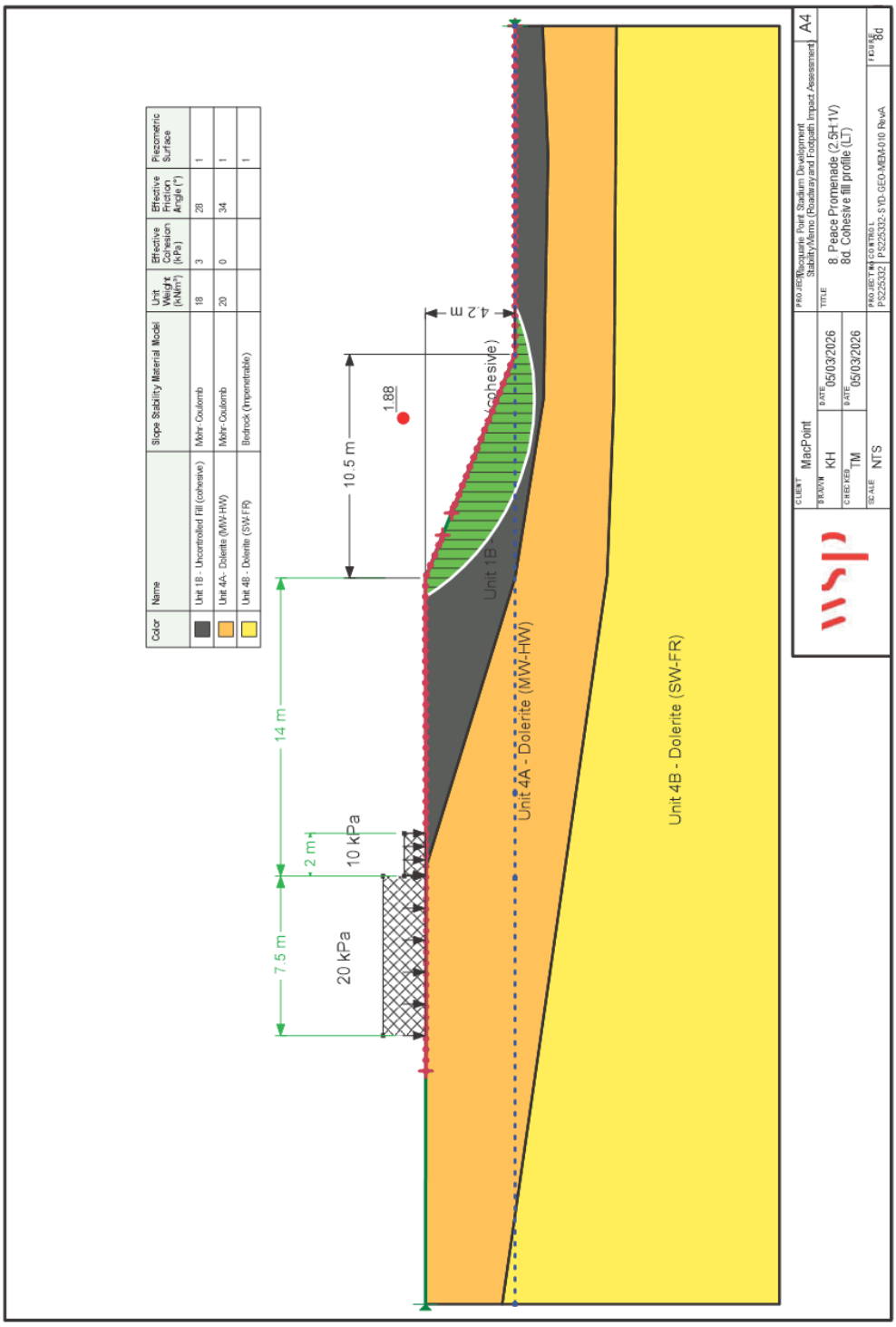

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive)(Su)
Undrained (Phi=0)
18
40
1
Unit 4A - Dolerite (MW-HW)
Mohr-Coulomb
20
0
34
1
Unit 4B - Dolerite (SW-FR)
Bedrock (Impenetrable)
1
4.2 m
1.68
8.4 m
2 m
2 m
10 kPa
7.5 m
20 kPa
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Unit 4A - Dole
Unit 4B - Dolerite (SW-FR)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 7. Peace Promenade (2m offset)
7e. Cohesive fill profile (ST)
PROJECT No. PS225332
DOCUMENT No. PS225332-SYD-GEO-MEM-0010 RevA
A4
7e

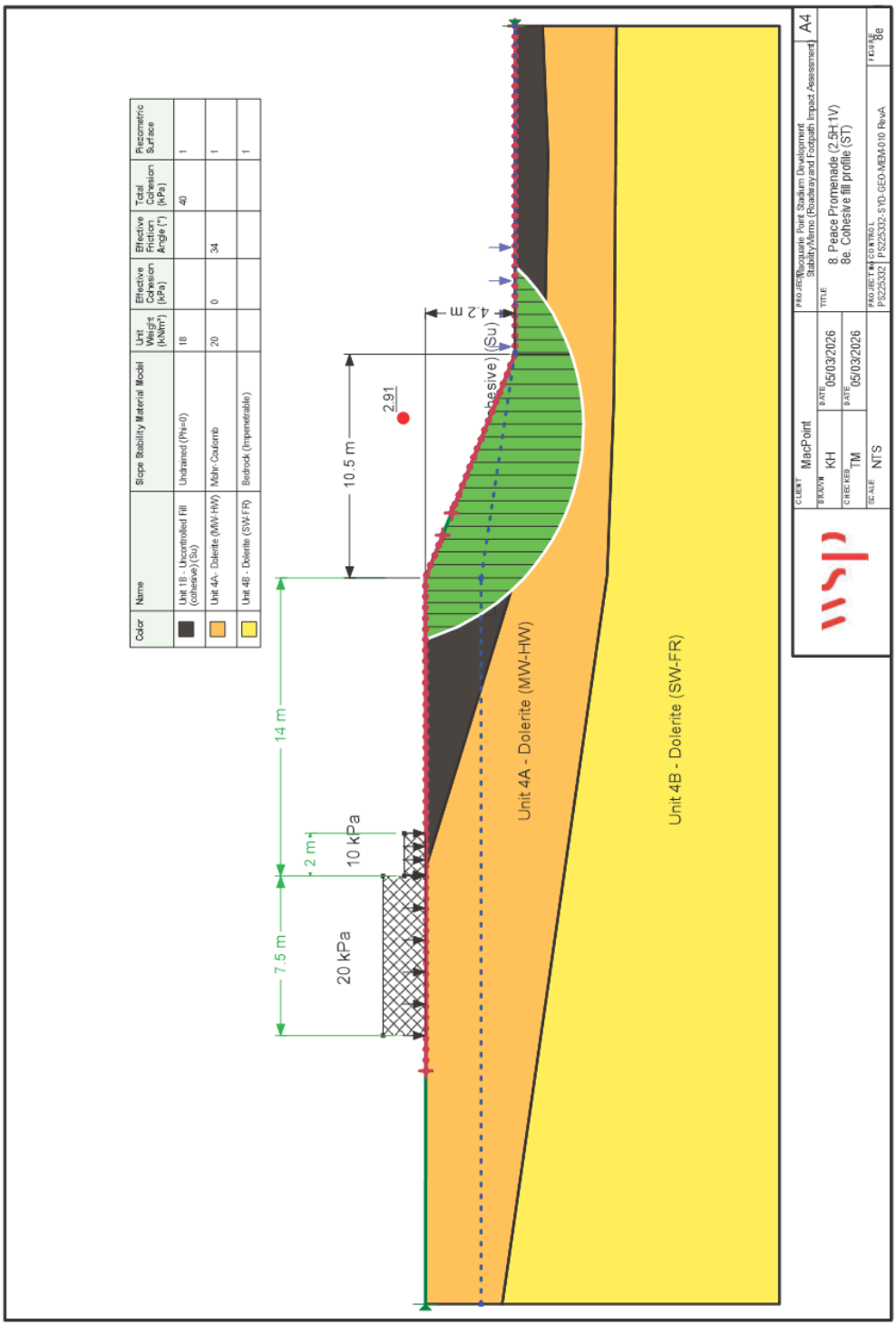

Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
Unit 4A - Dolerite (MW-HW)
Mohr-Coulomb
20
0
34
1
Unit 4B - Dolerite (SW-FR)
Bedrock (Impenetrable)
1
4.2 m
145
8.4 m
2 m
2 m
10 kPa
7.5 m
20 kPa
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Unit 4A - Dolerite (MW-HW)
Unit 4B - Dolerite (SW-FR)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 7. Peace Promenade (2m offset)
7f. Cohesive fill profile (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
REVISION 7f
A4

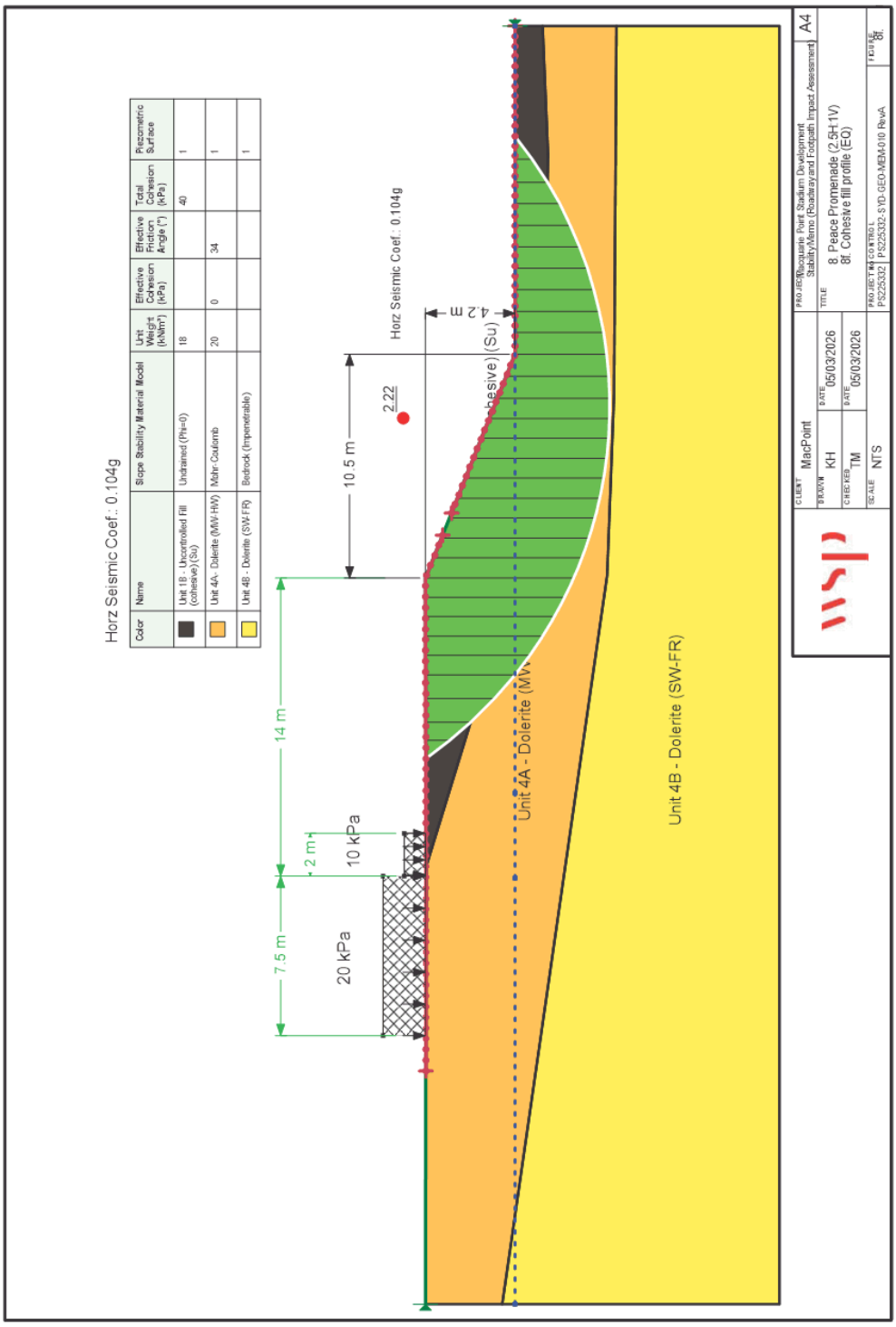

Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 4A - Dolerite (MW-HW)
Mohr-Coulomb
20
0
34
1
Unit 4B - Dolerite (SW-FR)
Bedrock (Impenetrable)
1
4.2 m
10.5 m
1.65
14 m
2 m
10 kPa
7.5 m
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 4A - Dolerite (MW-HW)
Unit 4B - Dolerite (SW-FR)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 8. Peace Promenade (2.5H:1V)
8a. Granular fill profile (LT)
PROJECT No. PS225332
DOCUMENT No. PS225332-SYD-GEO-MEM-010 RevA
A4
FIGURE 8a


Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 4A - Dolerite (MW-HW)
Mohr-Coulomb
20
0
34
1
Unit 4B - Dolerite (SW-FR)
Bedrock (Impenetrable)
1
4.2 m
1:50
10.5 m
Unit 1A - Uncontrolled Fill (granular)
Unit 4A - Dolerite (MW-HW)
Unit 4B - Dolerite (SW-FR)
14 m
2 m
10 kPa
7.5 m
20 kPa
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 8. Peace Promenade (2.5H:1V)
8b. Granular fill profile (ST)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
FIGURE 8b
A4


Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1A - Uncontrolled Fill (granular)
Mohr-Coulomb
18
0
32
1
Unit 4A - Dolerite (MW-HW)
Mohr-Coulomb
20
0
34
1
Unit 4B - Dolerite (SW-FR)
Bedrock (Impenetrable)
1
4.2 m
10.5 m
1.26
14 m
2 m
10 kPa
7.5 m
20 kPa
Unit 1A - Uncontrolled Fill (granular)
Unit 4A - Dolerite (MW-HW)
Unit 4B - Dolerite (SW-FR)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 8. Peace Promenade (2.5H:1V) 8c. Granular fill profile (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
FIGURE 8c
A4


Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive)
Mohr-Coulomb
18
3
28
1
Unit 4A - Dolerite (MW-HW)
Mohr-Coulomb
20
0
34
1
Unit 4B - Dolerite (SW-FR)
Bedrock (Impenetrable)
1
4.2 m
10.5 m
1.88
14 m
2 m
10 kPa
7.5 m
20 kPa
Unit 4A - Dolerite (MW-HW)
Unit 4B - Dolerite (SW-FR)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE 8. Peace Promenade (2.5H:1V)
8d. Cohesive fill profile (LT)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
A4
FIGURE 8d


Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
Unit 4A - Dolerite (MW-HW)
Mahr Coulomb
20
0
34
1
Unit 4B - Dolerite (SW-FR)
Bedrock (Impenetrable)
1
4.2 m
(Su)
2.91
10.5 m
14 m
2 m
10 kPa
7.5 m
20 kPa
Unit 4A - Dolerite (MW-HW)
Unit 4B - Dolerite (SW-FR)
CLIENT MacPoint
PROJECT Macquarie Point Stadium Development Stability Memo (Roadway and Footpath Impact Assessment)
A4
DRAWN KH
DATE 05/03/2026
TITLE 8. Peace Promenade (2.5H:1V) 8e. Cohesive fill profile (ST)
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-0010 RevA
FIGURE 8e


Horz Seismic Coef.: 0.104g
Color
Name
Slope Stability Material Model
Unit Weight (kN/m³)
Effective Cohesion (kPa)
Effective Friction Angle (°)
Total Cohesion (kPa)
Piezometric Surface
Unit 1B - Uncontrolled Fill (cohesive) (Su)
Undrained (Phi=0)
18
40
1
Unit 4A - Dolerite (MW-HW)
Mahr Coulomb
20
0
34
1
Unit 4B - Dolerite (SW-FR)
Bedrock (Impenetrable)
1
Horz Seismic Coef.: 0.104g
4.2 m
(Su)
2.22
10.5 m
14 m
2 m
10 kPa
7.5 m
20 kPa
Unit 4A - Dolerite (MW
Unit 4B - Dolerite (SW-FR)
CLIENT MacPoint
DRAWN KH
DATE 05/03/2026
CHECKED TM
DATE 05/03/2026
SCALE NTS
PROJECT Macquarie Point Stadium Development
Stability Memo (Roadway and Footpath Impact Assessment)
TITLE
8. Peace Promenade (2.5H:1V)
8f. Cohesive fill profile (EQ)
PROJECT NO. PS225332
DOCUMENT NO. PS225332-SYD-GEO-MEM-010 RevA
A4

Appendix C Limitations Statement

LIMITATION STATEMENT GEOTECHNICAL SITE INVESTIGATION AND GEOTECHNICAL INTERPRETATION

SCOPE OF SERVICES

This geotechnical interpretive report (the report) has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between the MPDC and WSP (scope of services). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, site access and/or site disturbance constraints.

RELIANCE ON DATA

In preparing the report, WSP has relied upon data, surveys, analyses, designs, plans and other information provided by the client and other individuals and organisations, most of which are referred to in the report (the data). Except as otherwise stated in the report, WSP has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report (conclusions) are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. WSP will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WSP.

GEOTECHNICAL INVESTIGATION

Geotechnical engineering is based extensively on judgment and opinion. It is far less exact than other engineering disciplines. Geotechnical engineering reports are prepared to meet the specific needs of individuals. A report prepared for a consulting civil engineer may not be adequate for a construction contractor or even some other consulting civil engineer. This report was prepared expressly for MPDC and expressly for purposes indicated by MPDC or their representative. Use by any other persons for any purpose, or by the client for a different purpose, might result in problems. MPDC should not use this report for other than its intended purpose without seeking additional geotechnical advice.

The WSP geotechnical and geophysics investigation services were conducted in a manner consistent with the level of care and skill ordinarily exercised by other members of the geotechnical and geophysical community currently practicing under similar conditions and subject to the time limits, financial and physical constraints applicable to the services.

THIS GEOTECHNICAL REPORT IS BASED ON PROJECT-SPECIFIC FACTORS

This geotechnical engineering report is based on a subsurface investigation which was designed for project-specification factors, including the nature of any development, its size and configuration, the location of any development on the site and its orientation, and the location of access roads and parking areas. Unless further geotechnical advice is obtained, this geotechnical engineering report cannot be used:

- when the nature of any proposed development is changed; and
- when the size, configuration location or orientation of any proposed development is modified.

This geotechnical engineering report cannot be applied to an adjacent site.

THE LIMITATIONS OF SITE INVESTIGATION

In making an assessment of a site from a limited number of investigation locations, there is the possibility that variations may occur between test locations. Site exploration identifies specific subsurface conditions only at those points from which samples

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have been taken. The risk that variations will not be detected can be reduced by increasing the frequency of test locations. The investigation program undertaken is a professional estimate of the scope of investigation required to provide a general profile of the subsurface conditions. The data derived from the site investigation program and subsequent laboratory testing are extrapolated across the site to form an inferred geological model and an engineering opinion is rendered about overall subsurface conditions and their likely behaviour with regard to the proposed development. Despite investigation, the actual conditions at the site might differ from those inferred to exist, since no subsurface exploration program, no matter how comprehensive, can reveal all subsurface details and anomalies.

The investigation logs are the subjective interpretation of subsurface conditions at a particular location, made by trained personnel. The interpretation may be limited by the method of investigation, and cannot always be definitive. For example, CPTu enables continuous profiling of soil properties along the test depth; however, its effectiveness is constrained by refusal in hard clay, dense sand/gravel or rock formations. In site investigation, the actual interface between materials may be more gradual or abrupt than a report indicates.

With reference to the geophysical assessment, Seismic refraction and multi-channel analysis of surface waves methods both have some inherent limitations in effectively representing subsurface conditions in all geological environments. The completed geophysical methods are remote sensing methods that may not detect all subsurface features. Depth of penetration is dependent on the nature of the subsurface. Furthermore, it is possible that interpreted features such as stratigraphic boundaries, top of bedrock, faults, voids, other geologic hazards and utilities may, upon intrusive sampling, prove to have been misinterpreted. Accurate interpretation of remote sensing data relies on the site-specific correlation of information with that obtained from borehole drilling, digging or other direct observation methods.

SUBSURFACE CONDITIONS ARE TIME DEPENDENT

Subsurface conditions may be modified by changing natural forces or man-made influences. A geotechnical engineering report is based on conditions which existed at the time of subsurface exploration.

Construction operations at or adjacent to the site, and natural events such as floods, or groundwater fluctuations, may also affect subsurface conditions, and thus the continuing adequacy of a geotechnical report. The geotechnical engineer should be kept appraised of any such events, and should be consulted to determine if additional tests are necessary.

AVOID MISINTERPRETATION

A suitably qualified geotechnical engineer should be retained to work with other appropriate design professionals explaining relevant geotechnical findings and in reviewing the adequacy of their plans and specifications relative to geotechnical issues.

BORE/PROFILE LOGS SHOULD NOT BE SEPARATED FROM THE ENGINEERING REPORT

Final bore/profile logs are developed by geotechnical engineers based upon their interpretation of field logs and laboratory evaluation of field samples. Customarily, only the final bore/profile logs are included in geotechnical engineering reports. These logs should not under any circumstances be redrawn for inclusion in architectural or other design drawings. To minimise the likelihood of bore/profile log misinterpretation, contractors should be given access to the complete geotechnical engineering report prepared or authorised for their use. Providing the best available information to contractors helps prevent costly construction problems. For further information on this matter, reference should be made to 'Guidelines for the Provision of Geotechnical Information in Construction Contracts' published by the Institution of Engineers Australia, National Headquarters, Canberra 1987.

GEOTECHNICAL INVOLVEMENT DURING CONSTRUCTION

During construction, excavation is frequently undertaken which exposes the actual subsurface conditions. For this reason geotechnical consultants should be retained through the construction stage, to identify variations if they are exposed and to conduct additional tests which may be required and to deal quickly with geotechnical problems if they arise.

REPORT FOR BENEFIT OF CLIENT

The report has been prepared for the benefit of MPDC and no other party. WSP assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of WSP or for any loss or damage suffered by any other party not entitled to rely upon the factual information expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions (unless third-party reliance has been extended) and should make their own enquiries and obtain independent advice in relation to such matters.

OTHER LIMITATIONS

WSP will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.

8.2 Delegated Decision Report (Planning)
File Ref: F26/25964

Report of the Director Strategic and Regulatory Services of 14 May 2026 and attachments.

Delegation: Committee

City of HOBART

MEMORANDUM: PLANNING AUTHORITY COMMITTEE

Delegated Decision Report (Planning)

Attached is the delegated planning decisions report for the period 27 April 2026 to 8 May 2026.

RECOMMENDATION

That the information contained in the 'Delegated Decision Report (Planning)' be received and noted.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Karen Abey
DIRECTOR STRATEGIC AND REGULATORY SERVICES

Date: 14 May 2026
File Reference: F26/25964

Attachment A: Delegated Decision Report (Planning) ⇩

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
1	PLN-HOB-2025-0239	Signage	27 ELIZABETH ST HOBART TAS 7000	$1,500.00	Approved	07/05/2026
2	PLN-HOB-2025-0650	Partial Demolition, Alterations, Extension and Front Fencing (Gate)	20 WIGNALL ST NORTH HOBART TAS 7000	$580,000.00	Approved	06/05/2026
3	PLN-HOB-2025-0660	Partial Demolition, Alterations and Partial Change of Use to Food Services and Multiple Dwellings (Eight New)	UNIT 13 13-17 CASTRAY ESP BATTERY POINT TAS 7004	$985,000.00	Approved	30/04/2026
4	PLN-HOB-2026-0016	Dwelling	74 ATHLEEN AV LENAH VALLEY TAS 7008	$800,000.00	Approved	27/04/2026
5	PLN-HOB-2026-0034	Partial Demolition, Alterations and Extension	312 ELIZABETH ST NORTH HOBART TAS 7000	$250,000.00	Approved	27/04/2026
6	PLN-HOB-2026-0038	Alterations (Car Wash)	267 ARGYLE ST NORTH HOBART TAS 7000	$163,000.00	Approved	29/04/2026
7	PLN-HOB-2026-0048	Partial Demolition, Alterations, Extension and Fencing	5 WINSCOMBE CR SANDY BAY TAS 7005	$850,000.00	Approved	29/04/2026

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
8	PLN-HOB-2026-0078	Alterations (Solar Panels)	256-278 ELIZABETH ST NORTH HOBART TAS 7000	$15,750.00	Approved	27/04/2026
9	PLN-HOB-2026-0081	Dwelling	16 LAPOINYA RD FERN TREE TAS 7054	$850,000.00	Approved	04/05/2026
10	PLN-HOB-2026-0085	Partial Change of Use to Business and Professional Services (Consulting Rooms)	4-6 GREGORY ST SANDY BAY TAS 7005	$300,000.00	Approved	01/05/2026
11	PLN-HOB-2026-0119	Signage	36 ARGYLE ST HOBART TAS 7000	$20,000.00	Approved	27/04/2026
12	PLN-HOB-2026-0122	Alterations (Awning)	UNIT 2 84 NELSON RD MOUNT NELSON TAS 7007	$19,918.00	Approved	29/04/2026
13	PLN-HOB-2026-0145	Front Fencing	5 MAWHERA AV SANDY BAY TAS 7005	$25,000.00	Approved	27/04/2026
14	PLN-HOB-2026-0149	Signage	299 ELIZABETH ST NORTH HOBART TAS 7000	$160,000.00	Approved	07/05/2026

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
15	PLN-HOB-2026-0154	Partial Demolition, Alterations and Signage	55-59 MURRAY ST HOBART TAS 7000	$250,600.00	Approved	07/05/2026
16	PLN-HOB-2026-0181	Partial Change of Use to Hotel Industry (Bar)	80-88 MELVILLE ST HOBART TAS 7000	$5,000.00	Approved	28/04/2026

8.3 Planning - Advertised Applications Report
File Ref: F26/25996

Report of the Director Strategic and Regulatory Services of 14 May 2026 and attachments.

Delegation: Committee

City of HOBART

MEMORANDUM: PLANNING AUTHORITY COMMITTEE

Planning - Advertised Applications Report

Attached is the advertised applications list for the period 27 April 2026 to 8 May 2026.

RECOMMENDATION

That the information contained in the 'Planning – Advertised Applications Report' be received and noted.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Karen Abey
DIRECTOR STRATEGIC AND REGULATORY SERVICES

Date: 14 May 2026
File Reference: F26/25996

Attachment A: Planning - Advertised Applications Report ⇩

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
1	PLN-HOB-2025-0657	Dwelling, Secondary Residence and Associated Works	18 SUNVALE AV SANDY BAY TAS 7005	$995,000.00	27/05/2026	Committee (Council Land)	27/04/2026	11/05/2026
2	PLN-HOB-2026-0073	Partial Demolition, Alterations and Extension	34 BEDDOME ST SANDY BAY TAS 7005	$200,000.00	30/05/2026	Director	04/05/2026	18/05/2026
3	PLN-HOB-2026-0131	Alterations (Awning)	1 LANSDOWNE CR WEST HOBART TAS 7000	$19,755.00	26/05/2026	Director	29/04/2026	13/05/2026
4	PLN-HOB-2026-0180	Partial Demolition and Alterations (Deck)	4 RICHARDSON AV DYNNYRNE TAS 7005	$30,000.00	10/06/2026	Director	06/05/2026	20/05/2026
5	PLN-HOB-2026-0027	Alterations and New Outbuilding (Carport)	28B LALWINYA RD MOUNT NELSON TAS 7007	$200,000.00	21/05/2026	Director	28/04/2026	12/05/2026
6	PLN-HOB-2026-0165	Alterations (Solar Panels)	109 YORK ST SANDY BAY TAS 7005	$5,000.00	21/05/2026	Director	27/04/2026	11/05/2026

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
7	PLN-HOB-2026-0188	Partial Demolition and Alterations, Signage, and Change of Use to Business and Professional Services (Consulting Rooms)	126 ELIZABETH ST HOBART TAS 7000	$200,000.00	4/06/2026	Director	07/05/2026	21/05/2026
8	CVO-HOB-2025-0020	Change of Use to Vistior Accommodation	UNIT 1 9 LINCOLN ST SANDY BAY TAS 7005	$0.00	8/06/2026	Director	04/05/2026	18/05/2026
9	PLN-HOB-2026-0087	New Outbuilding (Carport) and Retaining Wall	78 ALEXANDER ST SANDY BAY TAS 7005	$60,000.00	14/05/2026	Director	29/04/2026	13/05/2026
10	PLN-HOB-2026-0096	Alterations and Extension	53 WARWICK ST HOBART TAS 7000	$150,000.00	7/06/2026	Director	06/05/2026	20/05/2026
11	PLN-HOB-2026-0155	Change of Use to Business and Professional Services and Signage	230-234 MURRAY ST HOBART TAS 7000	$4,000.00	14/05/2026	Director	28/04/2026	12/05/2026
12	PLN-HOB-2025-0663	Partial Demolition and Alterations for Partial Change of Use to Sports and Recreation	310 ARGYLE ST NORTH HOBART TAS 7000	$350,000.00	27/05/2026	Director	05/05/2026	19/05/2026

9. RESPONSES TO QUESTIONS WITHOUT NOTICE

Regulation 34 *Local Government (Meeting Procedures) Regulations 2025.*
File Ref: 13-1-10

The Chief Executive Officer reports:-

"In accordance with the procedures approved in respect to Questions Without Notice, the following responses to questions taken on notice are provided to the Committee for information.

The Committee is reminded that in accordance with Regulation 34(3) of the *Local Government (Meeting Procedures) Regulations 2025*, the Chairperson is not to allow discussion or debate on either the question or the response."

RECOMMENDATION

That the following responses to questions without notice be received and noted.

9.1 Visitor Accomodation Refusals under Planning Directive No.6

Memorandum of the Director Strategic and Regulatory Services of 13 May 2026

9.2 Private Open Space Requirements in the Planning Scheme

Memorandum of the Director Strategic and Regulatory Services of 11 May 2026

City of HOBART

MEMORANDUM: **LORD MAYOR**
DEPUTY LORD MAYOR
ELECTED MEMBERS

VISITOR ACCOMODATION REFUSALS UNDER PLANNING DIRECTIVE NO.6

Meeting: Planning Authority Committee **Meeting date: 8 April 2026**

Raised by: Lord Mayor Councillor Reynolds

Question:

Have there been any refusals of visitor accommodation by the Tasmanian Civil and Administrative Tribunal (TasCAT) pursuant to any of the discretionary grounds for refusal outlined in Planning Directive No. 6?

Response:

Council's Legal Officer has reviewed the TASCAT decisions and has found no cases where the Tribunal have refused to grant a permit for visitor accommodation on the basis of non-compliance with PD6.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Karen Abey
DIRECTOR STRATEGIC AND REGULATORY SERVICES

Date: 13 May 2026
File Reference: F26/22800

City of HOBART

MEMORANDUM: **LORD MAYOR**
DEPUTY LORD MAYOR
ELECTED MEMBERS

PRIVATE OPEN SPACE REQUIREMENTS IN THE PLANNING SCHEME

Meeting: Planning Authority Committee **Meeting date: 8 April 2026**

Raised by: Councillor Posselt

Question:

Can officers provide advice to the potential benefits and consequences of removing private open space requirements to certain areas within the planning scheme by zone.

Response:

As detailed in our draft submission on medium density housing (being considered at the Hobart Workshop Committee on 11 May 2026), officers support improvements to private open space standards, recognising that clear and consistent requirements are important to achieving good-quality medium density housing.

In particular, the introduction of dedicated standards within a code is seen as a positive step toward improving amenity and providing greater certainty for both developers and assessors.

However, we have identified several issues with how the proposed standards are currently structured. One key concern is inconsistency across zones and development types. For example, smaller apartment developments may be subject to lower minimum private open space dimensions than larger developments, which could result in uneven amenity outcomes and confusion in how the standards are

applied. A more consistent approach is needed to ensure fair and predictable outcomes across all developments.

We have also emphasised in our submission that private open space must be genuinely usable, not just compliant on paper. In practice, balconies and outdoor areas can be compromised by the placement of building services such as air conditioning units. To address this, we have recommended adjusting minimum size requirements where services are included, so that residents still have functional, liveable outdoor space.

Another key point is that private open space standards should be clearly located within a single code, rather than spread across multiple zones and provisions. Consolidating these requirements would make the planning scheme easier to interpret and apply, while also ensuring consistent expectations for development.

Finally, we have noted that private open space alone cannot meet the broader needs of a growing population. Many medium density developments, particularly apartments, rely heavily on private outdoor space but do not currently contribute to public open space provision.

This creates an imbalance and recommends broader reform to ensure that all forms of development contribute fairly to the demand they generate for public open space.

Overall, officers support stronger private open space standards, but emphasise the need for them to be consistent, functional, clearly structured, and complemented by wider open space planning reforms.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Karen Abey
DIRECTOR STRATEGIC AND REGULATORY SERVICES

Date: 11 May 2026
File Reference: F26/22806

10. QUESTIONS WITHOUT NOTICE

Regulations 33 and 34 of the *Local Government (Meeting Procedures) Regulations 2025*.
File Ref: 13-1-10

33(2) A question asked at a meeting is to, as far as practicable –

(a) be concise; and

(b) be clear; and

(c) not be a statement; and

(d) have minimal pre-amble

34. Questions without notice by a councillor

1. A councillor at a meeting may ask a question without notice –
   (a) of the chairperson; or
   (b) through the chairperson, of –
      (i) another councillor; or
      (ii) the chief executive officer.
2. In asking a question without notice at a meeting, a councillor must not –
   (a) offer an argument or opinion; or
   (b) draw any inferences or make any imputations – except so far as maybe necessary to explain the question.
3. The chairperson of a meeting must not permit any debate of a question without notice or its answer.
4. The chairperson, councillor or chief executive officer who is asked a question without notice at a meeting may decline to answer the question.
5. The chairperson of a meeting may require a councillor to put a question without notice in writing.