

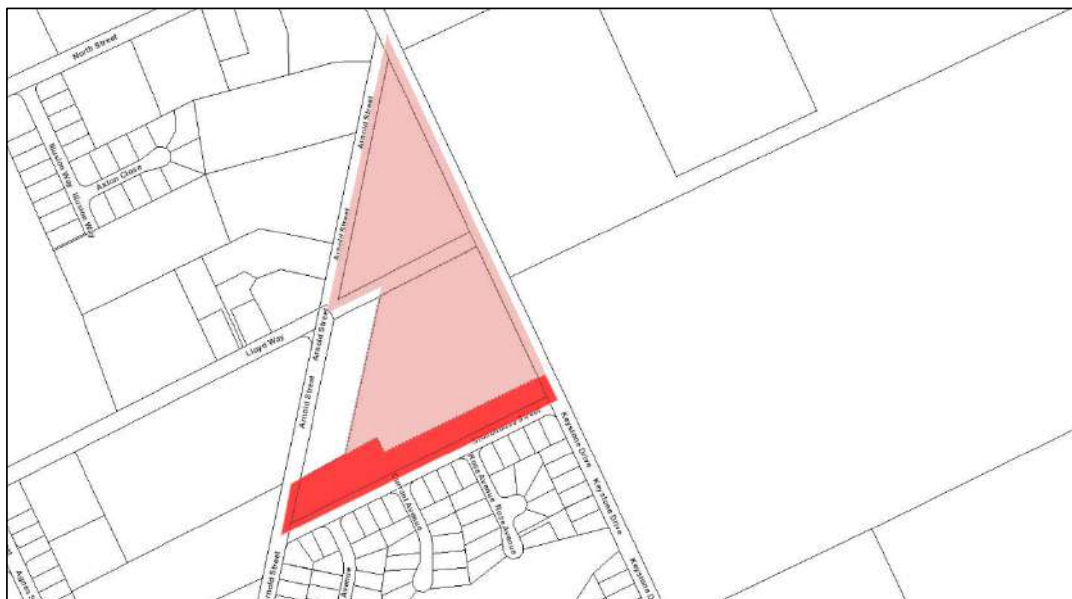
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TASMANIAN PLANNING SCHEME – GEORGE TOWN

Draft Amendment AMD 2026/01

1. Rezone the southern portion of 1 Stonehouse Street, George Town (CT 143259/2) from Future Urban Zone to General Residential Zone .
2. Rezone the northern portion/balance of 1 Stonehouse Street George Town (CT 143259/2) from Future Urban Zone to Low Density Residential Zone.

Amend the George Town Local Provisions Schedule maps as below:



Zoning to be applied:



General Residential Zone



Low Density Residential Zone

The Common Seal of George Town Council
was hereunto affixed in the presence of-

Date:

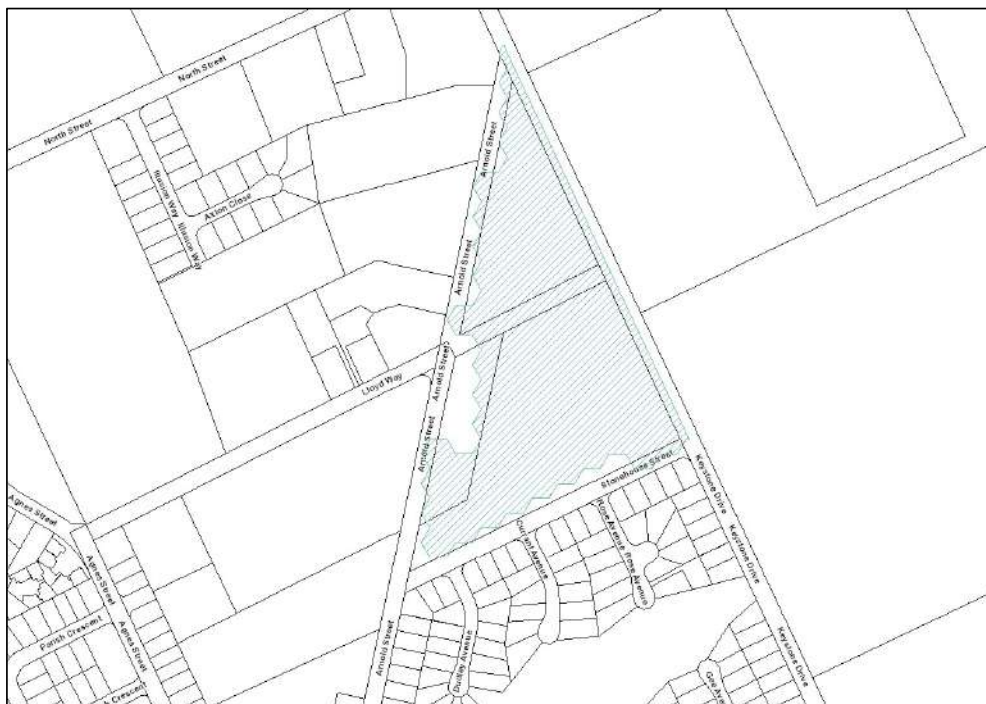
Shane Power
General Manager

George Town Council
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TASMANIAN PLANNING SCHEME – GEORGE TOWN

Draft Amendment AMD 2026/01

3. Remove the Priority Vegetation Area Overlay from 1 Stonehouse Street, George Town (CT 143259/2)



Overlay to be removed:



Priority Vegetation Overlay

The Common Seal of George Town Council was hereunto affixed in the presence of-

Date:

Shane Power
General Manager

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ABN 68 300 116 092

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
Application Number: DA 2026 / 4	Date: 04.02.2026	
PID: 2601109	Zone: Future Urban	Permitted or Discretionary

DEVELOPMENT APPLICATION DETAILS					
Location/Address of Proposed Development:	1 STONEHOUSE ST GEORGE TOWN TAS 7253				
Applicant Name:	Woolcott Land Services Pty Ltd				
Title Reference:	143259/2				
Existing Development/Use: (describe the way the land is used now)	Vacant land				
Development Type:	New dwelling ☐ Fencing ☐ Subdivision ☒ Outbuilding ☐ Demolition ☐ Change of use ☐ Addition/extension ☐ Signage ☐ Other ☐				
Description/Use:	Subdivision to 20 lots with 2 road lots and a balance lot.				
New floor area:	m ²	Total floor area:	m ²	New building height:	m
Water Supply:	TasWater ☒ Tank ☐		Wastewater:	TasWater ☒ On-Site Wastewater System ☐	
Driveway/Vehicle Crossover:	Existing ☐ Proposed ☒ Alteration Required ☐ <i>Contact Council's engineering department for details on crossover construction</i>				
Does the application include Crown Land or access via a Crown Access License?	Yes ☐ No ☒		If 'yes', please provide Crown consent to lodge the planning application in accordance with section 52 (1B) of the Land Use Planning and Approvals Act 1993.		

SUBDIVISION			N/A ☐
Existing Lots:	1	Number of total lots proposed:	20 + balance

COMMERCIAL/INDUSTRIAL				N/A ☐
Existing business and/or proposed business description:				
Hours of Operation:	Weekdays (Mon – Fri)		To	
	Saturday		To	
	Sunday		To	
Signage:	Yes ☐ No ☐ If 'yes', please provide details with application.			
Existing no. of employees:		No. of employees (proposed):		
Parking spaces (existing)		Parking spaces (proposed)		

Page 1 of 4



December 2025

s.40T Planning Scheme
Amendment

Rezone CT. 143259/2 from Future Urban to
General Residential and Low Density
Residential with subdivision

1 Stonehouse Street GEORGE TOWN



George Town Council
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Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

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Job Number: L240128
Prepared by: Michelle Schleiger (michelle@woolcott.au)
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Town Planner
Reviewed by: Brett Woolcott (brett@woolcott.au)
Director & Registered Land Surveyor

Rev.no	Description	Date
1	Review	2 May 2025
2	Draft	11 September 2025
3	Draft	4 December 2025
4	Final	16 January 2026

Annexures

Annexure 1 – Certificate of Title Plan and Folio Text

Annexure 2 – Proposal Plan

Annexure 3 – Rezone Plan

Annexure 4 – Preliminary Engineering plans

Annexure 5 – Bushfire hazard assessment

Annexure 6 – Natural Values Assessment

Annexure 7 – Traffic Impact Assessment

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1. Introduction

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposed Rezone Plan	Woolcott Land Services
Proposal plan – subdivision development	Woolcott Land Services
Bushfire Assessment	Woolcott Land Services
Preliminary engineering	Collective Consulting
Traffic Impact Assessment	Midson Traffic Pty Ltd
Natural Values Assessment	Environmental Consulting Options Tasmania

This application for a scheme amendment applies to Volume 143259 Folio 2 described in this report as the 'subject site'.

1.1 Application summary

Proposal	To amend the Local Provisions Schedule to include part of the land of the subject site to be part General Residential Zone and part to be Low Density Residential Zone instead of Future Urban Zone. To subdivide the General Residential land to 20 residential lots and a Low Density Residential balance lot
Address	1 Stonehouse Street, George Town TAS 7253
Property ID	2601109
Title	143259/2
Title agreements and easements	None apply
Land area	6.515ha
Current zone	Future Urban
Proposed zone	General Residential (part site) Low Density Residential (part site)
General Overlay	None applied
Overlays	Bushfire-prone areas Priority vegetation area Airport obstacle limitation area Flood-prone areas
Planning Authority	George Town Council

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Planning Scheme	Tasmanian Planning Scheme – George Town (Scheme)
Legislative instrument	<i>Land Use Planning and Approvals Act 1993</i> (Act)
Applicable Section	s40T Land Use Planning and Approvals Act 1993
Existing development	Vacant land
Access	Existing access from Arnold Street
Vegetation	Predominantly cleared – see Natural Values Assessment
Topography	Generally flat
Watercourses	None
Services	
Water	Serviced (no connections)
Sewer	Not serviced – available in Stonehouse Street
Stormwater	Not serviced

1.2 Background and site description

Woolcott Land Services have been engaged to apply for an amendment of a Local provisions Schedule (LPS)(Planning Scheme) to change the zone of the land from Future Urban (FUZ) to be General Residential Zone (GRZ) and Low Density Residential Zone (LDRZ). Concurrently, an application for subdivision to 20 lots is proposed within the part to be made GRZ with the balance lot falling to the LDRZ part of the site. The application is made accordingly, under s40T of the *Land Use Planning and Approvals Act 1993*(LUPAA)(Act).

The site is on land identified as Volume 143259; Folio 2 (the subject site) at 1 Stonehouse Street, George Town. This amendment is paired with a planning application for subdivision – 20 lots, 2 road lots and a balance lot.

The site is within the municipality of George Town Council and subject to the planning provisions of the *Tasmanian Planning Scheme – George Town*, (the Scheme). It is zoned Future Urban.

The site is vacant. It is somewhat triangular in shape and dissected by a road reserve. The land has frontage to Arnold Street and to Stonehouse Street and is separated from the agricultural land at the east by another road reserve, (unmade, shown as Dorset Street on title). The site has one adjoining lot (CT. 143259/1) developed to a single dwelling.

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The site is generally flat and has previously been cleared. There are some scattered mature trees, but also large areas grown to gorse and blackberry.

The site is located toward the north eastern periphery of the urban area of George Town with land to the north and east transitioning to large agricultural lots. North Street generally forms the boundary between George Town and Low Head localities.

The urban boundary at the northern end of George Town is fairly well delineated by North Street at the north and Keystone Drive/Dorset Street at the east, defining the built-up area from agricultural land and the mountain ranges further east, Mount George and George Town Sugarloaf. Mount George features mountain bike trails opened in 2021. The George Town airstrip is approximately 800m to the north east of the site.

The East Tamar Highway provides the main entrance to George Town from the south east. The Bell Bay site with associated buffers is located at the south east of the township.

The west of the town is formed by the waterfront to the Tamar River, Port Dalrymple. The waterfront features a walking trail that extends from the town centre esplanade, towards Low Head, located approximately 3km to the north.

1.3 Rationale for the amendment

The subject site is zoned as Future Urban. The subject site is recommended for minimal intensification according to the George Town Area Structure Plan (GTASP) (George Town Area Structure Plan 2021). The Structure Plan demonstrates a blend of growth areas interspersed in the areas of minimal intensification forming a transitional patchwork of GRZ and LDRZ at the town's edge.

According to the Section 8A Guideline No.1, (Tasmanian Planning Commission 2025) the FUZ should be applied to land identified for future urban development. The application of the zone protects that land from alternative land use and development that may compromise the urban use and development potential, or potential of land development according to a local strategy. The zone should be consistent with the local land use strategy, or be subject to further study or master planning.

The purpose of the FUZ is:

30.1.1	To identify land intended for future urban use and development.
30.1.2	To ensure that development does not compromise the potential for future urban use and development of the land.
30.1.3	To support the planned rezoning of land for urban use and development in sequence with the planned expansion of infrastructure.

George Town has experienced reasonably significant amounts of land development in recent years with subdivision and land release. It is understood, however, that there are many approved lots awaiting development, or, lots developed and not yet sold. These are generally GRZ lots. Because of this, it is proposed to only rezone a small section of land to GRZ, to act as a transition from the GRZ existing on Stonehouse Street, to provide a suitable interface to the existing development, and a consistent development pattern along the streetscape.

The balance lot of 5.30ha is proposed to be made LDRZ. This is consistent with the recommendations of the George Town Structure Plan (GTSP) and the zoning will provide a transition in lot size and density of housing, suitable for a town periphery and a transition to rural environs. The proposed pattern of zoning matches in with the existing pattern of growth area and minimal intensification area and will complete the town's urban boundary in a complimentary way.

The subject site is well placed for contained and contiguous residential use and development with a development pattern that integrates well with the surrounding. George Town has sufficient vacant land availability projected, but the numbers are dependent on individual land release. The part GRZ and part LDRZ zoning proposal combined with a limited subdivision proposal recognises the need for slow, or careful, timing on land release given the availability of land, either awaiting completion for subdivision, or yet to commence any application for same. That said, the availability of land in the area assists in maintaining real estate prices to be competitive.

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The strip of land proposed as GRZ frontage to Stonehouse Street is ideal for the placement of housing that can achieve medium density. It is provided with servicing infrastructure, being a part of the surrounding residential areas. Allowing this strip to be used as GRZ will maximise the already built transport network (for vehicles and pedestrians). In the GRZ there is opportunity to allow for residential use and development that can cater to a variety of households. There is opportunity for low maintenance small households, and for larger households. The provision of housing variety and choice is a key strategic consideration and the GRZ lots proposed can cater to that. The LDRZ land is consistent with the recommendations of the GTASP, and there is a recognised shortage of LDRZ land in George Town. The opportunity for larger lots within the urban boundary of George Town is fairly diminished and there is limited scope for infill subdivision and development on LDRZ land. The land zoned LDRZ in George Town is generally located at the town peripheries, some in proximity to the subject site. Of the LDRZ land at North Street and Arnold Street, there is approximately 10.97ha. There



Figure 1 LDRZ land in George Town and in proximity to the subject site.

availability, is consistent with local strategy and will consolidate land use and development in the local area, contributing to a real and defined urban boundary.

2. Subject Site

2.1 Site location

The subject site is located at 1 Stonehouse Street, George Town. The lot is 6.515ha and irregular in shape with frontage to Stonehouse Street of 346.98m. The frontage to Arnold Street is over two sections of 54.61m and 297.47m, divided by an unmade road. The site is towards the north east periphery of George Town.

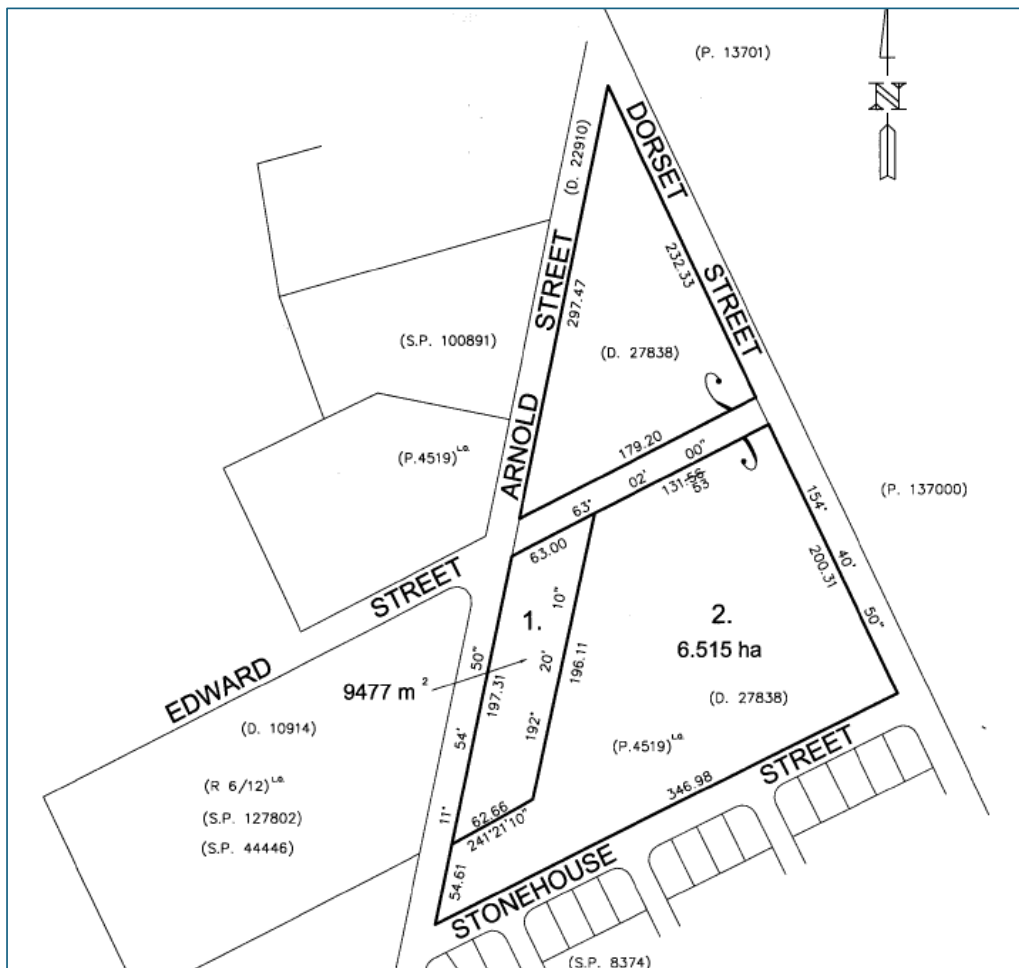


Figure 2 Extracted from folio plan 143259/2

2.2 Existing infrastructure

Reticulated water, sewer and stormwater

The site is shown as serviced by reticulated water but not for sewer. Reticulated sewer and stormwater will require extension to service the site.



Figure 3 reticulated water existing and available to the site (Land Tasmania 2021)



Figure 4 Reticulated sewer in the surrounding area (Land Tasmania 2021)

Gas

The area declared as a Tas Gas Networks planning corridor and a gas pipeline easement is shown. This is located on the land east of Keystone Drive (Dorset Street).

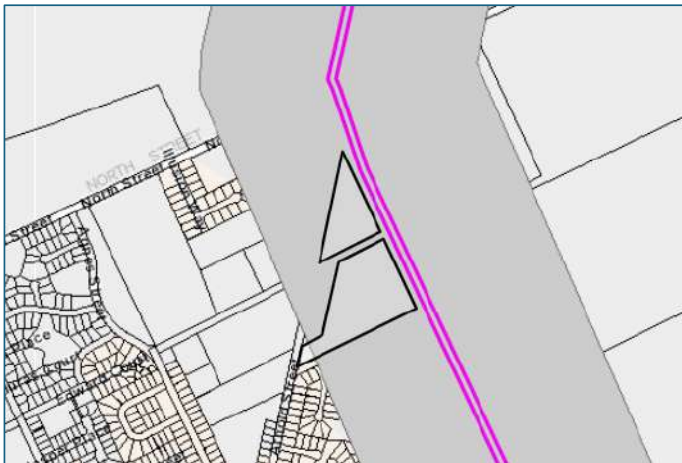


Figure 5 Declared Gas Pipeline Planning Corridor (Grey shaded) and Tasmanian Gas Pipeline Easement (Purple line) (Land Tasmania 2021)

2.3 Transport network and access.

The subject site is located with frontage to Arnold Street and to Stonehouse Street. Both are Council maintained sealed local roads.

The lot has an unmade road (generally east west axis) through the centre of the lot, and the lot is bounded by an unmade road to the east boundary.



Figure 6 Roads to the subject site (Land Tasmania 2021)



Figure 7 Broader road network for George Town (Land Tasmania 2021)

2.4 Heritage

There is no identified, registered or known Aboriginal or cultural heritage on the site or adjoining land.

The land has previously been disturbed and is modified.

There is no other Heritage listing or recognition of the site.

2.5 Current zone

The subject site falls within the municipal area of George Town Council and is zoned Future Urban.

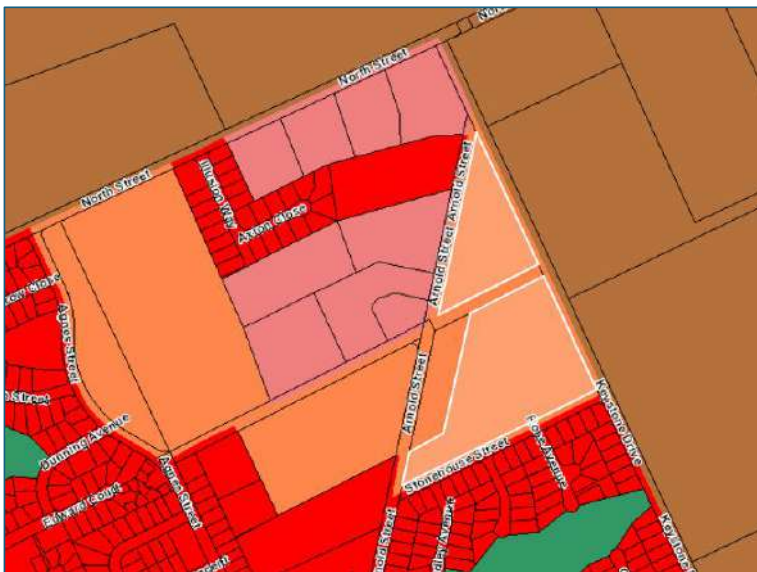


Figure 8 Zoning for the subject site and surrounding area (Land Tasmania 2021)

2.6 General overlays

The subject site is not affected by any General Overlays.

2.7 Code Overlays

The site is included to the Bushfire-prone areas and the Flood-prone areas overlays.



Figure 9 Overlays for the subject site (Land Tasmania 2021)

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The Priority Vegetation Area overlay is applied to the site.

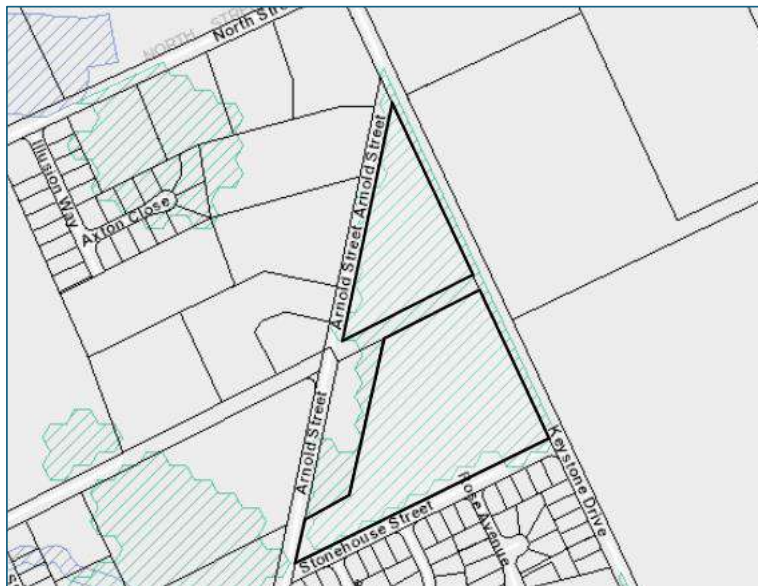


Figure 10 Overlays for the subject site (Land Tasmania 2021)

The Airport obstacle limitation area overlay applies. The height listed is 1129.2m



Figure 11 Overlays for the subject site (Land Tasmania 2021)

2.8 Subject site and surrounds – images



Figure 12 Site frontage to Stonehouse Street looking west



Figure 13 Site frontage to Arnold Street looking east



Figure 14 Road network Arnold Street and North Street looking south west



Figure 15 Site frontage to Arnold Street looking south southwest



Figure 16 Site frontage to Stonehouse and Arnolds Streets looking west



Figure 17 Surrounding residential development - Stonehouse Street looking west

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Figure 18 Surrounding residential development - Stonehouse Street looking south



Figure 19 Surrounding residential development - Stonehouse Street looking south



Figure 20 Site frontage to Stonehouse Street looking east



Figure 21 Surrounding residential development - Stonehouse Street looking south east



Figure 22 Surrounding residential development - Stonehouse Street looking south east



Figure 23 Recent GRZ lots to North Street looking easterly.



Figure 24 GRZ lots to Keystone Drive looking north



Figure 25 GRZ lots to Keystone Drive looking south

3. Planning Scheme amendment

3.1 Scheme amendment proposal

This request is made pursuant to section 40T of the Land Use Planning and Approvals Act 1993 to rezone the land (subject site) from Future Urban Zone to General Residential Zone and to Low Density Residential Zone under the Tasmanian Planning Scheme – George Town. The rezoning of the land will facilitate a 20 lot subdivision (in the GRZ) with a balance lot (LDRZ) and 2 road lots. See Annexures 2 and 4 for subdivision proposal and services design.

3.2 *Land Use and Planning Approvals Act 1993*

3.2.1 *Land Use and Planning Approvals Act 1993* – section 40T

This application is made in accordance with section 40T of the *Land Use Planning and Approvals Act 1993*. The relevant section under the *Act* is shown below.

Division 4 – Combined permit and amendment process

40T. Permit application that requires amendment of LPS

- (1) A person who requests a planning authority under section 37 to amend an LPS may also, under this subsection–
- a) make an application to the planning authority for a permit, which permit could not be issued unless the LPS were amended as requested; and
 - b) request the planning authority to consider the request to amend the LPS and the application for a permit at the same time.

Response

Pursuant to section 40T of the *Land Use Planning and Approvals Act 1993* an amendment to the LPS is requested with a development application.

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Division 2 - Requests for amendments of LPSs

37. Request for amendment of LPSs

- (1) A person may request a planning authority to amend an LPS that applies to the municipal area of the planning authority.

[Response](#)

This application requests that the George Town Council amend the *Tasmanian Planning Scheme - George Town local provisions schedule*, to change the zone for the subject site from Future Urban Zone to General Residential Zone and to Low Density Residential Zone, as shown at Annexure 3 - Rezone Plan.

- (2) A request under subsection (1) is to be in a form approved by the planning authority or, if a form has been approved by the Commission, is to be in that form.

[Response](#)

The request to amend the Tasmanian Planning Scheme-George Town LPS includes a form approved by the Tasmanian Planning Commission, and a Council application form (signed).

- (3) A request under subsection (1) by a person to a planning authority to amend the zoning or use or development of one or more parcels of land specified in an LPS must, if the person is not the owner, or the sole owner, of the land –
- a) be signed by each owner of the land; or
 - b) be accompanied by the written permission of each owner of the land to the making of the request.

[Response](#)

The amendment affects one title under the ownership of SHANE ANTHONY MUSU.

Woolcott Land Services, as the applicant, is requesting the scheme amendment.

- a) The form has been signed by the relevant signatories of the owners of the land.
- b) There is no requirement for written permission as the form has been signed by the owner.

Division 2 - Requests for amendments of LPSs

38. Decision in relation to request

- (1) A planning authority, before deciding whether to prepare a draft amendment of an LPS in relation to a municipal area in accordance with a request under section 37(1), must be satisfied that such a draft amendment of an LPS will meet the LPS criteria.

[Response](#)

The LPS Criteria is referred to in Section 34. See **Item 3.2.2**.

[3.2.2 Land Use Planning and Approvals Act 1993 – Section 34](#)

Division 2 - Contents of LPSs

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34. LPS criteria

- (2) The LPS criteria to be met by a relevant planning instrument are that the instrument –
- a) contains all the provisions that the SPPs specify must be contained in an LPS; and
 - b) is in accordance with section 32; and
 - c) furthers the objectives set out in Schedule 1; and
 - d) is consistent with each State policy; and
 - (da) satisfies the relevant criteria in relation to the TPPs; and
 - e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and
 - f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates; and
 - g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and
 - h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.

Response

- a. The amendment relies on the existing provisions of the General Residential Zone and the Low Density Residential Zone as applied by the George Town Local Provisions Schedule (LPS). No variations are proposed.
- b. The proposal is subject to the provisions of section 32 and the Local Provisions Schedule of George Town.
- c. See **Item 3.3** of this report for a response to Schedule 1.
- d. **Item 3.5** of this report addresses State policies.
- e. **Item 3.7** of this report addresses the relevant sections of the regional land use strategy (Northern Tasmania Regional Land Use Strategy).
- f. Items under **3.8** of this report consider the relevant local plans and strategies.
- g. Local provisions of the Scheme are referred to at **Item 4** of this report. The subject site does not adjoin other municipal areas.
- h. **Item 3.6** of this report addresses the Gas Pipelines Act 2000.

3.3 Objectives of the Land Use and Approvals Act 1993

3.3.1 Schedule 1, Part 1 Objectives

Section 34 (2) c) of the *Land Use Planning and Approvals Act 1993* (the Act) requires that in determining an application, the planning authority must seek to further the objectives set out in Schedule 1 of the Act. Schedule 1, Part 1 is examined and responded as follows.

Objective	Response
The objectives of the resource management and planning system of Tasmania are –	
a) to promote the sustainable development of natural	The subject site has limited natural and physical

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and physical resources and the maintenance of ecological processes and genetic diversity; and	resources that contribute to the maintenance of ecological processes and genetic diversity. See Item 3.4.1 for an expanded response together with the Natural Values Assessment undertaken and provided by Environmental Consulting Options Tasmania. The land is suited to residential use and development in a continuous pattern of use and development that maximises the use of the existing built infrastructure.
(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and	The proposal is in keeping with fair, orderly and sustainable development as the land has existing status under the zone (FUZ) and the proposed zoning brings development opportunities into better alignment with the surrounding use and development. The proposal makes no unreasonable claims on air, land or water. The application is made under the provisions of the <i>Act</i> and according to the established processes included in the <i>Act</i> and in the Tasmanian Planning Scheme.
(c) to encourage public involvement in resource management and planning; and	The planning application process under section 40G of <i>LUPAA</i> provides a public consultation period of 28 days. During this period, the public can make comment on the proposed application. Following this period, hearings held, as needed, by the Tasmanian Planning Commission ensure all stakeholders have an opportunity to have input and be part of the decision making process. This application also takes direction from the George Town Structure Plan, a public document adopted by the George Town Council together with other local strategies adopted by Council.
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and	The development will facilitate economic development associated with land development and subsequent increase in local population. The site is well suited for development by zone and location. Item 3.4.2 provides elaboration on economic factors.
(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.	Each level of government and the private sector have their distinct roles to play in the development process. This proposal is compliant with, and dependant on, these processes.

3.3.2 Schedule 1, Part 2 Objectives

Objective	Response
The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule –	
a) to require sound strategic planning and co-ordinated action by State and local government; and	The rezone application is made according to the rationale put forward at Item 1.3 and supporting strategies relating to the site. The application is dependent on processes undertaken by George Town Council and the Tasmanian Planning Commission.
(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and	The planning instrument according to section 34, is a draft amendment of an LPS. If approved an

Woolcott Land Services & East Coast Surveying

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controls for the use, development and protection of land; and	amendment of the LPS will be undertaken.
(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and	The subject site is zoned Future Urban, indicating that the land has been identified as suitable for residential development and taken out of land considered as protected for natural or productive values. It is connected to the existing community of George Town, therefore, providing societal and economic benefit associated with that established town. Item 3.4 aims to expand on the Environmental, Economic and Social consideration.
(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and	The proposal is subject to existing policies that guide land use and development. The proposal seeks to be compliant with these and make good use of the land.
(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and	This application provides for a development application to be assessed simultaneously to a scheme amendment. The development application has been purposefully included with the rezone application to provide some sense of context and to ensure the process is efficient and consolidated. The application is made according to the relevant legislation in place.
(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and	The subdivision provides residential allotments in a pleasant, safe and contained urban environment. The provision of suitable housing opportunities is a critical concern for citizens and authorities in Tasmania.
(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and	No conservation values have been identified on the site. There are no identified buildings, areas or places which are of scientific, aesthetic, architectural or historical interest. There is no known record of European heritage and the site is not on the Tasmanian Heritage Register. There is no known Aboriginal Heritage identified on the site and the land is previously disturbed from pastoral activity.
(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and	The proposal and the expansion of public infrastructure represents contiguous expansion and will be done in a sustainable manner, and is a part of the proposal plan.
(i) to provide a planning framework which fully considers land capability.	The land is suitable for reticulated servicing in line with the expectations of the General Residential Zone. The Low Density Residential Zone will have part share of the proposed infrastructure which can be extended, if required to facilitate further lot development with services.

3.4 Environmental, Economic and Social objectives

3.4.1 Environmental

The subject site is able to be (at least) partially serviced with reticulated water, sewer and stormwater provision. This is the section proposed to be made to GRZ. The balance lot will also benefit from the proposed infrastructure (dependent on future lot layout). The site is connected to, and, adjoining residential development located toward the periphery of the urban area of George Town, connected by proximity and road to the existing residential use and development, and will be part of a contiguous land use pattern.

Keeping development contained to the urban area means avoiding impact on land that is utilised, or needed for other use, such as farming, or extraction, or land that is valuable to the natural environment, for biodiversity, habitat and vegetation. Confining urban development to discrete land forms and patterns, preserves other land for wider benefit and prevents urban encroachment, or sprawl into areas with other values that cannot easily be replicated.

The land has been assessed for natural values, and the supplied report (Annexure 6) shows that it includes no threatened species. The site, as it is, vacant and unused, is subject to weed infestation. The potential transition to residential use will encourage better land management in terms of weed control as privately owned lots. The proposed zone is compatible to the site given that the site has no other particular environmental offering; environmental effects would be managed according to residential zoning.

3.4.2 Economic

Residential development represents economic development, through the development of the land itself, subdivision, sale of lots and development of dwellings. The potential population input to George Town represents some amount of localised economic activity by increased numbers to the local population.

According to the Remplan Community profile, (REMPLAN 2025) The George Town population has increased by 524 residents in the last 10 years and manufacturing is the largest employment sector.

There is a recognised need to support high quality housing opportunities to an employment base for the Bell Bay Advanced Manufacturing Zone (BBAMZ). The BBAMZ seeks expansion and promotes George Town a place to live and support the industrial area through an increased and diverse employment pool. Further, plans for the Tasmanian Green Hydrogen Hub Project at Bell Bay could trigger an additional 700 jobs across engineering, project management and technical roles¹. This

¹ https://www.recfit.tas.gov.au/what_is_recfit/energy_vision/green_hydrogen_hub_vision

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prospect would immediately drive an increase in residential need nearby and George Town has long served as a place of residence for workers at Bell Bay over the years.

Attractive lot development can facilitate further opportunities for residential development to better support the important industrial sector.

3.4.3 Social

George Town has excellent walking paths and access to scenic locations for leisure and activity and it has an ideally sized town centre with essential service provision for the local population.

The town is well catered for education with a public primary school (South George Town Primary School) and one private school (Star of the Sea) that provides for Kinder to Year 10. The Port Dalrymple School caters for Kinder through to Year 12 and is located approximately 1km south of the subject site. George Town also has a campus for Indie School, which is an independent school for years 9, 10, 11 and 12.

The George Town Sports Complex is located approximately 600m south of the subject site and aside from public footpaths, there is linear open space throughout the urban area providing outdoor opportunities including walkways along the coastline.

George Town is well positioned to accommodate residential increase as it is provisioned with high levels of social infrastructure, commensurate to a District Service Centre.

3.5 State Policies

3.5.1 State Policy on the Protection of Agricultural Land 2009

The State Policy on the Protection of Agricultural Land 2009 aims to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.

The proposal does not use land that is considered or zoned agricultural. The proposal conforms with the goals of the Policy. The site is separated from agricultural land by a road lot, providing a measure of buffering to the (grazing) productive land.

3.5.2 State Coastal Policy 1996

The State Coastal Policy has been created under the State Policies and Projects Act 1993. The policy principles guide the outcomes of the State Coastal Policy:

- natural and cultural values of the coast shall be protected;
- The coast shall be used and developed in a sustainable manner;
- Integrated management and protection of the coastal zone is a shared responsibility.

The subject site is not within a coastal zone; there are no coastal overlays or triggers affecting the site.

3.5.3 State Policy on Water Quality Management 1997

The objectives of this policy are to manage Tasmania's water bodies and public water systems sustainably. The provisions of this State policy are generally practically captured in the Natural Assets Code in the Scheme.

The proposal includes reticulated services, thereby mitigating effects of urban stormwater runoff and wastewater. Future lots may depend on on-site servicing, but each lot will be subject to a site assessment for capacity upon development.

3.5.4 Natural Environment Protection Measures

The Natural Environment Protection Measures (NEPMs) apply to factors such as air quality, land contamination and waste control and other pollutant matters between states and territories in Australia. The NEPMs relate to matters that are not affected by this proposal. The site is not considered to be contaminated.

3.6 Gas Pipelines Act 2000

The Act lists Regulated activities as:

- a. construction of, or alteration to, a pipeline for carrying natural gas, petroleum or another regulated substance;
- b. operating and maintaining a pipeline for carrying natural gas, petroleum or another regulated substance;
- c. construction of, or alteration to, a pipeline facility for processing gas or another regulated substance;
- d. operating and maintaining a pipeline facility used for processing gas or another regulated substance;
- e. any other activities for which a licence is required under the regulations.

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- Protecting the rail and road network from encroachment by sensitive uses;
 - Ensuring traffic impacts and car parking are adequately considered; and
 - Encouraging cycling, walking and public transport use.
- d) Coordinate land use, future sewerage and water provision whilst promoting effective and efficient use of existing service infrastructure.
- e) Maximise provision of communications technology including the broadband network to commerce and industry, and create opportunities for new development.

Response

Section C.4.1 of the NTRLUS relates to economic development in the region. Strategic direction is provided by outlining how economic development can be facilitated through land use and infrastructure planning. C.3 Principal understandings explain that there is economic benefit to be derived from the development of urban and rural areas.

The subject site is located within an urban environment. The site has access to reticulated sewer, water and stormwater services and immediate access to the transport network. Development of the site would utilise existing infrastructure in a coordinated way being an extension of existing services infrastructure and joined to existing urban residential development.

C.4.2 Goal 2: Liveability

To promote liveability measures for social and community development and the betterment of healthy, strong and vibrant urban and rural settlements.

Strategic Direction G2.1

Identify Urban Growth Areas to advance a sustainable urban settlement pattern.

This will be achieved by the following strategies:

- a) Identify Urban Growth Areas consistent with the Greater Launceston Plan to guide the development of urban settlements.
- b) Establish a Regional Settlement Hierarchy based on the most appropriate locations for future population growth and urban centres.
- c) Coordinate investment of services to existing and future settlements and plan to maximise integration, community benefit, efficiency and long term sustainability of service provision.

Response

The subject site has been identified as a growth area (indicated by the current zoning).

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Within the Regional Framework Plan, the subject area is shown within the general area for Supporting Consolidation Areas. The site is zoned Future Urban, indicating that the site is found to be suitable for future population growth. The site is able to be serviced.

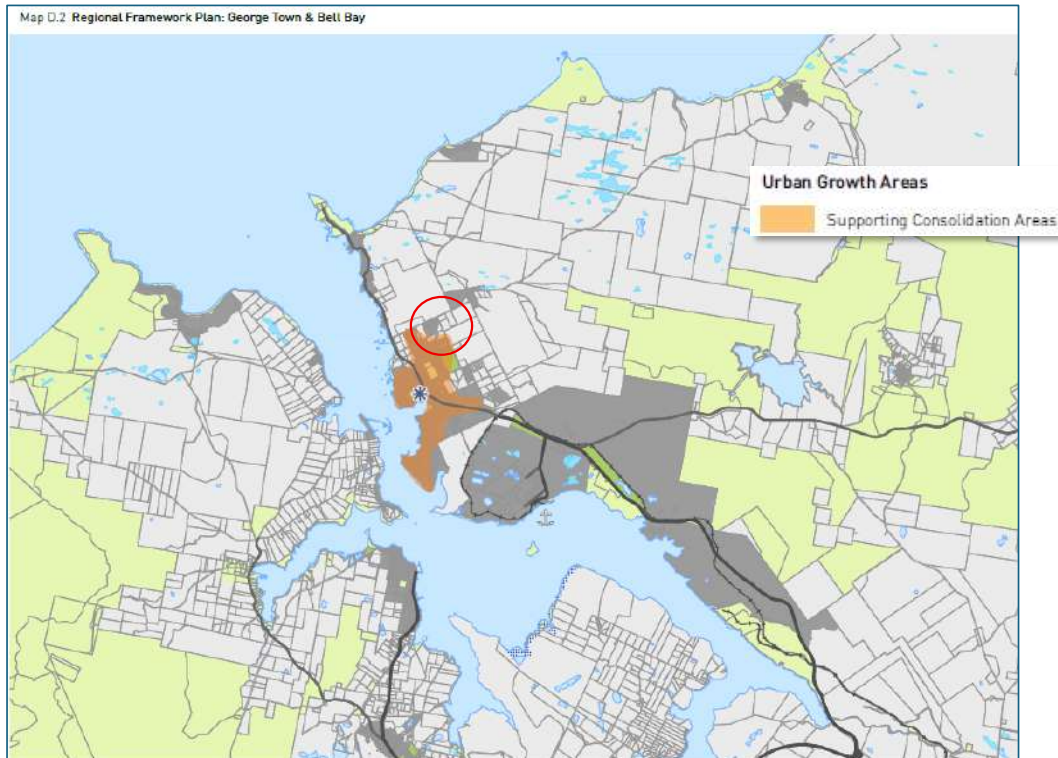


Figure 27 Map D.2 Regional Framework Plan: George Town and Bell Bay (Northern Tasmania Development Corporation Ltd 2021)

The site is also identified as a District Service Centre, so is well provisioned for services and, from a land use and development perspective, can accommodate population growth in an efficient and effective manner.

Strategic Direction G2.2

Plan for socio-demographic changes

This will be achieved by the following strategies:

- a) Plan for the needs of an ageing population including retaining and attracting a skilled labour supply, particularly people aged 15 – 29, to provide for a sustainable future workforce.
- b) Promote and plan for a diverse range of dwelling types and sizes, including small lot housing and multiple dwellings (to match changes in household size and composition) in locations highly accessible to community services.

Response

The proposed includes two zones to provide a mix of housing type and diversity. The lot size included to the GRZ can accommodate medium density dwellings and the (pending) larger lots available in the LDRZ

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are anticipated to have attraction for residents with families or wish to maintain a larger lot on the town periphery. As there is a shortage of LDRZ land (vacant lots available for sale and infill opportunities) this is expected to provide a range of desirable choices, which in turn may lead to diversity in the demographic that reside there and contribute to the workforce locally.

Strategic Direction G2.3

Promote local character values.

This will be achieved by the following strategies -

- a) Promote the important role of local character on the economy and the sense of place.
- b) Preserve and protect significant cultural heritage, in particular places significant to the Aboriginal community.
- c) Promote local identification and protection of unique character.

Response

The potential for infill development will provide form to and reinforce the town's urban boundary before the transition to agricultural /rural land. As the land is currently vacant, not actively used for anything, and under the current zoning, has limited potential for development, the land is not contributing to the local character values in any meaningful way. The site has not been identified for any heritage values.

Strategic Direction G2.4

Enhance social inclusion

This will be achieved by the following strategies:

- a) Improve accessibility through improved walking and cycling networks, and integrated public transport.
- b) Promote accessibility of services for new dwellings and in response to issues of affordability.
- c) Provide for a mix of integrated and complementary land uses.

Response

The subject site has excellent accessibility for local road and pedestrian networks. Development will join existing pedestrian ways and add to the transport network. The proposed zoning will promote complimentary land uses.

C.4.2 Goal 3: Sustainability

To promote greater sustainability in new development and develop stronger community resilience to social and environmental change.

Strategic Direction G3.1

Promote and protect the Region's unique environmental assets and values.

This will be achieved by the following strategies:

- a. Protect sensitive landforms and ecosystems, including coastal landforms and karst (limestone area shaped by erosion).
- b. Manage the relationship between development and impacts of natural hazards (for example salinity, land

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instability, acid sulfate soils, bushfire and flood potential, contamination).

- c. Promote regionally significant open space and outdoor recreational opportunities.
- d. Enable opportunities for renewable energy production including wind, geothermal, tidal, and wave energy.
- e. Protect the future capacity of the natural resource base including productive soils, minerals, hard rock and significant forest assets.
- f. Protect and enhance water quality including significant wetlands and waterways.
- g. Protect and manage available agricultural land for sustainable productive use and values.
- h. Preserve and protect areas of natural environmental significance, particularly:
 - Areas of biodiversity and important flora and fauna communities and threatened species;
 - land and coastal areas sensitive to climate change, tidal and storm surges, rising sea levels and other natural hazards (including acid sulfate soils, bushfire and flooding); and
 - Regionally significant open space, scenic landscape amenity areas and outdoor recreation reserves.

Response

The subject site is not identified as coastal land, and has no serious or significant natural hazards. The site is also assessed for natural values and no significance has been identified.

The site is well positioned to take advantage of recreational opportunities, of both informal and formal nature.

The site is not identified for productive values and no opportunity for primary production is lost.

The land is well placed for residential development due to its lack of natural and productive values together with its proximity to outdoor recreational opportunities.

3.7.2 Regional Land Use Categories

D.2.1.2 Urban Growth Areas

Comprise land within the developed urban settlement or in areas intended for urban development as identified in a Priority Consolidation Area, Supporting Consolidation Area, Growth Corridor or Future Investigation Area shown in the Regional Framework Plan Maps D.1, D.2 and D.3.

The areas indicated in the Regional Framework Plan are indicative only, and represent a contiguous urban form that will be subject to local strategy which:

- provides for growth that will occur in or contiguous to Urban Growth Areas;
- determines the nature of development and linkages to the greater urban area;
- determines the appropriate boundaries of the Urban Growth Area on a particular site; - considers the Key Principles in D.2.1.1.

Response

The subject site is identified within the Supporting Consolidation Area and this is reflected by the current zoning. The site is also identified in the GTASP as an area suitable for 'minimal intensification' (George Town Area Structure Plan 2021, 41)

Supporting consolidation areas

- Comprising land in established suburbs which is separate from Priority Consolidation Areas as shown in the Regional Framework Plan Maps D.1, D.2 and D.3;
- Support reliable and effective transportation and reduce vehicle dependency;

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- Physically connect new urban settlements to existing communities wherever possible, or otherwise provide new development with direct transport linkages to established urban areas;
- Promote cohesive communities;
- Support a wide range of services and facilities;
- Support access to existing or planned activity centres; and
- Comprise a suitable and complementary mix of land uses to support the Regional Settlement Hierarchy and the Regional Activity Centre Hierarchy.

Response

The subject site is within the area shown as Supporting Consolidation Area. It is joined by shared road and transport network to existing and surrounding urban use and development. The development of the subject site would form a contained periphery to the existing urban form, and to the settlement area of George Town before graduating to rural land.

The land to be zoned GRZ can support full reticulated services and this would, at least for this stage of development, partially support LDRZ.

It is understood that the shaded areas of the NTRLUS are indicative, and represent a contiguous urban form rather than defined boundaries.

3.7.3 Regional Planning Policies

E.2	Regional Settlement Network Policy
E.2.3	Key Settlement Network Strategies
Settlement pattern	
Planning for and development of the Regional Settlement Network should apply the following strategies:	
▪ Support sustainable growth in identified Urban Growth Areas. ▪ Contain settlements within identified Urban Growth Areas with a focus on consolidating and developing the Greater Launceston Area and sub-regional centres identified in the Regional Settlement Hierarchy. ▪ Support development of the Greater Launceston Area consistent with the Regional Framework Plan Maps D.1, D.2 and D.3 to promote efficient function, servicing and future development of the area. ▪ Consolidate existing land use patterns and identify infill opportunities within existing settlements and urban centres, and around activity centres and key public transport nodes and networks. ▪ Complement and support a viable Regional Activity Centres Network to maximise regional productivity, economic activity and employment opportunities.	

Response

The proposed rezone and subdivision is consistent with the Key Settlement Network Strategies in that the proposed represents a contiguous development of urban form to a consolidated area within the confines of the township and urban area.

E.2.4	Specific Policies and Actions
Regional Settlement Networks	

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Policy	Actions Response
RSN-P1 Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).	RSN-A1 The proposal is to rezone the land at 1 Stonehouse Street to be partially GRZ and partially LDRZ. The land is within an urban area with existing residential use and development to the south and to the west. Surrounding zoning is intermittently GRZ and LDRZ. The appropriate zoning to facilitate this has been applied through the FUZ. RSN-A2 The land falls within the general mapped area for supporting consolidation area. RSN-A3 The proposed zoning of GRZ allows for flexible use of the land within the provisions of the GRZ. The proposed LDRZ allows for a graduation in density at the township periphery towards the rural land. The land is vacant and not identified for any productive use or development, nor does it contain specific or high natural values. As the land is currently zoned FUZ, it is considered as earmarked for residential growth. This is consistent with the local structure plan and strategies.
RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.	RSN-A4 The area surrounding the proposed residential land is serviced by TasWater. The land can be developed to be serviced for water, sewer and stormwater to service the proposed subdivision. The road network is either developed, or planned for and the proposed subdivision will work in with this to maximise the use of the existing transport network. RSN-A5 The re-zone includes dual zoning to allow for housing diversity. The availability of LDRZ land is limited in George Town and providing this at the town periphery is considered prudent and appropriate to the location, while allowing a level of choice appropriate to the surrounding development pattern – this being a mix of GRZ and LDRZ. RSN-A6 The site is considered to be in proximity to the activity centre network, being in easy driving distance and good distance by alternative transport measures. The availability and diversity of employment in the area is due to the town centre and service availability, together with the industrial centre at Bell Bay. RSN-A8 The application of the GRZ and LDRZ will allow some flexibility in lot size and housing choice that is appropriate to the outer edge of the township, but still at urban densities.

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Housing Dwellings and Densities	
Policy	Actions Response
RSN-P4 Provide a planning framework for new and upgraded infrastructure and facilities to support a growing and ageing population, and provide housing choice through a range and mix of dwelling types, size and locations in new residential developments.	RSN-A9 A regional dwelling yield analysis has been undertaken. The Northern Tasmania Residential Demand and Supply Study was a project undertaken for the Northern Tasmania Development Corporation (Remplan 2024). This study reports that George Town has adequate land supply to cater to demand, based on the vacant land under both private and government ownership being released. The report recognises that government (Homes Tasmania) is partially responsible for the delivery/release of affordable land. Many lots that are suitable for release are privately held with no development or movement for decades, as such, release of available land for purchase and housing development is highly dependent on private and government timing. The subject site is a privately held parcel. The land release afforded by rezoning and subdivision will continue to supplement the recent (sharp) increase in demand for affordable residential land in George Town (p.43).
RSN-P5 Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.	RSN-A10 The proposed rezone and development will allow for an appropriate density of growth to occur in a well serviced area and appropriate location. The development potential will be compatible with the surrounding area which is a mix of GRZ and LDRZ. Higher densities are better suited closer to the town centre, with graduating lower densities towards the urban edge, as sought by RSN-P6. The proposed zoning will assist in forming the urban edge of the township, reinforcing the perception and reality of the town (urban) boundary. Although there are lots remaining as FUZ, the location of the subject site will create a definite edge to the urban boundary, while remaining gaps can be filled in over time through infill development. The definition provided will provide a sense of certainty as to the place of George Town in framing the extent of urban growth.
RSN-P7 In new development areas include a diversity in land uses, employment opportunities and housing types at densities that support walkable communities, shorter vehicle trips and efficient public transport services.	RSN-A12 The rezone proposal integrates into the existing community and development pattern. There are service and employment opportunities within a reasonable distance including the town centre. Bell Bay, and Launceston are each considered reasonable commuting distance and there is a bus service to Launceston. Uses other than residential may be sought in the GRZ that are found to be suited to the location and compatible to the residential use.

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Integrated land use and transport	
Policy	Actions Response
RSN-P8 New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.	RSN-A14 Complies. The site is within an existing transport network.

E.3 Regional Activity Centre Network Policy
E.3.3 Key Activity Centre Network Strategies
Planning for and development of the Regional Activity Centre Network should apply the following strategies: - Implement a regional activity centre network to support a wide range of land uses and activities consistent with the role and function of centres described in the Regional Activity Centre Hierarchy (Table E.3). - Strengthen the Region's capacity to deliver high order government, community, commercial and private sector services and facilities through an integrated network of activity centres. - Support the primacy and role of the Launceston PAC - Enable the provision and retention of critical services and facilities, particularly in rural areas, by containing the network to a limited number of strategically located rural centres that can be conveniently and widely accessed and efficiently supported. - Promote accessibility of employment to support sustainable development. - Promote efficient land use, transport and infrastructure planning to reduce dependence on private vehicle travel. - Plan the development of each activity centre relative to its identified function, role and anticipated catchment to: - Create economic growth by co-locating a mix of land uses; - Concentrate goods and services more efficiently; - Provide appropriate locations for government investment in public transport, health, education, cultural and entertainment facilities; - Provide a focus for community and social interaction; - Promote sustainable travel and access to transport infrastructure and networks; - Integrate land use and transport to support walking, cycling and public transport; and - Accommodate higher density residential development, employment and multiple trip-generating activities.

Table E.1 Northern Tasmanian Regional Settlement Hierarchy	
Satellite Settlements	
George Town (inclusive of Bell Bay and Low Head)	
District Service Centre (SAC)	
Role	To provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs.
Employment	Highest concentration of employment for the sub-region, with a diversity of employment across business

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	and industrial sectors.
Land Uses	
Residential	Some 'in-centre' residential development, complemented by infill and consolidation of surrounding residential areas at medium to higher densities (up to 25 dwellings per hectare).

Specific policies and actions	
Policy	Actions Response
RAC-P4 Promote and support the role of lower order activity centres, particularly neighbourhood and rural town centres. This will support and strengthen local communities and encourage a viable population base for regional and rural settlements, while promoting the development of new neighbourhood and local centres within Urban Growth Areas where appropriate.	RAC-A5 The proposed rezone and subdivision will facilitate residential development to bolster and provide continued support to the community through population and growth. The George Town Community Strategic Plan and George Town Annual Plan both support this, with population growth a definite goal. See sections 3.8.2 and 3.8.2 of this report.

E.4 Regional Infrastructure Network Policy
E.4.3 Key Infrastructure Network Strategies
Planning and development of the Regional Infrastructure Network should apply the following strategies: ▪ Support development that consolidates and maximises the use of existing infrastructure capacity and planned infrastructure; ▪ Develop and protect transport assets and systems to promote a sustainable transportation network, having regard for access and choice and including public transport, cycling and walking movements; ▪ Promote greater coordination between government sectors in infrastructure planning to achieve greater alignment with land use planning and more efficient and effective land use outcomes; ▪ Promote infrastructure planning that leverages renewable energy opportunities; ▪ Support transport planning initiatives that improve accessibility; and ▪ Advance and demonstrate consistency with the strategic planning projects and priorities promoted by the Tasmanian Infrastructure Strategy (2010).

Response

The proposed rezone and subdivision development is an opportunity to develop within an existing and contained urban area. The subject site includes road allotments that can be made upon future subdivision (expansion of the site), and full road connectedness is available within the site.

The proposal is in line with the strategy for development that consolidates and maximises the use of existing infrastructure with contiguous extension to water, sewer and stormwater.

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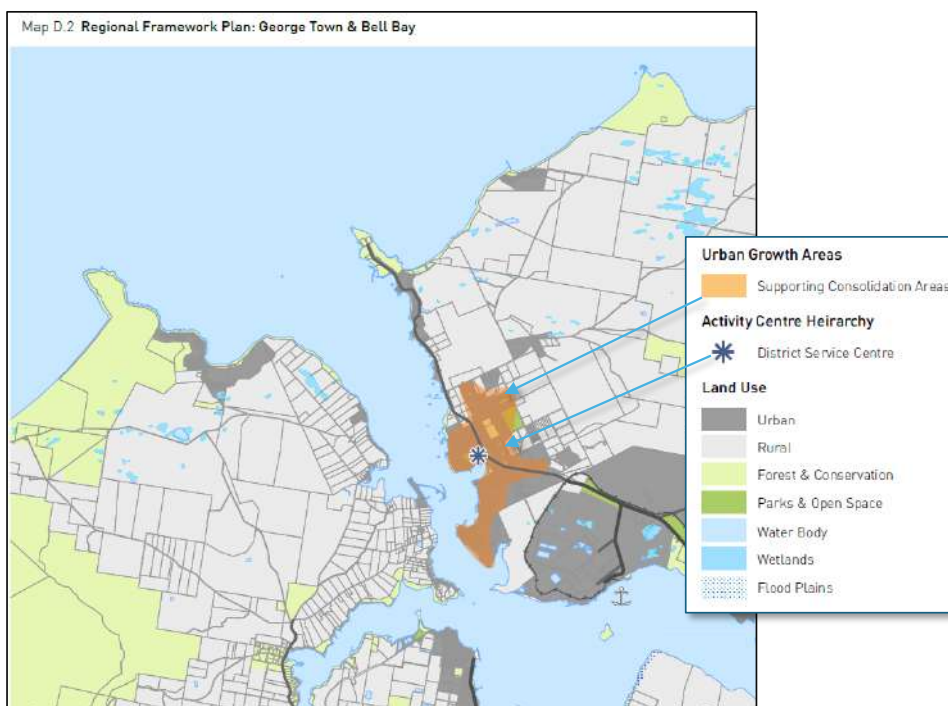


Figure 28 Extracted from the Northern Tasmania RLUS - Map D2 Regional Framework Plan: George Town & Bell Bay

E.4.4 Specific policies and actions	
Policy	Actions Response
RIN-P6 Facilitate and encourage active modes of transport through land use planning.	RIN-A16 The development proposal includes connections to existing transport networks. Future road development along existing road lots will ensure that connections are maintained for future residential provision.
RIN-P7 Facilitate an efficient and convenient public transport system through land use planning.	RIN-A18 The rezone allows for residential development appropriate to the land that is closely tied, by proximity and access, to the available public transport services.

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Figure 29 Bus Stops for George Town and main route shown with subject site location (Source: LIST)

RIN-A22 RIN-A23 RIN-A24

The GRZ together with LDRZ are appropriate zones to encourage densities that support public transport, and there are several areas of linear open space to encourage active transport modes.

E.7 Regional Environment Policy

E.7.3 Key Environment Strategies

- Support measures to adapt to climate change and reduce growth of greenhouse emissions.
- Avoid locating land designated for housing, industry, community and infrastructure services within or adjacent to areas which are vulnerable to an unacceptable level of risk, including coastal inundation, landslip, flooding or contaminated land.
- Support 'early action' against climate change and advance strategic planning initiatives that identify and prioritise response to environmental issues and limit associated future costs.
- Advance regional integration and coordination to align planning policy and strategy between local councils and at different levels of government to provide consistency in environmental response.
- Measures for climate change adaptation are to inform municipal planning schemes including technological, infrastructure, planning and regulatory measures.
- Build and protect a strong network of open space to advance conservation and natural cultural values, enhance urban area amenity, encourage healthy lifestyles, promote climate change mitigation and maintain utilitarian values.
- Provide for development that adequately considers water quality and potential impacts on coasts, waterways and wetlands.
- Promote landscape management and policy initiatives to recognise the importance of scenic landscapes for natural values and tourism outcomes.
- Advance and demonstrate consistency with State and regional planning policies, projects and initiatives.

E.7.4 Specific policies and actions

Biodiversity and Native Vegetation

Policy

Actions Response

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BNV-P01 Implement a consistent regional approach to regional biodiversity management, native vegetation communities and native fauna habitats including comprehensive spatial regional biodiversity mapping. BNV-P04 Land use planning processes are to be consistent with any applicable conservation area management plans or natural resource management strategy	BNV-A01 The subject site includes the Priority Vegetation Area overlay. The proposal has provided a response to this to show that there are no identified species of significance on the land and the land has low natural values overall. There is no proposal to remove the overlay at this time.
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Natural Hazards	
Policy	Actions Response
NH-P01 Future land use and urban development is to minimise risk to people and property resulting from land instability by adopting a risk-managed based approach, consistent with Practice Note Guidelines for Landslide Risk Management 2007 and AGS (2007a) Guideline for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning; AGS (2007e) Australian GeoGuides for Slope Management and Maintenance. NH-P02 Future land use and development is to minimise risk to people and property resulting from flooding. NH-P03 Future land use and development is to minimise risk to people and property resulting from bushfire hazard. NH-P04 Where avoidance of hazards is not possible or the level of risk is deemed acceptable, best practice construction and design techniques and management practices are to be implemented.	NH-A02 The site has the Flood Overlay applied in part. The area proposed for GRZ and subdivision is only affected at the south west corner and this section of land will be transferred to be a part of the road lot. NH-A04 Additional controls through overlays are at the discretion of the Planning Authority. NH-05 The subject site is controlled by the Bushfire-prone Areas overlay. NH-06 A Bushfire hazard management plan and assessment is provided with this application at Annexure 5. NH-07 The site has low hazard risk. The mapping provided under Statewide Flood Hazard shows the maximum depth of overland flooding to be 0.45 (H2), in one small section, with the remainder shown as hazard level H1. No development is proposed as yet for this area, but these hazard levels are generally found to be an acceptable risk for human and property safety according to the Australian Institute for disaster resilience (Australian Institute for Disaster Resilience 2012) and can be managed. Future development will factor this in to a lower density lot design.



Figure 30 1.0 Percent AEP Depth Overland Flooding (Land Tasmania 2021)



Figure 31 Showing hazard area of H2 (light blue) and H1 (remaining darker blue)(Land Tasmania 2021)

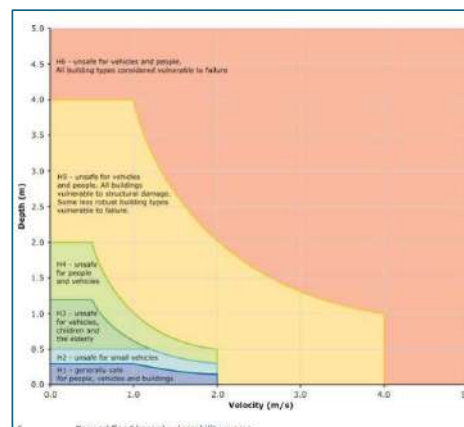


Figure 32 General flood hazard vulnerability curves (Australian Institute for Disaster Resilience 2012).

3.8 George Town local plans and strategies

3.8.1 George Town Area Structure Plan (GTASP)

(Plan Place Pty Ltd & Niche Planning Studio Pty Ltd 2021)

The George Town Area Structure Plan 2021 is applicable to the settlement area of George Town, defined by the northern edge of Bell Bay Industrial Precinct in the south, through to the lighthouse at Low Head, the kanamaluka (Tamar River) at the west and the urban area of George Town and Low Head defining the eastern side.

The Structure Plan determines the:

- Residential areas that can sustainably grow, providing affordable housing and connected neighbourhoods;
- Improvements that can make the town centre as a place for people to live and work while attracting visitors locally and further afield;
- Mechanisms that can support the revitalising vacant buildings and attract new businesses to locate in the town centre;
- Changes needed to the built environment that facilitate alternative modes of transport such as cycling, walking and public transportation;
- Environmental and sustainable elements that must be protected or supported through sustainable water/stormwater reuse, greenbelt and riparian development and minimising fossil fuel use;
- Wise use of income generated from public open space contributions to best serve the community;
- Improvements to parks and recreational facilities to increase the uptake of their use; and
- Recommendations concerning future zoning to guide amendments to the planning scheme.

The Structure Plan illustrates a pathway for a sustainable growth pattern, including the subject site as 'Minimal Intensification Area'.

This is explained as:

Support the development of homes on lots with areas of 1 ha or more. Large lots at the periphery of the established residential area maximise separation between homes and non-residential uses. The homes on land zoned Low Density Residential only intensified as per the subdivision controls in the applied residential zone.

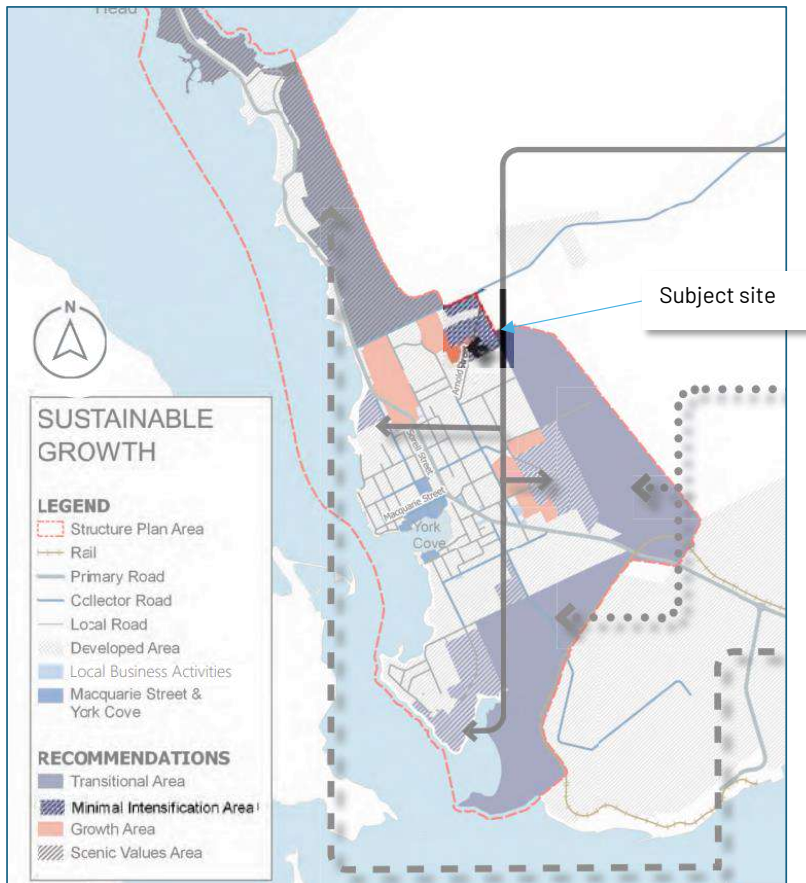


Figure 33 Extracted from the George Town Structure Plan (Plan Place Pty Ltd & Niche Planning Studio Pty Ltd 2021) (p.40, 41).

Response

The Structure plan recommends a rural living response for the 'Minimal Intensification Area', however, the application of lots that are more than 1ha is seen as an inefficient use of the land that has the ability to be (as least partly) serviced and is well connected to the transport network. The larger lots afforded by the LDRZ will allow a suitable transition to rural land, and work in with the existing land use pattern of development and zoning. The proposal is in line with 'minimal intensification' and large lots at the periphery of the established residential area.

3.8.2 George Town Community Strategic Plan 2020-2030

(George Town Council 2024)

The George Town Community Plan sets the following as Future Directions:

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1. **Community pride**

Desired outcomes are:

Inclusion and engagement; Built environment; Reputation building; Communications; Safety and security; Responsive emergency services.

A performance indicator for this priority is population growth across all age groups.

2. **Prosperity for all in all aspects of life**

Desired outcomes are:

Economic development and diversification; Employment growth; Employability skills; Population growth; Education, learning and training; Tourism and supporting businesses and events; Healthy active communities; Natural landscapes and values; Community building.

This section describes the Bell Bay Advanced Manufacturing Zone and port facilities as a state level asset. It also lists agriculture and tourism as economic factors of importance. Population attraction is listed as a priority with a focus on the well-connected and supportive community, digital advantages and learning opportunities. There is also a focus on attracting a diverse workforce to fill skills gaps. Population change and age mix data will be the performance indicators.

3. **Progressive well resourced communities**

Desired outcomes are:

Recreational and sporting opportunities; Strategic plans for all communities; Public infrastructure; Social infrastructure; Diverse volunteering base; Community celebrations.

Performance indicators include increased participation in sports and clubs.

4. **Leadership and accountable governance**

Culture of engagement and participation; Planning and regulatory responsibilities; Working relationships and collaborations; Change management and accountability.

There is a priority for Council to play an active role in regional development with Planning approvals and appeals data being a performance indicator.

Response

Population growth is highlighted as a desired outcome, or, future direction. This, together with increasing the diversification of the local population is seen to be central to George Town's prosperity, both economically and socially. There is a commitment to continue to provide a supportive community

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and for Council to take an active role in regional development. These goals are supported by the availability of land for residential development, and a diversity in land offerings available. There is an opportunity to provide a small offering for good sized residential land together with larger residential blocks that allude to the lifestyle offering that George Town has and aims to continue to provide. This leads to continued activity around the built environment, and the attraction of residential choices to residents and potential residents .

3.8.3 George Town Annual Plan 25-26

(George Town Council 2025)

The George Town Annual Plan includes the Council's strategic framework, highlighting the George Town Community Strategic Plan and the desired outcomes. The vision for the community is Progressive, Proud and Prosperous. Of the strategic priorities, '*Increased population across the municipality*' is a desired outcome. It says:

The area's advantages of environment, diverse housing, well-connected and supportive communities, digital connection and the importance of education and learning, attracts people.

Positive contribution to the regional population growth strategy (18); and,

We promote our enviable lifestyle as the setting for entrepreneurial endeavours. Our population continues to grow with people who identify with all the extraordinary things we see in our place and living here(6).

Related to this are Actions:

- Continue work on Growth Scenario Planning to identify future community and infrastructure needs
- Continue to proactively work with proponents on existing and new development proposals
- Commence the development of George Town – Live, Work and Investment Prospectus
- George Town Housing and Future Residential Needs Study

Response

George Town Council are proactively pursuing population growth as a strategic goal. The continued supply of residential land is vital to supporting this. The Plan back this up with goals for training and employment opportunities as well as local urban renewal and business support (18). Diversity in land offering will assist in achieving these goals.

3.8.4 Summary of Local Strategies

George Town have given consideration to community goals and have a structure plan to guide development. Their commitment to increase to the population of George Town is evident, and this will support other goals towards social and physical infrastructure and a strengthened economic position.

The Structure plan advocates for low density growth in the area of the subject site. Because the existing pattern of zoning includes something of a patchwork between GRZ and LDRZ, a blend of these is selected for the proposal, providing a transition from one to the other, and supporting community goals for diverse population growth, employment, and, local business support through attractive residential opportunities.

3.9 Tasmanian Planning Policies

The Tasmanian Planning Policies (TPPs) have been made and come in to effect on 1 July 2026. They are not in effect at the time of submission but are available for commentary against the application. The TPPs are intended to guide the Regional Land Use Strategies and inform State Planning Provision and Local Provisions Schedules. The TPPs do not apply to development applications (except Major Project proposals), but as this application seeks to amend the Scheme, if in effect, we anticipate that the application would need to show a level of compatibility with the TPPs. As such, relevant policies are discussed in brief.

Settlement

The TPPs provide guidance to the planning system to help determine how and where growth will occur. The Settlement TPP requires that sufficient land is allocated to meet the community's needs for housing, commerce, recreation, open space and community facilities.

Growth

The TPPs strategize to allow for 15 years regional land supply and plan for growth that prioritises infill development, consolidation and intensification of under-utilised land. Land that can maximise the potential of existing physical and social infrastructure and show integration with transport systems should be prioritised. Settlement hierarchies should be acknowledged and growth planned accordingly together with urban growth boundaries. Use and development should support activity centres.

The proposed is generally in accordance with both the RLUS and the Structure Plan, and is on land that is earmarked by zoning to be for residential use and development. The proposed is generally in accordance with Settlement policies as it represents contiguous urban form that will support an activity centre, and is within an urban growth boundary.

Liveability

The Liveability policies apply to existing settlements and land identified for future settlement growth. They aim to provide for residential use and development that is well connected to activity centres and employment and allow access to known needs and services.

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The subject site is compliant with the objective to improve liveability of settlements; access to housing, education, employment, recreation, nature, health and other services is demonstrated to be met by the subject site and this application.

Settlement types

The site is best described as urban, and within a growth boundary, whether that boundary is formalised in a plan or not, it is within an identifiable area of the existing settlement of George Town.

Housing

The objective seeks a sufficient supply of diverse housing stock, including social and affordable housing that is well-located and well-serviced.

The proposed includes a diversity of residential zones to allow variety in housing choice, including larger lots at the town periphery. There is low availability of Low Density Residential land in the local area, and the mixed zoning proposed allows an offering that fits well with the surrounding area.

4. Development Proposal

The development application is assessed against the provisions of the General Residential Zone of the Tasmanian Planning Scheme – George Town.

The application is for subdivision of the land; 1 lot to 20 lots in the GRZ and a balance lot in the LDRZ.

4.1 Zone assessment

8.0 General Residential

8.1 Zone Purpose

- | | |
|-------|--|
| 8.1.1 | To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided. |
| 8.1.2 | To provide for the efficient utilisation of available social, transport and other service infrastructure. |
| 8.1.3 | To provide for non-residential use that:
primarily serves the local community; and
does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts. |
| 8.1.4 | To provide for Visitor Accommodation that is compatible with residential character. |

7.10 Development not Required to be Categorised into a Use Class

- 7.10.1 An application for development that is not required to be categorised into one of the Use Classes under subclause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under subclause 7.3.1, may be approved at the discretion of the planning authority.
- 6.2.6 Notwithstanding subclause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.

Response

The use is not required to be categorised under a Use Class. The Use standards of the zone are not addressed.

8.6 Development Standards for Subdivision

8.6.1 Lot Design

Objective

That each lot:

- a) has an area and dimensions appropriate for use and development in the zone;

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is provided with appropriate access to a road;	
b) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and	
c) is orientated to provide solar access for future dwellings.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: a) have an area of not less than 450m² and: i. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and ii. existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; b) be required for public use by the Crown, a council or a State authority; c) be required for the provision of Utilities; or d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	P1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to: a) the relevant requirements for development of buildings on the lots; b) the intended location of buildings on the lots; c) the topography of the site; d) the presence of any natural hazards; e) adequate provision of private open space; and f) the pattern of development existing on established properties in the area.

Response

- P1 The performance criteria are addressed. Two lots, (Lot 11 and Lot 18) would not be able to accommodate a 10m x 15m area without encroaching to an easement (as proposed). The performance criteria are addressed for these two lots:
- The lots are adequate in area, being in excess of the minimum, and each have the minimum required frontage. The lots may be developed according to the zone, but any building must allow for the easement. This is achievable.
 - Lots 11-19 have a consistent size and layout and lend themselves to a particular style of development that seeks a uniformity or consistent approach. Although no development is proposed under this application, Lots 11 and 18 can incorporate buildings in this manner.
 - The topography presents no particular challenge, however, the current boundary creates a space that impels the proposed lots.
 - The risk from natural hazards can be managed and this has not particular bearing on the proposed lots.
 - The lots are adequately sized for private open space provision.
 - As the surrounding area is varied in zone and lot size, there is not determining factor for the surrounding pattern of development. The lots are all compliant in area and frontage

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and each will have the ability to have vehicle access provision. As developable lots in a residential area, the proposed are within a characterisation of similarity.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.	P2 Each lot, or a lot proposed in a plan of subdivision, must 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: a) the width of frontage proposed, if any; b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; c) the topography of the site; d) the functionality and useability of the frontage; e) the ability to manoeuvre vehicles on the site; and f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.
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Response

A2 The acceptable solution is achieved.

A3 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.	P3 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: a) the topography of the site; b) the distance between the lot or building area and the carriageway; c) the nature of the road and the traffic; d) the anticipated nature of vehicles likely to access the site; and e) the ability for emergency services to access the site.
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Response

A3 The acceptable solution is achieved.

A4 Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.	P4 Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to: a) the size, shape and orientation of the lots; b) the topography of the site; c) the extent of overshadowing from adjoining properties; d) any development on the site; e) the location of roads and access to lots; and f) the existing pattern of subdivision in the area.
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Response

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- A4 The acceptable solution is achieved. The subdivision includes two road lots. Lot 101 is to ensure future road access as appropriate to the balance lot, but no proposed lots will rely on this for access. Lot 102 is to allow shaping to the road lot only and makes no material difference to the access of each proposed lot. The lots are within the required northern orientation.

8.6.2 Roads

Objective	
That the arrangement of new roads within a subdivision provides for:	
a) safe, convenient and efficient connections to assist accessibility and mobility of the community; b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.	
Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new roads.	P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to: a) any road network plan adopted by the council; b) the existing and proposed road hierarchy; c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; e) minimising the travel distance between key destinations such as shops and services and public transport routes; f) access to public transport; g) the efficient and safe movement of pedestrians, cyclists and public transport; h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016; i) the topography of the site; and j) the future subdivision potential of any balance lots on adjoining or adjacent land.

Response

- P1 The performance criteria are addressed as a new road lot is proposed. The road is only partly included at this stage as the subdivision component of the application only relies on Stonehouse Street for access. The road lot ensures future road provision can be made.
- a. The road (part) is included according to advice provided by Council.
 - b. The road will be a local road in line with the surrounding road hierarchy.

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- c. The road will allow all transport connections as appropriate.
 - d. Pedestrian and alternative transport options will be continued within the surrounding network.
 - e. The road, as indicated, provides maximum connectivity to future residential land.
 - f. Public transport options remain as existing and are not diminished.
 - g. The road, as proposed does not yet allow greater movement but ensures future connectivity.
 - h. Not applicable.
 - i. The topography has little bearing on the road proposal. The site is generally flat and even.
 - j. The road is to specifically ensure future subdivision has appropriate access.
- The subdivision includes a second road lot that provides improved shaping to the existing network.

8.6.3 Services

Objective	
That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	P1 A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to: a) flow rates; b) the quality of potable water; c) any existing or proposed infrastructure to provide the water service and its location; d) the topography of the site; and e) any advice from a regulated entity

Response

A1 The acceptable solution is achieved. All lots will have connection to reticulated water.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	P2 No Performance Criterion
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Response

A2 The acceptable solution is achieved. All lots will have connection to reticulated sewer.

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A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: a) the size of the lot; b) topography of the site; c) soil conditions; d) any existing buildings on the site; e) any area of the site covered by impervious surfaces; and f) any watercourse on the land.
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Response

A3 The acceptable solution is achieved. Each lot will have a connection to the stormwater system. Please refer to the preliminary civil design plans supplied.

10.0 Low Density Residential Zone

10.1 Zone Purpose

10.1.1	To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.
10.1.2	To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.
10.1.3	To provide for Visitor Accommodation that is compatible with residential character.

10.6 Development Standards for Subdivision

10.6.1 Lot Design

Objective	
That each lot: a) has an area and dimensions appropriate for use and development in the zone; b) is provided with appropriate access to a road; and c) contains areas which are suitable for residential development.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: a) have an area of not less than 1500m² and: i. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:	P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: a) the relevant requirements for development of buildings on the lots; b) the intended location of buildings on the lots;

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c. all setbacks required by clause 10.4.3 A1 and A2; and d. easements or other title restrictions that limit or restrict development; and ii. existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; b) be required for public use by the Crown, a council or a State authority; c) be required for the provision of Utilities; or d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	c) the topography of the site; d) adequate provision of private open space; e) the pattern of development existing on established properties in the area; and f) any constraints to development, and must have an area not less than 1,200m².
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Response

A1 The acceptable solution is achieved. The balance lot meets the minimum area required.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 20m.	P2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must 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: a) the width of frontage proposed, if any; b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; c) the topography of the site; d) the functionality and useability of the frontage; e) the ability to manoeuvre vehicles on the site; and f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.
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Response

A2 The acceptable solution is achieved.

A3 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.	P3 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: f) the topography of the site; g) the distance between the lot or building area and the carriageway; h) the nature of the road and the traffic; i) the anticipated nature of vehicles likely to access the site; and j) the ability for emergency services to access the site.
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Response

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A3 The acceptable solution is achieved. The balance lot will retain vehicle access as existing.

10.6.2 Roads

Objective	
That the arrangement of new roads within a subdivision provides for:	
a) safe, convenient and efficient connections to assist accessibility and mobility of the community; b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.	
Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new roads.	P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to: a) any road network plan adopted by the council; b) the existing and proposed road hierarchy; c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; e) minimising the travel distance between key destinations such as shops and services and public transport routes; f) access to public transport; g) the efficient and safe movement of pedestrians, cyclists and public transport; h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016; i) the topography of the site; and j) the future subdivision potential of any balance lots on adjoining or adjacent land.

Response

A1 The acceptable solution is achieved as no new road is proposed within the Low Density Residential Zone. The balance lot is ensured future connectivity by the road proposal in the General Residential Zone.

10.6.3 Services

Objective
That the subdivision of land provides services for the future use and development of the land.

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Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	P1 No Performance Criterion.

Response

A1 The acceptable solution is achieved. The balance lot can achieve a water connection.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	P2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
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Response

A2 The acceptable solution is achieved. The balance lot can achieve a sewer connection.

A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: a) the size of the lot; b) topography of the site; c) soil conditions; d) any existing buildings on the site; e) any area of the site covered by impervious surfaces; and f) any watercourse on the land.
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Response

A3 The acceptable solution is achieved. The balance lot can achieve a connection to the stormwater system.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

Response

A1 The acceptable solution is achieved. The lots are sized and dimensioned to allow suitable parking allowance.

C2.6 Development Standards for Buildings and Works

No further development is proposed.

C3.0 Road and Railway Assets Code

Please refer to the TIA provided at Annexure 7.

C7.0 Natural Assets Code

Please refer to the natural values assessment at Annexure 6.

C12.0 Flood-Prone Areas Hazard Code

C12.7 Development Standards for Subdivision

C12.7.1 Subdivision within a flood-prone hazard area

Response

P1 The subdivision proposal of 20 lots has no encroachment from the overlay area. The 1.0 percent AEP Hazard Overland Flooding layer shows a minor encroachment to the site of H1 level of flood potential. This is considered to be minor and generally safe for buildings and vehicles according to the General flood hazard vulnerability curves (Australian Institute for Disaster Resilience 2012).

C13.0 Bushfire-Prone Areas Code

Please refer to Annexure 5 for a response to this Code.

C16.0 Safeguarding of Airports Code

C16.4 Use or Development Exempt from this Code

C16.4.1 The following use or development is exempt from this code:

- (a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

Response

The development does not include any form greater than 1129m AHD in height. The application is exempt from the Code.

5. Conclusion

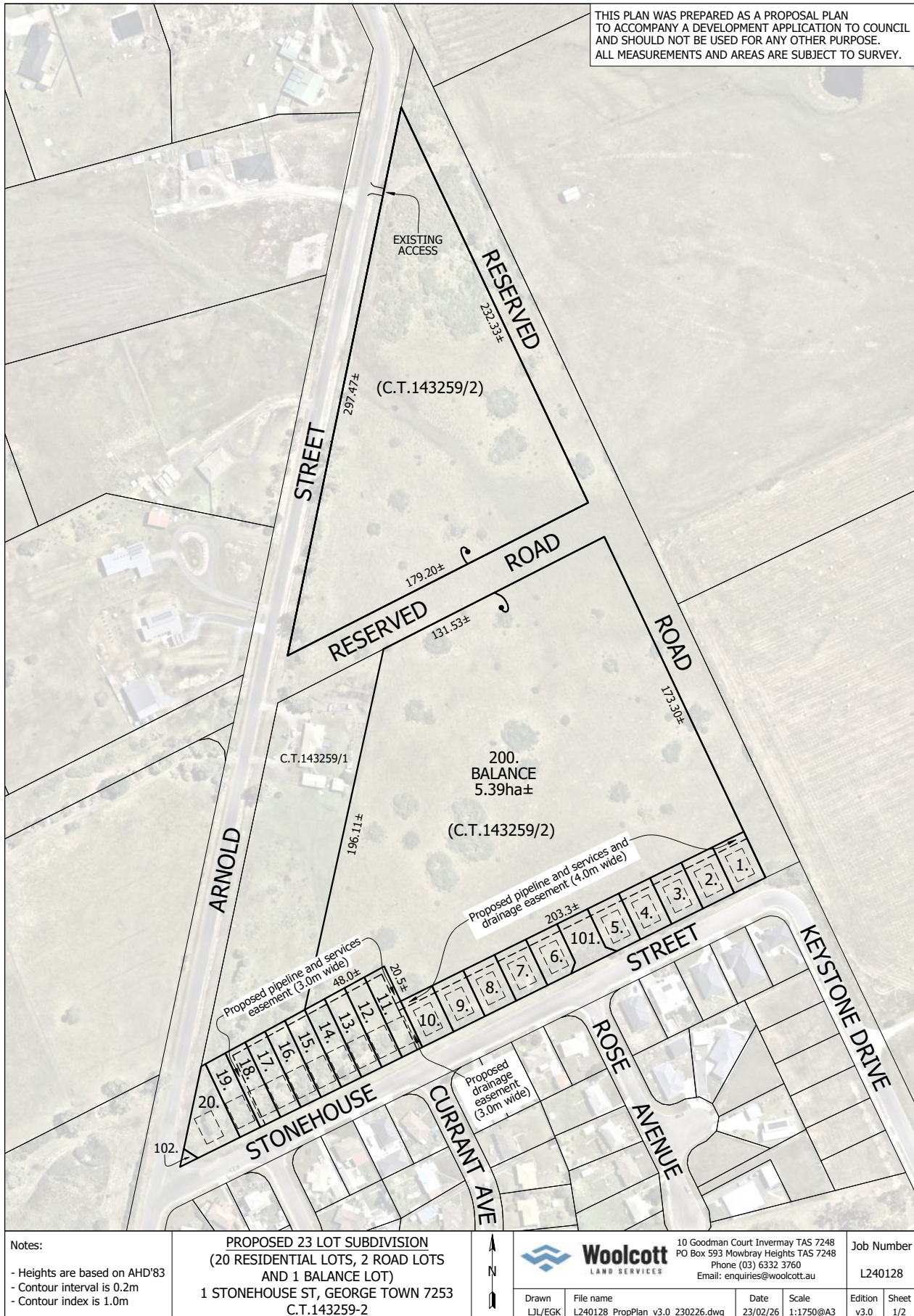
Woolcott Land Services have been engaged to apply for a combined Scheme Amendment and development application to change the zone of the land from Future Urban to be General Residential and Low Density Residential and to create 20 new residential lots with a balance lot. The 20 new lots will be within the GRZ and the balance will be in the LDRZ, allowing future low density residential development. The proposal strikes a balance within the context of the surrounding area and locality of the site, with the existing patchwork of residential zones and the location being towards the town periphery. The zoning will enable suitable subdivision that interfaces with existing development of the area and fill a recognised gap in the market for larger residential lots in George Town.

The proposal is consistent with George Town's strategic goals of population increase and providing for an employment base, essential to George Town's economic development potential. It is recognised that George Town has had significant activity in land development, subdivision and some land release, but this is all within the urban boundary of the town and only fulfills the known potential for population increase and recognised need for population diversity. The proposal is made for land currently zoned Future Urban, indicating that the site is already considered suitable for residential growth; this is supported by the George Town Area Structure Plan. The proposed will allow a specific opportunity for attractive housing development.

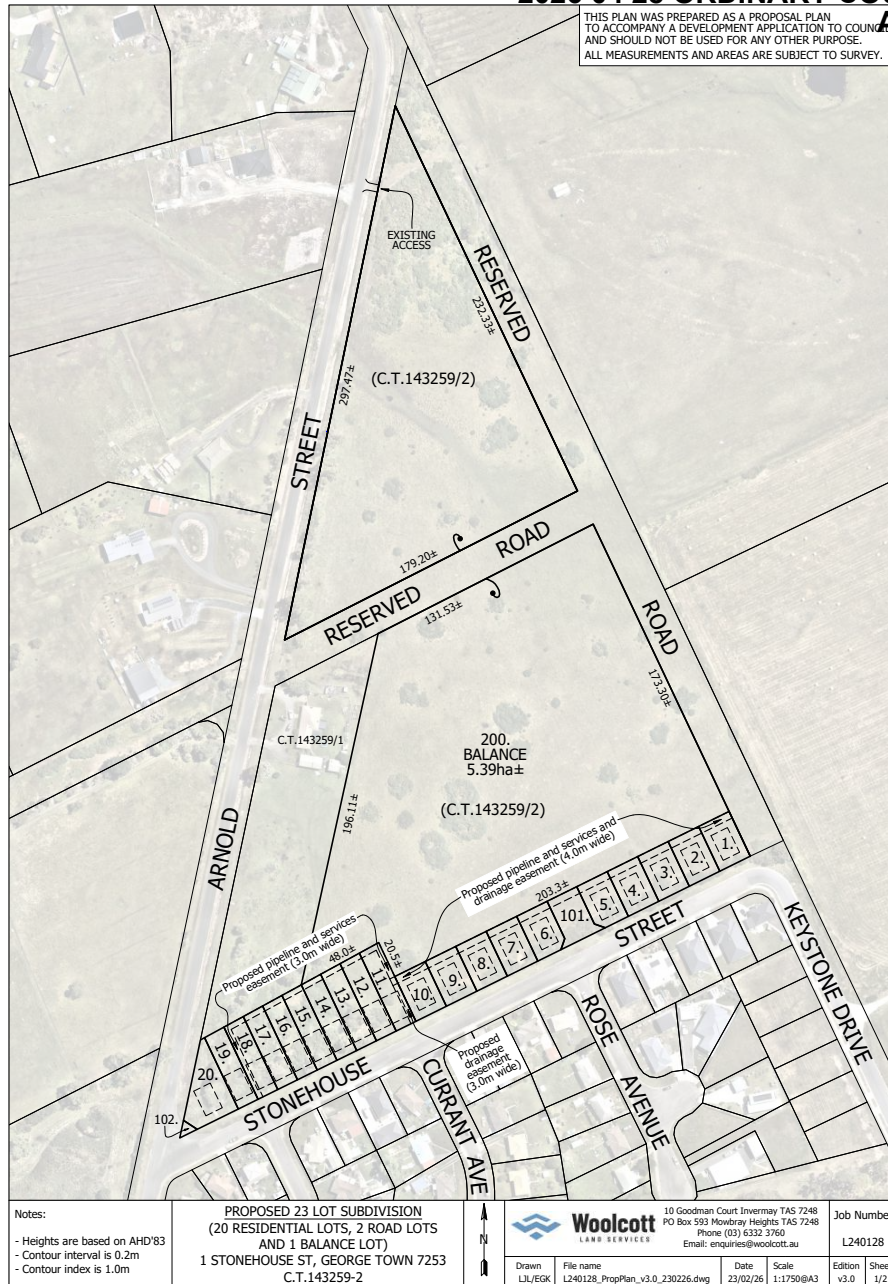
The proposal is in line with planning principles of consolidated growth, provision of variety and choice in residential development, connection to transport networks and connection and availability of social infrastructure. George Town is a community with excellent service assets and a place well provisioned with natural and recreational assets. The proximity to the Bell Bay industrial precinct means local employment opportunities are diverse, especially considering the possibilities for the Hydrogen Hub, which has secured funding from the Australian Government and could drive demand for more quality local residential opportunities. George Town also has excellent connectivity to Launceston as a major service centre. including a regular bus service.

This application is for a Scheme amendment and development according to section 40T of the *Land Use Planning Approvals Act 1993* and is submitted to George Town Council and Tasmanian Planning Commission for consideration and approval.

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1 Stonehouse Street, George Town: Natural Values Statement



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Woolcott Land Services

ATTENTION: Michelle Schleiger
10 Goodman Court
Invermay TAS 7248

14 July 2025

Dear Michelle

RE: 1 Stonehouse Street, George Town (PID 2601109; C.T. 143259/2; LPI FVC20)
Natural Values Assessment: Priority Vegetation Area Overlay

Preamble

Environmental Consulting Options Tasmania (ECOtas) was engaged by Woolcott Land Services to provide a natural values assessment of 1 Stonehouse Street, George Town, Tasmania (PID 2601109; C.T. 143259/2; LPI FVC20), specifically to address matters related to the Priority Vegetation Area Overlay present across the title such that the implications under the *State Planning Provisions* (Natural Assets Code) can be duly considered during further project planning.

Site details

Address: 1 Stonehouse Street, George Town (Figures 1-3)

PID: 2601109; C.T.: 143259/2; LPI: FVC20

Current land tenure and zoning: private freehold title zoned as Future Urban including the Subdivision Road Casement that dissects the title (Figures 4 & 5)

Overlays (relevant to the present assessment): Priority Vegetation Area (Natural Assets Code) overlay occurs over virtually the entire title (Figure 6)

Total area: computed area = 65,122.746 m², measured area = 65,150 m² (ca. 6.51 ha) [source: LISTmap]

Topography: the southern title area is flat with the northern title gently sloping into the broad drainage feature that dissects this area

Elevation: ca. 27 m a.s.l. at the low point in the north associated with the drainage feature to ca. 33 m a.s.l. across the broad flats in the south

Geology: mapped at a 1:250,000 scale entirely as Cenozoic-era "coastal sand and gravel" (geocode: Qps) – the geology is mentioned because of its influence on vegetation classification and potential for threatened flora (and to a lesser extent, threatened fauna) (Figure 7); the geology was confirmed informally by site assessment

Drainage: the northern section of the title has a northwest-"flowing" broad ephemeral drainage feature present, which is entirely pasture with no defined drainage channel(s) observed

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Current land use: the title is an entirely modified environment consisting entirely of improved pasture utilised for stock (cattle) grazing and horse agistment (Plates 1-7); dense areas of the declared weed species gorse (*Ulex europaeus*) are widespread mainly on the margins with scattered 'clumps' throughout the paddock areas (Plates 1-7); the title is fenced on all margins; access is directly off either Stonehouse Street to the south or Arnold Street along portions of the western boundary



Plate 1. View north across southern part of title with northern part of title in background-left obscured by gorse clumps



Plate 2. (LHS) View south across southern portion of title toward Stonehouse Street

Plate 3. (RHS) Northern portion of title that is mostly dominated by dense infestations of gorse (*Ulex europaeus*)

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Plate 4. View north from near Road Casement across drainage feature with northern portion of title in background



Plate 5. View south with Arnold Street to right with drainage feature to left/foreground of prominent tree on right and gorse on left

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Plate 6. View southwest with houses along Stonehouse Street visible beyond the gorse 'halo' surrounding title



Plate 7. Very dense gorse (*Ulex europaeus*) along Stonehouse Street in south

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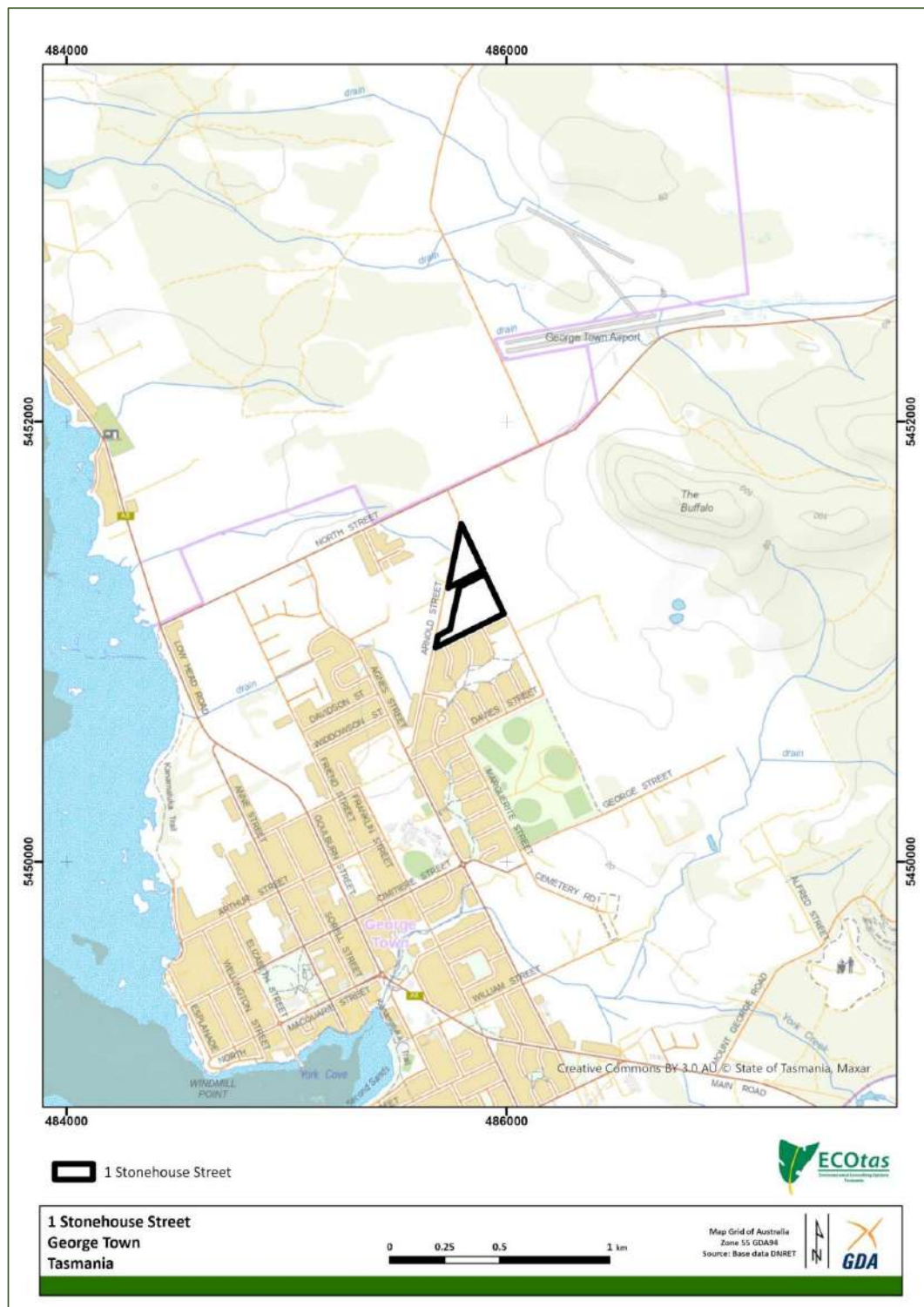


Figure 1. General location of study area

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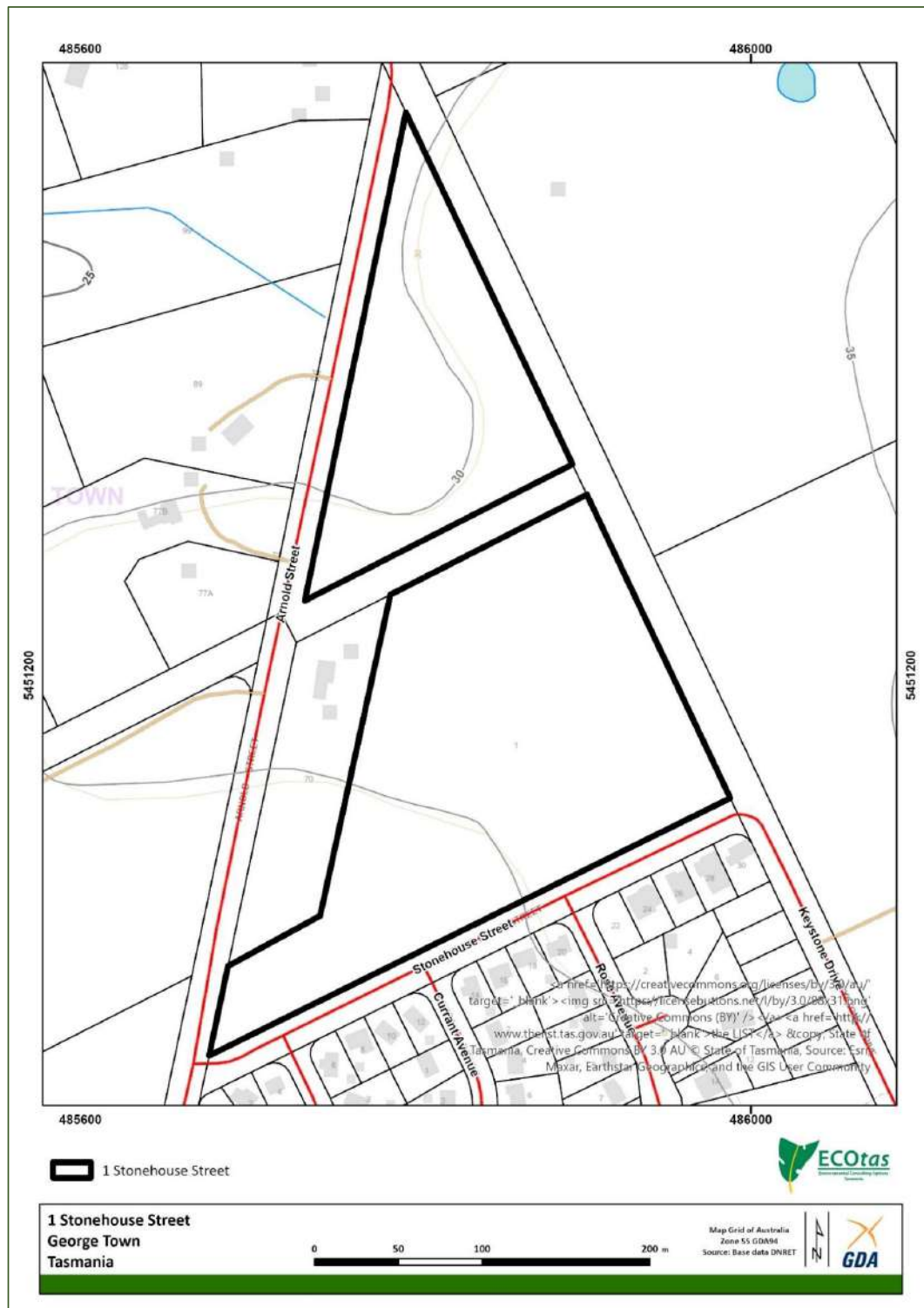


Figure 2. Detail of study area, showing topographic and cadastral features

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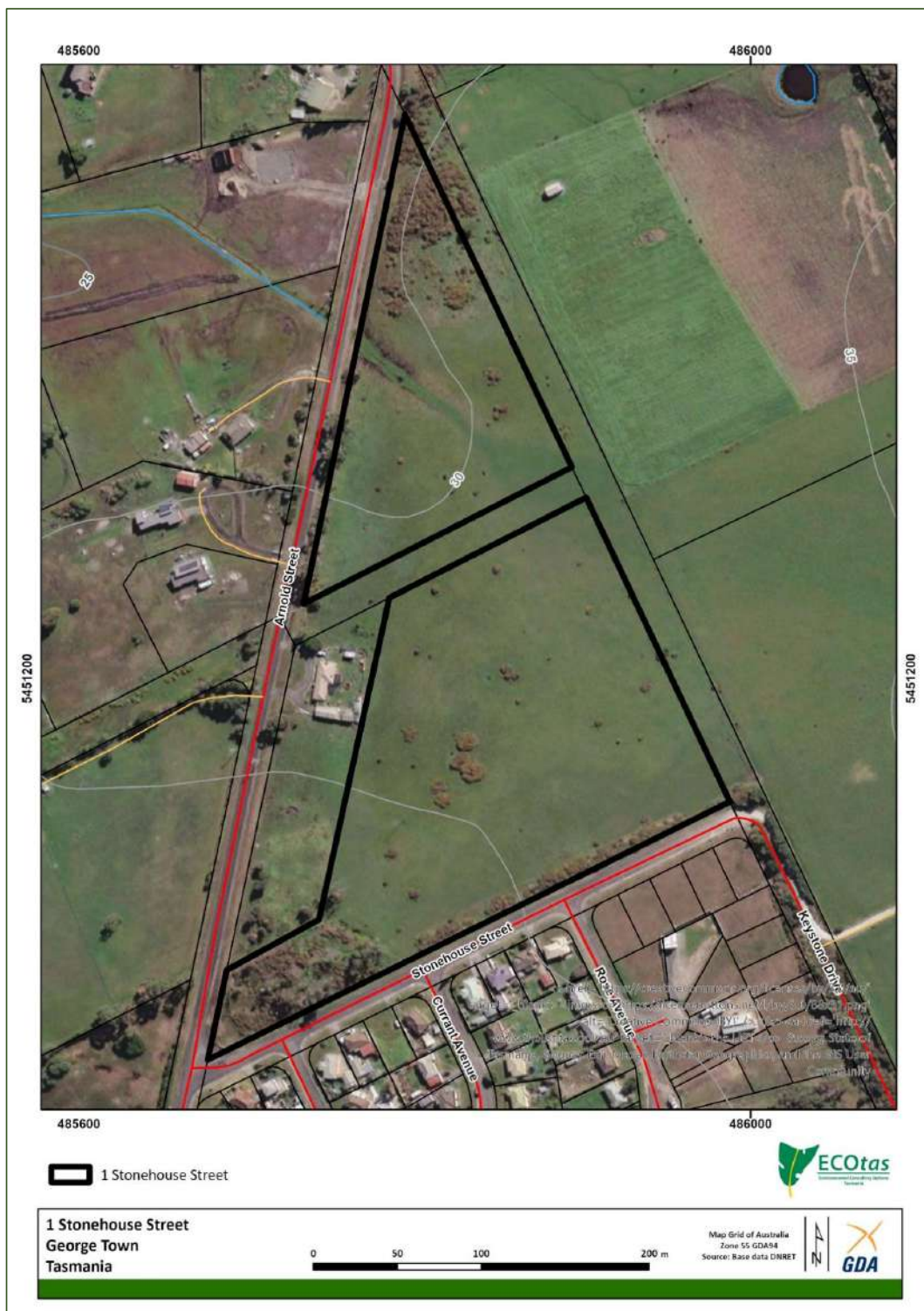


Figure 3. Detailed location of study area, showing recent aerial imagery (LISTmap)

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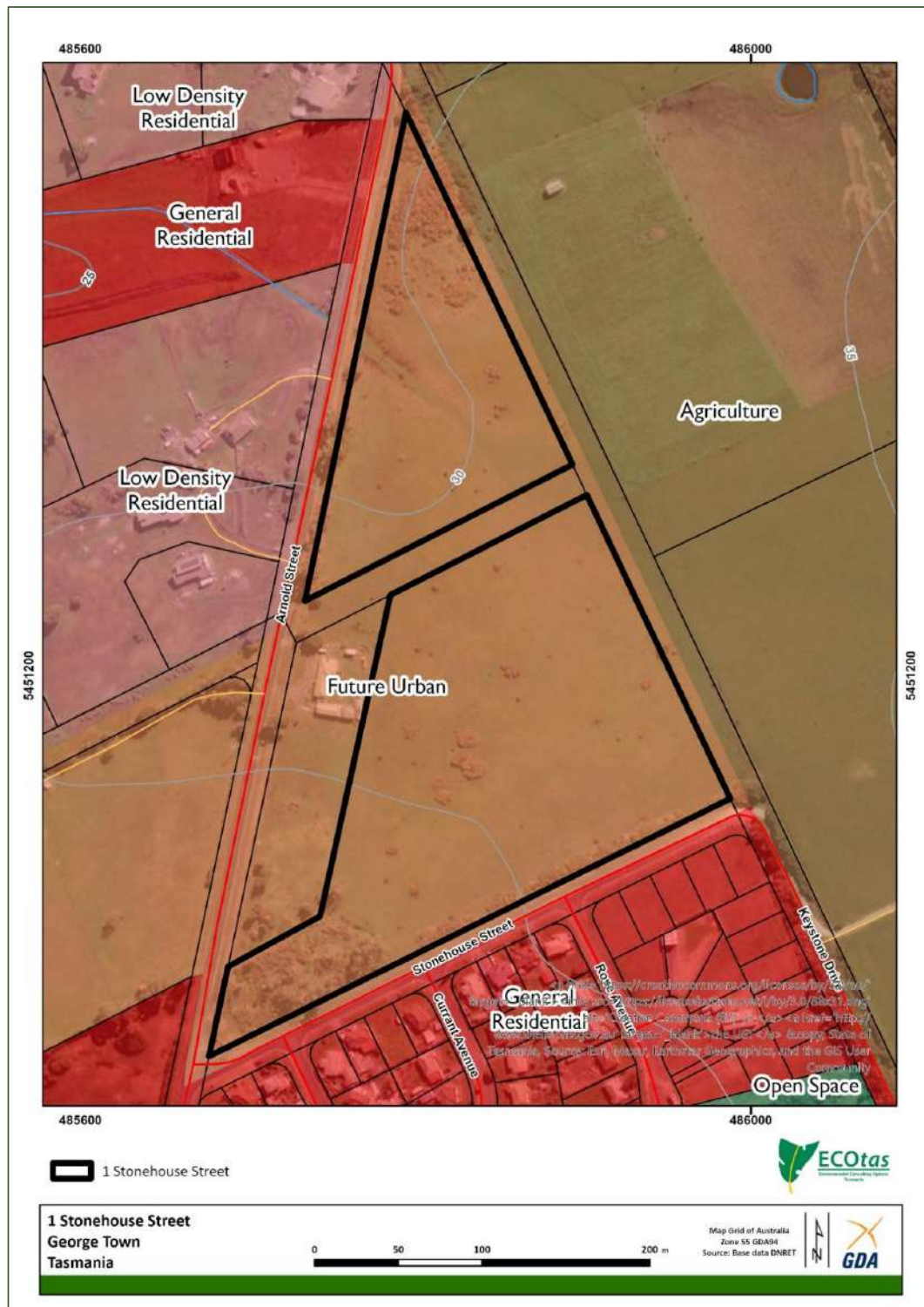
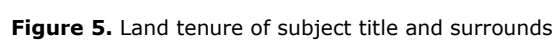


Figure 4. Current zoning of study area and surrounds pursuant to *Tasmanian Planning Scheme – George Town Local Provisions Schedule*

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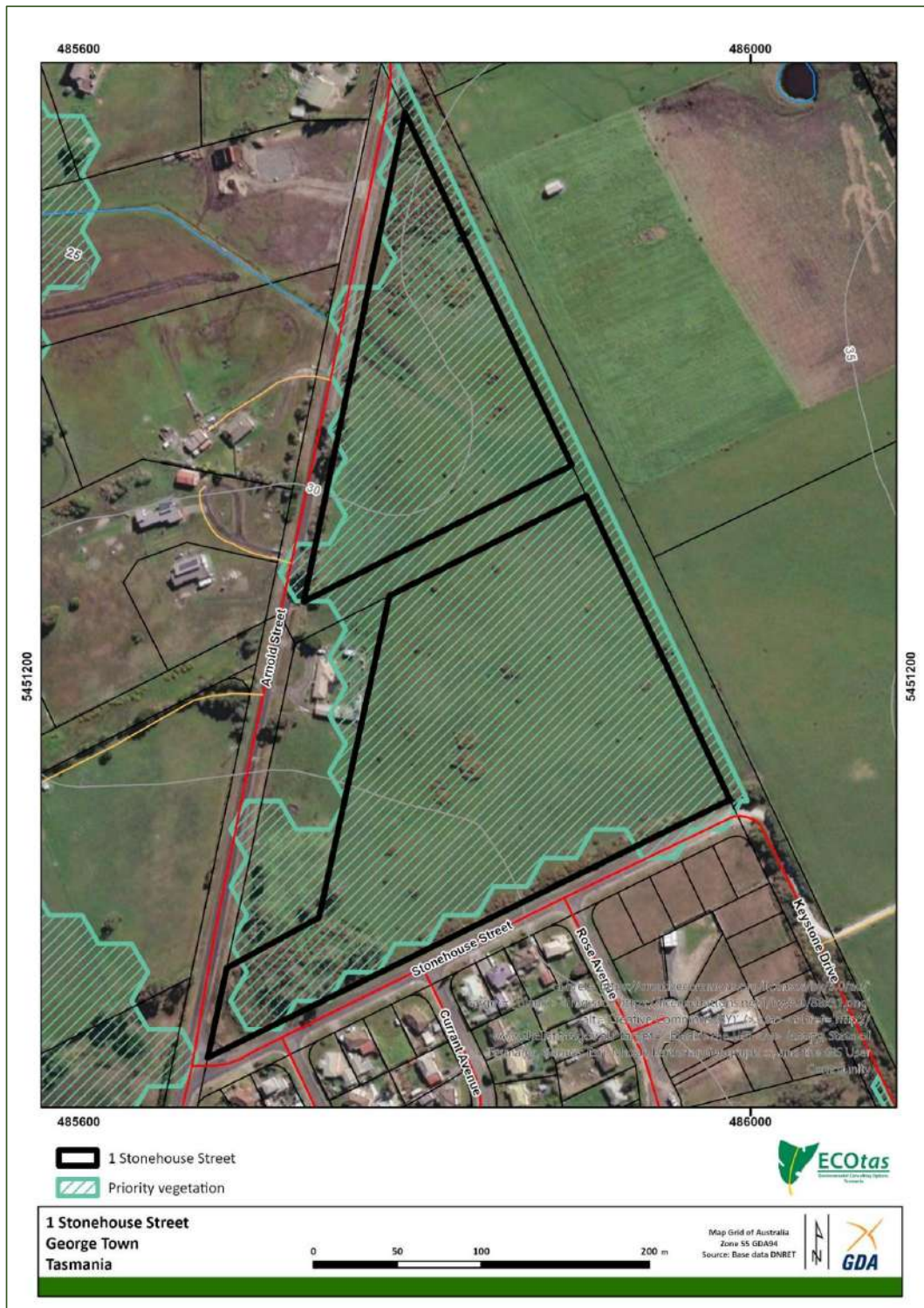


Figure 6. Detail of study area, showing current extent of Priority Vegetation Area overlay pursuant to *Tasmanian Planning Scheme – George Town Local Provisions Schedule*

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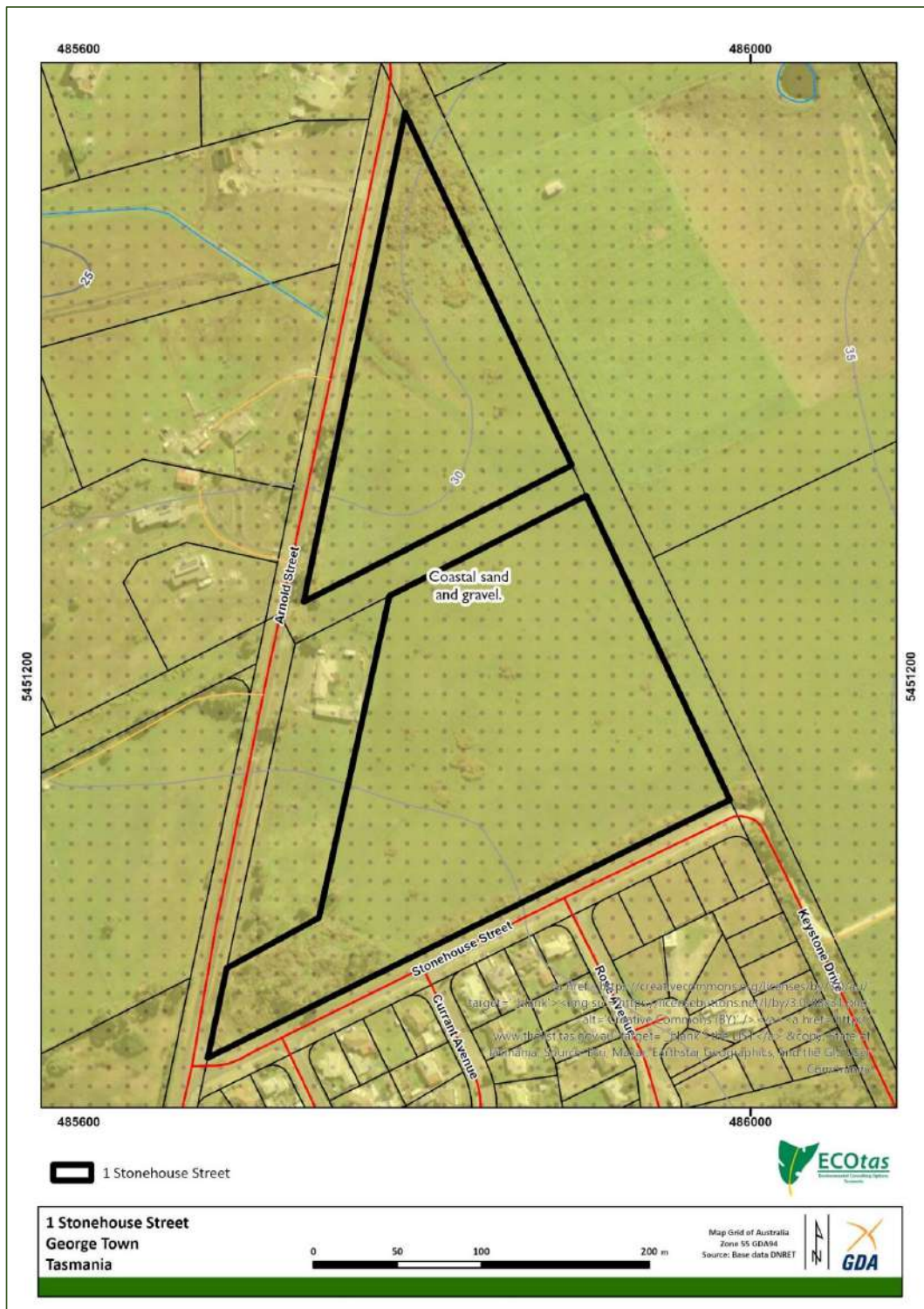


Figure 7. 1:250,000 scale geological mapping of study area and surrounds

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Proposal

The proposal is for rezoning of part of 1 Stonehouse Street from Future Urban to General Residential. The final design was not provided at the time of the survey but noting the balance of the subject title and surrounds was assessed for context to findings.

Assessment

Preliminary database checks

LISTmap was examined to determine existing vegetation mapping and known sites for threatened flora and fauna. Database reports were produced under DNRET's *Natural Values Atlas* (DNRET 2025), the Forest Practices Authority's *Biodiversity Values Database* (FPA 2025) and the Commonwealth *Protected Matters Report* (CofA 2025) to support the assessment process (all appended for reference).

Site assessment

Brian French (ECOtas) attended the site on 9 Jul. 2025.

Summary of key natural values findings

Vegetation types

TASVEG 3.0, 4.0 & Live map the subject title similarly (Figure 8) as:

- coastal scrub (TASVEG code: SSC)
SSC is mapped erroneously under TASVEG 3.0 in the north and southwest of the title. This is correctly revised under TASVEG 4.0 (and Live) to FWU. These areas are entirely dominated by gorse (*Ulex europaeus*).
- agricultural land (TASVEG code: FAG)
FAG is mapped as the dominant mapping unit within the subject title.
- weed infestation (TASVEG code: FWU)
FWU correctly maps the gorse (*Ulex europaeus*) dominated areas.
- urban areas (TASVEG code: FUR)
FUR is mapped in the far southeast corner as part of the polygon associated with roads and residential areas.

The survey found that the vegetation of the title was marginally different (Figure 9), with the study area now mapped mainly as FAG with patches of FWU. The mapped areas of FWU dominated by gorse (*Ulex europaeus*) are more widespread than indicated by the existing mapping. No native vegetation communities are present.

Occurrences of FAG and FWU do not equate to any native vegetation communities listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002* or to threatened ecological communities listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

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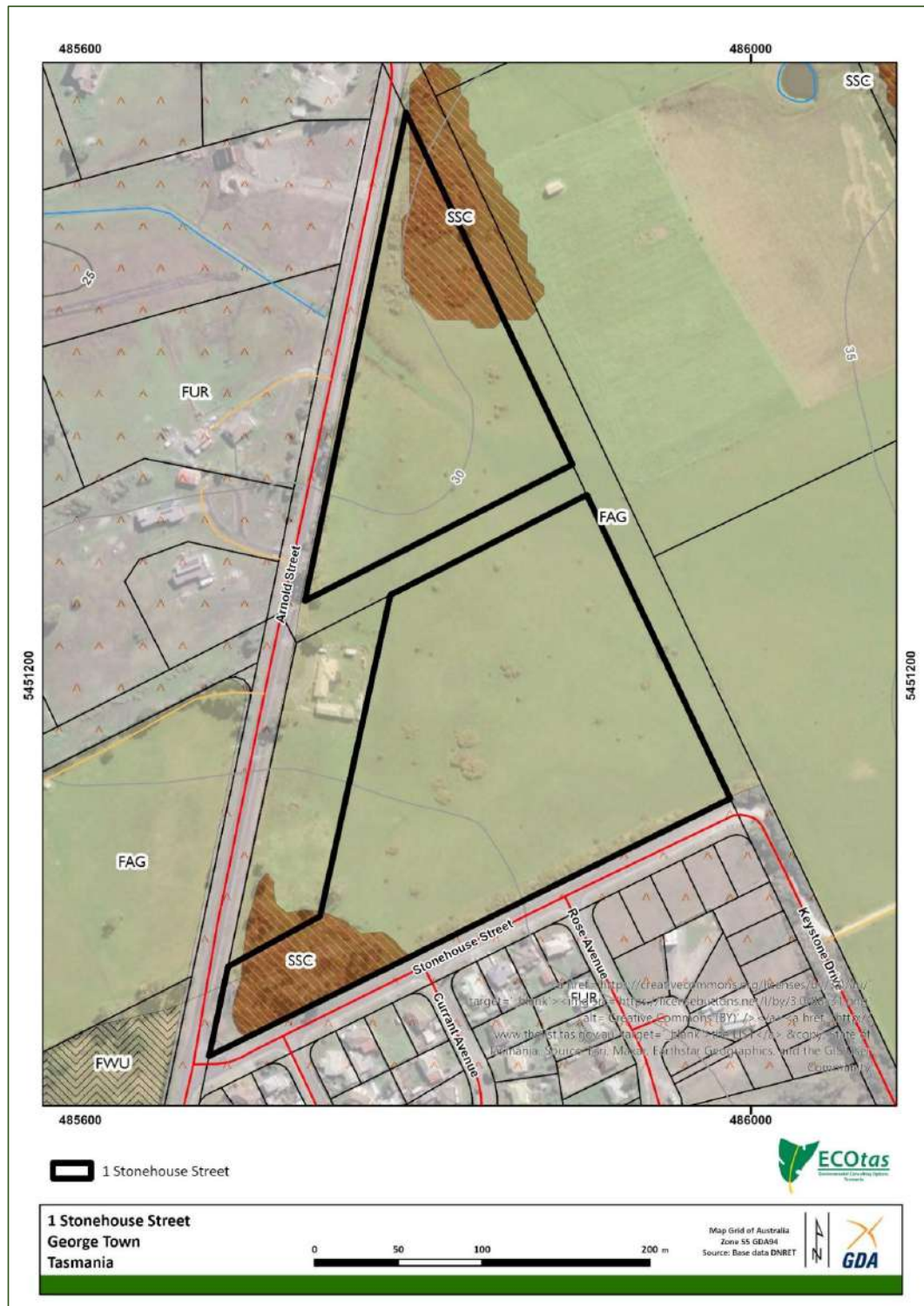


Figure 8a. Existing TASVEG 3.0 vegetation mapping for subject title and surrounds (refer to text for codes)

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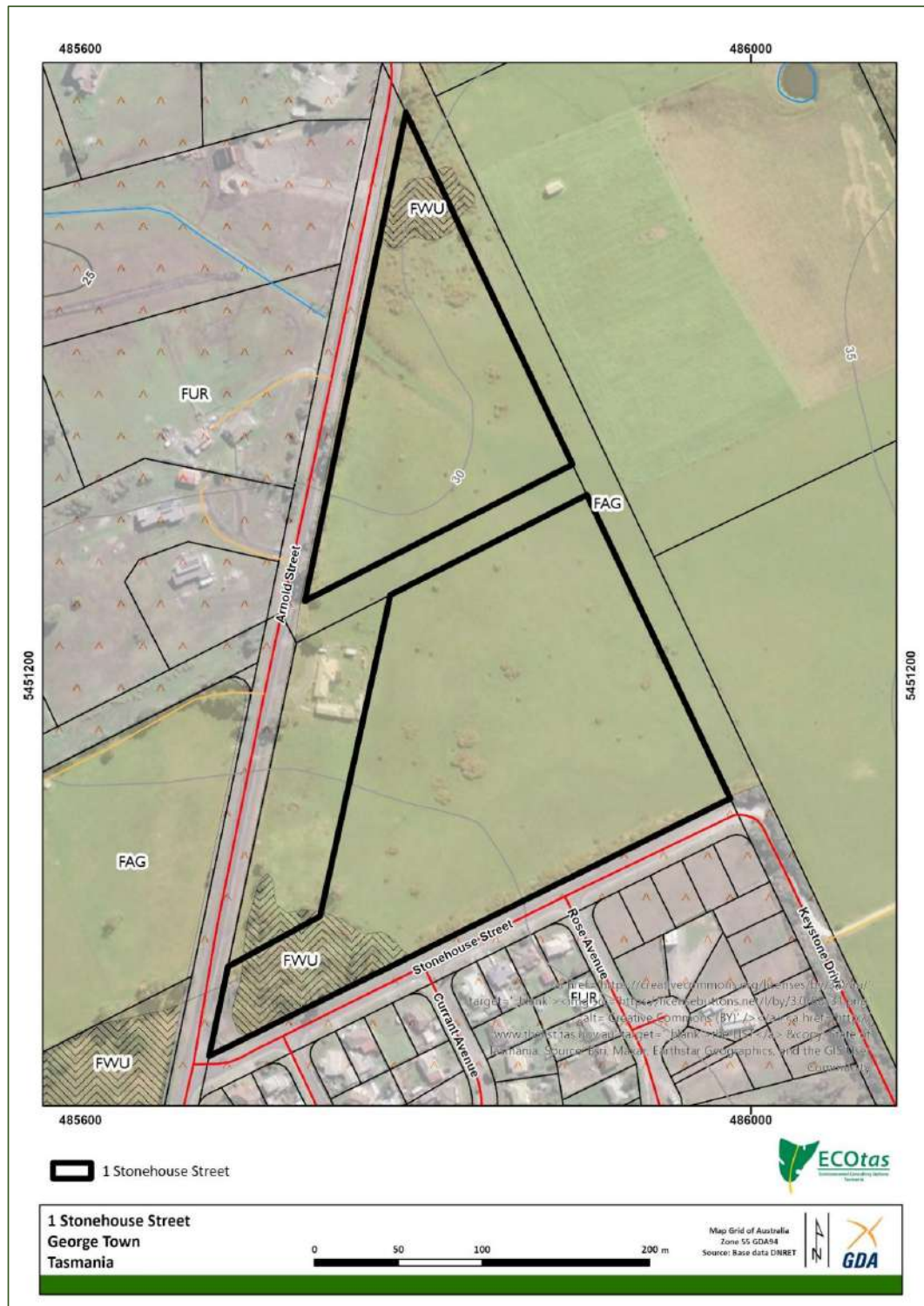


Figure 8b. Existing TASVEG 4.0 & Live vegetation mapping for subject title and surrounds (refer to text for codes)

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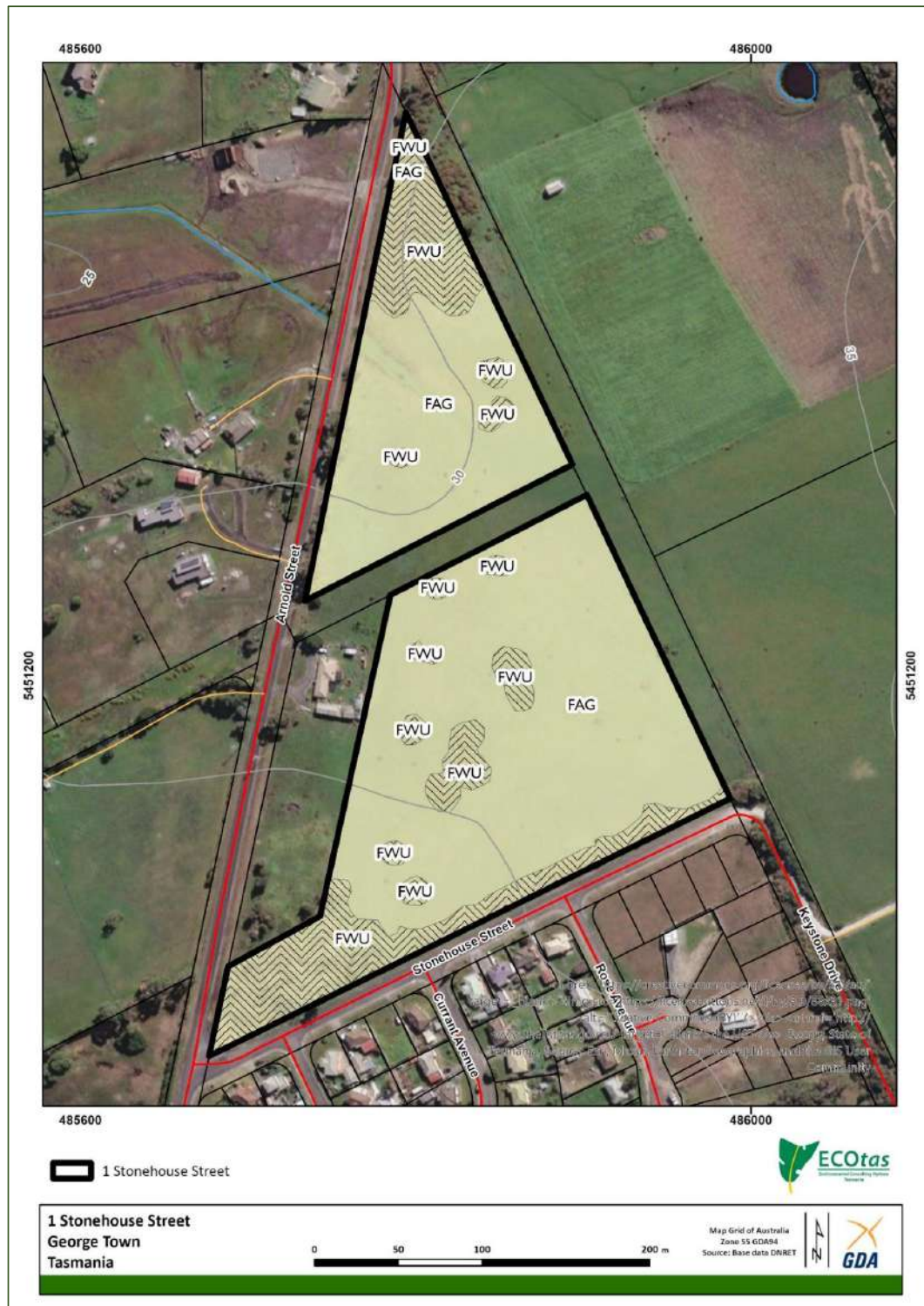


Figure 9. Revised vegetation mapping of subject title and surrounds (refer to text for codes)

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

C7.3 Definition of Terms

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

means native vegetation where any of the following apply:

- (a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*;
- (b) is a threatened flora species;
- (c) it forms a significant habitat for a threatened fauna species; or
- (d) it has been identified as native vegetation of local importance.

That is, occurrences of FAG and FWU do not form "an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*", such that **C7.3.1(a) is not applicable**. On that basis (and in relation to native vegetation communities only), it was not appropriate to classify any part of this site as "priority vegetation" and therefore apply the Priority Vegetation Area overlay, noting this was also the case when TASVEG 3.0 vegetation mapping was used to inform the Regional Ecosystem Model and the overlay (because the site was mapped as a combination of non-threatened mapping units viz. FAG, FUR & SSC).

Threatened flora

No plant species listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* are known from database information, or were detected as a consequence of field assessment, from the study area (Figure 10).

On this basis, the study area cannot qualify as "priority vegetation" (see previously cited definition), specifically in that it is not "a threatened flora species", such that **C7.3.1(b) is not applicable**. Further to this (and in relation to threatened flora only), it was not appropriate to classify any part of this site as "priority vegetation" and therefore apply the Priority Vegetation Area overlay, noting this was also the case when the then available point locations of threatened flora (via the *Natural Values Atlas*) were used to inform the Regional Ecosystem Model and the overlay (because the site and surrounds did not support threatened flora).

Threatened fauna

No fauna species listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* are known from database information, or were detected as a consequence of field assessment, from the study area or surrounds (Figure 11). Furthermore, potential habitat for any known threatened fauna species in the greater area is marginal.

On this basis, the project area cannot qualify as "priority vegetation" (see previously cited definition), specifically because of the absence of "significant habitat for a threatened fauna species", where "significant habitat" is defined as follows:

"the habitat within the known or core range of a threatened fauna species, where any of the following applies:

- (a) is known to be of high priority for the maintenance of breeding populations throughout the species' range; or
- (b) the conversion of it to non-priority vegetation is considered to result in a long-term negative impact on breeding populations of the threatened fauna species".

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Problematically, the *Scheme* does not define the terms “known” or “core” range, which means this could rely on those used by other agencies such as the Forest Practices Authority and/or the Department of Natural Resources and Environment Tasmania, which are effectively presented in the relevant database reports (DNRET 2025; FPA 2025).

While the subject site is within the so-called “known or core range” of some listed fauna species, in no manner can any part of the title(s) proposed for development be assigned as being of “high priority for the maintenance of breeding populations throughout the species’ range” at any reasonable scale or be in any way construed as meeting the intent of a scenario in which “the conversion of it [i.e. “significant habitat”] to non-priority vegetation [could be] considered to result in a long-term negative impact on breeding populations of the threatened fauna species”. The title does not meet the intent of sub-clauses (a) or (b) of “significant habitat”, such that **C7.3.1(c) is not applicable**. Further to this (and in relation to threatened fauna only), it was not appropriate to classify any part of this site as “priority vegetation” and therefore apply the Priority Vegetation Area overlay, noting this was also the case when the then available point locations of threatened fauna (via the *Natural Values Atlas*) were used to inform the Regional Ecosystem Model and the overlay (because the site and surrounds did not support threatened fauna nor what could be construed as “significant habitat” based on available vegetation mapping).

Other values

The definition of priority vegetation includes the concept of “(d) it has been identified as native vegetation of local importance”. This is a challenging concept to assign to any particular site. It is noted that the Tasmanian Planning Commission’s information sheet on the Natural Assets Code does not even include reference to C7.3.1(d). In this case, there are no parts of the title that can be construed as “native vegetation of local importance” (simply because there is no native vegetation). In the absence of any such values at this site, C7.3.1(d) should not have application and hence there is no rationale (either when constructed through the Regional Ecosystem Model or based on current assessment) for any part of the site to be assigned to the Priority Vegetation Area overlay.

Weed species

Ulex europaeus (gorse) and *Rubus* sp. (blackberry), plant species classified as declared weeds within the meaning of the Tasmanian *Biosecurity Act 2019* (*Biosecurity Regulations 2022*), were detected from the study area. *Ulex europaeus* (gorse) is widespread and dominates broad areas such that it is mapped as FWU (Figure 10). Furthermore, *Erica lusitanica* (spanish heath) is widespread and common along Arnold Street along the northern title boundary.

Several planning manuals provide further guidance on appropriate management actions, which can be referred to develop site-specific prescriptions for any proposed works in the title area. These manuals include:

- Allan, K. & Gartenstein, S. (2010). *Keeping It Clean: A Tasmanian Field Hygiene Manual to Prevent the Spread of Freshwater Pests and Pathogens*. NRM South, Hobart;
- Rudman, T. (2005). *Interim Phytophthora cinnamomi Management Guidelines*. Nature Conservation Report 05/7, Biodiversity Conservation Branch, Department of Primary Industries, Water & Environment, Hobart;
- Rudman, T., Tucker, D. & French, D. (2004). *Washdown Procedures for Weed and Disease Control*. Edition 1. Department of Primary Industries, Water & Environment, Hobart; and
- DPIPWE (2015). *Weed and Disease Planning and Hygiene Guidelines – Preventing the Spread of Weeds and Diseases in Tasmania*. Department of Primary Industries, Parks, Water & Environment, Hobart.

Reference is also made to the General Biosecurity Duty under the Tasmanian *Biosecurity Act 2019* ([https://nre.tas.gov.au/biosecurity-tasmania/general-biosecurity-duty-\(gbd\)](https://nre.tas.gov.au/biosecurity-tasmania/general-biosecurity-duty-(gbd))).

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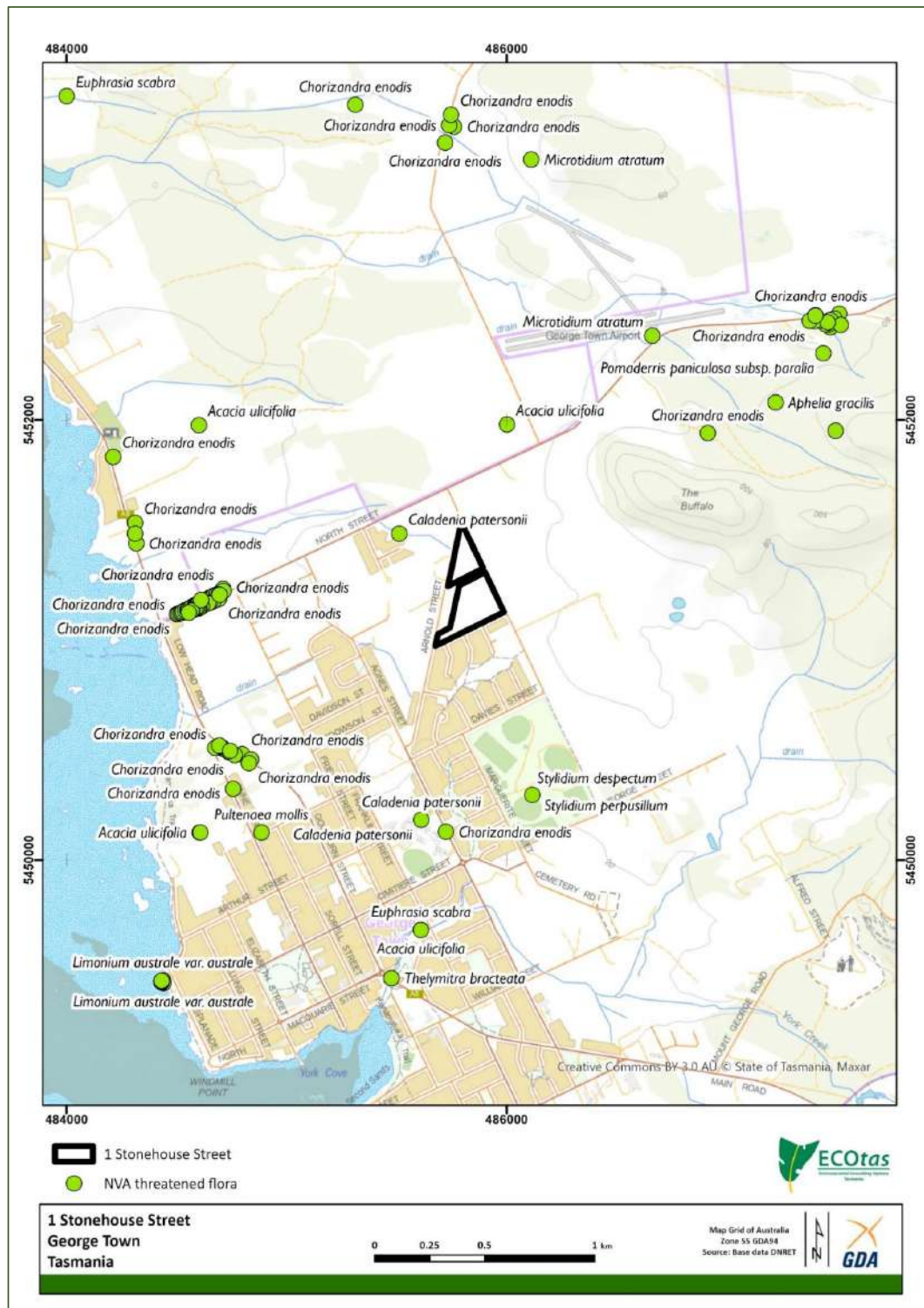


Figure 10. Distribution of threatened flora in vicinity of subject title (overview)

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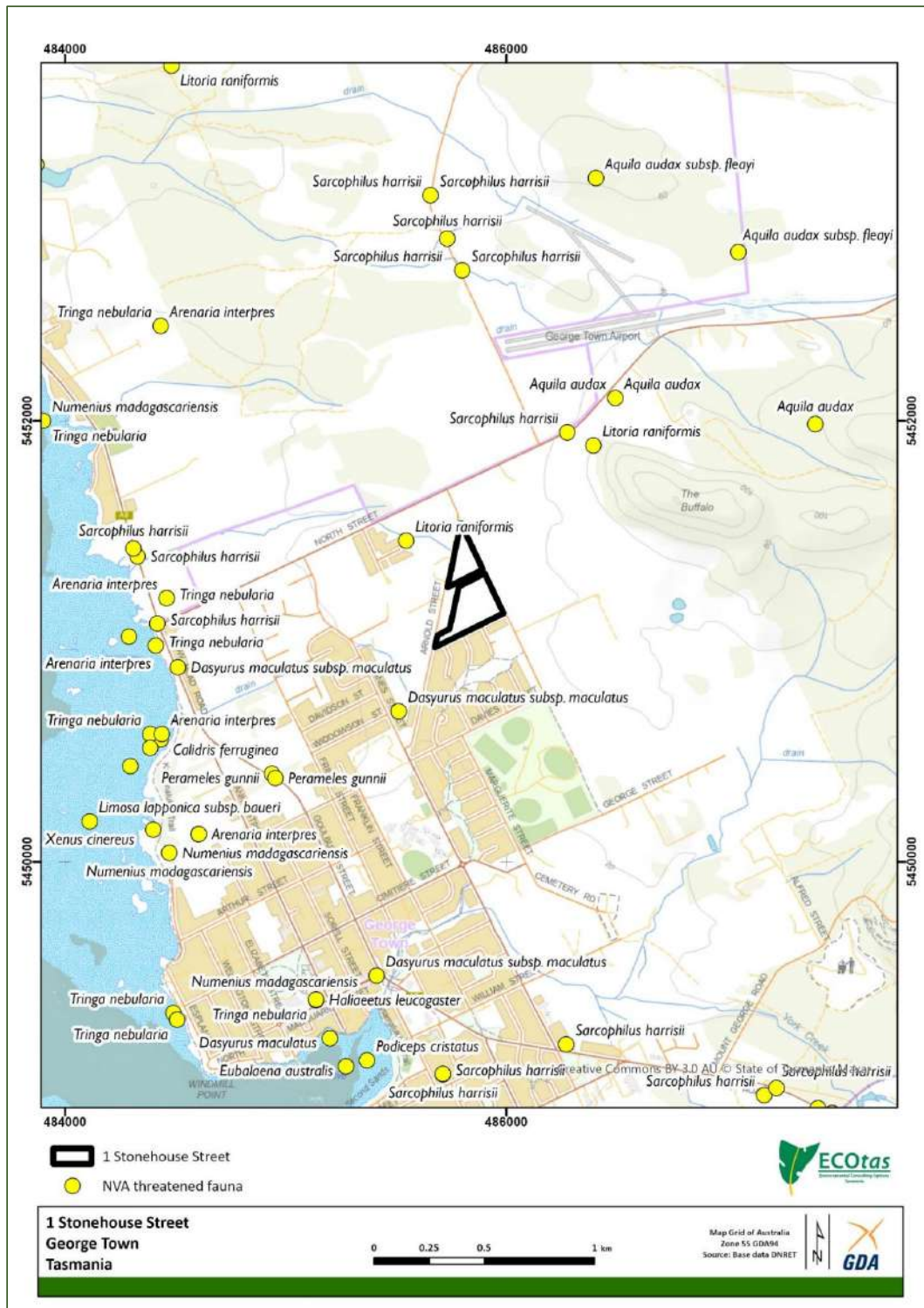


Figure 11. Distribution of threatened fauna in vicinity of subject title (overview)

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Assessment against Natural Assets Code of Tasmanian Planning Scheme

The purpose of the Natural Assets Code is stated below:

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

- C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.
- C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.
- C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.
- C7.1.4 To minimise impacts on identified priority vegetation.
- C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

The above purpose statements are essentially addressed through the relevant development standards. However, as a general statement, the proposal should not compromise the intent of the purpose statements. Of the purpose statements, C7.1.1, C7.1.2 and C7.1.3 are not considered relevant. C7.1.4 may be technically relevant to the present proposal because of the presence of the Priority Vegetation Area overlay, although it is noted that the preceding assessment has clearly demonstrated that "priority vegetation" is not present, rendering C7.1.4 somewhat moot. C7.1.5 is not considered relevant at any reasonable scale (see previous consideration of the concept of "significant habitat").

The application of the Natural Assets Code is stated below:

C7.2 Application of this Code:

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

- (a) a waterway and coastal protection area;
- (b) a future coastal refugia area; and
- (c) a priority vegetation area only if within the following zone:
 - (x) Future Urban Zone
 - (xii) General Residential Zone or Low Density Residential Zone, only if an application for subdivision.

C7.2.2 This code does not apply to use.

The subject title is currently zoned as Future Urban such that the Code could have application in relation to the Priority Vegetation Area overlay. However, if zoned as Low Density Residential or General Residential, the Code would only have application in relation to the subdivision but not future use. The assessment has not indicated any particular natural values present that should constrain a rezoning proposal in any sense.

At this point, however, it is worth reiterating that no part of the title reasonably qualifies as "priority vegetation" pursuant to C7.3.1 (see previous discussion) but is still subject to the Priority Vegetation Area overlay. Ideally, as part of any rezoning application, the proposal should also logically remove the Priority Vegetation Area overlay.

While acknowledging the apparent disconnect between C7.2.1(c), which refers to the "priority vegetation area", and C7.3.1, which defines "priority vegetation", the balance of the Natural Assets Code provisions is reviewed below to ensure that the application can be considered with respect to an alternative interpretation.



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The relevant development standards of the Natural Assets Code are C7.7.2 (Subdivision within a priority vegetation area), and have the following objective:

C7.7 Development Standards for Subdivision

C7.7.2 Subdivision within a priority vegetation area

Objective:

That:

- (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.

Unfortunately, definitions and limits are not provided for terms and phrases such as “unnecessary” or “unacceptable”. However, all these terms clearly contemplate some level of impact as being acceptable, such that it falls to professional opinion to assess a particular proposal against these objective statements. That said, in this case, both objective statements refer specifically to “priority vegetation”, which has been documented as not being present such that the objective statements are rendered somewhat moot.

However, the broader intent if the objective statements are more formally addressed through the relevant acceptable solutions and performance criteria.

The acceptable solution for C7.7.2 is stated as:

C7.6.2 Subdivision within a priority vegetation area

Acceptable Solution

- 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

Solution A1 is presumed to not be satisfied on any of the sub-clauses.

There are two performance criteria (P1.1 & P1.2) that must be satisfied under C7.7.2. Both are addressed below.

The performance criteria P1.1 are stated as:

C7.7.2 Subdivision within a priority vegetation area

Performance Criteria

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 Tasmania Fire Service or an accredited person;
- (b) subdivision for the construction of a single dwelling or an associated outbuilding;

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- (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 ongoing 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.

Since the sub-clauses are linked by the disjunctive “or”, only one need be met to satisfy P1.1. P1.1(a) and P1.1(b) do not seem to be applicable to the future project. P1.1(c) will become directly applicable if rezoned as Low Density residential or General Residential P1.1(d) may be satisfied by the nature of the project but this requires a separate analysis. P1.1(e) and P1.1(f) do not appear to be applicable in any meaningful sense because both refer to “priority vegetation”, which is not present.

The performance criteria P1.2 are stated as:

C7.7.2 Subdivision within a priority vegetation area

Performance Criteria

P1.2

Works association [sic] 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.

The opening phrase of P1.2 makes reference to “works...must minimise adverse impacts on priority vegetation...”. As priority vegetation is not present, it becomes logically impossible to have any impact, let alone minimise such impact, such that P1.2 is considered satisfied by default. It is therefore not necessary to examine the sub-clauses of P1.2 because these relate specifically to the opening statement.

In conclusion, the proposed subdivision should meet the intent of P1.1 & P1.2 of C7.7.2 of the Natural Assets Code, without specific permit conditions in relation to natural values.

Note that this statement does not constitute legal advice, and provides an interpretation of the provisions of the *State Planning Provisions*, which may not represent the views of George Town Council. It is recommended that formal advice be sought from the relevant agency prior to acting on any aspect of this report.

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

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Kind regards



Mark Wapstra
Senior Scientist/Manager

References

- CofA (Commonwealth of Australia) (2025). *Protected Matters Report* for a polygon defining the subject title, buffered by 5 km, dated 9 Jul. 2025 – appended for reference.
- de Salas, M.F. (Ed.) (2024+). *Flora of Tasmania Online*. Tasmanian Herbarium, Hobart. [for nomenclature of vascular flora species]
- de Salas, M.F. & Baker, M.L. (2024). *A Census of the Vascular Plants of Tasmania, including Macquarie Island*. Tasmanian Herbarium, Hobart. [for nomenclature of vascular flora species]
- DNRET (Department of Natural Resources and Environment Tasmania) (2025). *Natural Values Atlas* report ECotas_1StonehouseSt_GeorgeTown for a polygon defining the subject title (centred on 485832mE 5451219mN), buffered by 5 km, dated 9 Jul. 2025 – appended for reference.
- DPIPWE (Department of Primary Industries, Parks, Water & Environment) (2015). *Guidelines for Natural Values Surveys – Terrestrial Development Proposals*. Department of Primary Industries, Parks, Water & Environment, Hobart. [for assessment standards]
- DPIPWE (Department of Primary Industries, Parks, Water & Environment) (2015). *Weed and Disease Planning and Hygiene Guidelines – Preventing the Spread of Weeds and Diseases in Tasmania*. Department of Primary Industries, Parks, Water & Environment, Hobart. [for recommended weed management at the site]
- FPA (Forest Practices Authority) (2025). *Biodiversity Values Database* report, specifically the species' information for grid reference centroid 485832mE 5451219mN (i.e. a point defining the approximate centre of the assessment area), buffered by 5 km and 2 km for threatened fauna and flora records, respectively, hyperlinked species' profiles and predicted range boundary maps, dated 9 Jul. 2025 – appended for reference.
- Kitchener, A. & Harris, S. (2013+). *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation*. Edition 2 (online edition). Department of Primary Industries, Parks, Water & Environment, Hobart. [nomenclature and classification of vegetation types]
- Wapstra, H., Wapstra, A., Wapstra, M. & Gilfedder, L. (2005+, updated online at www.nre.tas.gov.au). *The Little Book of Common Names for Tasmanian Plants*. Department Primary Industries, Parks, Water & Environment, Hobart. [nomenclature of vascular flora species]



Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference: ECOtas_1StonehouseSt_GeorgeTown

Requested For: Brian French

Report Type: Summary Report

Timestamp: 03:44:54 PM Wednesday 09 July 2025

Threatened Flora: buffers Min: 500m Max: 5000m

Threatened Fauna: buffers Min: 500m Max: 5000m

Raptors: buffers Min: 500m Max: 5000m

Tasmanian Weed Management Act Weeds: buffers Min: 500m Max: 5000m

Priority Weeds: buffers Min: 500m Max: 5000m

Geoconservation: buffer 1000m

Acid Sulfate Soils: buffer 1000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

Fire History: buffer 1000m

Tasmanian Reserve Estate: buffer 1000m

Biosecurity Risks: buffer 1000m



The centroid for this query GDA94: 485832.0, 5451219.0 falls within:

Property: 2601109

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Threatened flora within 500 metres

486519, 5452236



485146, 5450272

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

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Threatened flora within 500 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Threatened flora within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Acacia ulicifolia	juniper wattle	r		n	1	18-Sep-1976
Caladenia patersonii	patersons spider-orchid	v		n	1	01-Oct-1943

Unverified Records

No unverified records were found!

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

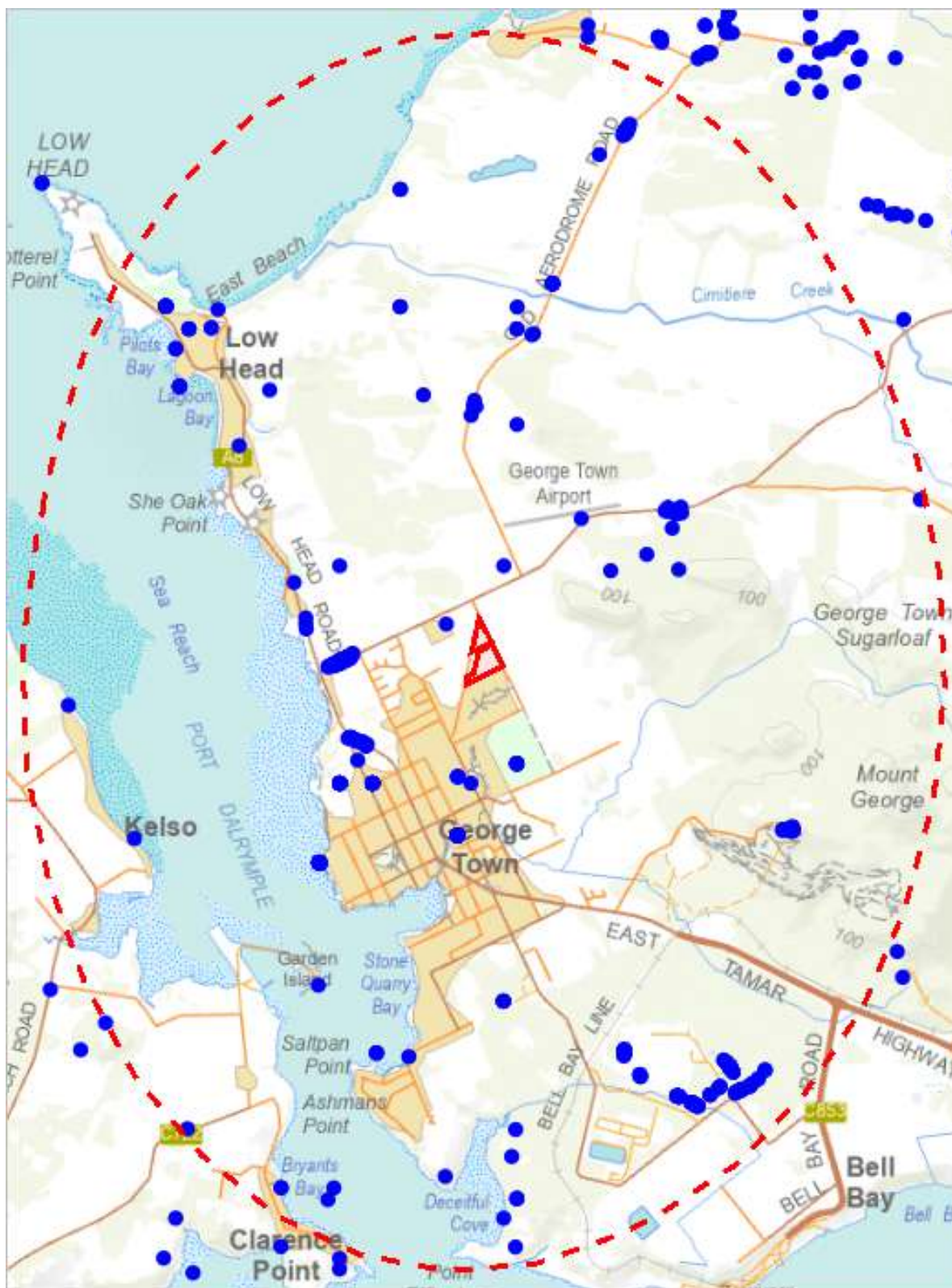
Telephone: 1300 368 550

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

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

George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
 Threatened flora within 5000 metres

489926, 5456735



481738, 5445770

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

George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Threatened flora within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

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✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Acacia ulicifolia</i>	juniper wattle	r		n	16	08-Dec-2022
<i>Aphelia gracilis</i>	slender fanwort	r		n	43	29-Aug-2023
<i>Aphelia pumilio</i>	dwarf fanwort	r		n	10	21-Oct-2024
<i>Asperula minima</i>	mossy woodruff	r		n	4	01-Jan-1962
<i>Bolboschoenus caldwellii</i>	sea clubsedge	r		n	2	01-Jan-1911
<i>Brunonia australis</i>	blue pincushion	r		n	1	01-Jan-1000
<i>Caladenia caudata</i>	tailed spider-orchid	v	VU	e	1	11-Nov-2013
<i>Caladenia congesta</i>	blacktongue finger-orchid	e		n	1	31-Oct-1804
<i>Caladenia filamentosa</i>	daddy longlegs	r		n	4	30-Sep-1939
<i>Caladenia lindleyana</i>	lindleys spider-orchid	e	CR	e	1	01-Oct-1842
<i>Caladenia patersonii</i>	patersons spider-orchid	v		n	14	24-Oct-1959
<i>Caladenia pusilla</i>	tiny fingers	r		n	1	31-Oct-1939
<i>Callitriche sonderi</i>	matted waterstarwort	r		n	1	02-Feb-2008
<i>Calocephalus lacteus</i>	milky beautyheads	r		n	16	03-Aug-2022
<i>Carex gunniana</i>	mountain sedge	r		n	1	30-Nov-1886
<i>Chorizandra enodis</i>	black bristlesedge	e		n	84	03-Aug-2022
<i>Craspedia paludicola</i>	swamp billybuttons	?r		n	1	19-Nov-1996
<i>Cyrtostylis robusta</i>	large gnat-orchid	r		n	2	01-Sep-1925
<i>Deyeuxia minor</i>	small bentgrass	r		n	1	25-Dec-1970
<i>Diuris palustris</i>	swamp doubletail	e		n	1	30-Sep-1921
<i>Epacris exserta</i>	south esk heath	e	PEN	e	1	01-Jan-1804
<i>Epacris virgata</i>	pretty heath	e	EN	e	1	01-Nov-1951
<i>Euphrasia scabra</i>	yellow eyebright	e		n	2	01-Jan-1837
<i>Gratiola pubescens</i>	hairy brooklime	r		n	3	17-Nov-2022
<i>Hydorchis orbicularis</i>	swamp onion-orchid	r		n	1	01-Nov-1970
<i>Isoetes drummondii</i> subsp. <i>drummondii</i>	plain quillwort	r		n	1	19-Dec-1955
<i>Isolepis stellata</i>	star clubsedge	r		n	1	03-Jan-1955
<i>Lepidosperma viscidum</i>	sticky swordedge	r		n	1	19-Nov-1992
<i>Leucopogon affinis</i>	lanceleaf beardheath	r		n	1	31-Dec-1801
<i>Limonium australe</i> var. <i>australe</i>	yellow sea-lavender	r		n	41	07-Sep-2020
<i>Lotus australis</i>	australian trefoil	r		n	3	01-Dec-1890
<i>Lythrum salicaria</i>	purple loosestrife	v		n	2	01-Jan-1911
<i>Microtidium atratum</i>	yellow onion-orchid	r		n	7	12-Nov-1961
<i>Phyllangium distylis</i>	tiny mitrewort	r		n	3	19-Dec-1955
<i>Phyllangium divergens</i>	wiry mitrewort	v		n	5	15-Oct-2024
<i>Phylloglossum drummondii</i>	pygmy clubmoss	r		n	1	01-Jan-1990
<i>Pomaderris paniculosa</i> subsp. <i>paralia</i>	shining dogwood	r		n	1	26-Feb-2007
<i>Pterostylis cucullata</i> subsp. <i>cucullata</i>	leafy greenhood	e	VU	n	2	23-Oct-1844
<i>Pultenaea mollis</i>	soft bushpea	v		n	4	21-Oct-1842
<i>Ranunculus pumilio</i> var. <i>pumilio</i>	fernny buttercup	r		n	1	31-Oct-1850
<i>Rumex bidens</i>	mud dock	v		n	1	19-Dec-1955
<i>Scleranthus diander</i>	tufted knawel	v		n	1	31-Dec-1804
<i>Scutellaria humilis</i>	dwarf skullcap	r		n	5	11-Oct-1993
<i>Siloxerus multiflorus</i>	small wrinklewort	r		n	1	01-Dec-1897
<i>Solanum opacum</i>	greenberry nightshade	e		n	3	01-Jan-1861
<i>Spyridium obcordatum</i>	creeping dustymiller	v	VU	e	2	01-Nov-2004
<i>Spyridium parvifolium</i> var. <i>parvifolium</i>	coast dustymiller	r		n	2	05-Aug-1979
<i>Stylidium despectum</i>	small triggerplant	r		n	71	29-Aug-2023
<i>Stylidium perpusillum</i>	tiny triggerplant	r		n	3	06-Dec-1955
<i>Tetralthea ciliata</i>	northern pinkbells	r		n	1	20-Oct-1844
<i>Thelymitra antennifera</i>	rabbit ears	e		n	9	30-Nov-1929
<i>Triglochin minutissima</i>	tiny arrowgrass	r		n	1	19-Dec-1955
<i>Vallisneria australis</i>	river ribbons	r		n	1	30-Jun-1888
<i>Veronica plebeia</i>	trailing speedwell	r		n	2	18-Jul-2023
<i>Xanthorrhoea bracteata</i>	shiny grasstree	v	EN	e	3	07-May-2007

Unverified Records

No unverified records were found!

George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Threatened flora within 5000 metres

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

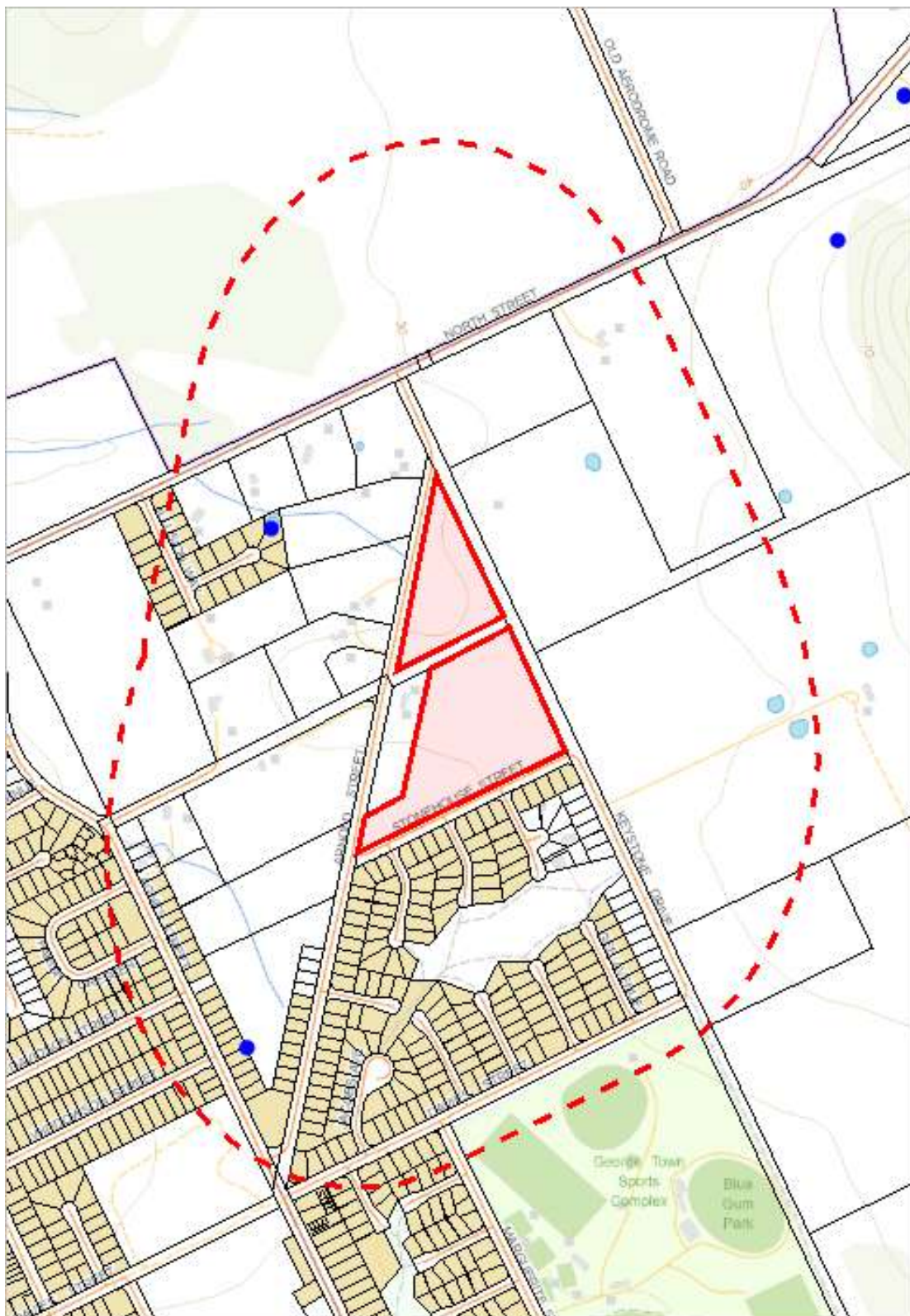
Telephone: 1300 368 550

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George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Threatened fauna within 500 metres

486519, 5452236



485146, 5450272

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Department of Natural Resources and Environment Tasmania

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George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Threatened fauna within 500 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

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Legend: Cadastral Parcels



George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	01-Oct-1995
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	15-Apr-2024

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres
(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	1
<i>Pseudomys novaehollandiae</i>	new holland mouse	e	VU	n	1	0	0
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	0
<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>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Limnodynastes peroni</i>	striped marsh frog	e		n	1	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (Tasmanian)	e	VU	e	1	0	1
<i>Galaxiella pusilla</i>	eastern dwarf galaxias	v	VU	n	1	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	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.

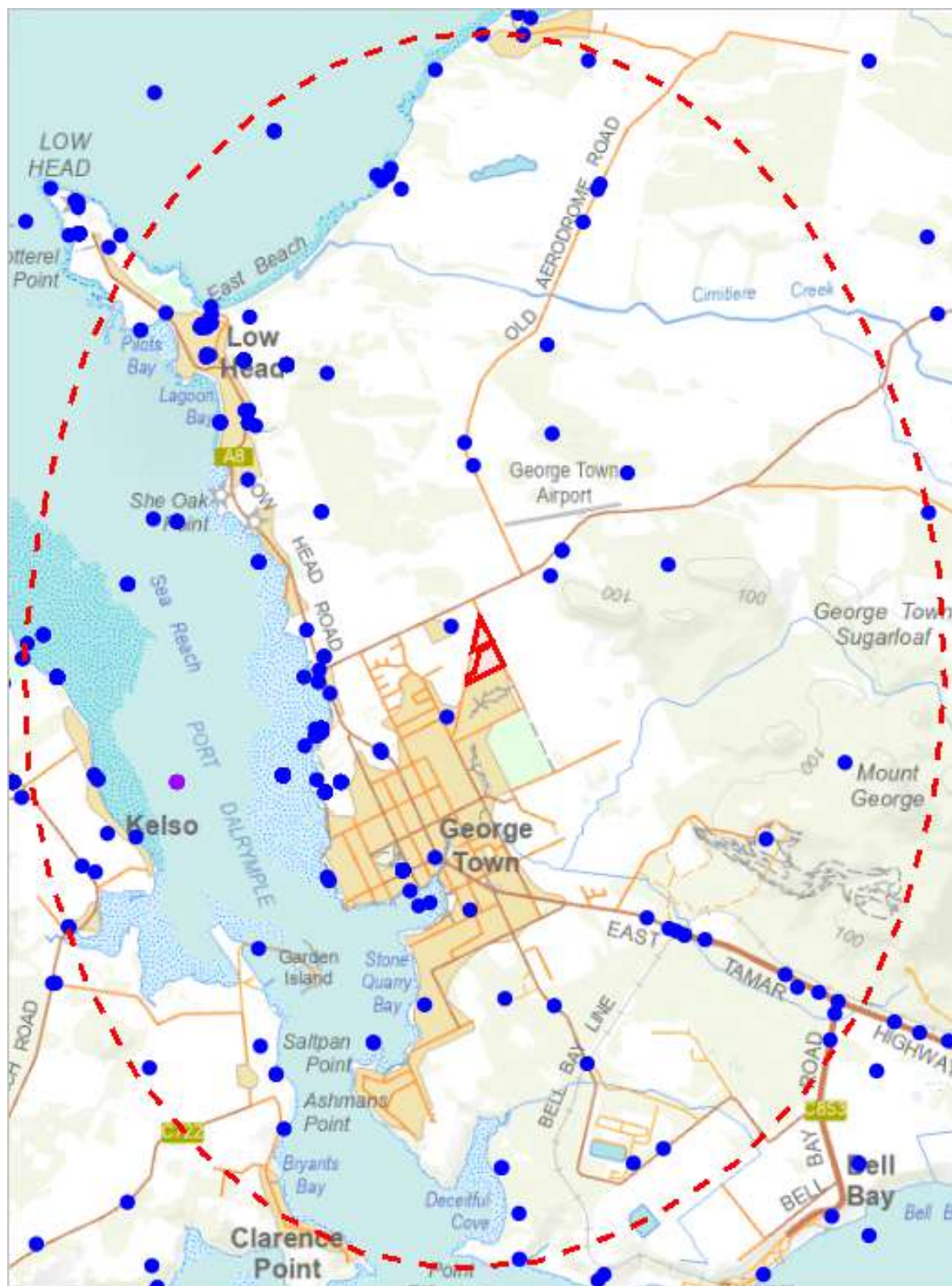
Telephone: 1300 368 550

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George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
 Threatened fauna within 5000 metres

489926, 5456735



481738, 5445770

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George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

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Legend: Cadastral Parcels



George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
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	11	02-Mar-2023
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	7	14-Feb-2024
<i>Arenaria interpres</i>	ruddy turnstone		VU	n	99	05-Jan-2022
<i>Calidris acuminata</i>	sharp-tailed sandpiper		VU	n	10	22-Jan-2023
<i>Calidris canutus</i>	red knot		VU	n	3	13-Jan-1999
<i>Calidris ferruginea</i>	curlew sandpiper		CR	n	16	13-Feb-1999
<i>Charadrius mongolus</i>	lesser sand plover		EN	n	1	17-Jan-1960
<i>Dasyurus maculatus</i>	spotted-tailed quoll	r	VU	n	5	03-Oct-2019
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tailed quoll	r	VU	n	9	20-May-2025
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	3	23-Nov-2021
<i>Eagle sp.</i>	Eagle	e	EN	n	2	18-Jan-2024
<i>Eubalaena australis</i>	southern right whale	e	EN	m	7	29-Jul-1997
<i>Gazameda gunnii</i>	Gunn's screw shell	v		ae	1	12-Nov-2004
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	23	22-Jan-2023
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	3	28-Mar-2022
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	01-May-1982
<i>Limosa lapponica subsp. baueri</i>	western alaskan bar-tailed godwit		EN	n	4	16-Jun-1996
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	17	26-Jan-2025
<i>Macronectes giganteus</i>	southern giant-petrel	v	EN	n	1	30-Sep-1979
<i>Macronectes halli</i>	northern giant-petrel	r	VU	n	1	05-Jul-1994
<i>Numenius madagascariensis</i>	eastern curlew	e	CR	n	31	19-Feb-2023
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	9	24-Apr-2021
<i>Pluvialis squatarola</i>	grey plover		VU	n	3	15-Dec-1985
<i>Podiceps cristatus</i>	great crested grebe	v		n	1	22-Sep-2024
<i>Pseudemoia rawlinsoni</i>	glossy grass skink	r		n	1	28-Dec-2007
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	46	19-Feb-2024
<i>Seriolella brama</i>	Blue Warehou		CD	n	2	17-Dec-1979
<i>Sterna nereis subsp. nereis</i>	fairy tern	pv	PVU		1	16-Jun-1996
<i>Sterna striata</i>	white-fronted tern	v		n	1	26-Aug-1912
<i>Sternula albifrons subsp. sinensis</i>	little tern	e		n	2	31-Dec-1998
<i>Sternula nereis subsp. nereis</i>	fairy tern	v	VU	n	21	10-Nov-2008
<i>Thalassarche cauta</i>	shy albatross	v	EN	ae	3	20-Sep-2021
<i>Theclinesthes serpentatus</i>	chequered blue	pr		n	4	22-Mar-2015
<i>Thinornis cucullatus</i>	hooded plover		PVU	ae	14	22-Jan-2025
<i>Thinornis rubricollis</i>	hooded plover		VU	n	3	01-Jan-1992
<i>Tringa nebularia</i>	common greenshank		EN	n	75	12-Oct-2012
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	n	1	01-Jan-1950
<i>Xenus cinereus</i>	terek sandpiper		VU	n	1	15-Dec-1985

Unverified Records

Species	Common Name	SS	NS	Bio	Observation Count
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1

Threatened fauna within 5000 metres
(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Pseudomys novaehollandiae</i>	new holland mouse	e	VU	n	3	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	1
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	10	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	3	0	0
<i>Pseudemoia rawlinsoni</i>	glossy grass skink	r		n	0	0	1
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	3	0	0
<i>Limnodynastes peroni</i>	striped marsh frog	e		n	1	0	1
<i>Tyto novaehollandiae subsp. castanops</i>	masked owl (Tasmanian)	e	VU	e	1	0	1
<i>Galaxiella pusilla</i>	eastern dwarf galaxias	v	VU	n	1	0	0
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0

George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS

Agenda
Threatened fauna within 5000 metres

Species	Common Name	SS	NS	BO	Potential	Known	Core
Engaeus granulatus	Central North burrowing crayfish	e	EN	e	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

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

Telephone: 1300 368 550

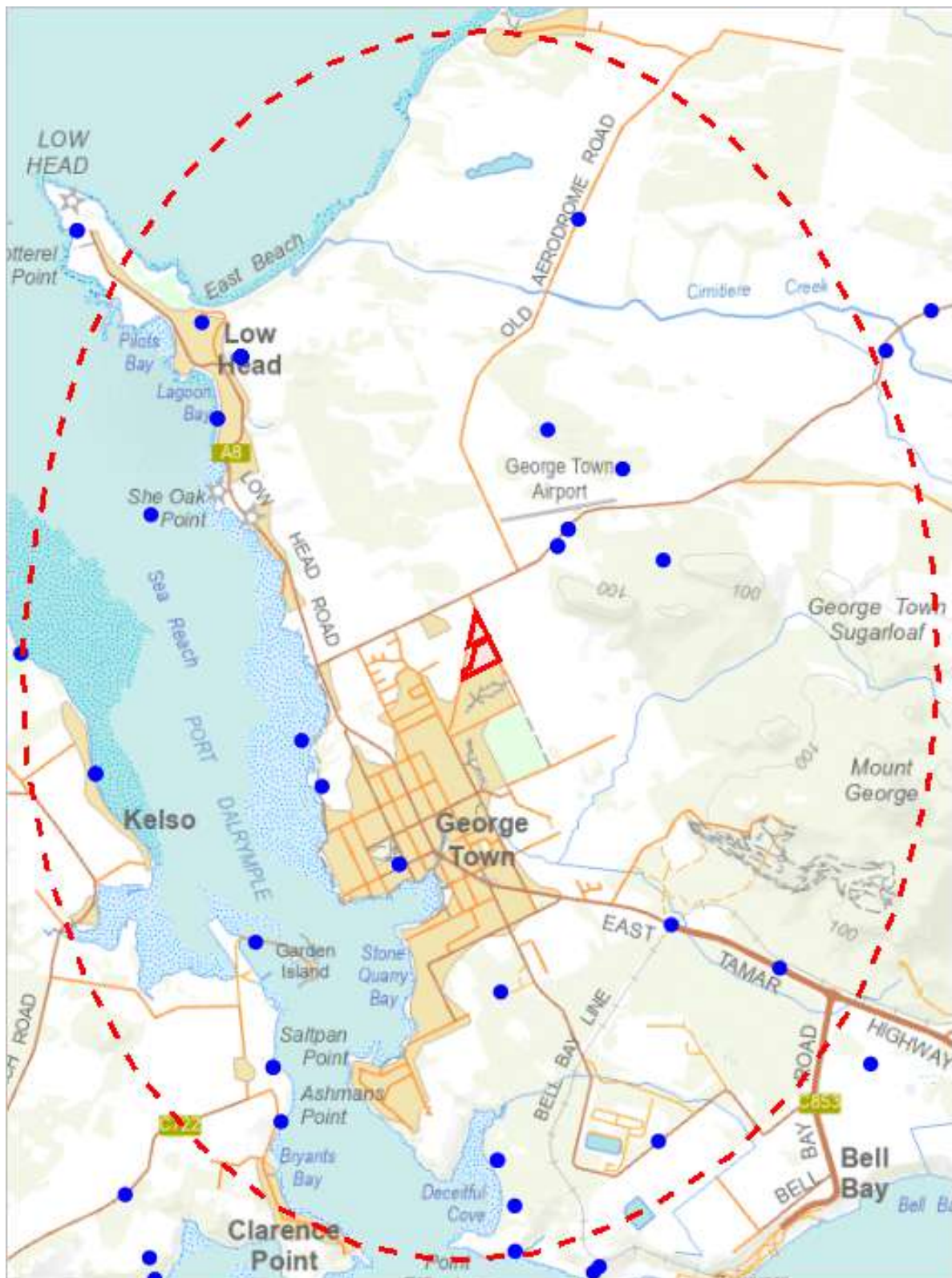
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

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

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

George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
 Raptor nests and sightings within 5000 metres

489926, 5456735



481738, 5445770

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George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

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Legend: Cadastral Parcels



George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
2127	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	Nest	1	17-Feb-2014
2567	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	Nest	1	01-Jan-2017
3086	<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	Nest	1	17-Jun-2022
3087	Eagle sp.	Eagle	Nest	1	17-Jun-2022
3118	<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	Nest	1	23-Oct-2022
3288	Eagle sp.	Eagle	Nest	1	18-Jan-2024
3289	<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	Nest	2	14-Feb-2024
	<i>Aquila audax</i>	wedge-tailed eagle	Not Recorded	2	20-Mar-2018
	<i>Aquila audax</i>	wedge-tailed eagle	Sighting	9	02-Mar-2023
	<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	Carcass	1	01-Nov-2018
	<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	Sighting	2	18-Jul-2023
	<i>Falco longipennis</i>	australian hobby	Sighting	1	14-Jun-1998
	<i>Falco peregrinus</i>	peregrine falcon	Not Recorded	2	27-Jan-2014
	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	Not Recorded	6	12-Jun-2016
	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	Sighting	15	22-Jan-2023
	<i>Tyto novaehollandiae</i>	masked owl	Sighting	1	01-Jan-1950

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
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		1	0	0
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		3	0	0

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

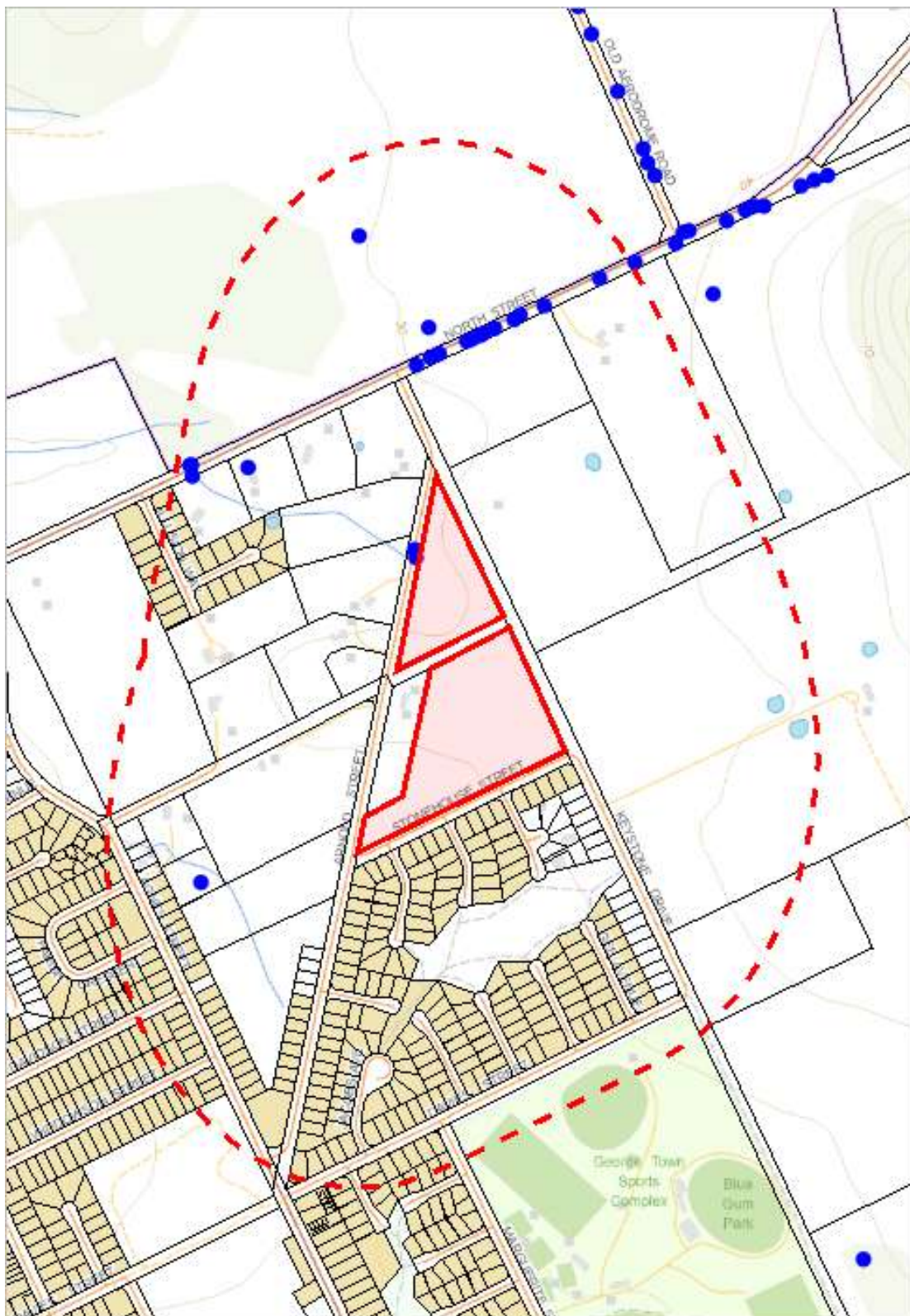
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Tas Management Act Weeds within 500 m

486519, 5452236



485146, 5450272

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George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Tas Management Act Weeds within 500 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Erica lusitanica	spanish heath	4	29-Aug-2023
Ulex europaeus	gorse	20	29-Aug-2023

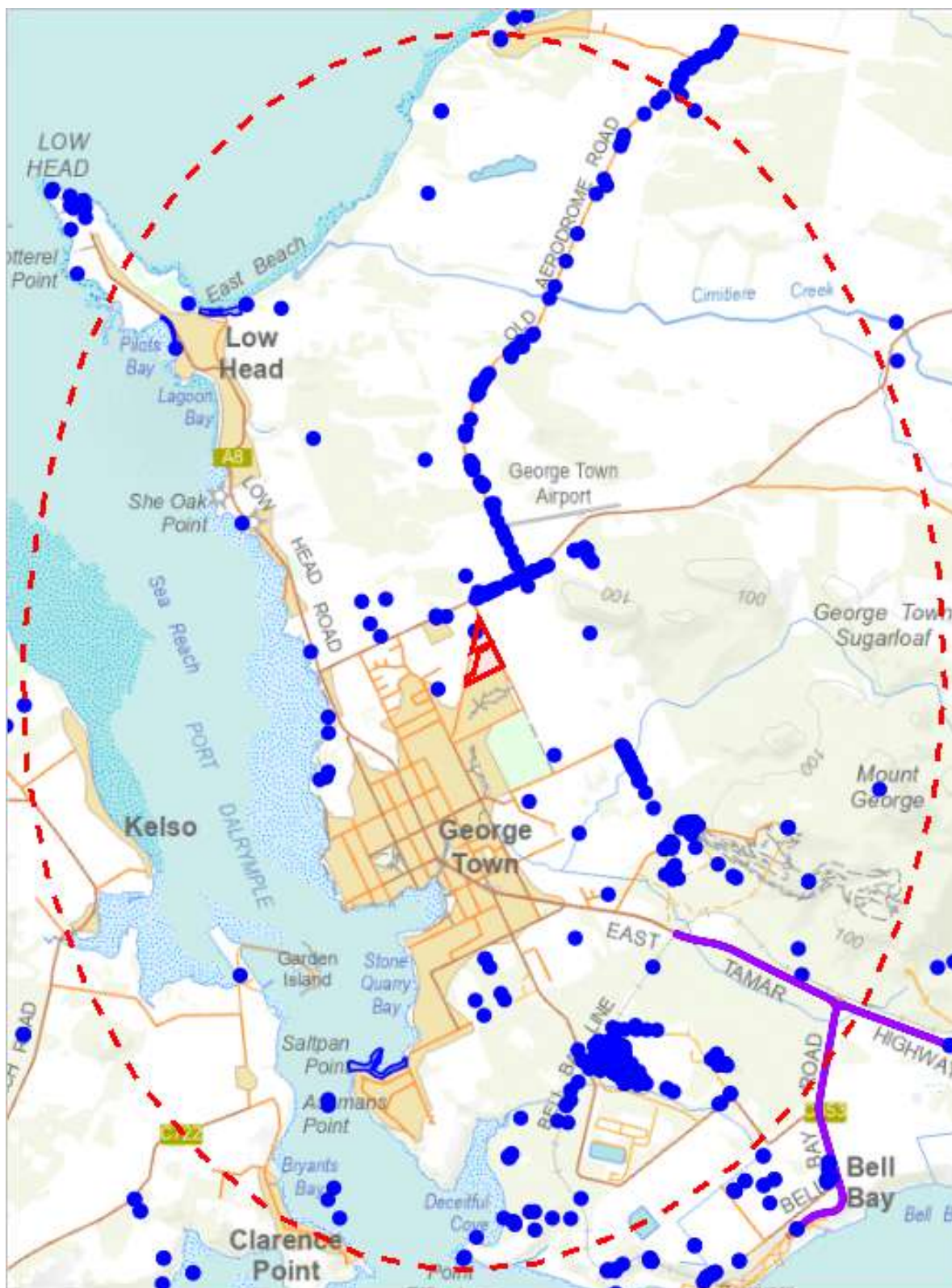
Unverified Records

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>

George Town Council
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 Tas Management Act Weeds within 5000 m

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George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Tas Management Act Weeds within 5000 m

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George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Carduus pycnocephalus</i>	slender thistle	2	11-Jan-2023
<i>Carduus tenuiflorus</i>	winged thistle	7	29-Aug-2023
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	64	29-Aug-2023
<i>Cirsium arvense</i> var. <i>arvense</i>	creeping thistle	5	27-Nov-2012
<i>Cortaderia selloana</i>	silver pampasgrass	6	29-Aug-2023
<i>Cortaderia</i> sp.	pampas grass	14	24-Aug-2022
<i>Cytisus scoparius</i>	english broom	5	06-Jun-2008
<i>Digitalis purpurea</i>	foxglove	1	18-Jul-2023
<i>Echium plantagineum</i>	patersons curse	4	06-Feb-2011
<i>Erica lusitanica</i>	spanish heath	44	29-Aug-2023
<i>Foeniculum vulgare</i>	fennel	1	08-Jan-1995
<i>Lycium ferocissimum</i>	african boxthorn	19	26-Jan-2025
<i>Marrubium vulgare</i>	white horehound	1	01-Jan-1955
<i>Rubus anglocandicans</i>	blackberry	1	07-Oct-2021
<i>Rubus fruticosus</i>	blackberry	49	24-May-2021
<i>Rubus leucostachys</i>	blackberry	1	04-Feb-2022
<i>Senecio jacobaea</i>	ragwort	2	17-Nov-2022
<i>Ulex europaeus</i>	gorse	217	04-Dec-2023

Unverified Records

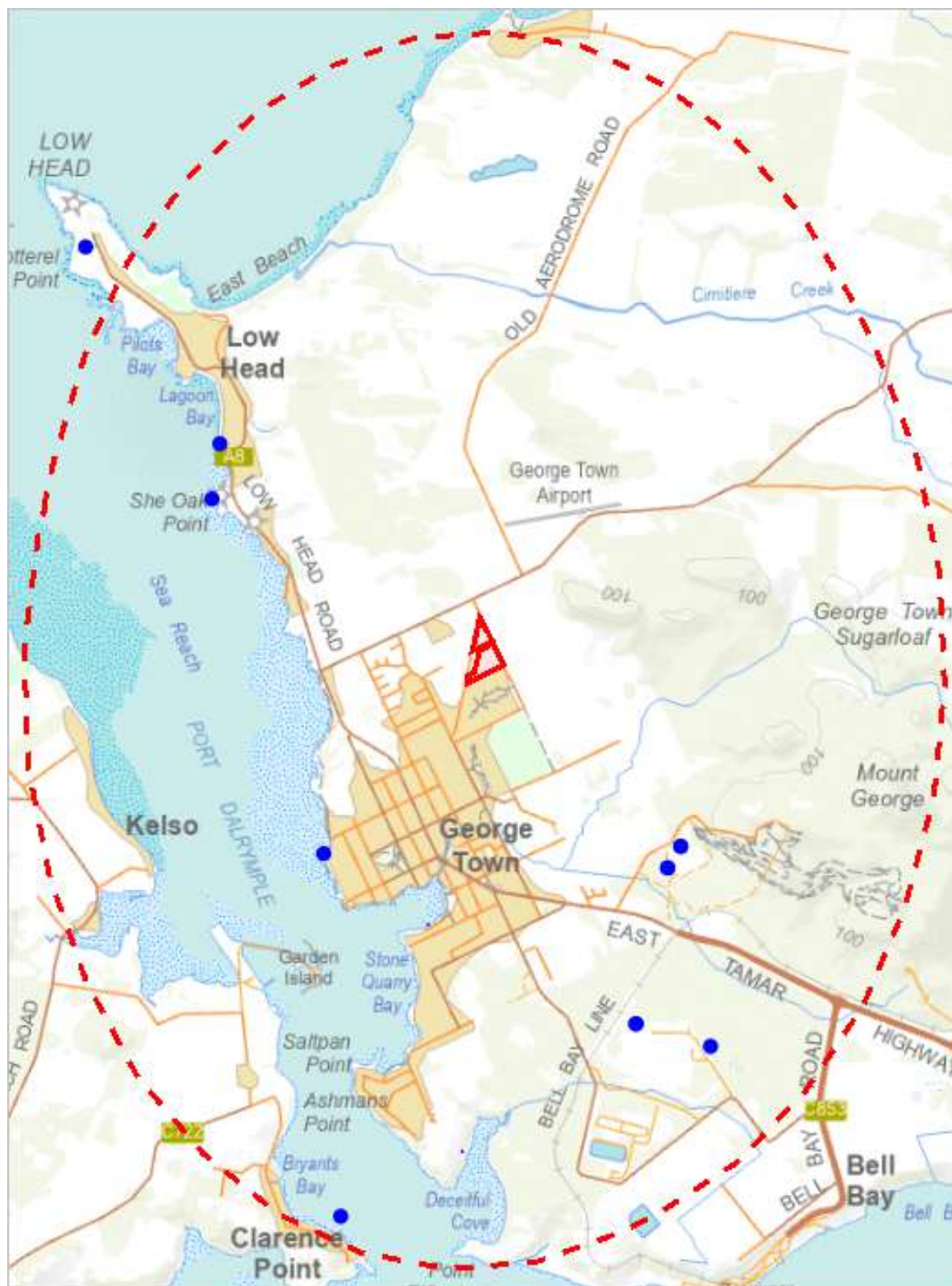
For more information about introduced weed species, please visit the following URL for contact details in your area:

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

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

George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Priority Weeds within 5000 m

489926, 5456735



481738, 5445770

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

George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Priority Weeds within 5000 m

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Priority Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Billardiera heterophylla	bluebell creeper	1	01-Dec-2004
Cenchrus clandestinus	kikuyu grass	3	12-Jan-2005
Echium candicans	pride-of-madeira	1	04-Dec-2023
Grevillea rosmarinifolia	rosemary grevillea	1	29-Aug-2023
Polygala myrtifolia	myrtleleaf milkwort	2	17-Jul-2022
Reseda luteola	weld	3	29-Aug-2023
Sporobolus anglicus	common cordgrass	2	02-Feb-2007
Watsonia meriana var. bulbilifera	bulbil watsonia	1	29-Aug-2023

Unverified Records

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

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

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

George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Acid Sulfate Soils within 1000 metres

486897, 5452736



484768, 5449772

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

George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Acid Sulfate Soils within 1000 metres

Legend: Coastal Acid Sulfate Soils (0 - 20m AHD)

 High

 Low

 Extremely Low

Legend: Inland Acid Sulfate Soils (>20m AHD)

 High

 Low

 Extremely Low

Legend: Marine Subaqueous/Intertidal Acid Sulfate Soil

 High (Intertidal)

 High (Subtidal)

Legend: Cadastral Parcels



George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Acid Sulfate Soils within 1000 metres

Dataset Name	Acid Sulfate Soil Probability	Acid Sulfate Soil Atlas	Description
Coastal Acid Sulfate Soils	Extremely Low	Ci(p3)	Extremely low probability of occurrence (1-5% of mapping unit). with occurrences in small areas. Sandplains and dunes 2-10m AHD, ASS generally below 1m from the surface. Heath, forests. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Extremely Low	Cj(p3)	Extremely low probability of occurrence (1-5% of mapping unit). with occurrences in small areas. Sandplains and dunes >10m AHD, ASS generally below 1m from the surface. Heath, forests. Mainly Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.

For more information about Acid Sulfate Soils, please contact Land Management Enquiries.

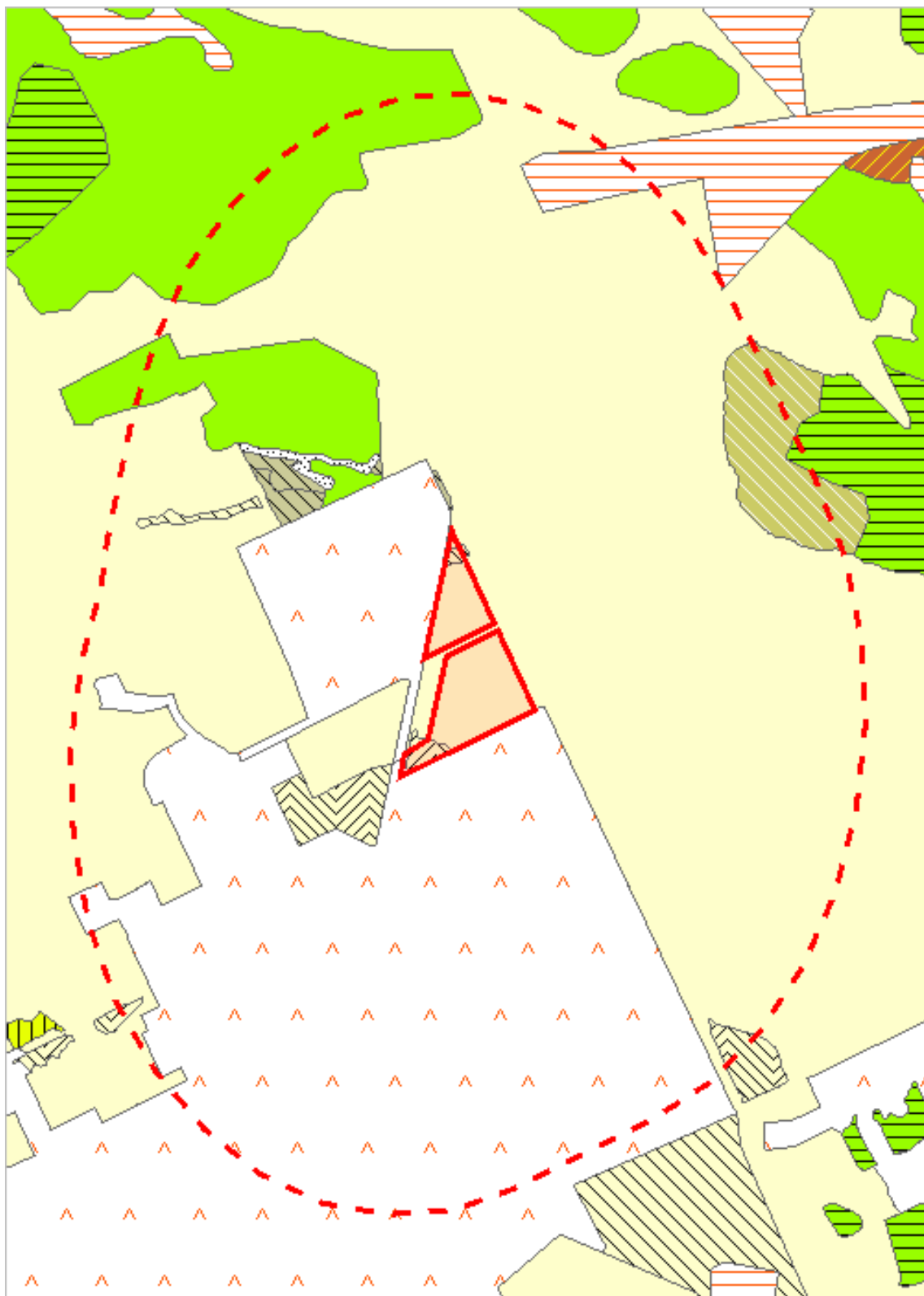
Telephone: (03) 6777 2227

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

Address: 171 Westbury Road, Prospect, Tasmania, Australia, 7250

George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
TASVEG 4.0 Communities within 1000 metres

486897, 5452736



484768, 5449772

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

George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
TASVEG 4.0 Communities within 1000 metres

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

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George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
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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
	{RKK} 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

Department of Natural Resources and Environment Tasmania

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George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

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)
-  {WGK} 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



George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
TASVEG 4.0 Communities within 1000 metres

Code	Community	Canopy Tree
DAC	(DAC) Eucalyptus amygdalina coastal forest and woodland	
DAD	(DAD) Eucalyptus amygdalina forest and woodland on dolerite	
FAG	(FAG) Agricultural land	
FRG	(FRG) Regenerating cleared land	
FUM	(FUM) Extra-urban miscellaneous	
FUR	(FUR) Urban areas	
FWU	(FWU) Weed infestation	
NAV	(NAV) Allocasuarina verticillata forest	
NME	(NME) Melaleuca ericifolia swamp forest	
OSM	(OSM) Sand, mud	

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

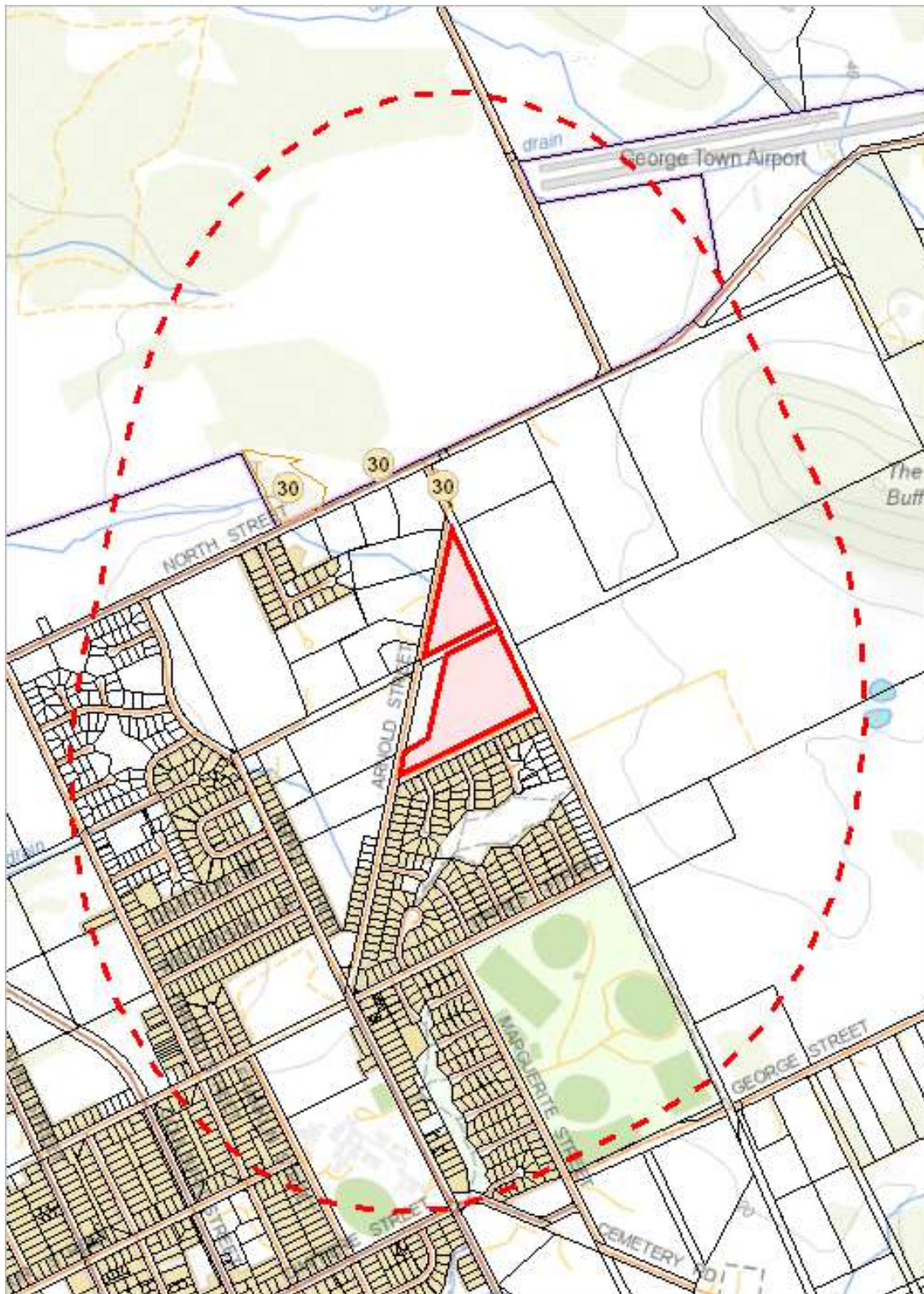
Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

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

George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Threatened Communities (TNVC 2020) within 1000 metres

486897, 5452736



484768, 5449772

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

Department of Natural Resources and Environment Tasmania

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George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Threatened Communities (TNVC 2020) within 1000 metres

Legend: Threatened Communities

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

Legend: Cadastral Parcels



George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Threatened Communities (TNVC 2020) within 1000 metres

Scheduled Community Id	Scheduled Community Name
30	Melaleuca ericifolia swamp forest

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

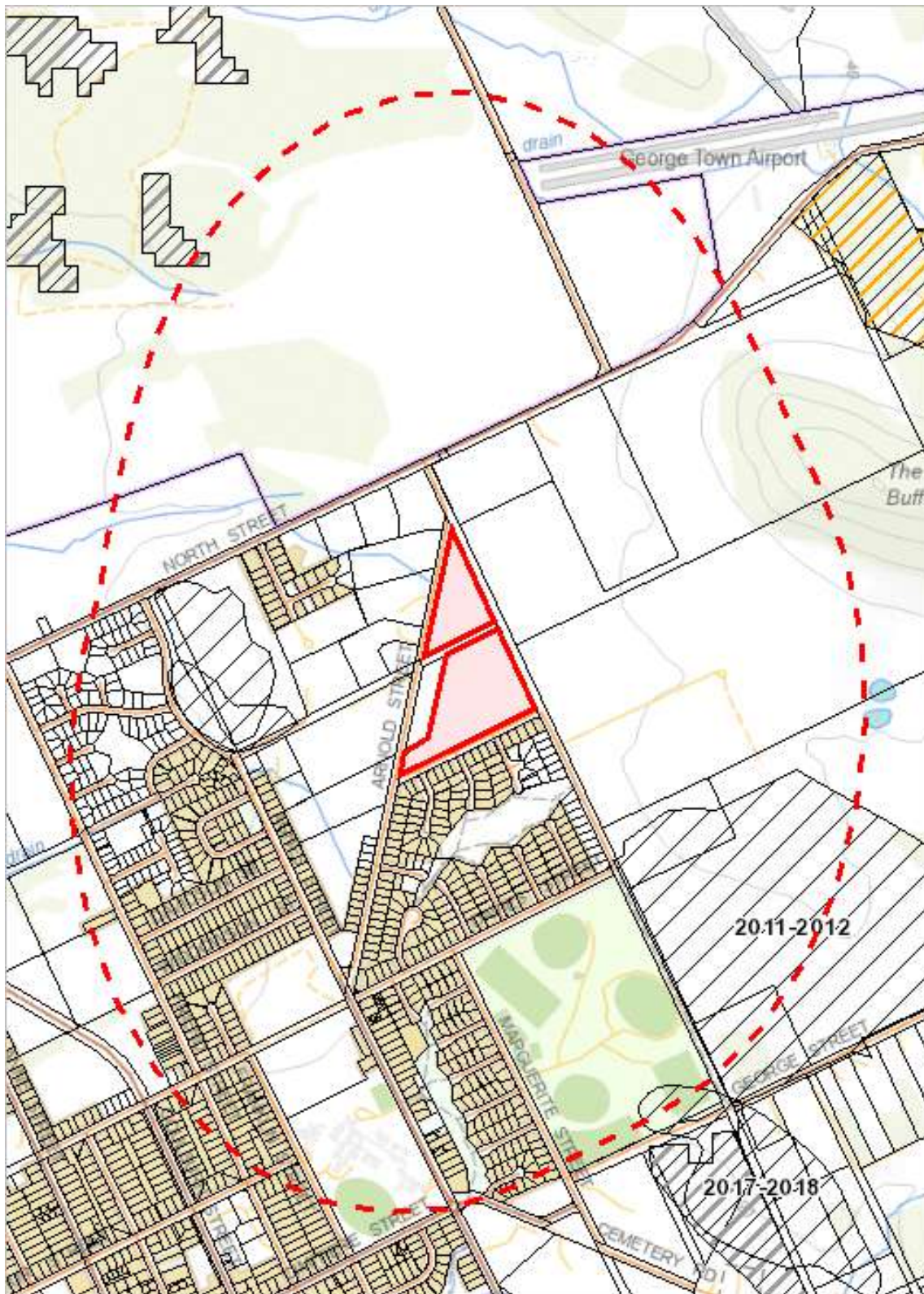
Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

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

George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Fire History (All) within 1000 metres

486897, 5452736



484768, 5449772

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

Department of Natural Resources and Environment Tasmania

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George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Fire History (All) within 1000 metres

Legend: Fire History All

- ☒ Bushfire-Unknown Category
- ☒ Completed Planned Burn

☒ Bushfire

Legend: Cadastral Parcels



George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
19000889	Agnes Street	10-Jan-2019	Bushfire	Undetermined	3.00663478
191068	Arnold Road	29-Jan-2012	Bushfire	Undetermined	39.19349635
192515	Agnes Street	07-Mar-2012	Bushfire	Undetermined	5.76727024
258061	George Street	03-Jan-2018	Bushfire	Deliberate	12.6612353
		27-Nov-2016	Unknown	Undetermined	21.15

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

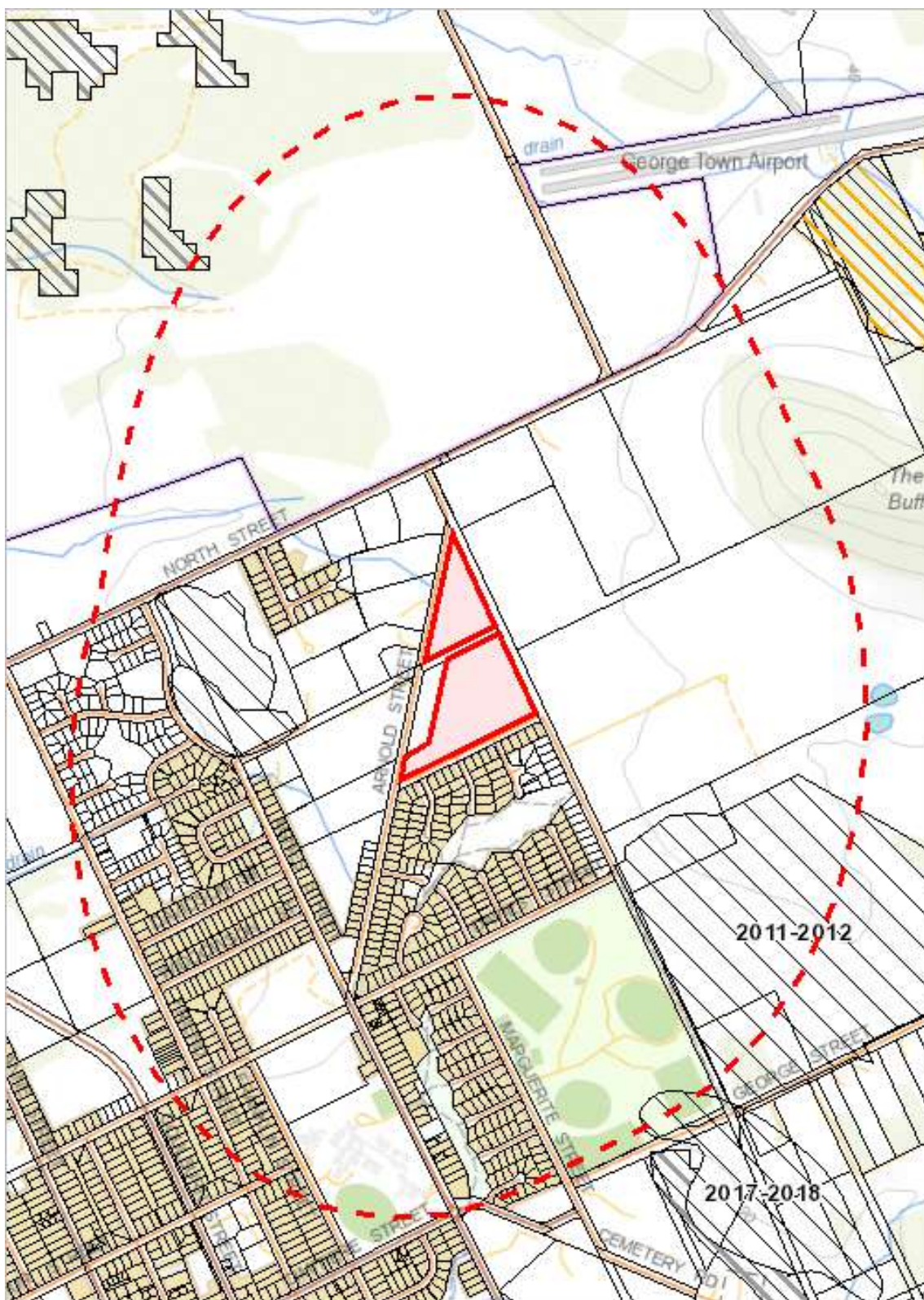
Telephone: 1800 000 699

Email: planning@fire.tas.gov.au

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

George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Fire History (Last Burnt) within 1000 metres

486897, 5452736



484768, 5449772

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

Department of Natural Resources and Environment Tasmania

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George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

-  Bushfire-Unknown category
-  Completed Planned Burn

 Bushfire

Legend: Cadastral Parcels



George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Fire History (Last Burnt) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
19000889	Agnes Street	10-Jan-2019	Bushfire	Undetermined	3.00663478
191068	Arnold Road	29-Jan-2012	Bushfire	Undetermined	39.19349635
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		27-Nov-2016	Unknown	Undetermined	21.15

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

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

George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Known biosecurity risks within 1000 meters

486897, 5452736



484768, 5449772

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

Department of Natural Resources and Environment Tasmania

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George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Known biosecurity risks within 1000 meters

Legend: Biosecurity Risk Species

● Point Verified
/ Line Unverified

● Point Unverified
□ Polygon Verified

/ Line Verified
□ Polygon Unverified

Legend: Hygiene infrastructure

● Location Point Verified
/ Location Line Verified
□ Location Polygon Verified

● Location Point Unverified
/ Location Line Unverified
□ Location Polygon Unverified

Legend: Cadastral Parcels



George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Known biosecurity risks within 1000 meters

Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

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



Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

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

Report created: 09-Jul-2025

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Summary

Matters of National Environment Significance

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

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar)	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	4
Listed Threatened Species:	69
Listed Migratory Species:	49

Other Matters Protected by the EPBC Act

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

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

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

Commonwealth Lands:	3
Commonwealth Heritage Places:	None
Listed Marine Species:	81
Whales and Other Cetaceans:	10
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

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

State and Territory Reserves:	6
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	7
Key Ecological Features (Marine):	None
Biologically Important Areas:	6
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

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Matters of National Environmental Significance

Listed Threatened Ecological Communities [Resource Information]

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

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Giant Kelp Marine Forests of South East Australia	Endangered	Community likely to occur within area	In buffer area only
Lowland Native Grasslands of Tasmania	Critically Endangered	Community likely to occur within area	In feature area
Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (Eucalyptus ovata / E. brookeriana)	Critically Endangered	Community likely to occur within area	In feature area
Tasmanian white gum (Eucalyptus viminalis) wet forest	Critically Endangered	Community likely to occur within area	In feature area

Listed Threatened Species [Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.
 Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Aquila audax fleayi Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Breeding likely to occur within area	In feature area
Ardenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Calidris acuminata</u> Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Calidris canutus</u> Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Calidris ferruginea</u> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
<u>Ceyx azureus diemenensis</u> Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat likely to occur within area	In feature area
<u>Charadrius leschenaultii</u> Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Charadrius mongolus</u> Lesser Sand Plover, Mongolian Plover [879]	Endangered	Species or species habitat known to occur within area	In buffer area only
<u>Diomedea antipodensis</u> Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Diomedea antipodensis gibsoni</u> Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Diomedea epomophora</u> Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Diomedea exulans</u> Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

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Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Diomedea sanfordi</u> Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Fregetta grallaria grallaria</u> White-bellied Storm-Petrel (Tasman Sea), White-bellied Storm-Petrel (Australasian) [64438]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<u>Gallinago hardwickii</u> Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Halobaena caerulea</u> Blue Petrel [1059]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Hirundapus caudacutus</u> White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Lathamus discolor</u> Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area	In feature area
<u>Limosa lapponica baueri</u> Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Macronectes giganteus</u> Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Macronectes halli</u> Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Neophema chrysostoma</u> Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Numenius madagascariensis</u> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Pachyptila turtur subantarctica</u> Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Phoebastria fusca</u> Sooty Albatross [1075]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<u>Pluvialis squatarola</u> Grey Plover [865]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
<u>Pterodroma leucoptera leucoptera</u> Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area	In feature area
<u>Sternula albifrons</u> Little Tern [82849]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Sternula nereis nereis</u> Australian Fairy Tern [82950]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Thalassarche bulleri</u> Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Thalassarche bulleri platei</u> Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Thalassarche carteri</u> Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<u>Thalassarche cauta</u> Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Thalassarche chrysostoma</u> Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only

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Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Thalassarche impavida</u> Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Thalassarche melanophris</u> Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Thalassarche salvini</u> Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Thalassarche steadi</u> White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
<u>Thinornis cucullatus cucullatus</u> Eastern Hooded Plover, Eastern Hooded Plover [90381]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
<u>Tringa nebularia</u> Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Tyto novaehollandiae castanops (Tasmanian population)</u> Masked Owl (Tasmanian) [67051]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Xenus cinereus</u> Terek Sandpiper [59300]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
FISH			
<u>Prototroctes maraena</u> Australian Grayling [26179]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Seriolella brama</u> Blue Warehou [69374]	Conservation Dependent	Species or species habitat known to occur within area	In buffer area only

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Thymichthys politus Red Handfish [83756]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
FROG			
Litoria raniformis Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	Vulnerable	Species or species habitat known to occur within area	In feature area
MAMMAL			
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Dasyurus maculatus maculatus (Tasmanian population) Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat known to occur within area	In feature area
Dasyurus viverrinus Eastern Quoll, Luaner [333]	Endangered	Species or species habitat likely to occur within area	In feature area
Eubalaena australis Southern Right Whale [40]	Endangered	Species or species habitat known to occur within area	In buffer area only
Perameles gunnii gunnii Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area	In feature area
Sarcophilus harrisii Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area	In feature area
PLANT			
Caladenia caudata Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat known to occur within area	In feature area
Epacris virgata Pretty Heath, Dan Hill Heath [20375]	Endangered	Species or species habitat may occur within area	In buffer area only
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat likely to occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Leucochrysum albicans subsp. tricolor</u> Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat may occur within area	In feature area
<u>Prasophyllum apoxychilum</u> Tapered Leek-orchid [64947]	Endangered	Species or species habitat likely to occur within area	In feature area
<u>Prasophyllum secutum</u> Northern Leek-orchid [64954]	Endangered	Species or species habitat likely to occur within area	In buffer area only
<u>Pterostylis ziegeleri</u> Grassland Greenhood, Cape Portland Greenhood [64971]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Senecio psilocarpus</u> Swamp Fireweed, Smooth-fruited Groundsel [64976]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Spyridium obcordatum</u> Creeping Dusty Miller [17447]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
<u>Xanthorrhoea arenaria</u> Sand Grasstree [21603]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Xanthorrhoea bracteata</u> Shiny Grasstree [7950]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Xerochrysum palustre</u> Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area	In feature area
REPTILE			
<u>Chelonia mydas</u> Green Turtle [1765]	Vulnerable	Species or species habitat may occur within area	In buffer area only
SHARK			
<u>Carcharodon carcharias</u> White Shark, Great White Shark [64470]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Galeorhinus galeus			
School Shark, Eastern School Shark, Snapper Shark, Tope, Soupfin Shark [68453]	Conservation Dependent	Species or species habitat may occur within area	In buffer area only

Listed Migratory Species	[Resource Information]
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Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Ardenna carneipes			
Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In feature area
Ardenna grisea			
Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Diomedea antipodensis			
Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora			
Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans			
Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi			
Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes giganteus			
Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

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Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Macronectes halli</u> Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Phoebastria fusca</u> Sooty Albatross [1075]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<u>Sternula albifrons</u> Little Tern [82849]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Thalassarche bulleri</u> Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Thalassarche carteri</u> Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<u>Thalassarche cauta</u> Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Thalassarche chrysostoma</u> Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
<u>Thalassarche impavida</u> Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Thalassarche melanophris</u> Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Thalassarche salvini</u> Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

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Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Thalassarche steadi</u>			
White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Migratory Marine Species			
<u>Balaenoptera musculus</u>			
Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
<u>Caperea marginata</u>			
Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area	In buffer area only
<u>Carcharias taurus</u>			
Grey Nurse Shark [64469]		Species or species habitat may occur within area	In buffer area only
<u>Carcharodon carcharias</u>			
White Shark, Great White Shark [64470]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
<u>Chelonia mydas</u>			
Green Turtle [1765]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Eubalaena australis as Balaena glacialis australis</u>			
Southern Right Whale [40]	Endangered	Species or species habitat known to occur within area	In buffer area only
<u>Lagenorhynchus obscurus</u>			
Dusky Dolphin [43]		Species or species habitat may occur within area	In buffer area only
<u>Lamna nasus</u>			
Porbeagle, Mackerel Shark [83288]		Species or species habitat likely to occur within area	In buffer area only
<u>Megaptera novaeangliae</u>			
Humpback Whale [38]		Species or species habitat known to occur within area	In buffer area only
Migratory Terrestrial Species			

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Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Hirundapus caudacutus</u> White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Migratory Wetlands Species			
<u>Actitis hypoleucos</u> Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
<u>Arenaria interpres</u> Ruddy Turnstone [872]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
<u>Calidris acuminata</u> Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Calidris canutus</u> Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Calidris ferruginea</u> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
<u>Calidris melanotos</u> Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
<u>Calidris ruficollis</u> Red-necked Stint [860]		Species or species habitat known to occur within area	In buffer area only
<u>Charadrius bicinctus</u> Double-banded Plover [895]		Species or species habitat known to occur within area	In buffer area only
<u>Charadrius leschenaultii</u> Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Charadrius mongolus</u> Lesser Sand Plover, Mongolian Plover [879]	Endangered	Species or species habitat known to occur within area	In buffer area only

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Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Gallinago hardwickii</u> Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Gallinago megala</u> Swinhoe's Snipe [864]		Species or species habitat known to occur within area	In buffer area only
<u>Limosa lapponica</u> Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In feature area
<u>Numenius madagascariensis</u> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
<u>Numenius phaeopus</u> Whimbrel [849]		Species or species habitat known to occur within area	In buffer area only
<u>Pluvialis fulva</u> Pacific Golden Plover [25545]		Species or species habitat known to occur within area	In buffer area only
<u>Pluvialis squatarola</u> Grey Plover [865]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
<u>Tringa brevipes</u> Grey-tailed Tattler [851]		Species or species habitat known to occur within area	In buffer area only
<u>Tringa nebularia</u> Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Xenus cinereus</u> Terek Sandpiper [59300]	Vulnerable	Species or species habitat known to occur within area	In buffer area only

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Other Matters Protected by the EPBC Act

Commonwealth Lands **[Resource Information]**

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

Commonwealth Land Name	State	Buffer Status
Unknown		
Commonwealth Land - [60205]	TAS	In buffer area only
Commonwealth Land - [60206]	TAS	In buffer area only
Commonwealth Land - [60209]	TAS	In buffer area only

Listed Marine Species **[Resource Information]**

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
<u>Actitis hypoleucos</u>			
Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
<u>Apus pacificus</u>			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
<u>Ardenna carneipes as Puffinus carneipes</u>			
Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In feature area
<u>Ardenna grisea as Puffinus griseus</u>			
Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Arenaria interpres</u>			
Ruddy Turnstone [872]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
<u>Bubulcus ibis as Ardea ibis</u>			
Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris ruficollis Red-necked Stint [860]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Charadrius bicinctus Double-banded Plover [895]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In feature area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Species or species habitat known to occur within area	In buffer area only
Charadrius ruficapillus Red-capped Plover [881]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

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Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Diomedea antipodensis gibsoni</u> as <u>Diomedea gibsoni</u> Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Diomedea epomophora</u> Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Diomedea exulans</u> Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Diomedea sanfordi</u> Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Gallinago hardwickii</u> Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
<u>Gallinago megala</u> Swinhoe's Snipe [864]		Species or species habitat known to occur within area overfly marine area	In buffer area only
<u>Haliaeetus leucogaster</u> White-bellied Sea-Eagle [943]		Breeding known to occur within area	In feature area
<u>Halobaena caerulea</u> Blue Petrel [1059]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Hirundapus caudacutus</u> White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
<u>Lathamus discolor</u> Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In feature area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Numenius phaeopus Whimbrel [849]		Species or species habitat known to occur within area	In buffer area only
Pachyptila turtur Fairy Prion [1066]		Species or species habitat known to occur within area	In feature area
Phoebastria fusca Sooty Albatross [1075]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Pluvialis fulva Pacific Golden Plover [25545]		Species or species habitat known to occur within area	In buffer area only

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Pluvialis squatarola Grey Plover [865]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In buffer area only
Stercorarius antarcticus as Catharacta skua Brown Skua [85039]		Species or species habitat may occur within area	In buffer area only
Sterna striata White-fronted Tern [799]		Foraging, feeding or related behaviour likely to occur within area	In feature area
Sternula albifrons as Sterna albifrons Little Tern [82849]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche bulleri platei as Thalassarche sp. nov. Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

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Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Thalassarche melanophris</u> Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Thalassarche salvini</u> Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Thalassarche steadi</u> White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
<u>Thinornis cucullatus as Thinornis rubricollis</u> Hooded Plover, Hooded Dotterel [87735]		Species or species habitat known to occur within area overfly marine area	In buffer area only
<u>Thinornis cucullatus cucullatus as Thinornis rubricollis rubricollis</u> Eastern Hooded Plover, Eastern Hooded Plover [90381]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In buffer area only
<u>Tringa brevipes as Heteroscelus brevipes</u> Grey-tailed Tattler [851]		Species or species habitat known to occur within area	In buffer area only
<u>Tringa nebularia</u> Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
<u>Xenus cinereus</u> Terek Sandpiper [59300]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In buffer area only
Fish			
<u>Heraldia nocturna</u> Upside-down Pipefish, Eastern Upside-down Pipefish, Eastern Upside-down Pipefish [66227]		Species or species habitat may occur within area	In buffer area only
<u>Hippocampus abdominalis</u> Big-belly Seahorse, Eastern Potbelly Seahorse, New Zealand Potbelly Seahorse [66233]		Species or species habitat may occur within area	In buffer area only

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Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Hippocampus breviceps</u> Short-head Seahorse, Short-snouted Seahorse [66235]		Species or species habitat may occur within area	In buffer area only
<u>Histiogamphelus briggsii</u> Crested Pipefish, Briggs' Crested Pipefish, Briggs' Pipefish [66242]		Species or species habitat may occur within area	In buffer area only
<u>Histiogamphelus cristatus</u> Rhino Pipefish, Macleay's Crested Pipefish, Ring-back Pipefish [66243]		Species or species habitat may occur within area	In buffer area only
<u>Hypselognathus rostratus</u> Knifesnout Pipefish, Knife-snouted Pipefish [66245]		Species or species habitat may occur within area	In buffer area only
<u>Kaupus costatus</u> Deepbody Pipefish, Deep-bodied Pipefish [66246]		Species or species habitat may occur within area	In buffer area only
<u>Kimblaeus bassensis</u> Trawl Pipefish, Bass Strait Pipefish [66247]		Species or species habitat may occur within area	In buffer area only
<u>Lissocampus caudalis</u> Australian Smooth Pipefish, Smooth Pipefish [66249]		Species or species habitat may occur within area	In buffer area only
<u>Lissocampus runa</u> Javelin Pipefish [66251]		Species or species habitat may occur within area	In buffer area only
<u>Maroubra perserrata</u> Sawtooth Pipefish [66252]		Species or species habitat may occur within area	In buffer area only
<u>Mitotichthys semistriatus</u> Halfbanded Pipefish [66261]		Species or species habitat may occur within area	In buffer area only
<u>Mitotichthys tuckeri</u> Tucker's Pipefish [66262]		Species or species habitat may occur within area	In buffer area only

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Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Notiocampus ruber</u> Red Pipefish [66265]		Species or species habitat may occur within area	In buffer area only
<u>Phyllopteryx taeniolatus</u> Common Seadragon, Weedy Seadragon [66268]		Species or species habitat may occur within area	In buffer area only
<u>Pugnaso curtirostris</u> Pugnose Pipefish, Pug-nosed Pipefish [66269]		Species or species habitat may occur within area	In buffer area only
<u>Solegnathus robustus</u> Robust Pipehorse, Robust Spiny Pipehorse [66274]		Species or species habitat may occur within area	In buffer area only
<u>Solegnathus spinosissimus</u> Spiny Pipehorse, Australian Spiny Pipehorse [66275]		Species or species habitat may occur within area	In buffer area only
<u>Stigmatopora argus</u> Spotted Pipefish, Gulf Pipefish, Peacock Pipefish [66276]		Species or species habitat may occur within area	In buffer area only
<u>Stigmatopora nigra</u> Widebody Pipefish, Wide-bodied Pipefish, Black Pipefish [66277]		Species or species habitat may occur within area	In buffer area only
<u>Stipecampus cristatus</u> Ringback Pipefish, Ring-backed Pipefish [66278]		Species or species habitat may occur within area	In buffer area only
<u>Urocampus carinirostris</u> Hairy Pipefish [66282]		Species or species habitat may occur within area	In buffer area only
<u>Vanacampus phillipi</u> Port Phillip Pipefish [66284]		Species or species habitat may occur within area	In buffer area only
<u>Vanacampus poecilolaemus</u> Longsnout Pipefish, Australian Long-snout Pipefish, Long-snouted Pipefish [66285]		Species or species habitat may occur within area	In buffer area only
Mammal			

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Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Arctocephalus forsteri</u>			
Long-nosed Fur-seal, New Zealand Fur-seal [20]		Species or species habitat may occur within area	In buffer area only
<u>Arctocephalus pusillus</u>			
Australian Fur-seal, Australo-African Fur-seal [21]		Species or species habitat likely to occur within area	In buffer area only
Reptile			
<u>Chelonia mydas</u>			
Green Turtle [1765]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Whales and Other Cetaceans			
[Resource Information]			
Current Scientific Name	Status	Type of Presence	Buffer Status
Mammal			
<u>Balaenoptera acutorostrata</u>			
Minke Whale [33]		Species or species habitat may occur within area	In buffer area only
<u>Balaenoptera musculus</u>			
Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
<u>Caperea marginata</u>			
Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area	In buffer area only
<u>Delphinus delphis</u>			
Common Dolphin, Short-beaked Common Dolphin [60]		Species or species habitat may occur within area	In buffer area only
<u>Eubalaena australis</u>			
Southern Right Whale [40]	Endangered	Species or species habitat known to occur within area	In buffer area only
<u>Globicephala macrorhynchus</u>			
Short-finned Pilot Whale [62]		Species or species habitat may occur within area	In buffer area only
<u>Grampus griseus</u>			
Risso's Dolphin, Grampus [64]		Species or species habitat may occur within area	In buffer area only

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Current Scientific Name	Status	Type of Presence	Buffer Status
Lagenorhynchus obscurus Dusky Dolphin [43]		Species or species habitat may occur within area	In buffer area only
Megaptera novaeangliae Humpback Whale [38]		Species or species habitat known to occur within area	In buffer area only
Tursiops truncatus s. str. Bottlenose Dolphin [68417]		Species or species habitat may occur within area	In buffer area only

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Five Mile Bluff	Conservation Area	TAS	In buffer area only
George Town	Conservation Area	TAS	In buffer area only
Low Head	Historic Site	TAS	In buffer area only
Low Head	Conservation Area	TAS	In buffer area only
Redbill Point	Conservation Area	TAS	In buffer area only
West Arm	Conservation Area	TAS	In buffer area only

Regional Forest Agreements	[Resource Information]
Note that all areas with completed RFAs have been included. Please see the associated resource information for specific caveats and use limitations associated with RFA boundary information.	

RFA Name	State	Buffer Status
Tasmania RFA	Tasmania	In feature area

EPBC Act Referrals					[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status	
Bell Bay Wind Farm	2024/09868		Assessment	In buffer area only	
Controlled action					
Gunns Bleached Kraft Pulp Mill, Longreach (near Bell Bay)	2005/2262	Controlled Action	Completed	In buffer area only	
Kraft Pulp Mill and ancillary chemical production and	2007/3385	Controlled Action	Post-Approval	In buffer area only	

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Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
infrastructure				
Low Head Wind Farm, TAS	2012/6450	Controlled Action	Post-Approval	In buffer area only
Tasmania Natural Gas Project - Stage 2	2001/211	Controlled Action	Post-Approval	In feature area
Not controlled action				
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
Subdivision for Residential development	2004/1823	Not Controlled Action	Completed	In feature area
Biologically Important Areas				
[Resource Information				
Scientific Name		Behaviour	Presence	Buffer Status
Seabirds				
Ardenna tenuirostris				
Short-tailed Shearwater [82652]		Foraging	Known to occur	In buffer area only
Pelagodroma marina				
White-faced Storm-petrel [1016]		Foraging	Known to occur	In buffer area only
Pelecanoides urinatrix				
Common Diving-petrel [1018]		Foraging	Known to occur	In buffer area only
Thalassarche cauta cauta				
Shy Albatross [82345]		Foraging likely	Likely to occur	In buffer area only
Sharks				
Carcharodon carcharias				
White Shark [64470]		Foraging	Known to occur	In buffer area only
Whales				
Balaenoptera musculus brevicauda				
Pygmy Blue Whale [81317]		Foraging	Likely to be present	In buffer area only

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Caveat

1 PURPOSE

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

The report contains the mapped locations of:

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

2 DISCLAIMER

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

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

3 DATA SOURCES

Threatened ecological communities

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

Threatened, migratory and marine species

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

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

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

4 LIMITATIONS

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

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

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

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

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

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

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Acknowledgements

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

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

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

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Please feel free to provide feedback via the [Contact us](#) page.

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09/07/2025, 15:52

BVD Search

Threatened Fauna Range Boundaries

**Search Point 485832E,5451219N is within the following fauna range boundaries as at Wed Jul 09 2025 15:52:40
GMT+1000 (Australian Eastern Standard Time)**

Common name	Species name	Range Class
grey goshawk	Accipiter novaehollandiae	Potential Range
chaostola skipper	Antipodia chaostola	Potential Range
wedge-tailed eagle	Aquila audax subsp. fleayi	Potential Range
spotted-tailed quoll	Dasyurus maculatus subsp. maculatus	Potential Range
eastern quoll	Dasyurus viverrinus	Potential Range
Dwarf galaxias	Galaxiella pusilla	Potential Range
white-bellied sea-eagle	Haliaeetus leucogaster	Potential Range
swift parrot	Lathamus discolor	N and W Potential range
striped marsh frog	Limnodynastes peroni	Potential Range
green and golden frog	Litoria raniformis	Core Range
green and golden frog	Litoria raniformis	Potential Range
blue wing parrot	Neophema chrysostoma	Potential Range
eastern barred bandicoot	Perameles gunnii	Potential Range
eastern barred bandicoot	Perameles gunnii	Core Range
australian grayling	Prototroctes maraena	Potential Range
glossy grass skink	Pseudemoia rawlinsoni	Core Range
glossy grass skink	Pseudemoia rawlinsoni	Potential Range
new holland mouse	Pseudomys novaehollandiae	Potential Range
tasmanian devil	Sarcophilus harrisii	Potential Range
masked owl	Tyto novaehollandiae	Potential Range
masked owl	Tyto novaehollandiae	Core Range

Showing 1 to 21 of 21 entries

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BVD Search

Threatened Fauna Records

Fauna Records within 5000m of 485832E,5451219N

NVA Data Currency: 9/7/2025 (7am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Pseudemoia rawlinsoni	glossy grass skink	5	486362	5453858	2692	Sighting	2007-12-28	Present	dpiw-fauna	NVA
Litoria raniformis	green and gold frog	0	483811	5453186	2820	Audible	2008-12-02	Present	frogmon	NVA
Litoria raniformis	green and gold frog	0	483811	5453186	2820	Audible	2008-12-03	Present	frogmon	NVA
Litoria raniformis	green and gold frog	0	483811	5453186	2820	Audible	2008-12-19	Present	frogmon	NVA
Litoria raniformis	green and gold frog	0	483811	5453186	2820	Audible	2009-01-19	Present	frogmon	NVA
Litoria raniformis	green and gold frog	0	483811	5453186	2820	Audible	2009-01-20	Present	frogmon	NVA
Tyto novaehollandiae	masked owl	100	486012	5448284	2941	Sighting	1949-12-31	Present	fpaf	NVA
Litoria raniformis	green and gold frog	100	486394	5451888	874	Sighting	2008-08-01	Present	dpiw-fauna	NVA
Litoria raniformis	green and gold frog	100	483779	5453290	2916	Sighting	2009-03-06	Present	dpiw-fauna	NVA
Haliaeetus leucogaster	white-bellied sea-eagle	10	484058	5447632	4002	Nest	2014-02-17	Present	rnd 2127	NVA
Haliaeetus leucogaster	white-bellied sea-eagle	10	484057	5447636	3999	Nest	2017-01-01	Present	rnd 2567	NVA
Litoria raniformis	green and gold frog	100	483414	5454002	3687	Sighting	2018-12-06	Present	bwpo	NVA
Sarcophilus harrisii	tasmanian devil	100	483407	5453996	3687	Den	2014-05-13	Present	bwpo	NVA
Litoria raniformis	green and gold frog	200	483870	5453161	2761	Sighting	2021-05-03	Present	bwpo	NVA
Litoria raniformis	green and gold frog	20	483923	5447874	3851	Sighting	2021-10-15	Present	dpiw-fauna	NVA
Sarcophilus harrisii	tasmanian devil	10	483449	5453999	3662	Den	2021-07-26	Present	bwpo	NVA
Litoria raniformis	green and gold frog	500	484482	5453611	2747	Sighting	2022-01-07	Present	bwpo	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	20	486406	5453100	1967	Nest	2022-06-17	Present	rnd 3086	NVA

https://www.fpa.tas.gov.au/BVD/BVD_NVA.html

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BVD Search

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Eagle sp.	Eagle	10	490168	5451155	4336	Nest	2022-06-17	Present	rnd 3087	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	10	487051	5452766	1970	Nest	2022-10-23	Present	rnd 3118	NVA
Litoria raniformis	green and gold frog	100	483477	5453762	3466	Sighting	2022-03-15	Present	inat	NVA
Sarcophilus harrisii	tasmanian devil	5	490383	5450179	4668	Den	2022-11-16	Present	endy_obs	NVA
Sarcophilus harrisii	tasmanian devil	5	490401	5449795	4786	Den	2022-11-16	Present	endy_obs	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	10	485986	5446842	4380	Nest	2024-02-14	Present	rnd 3289	NVA
Litoria raniformis	green and gold frog	50	485546	5451456	371	Sighting	2024-04-15	Present	dpiw-fauna	NVA
Litoria raniformis	green and gold frog	20	483205	5450123	2846	Audible	2022-11-08	Present	am_fidu	NVA
Litoria raniformis	green and gold frog	4	483446	5453745	3475	Sighting	2023-12-09	Present	inat	NVA
Litoria raniformis	green and gold frog	10	483448	5453769	3491	Sighting	2024-02-03	Present	inat	NVA
Litoria raniformis	green and gold frog	100	483811	5453294	2897	Sighting	2025-01-26	Present	inat	NVA

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BVD Search

Summary of Threatened Flora Species in Search

Species name	Common name
Chorizandra enodis	black bristlesedge
Pomaderris paniculosa subsp. paralia	shining dogwood
Euphrasia scabra	yellow eyebright
Phyllangium divergens	wiry mitrewort
Acacia ulicifolia	juniper wattle
Phyllangium distylis	tiny mitrewort
Spyridium parvifolium var. parvifolium	coast dustymiller
Limonium australe var. australe	yellow sea-lavender
Bolboschoenus caldwellii	sea clubsedge
Carex gunniana	mountain sedge
Gratiola pubescens	hairy brooklime
Thelymitra antennifera	rabbit ears
Scutellaria humilis	dwarf skullcap
Ranunculus pumilio var. pumilio	ferny buttercup
Aphelia gracilis	slender fanwort
Caladenia lindleyana	lindleys spider-orchid
Caladenia patersonii	patersons spider-orchid
Stylidium despectum	small triggerplant
Stylidium perpusillum	tiny triggerplant
Microtidium atratum	yellow onion-orchid
Pultenaea mollis	soft bushpea
Siloxerus multiflorus	small wrinklewort
Tetralthea ciliata	northern pinkbells
Asperula minima	moosy woodruff
Lythrum salicaria	purple loosestrife
Pterostylis cucullata subsp. cucullata	leafy greenhood

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BVD Search

Threatened Flora Records

Flora Records within 2000m of 485832E, 5451219N

NVA Data Currency: 9/7/2025 (7am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
Chorizandra enodis	black bristlesedge	100	484212	5451833	1732	Sighting	2001-09-02	Present	NVA
Chorizandra enodis	black bristlesedge	100	484312	5451533	1552	Sighting	2001-09-02	Present	NVA
Chorizandra enodis	black bristlesedge	100	484712	5451233	1120	Sighting	2001-09-02	Present	NVA
Caladenia patersonii	patersons spider-orchid	100	485512	5451483	415	Sighting	1943-10-01	Present	NVA
Microtidium atratum	yellow onion-orchid	2000	486112	5453183	1984	Sighting	1961-11-11	Present	NVA
Caladenia patersonii	patersons spider-orchid	5000	485612	5450183	1059	Sighting	1804-10-31	Present	NVA
Caladenia patersonii	patersons spider-orchid	5000	485612	5450183	1059	Sighting	1952-11-30	Present	NVA
Caladenia patersonii	patersons spider-orchid	5000	485612	5450183	1059	Sighting	1837-11-12	Present	NVA
Chorizandra enodis	black bristlesedge	10	486914	5451940	1300	Sighting	2007-02-26	Present	NVA
Chorizandra enodis	black bristlesedge	10	487398	5452448	1991	Sighting	2007-02-26	Present	NVA
Chorizandra enodis	black bristlesedge	10	487377	5452450	1975	Sighting	2007-02-26	Present	NVA
Pomaderris paniculosa subsp. paralia	shining dogwood	10	487439	5452303	1938	Sighting	2007-02-26	Present	NVA
Euphrasia scabra	yellow eyebright	5000	485611	5449683	1552	Sighting	1836-12-31	Present	NVA
Chorizandra enodis	black bristlesedge	5	484675	5450509	1357	Sighting	2002-05-10	Present	NVA
Chorizandra enodis	black bristlesedge	5	484757	5450323	1399	Sighting	2002-05-10	Present	NVA
Chorizandra enodis	black bristlesedge	5	484798	5450481	1270	Sighting	2002-05-10	Present	NVA
Chorizandra enodis	black bristlesedge	5	484839	5450457	1252	Sighting	2002-05-10	Present	NVA
Aphelia gracilis	slender fanwort	10	487222	5452079	1635	Sighting	2016-11-23	Present	NVA
Phyllangium divergens	wiry mitrewort	10	487495	5451951	1817	Sighting	2016-11-23	Present	NVA

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Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
Chorizandra enodis	black bristlesedge	10	484316	5451439	1532	Sighting	2016-10-13	Present	NVA
Acacia ulicifolia	juniper wattle	2000	484604	5450126	1644	Sighting	1961-09-01	Present	NVA
Acacia ulicifolia	juniper wattle	2000	484604	5450126	1644	Sighting	1961-09-01	Present	NVA
Acacia ulicifolia	juniper wattle	2000	484604	5450126	1644	Sighting	1961-09-01	Present	NVA
Phyllangium distylis	tiny mitrewort	2000	484604	5450126	1644	Sighting	1893-10-14	Present	NVA
Spyridium parvifolium var. parvifolium	coast dustymiller	2000	484604	5450126	1644	Sighting	1979-08-05	Present	NVA
Spyridium parvifolium var. parvifolium	coast dustymiller	2000	484604	5450126	1644	Sighting	1979-08-05	Present	NVA
Limonium australe var. australe	yellow sea-lavender	10000	484607	5450126	1642	Specimen	1848-10-31	Present	NVA
Chorizandra enodis	black bristlesedge	5	484828	5450441	1270	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484737	5450492	1314	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484746	5450487	1310	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484764	5450477	1300	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484712	5450507	1327	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484705	5450514	1329	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484700	5450516	1333	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484695	5450520	1335	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484502	5451117	1334	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484509	5451119	1327	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484517	5451122	1319	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484523	5451125	1312	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484529	5451130	1306	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484538	5451134	1297	Sighting	2022-08-03	Present	NVA

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Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
Chorizandra enodis	black bristlesedge	5	484548	5451137	1287	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484554	5451142	1280	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484562	5451147	1272	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484570	5451152	1264	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484585	5451159	1248	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484589	5451162	1244	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484594	5451164	1239	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484601	5451168	1232	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484614	5451175	1219	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484623	5451177	1210	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484633	5451183	1200	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484642	5451187	1190	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484654	5451194	1178	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484661	5451196	1171	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484671	5451202	1161	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484681	5451206	1151	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484693	5451211	1139	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484699	5451213	1133	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484713	5451222	1119	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484693	5451188	1139	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484668	5451177	1165	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484651	5451169	1182	Sighting	2022-08-03	Present	NVA

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Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
Chorizandra enodis	black bristlesedge	5	484644	5451167	1189	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484615	5451153	1219	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484605	5451146	1229	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484599	5451143	1235	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484592	5451145	1242	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484584	5451142	1250	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484575	5451137	1260	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484567	5451133	1268	Sighting	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	5	484556	5451124	1280	Sighting	2022-08-03	Present	NVA
Pultenaea mollis	soft bushpea	5	484885	5450126	1446	Type Locality	1841-11-16	Present	NVA
Phyllangium distylis	tiny mitrewort	10000	484885	5450126	1446	Specimen	1844-10-21	Present	NVA
Caladenia patersonii	patersons spider-orchid	10000	484608	5450126	1641	Specimen	1842-09-29	Present	NVA
Acacia ulicifolia	juniper wattle	25000	484608	5450126	1641	Specimen	1848-12-30	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	25000	484608	5450126	1641	Specimen	1850-10-30	Present	NVA
Carex gunniana	mountain sedge	10000	484608	5450126	1641	Specimen	1886-11-29	Present	NVA
Gratiola pubescens	hairy brooklime	10000	484608	5450126	1641	Specimen		Present	NVA
Chorizandra enodis	black bristlesedge	10000	485724	5450128	1096	Specimen	1843-10-22	Present	NVA
Caladenia patersonii	patersons spider-orchid	10000	484885	5450126	1446	Specimen	1842-10-20	Present	NVA
Caladenia patersonii	patersons spider-orchid	10000	484885	5450126	1446	Specimen	1842-09-29	Present	NVA
Caladenia patersonii	patersons spider-orchid	10000	484885	5450126	1446	Specimen	1842-11-18	Present	NVA
Asperula minima	mossy woodruff	2000	484885	5450126	1446	Specimen	1842-11-19	Present	NVA
Acacia ulicifolia	juniper wattle	10000	484885	5450126	1446	Specimen	1844-09-29	Present	NVA
Thelymitra antennifer	rabbit ears	10000	484885	5450126	1446	Specimen	1929-11-29	Present	NVA

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Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
Thelymitra antennifera	rabbit ears	10000	484885	5450126	1446	Specimen	1843-09-29	Present	NVA
Thelymitra antennifera	rabbit ears	10000	484885	5450126	1446	Specimen	1843-10-22	Present	NVA
Scutellaria humilis	dwarf skullcap	10000	484885	5450126	1446	Specimen	1842-12-30	Present	NVA
Ranunculus pumilio var. pumilio	fern buttercup	25000	484608	5450126	1641	Specimen	1850-10-30	Present	NVA
Aphelia gracilis	slender fanwort	5000	485611	5449682	1553	Specimen	1955-12-14	Present	NVA
Chorizandra enodis	black bristlesedge	3000	485611	5449682	1553	Specimen	1893-10-31	Present	NVA
Chorizandra enodis	black bristlesedge	3000	485611	5449682	1553	Specimen	1894-10-31	Present	NVA
Asperula minima	moosy woodruff	3000	485611	5449682	1553	Specimen	1961-12-31	Present	NVA
Acacia ulicifolia	juniper wattle	3000	485611	5449682	1553	Specimen	1961-09-01	Present	NVA
Acacia ulicifolia	juniper wattle	3000	485611	5449682	1553	Specimen	1844-10-21	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	3000	485611	5449682	1553	Specimen	1910-12-31	Present	NVA
Caladenia lindleyana	lindleys spider-orchid	3000	485611	5449682	1553	Specimen	1842-09-30	Present	NVA
Caladenia patersonii	patersons spider-orchid	3000	485611	5449682	1553	Specimen	1959-10-23	Present	NVA
Stylidium perpusillum	tiny triggerplant	3000	486116	5450296	966	Specimen	1860-12-31	Present	NVA
Stylidium despectum	small triggerplant	3000	486116	5450296	966	Specimen	1895-12-31	Present	NVA
Stylidium perpusillum	tiny triggerplant	3000	486116	5450296	966	Specimen	1895-12-31	Present	NVA
Thelymitra antennifera	rabbit ears	3000	485611	5449682	1553	Specimen	1899-12-31	Present	NVA
Microtidium atratum	yellow onion-orchid	3000	485611	5449682	1553	Specimen	1893-09-30	Present	NVA
Microtidium atratum	yellow onion-orchid	100	486662	5452383	1430	Specimen	1961-11-11	Present	NVA
Acacia ulicifolia	juniper wattle	10000	486002	5451979	779	Specimen	1976-09-18	Present	NVA
Pterostylis cucullata subsp. cucullata	leafy greenhood	3000	485611	5449682	1553	Specimen	1844-10-22	Present	NVA
Pultenaea mollis	soft bushpea	3000	485611	5449682	1553	Specimen	1842-10-20	Present	NVA

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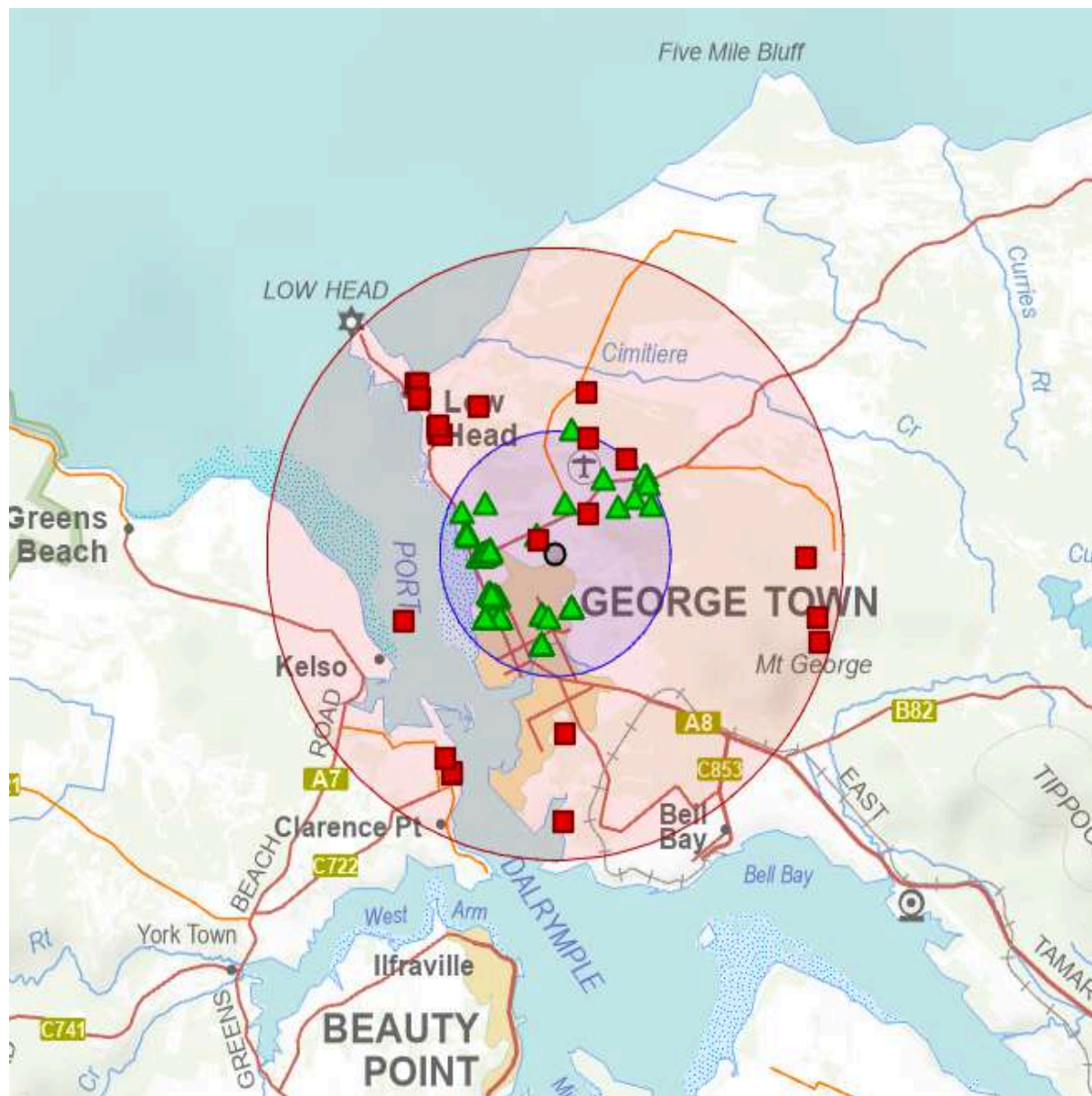
Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
Pultenaea mollis	soft bushpea	3000	485611	5449682	1553	Specimen	1841-12-05	Present	NVA
Siloxerus multiflorus	small wrinklewort	3000	485611	5449682	1553	Specimen	1897-11-30	Present	NVA
Tetradlea ciliata	northern pinkbells	3000	485611	5449682	1553	Specimen	1844-10-19	Present	NVA
Thelymitra antennifera	rabbit ears	3000	485611	5449682	1553	Specimen	1911-12-31	Present	NVA
Thelymitra antennifera	rabbit ears	3000	485611	5449682	1553	Specimen	1895-12-31	Present	NVA
Thelymitra antennifera	rabbit ears	3000	485611	5449682	1553	Specimen	1843-10-23	Present	NVA
Thelymitra antennifera	rabbit ears	3000	485611	5449682	1553	Specimen	1899-12-31	Present	NVA
Thelymitra antennifera	rabbit ears	3000	485611	5449682	1553	Specimen	1843-09-30	Present	NVA
Asperula minima	mossy woodruff	3000	486116	5450296	966	Specimen	1842-11-20	Present	NVA
Acacia ulicifolia	juniper wattle	1000	484601	5451976	1445	Specimen	1976-09-18	Present	NVA
Chorizandra enodis	black bristlesedge	100	484312	5451483	1543	Specimen	2001-06-28	Present	NVA
Chorizandra enodis	black bristlesedge	100	484611	5451182	1222	Specimen	2001-06-28	Present	NVA
Lythrum salicaria	purple loosestrife	3000	486116	5450296	966	Specimen	1910-12-31	Present	NVA
Pterostylis cucullata subsp. cucullata	leafy greenhood	3000	486116	5450296	966	Specimen	1844-10-22	Present	NVA
Chorizandra enodis	black bristlesedge	50	484696	5451205	1136	Specimen	2022-08-03	Present	NVA
Chorizandra enodis	black bristlesedge	50	484744	5450496	1306	Specimen	2022-08-03	Present	NVA

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COLLECTIVE
CONSULTING



INFRASTRUCTURE REPORT

DECEMBER 2025

PREPARED FOR

**WOOLCOTT LAND SERVICES –
1 STONEHOUSE STREET,
GEORGE TOWN**

George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
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Engineering a future of possibilities.

DOCUMENT TRANSMITTAL

RECORD OF ISSUE

Issue	Reason	Version	Date	Prepared By	Approved By
01	Amendment and Development Approval	01	11/12/2025	JTA	

RECORD OF ISSUE

Company	Name & Address	Contact	Copies
Woolcott Land Services	Michelle Schleiger 10 Goodman Court Invermay TAS 7248	Ph: 03 6332 3760 E: michelle@woolcott.au	1

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Engineering a future of possibilities.

1. INTRODUCTION

This infrastructure services report has been prepared to provide supplementary information to the planning authority for the purpose of assessing and approving the planned development.

The proposal is for a rezoning of a portion of land zoned future residential to general residential and a 20 lot residential subdivision at 1 Stonehouse Street, George Town (CT: 143259/2).



Figure 1 – Location Plan

This report details the demand for water and sewer infrastructure services, as well as stormwater management for the development.

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Engineering a future of possibilities.

2. WATER INFRASTRUCTURE

2.1. Water Introduction

This report should be read in conjunction with the development application drawings prepared by Collective Consulting, project number 256025 (Appendix A).

The existing lot is currently un-serviced however there is a 100mm asbestos cement water ring main that runs along the southern side of Stonehouse Street as well as a 200mm asbestos cement water main running along the eastern side of Arnold Street.

There are 6 fire plugs connected to the 100mm water main in Stonehouse Street roughly spaced at 70m apart

2.2. Demand / Sizing

TasWater's supplement to Water Supply Code of Australia (WSA-03) specifies two methods to determine the required flow rate of a development depending on the number of equivalent tenements.

For developments under 100 ET, the probable simultaneous Demand (PSD) method, outlined in AS3500.1 Plumbing and Drainage – Part 1: Water Services, should be used.

Appendix A of TasWater's supplement to WSA-03 provides equivalent tenements (ET) for various residential, commercial and industrial developments. The supplement states 1 ET per lot for residential lots. This development has 20 lots.

The probable simultaneous flow rate for varying ET's (or dwellings) can be found in Table 3.2.3 of AS3500.1. For developments of 20 ET, a minimum flow rate of 2.64 L/s should be used. A residual pressure of 350kPa is required at the connection.

The existing fire plugs can service the proposed development.

2.3. Sizing

Given each lot will be a standard residential lot under 1500m², a 20mm water connection and water meter for each lot serviced off the 100mm main in Stonehouse Street will be sufficient for this development.

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3. SEWER INFRASTRUCTURE

3.1. Sewer Introduction

This report should be read in conjunction with the development application drawings prepared by Collective Consulting, project number 256025 (Appendix A).

The existing lot is not serviced by TasWater's infrastructure. An existing DN150 uPVC sewer main runs along the southern boundary of the properties fronting the southern side of Stonehouse Street which crosses Dudley, Curran and Rose Avenues which can service this development.

The existing down stream network splits along the eastern boundary of Port Dalrymple School with some of the flow going through the school and the rest travelling in a main on the south side of the school. The two sub-networks rejoin near the intersection of Main Road and Macquarie Street.

3.2. Demand

Water Services Association of Australia – Sewerage Code of Australia (WSA 02) specifies the method to determine the average flow and peak flow of a development.

- The average dry weather flow (ADWF) = $0.0021 \times EP$ and
- Peak dry weather flow (PDWF) = $d \times ADWF$
- EP = Equivalent population = $ET \times 3.5$

Appendix A of TasWater's supplement to WSA-03 provides equivalent tenements (ET) for various residential, commercial and industrial developments. The supplement states 1ET's per lot for residential lots. This development has 20 lots.

Based on ET of 20,

- $EP = 3.5 \times 20 = 70$
- $ADWF = 0.0021 \times 70 = 0.147 \text{ L/s}$

From Appendix C of WSA 02

- $d = 0.01(\log A)^4 - 0.19(\log A)^3 + 1.4(\log A)^2 - 4.66\log A + 7.57$, where A is the land area.
- $A = 10,650\text{m}^2$
- $d = 7.44$
- $PDWF = 7.44 \times 0.147 = 1.09 \text{ L/s}$

3.3. Sizing

For sewer lines on gradients of 1.0% or steeper, the maximum ET for a DN150 is 275. Thus, a DN150 sewer pipe is sufficient to service this development. A new reticulated sewer network will be constructed on the northern side of the new lots to allow for further development of the balance lot.



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4. STORMWATER MANAGEMENT

4.1. Stormwater Introduction

This report should be read in conjunction with the Development Application drawings prepared by Collective Consulting project number, 256025 (Appendix A).

The stormwater drainage system on the development application documents in Appendix A, has been prepared with reference to the State Stormwater Strategy and the Tasmanian Planning Scheme – George Town. The purpose of this report is to supplement the afore mentioned documents to show compliance with the council and state policies and to ensure that the councils' downstream infrastructure and adjacent properties will not be negatively affected by the development.

4.1.1. Design Storm Events and Climate Effects

- Major Design Storm Event, 1% AEP
- Minor Design Storm Event, 20% AEP
- Climate Change Allowance as per AR&R scenario RCP 8.5 for the year 2090 equating to 16.3% increase in rainfall.

4.1.2. Stormwater Quality Targets

This development does not meet any of the exemptions stated within the Stormwater Strategy. As such the following Stormwater Quality Targets are allowed for: -

- 90% reduction in the average annual load of litter/gross pollutants based on typical urban stormwater concentrations; AND
- 80% reduction in the average annual load of total suspended solids (TSS) based on typical urban stormwater TSS concentrations; AND
- 45% reduction in the average annual load of total phosphorus (TP) based on typical urban stormwater TP concentrations; AND
- 45% reduction in the average annual load of total nitrogen (TN) based on typical urban stormwater TN concentrations.

4.2. Pre-development Hydrology

The existing property is a 44,345m² grassland site on the edge of a suburban area. The site in its predevelopment state consists of grasslands, shrubs and trees. The existing topography has a time of concentration of approximately 15 minutes. The existing lot has an overland flow path to the south west at the intersection of Arnold and Stonehouse Streets.

Stonehouse Street has an underground stormwater network including side entry pits on both sides of the road and a pipe network on the southern side of the road.

4.3. Post Development Stormwater Runoff

All lots with discharge into the underground network within Stonehouse Street via a reticulated stormwater system. The reticulated stormwater system will be set at the northern side of the lots to allow for future development of the balance lot. It is recommended that a drainage easement be provided within lot 14 to allow for overland flow from any future development.

4.4. Stormwater Treatment

Along with stormwater volume management, stormwater quality management through treatments is an essential part of the stormwater design. Each development relies on the networks of stormwater infrastructure downstream to manage the runoff impacts. Effective water quality treatments as the source collection points are essential in improving water quality and minimising the potential harm caused to waterways, estuaries and the ocean environments.

Stormwater treatment is achieved through Water Sensitive Urban Design (WSUD). WSUD is as the integration of urban planning with the management, protection, and conservation of the urban water cycle, that ensures urban water management is sensitive to natural hydrological and ecological processes. The Environmental Protection Authority Tasmania (EPATAS) has prepared the State Stormwater Strategy (2010) which state the minimum stormwater quality targets as listed in 4.1.2 Stormwater Quality Targets.

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There is minimal hardstand areas associated with this development with the entire development serviced off the existing road network. As such stormwater treatment is not required for this development.

4.5. Stormwater Summary

Stormwater runoff for the new lots will be captured within a reticulate system before discharging into the existing underground network. Easements will be placed over new infrastructure.

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5. APPENDICES

5.1. Appendix A – Collective Consulting Drawings 256025-C

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CLIENT / SURVEYOR:
USAM HOLDINGS / WOOLCOTT LAND SERVICES

PROJECT DETAILS:
**20 LOT SUBDIVISION AND REZONE
STONEHOUSE STREET, GEORGETOWN**

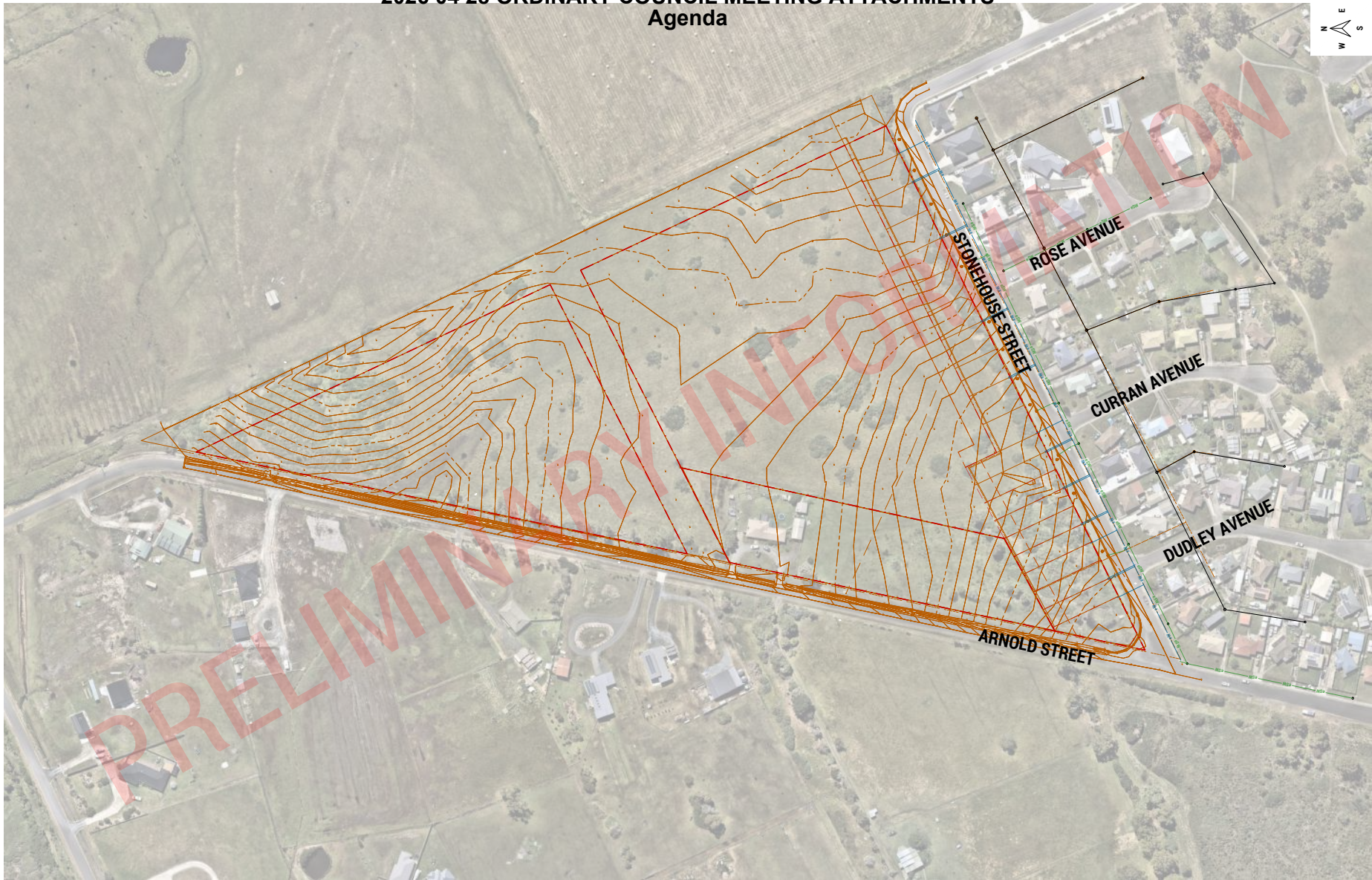
PROJECT No:
256025

DISCIPLINE:
CIVIL

DRAWINGS:
COV-C - CIVIL COVER SHEET
C011 - OVERALL SITE PLAN
C101 - EXISTING SITE / DEMOLITION PLAN
C501 - INFRASTRUCTURE PLAN

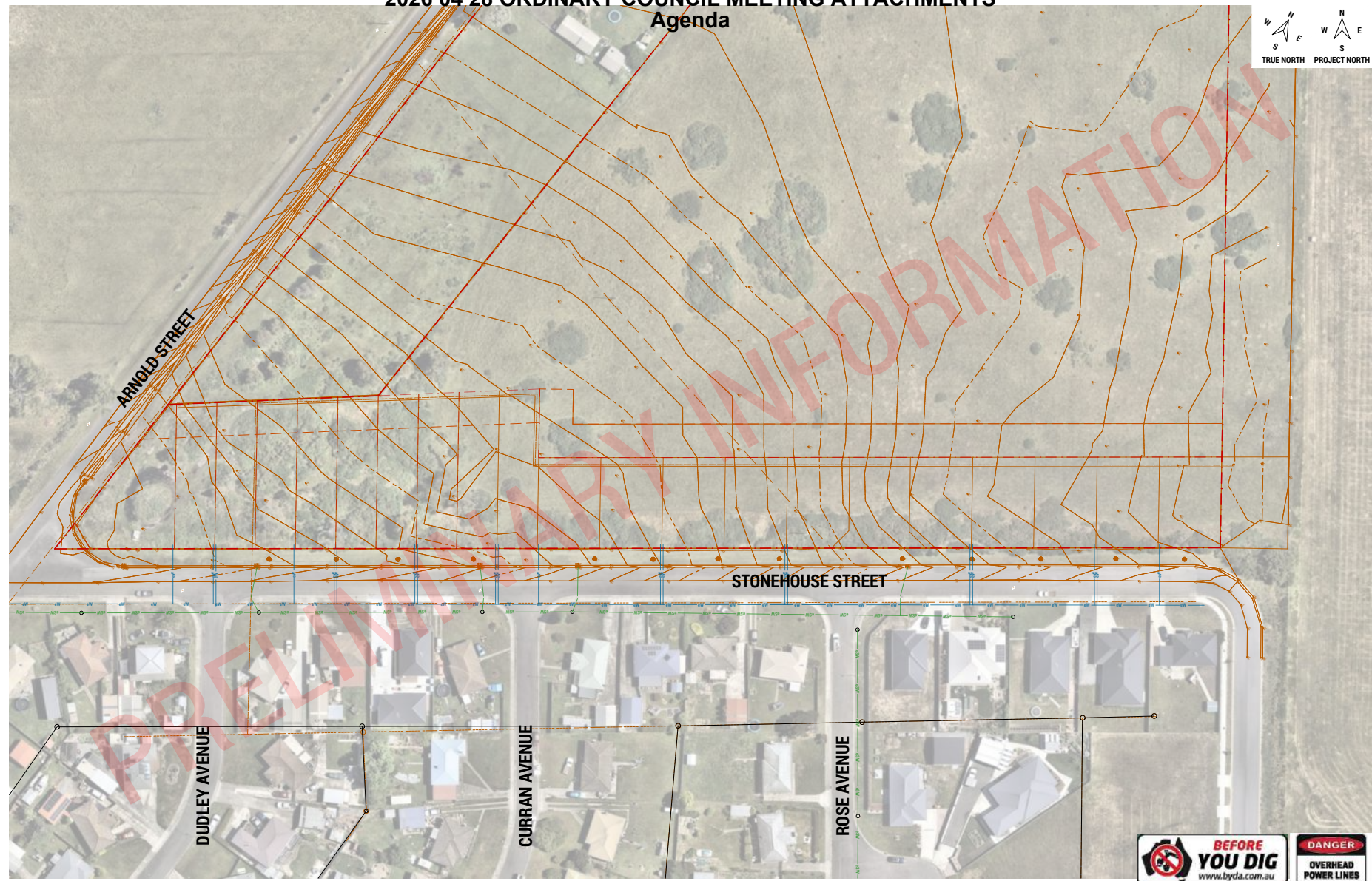
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A	DEVELOPMENT APPROVAL	JTA	11-12-25	DESIGN BY:	DESIGN CHECK:	DRAWN BY:	DRAFT CHECK:	CERTIFIER:	SCALE @ A1:	PROJECT No:	DRAWING No:	REVISION:
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:	JTA	-	-	-	-	-	256025	COV-C	A

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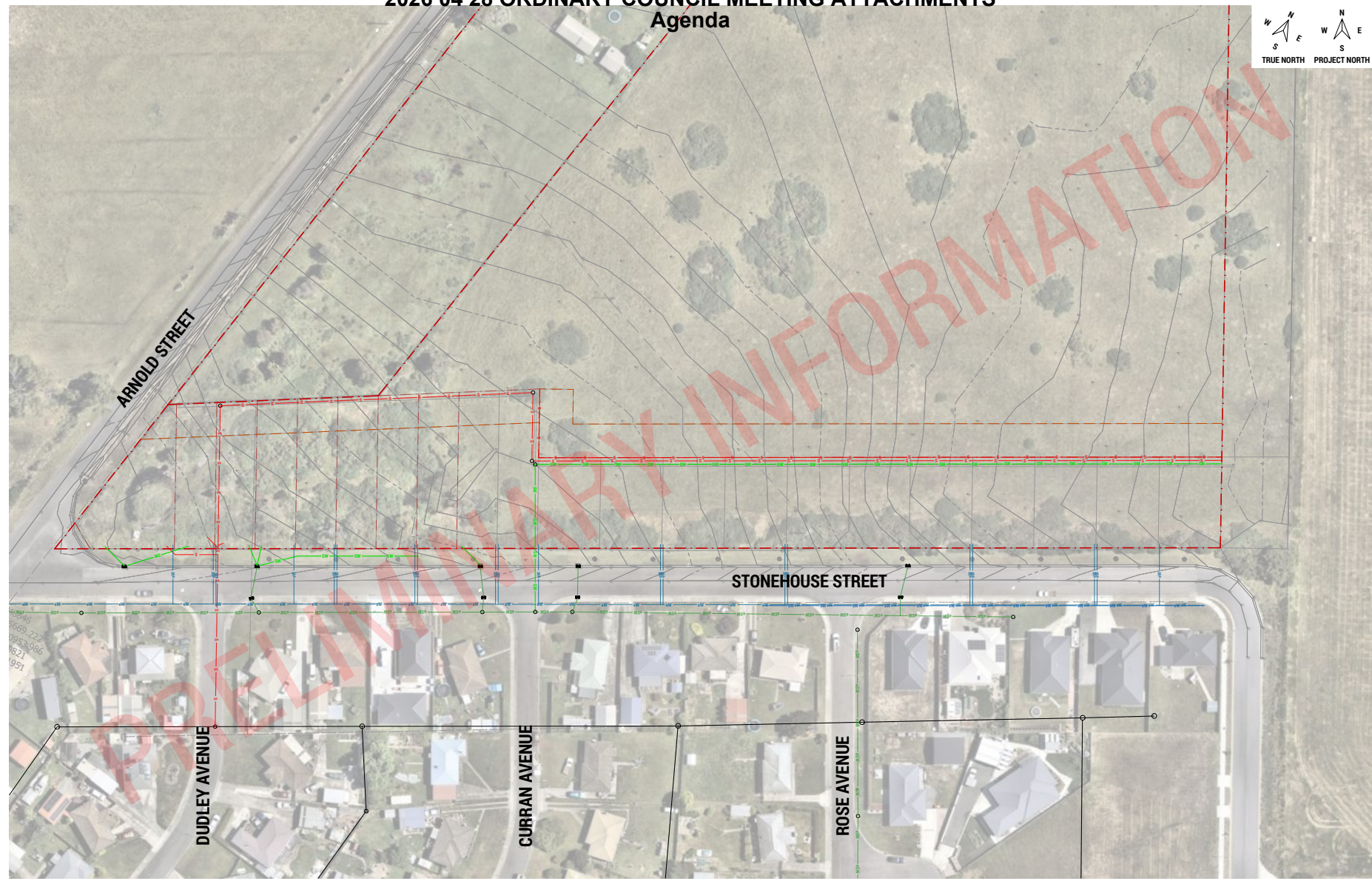
				COLLECTIVE CONSULTING DISCLAIMER: 1. THIS DRAWING HAS BEEN PROVIDED FOR THE NAMED CLIENT AND FOR USE OF THIS PROJECT ONLY, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. 2. THESE DRAWINGS MUST BE APPROVED BY COUNCIL, TOWNMAYOR AND ANY OTHER RELEVANT AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION. 3. THE RECIPIENT IS RESPONSIBLE FOR ENSURING THAT THEY REVIEW THE STATUS OF THIS DRAWING, AND IN RECEIPT OF THE CURRENT REVISION PRIOR TO USE. 4. INFORMATION PROVIDED WITHIN THIS DOCUMENT HAS BEEN PROVIDED UNDER COLLECTIVE CONSULTING'S TERMS OF ENGAGEMENT. BY ACCEPTING OR USING THE INFORMATION WITHIN THIS DOCUMENT YOU HAVE ACCEPTED THE TERMS OF ENGAGEMENT. TERMS CAN BE VIEWED AT: WWW.COLLECTIVECONSULTING.COM.AU/TERMSOFTHEENGAGEMENT 5. DO NOT SCALE DRAWINGS. COLLECTIVE CONSULTING IS NOT RESPONSIBLE FOR THE DIMENSIONING AND SETTING OUT OF COMPONENTS WITHIN THESE PROJECT DOCUMENTS.				 #info@collectiveconsulting.com.au Level 1, 10-14 Midland Street, Launceston TAS 7250 +61 8 6334 0876 www.collectiveconsulting.com.au				CLIENT / SURVEYOR: USAM HOLDINGS / WOOLCOTT LAND SERVICES				PROJECT DETAILS: 20 LOT SUBDIVISION AND REZONE STONEHOUSE STREET, GEORGE TOWN				DRAWING TITLE: OVERALL SITE PLAN															
A	DEVELOPMENT APPROVAL			JTA	11-12-25																														
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A	DEVELOPMENT APPROVAL	JTA	11-12-25							DESIGN BY: JTA		DESIGN CHECK: -		DRAWN BY: -		DRAFT CHECK: -		CERTIFIER: -		SCALE @ A1: 1:500		PROJECT No: 256025		DRAWING No: C101		REVISION: A	
REV: ISSUED FOR / DESCRIPTION:		BY: DATE:																									

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A	DEVELOPMENT APPROVAL	JTA	11-12-25	DESIGN BY:	DESIGN CHECK:	DRAWN BY:	DRAFT CHECK:	CERTIFIER:	SCALE @ A1:	PROJECT No:	DRAWING No:	REVISION:			
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:	JTA	-	-	-	-	1:500	256025	C501	A			

January 2026

BUSHFIRE HAZARD REPORT

23 lot Subdivision (2 road lots)
1 Stonehouse Street, George Town.



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Job Number: L240128

Prepared by: Geoff McGregor (geoff@woolcott.au)
Bushfire Hazard Practitioner BFP-176

Rev.no	Description	Date
1		19 December 2025
2		19 December 2025
3	Final	12 January 2026

References

Director of Building Control - Tasmanian Government, 2021. *Director's Determination - Bushfire Hazard Areas*, s.l.: Department of Justice.

Standards Australia Committee FP-020, 2018. *AS 3959:2018 Construction of buildings in bushfire prone areas*, s.l.: Standards Australia Limited 2018.

Tasmanian Planning Commission, 2024. *Tasmanian Planning Scheme - State Planning Provisions*, s.l.: Tasmanian Planning Commission.

Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

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Executive Summary

This report has been prepared for Shane Musu for the development of a 23-lot subdivision with 2 road lots at 1 Stonehouse Street, Georgetown, all lots will be developed as vacant land ready for future residential dwellings. Access will be from standard vehicular crossings from Stonehouse Street, which is a sealed, Council-maintained Road. The site is within the Bushfire-prone areas overlay of the Tasmanian Planning Scheme – George Town Council. A bushfire event at this site or within the immediate area is likely to impact any buildings at this location. A bushfire hazard management plan has been prepared and is provided as an appendix to this report. The plan sets out the owner's responsibilities to maintain and managed areas for each lot, taking into consideration the relevant requirements under Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas.

Signed

A black rectangular box redacting the signature of Geoff McGregor.

Author: Geoff McGregor

Accreditation No: BFP 176

1. Introduction

A bushfire assessment is a process of analysing information about the potential impacts that a proposed development is likely to have in a bushfire hazard scenario.

A 'bushfire-prone area' is an area where a bushfire event is likely to occur that may result in significant adverse impact on buildings and life. In Tasmania, all local councils have a Planning Scheme overlay map that identifies bushfire-prone areas. Subdivision within a bushfire-prone area triggers an assessment under the provisions of the Bushfire-prone Areas Code of the planning scheme. The assessment requires a Bushfire Hazard Management Plan (BHMP) to be provided as part of the application.

The bushfire assessment will determine the Bushfire Attack Level (BAL) for the proposed lots. This measures the possible exposure of a building to bushfire hazards. The BAL is assessed in accordance with Australian Standard AS 3959-2018 construction of buildings in bushfire-prone areas.

The assessment has been undertaken in accordance with C13.0 Bushfire-Prone Areas Code to accompany a subdivision application under the Tasmanian Planning Scheme – George Town.

It is also required to understand the fuel management requirements for the subject site and to demonstrate that future buildings on the proposed lot can be constructed to a minimum of BAL19 under the Tasmanian Planning Scheme.

This Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) has been prepared in support of a proposed subdivision.

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2. Subject site

2.1 Site details

Property address	1 Stonehouse Street, George Town TAS 7253
Property ID (PID)	2601109
Certificate of title references	143259/2
Property Owners	SHANE MUSU
Existing Use	Vacant
Zoning	Future Urban
Municipality	George Town Council
Planning Scheme	Tasmanian Planning Scheme – George Town
Identified on a Bushfire Overlay Map	Yes
Proposal	Re-zone and 23 Lot Subdivision, (2 road lots)
Water Supply	Reticulated water supply
Vehicular Access	Stonehouse Street

2.2 Site description and context

The subject site is vacant land located on the northern end of George Town with a combined area of 6.515 hectares; the title is split in 2 by an unformed road reserve with the portion to the north remaining unaffected by the subdivision. The portion to the south that has frontage to Stonehouse Street a council-maintained road will house the proposed subdivision. The site is serviced with reticulated water supply. The site is zoned Future Urban with part of the site to be re-zoned to General Residential.



Figure 1 Aerial view of the subject site

The site is zoned Future Urban (with a portion to be rezoned General Residential)

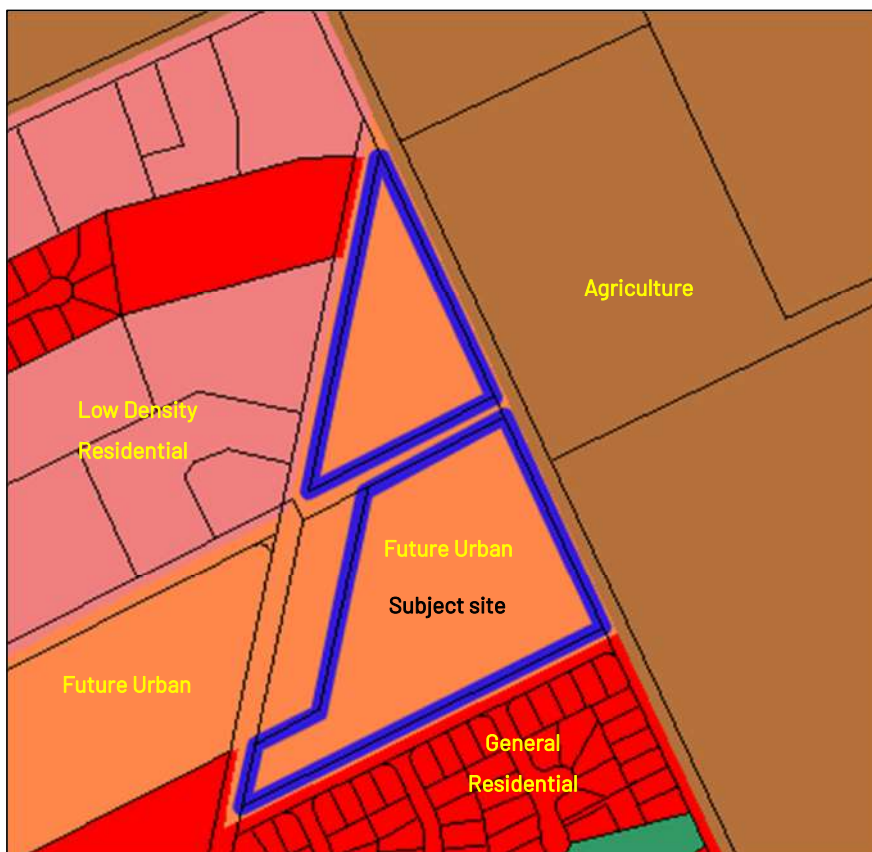


Figure 1 Zoning of surrounding area and the subject site (Source: LIST)

4.2 Effective slope analysis

Figure 5 shows the slope of the land under the classified vegetation; the land has a downslope to the west of 1 degree and is upslope to the north and east.

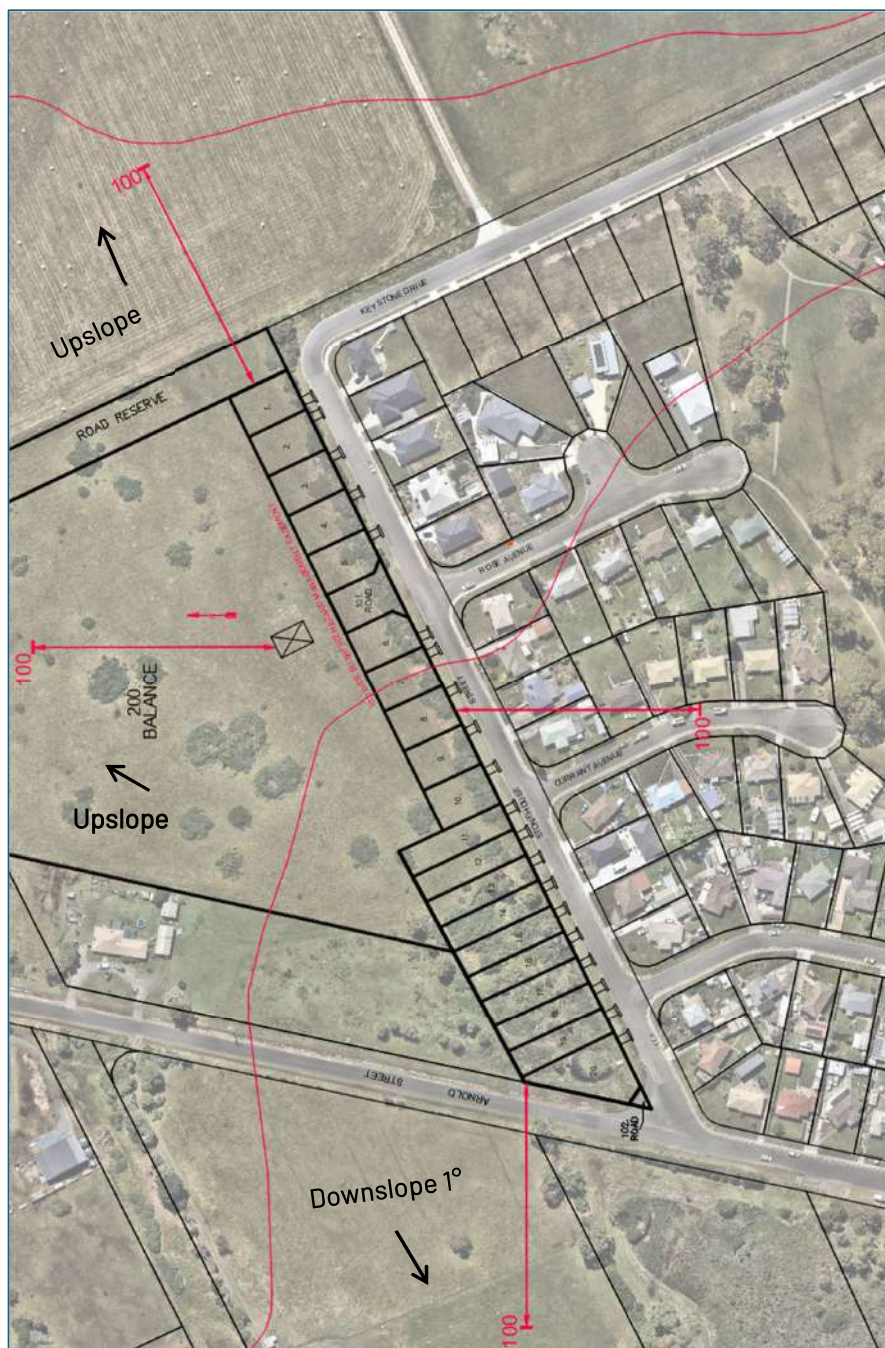


Figure 4 Effective slope of the site and bushfire prone vegetation

4.3 Site photos



Figure 5 Looking east to west along Stonehouse Street.



Figure 6 Looking north over the Balance lot.



Figure 7 Looking east from lot 1, over the grassland



Figure 8 Looking west of lot 20 over the grassland



Figure 9 Looking north up Arnold St from lot 20



Figure 10 Looking west from Arnold Street over the grassland.

5. Bushfire protection measures

5.1 BAL Rating

The purpose of the BAL assessment is to identify the minimum separation between the bushfire prone vegetation and a building area within each proposed lot. The assessment aims to achieve the minimum requirements of BAL 19 as per the code, in this case Bal 19 and Bal 12.5 can be achieved

The definition of BAL 19 AND BAL 12.5 are highlighted as follows:

BUSHFIRE ATTACK LEVEL (BAL)	PREDICTED BUSHFIRE ATTACK AND EXPOSURE LEVEL
BAL-LOW	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front.

The distances from the proposed boundaries of lots 1-20 and the the indicative 10x15 in lot 200 balance to the classified vegetation is presented below, along with the slope, type of vegetation and the minimum separation distance from a future dwelling to the bushfire prone vegetation. The offsets to the classified vegetation in lots 1-11 is based on the 10.0-metre-wide Hazard Management area being established in lot 200 Balance and the road stub being constructed to the east of lot 1.

Lots 101 and 102 will be roads lots.

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LOT 101 BALANCE	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the indicative 15x10	0m-10m Managed 10m-100m+ Grassland	0m-10m Managed 10m-100m+ Grassland	0m-100m+ Managed	0m-10m Managed 10-100m Grassland
Slope (degrees) over 100m)	Upslope	Flat	Na	Downslope 1°
BAL 19 Setbacks from 15x10	10m	10m	10m	11m

LOT 1	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the lot boundary.	0m-10m Managed (easement) 10m-100m+ Grassland	0m-20m Managed 20m-100m+ Grassland	0m-100m+ Managed	0m-100m+ Managed
Slope (degrees) over 100m)	Upslope	Upslope	Na	Na
Bal 19 minimum separation distance from dwelling	10m (0m Setback required From boundary)	0m	0m	0m
Bal 12.5 minimum separation distance from dwelling	14m (4m Setback required From boundary)	0m	0m	0m

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LOT 2	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the boundaries	0m-10m Managed (easement) 10m-100m+ Grassland	0m-38m Managed 38m-100m+	0m-100m Managed	0m-100m Managed
Slope (degrees) over 100m)	Upslope	Upslope	Na	Na
Bal 19 minimum separation distance from dwelling	10m (0m Setback required From boundary)	0m	0m	0m
Bal 12.5 minimum separation distance from dwelling	14m (4m Setback required From boundary)	0m	0m	0m

LOT 3	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the boundaries	0m-10m Managed (easement) 10m-100m+ Grassland	0m-57m 57m-100m Managed	0m-100m Managed	0m-100m Managed
Slope (degrees) over 100m)	Upslope	Upslope	Na	Na
Bal 19 minimum separation distance from dwelling	10m (0m Setback required From boundary)	0m	0m	0m

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Bal 12.5 minimum separation distance from dwelling	14m (4m Setback required From boundary)	0m	0m	0m
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LOT 4	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the boundaries	0m-10m Managed (easement) 10m-100m+ Grassland	0m-76m Managed 0m-100m+ Grassland	0m-100m Managed	0m-100m+ Managed
Slope (degrees) over 100m)	Upslope	Upslope	Na	Na
Bal 19 minimum separation distance from dwelling	10m (0m Setback required From boundary)	0m	0m	0m
Bal 12.5 minimum separation distance from dwelling	14m (4m Setback required From boundary)	0m	0m	0m

LOT 5	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the boundaries	0m-10m Managed (easement) 10m-100m+ Grassland	0m-94m Managed 94m-100m+ Grassland	0m-100m+ Managed	0m-100m+ Managed

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Slope (degrees) over 100m)	Upslope	Upslope	Na	Na
BAL 19 Setbacks From boundary	0m	0m	0m	0m
Bal 19 minimum separation distance from dwelling	10m (0m Setback required From boundary)	0m	0m	0m
Bal 12.5 minimum separation distance from dwelling	14m (4m Setback required From boundary)	0m	0m	0m

LOTS 6,7,8,9,10	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the boundaries	0m-10m Managed (easement) 10m-100m+ Grassland	0m-100m Managed	0m-100m Managed	0m-100m Managed
Slope (degrees) over 100m)	Upslope	Na	Na	Na
Bal 19 minimum separation distance from dwelling	10m (0m Setback required From boundary)	0m	0m	0m
Bal 12.5 minimum separation distance from dwelling.	14m (4m Setback required	0m	0m	0m

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	From boundary)			
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LOTS 11,12,13,14,15,16	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the boundaries	0m-100m Grassland	0m-100m Managed	0m-100m Managed	0m-100m Managed
Slope (degrees) over 100m)	Upslope	Na	Na	Na
Bal 19 minimum separation distance from dwelling	10m (10m Setback required From boundary)	0m	0m	0m
Bal 12.5 minimum separation distance from dwelling	14m (14m Setback required From boundary)	0m	0m	0m

LOTS 17	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the boundaries	0m-100m Grassland	0m-100m Managed	0m-100m Managed	0m-86m Managed 86m-100m+ Grassland
Slope (degrees) over 100m)	Upslope	Na	Na	Na
Bal 19 minimum	10m	0m	0m	0m

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separation distance from dwelling	(10m Setback required From boundary)			
Bal 12.5 minimum separation distance from dwelling	14m (14m Setback required From boundary)	0m	0m	0m

LOTS 18	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the boundaries	0m-100m Grassland	0m-100m Managed	0m-100m Managed	0m-74m Managed 74m-100m+ Grassland
Slope (degrees) over 100m)	Upslope	Na	Na	Na
Bal 19 minimum separation distance from dwelling	10m (10m Setback required From boundary)	0m	0m	0m
Bal 12.5 minimum separation distance from dwelling	14m (14m Setback required)	0m	0m	0m

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	From boundary)			
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LOTS 19	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the boundaries	0m-100m Grassland	0m-100m Managed	0m-100m Managed	0m-62m Managed 62m-100m+ Grassland
Slope (degrees) over 100m)	Upslope	Na	Na	Na
BAL 19 Setbacks From boundary	10m	0m	0m	0m
Bal 19 minimum separation distance from dwelling	10m (10m Setback required From boundary)	0m	0m	0m
Bal 12.5 minimum separation distance from dwelling	14m (14m Setback required From boundary)	0m	0m	0m

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LOTS 20	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the boundaries	0m-100m Grassland	0m-100m Managed	0m-100m Managed	0m-37m Managed 37m-100m+ Grassland
Slope (degrees) over 100m)	Upslope	Na	Na	Na
Bal 19 minimum separation distance from dwelling	10m (10m Setback required From boundary)	0m	0m	0m
Bal 12.5 minimum separation distance from dwelling	14m (14m Setback required From boundary)	0m	0m	0m

5.2 Hazard management areas

There will be a 10.0-metre-wide Hazard Management Easement provided on lot 200 balance in favour of lots 1 to 11 as shown on the BHMP. This easement will allow the owners / occupants or 3rd parties of lots 1 to 11 to access the land and maintain it as a Hazard Management Area. The vegetation in this easement is to be managed and maintained in a minimum fuel condition and kept to a height of less than 100mm. Lots 1 to 20,101 and the extension of Keystone Drive (to the north of lot 1) are to be treated and maintained as a Hazard Management Areas in their entirety so as not to impact neighbouring properties. All Hazard Management Areas are to be established prior to sealing of the final plan of survey and must be maintained in perpetuity to achieve the following outcomes:

- to reduce the quantity of windborne sparks and embers reaching buildings;
- to reduce radiant heat at the building; and
- prevent flame contact.

Maintenance of Hazard Management Areas

It is the responsibility of the property owner to maintain and manage the vegetation in accordance with the Bushfire Hazard Management Plan and this report.

This areas are to be regularly managed and maintained. Vegetation in this area will be minimised:

- Grass maintained to a maximum height of 100mm, with fuel loads kept to less than 2 tonnes per hectare which will be maintained at this level.
- Trees and any undergrowth to be kept clear of buildings on all sides.
- All undergrowth and understorey of trees (up to 2m) will be removed within the hazard management area.
- Select larger trees can be retained within the HMA, ensuring a minimum 5m canopy separation is provided between each established tree.
- Pathways to 1 metre surrounding the buildings and landscaping material, must be non-combustible (stone, pebbles etc.).
- The total shrub cover will be a maximum of 20% of the available area.
- There will be a clear space from the buildings of at least four (4) times the mature height of any shrubs planted.
- Shrubs will not be planted in clumps, this is to avoid build-up of debris and dead vegetation materials.

Landscaping

- vegetation along the pathways to comprise low-flammable style succulent ground cover or plants

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(avoid plants that produce fine fuel which are easily ignited, plants that produce a lot of debris, trees and shrubs which retain dead material in branches or which shed long strips of bark, rough fibrous bark or drop large quantities of leaves in the spring and summer, vines on walls or tree canopies which overhang roofs)

- Timber woodchip and flammable mulches cannot be used, brush and timber fencing should be avoided where possible and not to be located within 6m of habitable buildings.

5.3 Access

Access to all lots will be less than 30m in length and are not required for a firefighting appliance to access a water connection point, there are no access requirements for fire fighting. Lots 1-20 will have access off Stonehouse Street with the balance lot having access off the new road stub constructed in lot 101 Road, this road stub will need to terminate at a temporary gravel turning head with an outer radius of 12.0m.

ELEMENT		REQUIREMENT
A.	Roads	Unless the development standards in the zone require a higher standard, the following apply: (a) two-wheel drive, all-weather construction. (b) load capacity of at least 20t, including for bridges and culverts. (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway. (f) cross falls of less than 3 degrees (1:20 or 5%); (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (h) curves have a minimum inner radius of 10m; (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 meters in width; (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with <i>Australian Standard AS1743-2001 Road signs-Specifications</i>.

5.4 Fire Fighting water supply

Reticulated water supply for firefighting will be provided by the 6 existing fire hydrants located on the southern side of Stonehouse Street; these Hydrant can provide coverage to each lot including an indicative 15x10 area on the balance lot of <120m measured as a hose lay. Carriageway of the public roads serve as hardstands.

ELEMENT		REQUIREMENT
A.	Distance between building area to be protected and water	The following requirements apply: (a) the building area to be protected must be located within 120m of a fire hydrant; and

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	supply.	(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.	Design criteria for fire hydrants.	The following requirements apply: (a) fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia, WSA 03-2011-3.1 MRWA 2nd edition; and (b) fire hydrants are not installed in parking areas.
C	Hardstand.	A hardstand area for fire appliances must be provided: (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) with a minimum width of 3m 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. Bushfire-prone areas code assessment

The following provides an assessment against the provisions of C13.0 Bushfire-prone areas code, according to the Scheme.

C13.6 Development Standards for Subdivision

C13.6.1 Subdivision: Provision of hazard management areas

Objective	
Subdivision provides for hazard management areas that:	
a) facilitate an integrated approach between subdivision and subsequent building on a lot; b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and c) provide protection for lots at any stage of a staged subdivision.	
Acceptable solutions	Proposed solutions
A1 a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or b) The proposed plan of subdivision: i. shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; ii. shows the building area for each lot; iii. shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas</i>; and iv. is accompanied by a bushfire hazard	- A1a) Not applicable. - A1b) The acceptable solution is achieved. The BHMP: i) shows all lots within the bushfire prone area. Each site can provide a bushfire hazard management area. ii) shows a 10m x 15m building area each lot. iii) shows a HMA associated with each building area demonstrating the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2018 Construction of buildings in bushfire-prone area. iv) is prepared by an accredited bushfire hazard practitioner. - A1c) a bushfire hazard management easement is provided over lot 200 balance in favour of lots 1-11.

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management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas</i>; and c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.	
--	--

C13.6.2 Subdivision: Public and firefighting access

Objective Access roads to, and the layout of roads, tracks and trails, in a subdivision: a) allow safe access and egress for residents, fire fighters and emergency service personnel; b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken; c) are designed and constructed to allow for fire appliances to be manoeuvred; d) provide access to water supplies for fire appliances; and e) are designed to allow connectivity, and where needed, offering multiple evacuation points.	
Acceptable solutions	Proposed solutions
A1 a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the	A1a) Not applicable. A1b) Shows the proposed plan of subdivision with roads and property access comply with relevant tables on a bushfire hazard management plan certified by an accredited person.

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purposes of fire fighting; or b) (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that: (i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and (ii) is certified by the TFS or an accredited person.	
--	--

C13.6.3 Subdivision: Provision of water supply for firefighting purposes

Objective	
Adequate, accessible and reliable water supply for the purposes of firefighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.	
Acceptable solutions	Proposed solutions
A1 In areas serviced with reticulated water by the water corporation: a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is	A1 a) Not applicable b) The acceptable solution is achieved, noting that the Hazard Management Plan shows the location of the existing Fire hydrants and all Building areas are within <120m of a hydrant measured as a hoselay. c) the Hazard Management Plan shows that the existing available firefighting water supply is adequate to manage risks to people and property during a bushfire.

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sufficient to manage the risks to property and lives in the event of a bushfire.	
A2 In areas that are not serviced by reticulated water by the water corporation: a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	A2 Not applicable as the subject site is serviced by reticulated water.

Conclusions and recommendations

The proposal seeks planning approval for a 23 lot (2 road lots) subdivision at 1 Stonehouse Street, George Town.

All lots have demonstrated that a building area can be provided meeting the minimum requirements of BAL 19, with Bal 19 and Bal 12.5 provided. Access and water supply requirements can be achieved.

- a. All lots have demonstrated that a building area can be provided meeting the requirements of BAL 19 or BAL 12.5. Maintenance of hazard management areas must be in perpetuity. A Hazard Management Easement is provided over lot 200 Balance along the northern boundaries of Lots 1-11. This ensures Lots 1-11 can utilise the entirety of their title for habitable buildings. Lots 1-20 are to be treated as a Hazard Management Area. **All Hazard Management Areas are to be established prior to sealing of the final plan of survey.** All Hazard Management Areas are to be maintained in perpetuity.
- b. Lots 1-20 will be provided with a stranded crossover off Stonehouse Street with lot 200 balance having access from the new road stub to be constructed in lot 101 road; access is not required for a fire appliance to access a water connection point.
- c. Existing fire hydrants in Stonehouse Street provide <120m hose lay coverage to all lots. Public roads to serve as a hardstand.
- a. Future habitable buildings constructed on all lots will need to be designed and constructed to AS3959:2018.

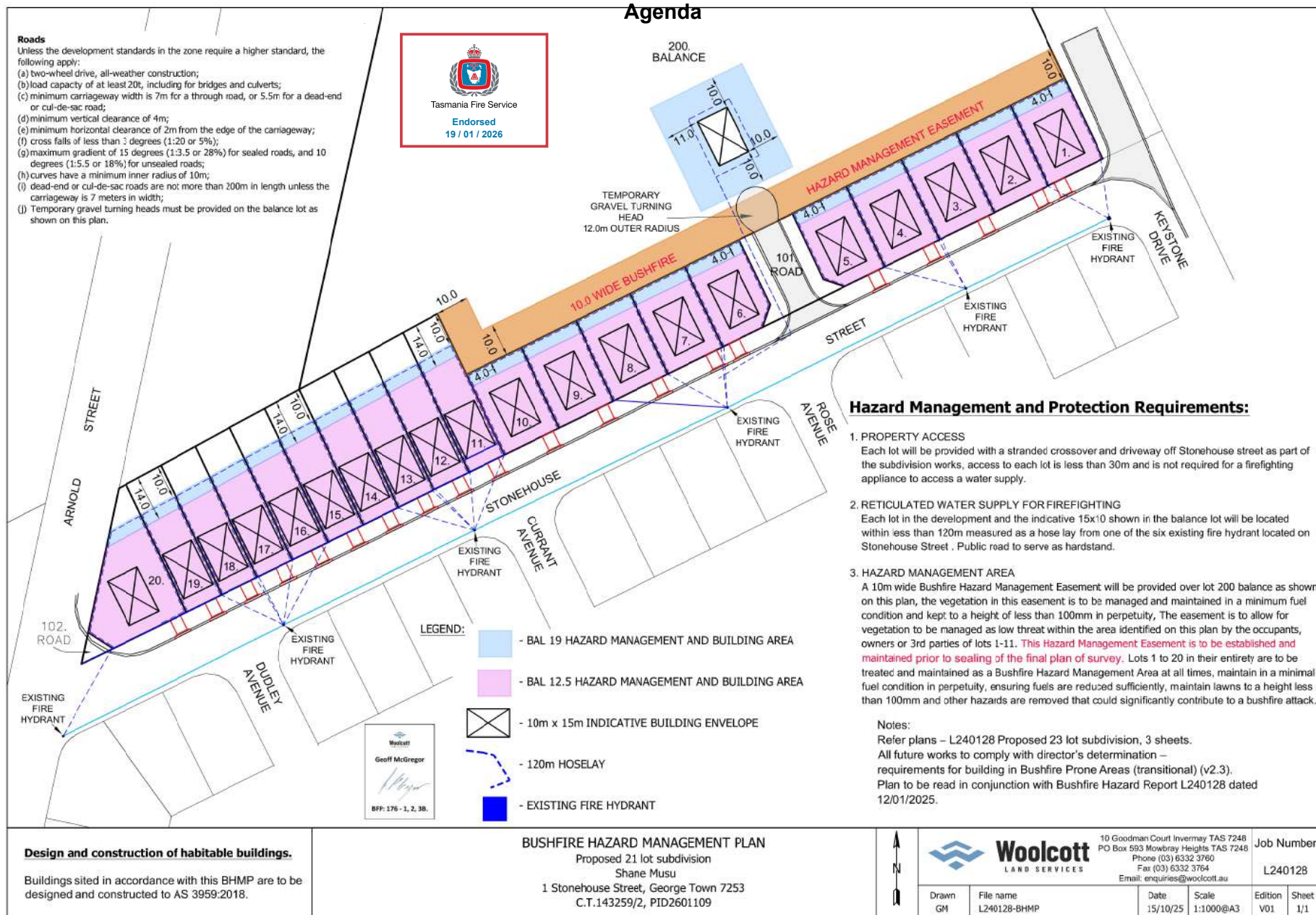
George Town Council
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Annexure 1 – Bushfire Hazard Management Plan

Annexure 2 – Subdivision Proposal Plan

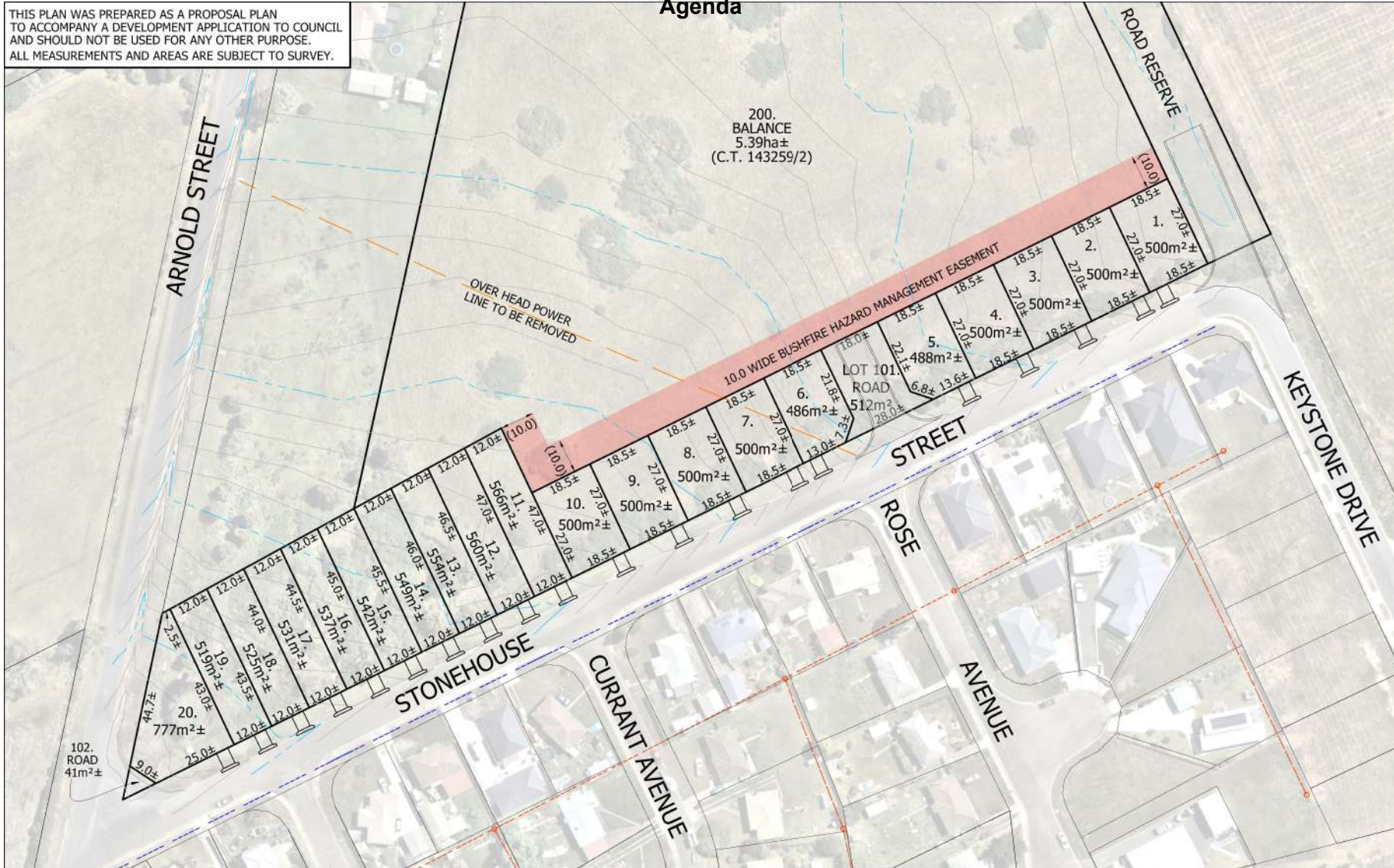
Annexure 3 – Planning Certificate

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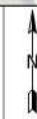
THIS PLAN WAS PREPARED AS A PROPOSAL PLAN
 TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL
 AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
 ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.



Notes:

Heights are AHD83
 Contour Interval is 0.2m
 Contour Index is 1.0M

PROPOSED 23 LOT SUBDIVISION
 (20 RESIDENTIAL LOTS, 2 ROAD LOTS AND 1 BALANCE LOT)
 1 STONEHOUSE ST, GEORGE TOWN 7253
 C.T. 143259-2



 Woolcott LAND SERVICES		10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: enquiries@woolcott.au		Job Number L240128	
		Drawn LJL	File name L240128_Proposal_Plan_PAGE2_81225LL	Date 08/12/25	Scale 1:1000@A3

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: 1 STONEHOUSE ST GEORGE TOWN TAS 7253

Certificate of Title / PID: CT. 143259/2. PID 2601109

2. Proposed Use or Development

Description of proposed Use and Development: 23 lot subdivision

Applicable Planning Scheme: Tasmanian Planning Scheme – George Town

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	Woolcott Land Services	12/01/2026	3
Bushfire Hazard Management Plan	Woolcott Land Services	15/10/2025	1
Proposed 23 Lot Subdivision	Woolcott Land Services	08/12/2025	V2.1

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

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4. Nature of Certificate

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

☐	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

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

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

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

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

☒	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☒	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☐	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

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5. Bushfire Hazard Practitioner

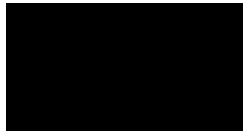
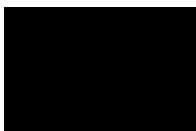
Name:	Geoff McGregor	Phone No:	0409 800 387
Postal Address:	PO BOX 593, Mowbray, Tas, 7248	Email Address:	geoff@woolcott.au
Accreditation No:	BFP – 176	Scope:	1, 2, 3B.

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

		Tom O'Connor obo Chief Officer 19/01/26
---	--	---

Name:

Geoff McGregor

Date:

12/01/2026

**Certificate
Number:**

L240128

(for Practitioner Use only)

George Town Council
2026 04 28 ORDINARY COUNCIL MEETING ATTACHMENTS
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Tasmanian Gas Pipeline Pty Ltd
ACN 083 052 019
C/O- Palisade Integrated Management Services
Level 37, 360 Elizabeth Street
Melbourne VIC 3000
PO Box 203
Collins Street West VIC 8007
Telephone +61 3 9044 1123

24 February 2026

Tamara Burt
George Town Council
16-18 Anne Street (PO Box 161)
George Town, TAS, 7253
P: (03) 6382 8800

Dear Sir/Madam,

REF: DA 2026 4 - 1 Stonehouse Street George Town

In reference to the above application, we have completed our evaluation of possible effects on the Tasmanian Gas Pipeline (TGP).

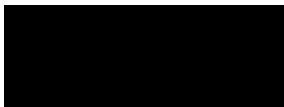
In accordance with the *Gas Industry Act (2019)* section 50(1b), Tasmanian Gas Pipeline Pty Ltd (TGPPL) has reviewed and has no objection with the above application.

We note that this application is for subdivision at the above address, and no activities are proposed within the gas pipeline easement, or over the pipeline.

Please be aware that any activity within the gas pipeline easement or over the pipeline requires contact through Before you Dig Australia (Formerly Dial before you Dig 1100). A field technician shall reply within two working days from the enquiry on issues relating to site activities

If you have any further queries, please do not hesitate to contact the undersigned on 1300 241 820 or via email on enquiries@tasmaniangaspipeline.com.au

Yours sincerely,



Theresa Qin
Tasmanian Gas Pipeline

George Town Council
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From: Council Referrals
Sent: Tue, 24 Feb 2026 00:12:23 +0000
To: George Town Council Planning
Cc: Council Referrals; Chelsea Blyth
Subject: RE: TN Referral - Planning Scheme Amendment 1 Stonehouse Street George Town - DA 2026/4 - CN26-81064

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

Hello,

Based on the information provided, the proposed development is not anticipated to impact the operations of TasNetworks.

Please note that the property is subject to a TasNetworks statutory deemed easement. While this easement does not affect the current proposed development, it is important information for the property owner to be aware of.

Customers can find more information about connecting power supply on the TasNetworks website [Need help finding the right connection? - TasNetworks](#) or by sending an online enquiry via [Send us an enquiry - TasNetworks](#). Please select "connections" when making the enquiry

Thanks,
Leah



Leah Rogers
Connection Services Coordinator
Tasmanian Networks Pty Ltd
ABN 24 167 357 299

P: 1300 137 008
1 – 7 Maria Street, Lenah Valley 7008
PO Box 606, Moonah TAS 7009

www.tasnetworks.com.au

 [@TasNetworks](https://twitter.com/TasNetworks)

From: Chelsea Blyth <chelseab@georgetown.tas.gov.au>
Sent: Tuesday, 17 February 2026 1:41 PM
To: Council Referrals <Council.Referrals@tasnetworks.com.au>
Cc: George Town Council Planning <planning@georgetown.tas.gov.au>

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Subject: RE: TN Referral - Planning Scheme Amendment 1 Stonehouse Street George Town - DA 2026/4 - CN26-81064

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[Report Suspicious](#)

Hi Leah,

If you download the documents from the OneDrive link provided they are located within the folder named 'A2 A3 Proposal and rezone plans', they're just a bit large to provide over email sorry.

Please let me know if you have any issues with accessing the OneDrive link.

Thank you

Kind Regards,

CHELSEA BLYTH

Planning Officer/Permit Authority

George Town Council

16-18 Anne Street, George Town Tasmania 7253

PO Box 161, George Town Tasmania 7253

p (03) 6382 8800 | f (03) 6382 8899

w www.georgetown.tas.gov.au [\[georgetown.tas.gov.au\]](http://georgetown.tas.gov.au) | e chelseab@georgetown.tas.gov.au

My working days are Tuesday to Friday & every second Monday



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[\[georgetownmtbtrails.com.au\]](http://georgetownmtbtrails.com.au)

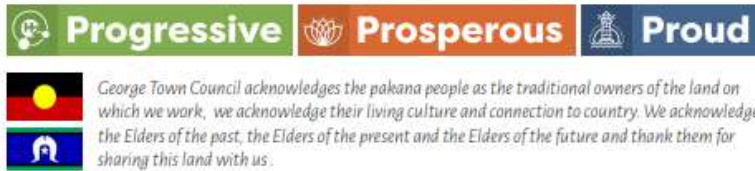


[\[wildtamar.com.au\]](http://wildtamar.com.au)



[\[bassandflindersmuseum.com.au\]](http://bassandflindersmuseum.com.au)

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From: Council Referrals [<mailto:Council.Referrals@tasnetworks.com.au>]
Sent: Tuesday, 17 February 2026 1:35 PM
To: George Town Council Planning <planning@georgetown.tas.gov.au>
Cc: Chelsea Blyth <chelseab@georgetown.tas.gov.au>; Council Referrals <Council.Referrals@tasnetworks.com.au>
Subject: RE: TN Referral - Planning Scheme Amendment & 20 Lot Subdivision at 1 Stonehouse Street, George Town - DA 2026/4

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

Afternoon,

Can you please provide the plans for this subdivision, so I can provide the correct response.

Thanks,
Leah



Leah Rogers
Connection Services Coordinator
Tasmanian Networks Pty Ltd
ABN 24 167 357 299

P: 1300 137 008
1 – 7 Maria Street, Lenah Valley 7008
PO Box 606, Moonah TAS 7009

www.tasnetworks.com.au

[@TasNetworks](https://twitter.com/TasNetworks) [twitter.com]

From: Chelsea Blyth <chelseab@georgetown.tas.gov.au>
Sent: Wednesday, 11 February 2026 3:44 PM
To: Council Referrals <Council.Referrals@tasnetworks.com.au>
Cc: George Town Council Planning <planning@georgetown.tas.gov.au>
Subject: TN Referral - Planning Scheme Amendment & 20 Lot Subdivision at 1 Stonehouse Street, George Town - DA 2026/4

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[Report Suspicious](#)

Good afternoon,

In accordance with Section 44L of the *Electricity Supply Industry Act 1995*, please find attached referral for a Planning Scheme Amendment & 20 Lot Subdivision at 1 Stonehouse Street, George Town.

Supporting docs available via OneDrive link: [1 Stonehouse Street \[georgetowncouncil-my.sharepoint.com\]](#)

Please notify us as soon as possible if you require anything further.

Please forward response to: Planning@georgetown.tas.gov.au (CC'd in this email).

Thank you

Kind Regards,

CHELSEA BLYTH

Planning Officer/Permit Authority

George Town Council

16-18 Anne Street, George Town Tasmania 7253

PO Box 161, George Town Tasmania 7253

p (03) 6382 8800 | f (03) 6382 8899

w www.georgetown.tas.gov.au [georgetown.tas.gov.au] | e chelseab@georgetown.tas.gov.au

My working days are Tuesday to Friday & every second Monday

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[\[georgetown.tas.gov.au\]](http://georgetown.tas.gov.au)



[\[georgetownmtbtrails.com.au\]](http://georgetownmtbtrails.com.au)



[\[wildtamar.com.au\]](http://wildtamar.com.au)



[\[bassandflindersmuseum.com.au\]](http://bassandflindersmuseum.com.au)



George Town Council acknowledges the palakana people as the traditional owners of the land on which we work, we acknowledge their living culture and connection to country. We acknowledge the Elders of the past, the Elders of the present and the Elders of the future and thank them for sharing this land with us.

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Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA 2026/4
Council notice date	11/02/2026
TasWater Reference No.	TWDA 2026/00127-GTC
Date of response	10/03/2026
TasWater Contact	David Boyle
Phone No.	0436 629 652

Response issued to

Council name	GEORGE TOWN COUNCIL
Contact details	planning@georgetown.tas.gov.au
Development details	
Address	1 STONEHOUSE ST, GEORGE TOWN
Property ID (PID)	2601109
Description of development	Planning Scheme Amendment & 20 Lot Subdivision plus bal of land

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Woolcott	L240128 Sh. 1/2 & 2/2	V3.0	23/02/2026
Collective Consulting	Infrastructure Plan – 256025 Dwg. C501	A	11/12/2025
TasWater	Infrastructure Plan		March 2026

Conditions

Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56S (2) TasWater makes the following submission(s):

1. TasWater does not object to the draft amendment to planning scheme, and has the following comments for consideration:

Sewerage Matters

- Downstream gravity network capacity
 - The gravity network south of the site is already prone to surcharge and has several modelled overflow points under current loads.
 - The additional wastewater from the development (around 20 equivalent residential lots) would slightly increase flows through this already constrained area.
 - These existing issues may influence whether upgrades or an alternative connection point is required.
- North George Town Sewage Pump Station (GEOSP10)
 - Pumping capacity is already below required levels, with a small further shortfall created by the development load.

Tasmanian Water & Sewerage Corporation Pty Ltd
GPO Box 1393 Hobart, TAS 7001
development@taswater.com.au
ABN: 47 162 220 653

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- Emergency storage is significantly undersized: approximately 302 kL of extra storage is needed now, increasing to about 306 kL with the development.
- Past overflow events indicate existing operational stress.
- These constraints may affect decisions around future connections or upgrade needs in the catchment.
- Wellington St Sewage Pump Station (GEOSP13)
 - This pump station has a substantial existing pump capacity deficit, which increases slightly with the added development flow.
 - Emergency storage is also well below requirements, with modelling showing a need for about 713 kL of additional storage now and around 717 kL with the development.
 - These limitations may influence whether the network can accept further load without upgrades.
- Gravity main to Wellington St Pump Station (GEOSP13)
 - Sections of the gravity sewer between MH A320798 and MH A320707 are already over capacity against industry design standards.
 - Modelling indicates roughly 1270m of DN150 pipe would need to be upsized to DN225 to meet compliance.
 - Additional flow from the development would compound these existing constraints and may affect servicing decisions.

At the time of writing, TasWater has not programmed any works to address the issues outlined above, and no resolution is currently planned.

Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P (1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connection(s) and sewerage system and connection(s) to each lot (including the balance land) of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction of the subdivision, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

ASSET CREATION & INFRASTRUCTURE WORKS

4. Prior to applying for an Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.
5. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
6. Prior to applying for a Permit to Construct, to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.

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7. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
8. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.
9. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
10. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents / and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
11. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
12. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made.
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

13. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
14. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
15. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

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16. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

17. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
18. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.
19. In the event that the property sewer connection for affected lots cannot control the lot for a gravity connection, the Plan of Subdivision Council Endorsement Page for those affected lots is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater's sewerage system.
Advice: See WSA 02—2014-3.1 MRWA Version 2 section 5.6.5.3 Calculating the level of the connection point

DEVELOPER CHARGES

20. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling \$33,383.00 to TasWater for water infrastructure for 20 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
21. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling \$35,140.00 to TasWater for sewerage infrastructure for 21 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
22. In the event Council approves a staging plan, prior to TasWater issuing a Consent to Register a Legal Document for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

23. The applicant or landowner as the case may be, must pay a development assessment fee of \$802.53 and a Consent to Register a Legal Document fee of \$265.98 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.
- The payment is required within 30 days of the issue of an invoice by TasWater.

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In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

<https://www.taswater.com.au/building-and-development/application-information/application-for-development-services-form>

Proposed Sewer Alternative(s)

Prior to commencing detailed engineering design, the applicant is requested to engage with TasWater to confirm sewer servicing options that are consistent with TasWater's long-term strategic planning for this catchment.

Boundary Conditions

Modelling does not indicate adverse outcomes. Head at Stonehouse Street varies as this is a strip development indicative minimum head is:

Location	H.G.L. Peak hour (m)
A460097	65

Most of the water for this area is supplied through A3538159 a DN200AC water main. This and the looped pattern of the water mains in Stonehouse Street result in a robust supply to the north side of the street.

Important Notice Regarding Plumbing Plans and Associated Costs

The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.

TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.

Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.

Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

Developer Charges

For information on Developer Charges please visit the following webpage –

<https://www.taswater.com.au/building-and-development/developer-charges>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

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- a. A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- b. TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- c. Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

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RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 143259	FOLIO 2
EDITION 6	DATE OF ISSUE 24-Oct-2023

SEARCH DATE : 02-Feb-2024

SEARCH TIME : 11.00 AM

DESCRIPTION OF LAND

Town of GEORGE TOWN

Lot 2 on Sealed Plan 143259

Derivation : Part of Lot 36870, 31.94ha Gtd. to The Director
of Housing

Prior CTs 27838/1 and 27838/2

SCHEDULE 1

M649155 TRANSFER to SHANE ANTHONY MUSU Registered
25-Sep-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP143259 COVENANTS in Schedule of Easements

E364922 MORTGAGE to Perpetual Corporate Trust Limited
Registered 24-Oct-2023 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

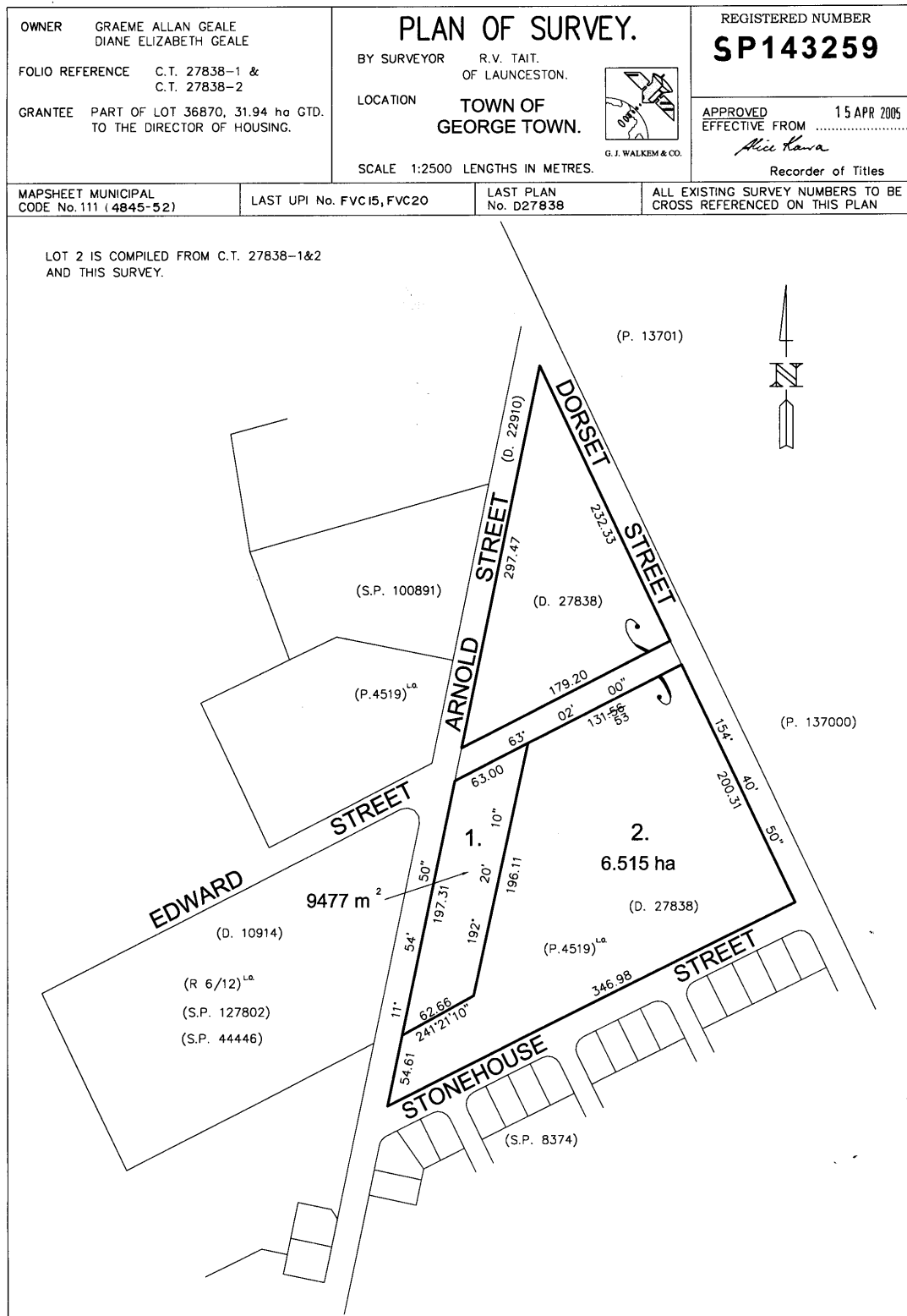
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FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Search Date: 02 Feb 2024

Search Time: 11:01 AM

Volume Number: 143259

Revision Number: 01

Page 1 of 1

Department of Natural Resources and Environment Tasmania

www.thelist.tas.gov.au

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SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 143259
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PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

COVENANTS

The owners of each Lot on the Plan covenants with the Vendors and the owners for the time being of each lot shown on the Plan to the intent of the burden of this covenant may run with and bind with the covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of each Lot shown on the Plan to observe the following stipulations:

1. Not to erect, install or amend any drainage pipes or drainage dissipaters on such lot or any part thereof which cause or may cause any stormwater to enter or cause damage to any adjoining lot or to any road on the plan or any area adjacent to such road.

Signed by the said **Graeme Allan Geale**)
in the presence of:)

Witness signature: *Kathryn Ellen Marthick* 08213

Witness full name: *Kathryn Ellen Marthick*

Witness address: *P.O. Box 31 George Town*

Witness occupation: *Administration*

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: <i>GRAEME ALLAN GEALE AND DIANE ELIZABETH GEALE</i> FOLIO REF: <i>27838/1 x 2</i> SOLICITOR <i>BISHOPS</i> & REFERENCE:	PLAN SEALED BY: <i>GEORGE TOWN COUNCIL</i> DATE: <i>21.5.2005</i> <i>DA 2003/081</i> REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

TGEAL-GTD_41595_005.DOC

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SCHEDULE OF EASEMENTS

RECORDER OF TITLES

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 143259
SUBDIVIDER: <i>GRAEME ALLAN GEALE & DIANE ELIZABETH GEALE</i> FOLIO REFERENCE: <i>27838/1 & 2</i>	

Signed by the said **Diane Elizabeth Geale** in the presence of:)
Witness signature:)
Witness full name: *Kathryn Ellen Marthick*
Witness address: *George Town 7253*
Witness occupation: *Administration*

~~Commonwealth Bank of Australia~~)
~~Hereby consents to this dealing as~~)
~~Mortgagee Under Mortgage No.~~)

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

TGEAL-G'D_41595_005.DOC

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Links to External Documents and Strategies

Northern Tasmania Regional Land Use Strategy

https://www.stateplanning.tas.gov.au/_data/assets/pdf_file/0018/540702/Attachment-3-NTRLUS-PDF-document-future-investigation-areas-amendment-June-2021-FINAL.PDF

Northern Tasmania Residential Supply and Demand Study

https://static1.squarespace.com/static/64828fc0bfe2f35f1f8c9fe9/t/67108d8cd49890203612b9f4/1729138129582/NTDC_Supply+and+Demand+Report_Final_v2.pdf

George Town Structure Plan

https://georgetown.tas.gov.au/volumes/documents/1-Website/1-Residents/Development/Planning/GT_StructurePlan_Amended_FINALhg-small.pdf

George Town Road Network Plan

<https://georgetown.tas.gov.au/volumes/documents/Shared/Strategic-Plans/George-Town-and-Low-Head-Road-Network-Plan-2025.pdf>

Georget Town Pathway Network Plan

<https://georgetown.tas.gov.au/volumes/documents/Shared/Strategic-Plans/George-Town-Pathway-Network-Plan-2025.pdf>

George Town Open Space Network Plan

<https://georgetown.tas.gov.au/volumes/documents/1-Website/1-Residents/Development/Planning/George-Town-Open-Space-Network-Plan.pdf>

George Town Community Plan

<https://georgetown.tas.gov.au/volumes/documents/Shared/Strategic-Plans/George-Town-Strategic-Plan-2020-2030-3.pdf>

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Attachment 1: Assessment of Compliance with Acceptable Solutions

DA no.	DA 2026/4		
Address	1 Stonehouse Street, George Town TAS 7253		
Description Of Proposal	Planning Scheme Amendment & 20 Lot Subdivision		
Applicable Zone	General Residential Zone Low Density Residential Zone		
Overlay(s)	Natural Assets Code, Bushfire Prone Areas Code, Flood Prone Areas Code, Road and Rail Assets Code, Car Parking Code.		
Valid Date	04 February 2026	Application Category	Discretionary
The following tables include an assessment of compliance against all of the applicable Acceptable Solutions of the Planning Scheme. Where a use or development is compliant with the Acceptable Solutions, Council does not have the power to exercise discretion, and these matters cannot be used as a basis for refusal of the application. Council can consider if conditions are warranted to better meet the Objective of any applicable standard.			
NOTES:			

8.0 General Residential Zone

8.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	

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Residential	If for a single dwelling.
Utilities	If for minor utilities.
Permitted	
Residential	If not listed as No Permit Required.
Visitor Accommodation	
Discretionary	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre, public hall, community centre or neighbourhood centre.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

8.3 Use Standards

Planner's Response: Not applicable. Subdivision is not required to be classified into a use class.

8.4 Development Standards for Dwellings

Planner's Response: Not applicable. The development does not include any dwellings.

8.5 Development Standards for Non-dwellings

Planner's Response: Not applicable. The development does not include any non-residential development.

8.6 Development Standards for Subdivision

8.6.1 Lot design

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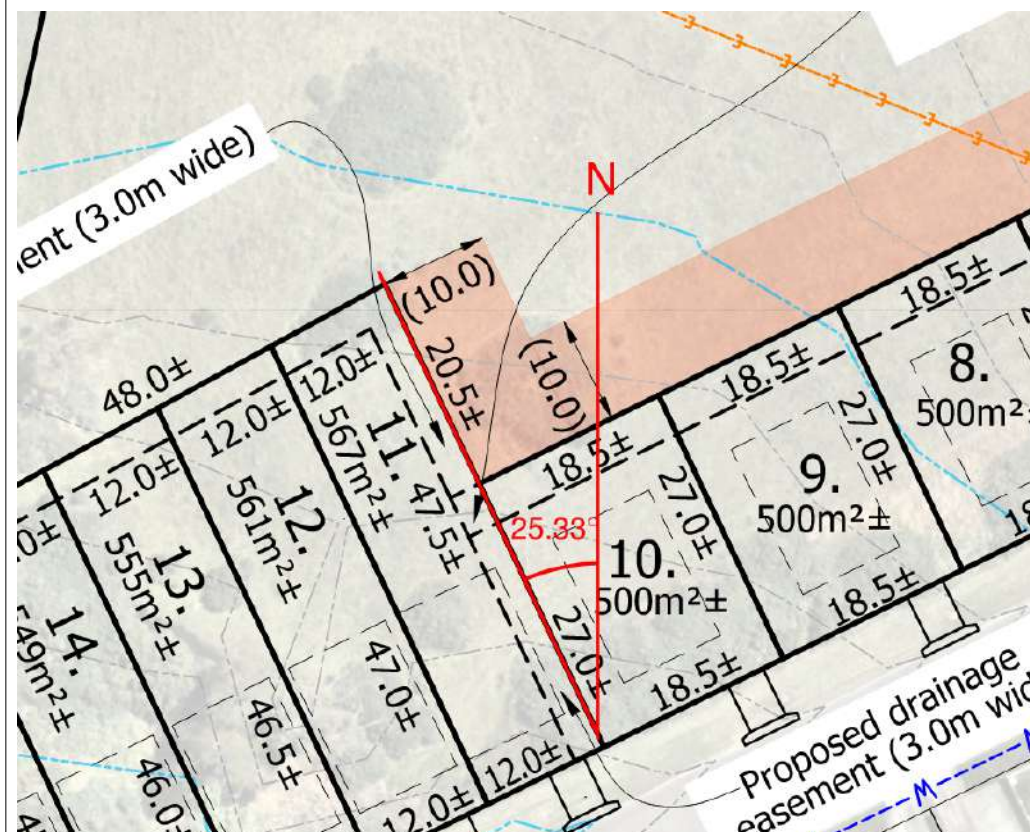
Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; (c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and (d) is orientated to provide solar access for future dwellings.	
Acceptable Solutions		Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 450m² and: (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.		P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.
Planners Response: Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria. All of the proposed lots to be located in the General Residential Zone have an area in excess of 450m² and are demonstrated to be capable of containing a 15mx10m building area, with gradient no steeper than 1 in 5. However, the building area is not free of easements on lots 18 and 11, and with a width of 12m, the building area is not capable of complying with the setbacks required by Clause 8.4.2 and 8.5.1 for the entirety of the 10x15m area.		
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.		P2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must 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: (a) the width of frontage proposed, if any;

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	(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.
Planners Response: Complies with acceptable solution. All of the proposed lots have frontage of 12m or greater.	
A3 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.	P3 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the anticipated nature of vehicles likely to access the site; and (e) the ability for emergency services to access the site.
Planners Response: Complies with acceptable solution. All of the proposed lots include a vehicle access, to be constructed in accordance with the Tasmanian Standard Drawings. A condition confirming the Road Authorities specific requirements is recommended to be included as part of any approval.	
A4 Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.	P4 Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to: (a) the size, shape and orientation of the lots; (b) the topography of the site; (c) the extent of overshadowing from adjoining properties; (d) any development on the site; (e) the location of roads and access to lots; and (f) the existing pattern of subdivision in the area.
Planners Response: Complies with acceptable solution.	

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All of the proposed lots have a long axis orientated within 30° of north.



8.6.2 Roads

Objective:	That the arrangement of new roads within a subdivision provides for: (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.
Acceptable Solutions	Performance Criteria

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A1 The subdivision includes no new roads.	P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to: (a) any road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>; (i) the topography of the site; and (j) the future subdivision potential of any balance lots on adjoining or adjacent land.
Planners Response: Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria. The proposed development includes a road, Lot 101.	

8.6.3 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	P1 A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to: (a) flow rates; (b) the quality of potable water; (c) any existing or proposed infrastructure to provide

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	the water service and its location; (d) the topography of the site; and (e) any advice from a regulated entity.
Planners Response: Complies with acceptable solution. All of the lots within the General Residential Zone are proposed to be connected to reticulated water services on Stonehouse Street.	
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	P2 No Performance Criterion.
Planners Response: Complies with acceptable solution. All lots within the General Residential Zone are proposed to connect to the reticulated stormwater network.	
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.
Planners Response: Complies with acceptable solution. All of the proposed lots within the General Residential Zone are capable of connecting to the reticulated stormwater network.	

10.0 Low Density Residential Zone

10.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	

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Residential	If for a single dwelling.
Utilities	If for minor utilities.
Permitted	
Visitor Accommodation	
Residential	If for a home-based business.
Discretionary	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop.
Residential	If not listed as No Permit Required or Permitted.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

10.3 Use Standards

10.3.1 Discretionary uses

Objective:	That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.	
Acceptable Solutions		Performance Criteria
A1 Hours of operation for a use listed as Discretionary, excluding Emergency Services or Residential use, must be within: (a) 8.00am to 6.00pm Monday to Friday;		P1 Hours of operation for a use listed as Discretionary, excluding Emergency Services or Residential use, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:

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(b) 9.00am to 12.00 noon Saturday; and (c) nil on Sunday and public holidays.	(a) the timing, duration or extent of vehicle movements; and (b) noise or other emissions.
Planners Response: Not applicable to application.	
A2 External lighting for a use listed as Discretionary, excluding Residential use: (a) must be within the hours of 7.00pm to 7.00am, excluding any security lighting; and (b) security lighting must be baffled so that direct light does not extend into the adjoining property.	P2 External lighting for a use listed as Discretionary, excluding Residential use, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the number of proposed light sources and their intensity; (b) the location of the proposed light sources; (c) the topography of the site; and (d) any existing light sources.
Planners Response: Not applicable to application.	
A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services or Residential use, must be within the hours of: (a) 7:00am to 5:00pm Monday to Friday; (b) 9:00am to 12 noon Saturday; and (c) nil on Sunday and public holidays.	P3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services or Residential use, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any existing or proposed noise mitigation measures between the vehicle movement areas and sensitive use; (f) potential conflicts with other traffic; and (g) existing levels of amenity.
Planners Response: Not applicable to application.	
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No Acceptable Solution.	A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the intensity and scale of the use; (b) the emissions generated by the use; (c) the type and intensity of traffic generated by the use; (d) the impact on the character of the area; and (e) the need for the use in that location.
Planners Response: Not applicable to application.	

10.3.2 Visitor Accommodation

Objective:	That Visitor Accommodation: (a) is compatible with the character and use of the area; (b) does not cause an unreasonable loss of residential amenity; and (c) does not impact the safety and efficiency of local roads or rights of way.	
Acceptable Solutions		Performance Criteria
A1 Visitor Accommodation must: (a) accommodate guests in existing habitable buildings; and (d) have a gross floor area of not more than 200m² per lot.		P1 Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to: (a) the privacy of adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale of the use and its compatibility with the surrounding character and uses within the area; (d) retaining the primary residential function of an area; (e) the impact on the safety and efficiency of the local road network; and (f) any impact on the owners and users rights of way.
Planners Response: Not applicable to application.		
A2 Visitor Accommodation is not for a strata lot that is part of a strata scheme where another strata lot within that strata scheme is used for a residential use.		P2 Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other strata lots within the strata scheme, having regard to: (a) the privacy of residents;

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	(b) any likely increase in noise; (c) the residential function of the strata scheme; (d) the location and layout of the strata lots; (e) the extent and nature of any other non-residential uses; and (f) any impact on shared access and common property.
Planners Response: Not applicable to application.	

10.4 Development Standards for Dwellings

Planner's Response: Not applicable. The application does not include any dwellings in the Low Density Residential Zone.

10.5 Development Standards for Non-dwellings

Planner's Response: Not applicable. The application does not include any non-dwelling development in the Low Density Residential Zone.

10.6 Development Standards for Subdivision

10.6.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for residential development.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 1500m² and: (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 10.4.3 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and	P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) adequate provision of private open space; (e) the pattern of development existing on established properties in the area; and (f) any constraints to development, and must have an area not less than 1200m².

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A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	
Planners Response: Complies with acceptable solution. The proposal includes a single balance lot in the Low Density Residential Zone, with an area of 5.39ha,	
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 20m.	P2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must 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: (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.
Planners Response: Complies with acceptable solution. The balance lot has existing frontage exceeding 297.47m along Arnold Street.	
A3 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.	P3 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the anticipated nature of vehicles likely to access the site; and (e) the ability for emergency services to access the site.
Planners Response: Complies with acceptable solution. The lot has an existing access on Arnold Street.	

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10.6.2 Roads

Objective:	That the arrangement of new roads within a subdivision provides: (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.
Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new roads.	P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to: (a) any relevant road network plan adopted by council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian paths, to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide for bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>; (i) the topography of the site; and (j) the future subdivision potential of any balance lots on adjoining or adjacent land.
Planners Response: Complies with acceptable solution. The application does not include any new roads in the Lo Density Residential Zone.	

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10.6.3 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	P1 No Performance Criterion.
Planners Response: Complies with acceptable solution. The lot is within 30m of a full water supply service, running along Arnold Street and the lot is proposed to be connected.	
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	P2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
Planners Response: Complies with acceptable solution. The proposed balance lot will connect to reticulated sewage.	
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.

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Planners Response: Complies with acceptable solution. There is a public stormwater system running adjacent to Arnold Street and the proposed lot is capable of connecting.

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CODE	APPLICABILITY
C1.0 SIGNS CODE	CODE DOES NOT APPLY
C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE	CODE APPLIES
C3.0 ROAD AND RAIL ASSETS CODE	CODE APPLIES
C4.0 ELECTRICITY INFRASTRUCTURE PROTECTION CODE	CODE DOES NOT APPLY
C5.0 TELECOMMUNICATIONS CODE	CODE DOES NOT APPLY
C6.0 LOCAL HISTORIC HERITAGE CODE	CODE DOES NOT APPLY
C7.0 NATURAL ASSETS CODE	CODE APPLIES
C8.0 SCENIC PROTECTION CODE	CODE DOES NOT APPLY
C9.0 ATTENUATION CODE	CODE DOES NOT APPLY
C10.0 COASTAL EROSION HAZARD CODE	CODE DOES NOT APPLY
C11.0 COASTAL INUNDATION HAZARD CODE	CODE DOES NOT APPLY
C12.0 FLOOD PRONE AREAS CODE	CODE APPLIES
C13.0 BUSHFIRE PRONE AREAS CODE	CODE APPLIES
C14.0 POTENTIALLY CONTAMINATED LAND CODE	CODE DOES NOT APPLY
C15.0 LANDSLIP HAZARD CODE	CODE DOES NOT APPLY
C16.0 SAFEGUARDING OF AIRPORTS CODE	CODE DOES NOT APPLY
GEO – LOCAL PROVISIONS SCHEDULE	LOCAL PROVISION SCHEDULE DOES NOT APPLY

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C2.0 Parking and Sustainable Transport Code

Planners Response: The application is for subdivision only. No specific use or development of individual lots is proposed. The development does not increase demand for parking or compromise existing parking. The demand for and provision of parking will be considered when/if an application for use and development of the land is received. The proposal is deemed to comply with the provisions of the code.

C3.0 Road and Railway Assets Code

C3.1 Code Purpose

The purpose of the Road and Railway Assets Code is:

- C3.1.1 To protect the safety and efficiency of the road and railway networks; and
- C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.

C3.2 Application of this Code

C3.2.1 This code applies to a use or development that:

- (a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;
- (b) will require a new vehicle crossing, junction or level crossing; or
- (c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.

C3.3 Definition of Terms

C3.3.1 In this code, unless the contrary intention appears:

Term	Definition
annual average daily traffic	means the number of vehicles per day averaged over all days in a calendar year.
category 1 road	means a category 1 road as defined in the <i>State Road Hierarchy</i> .
future major road	means land within which a major road is intended to be built shown as a future major road on an overlay map in the relevant Local Provisions Schedule.
future railway	means land on which an extension to the rail network is intended to be built shown as a future railway on an overlay map in the relevant Local Provisions Schedule.
limited access road	means a road declared to be a limited access road under s.52A of the <i>Roads and Jetties Act 1935</i> .

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major road	means a category 1, 2 or 3 road as defined in the <i>State Road Hierarchy</i> , and any other road described in an other major roads list in the relevant Local Provisions Schedule.
private level crossing	means a level crossing across the rail network by a private road or vehicular right of way which does not service any public use.
rail network	means as defined in the <i>Rail Infrastructure Act 2007</i> and corridors declared under the <i>Strategic Infrastructure Corridors (Strategic and Recreational Use) Act 2016</i> .
road or railway attenuation area	means a road or railway attenuation area shown on an overlay map in the relevant Local Provisions Schedule or, if not shown, an area within 50m of the boundary of: (a) a major road with a speed limit above 60km/h; (b) the rail network; (c) a future major road; or (d) a future railway.
traffic impact assessment	means a study or a statement prepared in accordance with the <i>Guide to Traffic Management Part 12: Traffic Impacts of Development 2009</i> by a person with qualifications and a level of experience appropriate to the significance of the traffic impact.
vehicular traffic	means traffic composed of motor vehicles as motor vehicle is defined in section 3 of the <i>Vehicle and Traffic Act 1999</i> .

C3.4 Use or Development Exempt from this Code

C3.4.1 There are no exemptions from this code.

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Objective:	To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.
Acceptable Solutions	Performance Criteria

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A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing. A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority. A1.3 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority. A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road. A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.	P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to: (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority.
Planners Response: Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria. Written consent has not been provided by the Road Authority for the new accesses.	

Table C3.1 Acceptable increase in annual average daily traffic to and from the site (total of ingress and egress)

Location of vehicular traffic	Amount of acceptable increase in annual average daily traffic to and from the site (total of ingress and egress)	
	Vehicles up to 5.5m long	Vehicles longer than 5.5m long
Vehicle crossing on major roads and private level crossings	10% or 10 vehicle movements per day, whichever is the greater	10%

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Vehicle crossings on other roads	20% or 40 vehicle movements per day, whichever is the greater	20% or 5 vehicle movements per day, whichever is the greater
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C3.6 Development Standards for Buildings or Works

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

Objective:	To minimise the effects of noise, vibration, light and air emissions on sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.	
Acceptable Solutions		Performance Criteria
A1 Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use within a road or railway attenuation area, must be: (a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building; (b) an extension which extends no closer to the existing or future major road or rail network than: (i) the existing habitable building; or (ii) an adjoining habitable building for a sensitive use; or (c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the <i>Noise Measurement Procedures Manual, 2nd edition, July 2008</i>.		P1 Habitable buildings for sensitive uses within a road or railway attenuation area, must be sited, designed or screened to minimise adverse effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to: (a) the topography of the site; (b) the proposed setback; (c) any buffers created by natural or other features; (d) the location of existing or proposed buildings on the site; (e) the frequency of use of the rail network; (f) the speed limit and traffic volume of the road; (g) any noise, vibration, light and air emissions from the rail network or road; (h) the nature of the road; (i) the nature of the development; (k) the need for the development; any traffic impact assessment; (l) any mitigating measures proposed; (m) any recommendations from a suitably qualified person for mitigation of noise; and (n) any advice received from the rail or road authority.
Planners Response: Not applicable to application. The proposal is not in a road or rail attenuation area.		

Table C3.2 Acceptable noise levels within a road or railway attenuation area

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Roads	Railways
The arithmetic average of the A-weighted L10 sound pressure levels for each of the one-hour periods between 6:00am and midnight on any day [L10 (18-hour)] of 63 dB(A).	A 24-hour Leq and Lmax noise level of 65 dB(A) and 87dB(A) Lmax assessed as a single event maximum sound pressure level.

C3.7 Development Standards for Subdivision

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

Objective:	To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.
Acceptable Solutions	Performance Criteria
A1 A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.	P1 A lot, or a lot proposed in a plan of subdivision, intended for sensitive uses within a road or railway attenuation area, must be sited, designed or screened to minimise the effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to: (a) the topography of the site; (b) any buffers created by natural or other features; (c) the location of existing or proposed buildings on the site; (d) the frequency of use of the rail network; (e) the speed limit and traffic volume of the road; (f) any noise, vibration, light and air emissions from the rail network or road; (g) the nature of the road; (h) the nature of the intended uses; (i) the layout of the subdivision; (j) the need for the subdivision; (k) any traffic impact assessment; (l) any mitigating measures proposed; (m) any recommendations from a suitably qualified person for mitigation of noise; and (n) any advice received from the rail or road authority.
Planners Response: Not applicable to application. The proposal is not in a road or rail attenuation area.	

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C7.0 Natural Assets Code

C7.1 Code Purpose

The purpose of the Natural Assets Code is:

- C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.
- C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.
- C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.
- C7.1.4 To minimise impacts on identified priority vegetation.
- C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

C7.2 Application of this Code

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

- (a) a waterway and coastal protection area;
- (b) a future coastal refugia area; and
- (c) a priority vegetation area only if within the following zones:
 - (i) Rural Living Zone;
 - (ii) Rural Zone;
 - (iii) Landscape Conservation Zone;
 - (iv) Environmental Management Zone;
 - (v) Major Tourism Zone;
 - (vi) Utilities Zone;
 - (vii) Community Purpose Zone;
 - (viii) Recreation Zone;
 - (ix) Open Space Zone;
 - (x) Future Urban Zone;
 - (xi) Particular Purpose Zone; or
 - (xii) General Residential Zone or Low Density Residential Zone, only if an application for subdivision.

C7.2.2 This code does not apply to use.

C7.3 Definition of Terms

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

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Term	Definition
coastal values	means the values of coastal areas derived from their coastal habitat and vegetation, physical elements, landscape values, recreational values and economic values and the processes and functions that underpin them.
future coastal refugia	means land where coastal processes are likely to occur naturally and can continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes, and other sensitive coastal habitats due to sea-level rise.
future coastal refugia area	means land shown on an overlay map in the relevant Local Provisions Schedule, as within a future coastal refugia area.
littoral vegetation	means vegetation adjacent to a sea, lake or river that is close to the shore. It includes the intertidal zone to high water mark and can include wetlands.
natural streambank and streambed condition	means the natural rate of erosion or accretion of the bank and bed of a watercourse and natural hydrological processes, as determined using <i>The Tasmanian River Condition Index Book 2 Hydrology User's Manual and Book 3 Physical Form Field Manual</i> .
natural assets	means biodiversity, environmental flows, natural streambank and streambed condition, riparian vegetation, littoral vegetation, water quality, wetlands, river condition and waterway and/or coastal values.
priority vegetation	means native vegetation where any of the following apply: (a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the <i>Nature Conservation Act 2002</i> ; (b) is a threatened flora species; (c) it forms a significant habitat for a threatened fauna species; or (d) it has been identified as native vegetation of local importance.
priority vegetation area	means land shown on an overlay map in the relevant Local Provisions Schedule, as within a priority vegetation area.
residual impacts	means those environmental effects predicted to remain after the initial effects of development have been avoided or minimised through design.
riparian vegetation	means vegetation found within or adjacent to watercourses, wetlands, lakes and recharge basins.

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river condition	means condition of a waterway as determined using the <i>Tasmanian River Condition Index</i> .
significant habitat	means the habitat within the known or core range of a threatened fauna species, where any of the following applies: (a) is known to be of high priority for the maintenance of breeding populations throughout the species' range; or (b) the conversion of it to non-priority vegetation is considered to result in a long-term negative impact on breeding populations of the threatened fauna species.
threatened fauna species	means listed under the <i>Threatened Species Protection Act 1995</i> or listed as threatened or migratory under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .
threatened flora species	means listed under the <i>Threatened Species Protection Act 1995</i> or as threatened under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .
waterway and coastal protection area	means land: (a) shown on an overlay map in the relevant Local Provisions Schedule as within a waterway and coastal protection area; or (b) within the relevant distance from a watercourse, wetland, lake or the coast shown in the Table C7.3 below, but does not include a piped watercourse or piped drainage line. If an inconsistency for the width exists between Table C7.3 and the area shown on the overlay map, the greater distance prevails, excluding the width measured from the high water mark of tidal waters where the distance shown on the overlay map in the relevant Local Provisions Schedule prevails. The depiction of a watercourse, or a section of a watercourse on an overlay map in the relevant Local Provisions Schedule, is definitive regardless of the actual area of the catchment.
waterway values	means the values of watercourses and wetlands derived from their aquatic habitat and riparian vegetation, physical elements, landscape function, recreational function and economic function.

Table C7.3 Spatial Extent of Waterway and Coastal Protection Areas

Spatial Extent of Waterway and Coastal Protection Areas	Width
Class 1: Watercourses named on the 1:100,000 topographical series maps, lakes, artificial water storages (other than farm dams), and the high water mark of tidal waters.	40m

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Class 2: Watercourses from the point where their catchment exceeds 100ha.	30m
Class 3: Watercourses carrying running water for most of the year between the points where their catchment is from 50ha to 100ha.	20m
Class 4: All other watercourses carrying running water for part or all of the year for most years.	10m
Ramsar Wetlands: Wetlands listed under the Convention on Wetlands of International Importance, (the Ramsar Convention).	100m
Other Wetlands: Wetlands not listed under the Ramsar Convention.	50m
(a) For the purpose of spatially defining 'width' in Table C7.3: (i) width is measured from the top of bank or high water mark of tidal waters, watercourses or freshwater lakes; and (ii) in the case of watercourses or wetlands, the waterway and coastal protection area includes the waterway or wetland itself, being between the top of the banks on either side. (b) Any watercourse, including the tidal waters of any river, creek or stream, within or adjoining the following zones is deemed to be a Class 4 watercourse: (i) Inner Residential Zone; (ii) General Residential Zone; (iii) Low Density Residential Zone; (iv) Urban Mixed Use Zone; (v) Local Business Zone; (vi) General Business Zone; (vii) Central Business Zone; (viii) Commercial Zone; (ix) Light Industrial Zone; (x) Major Tourism Zone; (xi) Port and Marine Zone; (xii) Particular Purpose Zone; or (xiii) Future Urban Zone.	

C7.4 Use or Development Exempt from this Code

C7.4.1 The following use or development is exempt from this code:

- (a) works by or on behalf of the Crown, State authority, or council to remedy an unacceptable risk to public or private safety or to mitigate or prevent environmental harm;
- (b) development assessed as a Level 2 Activity;
- (c) clearance of native vegetation within a priority vegetation area,

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- (i) on existing pasture or crop production land; or
 - (ii) if the vegetation is within a private garden, public garden or park, national park, or within State-reserved land or a council reserve,
- provided the native vegetation is not protected by legislation, a permit condition, an agreement made under section 71 of the Act, or a covenant;
- (d) forest practices or forest operations in accordance with a forest practices plan certified under the *Forest Practices Act 1985*, unless for the construction of a building or the carrying out of any associated development;
 - (e) works by or on behalf of the Crown, State authority, or council for the protection of a water supply, watercourse, lake, wetland, or tidal waters or coastal assets as part of an endorsed or approved management plan;
 - (f) coastal protection works by or on behalf of the Crown, State authority, or council that have been designed by a suitably qualified person; and
 - (g) consolidation of lots.

C7.5 Use Standards

C7.5.1 There are no Use Standards in this code.

C7.6 Development Standards for Buildings and Works

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

Objective:	That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.
Acceptable Solutions	Performance Criteria
A1 Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.	P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing

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	facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and (n) the guidelines in the <i>Tasmanian Coastal Works Manual</i>. P1.2 Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to: (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of essential utility or marine infrastructure; or provisions of open space or for marine-related educational, research, or recreational facilities.
Planners Response: Not applicable to application. Development is not in a Waterway and Coastal Protection Area or Future Coastal Refugia Area.	
A2 Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.	P2.1 Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to: (a) allowing for the landward transgression of sand dunes and the landward colonisation of wetlands, saltmarshes and other coastal habitats from adjacent areas; (b) avoiding the creation of barriers or drainage networks that would prevent future tidal inundation;

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	(c) allowing the coastal processes of sand deposition or erosion to continue to occur; (d) the need to group new facilities with existing facilities, where reasonably practical; (e) the impacts on native vegetation; (f) minimising cut and fill; (g) building design that responds to the particular size, shape, contours or slope of the land; the impacts of sea-level rise on natural coastal processes and coastal habitat; (i) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and (j) the guidelines in the <i>Tasmanian Coastal Works Manual</i>. P2.2 Buildings and works within a future coastal refugia area must be for a use that relies upon a coastal location to fulfil its purpose, having regard to: (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of essential utility or marine infrastructure; and (h) provision of open space or for marine-related educational, research, or recreational facilities.
Planners Response: Not applicable to application.	
A3 Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	P3 Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to: (a) the need to minimise impacts on water quality; and (b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.

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Planners Response: Not applicable to application.	
A4 Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	P4.1 Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must minimise adverse impacts on natural coastal processes and natural assets, having regard to: (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) the need to avoid land filling of wetlands; (d) impacts on sand movement and wave action; and (e) the potential for increased risk to inundation of adjacent land. P4.2 Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must be necessary: (a) to continue an existing use or development on adjacent land; or (b) for a use which relies upon a coastal location to fulfil its purpose, having regard to: (i) the need to access a specific resource in a coastal location; (ii) the need to operate a marine farming shore facility; (iii) the need to access infrastructure available in a coastal location; (iv) the need to service a marine or coastal related activity; (v) provision of essential utility or marine infrastructure; and (vi) provision of open space or for marine-related educational, research, or recreational facilities.
Planners Response: Not applicable to application.	
A5 Coastal protection works or watercourse erosion or	P5 Coastal protection works or watercourse erosion or

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inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	inundation protection works within a waterway and coastal protection area or a future coastal refugia area must be designed by a suitably qualified person and minimise adverse impacts on natural coastal processes, having regard to: (a) impacts on sand movement and wave action; and (b) the potential for increased risk of inundation to adjacent land.
Planners Response: Not applicable to application.	

C7.6.2 Clearance within a priority vegetation area

Objective:	That clearance of native vegetation within a priority vegetation area: (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities..
Acceptable Solutions	Performance Criteria
A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	P1.1 Clearance of native vegetation within a priority vegetation area must be for: (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

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	P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of buildings and works and any constraints such as topography or land hazards; (b) any particular requirements for the buildings and works; (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on-site biodiversity offsets; and any existing cleared areas on the site.
Planners Response: Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria. Clearance is required to achieve a BAL 19 as described in the submitted Bushfire Hazard Management Plan	

C7.7 Development Standards for Subdivision

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

Objective:	That: (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

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A1 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: (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.	P1 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 minimise adverse impacts on natural assets, having regard to: (a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and (b) future development likely to be facilitated by the subdivision.
Planners Response: Not applicable to application.	

C7.7.2 Subdivision within a priority vegetation area

Objective:	That: (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 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.	Performance Criteria 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 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;

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	(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 association 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.
Planners Response: Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.	

C12.0 Flood-Prone Areas Hazard Code

C12.1 Code Purpose

The purpose of the Flood-Prone Areas Hazard Code is:

C12.1.1 To ensure that use or development subject to risk from flood is appropriately located and managed, so that:

- (a) people, property and infrastructure are not exposed to an unacceptable level of risk;

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- (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and
- (c) it does not increase the risk from flood to other land or public infrastructure.

C12.1.2 To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.

C12.2 Application of this Code

C12.2.1 This code applies to development of land within a flood-prone hazard area. C12.2.2 This code applies to use of land within a flood-prone hazard area if for:

- (a) a change of use that converts a non-habitable building to a habitable building; or
- (b) a new habitable room within an existing building.

C12.2.3 This code applies to use in a habitable building, or development of land, identified in a report prepared by a suitably qualified person, that is lodged with an application for a permit, or required in response to a request under section 54 of the Act, as subject to risk from flood or that has the potential to cause increased risk from flood.

C12.2.4 The planning authority may only make a request under clause C12.2.3 where it reasonably believes, based on information in its possession, that the land is subject to risk from flood or has the potential to cause increased risk from flood.

C12.2.5 This code does not apply to land subject to the Coastal Inundation Hazard Code.

C12.3 Definition of Terms

C12.3.1 In this code, unless the contrary intention appears:

Term	Definition
critical use	means a use that is within one of the following Use Classes: (a) Emergency Services; or (b) Hospital Services.
flood	means the risk of periodic or permanent flooding of land from a watercourse or other inland water source.
flood-prone hazard area	means land: (a) shown on an overlay map in the relevant Local Provisions Schedule, as within a flood-prone hazard area; or (b) identified in a report for the purposes of C12.2.3.

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flood hazard report	means a report prepared by a suitably qualified person for a site, that must include: (a) details of, and be signed by, the person who prepared or verified the report; (b) confirmation that the person has the appropriate qualifications and expertise; (c) confirmation that the report has been prepared in accordance with any methodology specified by a State authority; and (d) conclusions based on consideration of the proposed use or development: (i) as to whether the use or development is likely to cause or contribute to the occurrence of flood on the site or on adjacent land; (ii) as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the use or development, having regard to: a. the nature, intensity and duration of the use; b. the type, form and duration of any development; c. the likely change in the level of risk across the intended life of the use or development; d. the ability to adapt to a change in the level of risk; e. the ability to maintain access to utilities and services; f. the need for flood reduction or protection measures beyond the boundary of the site; g. any flood management plan in place for the site and/or adjacent land; and h. any advice relating to the ongoing management of the use or development; and (iii) any matter specifically required by Performance Criteria in this code.
flood management plan	means a management plan for a flood-prone hazard area endorsed by the relevant council.

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hazardous use	means a use that is within one of the following Use Classes: (a) Crematoria and Cemeteries; (b) Extractive Industry, if the use involves the storage of a hazardous chemical of a manifest quantity; (c) Hospital Services, if the use involves the storage of a hazardous chemical of a manifest quantity; (d) Manufacturing and Processing, if the use involves the storage of a hazardous chemical of a manifest quantity; (e) Recycling and Waste Disposal; (f) Research and Development, if the use involves the storage of a hazardous chemical of a manifest quantity; (g) Storage, if the use involves the storage of a hazardous chemical of a manifest quantity; (h) Transport Depot and Distribution, if the use involves the storage of a hazardous chemical of a manifest quantity; (i) Utilities, if the use involves the storage of a hazardous chemical of a manifest quantity; or (j) Vehicle Fuel Sales and Service.
vulnerable use	means a use that is within one of the following Use Classes: (a) Custodial Facility; (b) Educational and Occasional Care; (c) Residential, if for a respite centre, residential care facility, retirement village or assisted housing; or (d) Visitor Accommodation, if the use accommodates more than 12 guests.

C12.4 Use or Development Exempt from this Code

C12.4.1 The following use or development is exempt from this code:

- (a) alterations or extensions to an existing building if:
 - (i) the site coverage is not increased by more than 20m² from that existing at the effective date; and
 - (ii) not for a critical, hazardous, or vulnerable use;
- (b) use or development of land for:
 - (i) Natural and Cultural Values Management;
 - (ii) Passive Recreation;
 - (iii) Port and Shipping in a proclaimed wharf area;
 - (iv) Resource Development, excluding a habitable building;
 - (v) minor utilities;
 - (vi) infrastructure for the generation of hydro-electricity; and
 - (vii) outbuildings;
- (c) planting or disturbance of vegetation on existing pasture or crop production land; and

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(d) consolidation of lots.

C12.5 Use Standards

C12.5.1 Uses within a flood-prone hazard area

Objective:	That a habitable building can achieve and maintain a tolerable risk from flood.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1.1 A change of use that, converts a non-habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to: (a) the location of the building; (b) the advice in a flood hazard report; and (c) any advice from a State authority, regulated entity or a council. P1.2 A flood hazard report also demonstrates that: (a) any increase in the level of risk from flood does not require any specific hazard reduction or protection measures; or (b) the use can achieve and maintain a tolerable risk from a 1 % annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.
Planners Response: Not applicable to application. Subdivision is not required to be assigned a use class.	

C12.5.2 Critical use, hazardous use or vulnerable use

Objective:	That critical, hazardous and vulnerable uses, located within a flood-prone hazard area can achieve and maintain a tolerable risk from flood.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 A critical, hazardous, or vulnerable use within a flood-prone hazard area must achieve a tolerable level of risk from flood, having regard to: (a) the type form and duration of the use; and

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	(b) a flood hazard report that demonstrates that: (i) any increase in the level of risk from flood does not warrant any specific hazard reduction or protection measures; or (ii) the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.
Planners Response: Not applicable to application.	
A2 No Acceptable Solution.	P2 In addition to the requirements in clause C12.5.2 P1, a critical use within a flood-prone hazard area must achieve and maintain a tolerable risk, having regard to: (a) the ability of the use to function and maintain service during the flood event and recovery period; (b) any interruption to the operation of the critical use in locations external to the immediate impact of the flood; (c) the creation of risk to the health or safety of people from damage or disruption to: (i) a water supply service; or (ii) the drainage and treatment of waste water; (d) the advice contained in a flood hazard report; and (e) any advice from a State authority, regulated entity or a council.
Planners Response: Not applicable to application.	
A3 No Acceptable Solution.	P3 In addition to the requirements in clause C12.5.2 P1, the impact of flood on a hazardous use within a flood-prone hazard area must achieve and maintain a tolerable risk, having regard to: (a) the health and safety of people; (b) any impact on property; (c) any impact on the environment; (d) the advice contained in a flood hazard report; and (e) any advice from a State authority, regulated entity

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		or a council.
Planners Response: Not applicable to application.		
A4 No Acceptable Solutions.	P4 In addition to the requirements in clause C12.5.2 P1, a vulnerable use within a flood-prone hazard area, must be protected from flood, having regard to: (a) any protection measures, existing or proposed; (b) the ability and capability of people in a flood event who may live, work or visit the site, to: (i) protect themselves; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of an emergency; (c) any emergency evacuation plan; (d) the level of risk for emergency personnel involved in evacuation and rescue tasks; (e) the advice contained in a flood hazard report; and (f) any advice from a State authority, regulated entity or a council.	
Planners Response: Not applicable to application.		

C12.6 Development Standards for Buildings and Works

C12.6.1 Buildings and works within a flood-prone hazard area

Objective:	That: (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1.1 Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to: (a) the type, form, scale and intended duration of the development; (b) whether any increase in the level of risk from flood

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	requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a flood hazard report. P1.2 A flood hazard report also demonstrates that the building and works: (a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and (b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.
Planners Response: Not applicable to application. No works are proposed in areas of the land mapped as being prone to flooding.	

C12.7 Development Standards for Subdivision

C12.7.1 Subdivision within a flood-prone hazard area

Objective:	That subdivision within a flood-prone hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from flood.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must: (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a flood-prone hazard area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a State authority; or (d) be required for the provision of Utilities.	P1 Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to: (a) any increase in risk from flood for adjacent land; (b) the level of risk to use or development arising from an increased reliance on public infrastructure; (c) the need to minimise future remediation works; (d) any loss or substantial compromise by flood of access to the lot, on or off site; (e) the need to locate building areas outside the flood-prone hazard area; (f) any advice from a State authority, regulated entity or a council; and (g) the advice contained in a flood hazard report.
Planners Response: Complies with acceptable solution. All of the proposed lots are able to contain a building	

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area outside of the flood prone area.

C13.0 Bushfire-Prone Areas Code

C13.1 Code Purpose

The purpose of the Bushfire-Prone Areas Code is:

- C13.1.1 To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

C13.2 Application of this Code

C13.2.1 This code applies to:

- (a) subdivision of land that is located within, or partially within, a bushfire-prone area; and
- (b) a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.

C13.3 Definition of Terms

C13.3.1 In this code, unless the contrary intention appears:

Term	Definition
accredited person	means as defined in the Act.
bushfire attack level (BAL)	means the bushfire attack level as defined in <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas</i> as 'a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire'.
bushfire hazard management plan	means as defined in the Act.
bushfire protection measures	means the measures that might be used to reduce the risk of bushfire attack and the threat to life and property in the event of bushfire.
bushfire-prone area	means: (a) land shown on an overlay map in the relevant Local Provisions Schedule, as within a bushfire-prone area; or (b) where there is no overlay map in the relevant Local Provisions Schedule, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1ha.

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bushfire-prone vegetation	means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.
carriageway	means the section of road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulders.
contiguous	means separated by less than 20m.
emergency management strategy (hazardous use)	means a strategy that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use considering: (a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; and (b) available fire protection measures to: (i) prevent the hazardous use from contributing to the spread or intensification of bushfire; (ii) limit the potential for bushfire to be ignited on the site; (iii) prevent exposure of people and the environment to the hazardous chemicals, explosives or emissions as a consequence of bushfire; and (iv) reduce risk to emergency service personnel.
emergency management strategy (vulnerable use)	means a strategy that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use considering: (a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (b) the ability of occupants of the vulnerable use to: (i) protect themselves and defend property from bushfire attack; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of a bushfire; and (c) any bushfire protection measures available to reduce risk to emergency service personnel.
fire fighting water point	means the point where a fire appliance is able to connect to a water supply for fire fighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water supply.
fire hydrant	means as described in <i>Australian Standard AS2419.1-2005 Fire hydrant installations, Part 1: System design, installation and commissioning</i> .
hardstand	means as described in <i>Australian Standard AS 2419.1-2005 Fire hydrant installations, Part1: System design, installation and commissioning</i> .

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hazard management area	means the area, between a habitable building or building area and bushfire- prone vegetation, which provides access to a fire front for fire fighting, 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.
hazardous use	means a use where: (a) hazardous chemicals of a manifest quantity are stored on a site; or (b) explosives are stored on a site and where classified as an explosives location or large explosives location as specified in the <i>Explosives Act 2012</i> .
hose lay	means the distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.
property access	means the carriageway which provides vehicular access from the carriageway of a road onto land, measured along the centre line of the carriageway, from the edge of the road carriageway to the nearest point of the building area.
static water supply	means water stored in a tank, swimming pool, dam, or lake, that is available for fire fighting purposes at all times.
TFS	means Tasmania Fire Service.
vulnerable use	means a use that is within one or more of the following use classes: (a) Custodial Facility; (b) Education and Occasional Care; (c) Hospital Services; (d) Residential if the use is for assisted housing, residential care facility, respite centre or retirement village.
water corporation	means the corporation within the meaning of the <i>Water and Sewerage Corporation Act 2012</i> .

C13.4 Use or Development Exempt from this Code

C13.4.1 The following use or development is exempt from this code:

- (a) any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and
- (b) adjustment of a boundary in accordance with clause 7.3 of this planning scheme.

C13.5 Use Standards

Not applicable: The development does not include a Vulnerable or Hazardouse use.

C13.6 Development Standards for Subdivision

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C13.6.1 Provision of hazard management areas

Objective:	That subdivision provides for hazard management areas that: (a) facilitate an integrated approach between subdivision and subsequent building on a lot; (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and (c) provide protection for lots at any stage of a staged subdivision.
Acceptable Solutions	Performance Criteria
A1 (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or (b) The proposed plan of subdivision: (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas</i>; and (iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas</i>; and (c) if hazard management areas are to be located on land external to the proposed subdivision (d) the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire	P1 A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to: (a) the dimensions of hazard management areas; (b) a bushfire risk assessment of each lot at any stage of staged subdivision; (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (d) the topography, including site slope; (e) any other potential forms of fuel and ignition sources; (f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; (g) an instrument that will facilitate management of fuels located on land external to the subdivision; and (h) any advice from the TFS.

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hazard management plan.	
Planners Response: Complies with acceptable solution. The application includes a bushfire hazard management plan prepared by a suitably qualified person demonstrating all lots can achieve Bal 19 within the boundaries of the lots.	

C13.6.2 Public and fire fighting access

Objective:	That access roads to, and the layout of roads, tracks and trails, in a subdivision: (a) allow safe access and egress for residents, fire fighters and emergency service personnel; (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack, and for hazard management works to be undertaken; (c) are designed and constructed to allow for fire appliances to be manoeuvred; (d) provide access to water supplies for fire appliances; and (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.
Acceptable Solutions	Performance Criteria
A1 (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that: (i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and (ii) is certified by the TFS or an accredited person.	P1 A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to: (a) appropriate design measures, including: (i) two way traffic; (ii) all weather surfaces; (iii) height and width of any vegetation clearances; (iv) load capacity; (v) provision of passing bays; (vi) traffic control devices; (vii) geometry, alignment and slope of roads, tracks and trails; (viii) use of through roads to provide for connectivity; (ix) limits on the length of cul-de- sacs and dead-end roads; (x) provision of turning areas; (xi) provision for parking areas; (xii) perimeter access; and

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	(xiii) fire trails; and (b) the provision of access to: (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and (ii) fire fighting water supplies; and (c) any advice from the TFS.
Planners Response: Complies with acceptable solution. The application is accompanied by a bushfire hazard management plan demonstrating all lots have frontage and access to a public road meeting the requirements of Table 13.1.	

Table C13.1: Standards for Roads

Element		Requirement
A.	Roads.	Unless the development standards in the zone require a higher standard, the following apply: (a) two-wheel drive, all-weather construction; (b) load capacity of at least 20 tonnes, including for bridges and culverts; (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (h) curves have a minimum inner radius of 10m; (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7m in width; (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and (k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with <i>Australian Standard AS1743:2018 Road signs-Specifications</i>.

Table C13.2: Standards for Property Access

Element	Requirement
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A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
C.	Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

Table C13.3: Standards for Fire Trails

Element	Requirement
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A.	All fire trails.	The following design and construction requirements apply: (a) all-weather, 4-wheel drive construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed fire trails, and 10 degrees (1:5.5 or 18%) for unsealed fire trails; (j) gates if installed at fire trail entry, have a minimum width of 3.6m, and if locked, keys are provided to TFS; and (k) terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; or (ii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
B.	Fire trail length is 200m or greater.	The following design and construction requirements apply: (a) the requirements for A above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.

C13.6.3 Provision of water supply for fire fighting purposes

Objective:	That an adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage to allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.	
Acceptable Solutions		Performance Criteria
A1 In areas serviced with reticulated water by the water corporation: (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or		P1 No Performance Criterion.

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(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	
Planners Response: Complies with acceptable solution. The application includes a Hazard Management Plan showing the location of the existing Fire hydrants and all Building areas are within <120m of a hydrant measured as a hoselay.	
A2 In areas that are not serviced by reticulated water by the water corporation: (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	P2 No Performance Criterion.
Planners Response: Not applicable to application.	

Table C13.4: Reticulated Water Supply for Fire Fighting

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 120m of a fire hydrant; 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.

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B.	Design criteria for fire hydrants.	The following requirements apply: (a) fire hydrant system must be designed and constructed in accordance with <i>TasWater Supplement to Water Supply Code of Australia, WSA 03-2011-3.1 MRWA 2nd edition</i>; and (b) fire hydrants are not installed in parking areas.
C.	Hardstand.	A hardstand area for fire appliances must be provided: (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) with a minimum width of 3m 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.

Table C13.5: Static Water Supply for Fire Fighting

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 90m 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.	The 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 10,000L 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 <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas</i>, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or

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		(iii) fibre-cement a minimum of 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports).	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; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (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 220mm length); (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) if 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: (a) water tank signage requirements of <i>Australian Standard AS 2304:2019 Water storage tanks for fire protection systems</i>; or (b) <i>Water Supply Signage Guideline, version 1.0</i>, Tasmania Fire Service, February 2017.
E.	Hardstand.	A hardstand area for fire appliances must be: (a) no more than 3m 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 6m from the building area to be protected; (c) a minimum width of 3m 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.

C16.0

Safeguarding of Airports Code

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C16.1 Code Purpose

The purpose of the Safeguarding of Airports Code is:

- C16.1.1 To safeguard the operation of airports from incompatible use or development.
- C16.1.2 To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.

C16.2 Application of this Code

- C16.2.1 This code applies to:
- (a) a sensitive use within an airport noise exposure area; and
 - (b) development within an airport obstacle limitation area.

C16.3 Definition of Terms

C16.3.1 In this code, unless the contrary intention appears:

Term	Definition
airport master plan	means a final master plan: (a) approved under the <i>Airports Act 1996</i> (Commonwealth); or (b) prepared and adopted for a non-Commonwealth-leased airport.
airport noise exposure area	means land shown on an overlay map in the relevant Local Provisions Schedule to be within an airport noise exposure area.
airport obstacle limitation area	means land in the vicinity of an airport shown on an overlay map in the relevant Local Provisions Schedule on which specific limits expressed by AHD apply for the height of development as are necessary to protect aircraft movement and safety in accordance with the applicable Obstacle Limitation Surfaces and Procedures for Air Navigation Services – Aircraft Operations for that airport.
Commonwealth-leased airport	means the: (a) Hobart International Airport; and (b) Launceston Airport.
Obstacle Limitation Surfaces	means the conceptual surfaces associated with an airport runway which: (a) are defined by reference to the conventional pattern required by aircraft to manoeuvre for take-off and approach for landing when the pilot is flying by sight; and (b) specify a height limitation for vertical obstacles that have the potential to become obstacles to aircraft operations.

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Procedures for Air Navigation Services – Aircraft Operations	means the conceptual surfaces associated with an airport runway which: (a) are defined by reference to the safe minimum altitude to which an aircraft can manoeuvre for circumstances where the aircraft is guided solely by instruments in conditions of poor visibility; and (b) specify a height limitation for vertical obstacles that have the potential to become obstacles to aircraft operations.
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C16.4 Use or Development Exempt from this Code

C16.4.1 The following use or development is exempt from this code:

- (a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

Planners Response: Although mapped, the proposal is not for a sensitive use within an airport noise exposure area and development is less than the AHD specified in the airport obstacle limitation area (1129.2m AHD).