



GLAMORGAN/SPRING BAY COUNCIL
NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **Montgomerys Road, Buckland
CT 167013/1**

PROPOSAL: **2 Lot Subdivision**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the General Manager. Representations must be received before midnight on **25 January 2024**.

APPLICANT: **PDA Surveyors**
DATE: **28/09/2023**
APPLICATION NO: **SA 2023 / 019**

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	PDA Surveyors, Enginners & Planners obo Paul Sutcliffe		
Contact person: (if different from applicant)	Allan Brooks		
Address:	127 Bathurst Street		
Suburb:	Hoabrt	Post Code:	7000
Email:	allan.brooks@pda.com.au	Phone: / Mobile:	0448 453 971

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)	Paul Sutcliffe		
Address:			
Suburb:		Post Code:	7030
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:	Montgomerys Road		
Suburb:	Buckland	Post Code:	7190
Size of site: (m ² or Ha)	450.7ha		
Certificate of Title(s):	167013/1		
Current use of site:	Rural		

General Application Details Complete for All Applications

Description of proposed use or development:	2 Lot Subdivision	
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	\$	
Is the property on the State Heritage Register? (Circle one)	<input type="checkbox"/> Yes / <input type="checkbox"/> No	

For all Non-Residential Applications

Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	

Personal Information Protection Statement

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

Applicant Declaration

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


- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	28/9/2023
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Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

Checklist of application documents:
Taken from Section 6 of the Planning Scheme

An application must include:

- ☐ a signed application form;
- ☐ any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- ☐ details of the location of the proposed use or development;
- ☐ a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- ☐ a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- ☐ any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- ☐ a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing AHD levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
 - (vii) the location and capacity and connection point of any existing services and proposed services;
 - (viii) the location of easements on the site or connected to the site;
 - (ix) existing pedestrian and vehicle access to the site;
 - (x) the location of existing and proposed buildings on the site;
 - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xii) any natural hazards that may affect use or development on the site;
 - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
 - (xiv) any proposed open space, common space, or facilities on the site; and
 - (xv) proposed subdivision lot boundaries;
- ☐ where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
 - (xvi) the internal layout of each building on the site;
 - (xvii) the private open space for each dwelling;
 - (xviii) external storage spaces;
 - (xix) parking space location and layout;
 - (xx) major elevations of every building to be erected;
 - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
 - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
 - (xxiii) materials and colours to be used on roofs and external walls.

SEARCH OF TORRENS TITLE

VOLUME 167013	FOLIO 1
EDITION 2	DATE OF ISSUE 09-Jul-2022

SEARCH DATE : 28-Sep-2023

SEARCH TIME : 01.49 PM

DESCRIPTION OF LAND

Parish of KILMANAHAN Land District of PEMBROKE
Parish of BUCKLAND Land District of PEMBROKE
Lot 1 on Plan 167013
Derivation : The whole of Lots 29235 and 29236 - Gtd. to J.A.
Bellete. The whole of Lots 17583, 21827 - Gtd. to H. Cornish.
The whole of Lot 27060 - Gtd. to P.E.Cornish.
Prior CT 215873/1

SCHEDULE 1

M967333 TRANSFER to PAUL EDWARD SUTCLIFFE Registered
09-Jul-2022 at noon

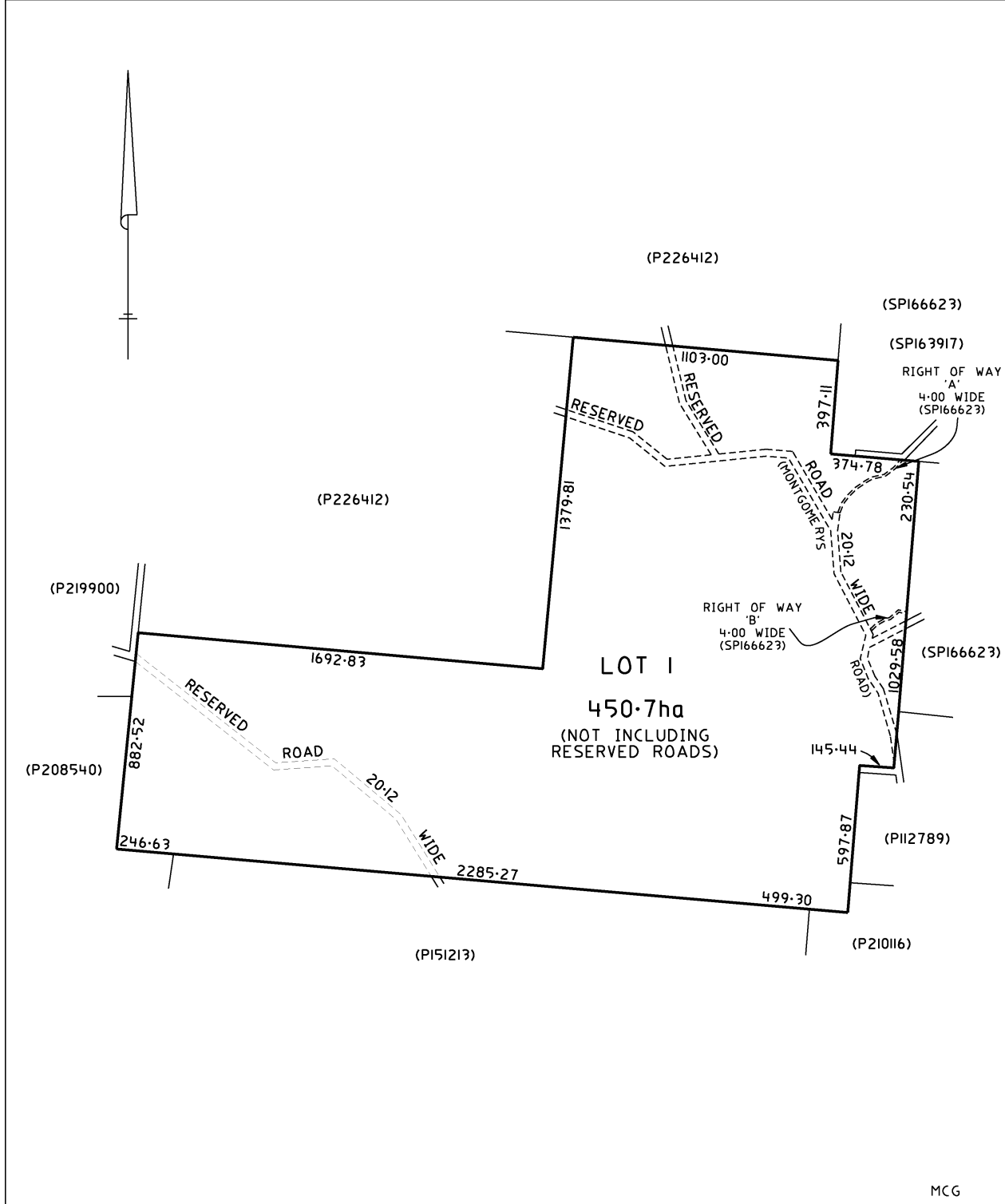
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP166623 BURDENING EASEMENT: Right of Carriageway (appurtenant
to Lot 1 on SP166623) over the Right of Way 'B' 4.00
wide on P167013
SP166623 BURDENING EASEMENT: Right of Carriageway (appurtenant
to Lot 2 on SP166623) over Right of Way 'A' 4.00 wide
on P167013
C193104 PRIVATE TIMBER RESERVE pursuant to Section 15(1) of
the Forest Practices Act 1985 Registered
30-Aug-2000 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

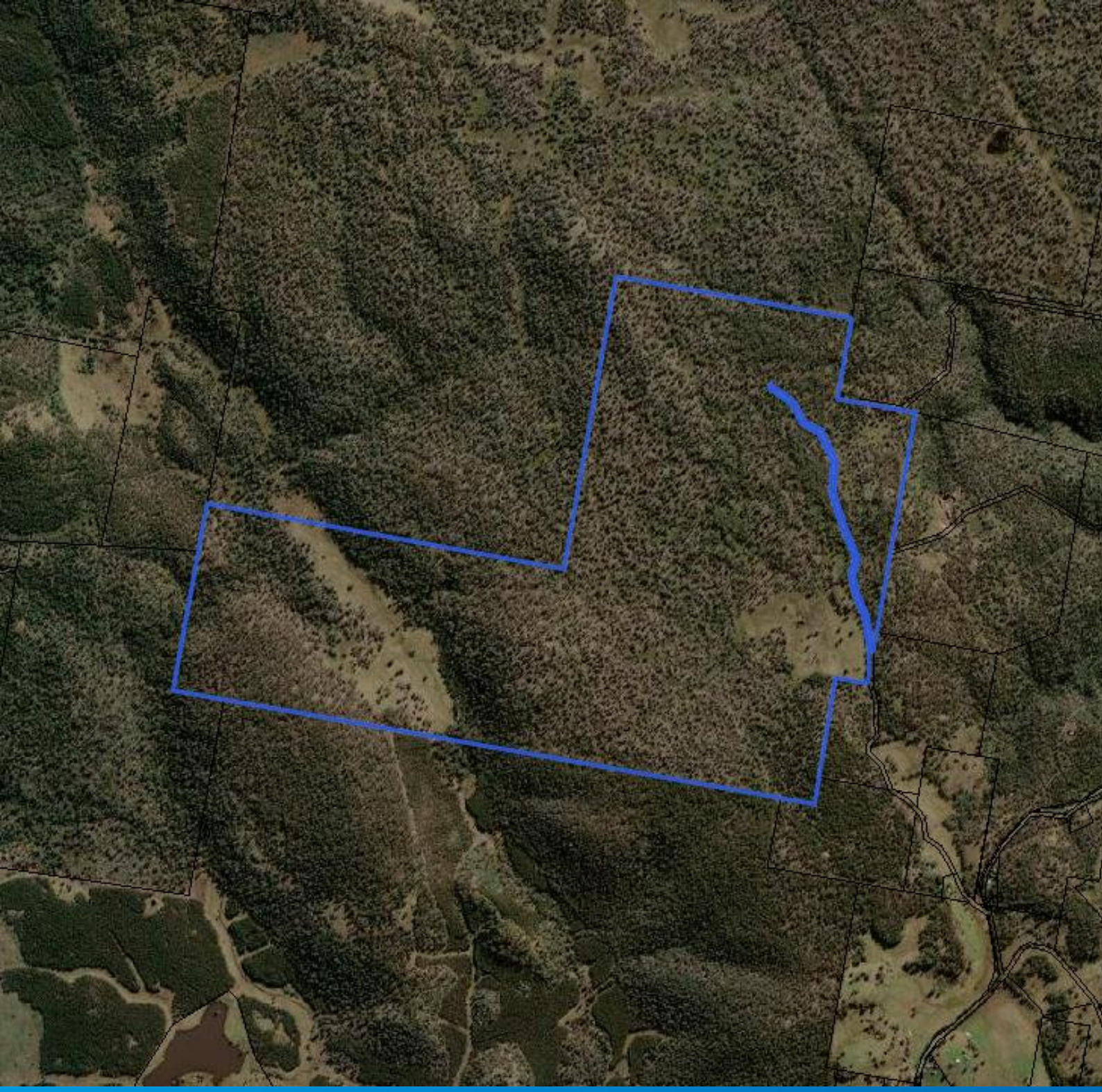
OWNER FOLIO REFERENCE 215873/1 GRANTEE WHOLE OF LOTS 29235 & 29236 GTD. TO JAMES ALBERT BELLETTE. WHOLE OF LOTS 17583, 21287 GTD. TO HANNAH CORNISH & THE WHOLE OF LOT 27060 GTD. TO PERCY EDGAR CORNISH.		PLAN OF TITLE LOCATION PEMBROKE-BUCKLAND-KILMANAHAN FIRST SURVEY PLAN No. 42/18, 66/6, 32/2 37/6, 67/14 COMPILED BY LTO SCALE 1: 15,000 LENGTHS IN METRES		Registered Number P.167013 APPROVED 9 DEC 2013 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 112 (5428)	LAST UPI No FNZ39	LAST PLAN No. 215873	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	





PDA

SURVEYORS, ENGINEERS & PLANNERS



Planning Compliance Report

Montgomery Road, Buckland

Subdivision: 1 Lot and Balance

49807 | 26 09 2023

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PDA Contributors

Planning	Allan Brooks	26/09/2023
Review & Approval		

Revision History

Revision	Description	Date
0	First Issue	

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EXECUTIVE SUMMARY

Council approval is sought for the 1 Lot and Balance Subdivision at Montgomerys Road, Buckland. This Planning assessment, combined with supplementary documentation has been provided in support of the proposed development.

Development Details:

Property Address	Montgomerys Road, Buckland TAS 7190
Proposal	1 Lot and Balance Subdivision
Land Area	450.72ha
Land Owner/s	Paul Edward Sutcliffe
Client	Paul Edward Sutcliffe

PID / CT	5983368	167013/1
Planning Ordinance	<i>Tasmanian Planning Scheme - Glamorgan-Spring Bay</i>	
Land Zoning	20.0 Rural Zone	
Specific Areas Plans	None	
Code Overlays	<i>C7 Natural Assets Code - Priority vegetation Area</i> <i>C7 Natural Assets Code - Waterway and Coastal Protection Area</i> <i>C13 Bushfire Prone Areas Code</i> <i>C15 Landslip Hazard Code (Low/Medium)</i>	

Use Status	Rural
Application Status	Discretionary

1. Introduction/Context

Council approval is sought for a 1 Lot and Balance Subdivision at Montgomerys Road, Buckland. In support of the proposal the following associated documents have been provided in conjunction with this planning assessment:

- The Title Plan and Folio: 167013/1
- Proposed Plan of Subdivision: PDA-49807CT-2
- Bushfire Hazard Report and Management Plan

1.1. The Land



Figure 1. Existing aerial image of the subject land (LISTmap, 2022)

The subject land is located at the end of Montgomerys Road, Buckland (CT167013/1). The subject land comprises of a relatively large area of bushland and pasture, with a total area of 450.72ha, as illustrated in figure 1. The land comprises of both steep and gentle hills, a small creek and small dams. The land is adjoined by large rural properties to the north and south, and smaller rural properties to the east.

1.2. Existing Development

The subject land does not contain any existing development.

1.3. Natural Values

Natural Values are identified are covered by priority habitat overlay. The vegetation on site is primary *Eucalyptus pulchella* per Tasveg.

2. The Proposal

A Planning Permit for a 1 lot and Balance Subdivision is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8.1 (b) of the *Tasmanian Planning Scheme – Glamorgan-Spring Bay*.

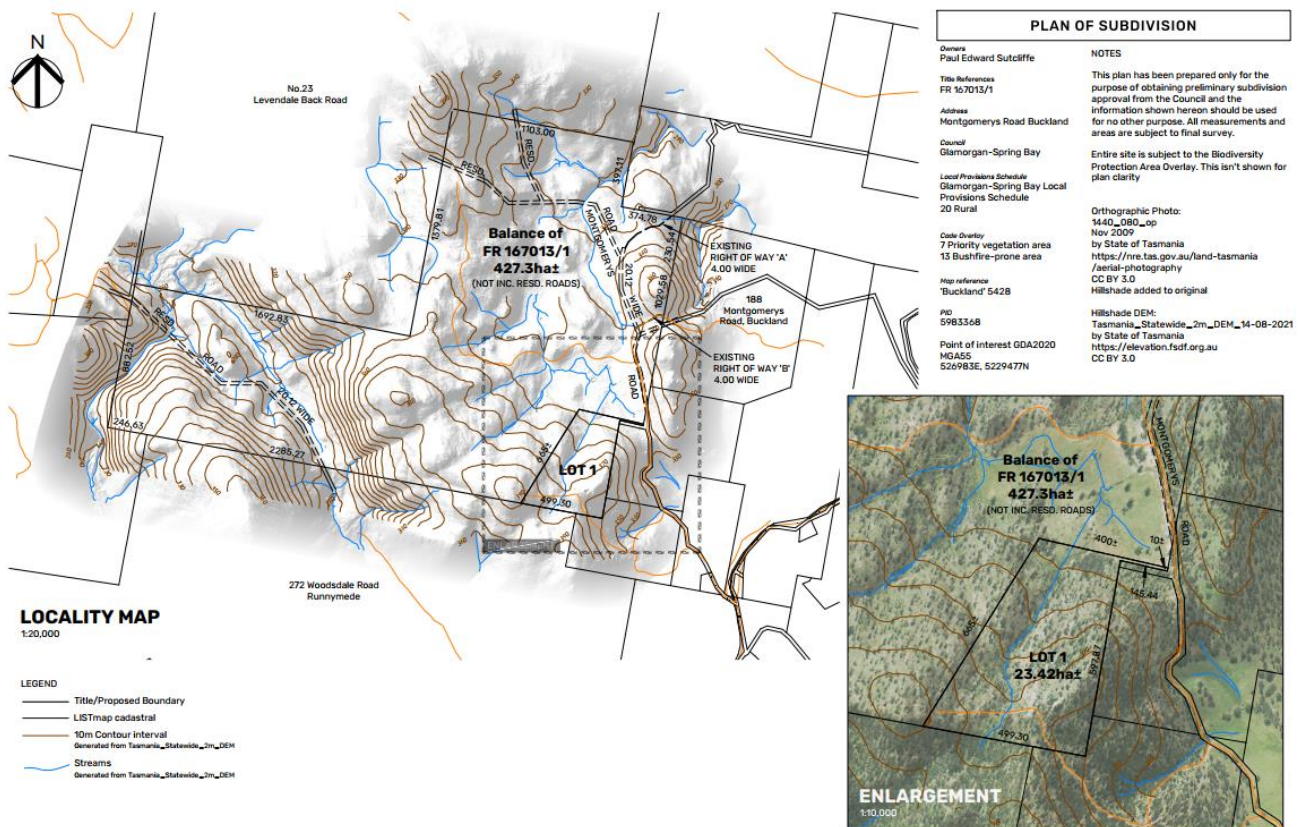


Figure 2. Proposed Plan of Subdivision

It is proposed that the land of title CT167013/1 be subdivided to provide 1 additional lot, please refer to proposed Plan of Subdivision PDA-49807CT-2, as illustrated in Figure 2 above.

It is proposed that Lot 1 is to have an area of 23.42ha and be provided with access from Montgomerys Road. Whilst, it is proposed that the Balance have an area of 427.3ha and is to utilise the existing access.

3. Planning Assessment

This current proposal for subdivision has been developed in accordance with *Tasmanian Planning Scheme – Glamorgan-Spring Bay*.

3.1. Use Class

Existing use class – Rural.

3.2 Zoning

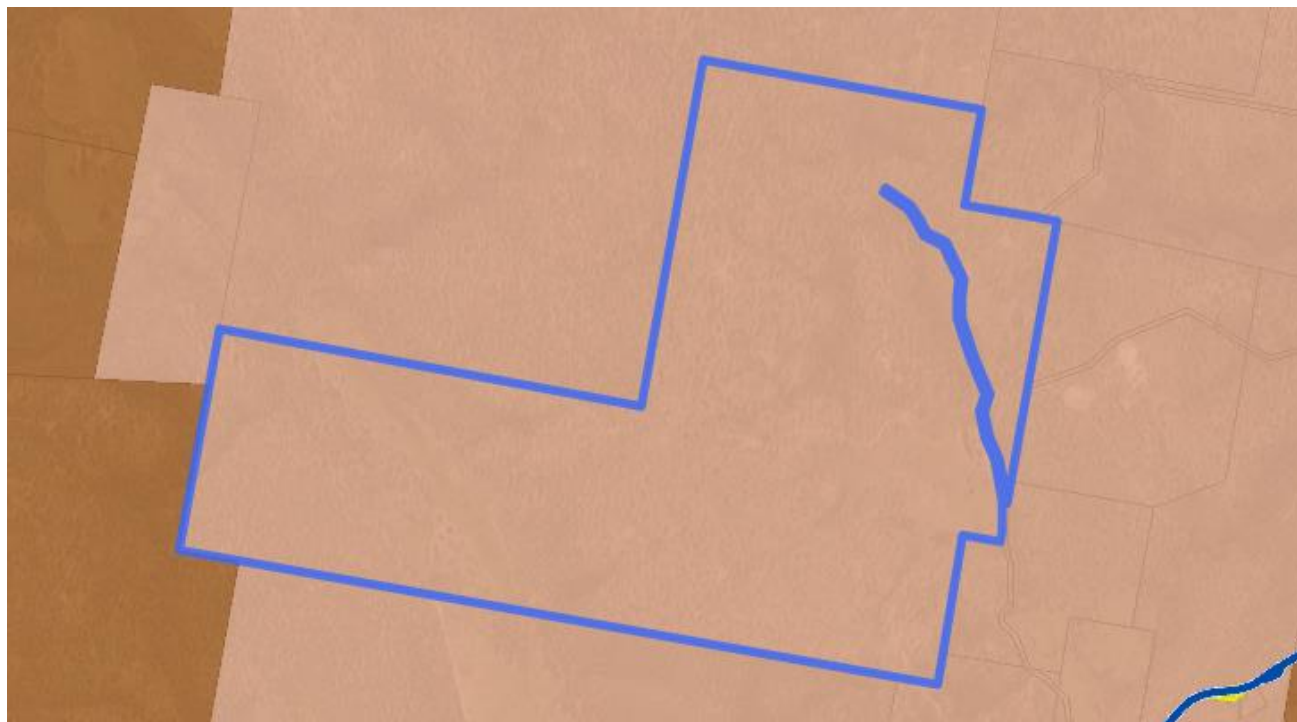


Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2022)

The subject land is located within the Rural Zone and is adjacent to land zoned Rural and Agriculture.

3.3 Zone Standards

20.5 Development Standards for Subdivision

20.5.1 Lot design

Objective:	
To provide for subdivision that:	
(a) relates to public use, irrigation or Utilities; or	
(b) facilitates use and development for allowable uses in the zone.	
Acceptable Solutions	Performance Criteria

A1

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) be required for public use by the Crown, a council or a State authority;
- (b) be required for the provision of Utilities or irrigation infrastructure;
- (c) be for the consolidation of a lot with another lot provided each lot is within the same zone; or
- (d) be not less than 40ha with a frontage of no less than 25m and existing buildings are consistent with the setback and separation distance required by clause 20.4.2 A1 and A2.

P1

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) have sufficient useable area and dimensions suitable for the intended purpose, excluding Residential or Visitor Accommodation, that:
 - (i) requires the rural location for operational reasons;
 - (ii) minimises the conversion of agricultural land for a non-agricultural use;
 - (iii) minimises adverse impacts on non-sensitive uses on adjoining properties; and
 - (iv) is appropriate for a rural location; or
- (b) be for the excision of an existing dwelling or Visitor Accommodation that satisfies all of the following:
 - (i) the balance lot provides for the sustainable operation of a Resource Development use, having regard to:
 - a. not materially diminishing the agricultural productivity of the land;
 - b. the capacity of the balance lot for productive agricultural use; and
 - c. any topographical constraints to agricultural use;
 - (ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;
 - (iii) the existing dwelling or Visitor Accommodation must meet the setbacks required by subclause 20.4.2 A2 or P2 in relation to setbacks to new boundaries;

	<ul style="list-style-type: none"> (iv) it is demonstrated that the new lot will not unreasonably confine or restrain the operation of any adjoining site used for agricultural use; and (c) be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: <ul style="list-style-type: none"> (i) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (ii) the topography of the site; (iii) the functionality and useability of the frontage; (iv) the anticipated nature of vehicles likely to access the site; (v) the ability to manoeuvre vehicles on the site; (vi) the ability for emergency services to access the site; and (vii) the pattern of development existing on established properties in the area.
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Comment:

P1 is met: as the proposed subdivision meets the following criteria –

- (a) The proposed subdivision provides for suitable division of land for the intended use. The existing title comprises 450.72ha, with regard to being suitable sized lots similar to surrounding titles suitable for grazing/lifestyle purposes. The proposal will not result in any impact on adjoining land and is appropriate to the rural location.

A2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	P2 Each lot, or a lot proposed in a plan of subdivision, is provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway;
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- (c) the nature of the road and the traffic, including pedestrians; and
- (d) the pattern of development existing on established properties in the area.

Comment:

A2 is met: Access will be provided in accordance with the requirements of the road authority.

3.4 Codes

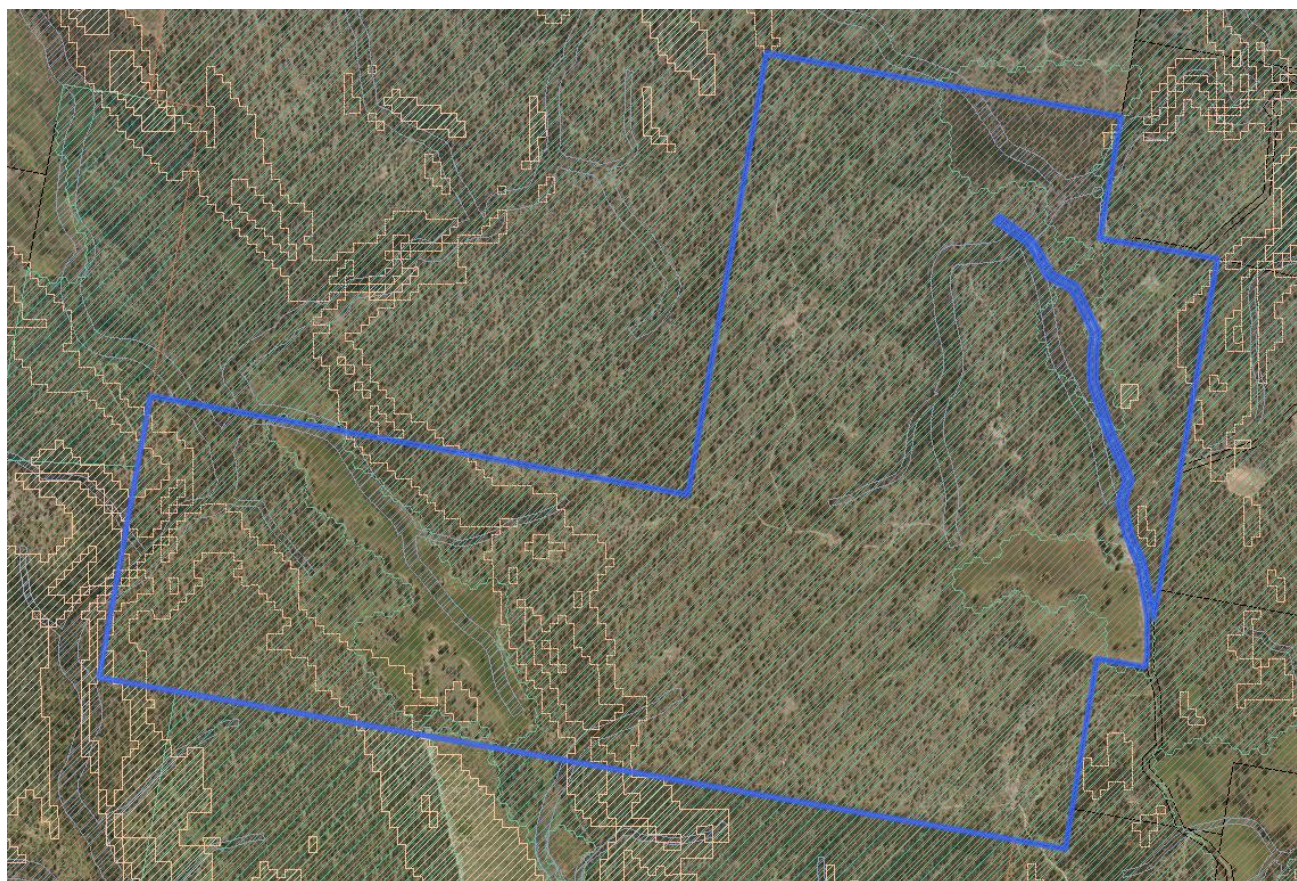


Figure 4. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2022)

The subject land is overlaid with the Natural Assets Code – Priority vegetation Area & Waterway and Coastal Protection Area, Bushfire Prone Areas Code and Landslip Hazard Code (Low/Medium), as illustrated in Figure 4. The proposed 1 lot and balance subdivision requires the assessment of the following codes, under the *Tasmanian Planning Scheme – Glamorgan-Spring Bay*.

Code	Comments:
C1.0 Signs Code	N/A
C2.0 Parking and Sustainable Transport Code	<i>Applicable – please refer to planning compliance assessment below.</i>
C3.0 Road and Railway Assets Code	N/A

C4.0 Electricity Transmission Infrastructure Protection Code	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	<i>Applicable – please refer to planning compliance assessment below.</i>
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazard Code	N/A
C12.0 Flood-prone Areas Hazard Code	N/A
C13.0 Bushfire-prone Areas Code	<i>Please refer to the Bushfire Hazard Report.</i>
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	<i>Exempt from this code as per clause C15.4.1 (e) as this application is for the subdivision of land within a low landslip hazard band and does not involve significant works within any Landslide Hazard Area.</i>
C16.0 Safeguarding of Airports Code	N/A

3.5 Code Standards

C2.0 Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

Objective:	
That an appropriate level of car parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: <ul style="list-style-type: none"> (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; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: 	P1

- (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
- (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:

$$N = A + (C - B)$$

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.

Comment:

A1 is met: as the proposal complies with criterion (d)(ii). The site relates to an intensification of an existing use. Proposed Lot 1 contains an existing parking area that has capacity to contain more than the required parking specified in table C2.1. The proposed Balance lot is vacant, however there is sufficient area for a future residential development to meet the requirements of table C2.1.

C2.6.3 Number of accesses for vehicles

Objective:

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.

Acceptable Solutions

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.

Performance Criteria

P1

Comment:

A1 is met: no more than 1 access is provided per lot and the accesses to both Lot 1 and the Balance Lot exist.

C7.7 Development Standards for Subdivision

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

Objective:	
<p>That:</p> <ul style="list-style-type: none"> (a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:</p> <ul style="list-style-type: none"> (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area. 	<p>P1</p>
<p>Comment:</p> <p>A1 is met: as no works are required in the waterway and coastal protection overlay.</p>	

C7.7.2 Subdivision within a priority vegetation area

Objective:	
<p>That:</p> <ul style="list-style-type: none"> (a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:</p> <ul style="list-style-type: none"> (a) be for the purposes of creating separate lots for existing buildings; 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:</p> <ul style="list-style-type: none"> (a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area

- (b) be required for public use by the Crown, a council, or a State authority;
- (c) be required for the provision of Utilities;
- (d) be for the consolidation of a lot; or
- (e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.

- necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;
- (b) subdivision for 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) subdivision involving 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) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

P1.2

Works associated with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

- (a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;
- (b) any particular requirements for the works and future development likely to be facilitated by the subdivision;
- (c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future 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.

Comment:

P1 is met: the scale of clearance proposed within the area is limited relative to the extent of the site, the title is over 400ha and the site location are located in an area relatively clear from vegetation.

P1.2 is met: Building area shown to minimise the extent of work required to facilitate the subdivision, site shown is clear from any topography constraints and hazards. The area is partially cleared area resulting in minimal impact in regards to bushfire management area. No mitigation or offset is proposed.

Conclusion

The planning assessment and supporting documentation provided, demonstrates that the development proposal for the 1 Lot and Balance Subdivision at Montgomerys Road, meets all requirements of the *Tasmanian Planning Scheme - Glamorgan-Spring Bay*. We therefore request that Council support this application and recommend for approval.

Yours faithfully,



Allan Brooks

On behalf of
 PDA Surveyors, Engineers and Planners

Contact

For any enquiries, please contact one of our offices:

HOBART

A: 127 Bathurst Street, Hobart Tasmania 7000

P: (03) 6234 3217

E: pda.hbt@pda.com.au

KINGSTON

A: 6 Freeman Street, Kingston, TAS 7050

P: (03) 6229 2131

E: pda.ktn@pda.com.au

HUONVILLE

A: 8/16 Main Street, Huonville, TAS 7109 - (By appointment)

P: (03) 6264 1277

E: pda.huon@pda.com.au

EAST COAST

A: 3 Franklin Street, Swansea TAS 7190 - (By appointment)

P: (03) 6130 9099

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LAUNCESTON

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Proposed Subdivision
Lot 1 Montgomerys Road, Buckland
Bushfire Hazard Report



Applicant: P. Sutcliffe.

August 2023, J7670v1

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1.0 Introduction

This Bushfire Hazard Report has been completed to form part of supporting documentation for a planning permit application for a two lot subdivision (one new lot created). The proposed subdivision occurs in a Bushfire-prone Area defined by the Tasmanian Planning Scheme - Glamorgan-Spring Bay (the Scheme). This report has been prepared by Mark Van den Berg a qualified person under Part 4a of the *Fire Service Act 1979* of Geo Environmental Solutions Pty Ltd for P. Sutcliffe.

The report considers all the relevant standards of Code C13 of the planning scheme, specifically;

- The requirements for appropriate Hazard Management Areas (HMA's) in relation to building areas;
- The requirements for Public and Private access;
- The provision of water supplies for firefighting purposes;
- Compliance with the planning scheme, and
- Provides a Bushfire Hazard Management Plan to facilitate appropriate compliant future development.

2.0 Proposal

The proposal is for the subdivision of land resulting in one new lot, as described on the proposed plan of subdivision in appendix A. Public access to new lots will be provided by existing public roadways. The development is proposed to occur as a single stage. Both lots are undeveloped.

3.0 Site Description

The subject site comprises private land on one title at Lot 1 Montgomerys Road, Buckland, CT: 167013/1 (figure 1). The site occurs in the municipality of the Glamorgan-Spring Bay, this application is administered through the Tasmanian Planning Scheme – Glamorgan-Spring Bay which makes provision for subdivision. The proposed development occurs within the Rural zone. The site is located approximately 8 kilometres west of the Buckland settled area, west of and adjacent to Mount Calder (figure 1). The proposal occurs within a landscape scale vegetation unit which is dominated by woodland and forest vegetation, a small area of grassland vegetation occurs near the building area on the balance lot (figure 2). Both proposed lots carry woodland and forest vegetation, the building areas on the Balance Lot and Lot 1 occur within woodland vegetation.

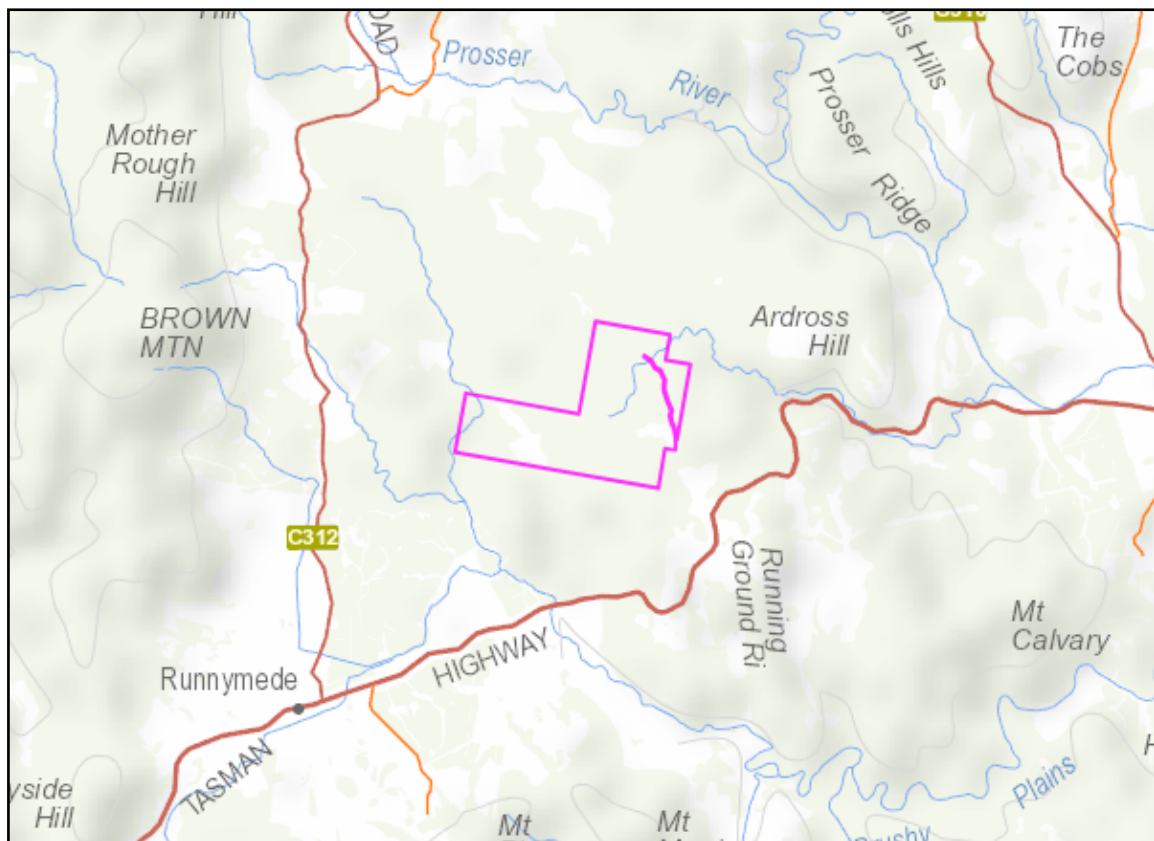


Figure 1. The site in a topographical context, pink line defines the parent lot (approximate).

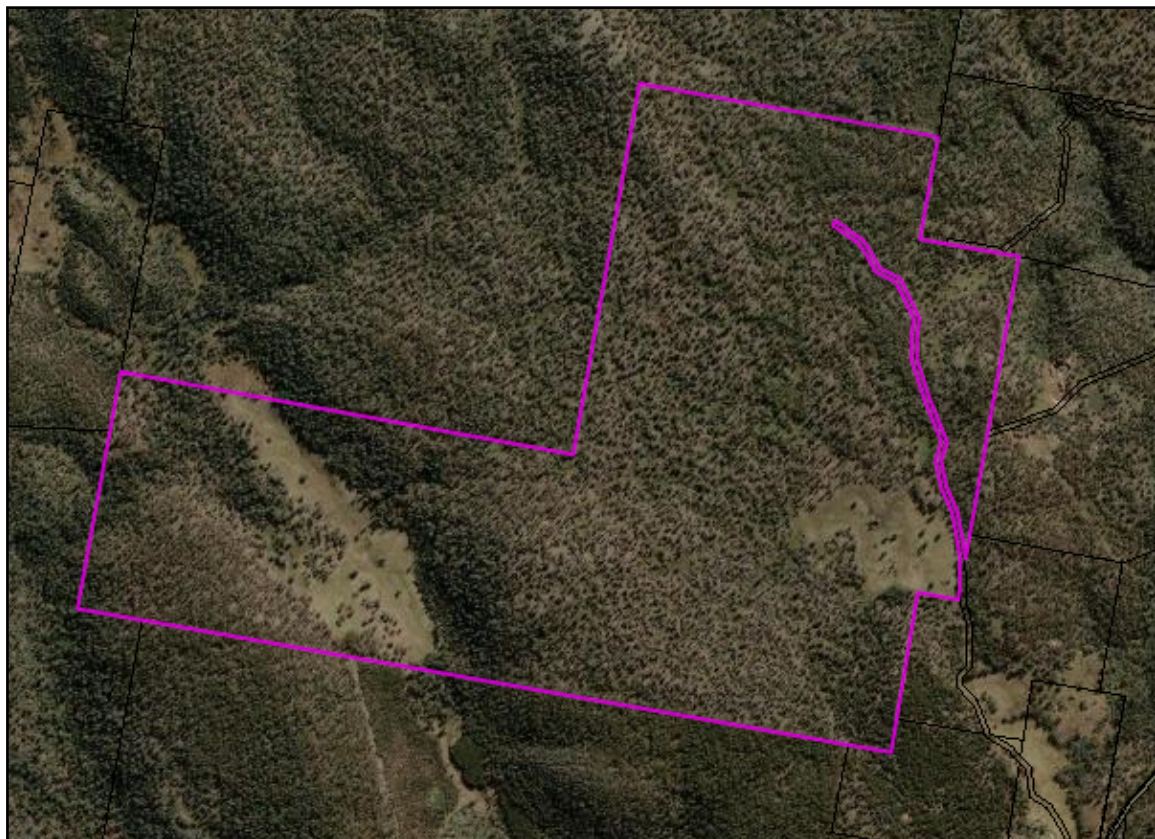


Figure 2. Aerial photo of the site, pink line denotes the two parent lot (approximate).

4.0 Bushfire Hazard Assessment

4.1 Vegetation

The site and adjacent lands within 100 metres of the proposed building areas carry Grassland, Woodland and forest vegetation (figures 3 to 4) with landscape scale forests and woodlands extending from the sites in all directions. The highest risk vegetation occurs to the north and north-west of the sites.

4.2 slopes

The effective slopes in relation to the proposed building areas are gentle (<5 degrees) and are may influence the bushfire attack at the sites under some conditions.



Figure 3. Woodland and forest vegetation extending into grassland vegetation looking north from the building area on Lot 1.



Figure 4. Woodland vegetation within and adjacent to the building area on lot 1 looking south.



Figure 5. Forest vegetation within and adjacent to the building area on the Balance Lot looking north-west.

4.3 Bushfire Attack Level

An assessment of vegetation and topography was undertaken within and adjacent to the proposed building areas. A bushfire attack level assessment as per *AS3959-2018* was completed which has determined setbacks (hazard management area widths) for each building area from bushfire-prone vegetation which do not exceed BAL-19 of *AS3959-2018* (appendix B). The building areas and bushfire attack levels are identified on the BHMP.

5.0 Bushfire Prone Areas Code

Code C13 of the planning scheme articulates requirements for the provision of hazard management areas, standards for access and firefighting water supplies and requirements for hazard management for staged subdivisions.

5.1 Hazard Management Areas

Hazard management areas will be required to be established and maintained for both building areas, they provide an area around the building within which fuels are managed to reduce the impacts of direct flame contact, radiant heat and ember attack on the site.

The Bushfire Hazard Management Plan (BHMP) shows building areas (for habitable buildings) and the associated HMA's for each lot, guidance for establishment and maintenance of HMA's is provided below.

The subdivision is to occur as a single stage. Each proposed lot can accommodate a building area and associated hazard management area with sufficient separation from

bushfire-prone vegetation not exceeding the requirements for BAL-19 of AS3959-2018 and is not dependant on lands external to the lot for bushfire mitigation.

5.1.1 Building areas

Building areas for habitable buildings are shown on the BHMP. Each lot has been assessed and a Bushfire Attack Level (BAL) assigned to it. If future buildings are located within the building area and comply with the minimum setbacks for the lot, the buildings may be constructed to the bushfire attack level assigned to that lot. If associated structures like sheds or other non-habitable buildings exist or are proposed, they do not need to conform to a BAL unless they are within 6 metres of the habitable building.

5.1.2 Hazard Management Area requirements

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

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

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

5.2 Public and firefighting Access

5.2.1 Public Roads

There is no proposal for the construction of new public roadways or fire trails as part of this proposal, in this circumstance there are no applicable standards for the construction of new public roads or fire trails.

5.2.2 Property access (for building compliance)

Property access will be required to be established to access a static water supply connection points for both lots. Property access will comply with the following standards:

- a) All-weather construction;
- b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- c) Minimum carriageway width of 4 metres;
- d) Minimum vertical clearance of 4 metres;
- e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- f) Cross falls of less than 3° (1:20 or 5%);
- g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;
- h) Curves with a minimum inner radius of 10 metres;
- i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
- j) Terminate with a turning area for fire appliances provided by one of the following:
 - (i) A turning circle with a minimum inner radius of 10 metres;
 - (ii) A property access encircling the building; or
 - (iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
- k) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

5.3 Water supplies for firefighting

The lots are not serviced by a reticulated water supply system. In this circumstance dedicated static firefighting water supplies will be provided in accordance with table 1 below.

Table 1. Requirements for Static Water Supplies dedicated for Firefighting.

Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (firefighting and other uses) but the

		<p>specified minimum quantity of firefighting water must be available at all times;</p> <p>(c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems;</p> <p>(d) Must be metal, concrete or lagged by non-combustible materials if above ground; and</p> <p>(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:</p> <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a firefighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by firefighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	<p>The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none"> (a) comply with water tank signage requirements within AS 2304:2019; or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand A hardstand area for fire appliances must be provided:	<ul style="list-style-type: none"> (a) No more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

6.0 Compliance

6.1 Planning Compliance

Table 2 summarises the compliance requirements for subdivisions in bushfire prone areas against Code C13 as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined below and is located in appendix D.

Table 2. Compliance with Code C13 of the Tasmanian Planning Scheme – Clarence

Clause	Compliance
C13.4 Use or development exempt from this code	Not applicable.
C13.5 1 Vulnerable Uses	Not applicable.
E13.5.2 Hazardous Uses	Not applicable
C13.6.1 Subdivision: Provision of hazard management areas	<p>The Bushfire Hazard Management Plan is certified by an accredited person. Each lot within the subdivision has a building area and associated hazard management area shown which is suitable for BAL-19 construction standards.</p> <p>The proposal is compliant with the acceptable solution at A1(b).</p>
C13.6.2 Subdivision: Public and firefighting access	<p>There is no proposal for the construction of new public roadways or fire trails as part of this development. Property access have been specified for lot 1 and the balance lot consistent with table C13.2.</p> <p>The Bushfire Hazard Management Plan is certified by an accredited person.</p> <p>The proposal is compliant with the acceptable solution at A1(b).</p>
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	<p>In this circumstance dedicated static firefighting water supplies will be provided for lot 1 and the balance lot in accordance table C13.5.</p> <p>The proposal is compliant with the acceptable solution at A2(b)</p>

6.2 Building Compliance (for future development)

Future residential development may not require assessment for bushfire management requirements at the planning application stage. Subsequent building applications will require demonstrated compliance with the Directors Determination. If future development is undertaken in compliance with the Bushfire Hazard Management Plan associated with this report, a building surveyor may rely upon it for building compliance purposes if it is not more than 6 years old.

7.0 Summary

The proposed development occurs within a bushfire-prone area. The vegetation is classified as grassland, woodland and forest with the highest bushfire risk presented by vegetation to the north and north-west of the building areas.

A bushfire hazard management plan has been developed and shows hazard management areas with building areas and construction standards, the location proposed property access and requirements for the provision of firefighting water supplies.

Hazard Management Areas, Property Access specifications and Firefighting Water Supplies are not required to be implemented and or provided until the construction of a habitable building has been approved.

8.0 Limitations Statement

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

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

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

9.0 References

Building Regulations 2016

Determination, Director of Building Control – Bushfire Hazard Areas, version 1.1, 8th April. 2021. Consumer, Building and Occupational Services, Department of Justice, Tasmania

Standards Australia 2018, *Construction of buildings in bushfire prone areas*, Standards Australia, Sydney.

Tasmanian Planning Scheme – Glamorgan-Spring Bay.

Bushfire Hazard Report - Lot 1 Montgomerys Road, Buckland, August 2023, J7670v1



Appendix B – Bushfire Attack Level assessment tables

Table 1. Bushfire Attack Level Assessment for Lot 1.

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Forest [^]	>0 to 5° downslope	0 to 100 metres	27 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		
East	Woodland [^]	flat 0°	0 to 100 metres	15 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		
South	Woodland [^]	upslope	0 to 100 metres	15 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		
West	Woodland [^]	flat 0°	0 to 100 metres	15 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		

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

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

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

Appendix B – Bushfire Attack Level assessment tables

Table 2. Bushfire Attack Level Assessment for Balance Lot

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Forest [^]	>0 to 5° downslope	0 to 100 metres	27 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		
East	Forest [^]	>0 to 5° downslope	0 to 100 metres	27 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		
South	Forest [^]	>0 to 5° downslope	0 to 50 metres	27 metres	BAL-19
	Grassland [^]	>0 to 5° downslope	50 to 100 metres		
	--	--	--		
	--	--	--		
West	Forest [^]	>0 to 5° downslope	0 to 100 metres	27 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		

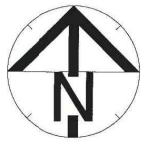
[^] Vegetation classification as per AS3959-2018 and Figures 2.4(A) to 2.4 (H).

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

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

Appendix C

Bushfire Hazard Management Plan



Compliance Requirements

Property Access

Property access length is greater than 30 metres and access is required for a fire appliance to connect to a firefighting water point.
The following design and construction requirements apply to property access:

- (a) All-weather construction;
- (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3° (1:20 or 5%);
- (g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;
- (h) Curves with a minimum inner radius of 10 metres;
- (i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
- (j) Terminate with a turning area for fire appliances provided by one of the following:
 - (i) A turning circle with a minimum outer radius of 10 metres;
 - (ii) A property access encircling the building; or
 - (iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long
- (k) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

Water Supplies for Firefighting

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

A) Distance between building area to be protected and water supply
The following requirements apply:

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

B) Static Water Supplies

A static water supply:

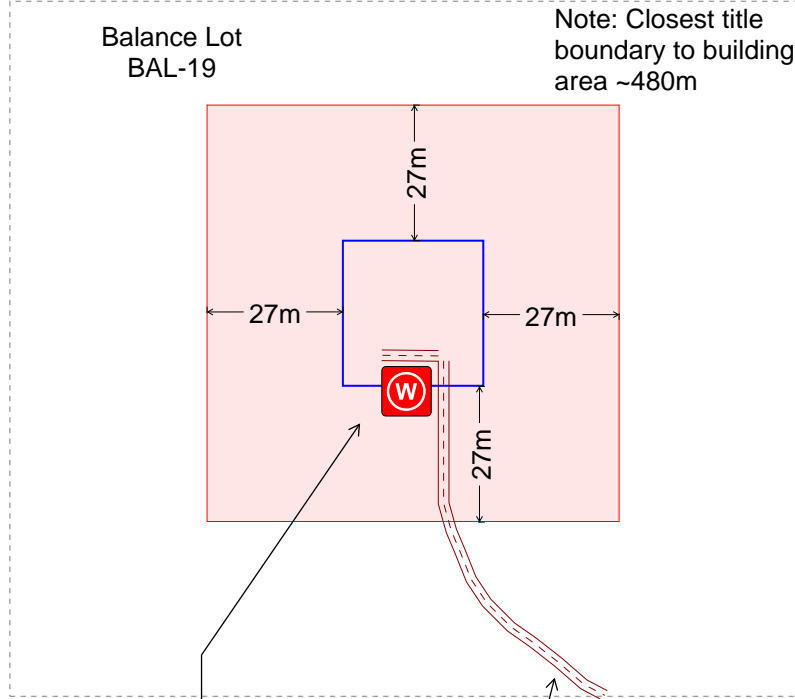
- (a) May have a remotely located offtake connected to the static water supply;
- (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
- (c) Must be a minimum of 10,000 litres per building area to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

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

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

D) Signage for static water connections

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



indicative static water supply connection point, hardstand and turning area

proposed property access, requires passing bays every 200 metres amongst other specifications

Building Area



Static Water Supply Point

Hazard Management Area

E) Hardstand

A hardstand area for fire appliances must be provided:

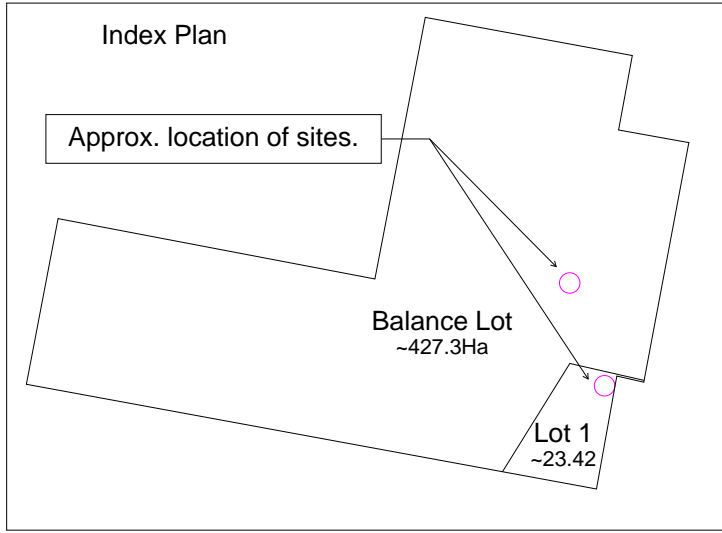
- (a) No more than three metres from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- (b) No closer than six metres from the building area to be protected;
- (c) With a minimum width of three metres constructed to the same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

Hazard Management Areas

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

BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, Lot 1 Montgomerys Road, Buckland. August 2023. J7670v1.
Tasmanian Planning Scheme - Glamorgan-Spring Bay



Hazard Management Area

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

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

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

Certification No. J7670

Mark Van den Berg

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

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

P. Sutcliffe
PO Box. 121
Brighton Tas., 7030

C.T.: 167013/1
PID: 5983368

Date: 08/08/2023

Bushfire Hazard Management Plan Lot 1 Montgomerys Road, Buckland. August 2023. J7670v1.
Bushfire Management Report Lot 1 Montgomerys Road, Buckland. August 2023. J7670v1.

Drawing Number:
A01

Sheet 1 of 1
Prepared by:
MvdB

Appendix D

Planning Certificate

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

Lot 1 Montgomerys Road, Buckland

Certificate of Title / PID:

CT: 167013/1 PID: 5983368

2. Proposed Use or Development

Description of proposed Use and Development:

One Lot plus Balance Subdivision.

Applicable Planning Scheme:

Tasmanian Planning Scheme – Glamorgan-Spring Bay

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision	PDA Surveyors	29/11/2023	49807CT-2
Bushfire Hazard Report Lot 1 Montgomerys Road, Buckland. August 2023. J7670v1.	Mark Van den Berg	08/08/2023	1
Bushfire Hazard Management Plan Lot 1 Montgomerys Road, Buckland. August 2023. J7670v1.	Mark Van den Berg	08/08/2023	1

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/>	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance'.
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input checked="" type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant table.
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name: Mark Van den Berg

Phone No: 03 62231839

Postal Address: 29 Kirksway Place
Battery Point Tas. 7004

Email Address: mvandenberg@geosolutions.net.au

Accreditation No: BFP – 108

Scope: 1, 2, 3a, 3b & 3c

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act* 1979 that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier

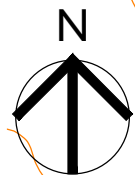


Name: Mark Van den Berg

08/08/2023

Certificate
Number: J7670

(for Practitioner Use only)



No.23
Levendale Back Road

**Balance of
FR 167013/1
427.3ha±**
(NOT INC. RESD. ROADS)

LOT 1

EXISTING
RIGHT OF WAY 'A'
4.00 WIDE

188
Montgomerys
Road, Buckland

EXISTING
RIGHT OF WAY 'B'
4.00 WIDE

ENLARGEMENT

272 Woodsdale Road
Runnymede

LOCALITY MAP

1:20,000

LEGEND

- Title/Proposed Boundary
- LISTmap cadastral
- 10m Contour interval
Generated from Tasmania_Statewide_2m_DEM
- Streams
Generated from Tasmania_Statewide_2m_DEM

PLAN OF SUBDIVISION

Owners
Paul Edward Sutcliffe

Title References
FR 167013/1

Address
Montgomerys Road Buckland

Council
Glamorgan-Spring Bay

Local Provisions Schedule
Glamorgan-Spring Bay Local
Provisions Schedule
20 Rural

Code Overlay
7 Priority vegetation area
13 Bushfire-prone area

Map reference
'Buckland' 5428

PID
5983368

Point of interest GDA2020
MGA55
526983E, 5229477N

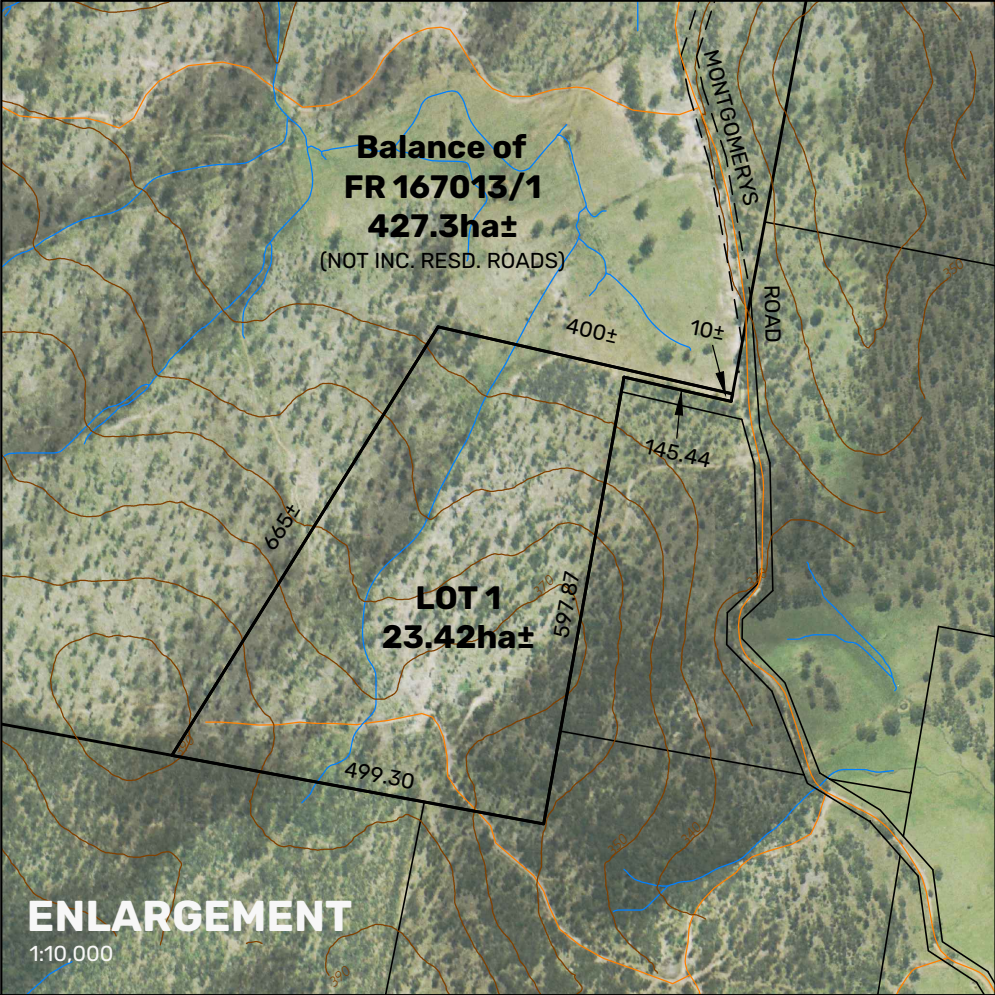
NOTES


This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Entire site is subject to the Biodiversity Protection Area Overlay. This isn't shown for plan clarity

Orthographic Photo:
1440_080_op
Nov 2009
by State of Tasmania
<https://nre.tas.gov.au/land-tasmania/aerial-photography>
CC BY 3.0
Hillshade added to original

Hillshade DEM:
Tasmania_Statewide_2m_DEM_14-08-2021
by State of Tasmania
<https://elevation.fsd.org.au>
CC BY 3.0



D						NOTES:	SURVEYOR	GEOCIVIL	<div><div></div><div>PLAN OF SUBDIVISION MONTGOMERYS ROAD, BUCKLAND for PAUL SUTCLIFFE</div></div>	<div><div></div><div>SURVEYORS, ENGINEERS & PLANNERS</div></div> <div>127 Bathurst Street Hobart, Tasmania, 7000 PHONE: +61 03 6234 3217 FAX: +61 03 6234 5085 EMAIL: pda.hbt@pda.com.au www.pda.com.au Also at: Kingston, Launceston & Burnie</div>	SCALE	PAPER
C							DRAWN	CHECKED			1:20,000	(A3)
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A							DATE					
O	FIRST ISSUE.		MK	29.11.22	CMT		29 NOVEMBER 2022					
REV	AMENDMENTS		DRAWN	DATE	APPR.							

49807CT-2

Natural Values Report

Report for: Paul Sutcliffe

Property Location: Montgomerys Road, Buckland

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 19th December 2023
Version 1

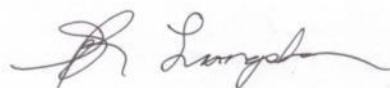


Client:	Paul Sutcliffe
Property identification	Montgomerys Road, Buckland CT 167013/1, PID 5983368 Current zoning: Rural, Tasmanian Planning Scheme Glamorgan Spring Bay.
Proposal:	A 2 subdivision is proposed for land at Montgomerys Road, Buckland.
Assessment comments:	Portions of the site are mapped as priority habitat in planning scheme overlays. Under the Tasmanian Planning Scheme- Glamorgan Spring Bay, consideration of the impact on natural assets is required. A field inspection was conducted on the 19 th December 2023. This field assessments were used to confirm or otherwise the desktop study findings. This report summarises the findings of the desktop and field assessment.
Version	1

Assessment by:

Scott Livingston,

Master Environmental Management,
Forest Practices Officer (Planning)
Natural Resource Management Consultant.



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INTRODUCTION

A 2 lot subdivision is proposed from existing title CT 167013/1 at Montgomerys Road, Buckland. The majority of the property is within the priority habitat area of the Planning Scheme Overlays and watercourses within the property have watercourse protections areas mapped. Following subdivision construction of habitable buildings would require the clearing of native vegetation for hazard management and access to lot 1. Bushfire report and BHMP J7670, 8/8/2023, Mark Van den Berg BFP #108, shows indicative building areas and hazard management requirements for both lots and these have been used as the basis for potential clearing for this report.

An initial desktop assessment was undertaken following a field inspection on the 19th December 2023 to confirm or otherwise the desktop study findings.

METHODS

A Natural Values report was accessed from the DNRET website on 5/12/2023. This report covers known sightings within 5km and fauna species whose predicted range boundaries overlay the site.

A site visit on 19/12/2023 was undertaken by Scott Livingston. Only areas of site in proximity to likely development were intensively assessed. Subdivision is considered unlikely to facilitate works other than within those areas. The site was inspected with a spaced wandering meander technique, with all areas of variation within the likely development sites vegetation inspected.

The survey was conducted in December, which is late in the flowering period of many flora species. No survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. While all significant species known to occur in the area were considered, species such as spring or autumn flowering flora may have been overlooked. A sample of all vegetation communities, aspects and variations in topographic location was achieved.

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

Flora taxonomy nomenclature used is consistent with Census of Vascular Plants of Tasmania, Tasmanian Herbarium 2015, From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation (Edition 2) Harris & Kitchener, 2005, Little Book of Common Names for Tasmanian Plants, Wapstra et al.

DESCRIPTION

The existing lot is predominately forest and grassy woodland with around 10% cleared and grassland in the western and eastern portions. Surrounding land is forest/woodland with some plantations to the south. The property drains to the northeast and northwest and ranges in altitude from 280m ASL to 380m ASL, on the central hill. Under lying geology of the property is Jurassic dolerite, with an area of Cenozoic cover sequences in the northeastern section.

NATURAL VALUES

VEGETATION

TASVEG 4.0 mapping shows the forested areas of the property (411.8 ha – 90%) to be (DPU) *Eucalyptus pulchella* forest and woodland, with 45.3 ha of agricultural land and 0.4 ha of hardwood plantation. The study area / potential dwelling sites are both within the *Eucalyptus pulchella* forest and woodland. This community was confirmed on the study area, the sites are dominated by *Eucalyptus pulchella* and also have occasional *E. obliqa* & *E. globulus*. Both areas have been subject to past harvesting, fire and grazing.

Vegetation Group	Vegetation Community	Tasveg 4.0
Dry eucalypt forest and woodland	(DPU) <i>Eucalyptus pulchella</i> forest and woodland	411.8
Modified land	(FAG) Agricultural land	45.3
	(FPH) Plantations for silviculture - hardwood	0.4
TOTAL		457.6

FLORA

An assessment of the study area was undertaken, and no threatened flora species were identified. An assessment conducted during at other times of the year may identify further threatened flora species. The Natural Values Atlas (Department of Primary Industries, (accessed 5/12/2023) has 1 record of threatened flora observation within 500m of the property, *Acacia ulicifolia* is known to the north of the property. An additional 4 threatened flora species known within 5km, these were not observed or considered likely to occur within the study area, suitable habitat may occur within the property.

FAUNA

The Natural Values Atlas has no record of threatened fauna species within 500m of the property. Nine species are known within 5km and the site and 1 species is unrecorded but within the known or core range. Wide-ranging species such as owls eagles, devils and quolls may forage on the site but there is no suitable breeding habitat in the study area.

RAPTOR NESTS

There is no known wedge tailed eagle nest within 1 km of the study area. The property has a mostly low (0-1/10) probability for Eagle Nest (FPA Model) in the vicinity of the study area.

WATER COURSES

There are no mapped watercourses within the study area. Tributaries of Nelson Creek drain the northeastern portion of the property and Bullocks Creek the western portion. No likely development area or potential access to those sites is within 160m of a mapped watercourse.

GEOCONSERVATION SITES

There are no mapped geoconservation sites within the study area.

ACID SULPHATE SOILS

There are no mapped acid sulphate soils within the study area.

EXISTING DISTURBANCE

The cleared and developed areas of the property area retains some native vegetation patches and grassland areas contain a mix of native and exotic pasture species. All forest / woodland areas observed in proximity of the study area have been subject to ongoing harvesting and grazing.

PROPOSED DEVELOPMENT- CLEARING OF VEGETATION

The indicative building area and portion of the access on lot 1 (ref BHMP) is within the mapped priority habitat area and will require some clearing of vegetation. The extent of clearing required on lot 1 is around 0.5 ha of sparse grassy woodland. The balance lot indicative building area (ref BHMP) is east of an existing clearing and large shed, the area is sparse grassy woodland and clearing of around 0.5 ha accommodate the BAL 19 hazard management proscribed for an indicative habitable building. Existing access to the balance lot building site requires no additional vegetation removal.

CONCLUSIONS

Clearing of native vegetation will be required for any a habitable building and associated hazard management area on lot 1 and the balance lot. The clearing including hazard management areas may be up to 0.5 ha per site.

The study area supports an area of regrowth grassy woodland and is mapped as Priority Habitat Area in Planning Scheme overlays. The study area contains no threatened flora or vegetation communities. Wide-ranging fauna species such as owls, eagles, devils and quolls may forage on the site but there is no suitable breeding habitat in the study area. The mosaic of native vegetation in surrounding land will minimise the impact on habitat for these species.

The vegetation to be cleared does not meet the Natural Assets Code definition of priority vegetation. No development is anticipated with a Watercourse and Coastal protection area.

PLANNING SCHEME COMPLIANCE

C7.7.2 Subdivision within a priority vegetation area

Acceptable solutions

A1

Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:

- (a) be for the purposes of creating separate lots for existing buildings;*
- (b) be required for public use by the Crown, a council, or a State authority;*
- (c) be required for the provision of Utilities;*
- (d) be for the consolidation of a lot; or*
- (e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area*

Response

Acceptable solutions are not met.

P1.1

Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:

- (a) subdivision for 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) subdivision for the construction of a single dwelling or an associated outbuilding;*
- (c) subdivision in the General Residential Zone or Rural living (D) 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) subdivision involving 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) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.*

Response

No priority vegetation as defined by the Natural Assets Code is likely to be impacted. The potential clearing is around 1 ha (0.25%) of the 411 ha of the mapped native vegetation on the property. P1.1(f) is met.

P1.2

Works associated with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

- (a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;
- (b) any particular requirements for the works and future development likely to be facilitated by the subdivision;
- (c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future 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.

Response

- a) No topographic constraints or land hazards are known within the potential building areas
- b) works to be within an area where no priority vegetation exists
- c) Bushfire Hazard Management area minimised to BAL 19, the highest possible at the subdivision. (J7670v1 Geo Environmental Solutions, BFP #108, 8/8/2023)
- d) Subdivision design allows for the retention of the majority (99%) of native vegetation on the site.
- e) No significant impact on threatened vegetation communities, flora or fauna is expected from clearing on the site. No biodiversity offset are considered necessary.
- f) access for lots is largely within existing cleared areas.

P1.2 is met.

REFERENCES

Bushfire report and BHMP J760, 8/8/2023, Mark Van den Berg BFP #108.

Department of Natural Resources and Environment (DNRET). (accessed 5/12/2023). *Natural Values Report, Derived from the Natural Values Atlas, online database.*

DNRET. Thelist.tas.gov.au , spatial datasets

DPIPWE. Tasmanian Vegetation Monitoring and Mapping Program TASVEG 4.0. Department of Primary Industries, Parks, Water and Environment.

Forest Practices Authority, (5/12/2023). *Biodiversity Values Database, online database.*

Tasmanian Planning Scheme- Glamorgan Spring Bay

APPENDIX 1 – MAPS

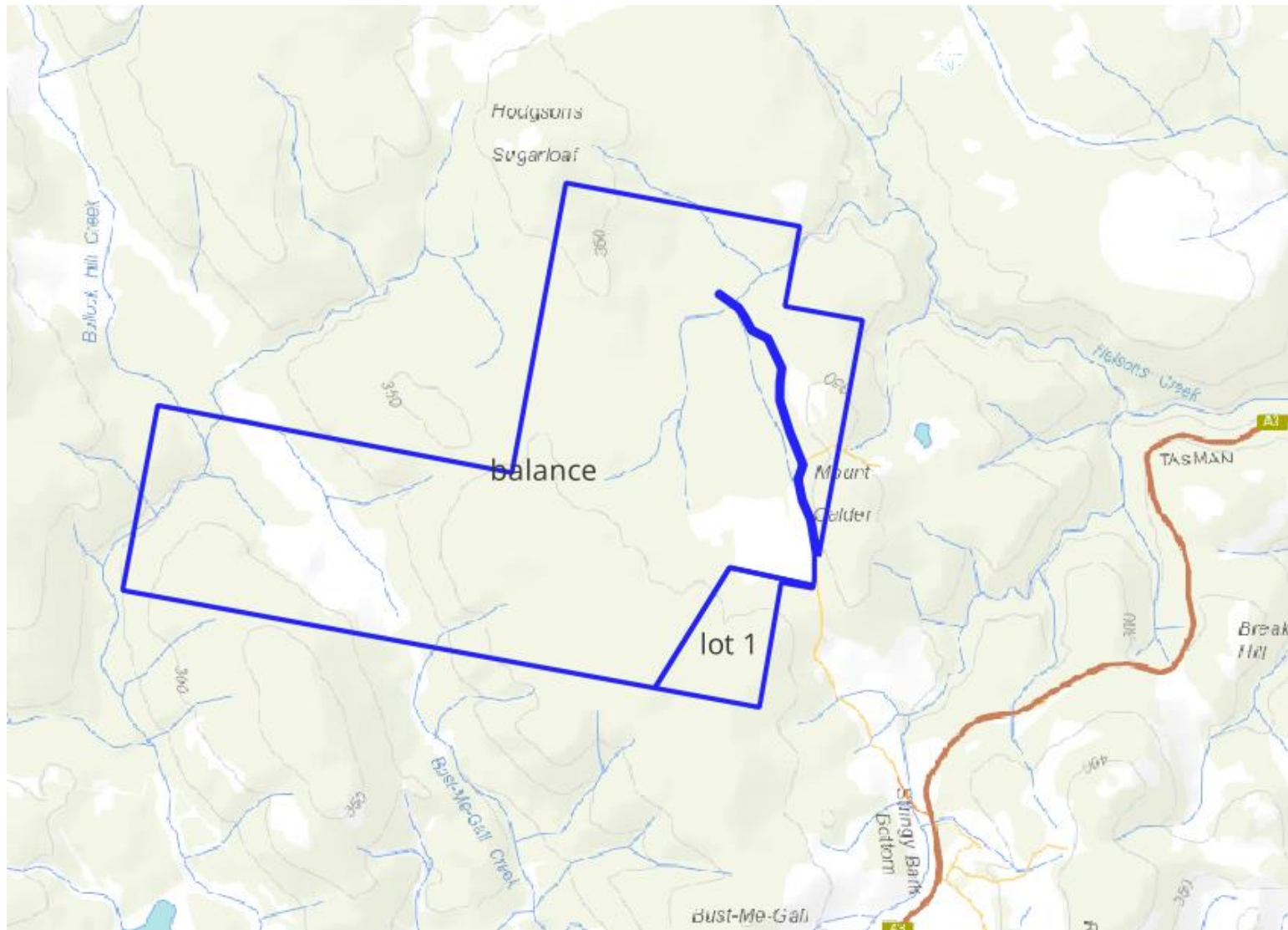


Figure 1: Location Map lots in blue,



Figure 3: aerial image building areas

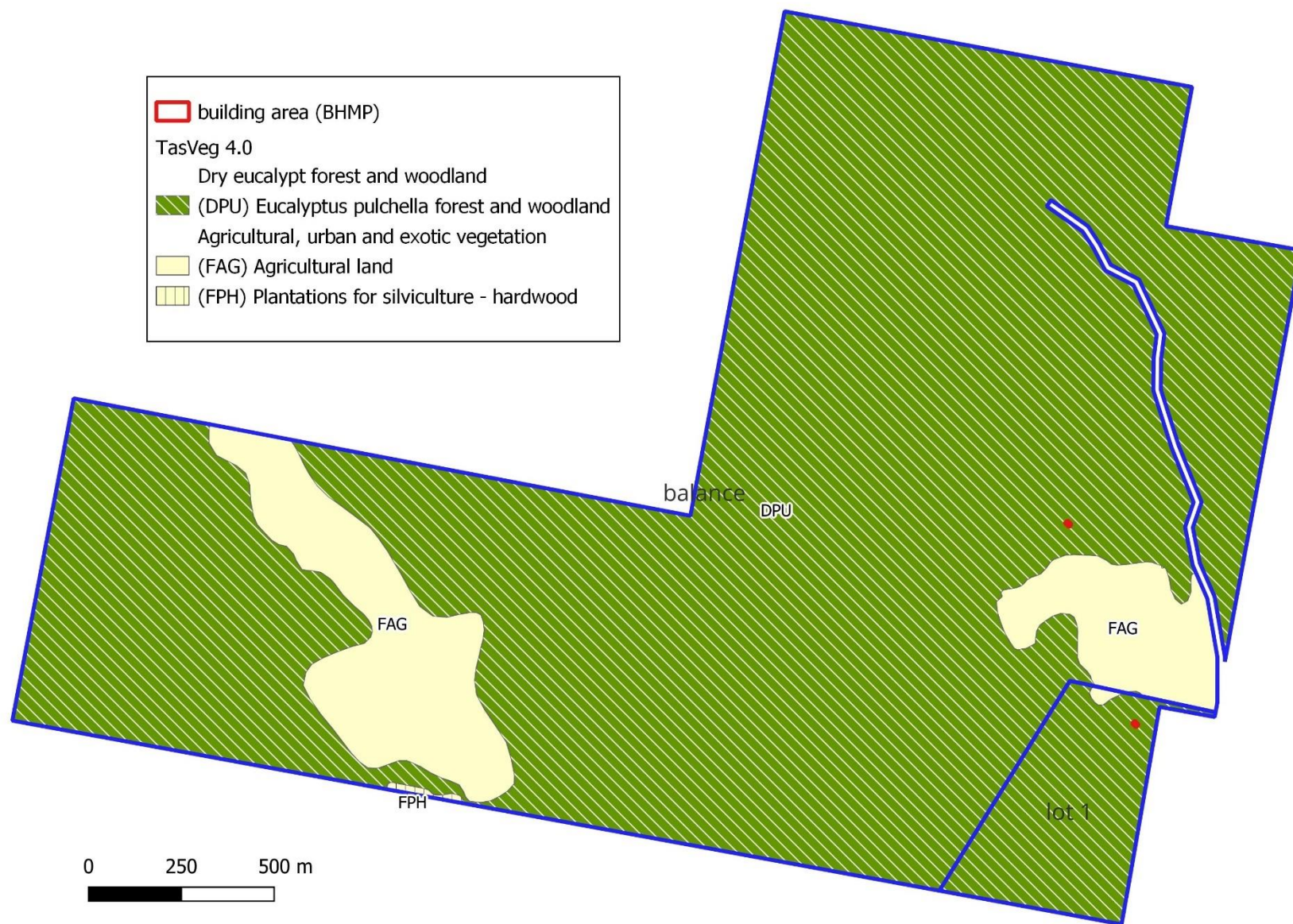


Figure 4: Vegetation Communities

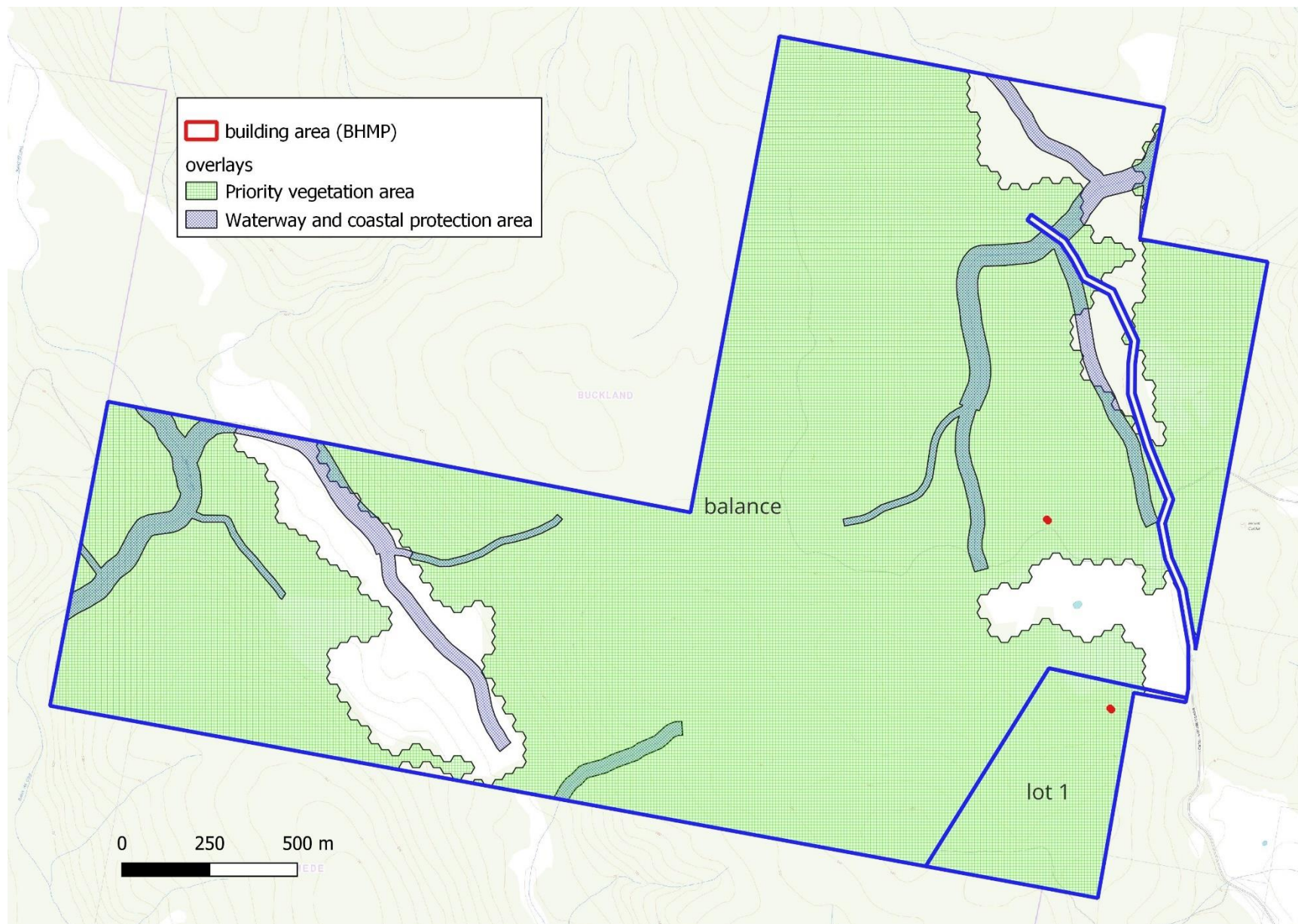


Figure 5: Natural Assets Code overlays

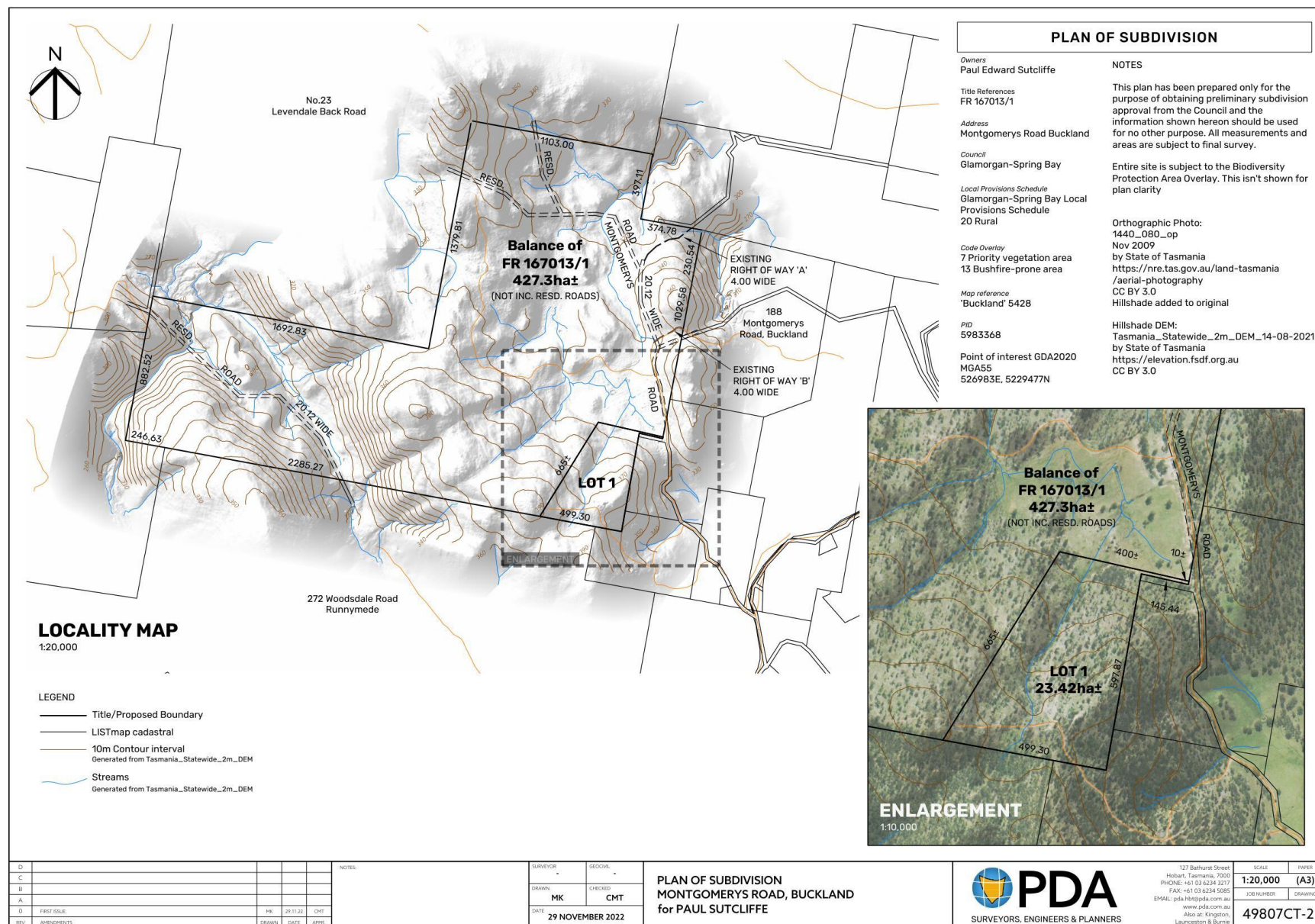


Figure 6: Plan of Subdivision

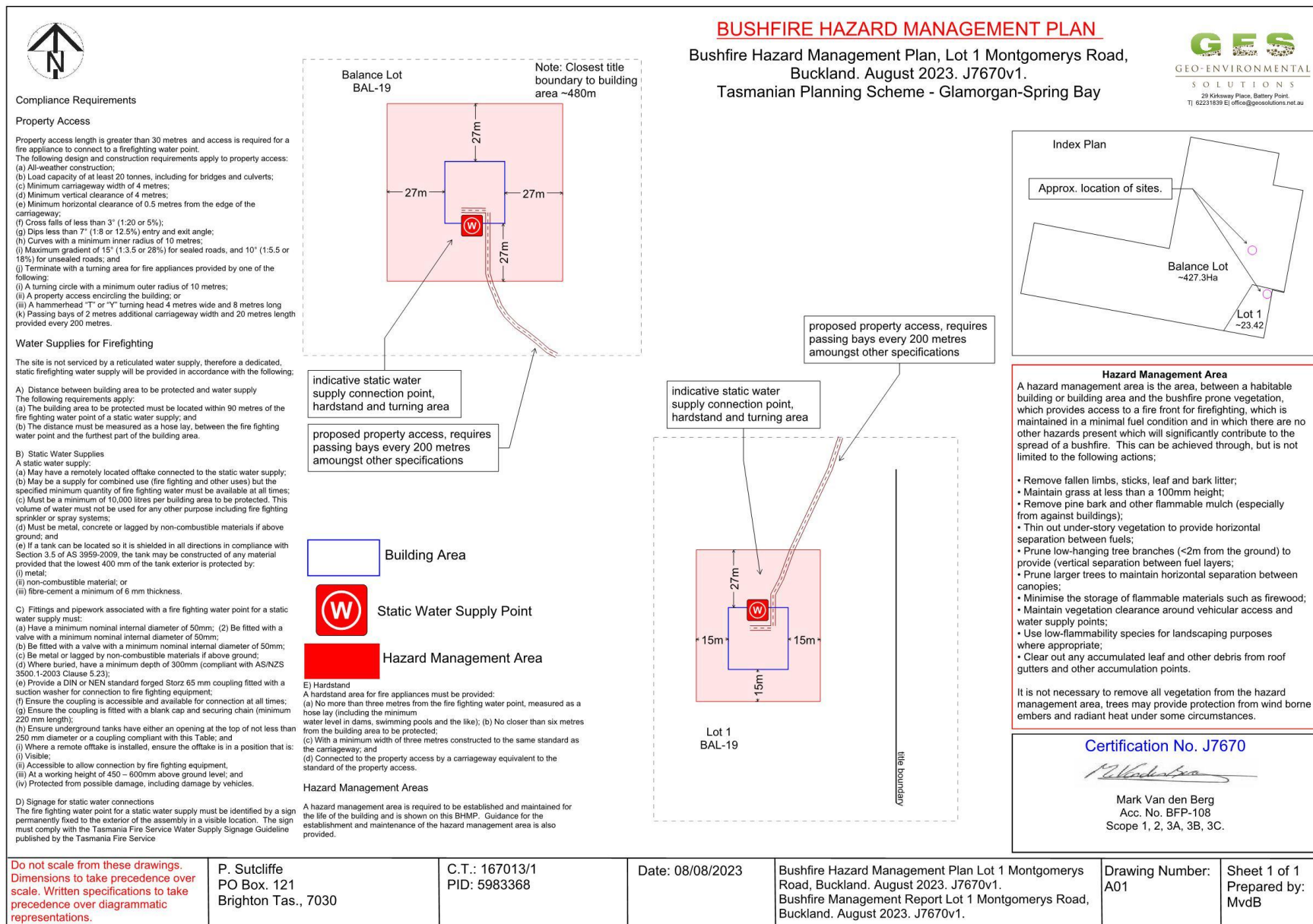


Figure 7: Subdivision BHMP



Figure 8: Existing access balance lot



Figure 9: balance lot indicative building area



Figure 10: balance lot indicative building area



Figure 11: east along access to lot 1



Figure 12: south of lot 1 building area



Figure 13: north of lot 1 building area

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:

Requested For: Montgomery Road

Report Type: Summary Report

Timestamp: 09:10:44 AM Tuesday 05 December 2023

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

Freshwater Ecosystem Values: buffer 1000m

Freshwater Ecosystem Values displayed:

Rivers

Other freshwater ecosystem values

Tasmanian Reserve Estate: buffer 1000m

Biosecurity Risks: buffer 1000m

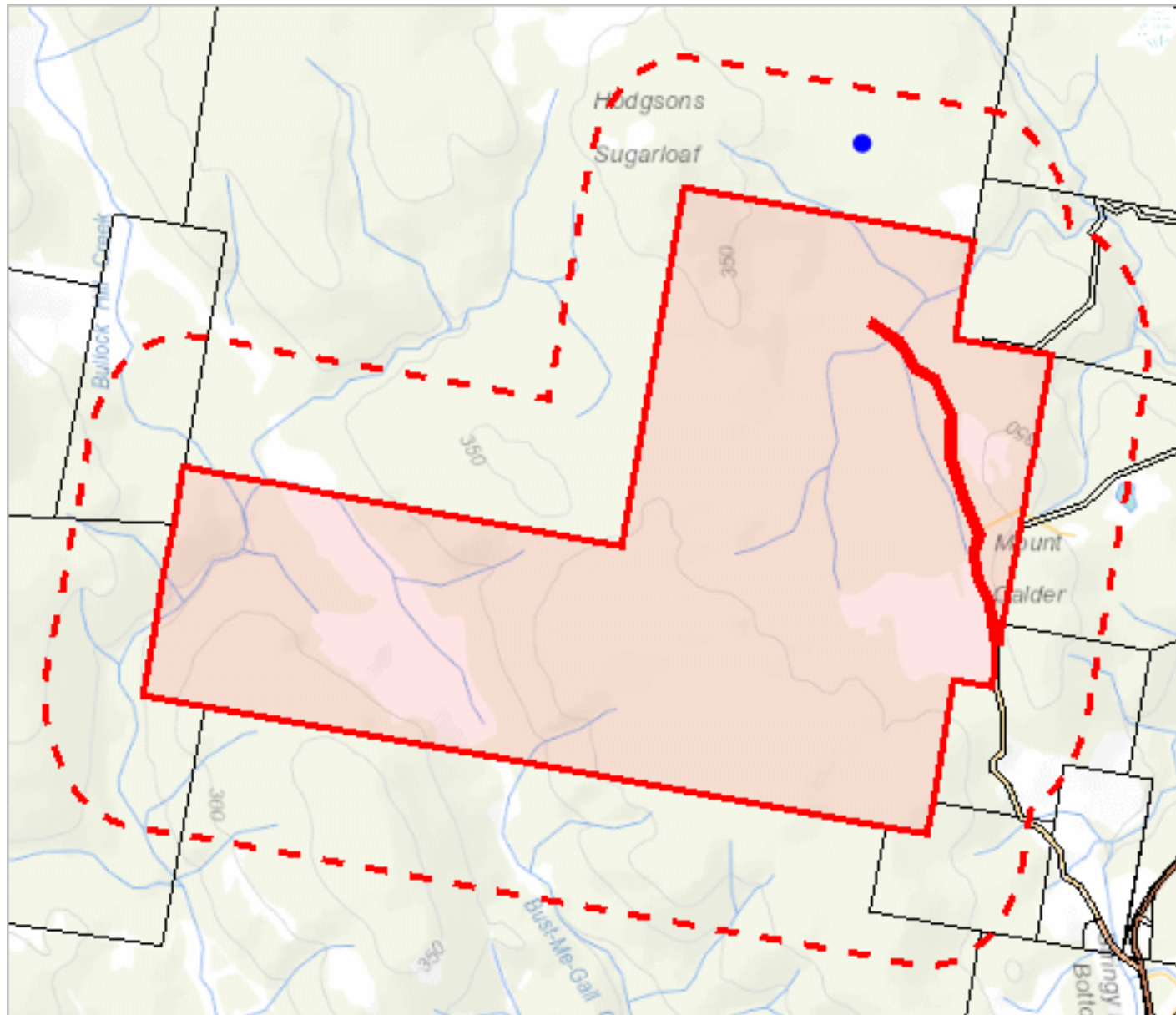


The centroid for this query GDA94: 550075.0, 5282441.0 falls within:

Property: 5983368

Threatened flora within 500 metres

552053, 5284535



547530, 5280656

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

Threatened flora within 500 metres

Legend: Verified and Unverified observations

- Point Verified

●

Point Unverified

▬

Line Verified

▬

Line Unverified

■

Polygon Verified

■

Polygon Unverified

Legend: Cadastral Parcels



Threatened flora within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Acacia ulicifolia	juniper wattle	r		n	1	04-Feb-1981

Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.

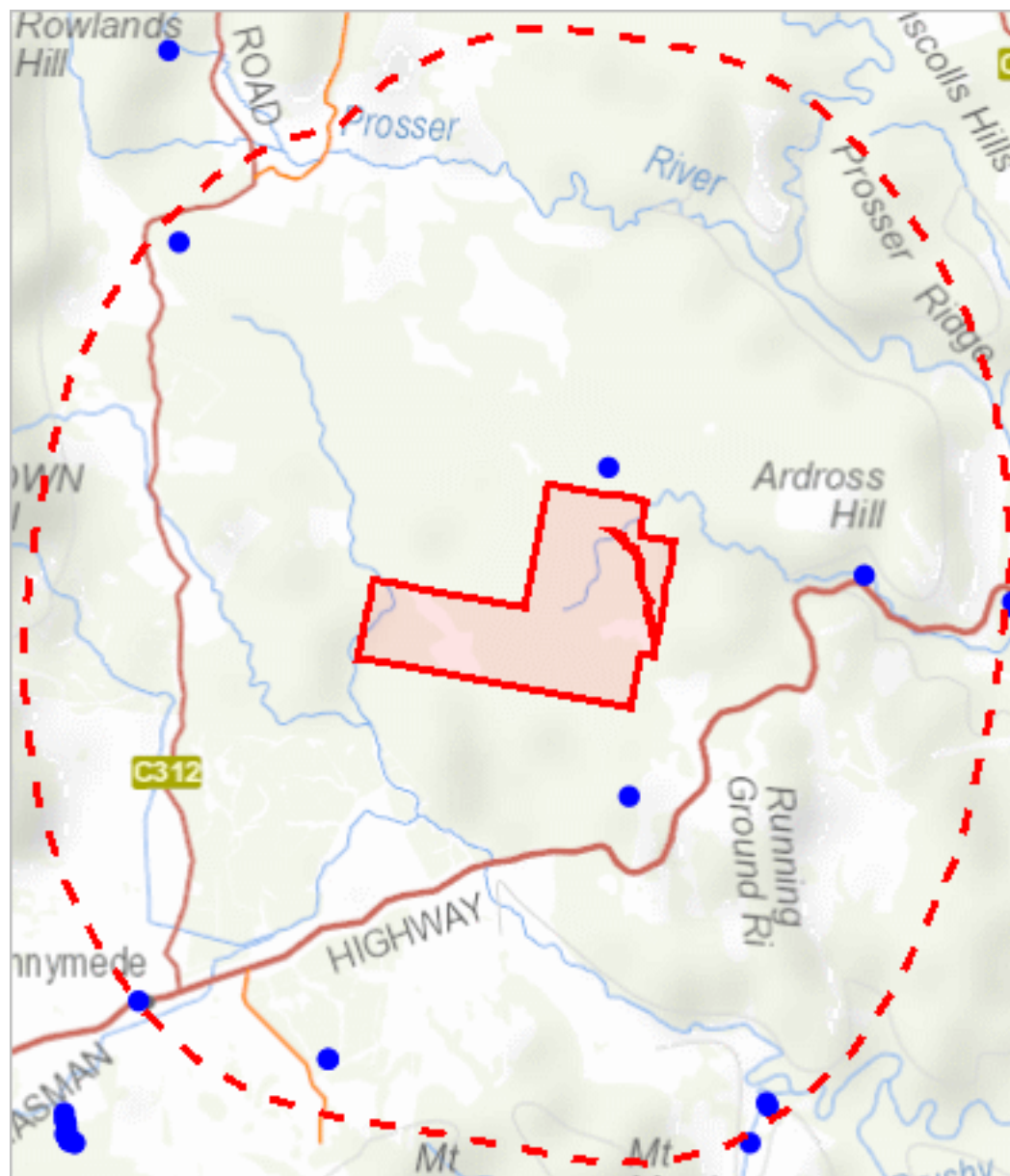
Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened flora within 5000 metres

555408, 5289042



544185, 5276146

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

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Acacia ulicifolia	juniper wattle	r		n	3	04-Feb-1981
Glycine latrobeana	clover glycine	v	VU	n	1	18-Dec-1848
Pellaea calidirupium	hotrock fern	r		n	1	20-Dec-2022
Pomaderris intermedia	lemon dogwood	r		n	1	19-Oct-1999
Pomaderris phyllicifolia subsp. phyllicifolia	narrowleaf dogwood	r		n	3	30-Jun-2006
Teucrium corymbosum	forest germander	r		n	1	20-Dec-2022
Vittadinia muelleri	narrowleaf new-holland-daisy	r		n	2	16-Oct-2006

Unverified Records

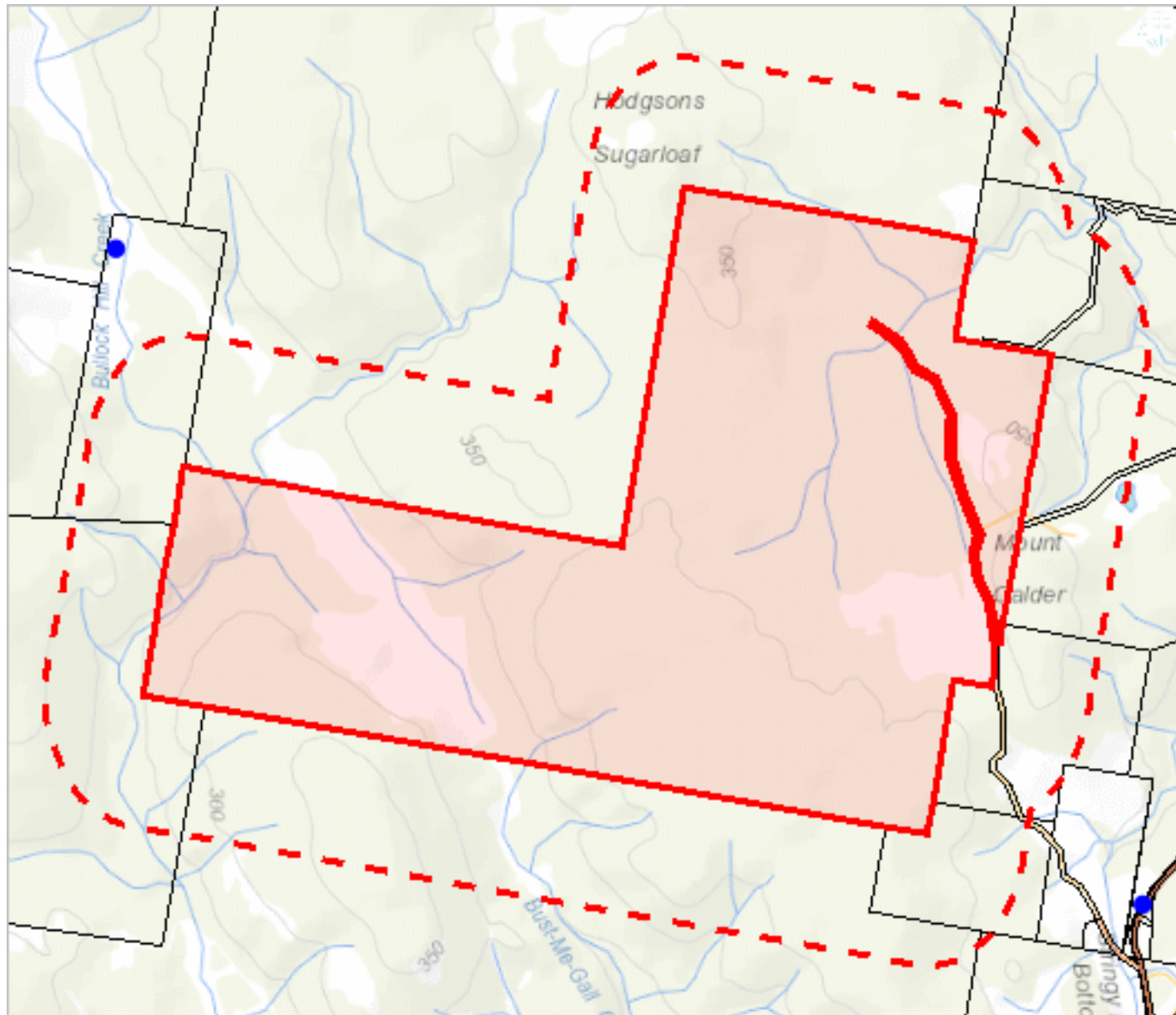
No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



547530, 5280656

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

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 500 metres

Threatened fauna within 500 metres (based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	0
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (Tasmanian)	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	1
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

For more information about threatened species, please contact Threatened Species Enquiries.

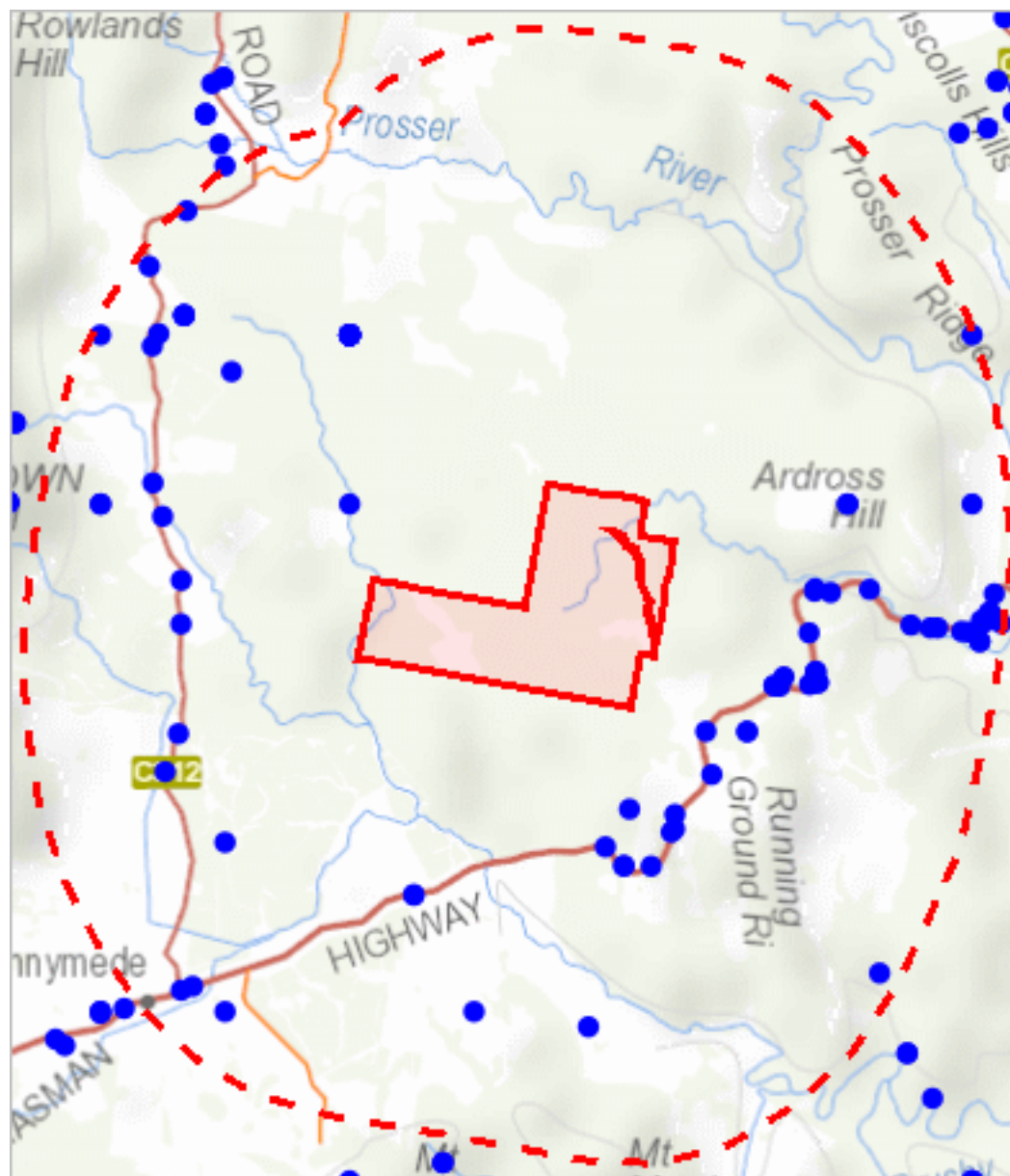
Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 5000 metres

555408, 5289042



544185, 5276146

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

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	7	30-Dec-2020
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	18	19-Dec-2018
<i>Dasyurus maculatus</i>	spotted-tailed quoll	r	VU	n	1	14-Jan-2021
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tailed quoll	r	VU	n	1	05-Feb-2016
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	18	28-Aug-1996
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	3	22-Feb-2016
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	16	10-Dec-2013
<i>Lissotes latidens</i>	broad-toothed stag beetle	e	EN	eH	1	01-Jan-1900
<i>Neophema chrysostoma</i>	blue-winged parrot		VU	n	1	30-Nov-1977
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	7	18-Sep-1985
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	40	22-Mar-2023

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
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	0
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Lissotes latidens</i>	broad-toothed stag beetle	e	EN	eH	1	1	0
<i>Tyto novaehollandiae subsp. castanops</i>	masked owl (Tasmanian)	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	1
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

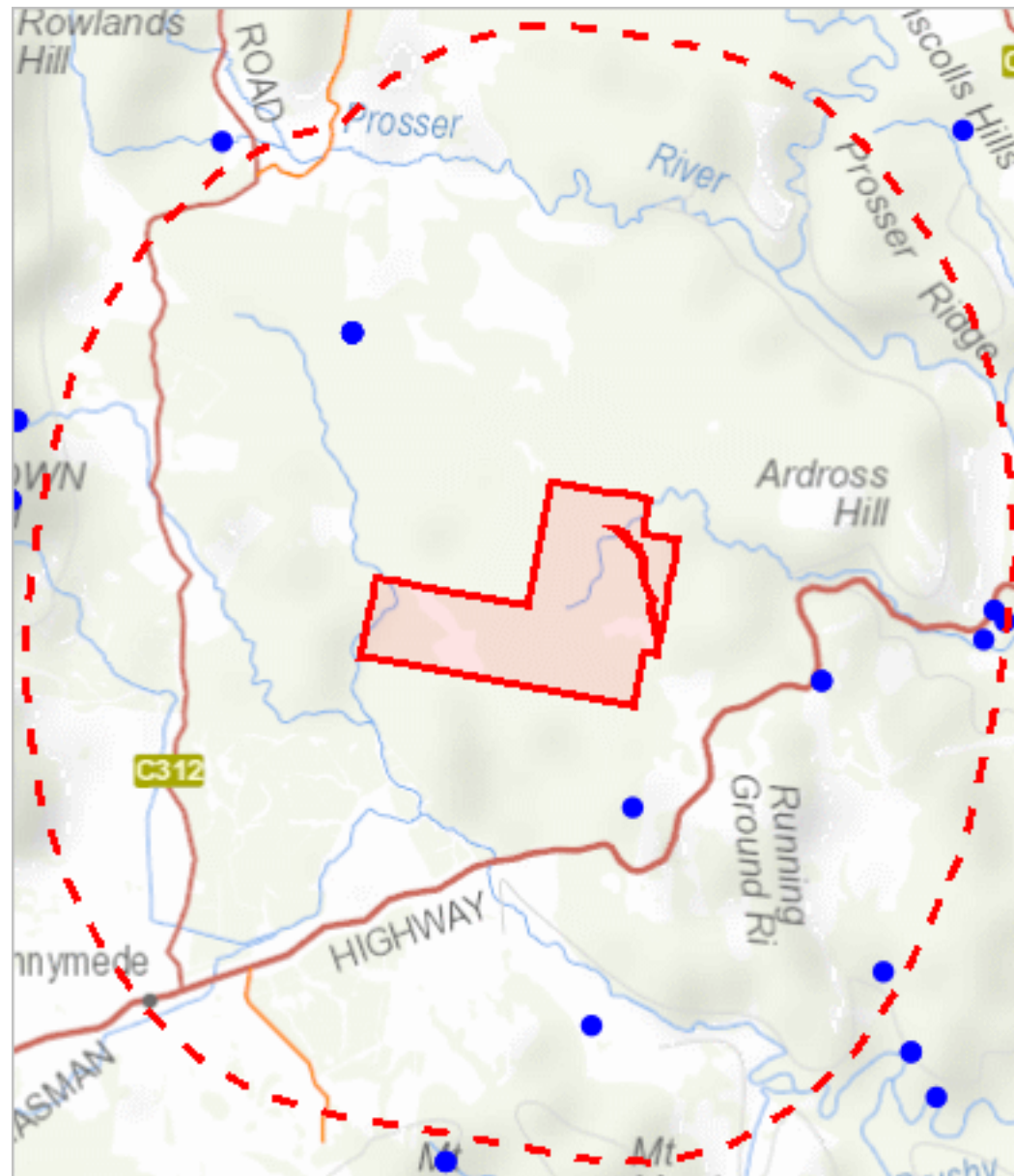
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No Raptor nests or sightings found within 500 metres. ***

Raptor nests and sightings within 5000 metres

555408, 5289042



544185, 5276146

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

Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line 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
1384	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	6	08-Jul-2013
2074	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	19-Dec-2018
2075	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	19-May-2013
2108	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	19-Jun-2018
	Aquila audax	wedge-tailed eagle	Not Recorded	4	12-Mar-2018
	Aquila audax	wedge-tailed eagle	Sighting	3	30-Dec-2020
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	7	08-Apr-1981

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	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0

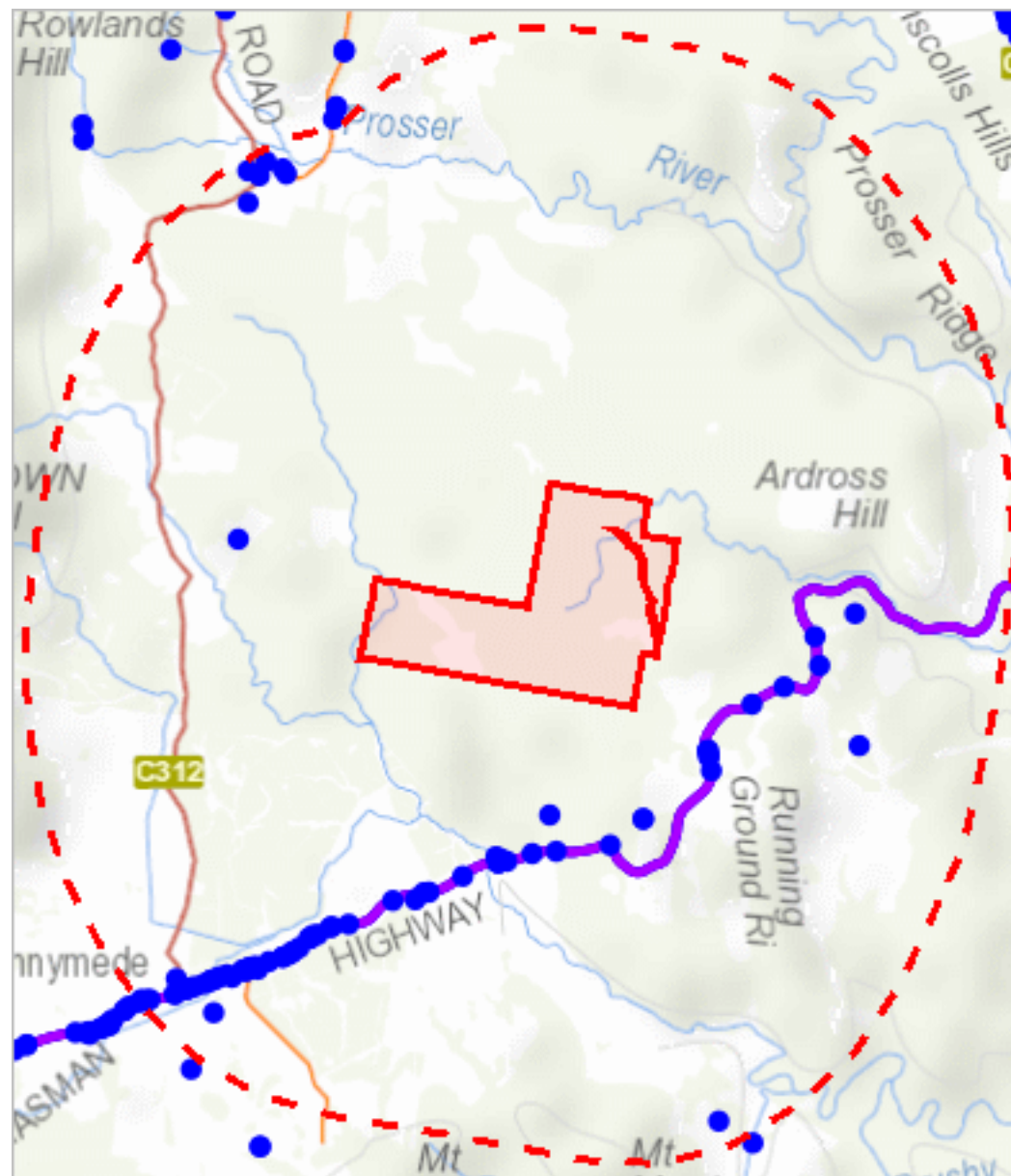
For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No Tas Management Act Weeds found within 500 metres ***



544185, 5276146

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

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Carduus pycnocephalus</i>	slender thistle	1	10-Jan-2005
<i>Cirsium arvense</i> var. <i>arvense</i>	creeping thistle	4	28-Mar-2019
<i>Erica lusitana</i>	spanish heath	31	13-Jun-2023
<i>Foeniculum vulgare</i>	fennel	2	16-Jan-2023
<i>Genista monspessulana</i>	montpellier broom or canary broom	1	13-Jun-2023
<i>Marrubium vulgare</i>	white horehound	1	10-Jan-2005
<i>Nassella trichotoma</i>	serrated tussock	4	13-Jun-2023
<i>Rubus fruticosus</i>	blackberry	5	08-Jan-1995
<i>Ulex europaeus</i>	gorse	58	13-Jun-2023

Unverified Records

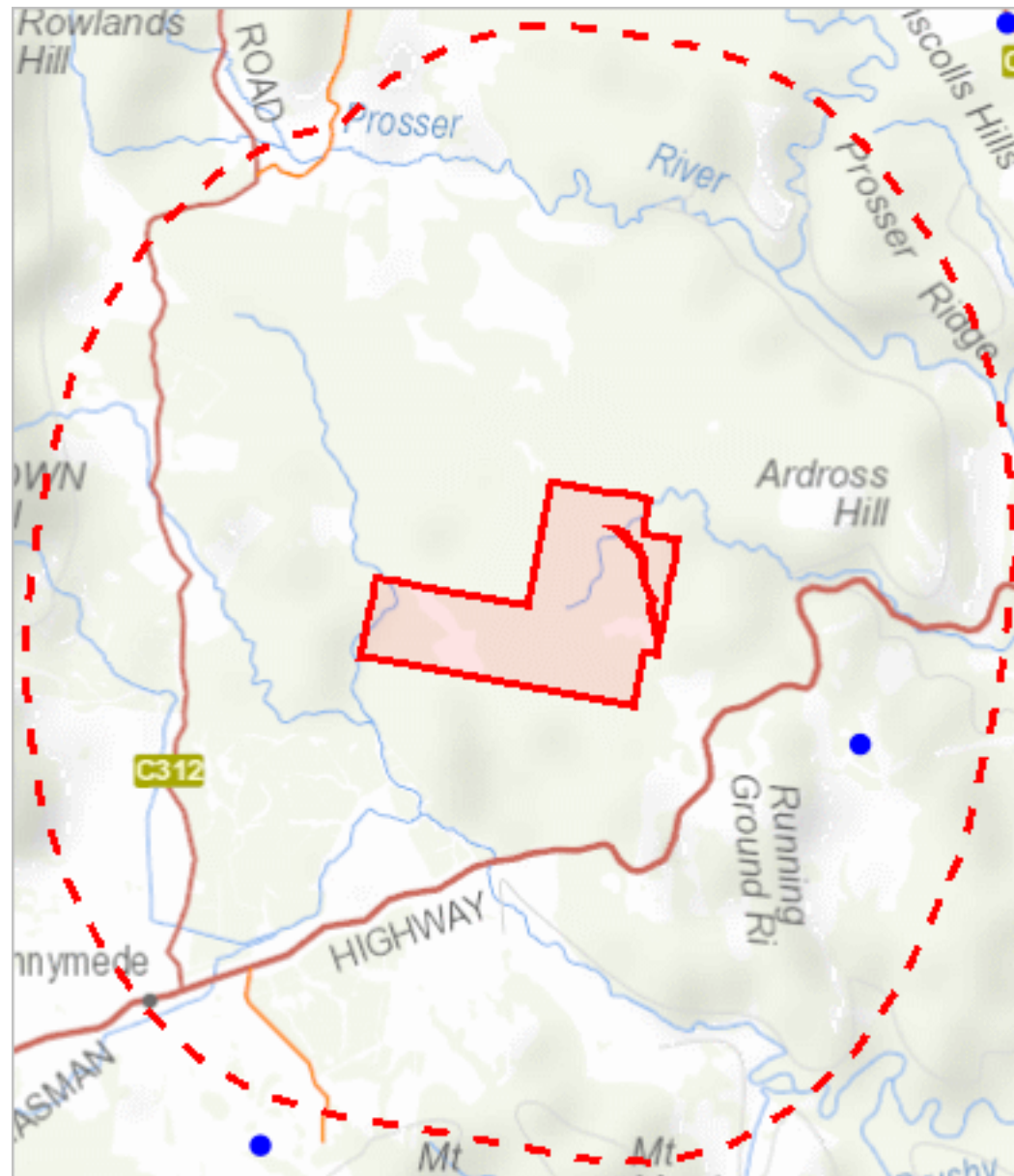
For more information about introduced weed species, please visit the following URL for contact details in your area:

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

*** No Priority Weeds found within 500 metres ***

Priority Weeds within 5000 m

555408, 5289042



544185, 5276146

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
Dipsacus fullonum	wild teasel	1	10-Jan-2005
Reseda luteola	weld	1	10-Jan-2005
Verbascum thapsus	great mullein	2	10-Jan-2005

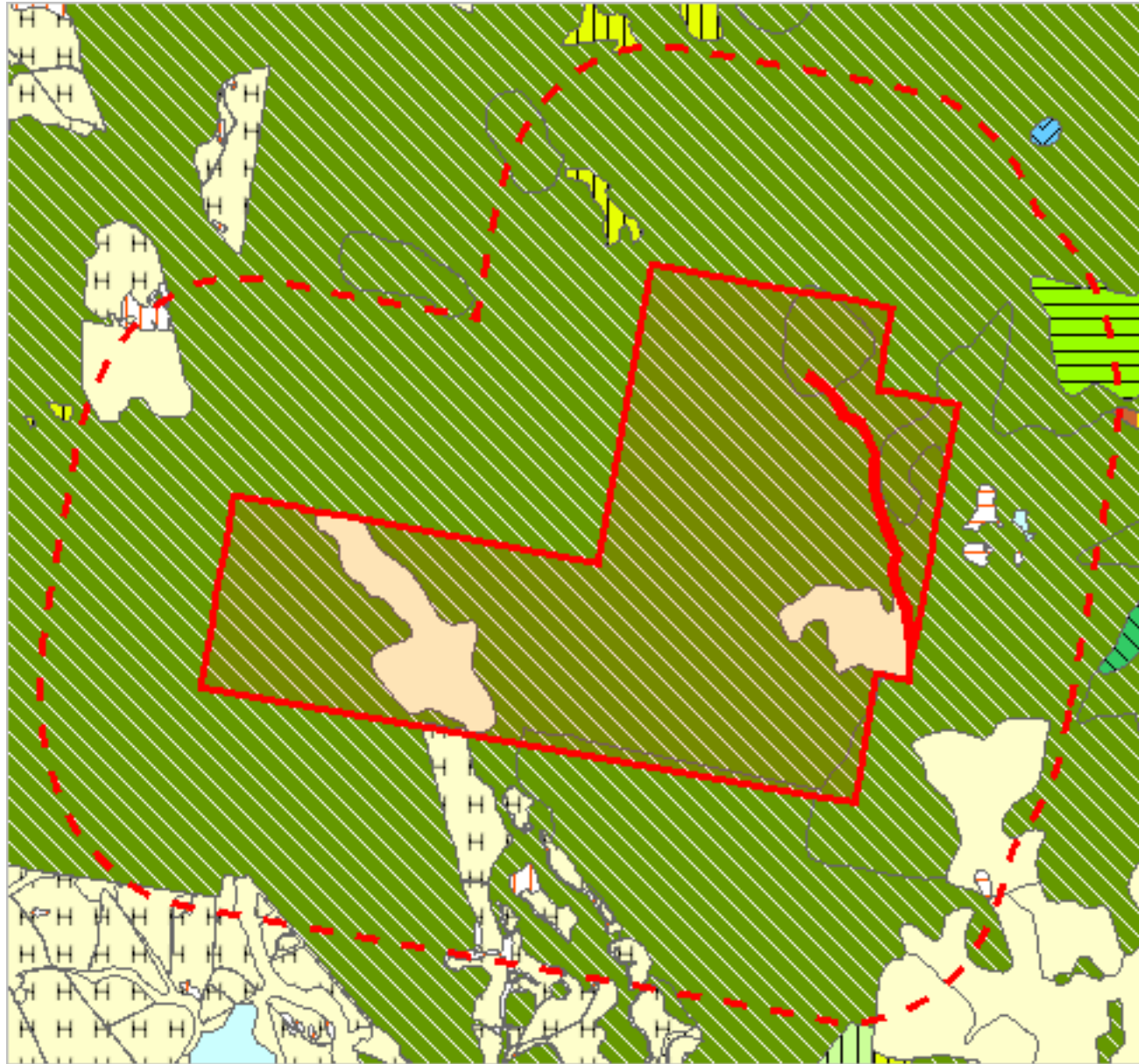
Unverified Records

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 ***

































547158, 5280155

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






































Legend: TASVEG 4.0

	(AAP) Alkaline pans
	(AHF) Freshwater aquatic herbland
	(AHL) Lacustrine herbland
	(AHS) Saline aquatic herbland
	(ARS) Saline sedgeland / rushland
	(ASF) Fresh water aquatic sedgeland and rushland
	(ASP) Sphagnum peatland
	(ASS) Succulent saline herbland
	(AUS) Saltmarsh (undifferentiated)
	(AWU) Wetland (undifferentiated)
	(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 delegatensis dry forest and woodland
	(DDP) Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
	(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
	(DNF) Eucalyptus nitida Furneaux forest
	(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
	(FAC) Improved pasture with native tree canopy
	(FAG) 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
	(GCL) Lowland grassland complex

TASVEG 4.0 Communities within 1000 metres

	{GHC} Coastal grass and herbfield
	{GPH} Highland Poa grassland
	{GPL} Lowland Poa labillardierei grassland
	{GRP} Rockplate grassland
	{GSL} Lowland grassy sedgeland
	{GTL} Lowland Themeda triandra grassland
	{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)
	{MBE} Eastern buttongrass moorland
	{MBP} Pure buttongrass moorland
	{MBR} Sparse buttongrass moorland on slopes
	{MBS} Buttongrass moorland with emergent shrubs
	{MBU} Buttongrass moorland (undifferentiated)
	{MBW} Western buttongrass moorland
	{MDS} Subalpine Diplarrena latifolia rushland
	{MGH} Highland grassy sedgeland
	{MRR} Restionaceae rushland
	{MSW} Western lowland sedgeland
	{NAD} Acacia dealbata forest
	{NAF} Acacia melanoxylon swamp forest
	{NAL} Allocasuarina littoralis forest
	{NAR} Acacia melanoxylon forest on rises
	{NAV} Allocasuarina verticillata forest
	{NBA} Bursaria - Acacia woodland
	{NBS} Banksia serrata woodland
	{NCR} Callitris rhomboidea forest
	{NLA} Leptospermum scoparium - Acacia mucronata forest
	{NLE} Leptospermum forest
	{NLM} Leptospermum lanigerum - Melaleuca squarrosa swamp forest
	{NLN} Subalpine Leptospermum nitidum woodland
	{NME} Melaleuca ericifolia swamp forest
	{OAQ} Water, sea
	{ORO} Lichen lithosere
	{OSM} Sand, mud
	{RCO} Coastal rainforest
	{RFE} Rainforest fernland
	{RFS} Nothofagus gunnii rainforest scrub
	{RHP} Lagarostrobos franklinii rainforest and scrub
	{RKF} Athrotaxis selaginoides - Nothofagus gunnii short rainforest
	{RKP} Athrotaxis selaginoides rainforest
	{RKS} Athrotaxis selaginoides subalpine scrub
	{RKX} Highland rainforest scrub with dead Athrotaxis selaginoides
	{RML} Nothofagus - Leptospermum short rainforest
	{RMS} Nothofagus - Phyllocladus short rainforest
	{RMT} Nothofagus - Atherosperma rainforest
	{RMU} Nothofagus rainforest (undifferentiated)
	{RPF} Athrotaxis cupressoides - Nothofagus gunnii short rainforest
	{RPP} Athrotaxis cupressoides rainforest
	{RPW} Athrotaxis cupressoides open woodland
	{RSH} Highland low rainforest and scrub
	{SAL} Acacia longifolia coastal scrub
	{SBM} Banksia marginata wet scrub
	{SBR} Broad-leaf scrub
	{SCA} Coastal scrub on alkaline sands
	{SCH} Coastal heathland
	{SCL} Heathland on calcareous substrates

TASVEG 4.0 Communities within 1000 metres

	{SED} Eastern scrub on dolerite
	{SHS} Subalpine heathland
	{SHW} Wet heathland
	{SKA} Kunzea ambigua regrowth scrub
	{SLG} Leptospermum glaucescens heathland and scrub
	{SLL} Leptospermum lanigerum scrub
	{SLS} Leptospermum scoparium heathland and scrub
	{SMM} Melaleuca squamea heathland
	{SMP} Melaleuca pustulata scrub
	{SMR} Melaleuca squarrosa scrub
	{SRE} Eastern riparian scrub
	{SRF} Leptospermum with rainforest scrub
	{SRH} Rookery halophytic herbland
	{SSC} Coastal scrub
	{SSK} Scrub complex on King Island
	{SSW} Western subalpine scrub
	{SSZ} Spray zone coastal complex
	{SWR} Western regrowth complex
	{SWW} Western wet scrub
	{WBR} Eucalyptus brookeriana wet forest
	{WDA} Eucalyptus dalrympleana forest
	{WDB} Eucalyptus delegatensis forest with broad-leaf shrubs
	{WDL} Eucalyptus delegatensis forest over Leptospermum
	{WDR} Eucalyptus delegatensis forest over rainforest
	{WDU} Eucalyptus delegatensis wet forest (undifferentiated)
	{WGL} Eucalyptus globulus King Island forest
	{WGL} Eucalyptus globulus wet forest
	{WNL} Eucalyptus nitida forest over Leptospermum
	{WNR} Eucalyptus nitida forest over rainforest
	{WNU} Eucalyptus nitida wet forest (undifferentiated)
	{WOB} Eucalyptus obliqua forest with broad-leaf shrubs
	{WOL} Eucalyptus obliqua forest over Leptospermum
	{WOR} Eucalyptus obliqua forest over rainforest
	{WOU} Eucalyptus obliqua wet forest (undifferentiated)
	{WRE} Eucalyptus regnans forest
	{WSU} Eucalyptus subcrenulata forest and woodland
	{WVI} Eucalyptus viminalis wet forest

Legend: Cadastral Parcels



TASVEG 4.0 Communities within 1000 metres

Code	Community	Canopy Tree
DAD	(DAD) Eucalyptus amygdalina forest and woodland on dolerite	
DPU	(DPU) Eucalyptus pulchella forest and woodland	
FAG	(FAG) Agricultural land	EM
FAG	(FAG) Agricultural land	
FPH	(FPH) Plantations for silviculture - hardwood	
FPU	(FPU) Unverified plantations for silviculture	
FUM	(FUM) Extra-urban miscellaneous	
GCL	(GCL) Lowland grassland complex	
OAQ	(OAQ) Water, sea	
SBR	(SBR) Broad-leaf scrub	

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

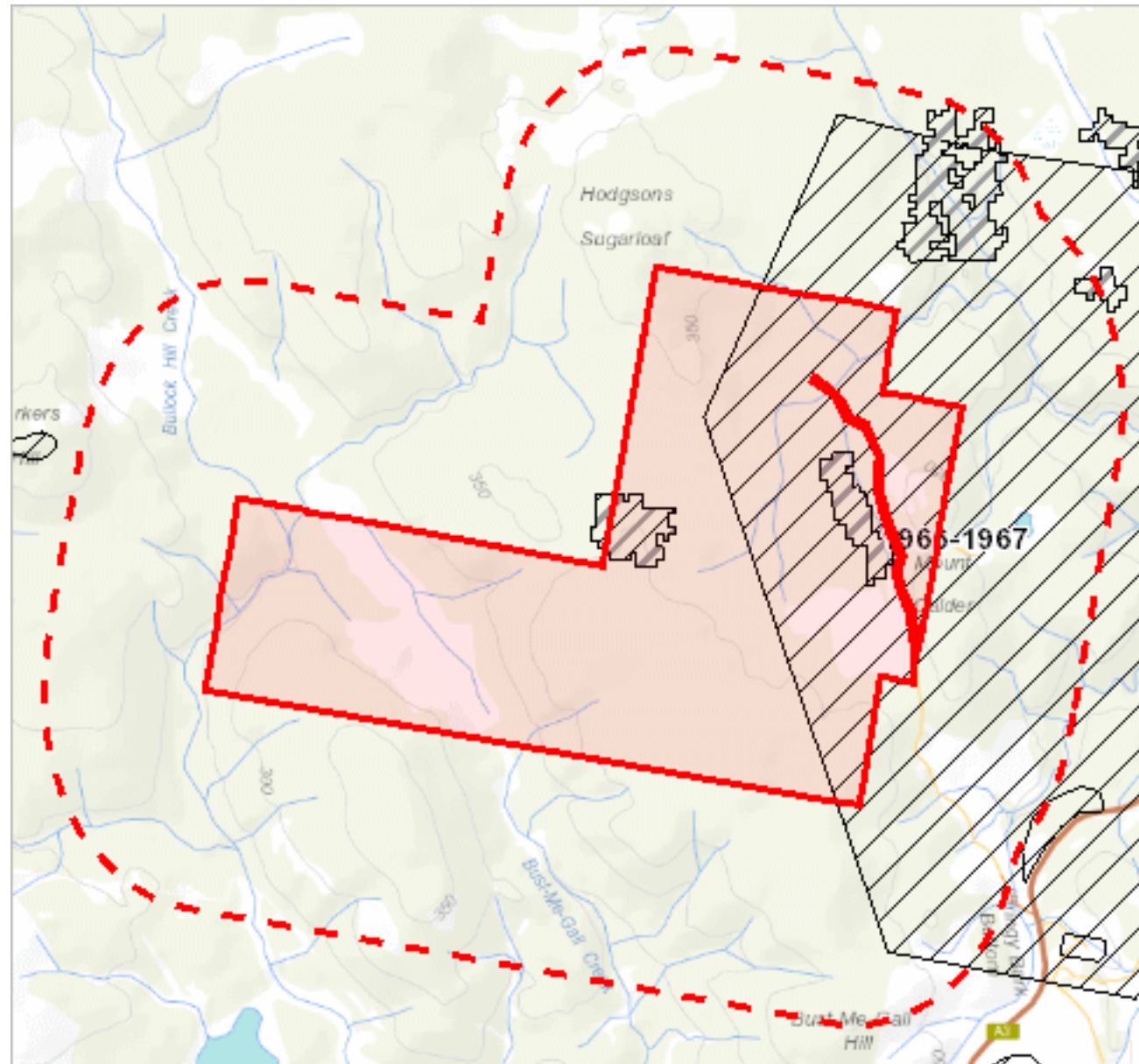
Email: TVMMPsupport@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No threatened Communities (TNVC 2020) found within 1000 metres ***

Fire History (All) within 1000 metres

552425, 5285036





547158, 5280155


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

Fire History (All) within 1000 metres

Legend: Fire History All

 Bushfire-Unknown Category

 Completed Planned Burn

 Bushfire

Legend: Cadastral Parcels



Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
210289	TASMAN HIGHWAY	15-Oct-2013	Bushfire	Accidental	5.47677351
	1967 Fire	07-Feb-1967	Bushfire	Undetermined	198781.03618169
		28-Oct-2014	Unknown	Undetermined	2.34
		28-Oct-2014	Unknown	Undetermined	7.74
		28-Oct-2014	Unknown	Undetermined	8.91
		28-Oct-2014	Unknown	Undetermined	20.9642175

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

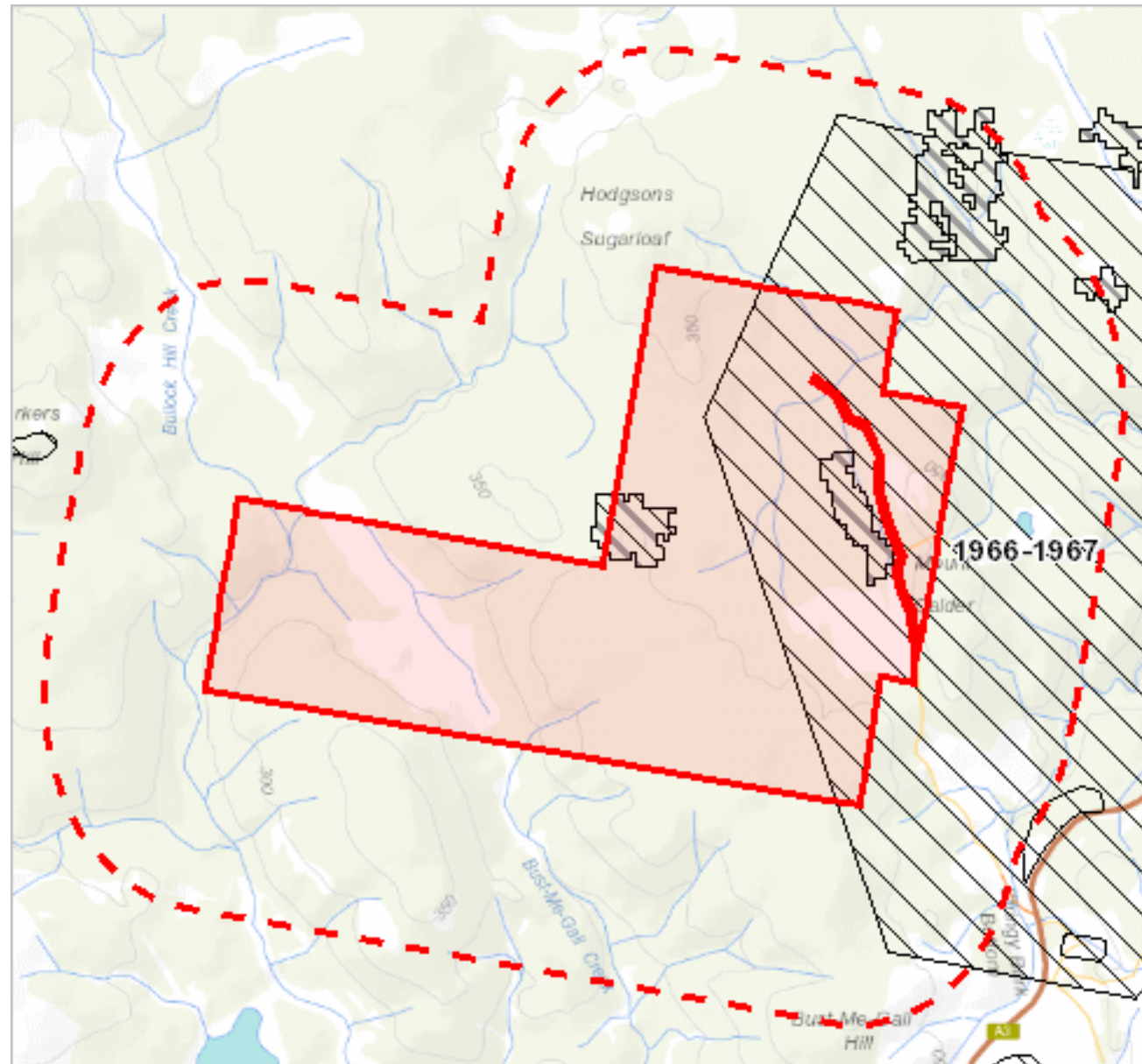
Telephone: 1800 000 699

Email: planning@fire.tas.gov.au

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

Fire History (Last Burnt) within 1000 metres

552425, 5285036






547158, 5280155

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

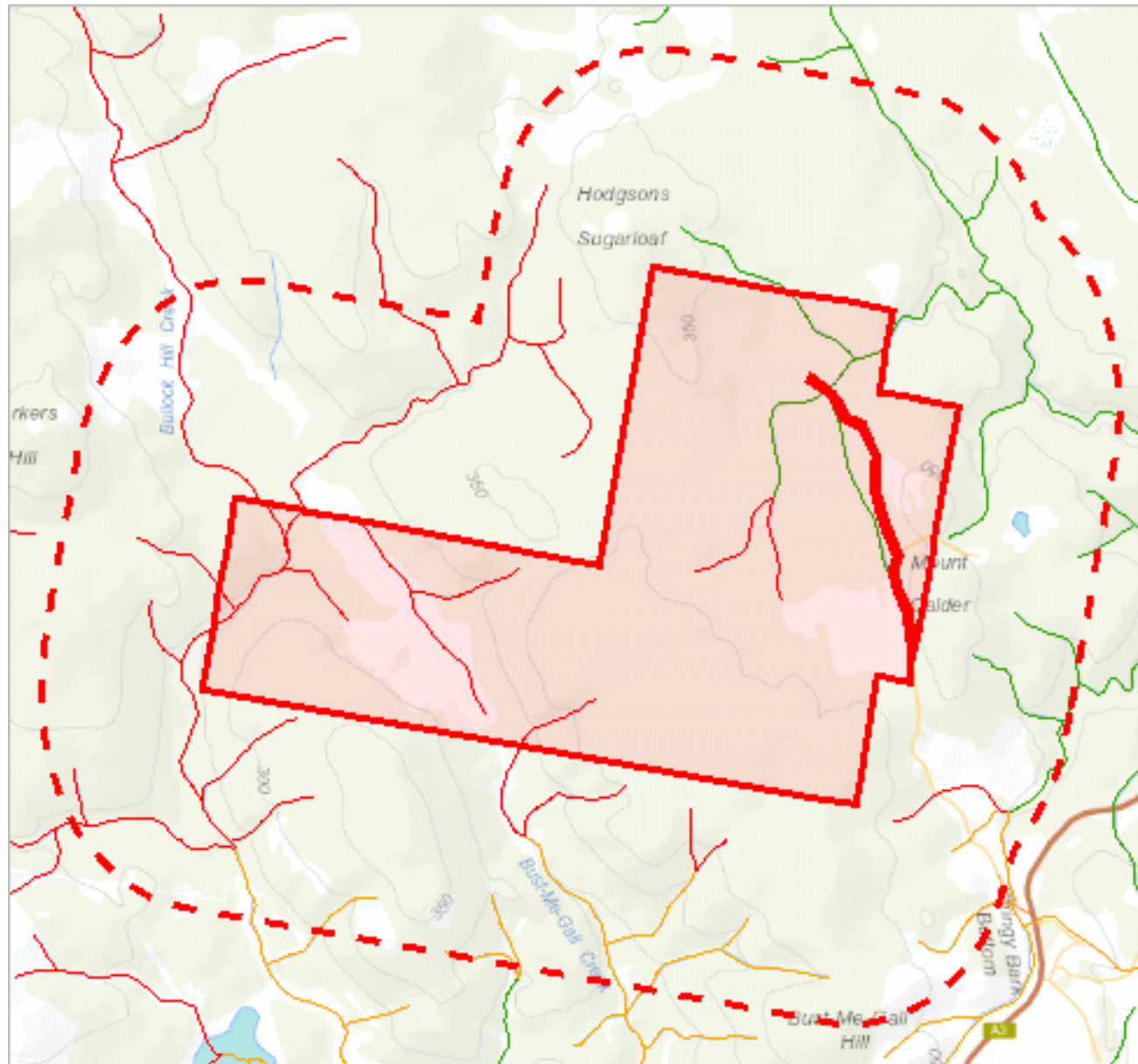
Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
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		28-Oct-2014	Unknown	Undetermined	8.91
		28-Oct-2014	Unknown	Undetermined	20.9642175

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



547158, 5280155

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

Freshwater Ecosystem Values within 1000 metres

Legend: CFEV Rivers - Integrated Conservation Value

— Very High

— High

— Medium

— Low

— Artificial drainage

Legend: CFEV Groundwater Dependent Ecosystems (GDEs)



Legend: Cadastral Parcels



Freshwater Ecosystem Values within 1000 metres

Rivers

Id	Name	Naturalness	Integrated Conservation Value	Conservation Management Priority	Number of Special Values
244951.0		High	L	M	1.0
244952.0	Bullock Hill Creek	High	L	M	1.0
244953.0	Bullock Hill Creek	Low	M	M	1.0
244958.0		High	L	M	1.0
244959.0		High	L	M	1.0
244966.0	Bullock Hill Creek	High	L	M	1.0
244967.0	Bullock Hill Creek	High	L	M	1.0
244968.0	Bullock Hill Creek	High	L	M	1.0
244969.0		High	L	M	1.0
244970.0		High	L	M	1.0
244971.0		High	L	M	1.0
244972.0		High	L	M	1.0
244973.0	Bullock Hill Creek	High	L	M	1.0
244974.0	Bullock Hill Creek	High	L	M	1.0
244975.0		High	L	M	1.0
244976.0		High	L	M	1.0
244983.0		High	M	H	1.0
244984.0		High	M	H	1.0
244986.0		High	M	H	1.0
244994.0	Bust Me Gall Creek	High	M	H	1.0
244996.0	Bust Me Gall Creek	High	M	H	1.0
244999.0		High	M	H	1.0
245000.0		High	M	H	1.0
245001.0		High	M	H	1.0
245002.0		High	L	M	1.0
245003.0		High	M	H	1.0
245004.0		Medium	L	M	1.0
245005.0		Medium	L	M	1.0
245006.0		High	L	M	1.0
245007.0		High	L	M	1.0
245008.0		High	L	M	1.0
245009.0		High	L	M	1.0
245010.0		High	M	H	2.0
245011.0		High	M	H	2.0
245012.0		High	L	M	1.0
245013.0		Medium	M	M	2.0
245015.0		High	L	M	1.0
245016.0		High	L	M	1.0
245017.0		High	L	M	1.0
245018.0		High	H	VH	1.0
245019.0		High	H	VH	2.0
245020.0		High	H	VH	1.0
245212.0	Bullock Hill Creek	High	L	M	1.0
245241.0		High	L	M	1.0
245242.0		High	L	M	1.0
245243.0		High	L	M	1.0
245244.0		High	L	M	1.0
245245.0		High	H	VH	1.0
245246.0		High	L	M	1.0
245247.0		High	L	M	1.0
245248.0		High	L	M	1.0
245249.0		High	H	VH	1.0
245252.0		High	H	VH	1.0
245253.0		High	H	VH	1.0
245254.0		High	H	VH	1.0
245255.0		High	H	VH	1.0
245256.0		High	H	VH	1.0
245257.0	Nelsons Creek	High	H	VH	1.0
245258.0		High	H	VH	1.0
245259.0		High	H	VH	1.0
245260.0	Nelsons Creek	High	H	VH	1.0

Freshwater Ecosystem Values within 1000 metres

Id	Name	Naturalness	Integrated Conservation Value	Conservation Management Priority	Number of Special Values
245261.0	Nelsons Creek	High	H	VH	1.0
246877.0		High	H	VH	1.0
246894.0		High	H	VH	1.0
246895.0		High	H	VH	1.0
246899.0	Nelsons Creek	High	H	VH	1.0

Groundwater Dependent Ecosystems

No Groundwater Dependent Ecosystem features found within 1000 metres

For more information about Freshwater Ecosystem Values, please contact the Conservation of Freshwater Ecosystem Values Program.

Telephone: (03) 6165 53271

Email: cfev@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

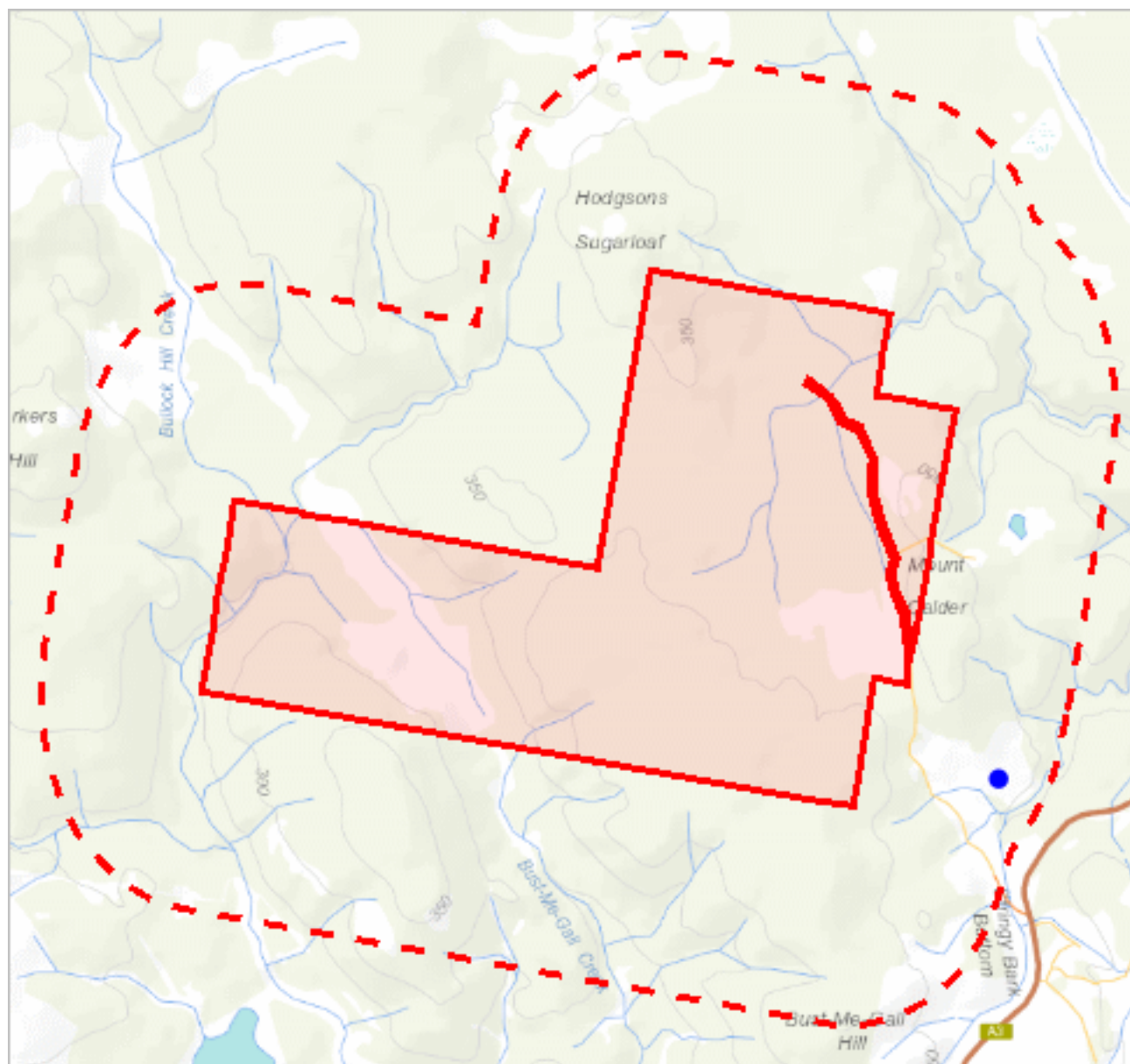
Website: <https://www.nre.tas.gov.au/cfev>

For more detailed information on freshwater ecosystems, see the Conservation of Freshwater Ecosystem Values (CFEV) database: <https://wrt.tas.gov.au/cfev>

*** No reserves found within 1000 metres ***

Known biosecurity risks within 1000 meters

552425, 5285036



547158, 5280155

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 Unverified
- Polygon Verified
- Line 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
Phytophthora cinnamomi	root rot or water mould		1	06-Jul-1985

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 through 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