

**From:** "ECC, CT" <cteccc@communities.tas.gov.au>  
**Sent:** Thu, 16 Sep 2021 14:00:32 +1000  
**To:** "Contact Us" <contactus@launceston.tas.gov.au>  
**Subject:** Department of Communities Tasmania - Tasmanian Planning Scheme - Draft Launceston Local Provisions Schedule  
**Attachments:** Letter - Exhibition Launceston Draft Local Provisions Schedule - September 2021.pdf, Communities, Launceston LPS Submission, ~tural Values Assessment, Lot 2 Techno Park Drive, Kings Meadows, 30 August 2021.PDF, Communities, Launceston LPS Submission, ~rker, Natural Values Assessment, 50 Wildor Crescent, Ravenswood, 23 August 2021.PDF, Communities, Launceston LPS Submission, September 2020 - Appendix B. PSI 3 Archer Street Rocherlea December 2020.PDF, Communities, Launceston LPS Submission, September 2020 - Appendix A. Inner Res - Gen Res Table.PDF, Attachment 2 - Communities Tasmania - Launceston Local Provisions Schedule, September 2021.DOCX

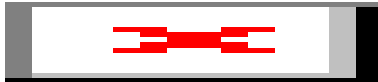
You don't often get email from cteccc@communities.tas.gov.au. [Learn why this is important](#)

Good afternoon

Please find attached correspondence from the Secretary, Department of Communities Tasmania.

Regards

Office of the Secretary  
Communities Tasmania  
Level 7, Marine Board Building, 1 Franklin Wharf, Hobart TAS 7000  
[www.communities.tas.gov.au](http://www.communities.tas.gov.au)



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# Department of Communities Tasmania

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Contact Officer: Richard Gilmour  
Phone: 6166 3616  
Email: [Richard.Gilmour@communities.tas.gov.au](mailto:Richard.Gilmour@communities.tas.gov.au)  
Our Reference: D21/50561/1

Mr Michael Stretton  
Chief Executive Officer  
Launceston City Council  
PO Box 396  
LAUNCESTON TAS 7250

By email: [contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au)

Dear Mr Stretton

**Subject: Tasmanian Planning Scheme - Draft Launceston Local Provisions Schedule**

Thank you for your invitation to comment on the draft Launceston Local Provisions Schedule (LPS). Communities Tasmania has reviewed the draft LPS and supporting reports in respect of land held by the Director of Housing.

Communities Tasmania considers the draft LPS including the zone and overlay mapping primarily a translation from the *Launceston Interim Planning Scheme 2015 (LIPS 2015)* in accordance with the Tasmanian Planning Commission's Guideline No. 1 Local Provision Schedule (LPS): zone and code application.

A detailed analysis and comparison revealed however, issues that require further consideration and discussion with Council and the Tasmanian Planning Commission. The matters are contained in detail in the attached submission.

Please do not hesitate to contact Richard Gilmour, Director – Portfolio and Supply on 03 6166 3616 or at [richard.gilmour@communities.tas.gov.au](mailto:richard.gilmour@communities.tas.gov.au) who can arrange for relevant officers to respond to any of the matters raised in this submission.

Yours sincerely

Michael Pervan  
**Secretary**

15 September 2021

Attachments:

1. Communities Tasmania submission – draft Launceston Local Provisions Schedule, September 2021
2. Appendix A. Inner Res - Gen Res Table
3. Appendix B. PSI 3 Archer Street Rocherlea December 2020
4. Appendix C. North Barker, Natural Values Assessment, 50 Wildor Crescent, Ravenswood, 23 August 2021
5. Appendix D. North Barker, Natural Values Assessment, Lot 2 Techno Park Drive, Kings Meadows, 30 August 2021



## Lot 2 Techno Park Drive, Kings Meadows

### Natural Values Assessment

30<sup>th</sup> August 2021

For Communities Tasmania (CTA003)



**Andrew North** [anorth@northbarker.com.au](mailto:anorth@northbarker.com.au)   **Philip Barker** [pbarker@northbarker.com.au](mailto:pbarker@northbarker.com.au)  
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Launceston Interim Planning scheme 2015	Particular Purpose
	Bushfire Prone Area and Priority Habitat overlay
Threatened vegetation	NA
Impact	Approx. 10.6 ha FAG and FAC
EPBC Act	No significant impact to MNES
TSP Act	NA
Weed Mngt Act	3 Declared Weeds - English broom, gorse and blackberry Zone B .

## Summary

### Background

Communities Tasmania is exploring the potential to develop sites as residential subdivisions. This land is in the Particular Purpose Zone and so CTA will submit a rezoning application if the land is viable for residential subdivision. To that end NBES has undertaken a natural values assessment of the land with the findings set out below.

### Vegetation

A desktop assessment indicated that Tasveg 4.0 has mapped some of the vegetation as DAZ (Eucalyptus amygdalina forest on Cenozoic deposits). DAZ is listed as a threatened community of the Nature Conservation Act and often has threatened flora species associated with it. In response to this finding a field assessment was completed to verify the mapping. Our findings are that no DAZ is present.

Vegetation units mapped on site are

- FAC – Improved Pasture with Native Tre Canopy
- FAG – Agricultural Land

### Flora and Fauna

No threatened flora or significant native threatened fauna habitat was found at the site. Large Eucalyptus viminalis are present but no hollow development was noted and so a masked owl nest is highly unlikely to be present. The retention of swift parrot foraging habitat in the form of planted blue gums on the site may be considered. However, the removal of the trees would not be a significant impact. Eastern-barred bandicoots could nest among blackberry's and due care would be necessary when clearing the weeds to ensure animals are not injured if present.

### Weeds

Three declared and weeds were found at the site, along with three agricultural and environmental weeds. It is recommended these weeds be managed in a way which adopts the principles of DPIPWE's Weed and Disease Planning and Hygiene Guidelines.<sup>1</sup>

Recommended: A detailed weed management plan will be required to meet the guidelines and the appropriate treatment and disposal of weed on the site.

Recommended: An injured animal protocol should also be established for application during site clearance works to cover tree removal and blackberry removal.

<sup>1</sup> Weed and Disease Planning and Hygiene Guidelines

# 1. Project Details

## Background:

Communities Tasmania is exploring the potential to develop sites as residential subdivisions. The land is in the Particular Purpose Zone and so CTA will submit a rezoning application if the land is viable for residential subdivision. To that end NBES has undertaken a natural values assessment of the land with the findings set out below.

**Date of Field Survey:** 17<sup>th</sup> August 2021.

**Field Survey and Report :** Fiona Walsh and Philip Barker.

**Methods:** Plant species composition was surveyed using an area search based on the Timed Meander Search Procedure<sup>2</sup>. Vegetation was classified according to TASVEG 4.0 units, with boundaries determined in the field and with the aid of aerial imagery. Plant species were classified according to the current census of Tasmanian Plants<sup>3</sup>.

The Tasmanian Natural Values Atlas database was interrogated for records of threatened species and vegetation types within a 5 km radius. The possibility of threatened values known from within this radius occurring within the impact area has been considered in the interpretation of results.

Fauna habitats that relate to native vegetation types are also considered. Sign evidence including scats and bones and feathers are used to indicate presence.

**Limitations:** The field survey was undertaken in late winter. Values that are seasonal may have been overlooked or absent; the potential for this is considered where relevant in the discussion.

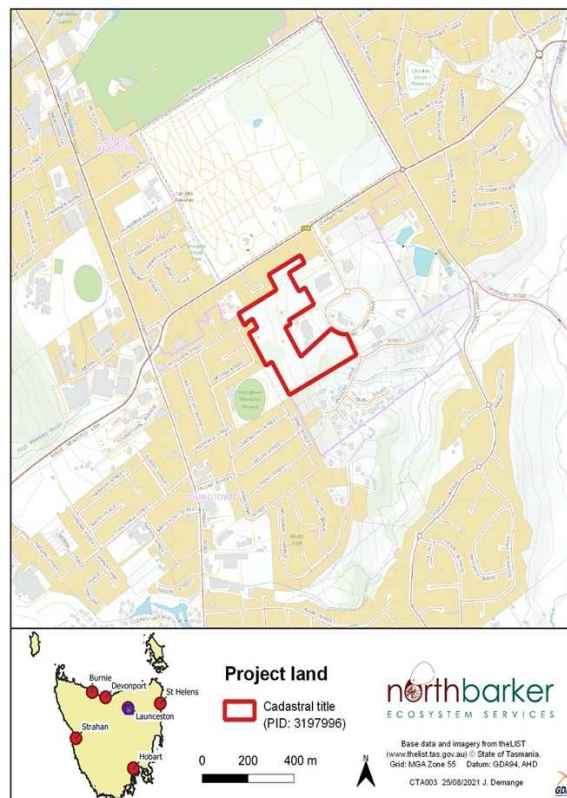


Figure 1: Property location

<sup>2</sup> F. G. Goff

<sup>3</sup> de Salas, M.F. & Baker, M.

## 2. Site Values

### Site Location and Characteristics

Lot 2 Techno Park Drive, Kings Meadows, is located roughly 5 km's south east of Launceston. The site is approximately 11 ha and gently slopes toward the east. The northern and eastern sides are bounded by General Residential and Recreation zoning, with Open Space to the south and Particular Purpose to the east. There is a school which borders the eastern edge.

There are cattle currently being grazed on the property.

The geology is predominantly dolerite, with a small area of inferred dolerite beneath soil or Cenozoic deposits.

### Vegetation

The vegetation on the site (Figure 2) is composed primarily of Agricultural land (FAG), with Improved pasture with native tree canopy (FAC) located toward the southern boundary.

Based on data from LISTmap<sup>4</sup>, the area now mapped as FAC has been mapped by Tasveg 4.0 as *Eucalyptus amygdalina* woodland on Cenozoic deposits (DAZ), which is a threatened vegetation community under the *Nature Conservation Act 2002*. Historically this area would undoubtedly have been DAZ, although the understory has been removed and is now composed of exotic species such as *Dactylis glomerata*, *Hypochaeris radicata*, *Plantago* species and declared weeds such as blackberry and gorse. There are remnant mature *Eucalyptus amygdalina* and *E. viminalis* trees remaining with a canopy cover of greater than 5%, however there is no recruitment taking place of any native species. Due to the dominant cover of exotic species and the lack of native species regeneration, it can no longer be classified as DAZ and has been re mapped as FAC.

The remainder of the site is agricultural land (FAG) with some remnant large trees and populations of declared weeds such as blackberry, gorse and English broom.

On the boundary of the access road off Techno Park Drive, there are a row of planted *Eucalyptus globulus* (blue gum).

A full list of species can be found in Appendix 1.

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<sup>4</sup> LISTmap – Land Information Systems Tasmania

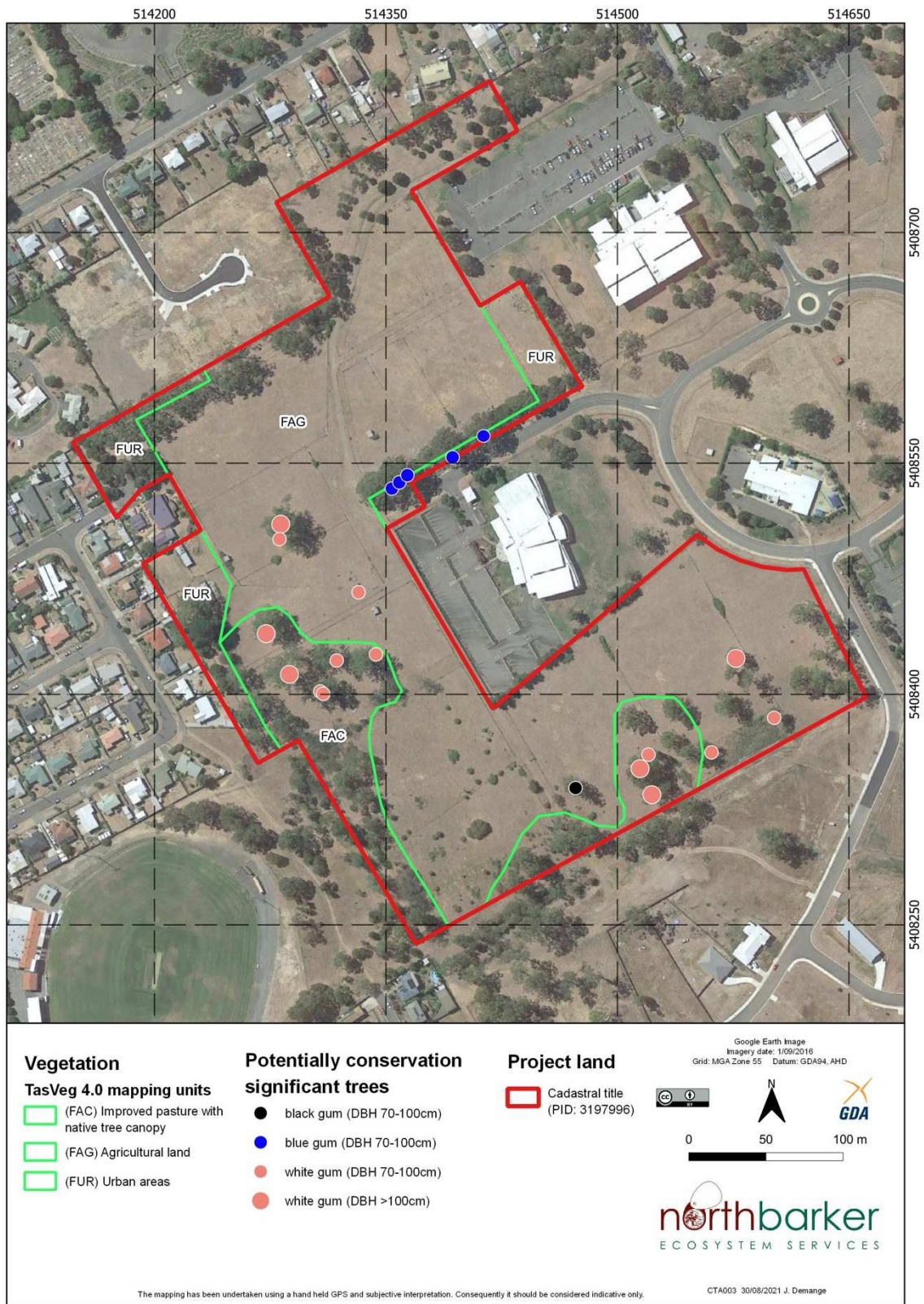


Figure 2. Vegetation (mapped according to TasVeg 4.0) and large tree locations.





**Plate 1: FAC showing remnant trees**



**Plate 2: FAG looking east**





Plate 3: Blackberry patch

### Threatened Flora Species

No species listed under the TSPA or EPBC were observed on the site. There are four threatened species listed within 500m.

- *Brunonia australis*
- *Caesia calliantha*
- *Euphrasia collina* subsp. *deflexifolia*
- *Senecio squarrosus*

It is unlikely that these species would be present due to the degraded condition of the land and lack of native vegetation. Any threatened flora species that could conceivably be present and not observed is not in a viable state to be managed for conservation.

Numerous threatened taxa are known from within 5km<sup>5</sup> due to the close proximity of the Kate Reed Flora Reserve and the Carr Villa Flora Reserve (Table 1).

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<sup>5</sup> nvr\_4\_13-Aug-2021

**Table 1: Threatened flora within 5km of the proposal – SS = Tasmanian Threatened Species Protection Act 1995, NS = Commonwealth Environment Protection and Biodiversity Conservation Act 1999**

## Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Alternanthera denticulata</i>	lesser joyweed	e		n	18	30-Apr-2010
<i>Aphelia gracilis</i>	slender fanwort	r		n	3	31-Oct-2018
<i>Aphelia pumilio</i>	dwarf fanwort	r		n	7	12-Nov-2020
<i>Asperula subcomplex</i>	water woodruff	r		n	1	30-Mar-2000
<i>Bolboschoenus caldwellii</i>	sea clubsedge	r		n	20	10-Dec-2020
<i>Boronia gunnii</i>	river boronia	v	VU	e	3	14-Jan-1937
<i>Brunonia australis</i>	blue pincushion	r		n	378	19-Oct-2020
<i>Caesia calliantha</i>	blue grassily	r		n	99	06-Jan-2021
<i>Caladenia filamentosa</i>	daddy longlegs	r		n	4	29-Oct-1893
<i>Caladenia patersonii</i>	patersons spider-orchid	v		n	4	03-Oct-2007
<i>Caladenia tonellii</i>	robust fingers	e	CR	e	1	14-Nov-2017
<i>Callitris oblonga</i> subsp. <i>oblonga</i>	south esk pine	v	EN	e	1	11-Nov-1844
<i>Calocephalus lacteus</i>	milky beautyheads	r		n	1	24-Dec-1844
<i>Calystegia sepium</i> subsp. <i>sepium</i>	swamp bindweed	r		n	5	01-Jan-1912
<i>Carex longibrachata</i>	drooping sedge	r		n	3	01-Nov-1995
<i>Chiloglottis trapeziformis</i>	broadlip bird-orchid	e		n	1	27-Oct-1974
<i>Corunastylis nuda</i>	tiny midge-orchid	r		n	1	01-Mar-1945
<i>Cryptandra amara</i>	pretty pearflower	e		n	5	13-Sep-1979
<i>Damasonium minus</i>	starfruit	r		n	1	10-Apr-2000
<i>Deyeuxia lawrencei</i>	lawrences bentgrass	x	EX	e	1	01-Jan-1831
<i>Diuris lanceolata</i>	large golden moths	e	EN	e	5	30-Sep-1946
<i>Diuris palustris</i>	swamp doubletail	e		n	2	01-Oct-1942
<i>Epacris exserta</i>	south esk heath	e	PEN	e	12	20-Jan-2010
<i>Epilobium pallidiflorum</i>	showy willowherb	r-		n	2	01-Nov-1892
<i>Euphrasia collina</i> subsp. <i>deflexifolia</i>	eastern eyebright	r		e	1	31-Aug-1892
<i>Euphrasia scabra</i>	yellow eyebright	e		n	2	21-Nov-1887
<i>Gynatrix pulchella</i>	fragrant hempbush	r		n	1	01-Oct-1994
<i>Haloragis heterophylla</i>	variable raspwort	r		n	3	16-Oct-2013
<i>Hovea tasmanica</i>	rockfield purplepea	r		e	5	13-Nov-2020
<i>Hypolepis muelleri</i>	harsh groundfern	r		n	1	10-Mar-1981
<i>Leucopogon virgatus</i> var. <i>brevifolius</i>	shortleaf beardheath	r		n	1	14-Oct-2013
<i>Lythrum salicaria</i>	purple loosestrife	v		n	15	15-Apr-2010
<i>Mentha australis</i>	river mint	e		n	9	15-Apr-2010
<i>Parietaria debilis</i>	shade pellitory	r		n	2	01-Jan-1896
<i>Persicaria decipiens</i>	slender waterpepper	v		n	13	30-Apr-2010
<i>Persicaria subsessilis</i>	bristly waterpepper	e		n	16	15-Apr-2010
<i>Pimelea flava</i> subsp. <i>flava</i>	yellow riceflower	r		n	2	19-Dec-1955
<i>Poa mollis</i>	soft tussockgrass	r		e	101	23-Nov-2018
<i>Pomaderris intermedia</i>	lemon dogwood	r		n	1	02-Apr-1950
<i>Prasophyllum robustum</i>	robust leek-orchid	e	CR	e	4	04-Nov-2020
<i>Prostanthera cuneata</i>	alpine mintbush	x		n	1	03-Feb-1840
<i>Prostanthera rotundifolia</i>	roundleaf mintbush	v		n	8	08-Oct-2009
<i>Pterostylis grandiflora</i>	superb greenhood	r		n	2	01-Jun-1951
<i>Pterostylis ziegeleri</i>	grassland greenhood	v	VU	e	3	01-Jan-1889
<i>Pultenaea prostrata</i>	silky bushpea	v		n	2	01-Nov-1984
<i>Ranunculus pumilio</i> var. <i>pumilio</i>	ferny buttercup	r		n	2	01-Jan-2000
<i>Schenkia australis</i>	spike centaury	r		n	1	01-Nov-1943
<i>Schoenoplectus tabernaemontani</i>	river clubsedge	r		n	1	06-Jan-1894
<i>Scleranthus fasciculatus</i>	spreading knawel	v		n	3	11-Sep-2017
<i>Scutellaria humilis</i>	dwarf skullcap	r		n	1	28-Dec-1937
<i>Senecio campylocarpus</i>	bulging fireweed	v		n	5	21-Mar-2011
<i>Senecio macrocarpus</i>	largefruit fireweed	x	VU	n	1	01-Jan-1837
<i>Senecio squarrosus</i>	leafy fireweed	r		n	33	19-Oct-2020
<i>Siloxerus multiflorus</i>	small wrinklewort	r		n	6	01-Nov-2018
<i>Spyridium vexilliferum</i> var. <i>vexilliferum</i>	helicopter bush	r		n	3	27-Nov-1938
<i>Tetralochea ciliata</i>	northern pinkbells	r		n	1	01-Jan-1896
<i>Teucrium corymbosum</i>	forest germander	r		n	3	08-Dec-2011
<i>Triptilodiscus pygmaeus</i>	dwarf sunray	v		n	7	14-Nov-2018
<i>Velleia paradoxa</i>	spur velleia	v		n	4	01-Sep-1992
<i>Veronica plebeia</i>	trailing speedwell	r		n	1	17-May-2011
<i>Vittadinia gracilis</i>	woolly new-holland-daisy	r		n	2	01-Jan-1868
<i>Vittadinia muelleri</i> (broad sense)	narrow leaf new holland daisy	p		n	1	24-Dec-1946
<i>Westringia angustifolia</i>	narrowleaf westringia	r		e	1	20-Nov-2003
<i>Xerochrysum bicolor</i>	eastcoast paperdaisy	r		n	2	19-Nov-1946

Of the species listed in Table 1 none are likely to occur within the site, because the habitat has been replaced with agricultural land.

## Threatened Fauna Habitat

No species or viable native fauna habitat listed under the TSPA or EPBC was observed on the site. Despite the survey not identifying breeding structures, native fauna may well nest or den on the site and or utilise it for foraging and hunting from time to time. Viable conservation management of any such habitat in this location is not easily sustainable.

## Fauna Species within core range

The study area is located within core range (last column) of the following TSPA or EPBCA listed species<sup>6</sup>.

**Table 2: Threatened fauna based on habitat ranges within 5000 m of the proposal – SS = Tasmanian Threatened Species Protection Act 1995, NS = Commonwealth Environment Protection and Biodiversity Conservation Act 1999**

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Pasmaditta jungermanniae</i>	Cataract Gorge Pinhead Snail	v		e	1	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tail quoll	r	VU	n	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	1
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (Tasmanian)	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Limnodynastes peroni</i>	striped marsh frog	e		n	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	1
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

The species listed in Table 2 that could conceivably occur in this type of habitat at this location are:

- The tussock skink (*Pseudemoia pagenstecheri*) has been recorded within 500m, however there is no suitable native habitat within the site.
- Eastern barred-bandicoot. The EB bandicoot is known to utilise weed cover, particularly gorse and blackberry<sup>7</sup>.
- Masked Owl. There are numerous large trees which have potential to form hollows that could be suitable for nesting. No hollows were detected from a ground survey.
- Spotted – tailed quoll and Tasmanian devil could conceivably traverse the site on rare occasions but are highly unlikely to be resident.
- Eastern quoll has a small range and so would more likely need to be resident to occur here and as such it is unlikely to be present in this context due to lack of native cover.

There are Swift parrots records within the vicinity of the site and the site is within potential breeding range. However, it does not fall within a Swift Parrot Important Breeding Area (SPIBA) and no nesting sites are known from the vicinity. A row of planted blue gums along the access road off Techno Park Drive a single *Eucalyptus ovata* in the paddock are suitable foraging habitat. This habitat may be used from time to time but probably rarely given is disjunction from extensive foraging and nesting habitat. The blue gums may be retained but their removal would not constitute a significant impact because they are not a natural occurrence and are few in number. The loss of a single *E. ovata* is not significant.

## Weeds

Three declared weeds under the *Tasmanian Weed Management Act 1999*<sup>8</sup> were observed throughout the site, all of which are also WONS (Table 3). They are Zone B weeds within the

<sup>6</sup> nvr\_4\_13-Aug-2021

<sup>7</sup> Threatened species link

<sup>8</sup> *Tasmanian Weed Management Act 1999*



Launceston City Council. Three agricultural and environmental weeds were also found, these can be found in table 4. See Figure 3 for extent of weed coverage on the site.

Zone B municipalities are those which host moderate or large infestations of the declared weed that are not deemed eradicable because the feasibility of effective management is low at this time. Therefore, the objective is containment of infestations. This includes preventing spread of the declared weed from the municipality or into properties currently free of the weed or which have developed or are implementing a locally integrated weed management plan for that species. As well there is a requirement to prevent spread of the weeds to properties containing sites for significant flora, fauna and vegetation communities.

In this circumstance, the proposal is conversion of the site to residential development and as such eradication may well be achievable. This is so because of the extremely intensive nature of the conversion to residential lots and the likely ongoing eradication of regrowth weeds in a residential setting by residents.

**Table 3: Declared and WONS Species**

Species	WONS	WMA Zone	Extent
<i>Ulex europaeus</i> gorse	Yes	Zone B	Small patch in south eastern section.
<i>Rubus fruticosus</i> blackberry	Yes	Zone B	Found throughout the site.
<i>Cytisus scoparius</i> English broom	Yes	Zone B	Localised to the north eastern edge

**Table 4: Agricultural and Environmental weed species**

Species	Extent
<i>Dactylis glomerata</i> Yorkshire fog	Dominant across site.
<i>Rosa rubiginosa</i> briar rose	Large plants scattered throughout site
<i>Cirsium vulgare</i> spear thistle	Low density distributed throughout the site.

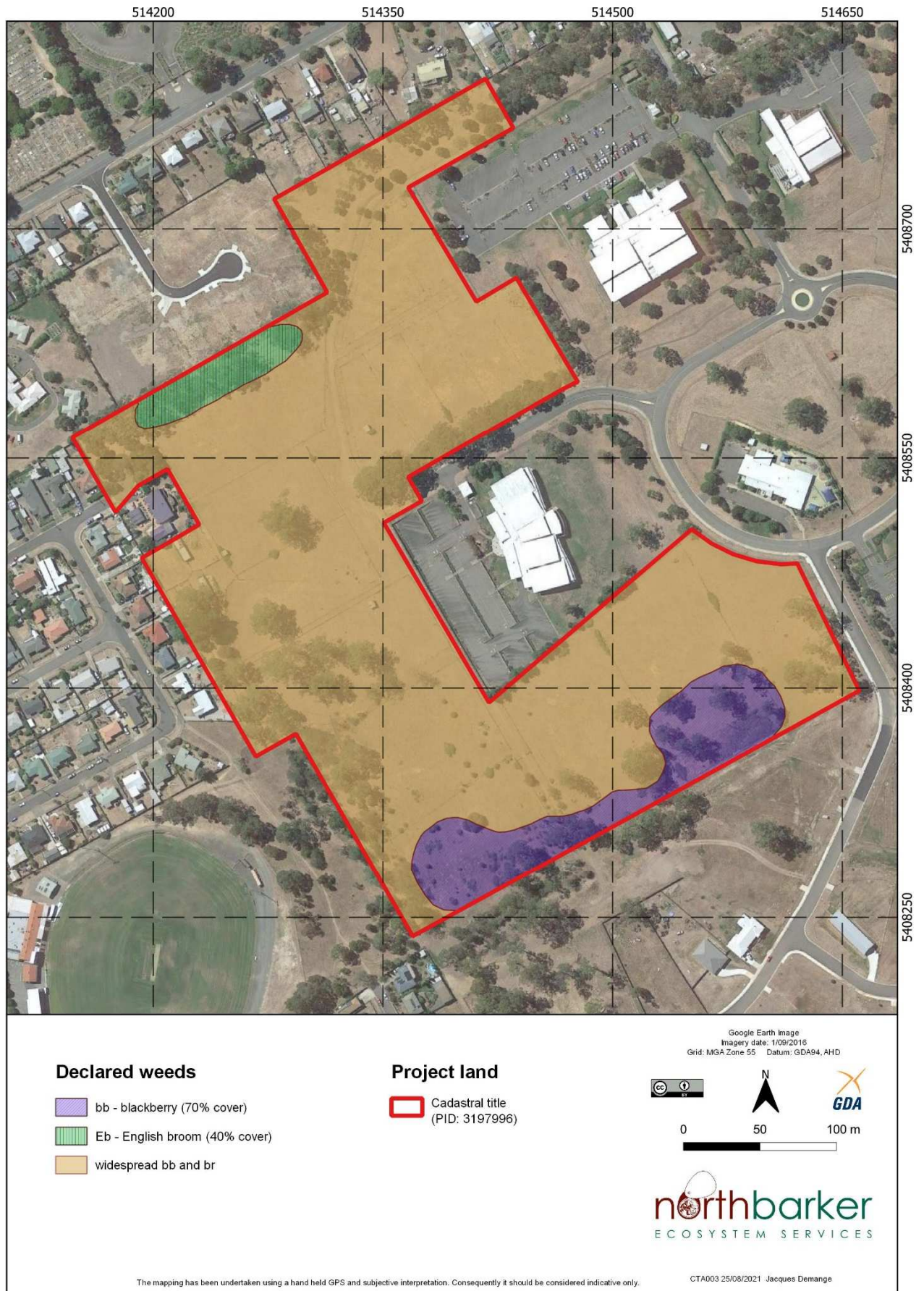


Figure 3. Declared and environmental weeds

### **3. Considerations related to natural values**

#### **Vegetation Communities**

There are no vegetation communities within the site which need consideration in relation to the *Nature Conservation Act 2002* or the EPBC .

#### **Threatened Flora Species**

There are no threatened flora species known or likely to be viable within the site.

#### **Threatened Fauna Habitat**

No significant native habitats for threatened fauna were observed. However, large *E. viminalis* trees were recorded but no large hollows were observed. Also, the retention of swift parrot foraging habitat in the form of blue gums on the site may be considered. However, the removal of the trees would not be a significant impact. The removal of Exotic habitat structures may provide breeding structures and foraging but if present these do not warrant protection. . Eastern-barred bandicoots could nest among blackberry's and due care would be necessary when clearing the weeds to ensure animals are not injured if present.

#### **Weeds**

Due to the extent and density of declared and environmental weeds, a comprehensive weed management plan will need to be developed for the site. This will assist in prevention of the proliferation and spread of weeds and ensure appropriate treatment and disposal of weeds and or infested soils

### **4. Conclusion and recommendations**

There is no priority vegetation present.

There are no threatened flora or significant native threatened fauna habitat values within the site. However, large *E. viminalis* trees do occur but no hollow development was observed and so masked owl nesting habitat is highly unlikely to be present. The retention of swift parrot foraging habitat in the form of planted blue gums on the site may be considered. The removal of the trees would not be a significant impact. . Eastern-barred bandicoots could nest among blackberry's and due care would be necessary when clearing the weeds to ensure animals are not injured if present.

Recommended: An injured animal protocol should also be established for application during site clearance works to cover tree removal and blackberry removal.

Recommended: A weed management plan be put in place before any works are carried out on the site.

## 5. References

- de Salas, M.F. & Baker, M. (2016). *A Census of the Vascular Plants of Tasmania, Including Macquarie Island*. Tasmanian Herbarium, Tasmanian Museum and Art Gallery.
- DPIPWE (2015). Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania. (Eds.) Karen Stewart and Michael Askey-Doran. Department of Primary Industries, Parks, Water and Environment, Hobart, Tasmania
- DPIPWE (2021) *Natural Values Atlas Report* – 13<sup>th</sup> Aug 2021. Government of Tasmania.
- DPIPWE (2021) Threatened Species Note Sheets, Listing Statements & Recovery Plans - various species.
- F. G. Goff, G. A. Dawson, and J. J. Rochow, 1982. Site examination for threatened and endangered plant species. *Environmental Management* 6: 307–316.
- Tasmanian State Government (1999). *Tasmanian Weed Management Act 1999*. No. of 1999. Government Printer, Hobart, Tasmania.

## Appendix 1

### Species list - project: CTA003

#### Status codes:

ORIGIN	NATIONAL SCHEDULE	STATE SCHEDULE
i - introduced	EPBC Act 1999	TSP Act 1995
d - declared weed WM Act	CR - critically endangered	e - endangered
en - endemic to Tasmania	EN - endangered	v - vulnerable
t - within Australia, occurs only in Tas	VU - vulnerable	r - rare

#### Sites:

1	FAC - E514528, N5408346	17/08/2021	Fiona Walsh
2	FAG - E514305, N5408571	17/08/2021	Fiona Walsh

Site	Name	Common name	Status
	DICOTYLEDONAE		
	<b>ARALIACEAE</b>		
2	<i>Hedera helix</i>	ivy	i
	<b>ASTERACEAE</b>		
2	<i>Arctotheca calendula</i>	capeweed	i
2	<i>Bellis perennis</i>	english daisy	i
2	<i>Cirsium vulgare</i>	spear thistle	i
1 2	<i>Hypochaeris radicata</i>	rough catsear	i
2	<i>Taraxacum officinale</i>	common dandelion	i
	<b>FABACEAE</b>		
2	<i>Acacia dealbata</i> subsp. <i>dealbata</i>	silver wattle	
2	<i>Acacia mearnsii</i>	black wattle	
2	<i>Acacia melanoxylon</i>	blackwood	
2	<i>Cytisus scoparius</i>	english broom	d
2	<i>Trifolium subterraneum</i>	subterranean clover	i
2	<i>Ulex europaeus</i>	gorse	d
	<b>MYRTACEAE</b>		
1 2	<i>Eucalyptus amygdalina</i>	black peppermint	en
2	<i>Eucalyptus globulus</i> subsp. <i>globulus</i>	tasmanian blue gum	
1 2	<i>Eucalyptus viminalis</i> subsp. <i>viminalis</i>	white gum	
	<b>PITTOSPORACEAE</b>		
2	<i>Bursaria spinosa</i> subsp. <i>spinosa</i>	prickly box	
	<b>PLANTAGINACEAE</b>		
1	<i>Plantago coronopus</i>	buckshorn plantain	i
2	<i>Plantago lanceolata</i>	ribwort plantain	i
	<b>POLYGONACEAE</b>		
2	<i>Acetosella vulgaris</i>	sheep sorrel	i
2	<i>Rumex pulcher</i> subsp. <i>pulcher</i>	fiddle dock	i
	<b>ROSACEAE</b>		
2	<i>Cotoneaster</i> sp.	cotoneaster	i
2	<i>Crataegus monogyna</i>	hawthorn	i
2	<i>Rosa rubiginosa</i>	sweet briar	i
1 2	<i>Rubus fruticosus</i>	blackberry	d

<b>RUBIACEAE</b>			
2	<i>Galium sp.</i>	bedstraw	
MONOCOTYLEDONAE			
<b>CYPERACEAE</b>			
2	<i>Carex appressa</i>	tall sedge	
<b>IRIDACEAE</b>			
2	<i>Romulea rosea var. australis</i>	lilac oniongrass	i
<b>JUNCACEAE</b>			
1 2	<i>Juncus sp.</i>	Rush	
<b>POACEAE</b>			
1	<i>Agrostis sp.</i>	blown grass	
1 2	<i>Dactylis glomerata</i>	cocksfoot	i
2	<i>Poa sp.</i>	poa	
2	<i>Themeda triandra</i>	kangaroo grass	
PTERIDOPHYTA			
<b>DENNSTAEDTIACEAE</b>			
2	<i>Pteridium esculentum subsp. esculentum</i>	bracken	

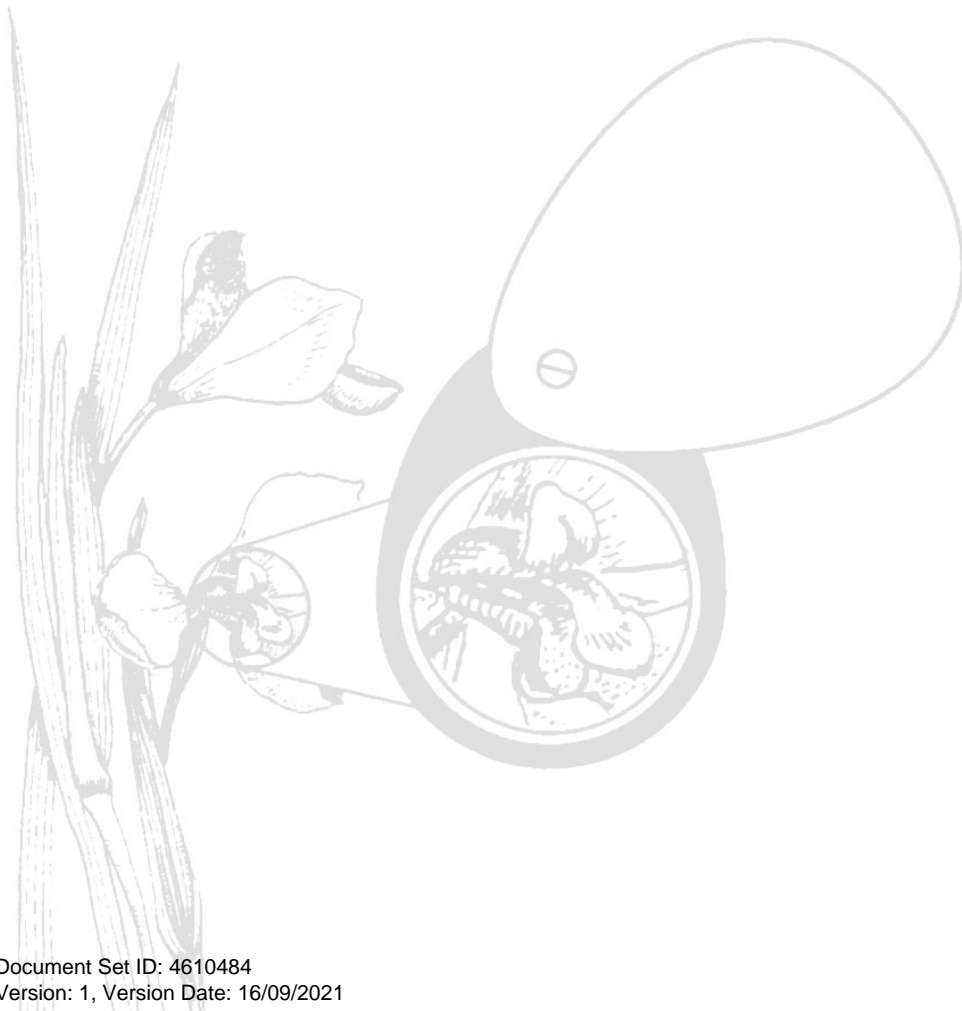


## **50 Wildor Crescent, Ravenswood**

### Natural Values Assessment

23<sup>rd</sup> August 2021

For Pitt and Sherry (OBO Communities Tasmania)





## Summary

Launceston Interim Planning scheme 2015	Rural Resource rezoning application
	Bushfire Prone Area and
Threatened vegetation	NA
Impact	Approx. 12.5 ha modified land (FAG and FWU)
EPBC Act	No significant impact to MNES
TSP Act	NA
Weed Mngt Act	2 Declared Weeds - gorse and blackberry Zone B .
Recommendations	Staged clearance and pre clearance den search

## Background

Communities Tasmania is exploring the potential to develop sites as residential subdivisions. The land is in the Rural Resource Zone and so CTA will submit a rezoning application if the land is viable for residential subdivision. To that end NBES has undertaken a natural values assessment of the land with the findings set out below.

## Vegetation

Vegetation units mapped on site are

- FWU – Weed Infestations
- FAG – Agricultural Land

## Flora and Fauna

No threatened flora or native threatened fauna habitat was found at the site.

To comply with existing management protocols staged clearance should be undertaken to allow animals to escape and a pre clearance den survey and decommissioning protocol should be undertaken before site clearance is undertaken.

An injured animal protocol should also be established for application during site clearance works.

## Weeds

Two declared and WONS weeds were found at the site, along with five agricultural and environmental weeds. It is recommended these weeds be managed in a way which adopts the principles of DPIPWE's Weed and Disease Planning and Hygiene Guidelines.<sup>1</sup>

A detailed weed management plan will be required to meet the guidelines and the appropriate treatment and disposal of weed on the site.

<sup>1</sup> Weed and Disease Planning and Hygiene Guidelines



## 1. Project Details

### Background:

Community Housing Tasmania is exploring the potential to develop sites as residential subdivisions. The land is in the Rural Resource Zone and so CTA will submit a rezoning application if the land is viable for residential subdivision. To that end NBES has undertaken a natural values assessment of the land with the findings set out below.

**Date of Field Survey:** 18<sup>th</sup> August 2021.

**Field Survey and Report :** Fiona Walsh and Philip Barker.

**Methods:** Plant species composition was surveyed using an area search based on the Timed Meander Search Procedure<sup>2</sup>. Vegetation was classified according to TASVEG 4.0 units, with boundaries determined in the field and with the aid of aerial imagery. Plant species were classified according to the current census of Tasmanian Plants<sup>3</sup>.

The Tasmanian Natural Values Atlas database was interrogated for records of threatened species and vegetation types within a 5 km radius. The possibility of threatened values known from within this radius occurring within the impact area has been considered in the interpretation of results.

Fauna habitats that relate to native vegetation types are also considered. Sign evidence including scats and bones and feathers are used to indicate presence.

**Limitations:** The field survey was undertaken in late winter. Values that are seasonal may have been overlooked or absent; the potential for this is considered where relevant in the discussion.

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<sup>2</sup> F. G. Goff

<sup>3</sup> de Salas, M.F. & Baker, M.

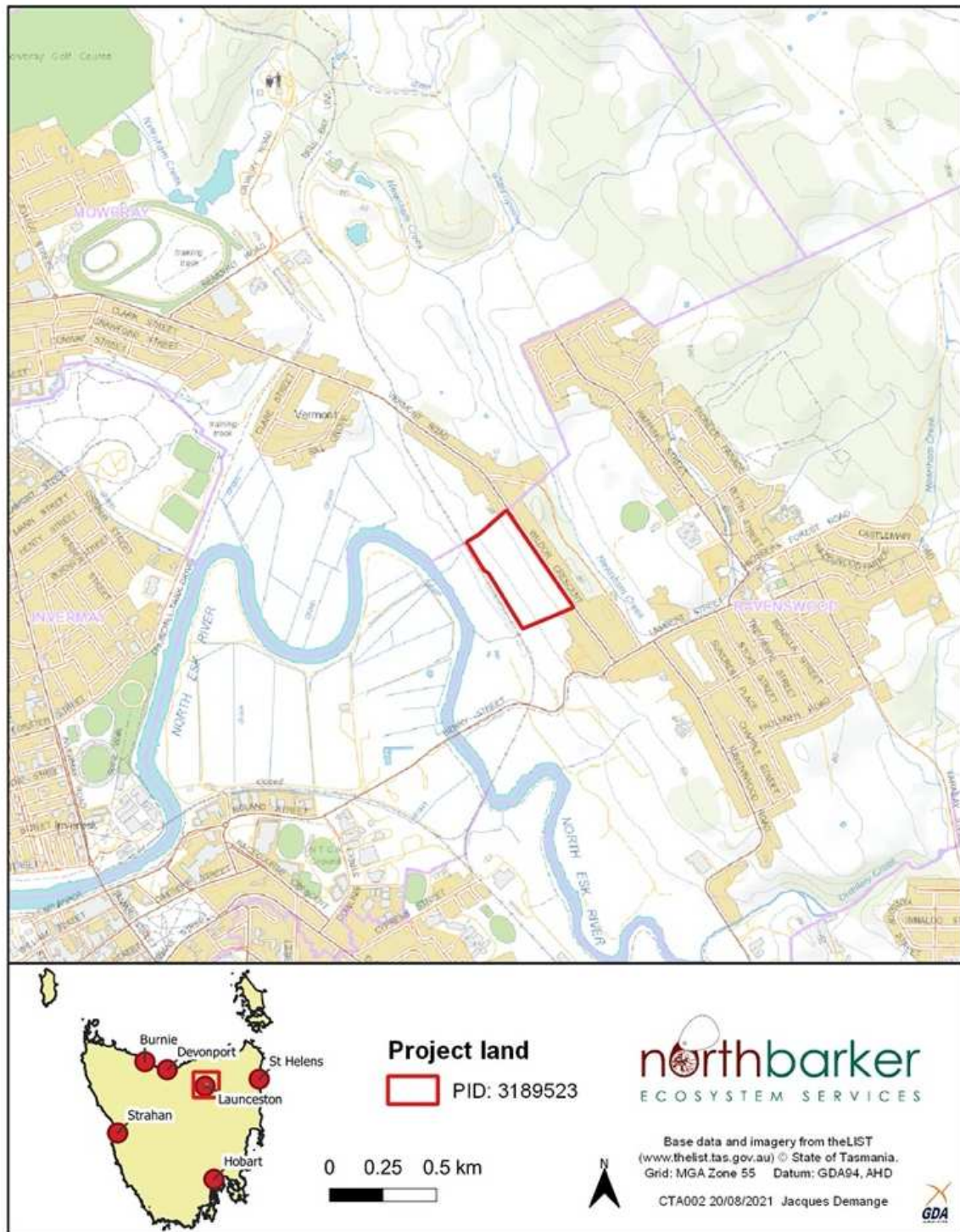


Figure 1: Property location

## 2. Site Values

### Site Location and Characteristics

50 Wildor crescent, Ravenswood is located roughly 3 km's to the east of Launceston. The site is approximately 12.5 ha and slopes toward the river to the south-west. Wildor Crescent borders the east boundary and there are residential houses on the opposite side of the road. There is a railway line near the western boundary, residential housing and rural zoning to the north boundary and residential adjacent to the southern boundary.

The geology is dolerite.

### **Vegetation**

The vegetation on the site (Figure 2) is composed primarily of heavy weed infestations (FWU), surrounded by agricultural land (FAG).

Roughly 27 acres of the site is heavily infested by a number of environmental and declared weed species. The most prominent species being *Ulex europaeus* (gorse), *Crataegus monogyna* (hawthorn) and *Rubus fruticosus* (blackberry). They have formed a dense covering with an estimated 80% cover in a mosaic of patches dominated by one weed or another. There are some native shrubs present within this area (*Acacia mearnsii*, *Bursaria spinosa*) however weed species are dominant.

According to Tasveg 4.0 the area is lowland grassland complex (GCL) which is a common often semi natural grassland type derived from forest clearance. It is not a threatened community.. An outer buffer appears to have been managed possibly as a fire break. Within the outer buffer of the site there are grassland species present, such as *Themeda triandra*, *Poa*, *Austrostipa* and *Rytidosperma* species, yet these edges have been severely degraded and invaded by exotic species to such an extent that it now falls under the mapping unit of agricultural land (FAG).

A full list of species can be found in Appendix 1.



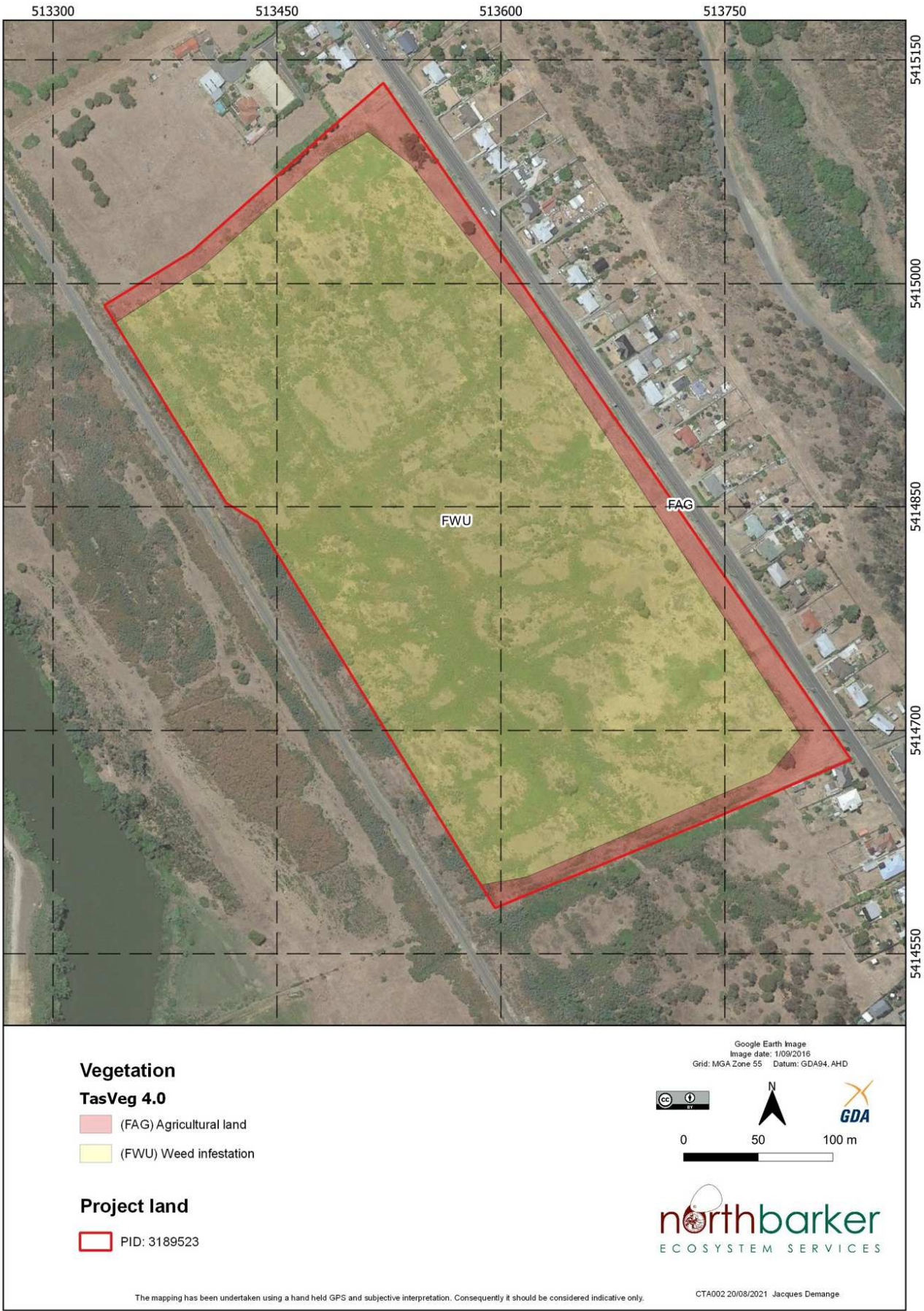
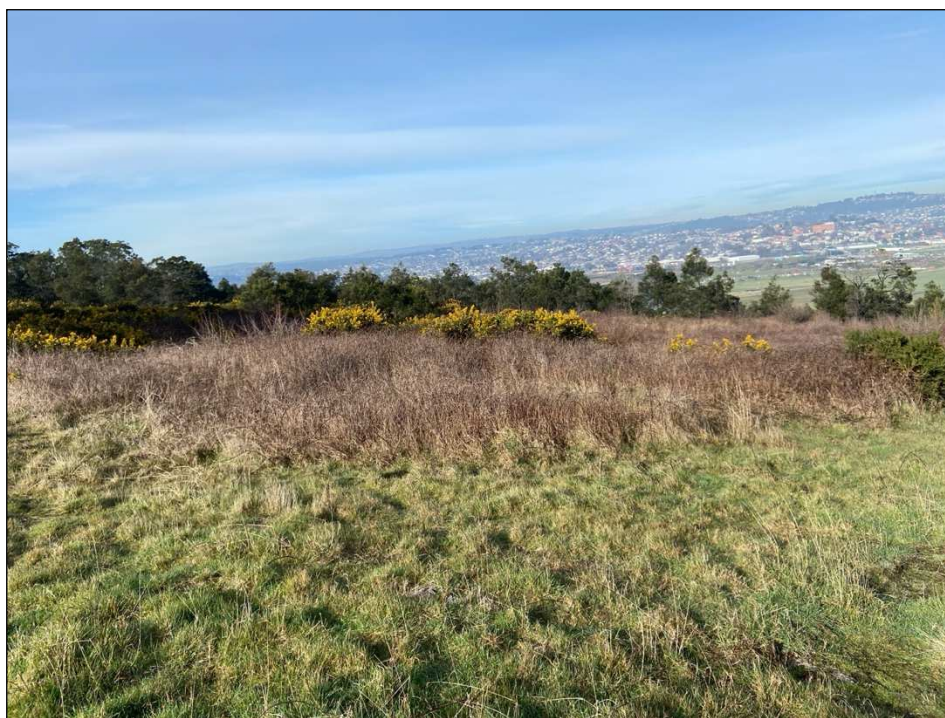


Figure 2. Vegetation present TasVeg 4.0





**Plate 1: Edge of FWU showing the density of gorse infestation**



**Plate 2: Blackberry and gorse infestation with FAG in the foreground.**





**Plate 3: Blackberry and gorse with emergent wattles.**

### Threatened Flora Species

No species listed under the TSPA or EPBC were observed on the site. There is one record for *Caesia calliantha* within 500m, however it is unlikely that it would be present due to the degraded condition of the land. Any threatened flora species that could conceivably be present and not observed within the weed infestation is not in a viable state to be managed for conservation.

Numerous threatened taxa are known from within 5km<sup>4</sup> due to the close proximity of Bouchers Creek Conservation Area and Prossers Forest Reserve (Table 1). Of the species listed in Table 1 there are none which are likely to occur within the site, as the vegetation has been replaced with weed infestations and agricultural land. It is difficult to be certain what vegetation occurred naturally on the site, however based on the nearby remnants of *Eucalyptus amygdalina* forest and woodland on dolerite (DAD) and *Eucalyptus viminalis* grassy forest and woodland (DVG), it is likely the site was once an open woodland with a grassy understory.

<sup>4</sup> nvr\_4\_13-Aug-2021

**Table 1: Threatened flora within 5km of the proposal – SS = Tasmanian Threatened Species Protection Act 1995, NS = Commonwealth Environment Protection and Biodiversity Conservation Act 1999**

**Verified Records**

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Alternanthera denticulata</i>	lesser joyweed	e		n	76	15-Feb-2015
<i>Aphelia gracilis</i>	slender fanwort	r		n	1	18-Nov-2011
<i>Aphelia pumilio</i>	dwarf fanwort	r		n	9	06-Nov-2009
<i>Asperula subsimplex</i>	water woodruff	r		n	1	30-Mar-2000
<i>Austrostipa bigeniculata</i>	doublejointed speargrass	r		n	1	17-Jun-1996
<i>Blechnum spinulosum</i>	small rasptern	e		n	5	14-Feb-2018
<i>Bolboschoenus caldwellii</i>	sea clubsedge	r		n	18	10-Dec-2020
<i>Boronia gunnii</i>	river boronia	v	VU	e	8	25-Oct-1961
<i>Brunonia australis</i>	blue pincushion	r		n	87	19-Oct-2020
<i>Caesia calliantha</i>	blue grasslily	r		n	30	21-Nov-2019
<i>Caladenia filamentosa</i>	daddy longlegs	r		n	2	01-Oct-1841
<i>Caladenia patersonii</i>	patersons spider-orchid	v		n	1	30-Sep-1946
<i>Callitris oblonga</i> subsp. <i>oblonga</i>	south esk pine	v	EN	e	9	19-Mar-2010
<i>Calocephalus lacteus</i>	milky beautyheads	r		n	1	24-Dec-1844
<i>Calochilus campestris</i>	copper beard-orchid	e		n	1	12-Nov-2012
<i>Calystegia sepium</i> subsp. <i>sepium</i>	swamp bindweed	r		n	63	26-Feb-2021
<i>Carex gunniana</i>	mountain sedge	r		n	2	15-Dec-2009
<i>Carex longibrachiata</i>	drooping sedge	r		n	1	01-Jan-1911
<i>Centipeda cunninghamii</i>	erect sneezeweed	r		n	1	14-Feb-2018
<i>Chiloglottis trapeziformis</i>	broadlip bird-orchid	e		n	1	27-Oct-1974
<i>Cryptandra amara</i>	pretty pearflower	e		n	1	19-Feb-1898
<i>Damasium minus</i>	starfruit	r		n	1	10-Apr-2000
<i>Deyeuxia lawrencei</i>	lawrences bentgrass	x	EX	e	1	01-Jan-1831
<i>Dianella amoena</i>	grassland flaxlily	r	EN	n	40	23-Apr-2020
<i>Discaria pubescens</i>	spiky anchorplant	e		n	1	01-Jan-1912
<i>Diuris lanceolata</i>	large golden moths	e	EN	e	4	30-Sep-1946
<i>Diuris palustris</i>	swamp doubletail	e		n	2	09-Oct-1843
<i>Epacris exserta</i>	south esk heath	e	PEN	e	15	08-Oct-2009
<i>Epilobium pallidiflorum</i>	showy willowherb	r		n	3	12-Dec-2009
<i>Euphrasia scabra</i>	yellow eyebright	e		n	2	21-Nov-1887
<i>Gynatrix pulchella</i>	fragrant hempbush	r		n	1	01-Oct-1994
<i>Gyrostemon thesioides</i>	broom wheelfruit	r		n	6	18-Nov-2011
<i>Haloragis heterophylla</i>	variable raspwort	r		n	19	14-Nov-2012
<i>Hovea tasmanica</i>	rockfield purplepea	r		e	6	13-Nov-2020
<i>Hypolepis muelleri</i>	harsh groundfern	r		n	1	10-Mar-1981
<i>Lycopus australis</i>	australian gypsywort	e		n	12	15-Feb-2015
<i>Lythrum salicaria</i>	purple loosestrife	v		n	36	26-Dec-2018
<i>Mentha australis</i>	river mint	e		n	6	31-Mar-2010
<i>Parietaria debilis</i>	shade pellitory	r		n	2	01-Jan-1896
<i>Persicaria decipiens</i>	slender waterpepper	v		n	41	30-Apr-2010
<i>Persicaria subserilis</i>	bristly waterpepper	e		n	58	09-Mar-2017
<i>Pilularia novae-hollandiae</i>	australian pillwort	r		n	1	01-Jan-1990
<i>Pimelea curviflora</i>	curved riceflower	p		n	1	28-Oct-1883
<i>Pimelea flava</i> subsp. <i>flava</i>	yellow riceflower	r		n	2	19-Dec-1955
<i>Poa mollis</i>	soft tussockgrass	r		e	13	23-Nov-2018
<i>Prasophyllum robustum</i>	robust leek-orchid	e	CR	e	4	04-Nov-2020
<i>Prostanthera cuneata</i>	alpine mintbush	x		n	1	03-Feb-1840
<i>Prostanthera rotundifolia</i>	roundleaf mintbush	v		n	8	05-Dec-2020
<i>Pterostylis grandiflora</i>	superb greenhood	r		n	1	01-Jun-1951
<i>Pterostylis ziegeleri</i>	grassland greenhood	v	VU	e	3	01-Jan-1889
<i>Pultenaea prostrata</i>	silky bushpea	v		n	1	01-Nov-1921
<i>Rumex bidens</i>	mud dock	v		n	2	18-Jan-2009
<i>Schenkia australis</i>	spike centaury	r		n	1	01-Nov-1943
<i>Schoenoplectus tabernaemontani</i>	river clubsedge	r		n	8	14-Feb-2018
<i>Scutellaria humilis</i>	dwarf skullcap	r		n	1	28-Dec-1937
<i>Senecio campylocarpus</i>	bulging fireweed	v		n	22	24-Feb-2018
<i>Senecio squarrosus</i>	leafy fireweed	r		n	9	19-Oct-2020
<i>Siloxerus multiflorus</i>	small wrinklewort	r		n	17	04-Nov-2010
<i>Spyridium eriocephalum</i> var. <i>eriocephalum</i>	heath dustymiller	e		n	4	20-Oct-1880
<i>Spyridium vexilliferum</i> var. <i>vexilliferum</i>	helicopter bush	r		n	6	07-Oct-2009
<i>Tetradlea ciliata</i>	northern pinkbells	r		n	1	01-Jan-1896
<i>Teucrium corymbosum</i>	forest germander	r		n	19	08-Dec-2011
<i>Utricularia australis</i>	yellow bladderwort	r		n	4	20-Feb-2013
<i>Veronica plebeia</i>	trailing speedwell	r		n	12	11-Apr-2018
<i>Viola caleyana</i>	swamp violet	r		n	1	18-Jan-1993
<i>Vittadinia gracilis</i>	woolly new-holland-daisy	r		n	2	01-Jan-1868
<i>Xerochrysum bicolor</i>	eastcoast paperdaisy	r		n	2	14-Jan-1937

### Threatened Fauna Habitat

No species or viable native fauna habitat listed under the TSPA or EPBC was observed on the site. The Australasian bittern (*Botaurus poiciloptilus*) has been recorded within 500m, however there is no suitable habitat within the site. Despite the survey not identifying breeding structures, native fauna may well nest or den on the site and or utilise it for foraging and hunting from time to time. However, the structure of the habitat that provides cover for any such species is entirely exotic. Viable conservation management of any such habitat in this location is not warranted.

### Fauna Species within core range

The study area is located within core range (last column) of the following TSPA or EPBCA listed species<sup>5</sup>. Of the species listed in Table 2 that could conceivably occur in this type of habitat at this location is the Eastern barred-bandicoot. The EB bandicoot is known to utilise weed cover, particularly gorse and blackberry and is likely to forage on the site from time to time and could potentially nest there.

**Table 2: Threatened fauna based on habitat ranges within 500 m of the proposal – SS = Tasmanian Threatened Species Protection Act 1995, NS = Commonwealth Environment Protection and Biodiversity Conservation Act 1999**

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Pasmaditta jungermanniae</i>	Cataract Gorge Pinhead Snail	v		e	1	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tail quoll	r	VU	n	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	1
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (Tasmanian)	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Limnodynastes peroni</i>	striped marsh frog	e		n	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	1
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

### Weeds

Two declared weeds under the Tasmanian Weed Management Act 1999<sup>6</sup> were observed throughout the site, both of which are also WONS (Table 3). They are zone B weeds within the Launceston City Council. Five agricultural and environmental weeds were also found, these can be found in table 4. See Figure 3 for extent of weed coverage on the site.

**3. Zone B municipalities are those which host moderate or large infestations of the declared weed that are not deemed eradicable because the feasibility of effective management is low at this time. Therefore, the objective is containment of infestations. This includes preventing spread of the declared weed from the municipality or into properties currently free of the weed or which have developed or are implementing a locally integrated weed management plan for that species. As well there is a requirement to prevent spread of the weeds**

<sup>5</sup> nvr\_4\_13-Aug-2021

<sup>6</sup> Tasmanian Weed Management Act 1999



## to properties containing sites for significant flora, fauna and vegetation communities.

In this circumstance, the proposal is conversion of the site to residential development and as such eradication may well be achievable. This is so because of the extremely intensive nature of the conversion to residential lots and the likely ongoing eradication of regrowth weeds in a residential setting by residents.

**Table 3: Declared and WONS Species**

Species	WONS	WMA Zone	Extent
<i>Ulex europaeus</i> gorse	Yes	Zone B	Dense covering within the area mapped as FWU. Small plants extending into the FAG.
<i>Rubus fruticosus</i> blackberry	Yes	Zone B	Dense covering of majority of the site, including small plants along the edges mapped as FAG and fence lines.

**Table 4: Agricultural and Environmental weed species**

Species	Extent
<i>Crataegus monogyna</i> Hawthorn	Low density within the area mapped as FWU
<i>Rosa rubiginosa</i> briar rose	Scattered plants within the area mapped as FWU
<i>Cirsium vulgare</i> spear thistle	Low density distributed throughout the site.
<i>Typha sp.</i> bullrush	Located at drainage channel on northern edge of site.
<i>Rumex sp</i> dock	Low density distributed throughout the site.
<i>Paspalum dilatatum</i> paspalum	Along fence line at the northern edge of site.

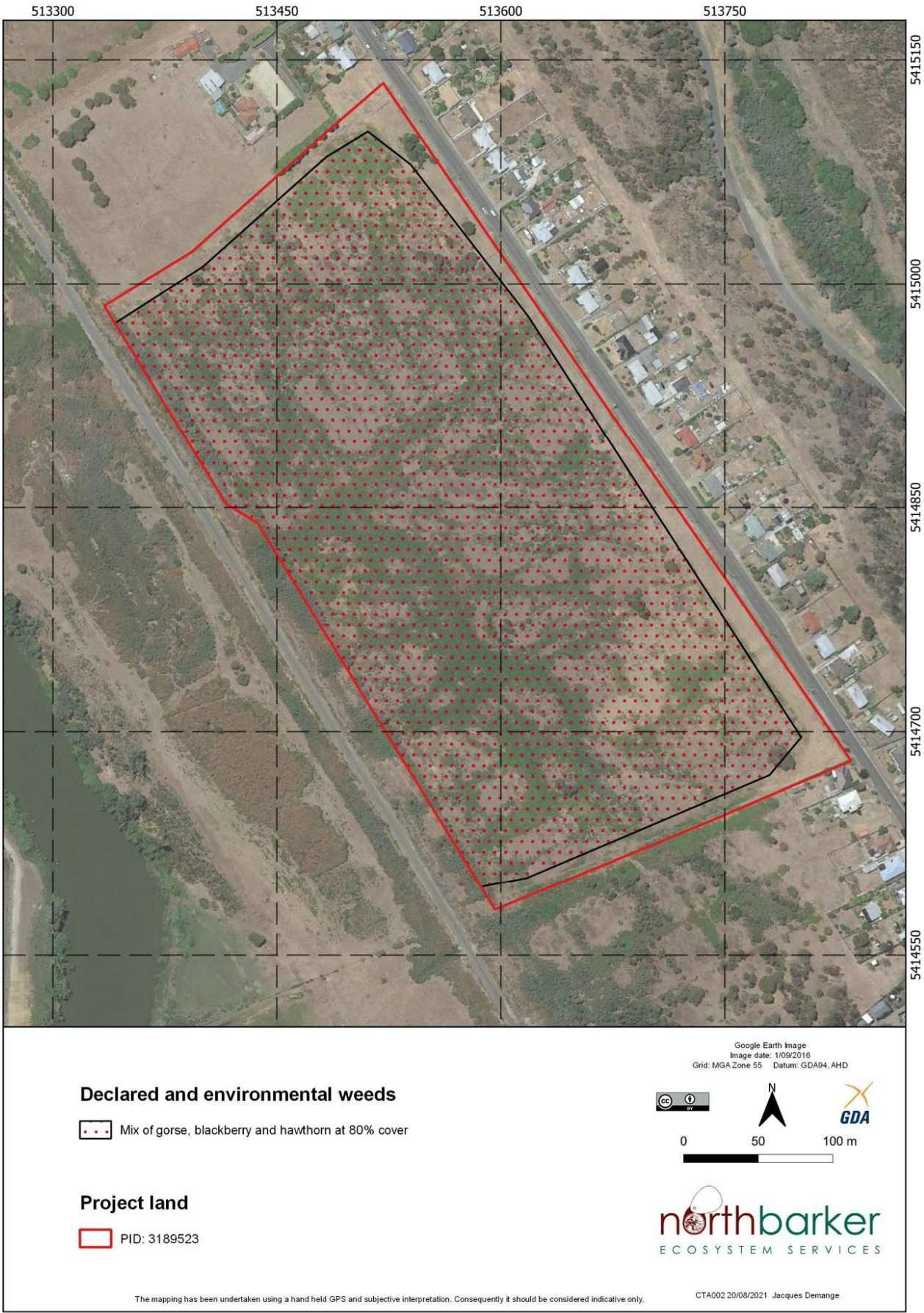


Figure 3. Declared and environmental weeds

## 4. Considerations related to natural values

### Vegetation Communities

There are no vegetation communities within the site which need consideration in relation to the *Nature Conservation Act 2002* or the EPBC .

### Threatened Flora Species

There are no threatened flora species known or likely to be viable within the site.

### Threatened Fauna Habitat

There are no native habitats suitable for any threatened fauna. Exotic habitat structures may support breeding and foraging but if present these do not warrant conservation actions. However, staged clearance of weeds to allow animals to escape and a pre clearance den survey should be undertaken before site clearance is undertaken.

An injured animal protocol should also be established for application during site clearance works.

### Weeds

Due to the extent and density of declared and environmental weeds, a comprehensive weed management plan will need to be developed for the site. This will assist in prevention of the proliferation and spread of weeds and ensure appropriate treatment and disposal of weeds and or infested soils

## 5. Conclusion and recommendations

There is no priority vegetation present.

Due to the degraded nature of the vegetation and the dominance of declared and environmental weeds the land has been mapped as Agricultural land (FAG) and Weed Infestations (FWU).

There are no native flora or native habitat values within the site which will need to be considered.

Native and threatened fauna may utilise the cover of weeds for breeding and or foraging.

To comply with existing management protocols staged clearance should be undertaken to allow animals to escape and a pre clearance den survey and decommissioning protocol should be undertaken before site clearance is undertaken.

An injured animal protocol should also be established for application during site clearance works.

## 6. References

- de Salas, M.F. & Baker, M. (2016). *A Census of the Vascular Plants of Tasmania, Including Macquarie Island*. Tasmanian Herbarium, Tasmanian Museum and Art Gallery.
- DPIPWE (2015). Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania. (Eds.) Karen Stewart and Michael Askey-Doran. Department of Primary Industries, Parks, Water and Environment, Hobart, Tasmania
- DPIPWE (2021) *Natural Values Atlas Report* – 13<sup>th</sup> Aug 2021. Government of Tasmania.
- DPIPWE (2021) Threatened Species Note Sheets, Listing Statements & Recovery Plans - various species.
- F. G. Goff, G. A. Dawson, and J. J. Rochow, 1982. Site examination for threatened and endangered plant species. *Environmental Management* 6: 307–316.
- Tasmanian State Government (1999). *Tasmanian Weed Management Act 1999*. No. of 1999. Government Printer, Hobart, Tasmania.

## Appendix 1

### Species list - project: CTA002

#### Status codes:

ORIGIN

i - introduced

d - declared weed WM Act

en - endemic to Tasmania

t - within Australia, occurs only in Tas

NATIONAL SCHEDULE

EPBC Act 1999

CR - critically endangered

EN - endangered

VU - vulnerable

STATE SCHEDULE

TSP Act 1995

e - endangered

v - vulnerable

r - rare

#### Sites:

1 FWU - E513561, N5414845

2 FAG - E513693, N5414873

18/08/2021 Fiona Walsh

18/08/2021 Fiona Walsh

Site	Name	Common Name	Status
	DICOTYLEDONAE		
	<b>ASTERACEAE</b>		
1 2	<i>Cirsium vulgare</i>	spear thistle	i
1 2	<i>Hypochaeris radicata</i>	rough catsear	i
2	<i>Sonchus oleraceus</i>	common sowthistle	i
	<b>CASUARINACEAE</b>		
2	<i>Allocasuarina verticillata</i>	drooping sheoak	
	<b>ERICACEAE</b>		
1	<i>Styphelia humifusa</i>	native cranberry	
	<b>EUPHORBIACEAE</b>		
1	<i>Euphorbia peplus</i>	petty spurge	i
	<b>FABACEAE</b>		
1	<i>Acacia dealbata</i> subsp. <i>dealbata</i>	silver wattle	
1 2	<i>Acacia mearnsii</i>	black wattle	
1 2	<i>Trifolium subterraneum</i>	subterranean clover	i
1 2	<i>Ulex europaeus</i>	gorse	d
	<b>GENTIANACEAE</b>		
1 2	<i>Centaurium erythraea</i>	common centauray	i
	<b>MYRTACEAE</b>		
2	<i>Eucalyptus</i> sp.	gum	
	<b>PITTOSPORACEAE</b>		
1	<i>Bursaria spinosa</i> subsp. <i>spinosa</i>	prickly box	
	<b>PLANTAGINACEAE</b>		
1 2	<i>Plantago lanceolata</i>	ribwort plantain	i
	<b>POLYGONACEAE</b>		
2	<i>Acetosella vulgaris</i>	sheep sorrel	i
1 2	<i>Rumex pulcher</i> subsp. <i>pulcher</i>	fiddle dock	i
	<b>PRIMULACEAE</b>		
1 2	<i>Lysimachia arvensis</i>	scarlet pimpernel	i
	<b>RESEDACEAE</b>		
1 2	<i>Reseda luteola</i>	weld	i
	<b>ROSACEAE</b>		
1	<i>Crataegus monogyna</i>	hawthorn	i
1	<i>Rosa rubiginosa</i>	sweet briar	i
1 2	<i>Rubus fruticosus</i>	blackberry	d
	<b>SANTALACEAE</b>		
1	<i>Exocarpos cupressiformis</i>	common native-cherry	
	MONOCOTYLEDONAE		

<b>CYPERACEAE</b>			
1 2	<i>Carex appressa</i>	tall sedge	
2	<i>Cyperus sp.</i>	umbrella sedge	
<b>IRIDACEAE</b>			
1 2	<i>Watsonia sp.</i>	watsonia	i
<b>JUNCACEAE</b>			
1 2	<i>Juncus sp.</i>	Rush	
<b>POACEAE</b>			
1 2	<i>Agrostis sp.</i>	blown grass	
1 2	<i>Arrhenatherum elatius var. bulbosum</i>	bulbous oatgrass	i
1 2	<i>Austrostipa sp.</i>	speargrass	
1	<i>Briza maxima</i>	greater quaking-grass	i
1 2	<i>Dactylis glomerata</i>	cocksfoot	i
2	<i>Paspalum dilatatum</i>	paspalum	i
1	<i>Poa labillardierei</i>	silver tussockgrass	
1 2	<i>Rytidosperma sp.</i>	wallabygrass	
1 2	<i>Themeda triandra</i>	kangaroo grass	
<b>TYPHACEAE</b>			
2	<i>Typha sp.</i>		

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# Preliminary Site Investigation

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3 Archer Street  
Rocherlea

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**Project No: 7535**

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**Date: December 2020**

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## Document Control

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## Preliminary Site Investigation

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## 1 Executive Summary

Environmental Service and Design (ES&D) were commissioned by their client, Housing Tasmania to undertake a Preliminary Site Investigation (PSI) of 3 Archer Street, Rocherlea Tasmania 7248.

It is proposed to place three demountable buildings on the site for residential accommodation and the proposed development has triggered the Contaminated Land Code of the *City of Launceston Interim Planning Scheme 2015 Contaminated Land Code*. In accordance with the Code an assessment of the proposed future use and excavation works is required to address Clause E2.5.2 of the Code for future use and excavation.

Our assessment has revealed that based on a site history investigation the site is not likely to be impacted by contamination. The site history revealed that a potentially contaminating activity has not been undertaken on the site and surrounding potentially contaminating activities, namely a window manufacturer and recycling facility are not likely to have impacted the subject site.

The site is suitable for continued residential accommodation including the proposed placement of demountable residential units.

The assessment has been completed in accordance with the principles and guidelines of the *National Environmental Protection (Assessment of Site Contamination) Measure 1999* as amended NEPASCAM.

## 2 Scope of Works

The scope of work included:

- Desktop review of the site and surrounding land use history;
- Determination of potential contaminants of concern;
- Field investigations and site visit;
- Sampling of the soil across the site focusing on disturbed and possible filled areas.
- Consideration of the site's environmental settings;
- Identification of potential human and ecological receptors and consideration of risks to identified receptors;
- Development of a Conceptual Site Model (CSM); and,
- Preparation of the assessment report.

### 3 Basis for Assessment

The assessment is required to be completed to address the *City of Launceston Interim Planning Scheme 2015 Contaminated Land Code* which was triggered by the intensification of future residential land use and proposed excavation works.

### 4 Site Details

#### 4.1 Ownership and Location

The site is owned by Housing Tasmania Pty Ltd and is currently used for community services and residential accommodation.

Site details are shown in Table 1.

**Table 1: Site Details- Scope of the Assessment Area**

<i>Street Address</i>	<i>Property ID</i>	<i>Title Reference</i>	<i>Approx. Area (m<sup>2</sup>)</i>
3 Archer Street	3163147	154546/1	59,000
3 Archer Street	3163147	158046/2	3,900



**Figure 1: The Site – two land titles are subject to the assessment**

## 4.2 Surrounding Land Use

The site is located 20 minutes' drive north of the Launceston central business district. The site is surrounded by a mix of commercial and residential land uses. Commercial land uses border the site to the west and public /recreational land use borders the site to the east and agricultural land is located to the north. A new residential subdivision has been approved on land to the south at 43 Lilydale Rd.

Existing commercial land uses which adjoin the property include;

- Recycal at 256 George Town Road
- Glass Supplies at 234 George Town Road



Figure 2: Surrounding Land Uses

### 4.3 Proposed Development

It is proposed to place three (3) demountable residential units on the subject site. Underground sewer and stormwater services will be required to be constructed underground to service the units. However, limited excavation will be required.

## 5 Background Information Sources

- Land Information System Tasmania (TheLIST - [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au))
- DPIPWE Groundwater Information Portal (<http://wrt.tas.gov.au/groundwater-info>)
- Launceston Interim Planning Scheme 2015 ([www.iplan.tas.gov.au](http://www.iplan.tas.gov.au)), accessed 16/7/20
- Google Earth Pro
- Mineral Resources Tasmania (MRT) Digital Geological Atlas ([http://www.mrt.tas.gov.au/products/geoscience\\_maps/digital\\_geological\\_atlas\\_1\\_25\\_000\\_scale\\_series](http://www.mrt.tas.gov.au/products/geoscience_maps/digital_geological_atlas_1_25_000_scale_series)), accessed 16/7/20
- Trove, <https://trove.nla.gov.au/>
- Site visit

### 5.1 Zoning

The site is currently located within the 'Community Purpose' zone of the *City of Launceston Interim Planning Scheme 2015*. The site is bordered by properties located within the 'recreation', 'rural resource' and 'general industrial' zones.





**Figure 3: Zoning**

## **6 Environment**

### **6.1 Topography**

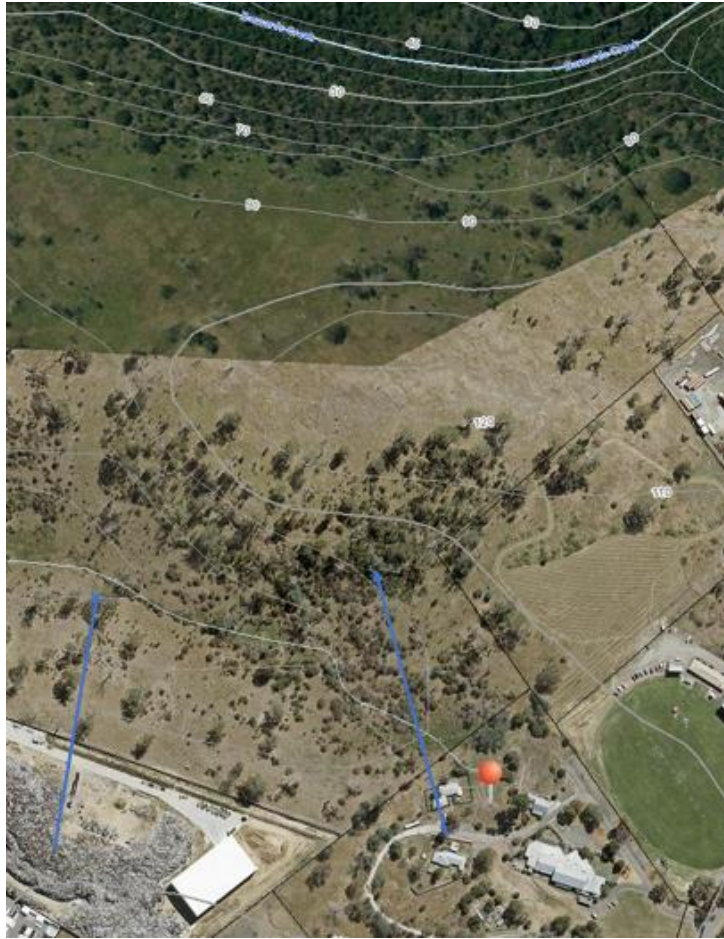
A review of Google Earth and topographic contours via The LISTMap indicates that the site slopes to the north and north west towards Recycal. The Recycal property slopes to the west which is away from the subject site. Therefore, overland flows at Recycal are in the opposite direction and away from 3 Archer Street. The Glass Supplies site at 234 George Town Road slopes towards the subject site.

### **6.2 Surface Water**

The nearest surface water body is Barnards Creek which is located 500 metres to the North of the subject site.

### **6.3 Hydrogeology**

Based on contours, groundwater from the site is likely to flow towards Barnards Creek to the north. Assessment by our Hydrogeologist confirmed this assumption.



**Figure 4: Topography and inferred groundwater flow direction**

## **6.4 Acid Sulphate Soils**

Acid sulphate soils (ASS) are soils which contain naturally occurring sulphides. If left undisturbed and waterlogged they are harmless, however, exposure to air can cause oxidation which allows subsequent rain events to produce sulfuric acid. According to the LIST, soils

## **6.5 Flora and Fauna**

A review of TheLIST indicates that the site is unlikely to contain threatened flora species. The site has been developed and cleared for the past 20 years. The nearest threatened species identified through a search of the natural values atlas (LISTMap) shows that threatened flora and fauna have been identified within 250-700 metres from the site. The white bellied sea eagle and eagle have been identified approximately 700 metres north of the site on agricultural farmland. The endangered masked owl (endangered) and green and gold frog (vulnerable) have been identified 250 metres to the south of the site across Lilydale Road.



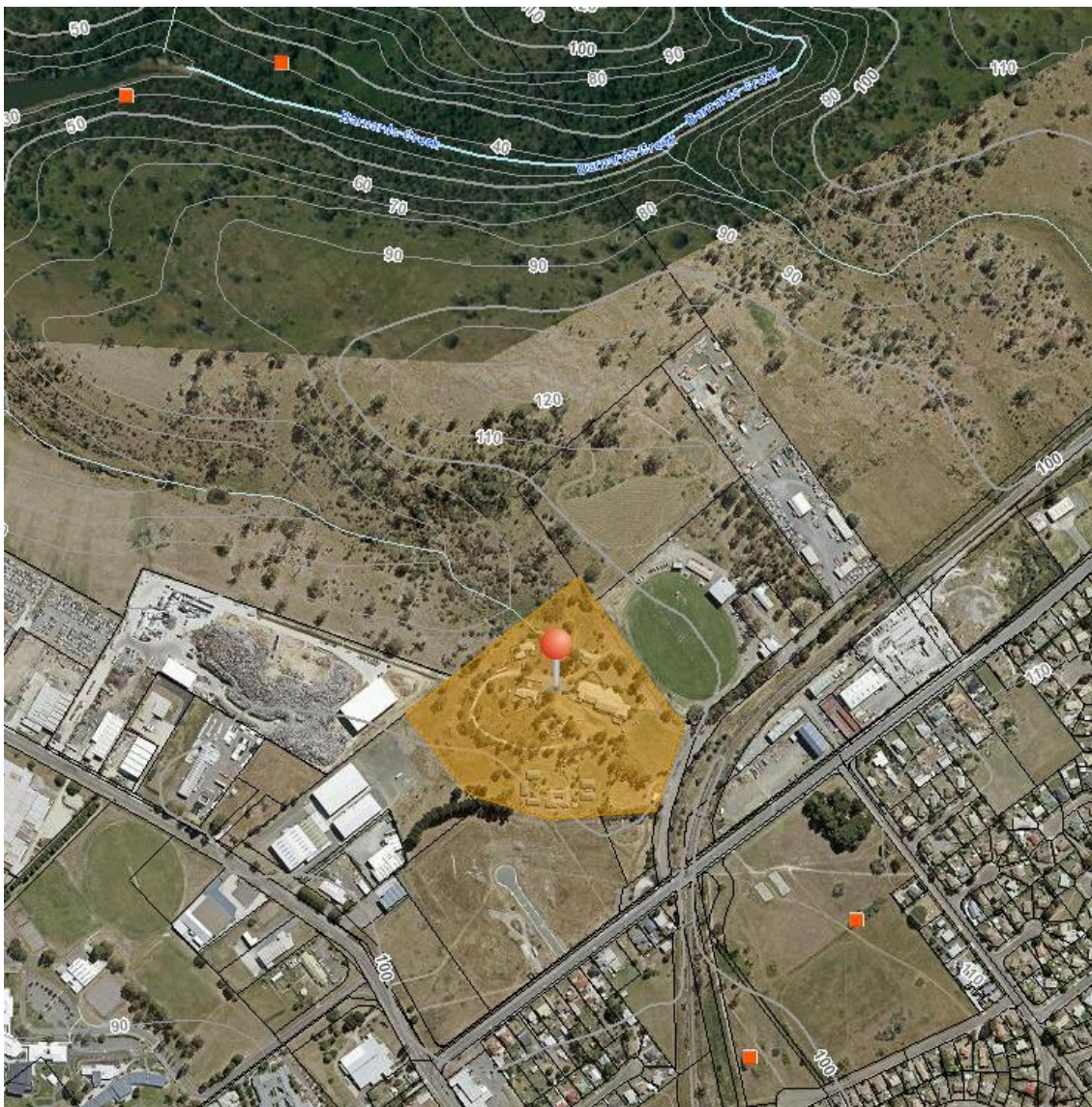


Figure 5: Identified Threatened Species within 700 metres of the site (LISTMap 8 Dec 2020)

## 6.6 European and Aboriginal Heritage

The site is not listed on the Australian heritage database, nor is it listed as a site at risk of impacting Aboriginal relics (Aboriginal Heritage property search record PS0138786).

The site is not listed as protected under the EPBC Act (*Environment Protection and Biodiversity Conservation Act 1999*).

## 7 Site History

The following information has been reviewed alongside the above to determine the historical land use and assess the likelihood of potentially contaminating activities occurring on the site:

- ES&D Contaminated Sites Database
- ListMap dangerous good storage
- Site visit
- Historical aerial photographs

A search of UPSS and dangerous goods licences was checked for the area. The Dangerous Goods record search conducted found tanks were recorded at 77-79 and 26-28 Lilydale Road.



Figure 6: Aerial photograph taken 1976.



Figure 7: Commencement of development on the site – roadways and buildings appear in 1980



Figure 8: 1981 Aerial Photograph buildings on the site



## 7.1 Historical Aerial photography

A review of historical aerial photographs and satellite imagery available on TheLIST and Google Earth Pro was undertaken to identify any historical potentially contaminating land uses in the area. The site was vacant and possibly grazing land prior to the late 1970s and early 1980s when roads and community buildings appeared on the site in 1981.

## 7.2 Site History Summary

The site has been used as a community facility and accommodation since around the early 1980's. No potentially contaminating activities have been carried out on the site.

## 8 Site Visit

A visit of the site was completed on 13th November 2020. The undeveloped land is grassed with well established trees. The site appeared to be fully fenced and there was a good separation distance between the adjoining properties, Recycal and Glass Supplies.



Figure 9: Looking west - Glass Supplies warehouse in the background.





Figure 10: Looking west from lot 158046/2 towards 224 George Town Road (Pirtek)



Figure 11: Looking west on boundary of lots 154546/1 and 158046/2





Figure 12: Looking north towards Recycal - upslope of Recycal.

## 9 Potential Site Contamination

Onsite and offsite sources of contamination were considered in the assessment. Potential receptors and pathways to contamination sources were also considered.

### 9.1 Onsite contamination

No onsite sources of contamination were identified. The site has been used for community services and accommodation.

### 9.2 Offsite Sources

The adjoining properties 256 George Town Road 'Recycal' and 234 George Town Road 'Glass Supplies' are identified as 'potentially contaminating activities' and the potential for chemicals from these activities to migrate onto the subject site has been considered. 77-79 and 26-28 Lilydale Road both may have had UPSS onsite at some time. Even so based on groundwater flow neither site would pose risk to the Site.

#### **'Glass Supplies' at 234 George Town Road**

The site owner has advised that aluminium and glass are cut onsite, and aluminium is powder coated and baked onsite. An assessment of the vacant land at the rear of 234 which is the land closest to the subject site was sampled in July 2019 by ES&D. The results showed that there was

no evidence that the land was contaminated, and all results were compliant with NEPASCMS screening levels. Solvents or stripping chemicals are also not used on the site. It is concluded that it is unlikely that chemicals have migrated from this site onto the adjacent subject site and as such no further invasive investigation on the subject site is warranted.

#### **'Recycal' at 256 George Town Road**

Recycal receive waste products that are capable of being recycled. The materials typically include, recyclable plastics and metals, including car bodies and appliances. Shredding and crushing machinery is operated onsite. Part of the site is sealed with concrete and overland flows are from SSE to NNW which is in the opposite direction and away from the subject site. Therefore, the Recycal facility which adjoins the subject site is graded towards the north, north west. In addition, a soil bund has been constructed on the shared boundary between Recycal and the subject site. Any potential source of contamination from this site is likely to be from overland flows. It is unlikely that surface water flows from the Recycal site can enter the subject site. Therefore, it is unlikely that contaminants have migrated from the Recycal site onto the subject site and as such further investigation i.e. soil sampling to confirm is not warranted.

#### **77-79 and 26-28 Lilydale Road**

Both sites may have had UPSS onsite at some time. Even so based on groundwater flow neither site would pose risk to the Site.

## 10 Potential Receptors

A Conceptual Site Model (CSM) was developed after consideration of risks to potential receptors as outlined below. No sources of contamination or potential contaminants of concern were identified.

**Table 2: Final Conceptual Site Model**

Contamination Source	COPC	Pathway	Receptor
No source Identified	No COPC identified	NA	<ul style="list-style-type: none"><li>● Construction workers</li><li>● Future Residential occupants</li><li>● Future staff</li></ul>

## 11 Council Planning Scheme Compliance

The following Clauses of the City of *Launceston Interim Planning Scheme 2015 - Potentially Contaminated Land Code* have been considered in the assessment;

- Clause E2.5.1 (P1) – Use Standard
- Clause E2.6.2 (P1) – Excavation

### 11.1 Clause E2.5.1 (P1)

The Clause states;

“Land is suitable for the intended use, having regard to:

- (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or
- (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or
- (c) a plan to manage contamination and associated risk to human health or the environment that includes:
  - (i) an environmental site assessment;
  - (ii) any specific remediation and protection measures required to be implemented before any use commences; and
  - (iii) a statement that the land is suitable for the intended use.”

#### 11.1.1 Assessment against Clause E2.5.1 (P1)

The assessment has revealed that there is no evidence that the land is contaminated. The information obtained during the assessment has shown that a potentially contaminating activity has not been carried out on the site and that it is unlikely that contamination could have migrated from the adjoining sites onto the subject site.



## 11.2 Clause E2.6.2 (P1)

The Clause states:

“Excavation does not adversely impact on health and the environment, having regard to:

- (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or
- (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or
- (c) a plan to manage contamination and associated risk to human health and the environment that includes:
  - (i) an environmental site assessment;
  - (ii) any specific remediation and protection measures required to be implemented before excavation commences; and
  - (iii) a statement that the excavation does not adversely impact on human health or the environment.”

### 11.2.1 Assessment against Clause E2.6.2 (P1)

There is no evidence that the land is contaminated and soil on the subject site is not likely to be contaminated and as such management measures for excavation and disposal of soil are not required.

## 12 Conclusions and Recommendations

The adjoining potentially contaminating activities at 234 and 256 George Town Road were considered in terms of the potential for contaminants to migrate from the activities onto the subject site. In addition, the history of the subject site was also considered to determine if any potentially contaminating activities have been carried out on the site.

Our assessment has found that a potentially contaminant activity/s have not been carried out on the subject site. In addition, it is unlikely that any contaminants from the two adjoining sites where potentially contaminating activities have been carried out have migrated onto the subject site. The topography of the land is such that the Recycal facility drains away from the subject site and a soil bund has also been constructed which will act as a barrier to surface water flows entering the subject site from the Recycal facility.

In addition, the environmental assessment of the vacant land at the rear of 234 George Town Road 'Glass Supplies' revealed that there is no evidence that the land is contaminated. It is unlikely that chemicals could have migrated from this site onto the subject site.

The site is suitable for continued residential development and use. The assessment has been completed in accordance with the *National Environmental Protection (Assessment of Site Contamination) Measure 1999* as amended NEPASCMS.

Yours sincerely,



---

Rod Cooper BSc., CEnvP Site Contamination  
Principal Consultant ES&D

## References

ES&D June 2019, 6745 *Preliminary Site Investigation of 234 George Town Road*.

Launceston Interim Planning Scheme 2015

Land Information System Tasmania (TheLIST), [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

Department of Primary Industries, Parks, Water and Environment (DPIPWE) Groundwater Information Access Portal: <http://wrt.tas.gov.au/groundwater-info/>,

McCLENAGHAN, M.P. and VICARY, M.J. 2010. Digital Geological Atlas 1:25 000 Scale Series.

Australian Heritage Database, <http://www.environment.gov.au/cgi-bin/ahdb/search.pl>,  
accessed

## Appendix A.

### Housing properties subject to zone change from Inner Residential to General Residential

No.	PID	Address	CT
1	1604981	17 WOODLAND GROVE, NEWNHAM, TAS, 7248	112746/1
2	1609168	Unit 1, 6-8 LANDALE STREET, INVERMAY, TAS, 7248	117061/1
3	1609176	Unit 2, 6-8 LANDALE STREET, INVERMAY, TAS, 7248	117061/2
4	1609184	Unit 3, 6-8 LANDALE STREET, INVERMAY, TAS, 7248	117061/3
5	1609192	Unit 4, 6-8 LANDALE STREET, INVERMAY, TAS, 7248	117061/4
6	2157749	Unit 4, 22 CYPRESS STREET, NEWSTEAD, TAS, 7250	138505/4
7	2157757	Unit 3, 22 CYPRESS STREET, NEWSTEAD, TAS, 7250	138505/3
8	2157765	Unit 2, 22 CYPRESS STREET, NEWSTEAD, TAS, 7250	138505/2
9	2157773	Unit 1, 22 CYPRESS STREET, NEWSTEAD, TAS, 7250	138505/1
10	3135656	99-103 HOLBROOK STREET, INVERMAY, TAS, 7248	162225/1
11	6547234	10 ALLENBY STREET, MOWBRAY, TAS, 7248	55255/82
12	6551620	9 CLUDEN PLACE, INVERMAY, TAS, 7248	219270/7
13	6554987	33 DRY STREET, INVERMAY, TAS, 7248	12314/1
14	6555226	19 DUNNING STREET, INVERMAY, TAS, 7248	91413/9
15	6556261	37 FOCH STREET, MOWBRAY, TAS, 7248	230888/1
16	6556974	15 FORSTER STREET, INVERMAY, TAS, 7248	45221/1
17	6557379	50 FORSTER STREET, INVERMAY, TAS, 7248	233741/1
18	6558451	9 NEW STREET, INVERMAY, TAS, 7248	8954/4
19	6558654	96 GODERICH STREET, INVERMAY, TAS, 7248	69206/3
20	6561415	86 HOLBROOK STREET, INVERMAY, TAS, 7248	91900/14
21	6562522	17 HOWARD STREET, INVERMAY, TAS, 7248	219435/10
22	6571023	11 MOORE STREET, INVERMAY, TAS, 7248	55345/23
23	6572464	Unit 1, 1A QUEEN STREET, INVERMAY, TAS, 7248	57971/1
24	6587498	38 ABBOTT STREET, EAST LAUNCESTON, TAS, 7250	92791/18
25	6589514	96 ARTHUR STREET, EAST LAUNCESTON, TAS, 7250	35483/1
26	6611996	14 UNION STREET, LAUNCESTON, TAS, 7250	111035/1
27	6616578	61 GALVIN STREET, SOUTH LAUNCESTON, TAS, 7249	142526/1
28	6618477	4-6 GLEN DHU STREET, SOUTH LAUNCESTON, TAS, 7249	12907/12
29	6633335	1 BROUGHAM STREET, WEST LAUNCESTON, TAS, 7250	242852/1
30	6636819	66 CONNAUGHT CRESCENT, WEST LAUNCESTON, TAS, 7250	73077/3
31	6637125	5 CONNAUGHT PLACE, WEST LAUNCESTON, TAS, 7250	63415/14
32	6646953	8 MERRYS LANE, WEST LAUNCESTON, TAS, 7250	216307/1
33	6661555	191 HOBART ROAD, KINGS MEADOWS, TAS, 7249	22071/5
34	6664350	13A OPOSSUM ROAD, KINGS MEADOWS, TAS, 7249	8386/1
35	6899416	35 BELHAVEN CRESCENT, NEWSTEAD, TAS, 7250	54558/87
36	6899598	20 BELHAVEN CRESCENT, NEWSTEAD, TAS, 7250	54558/99
37	6901512	40 CYPRESS STREET, NEWSTEAD, TAS, 7250	198753/15
38	6902531	30 HART STREET, NEWSTEAD, TAS, 7250	54558/180
39	6902873	53 HART STREET, NEWSTEAD, TAS, 7250	54558/209
40	6904924	5 PINE AVENUE, NEWSTEAD, TAS, 7250	54558/58
41	6904983	19 PINE AVENUE, NEWSTEAD, TAS, 7250	54558/115
42	6904991	21 PINE AVENUE, NEWSTEAD, TAS, 7250	54558/155
43	6910558	6 TUDOR AVENUE, NEWSTEAD, TAS, 7250	54558/131
44	6910662	26 TUDOR AVENUE, NEWSTEAD, TAS, 7250	54558/121
45	6910865	11 TUDOR AVENUE, NEWSTEAD, TAS, 7250	54558/139



*Housing properties subject to zone change from Inner Residential to General Residential*

46	6910929	1 TUDOR AVENUE, NEWSTEAD, TAS, 7250	54558/134
47	7321720	8 MAITLAND STREET, LAUNCESTON, TAS, 7250	127567/3
48	7343727	24 DUNNING STREET, INVERMAY, TAS, 7248	91413/19
49	7356843	Unit 2, 8 GARFIELD STREET, SOUTH LAUNCESTON, TAS, 7249	57158/2
50	7511217	Unit 6, 193 HOBART ROAD, KINGS MEADOWS, TAS, 7249	57547/6
51	7526689	8-10 NEWNHAM CLOSE, NEWNHAM, TAS, 7248	36706/35
52	7526697	8-10 NEWNHAM CLOSE, NEWNHAM, TAS, 7248	36706/36
53	7606654	15 PERCY STREET, LAUNCESTON, TAS, 7250	118687/1
54	7732079	6-14 BALFOUR PLACE, LAUNCESTON, TAS, 7250	118635/1
55	7769939	71A HOLBROOK STREET, INVERMAY, TAS, 7248	56428/1
56	7769947	36 GLEADOW STREET, INVERMAY, TAS, 7248	56428/2
57	7826315	Unit 5, 4 ROGER RETREAT, NEWNHAM, TAS, 7248	101523/5
58	9764797	Unit 1, 25 Hortus PLACE, NEWNHAM, TAS, 7248	176640/1
59	9764798	Unit 2, 25 Hortus PLACE, NEWNHAM, TAS, 7248	176640/2
60	9764799	Unit 3, 25 Hortus PLACE, NEWNHAM, TAS, 7248	176640/3
61	9764800	Unit 4, 25 Hortus PLACE, NEWNHAM, TAS, 7248	176640/4
62	9764801	Unit 5, 25 Hortus PLACE, NEWNHAM, TAS, 7248	176640/5
63	9764802	Unit 6, 25 Hortus PLACE, NEWNHAM, TAS, 7248	176640/6
64	9764803	Unit 7, 25 Hortus PLACE, NEWNHAM, TAS, 7248	176640/7
65	9764804	Unit 8, 25 Hortus PLACE, NEWNHAM, TAS, 7248	176640/8
66	9764805	Unit 9, 25 Hortus PLACE, NEWNHAM, TAS, 7248	176640/9



# Attachment 1. Communities Tasmania – draft Launceston Local Provisions Schedule

## Introduction

The Director of Housing holds properties under the *Homes Act 1935* for the purposes of providing social and affordable housing to Tasmanians most in need. 1330 of these properties are within the Launceston Local Government Area (LGA).

The Tasmanian Housing Register current demand figures<sup>1</sup> record 4,240 primary applicants<sup>2</sup> in need of housing. This need may be due to one or usually more than one of the following reasons: affordability, homelessness, safety issues (including domestic and family violence) and health and mobility issues.

Housing Register demand figures by LGA<sup>1</sup> indicate that 763 applicants are waiting for a home in the Launceston municipality based on first suburb preference. The Launceston LGA has the highest demand for social and affordable housing in Tasmania.

There are various changes proposed by the draft LPS that affect the potential for development on land held by the Director of Housing. Communities Tasmania is the government agency tasked with managing the land owned by the Director of Housing. Communities Tasmania has prepared the following representation on behalf of the Director of Housing.

## 1. Application of the General Residential Zone to Inner Residential zoned land

### Multiple Properties, Launceston

The draft Launceston Local Provisions Schedule (draft LPS) proposes to apply the General Residential Zone to 66 properties currently zoned Inner Residential. The properties are identified in Appendix A.

The development standards within the General Residential Zone restrict development compared to the Inner Residential Zone by prescribing development standards such as a lower dwelling density and a lower maximum height. These restrictions will limit the development potential of

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<sup>1</sup>Tasmanian Housing Register Data at 31 July 2021

<sup>2</sup> A primary applicant may be an individual, a couple or representing a family with dependants.

these properties, and therefore reduce the future dwelling yield for social and affordable housing.

Guideline No. 1<sup>3</sup> states that for the Inner Residential Zone the following Zone Application Guidelines apply:

- IRZ 1 The Inner Residential Zone should be applied to urban residential areas that are connected to a reticulated water supply service, reticulated sewerage system, and a public stormwater system, and have been identified for higher density development where any of the following conditions exist:*
- (a) characterised by higher dwelling density with greater presence of non-housing activity;*
  - (b) proximity to activity centres with a range of services and facilities; or*
  - (c) located along high frequency public transport corridors.*
- IRZ 2 The Inner Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:*
- (a) within the Inner Residential Zone in an interim planning scheme; or*
  - (b) within an equivalent zone under a section 29 planning scheme.*
- IRZ 3 The Inner Residential Zone should not be applied to land that is highly constrained by hazards, natural or cultural values or other impediments that will limit developing the land to higher densities.*

The 66 affected properties meet the requirements for the IRZ 1 and IRZ 2. The properties are connected to reticulated services, located near activity centres and public transport corridors, and are within the Inner Residential Zone in an interim planning scheme.

Communities Tasmania accepts the zone change applying to properties in Invermay reflects the application of IRZ 3 as there is a known flood risk to the area and part of Council's response to this risk includes the application of the General Residential Zone to these properties.

However, generally Communities Tasmania would prefer these properties to remain in the Inner Residential Zone to maximise potential residential yield, reiterating that these properties meet the requirements IRZ 1 and IRZ 2 set by Guideline No.1.

## 2. Application of the Light Industrial Zone

### 3 Archer St, Rocherlea

The Director of Housing holds two properties at 3 Archer St, Rocherlea. The larger (CT 154546/1) is zoned Community Purpose and a range of residential, care and support services are provided

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<sup>3</sup> Section 8A Guideline No. 1 Local Provisions Schedule (LPS): zone and code application (version 2.0, June 2018)



on the site. This representation concerns the smaller title (CT 154046/2) highlighted in blue on image 1, below.

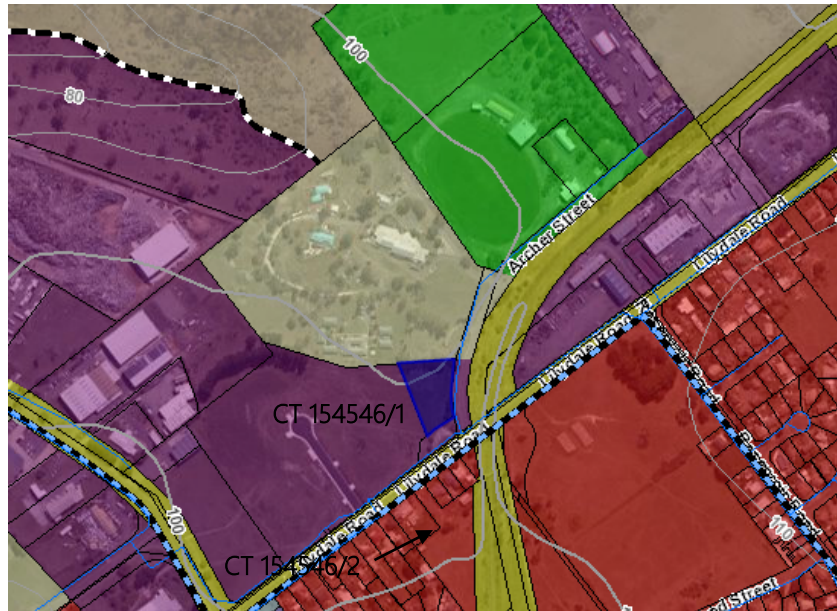


Image 1. CT 1580046/2 at 3 Archer St, Rocherlea (source LISTmap).

Currently zoned General Industrial, the draft LPS zones this parcel Light Industrial. However, as this parcel adjoins CT 154546/1 it would be logical to apply the Community Purpose Zone to allow the current use and development on the site to expand. Anglicare currently provides assisted housing and mental health support services which are in high demand and three new mental health support units (assisted housing) are proposed.

Guideline No. 1 states that for the Community Purpose Zone the following Zone Application Guidelines apply:

*CPZ 1 The Community Purpose Zone should be applied to land that provides, or is intended to provide, for key community facilities and services, including:*

- (a) schools, tertiary institutions or other education facilities;*
- (b) medical centres, hospital services or other care-based facilities;*
- (c) emergency services facilities; or*
- (d) large community halls, places of worship or other key community or cultural facilities.*

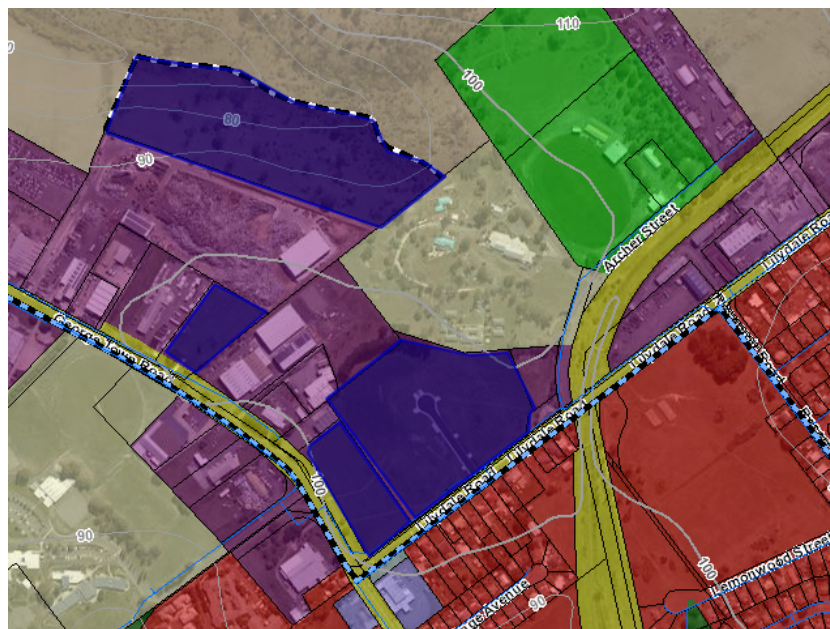
*CPZ 2 Some community facilities and services may be zoned the same as the surrounding zone, such as a residential or business zone, if the zone is appropriate for the nature or scale of the intended use, such as a small scale place of worship, public hall, community centre or neighbourhood centre.*

*Note: Major community facilities and services, such as tertiary educational facilities and hospital services, with unique characteristics may be more appropriately located within a Particular Purpose Zone.*

The current and future use and development on 3 Archer Street will continue to be a mix of community, education, and care-based facilities, therefore the application of the Community Purpose Zone is appropriate as it accords with CPZ 1(b).

While the relatively small size of CT 154046/2 (3791m<sup>2</sup>) limits the potential industrial use and development on the site, the large amount of vacant industrial zoned land in the immediate area demonstrates a low demand for industrial zoned land, highlighted in blue in image 2. More broadly, the parcel represents 0.5% (3800 / 703,000m<sup>2</sup>) of industrial zoned land along Lilydale Road and George Town Road in Rocherlea.

A rezone to Community Purpose would thus not result in a significant loss of industrial zoned land in the suburb.



*Image 2. Vacant industrial land near 3 Archer St, Rocherlea (source LISTmap).*

The current care and support services on 3 Archer Street operate without any land use conflict with the neighbouring industrial uses. As the draft LPS applies the Light Industrial Zone to the surrounding land, future land use conflict is even less likely.

*A Preliminary Site Investigation Report by Environmental Service and Design (December 2020)* cleared the site of any contamination due to past uses or from contamination from neighbouring land, refer to Appendix B.

Communities Tasmania requests Council and the Tasmanian Planning Commission (the Commission) apply the Community Purpose Zone to CT 154046/2 at 3 Archer St, Rocherlea.





### 3. Application of the Natural Assets Code - Priority Vegetation Area Overlay

#### (a) 50 Wildor Crescent, Ravenswood (PID 3189523)

LIPS 2015		Draft LPS	
Zone:	Rural Zone	Zone:	Rural Zone
Overlays:	Bushfire Prone Area Scenic Management Area	Overlays:	Bushfire Prone Areas Scenic Protection Area Waterway and Coastal Protection Coastal Inundation Hazard Safeguarding of Airports Priority Vegetation Area Electricity Transmission Corridor Flood-prone Hazard Areas Inner Protection Area Landslip Hazard

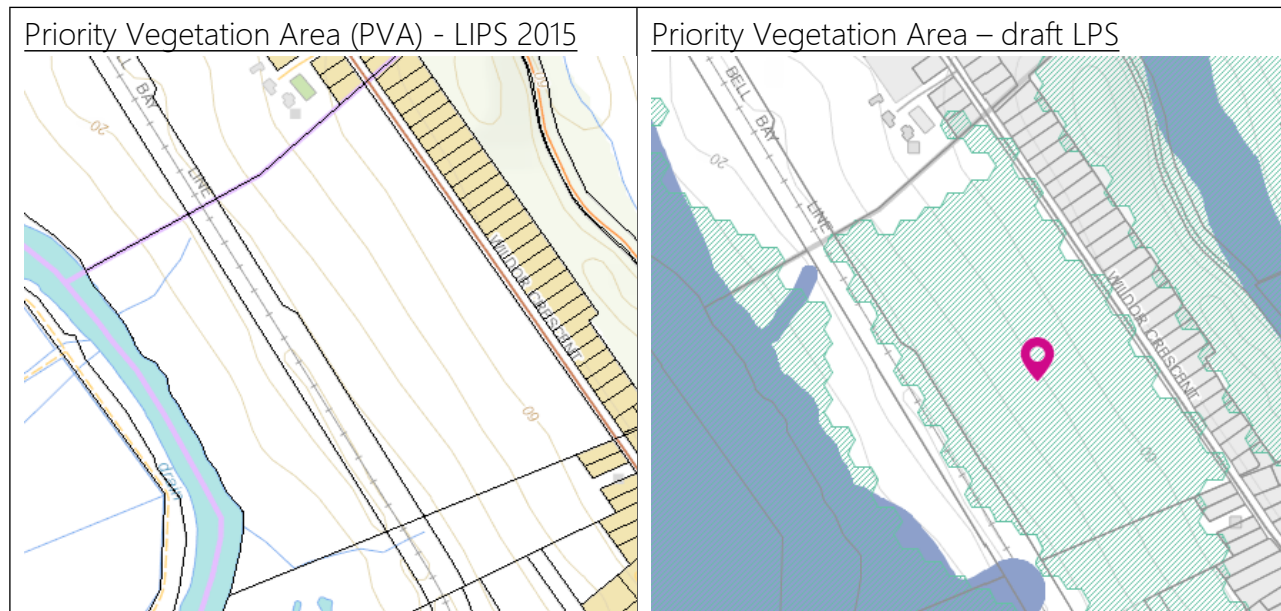


Table 1. Comparison of PVA application at 50 Wildor Crescent (source LISTmap and Council).

As demonstrated in Table 1 above, the draft LPS introduces a PVA overlay under the Natural Assets Code.

Communities Tasmania requests that Council and the Commission remove the application of the PVA at 50 Wildor Crescent due to local site mapping that shows there is no priority vegetation

on site. Communities Tasmania offers this representation in relation to the land east of the rail line only.

Guideline No. 1 states the priority vegetation area overlay is intended for native vegetation that:

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

Guideline No. 1 sets out the relevant criteria for application of the Natural Assets Code, and states the following in reference to the priority vegetation area overlay:

*NAC 7 The priority vegetation area overlay must include threatened native vegetation communities as identified in TASVEG Version 3 mapping, as published on the Department of Primary Industries, Parks, Water and the Environment's (DPIPWE) website and available on the LIST.*

*NAC 8 For the purposes of applying the priority vegetation area overlay to land containing threatened flora species, any areas mapped within the overlay should be derived from or based on the threatened flora data from the Natural Values Atlas as published DPIPWE's website and available on the LIST.*

*NAC 9 In applying the priority vegetation area overlay for threatened flora species, the overlay map may include an area around recorded occurrences of threatened flora species to identify areas of potential occurrence based on field verification, analysis or mapping undertaken by, or on behalf of, the planning authority.*

*NAC 10 For the purposes of applying the priority vegetation area overlay to land containing significant habitat for threatened fauna species, any areas identified as significant habitat should be based on the threatened fauna data from the Natural Values Atlas, as published on DPIPWE's website.*

*NAC 11 The priority vegetation area overlay may be based on field verification, analysis or mapping undertaken by, or on behalf of, the planning authority to:*

*(a) address any anomalies or inaccuracies in the mapping and data in clauses NAC 7, NAC 8 and NAC 10 above; or*

*(b) provide more recent or detailed local assessment of the mapping and data in clauses NAC 7, NAC 8 and NAC 10 above.*



Communities Tasmania submits that in accordance with NAC 11(a) and (b), a detailed local assessment of the site has revealed inaccuracies in the TASVEG mapping and data. The *North Barker Ecosystem Services' Natural Values Assessment – 50 Wildor Crescent, Ravenswood (23 Aug 2021)* concludes there is no priority vegetation present at this site. Therefore, the priority vegetation overlay should be removed at this location. The report is included as Appendix C.

(b) Kings Meadows, 12 Techno Park Drive (PID 102130)

LIPS 2015		Draft LPS	
Zone:	Particular Purpose Zone	Zone:	Particular Purpose Zone
Overlays:	Bushfire Prone Area Priority Habitat	Overlays:	Bushfire Prone Areas Priority Vegetation Area Landslip Hazard Waterway and Coastal Protection Safeguarding of Airports

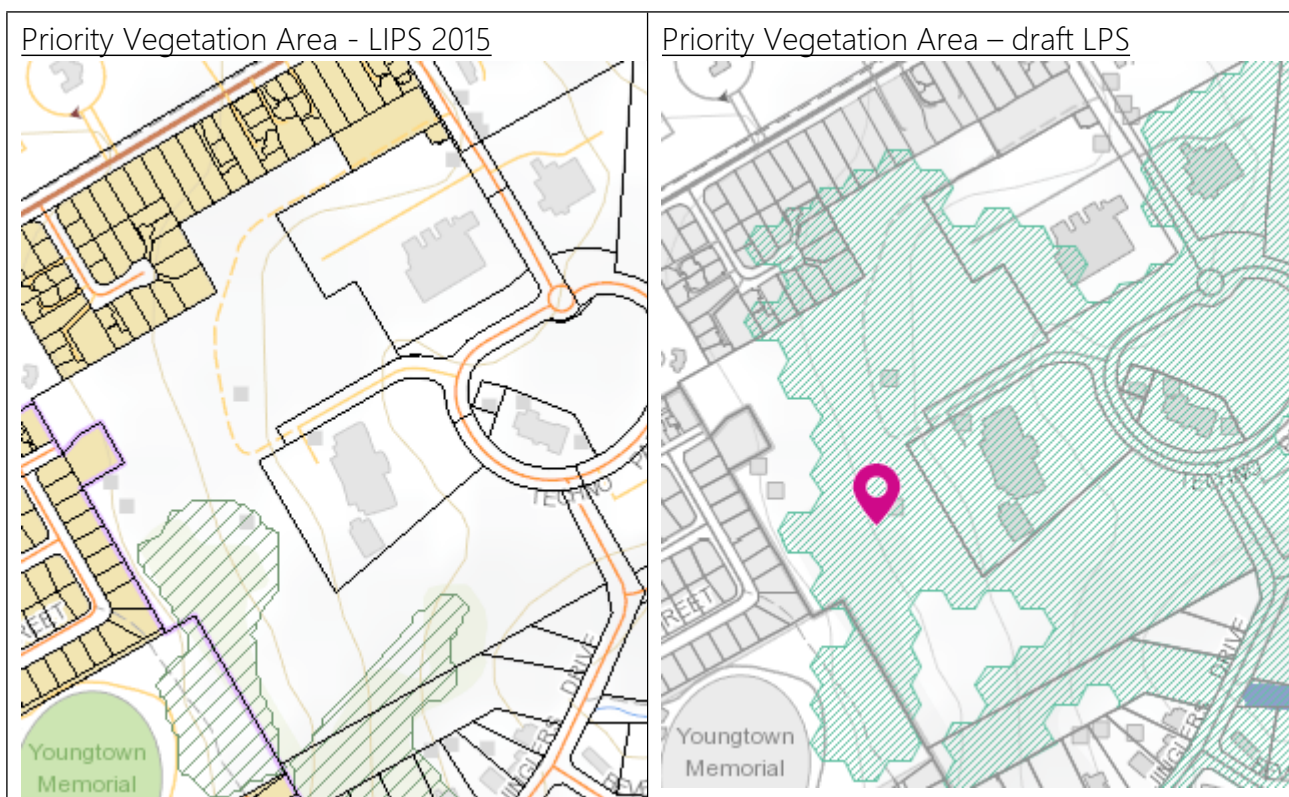


Table 2. Comparison of PVA application at Lot 2 Techno Park Drive, Kings Meadows (source LISTmap and Council).

As demonstrated in Table 2 above, the draft LPS introduces a PVA overlay under the Natural Assets Code.

Communities Tasmania submits that in accordance with NAC 11(a) and (b), a detailed local assessment of the site has revealed inaccuracies in the TASVEG mapping and data. The *North Barker Ecosystem Services' Natural Values Assessment – Lot 2 Techno Park Drive, Kings Meadows (30 Aug 2021)* concludes there is no priority vegetation present at this site.

Therefore, Communities Tasmania requests that Council and the Commission remove the priority vegetation overlay from this site. The report is included as Appendix D.





## 4. Application of the Commercial Zone

### 52 Forster St, Invermay

The Director of Housing holds a property known as 50- 52 Forster St. Invermay (CT 205431/1 and CT 233741/1). The two titles are developed as one site for multiple dwellings. The current and proposed zonings for this site are show in table 3 below.

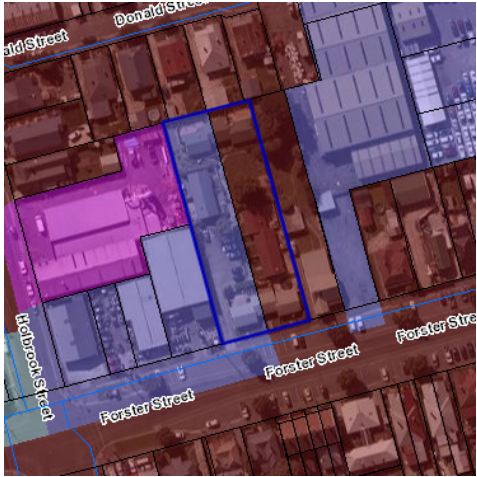
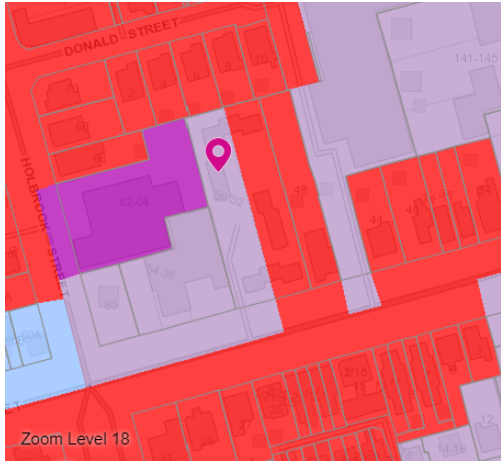
LIPS 2015 – zone map	Draft LPS – zone map
	

Table 3. Current and proposed zone maps for 50 – 52 Forster St, Invermay (source the LIST and Council).

50 Forster St (CT 233741/1) is zoned Inner Residential under the LIPS 2015 and the draft LPS allocates the General Residential Zone to this land. Communities Tasmania accepts this change.

52 Forster St (CT 205431/1) is zoned Commercial, and the draft LPS transitions this to the Commercial zone. Under the State Planning Provisions (SPPs) the Residential Use Class is prohibited in the Commercial Zone.

In reference to the General Residential Zone, Guideline No.1 states:

*GRZ 1 The General Residential Zone should be applied to the main urban residential areas within each municipal area which:*

- (a) are not targeted for higher densities (see Inner Residential Zone); and*
- (b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.*

*GRZ 2 The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:*

- (a) within the General Residential Zone in an interim planning scheme;*
- (b) within an equivalent zone under a section 29 planning scheme; or*



*(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and*

*(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,*

*Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.*

*GRZ 3 The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.*

The application of the General Residential Zone to the land at 52 Forster St (CT 205431/1) complies with GRZ 1 and GRZ 3. It is also logical to apply the General Residential Zone to reflect the current use and development on the site, and to remedy a situation where one development site is split over two different zones, which would make redevelopment problematic.

Communities Tasmania requests Council and the Commission apply the General Residential Zone to the land at 52 Forster St (CT 205431/1).

## 5. Extension of the General Residential Zone

### 102- 106 Lilydale Road, Rocherlea (CT 241984/1 & CT 33188/1)

The Director of Housing holds a property known as 102 – 106 Lilydale Road, Rocherlea (CT 241984/1 and CT 33188/1). The two titles are vacant land which have frontage onto Lilydale and Waratah Roads and adjoin existing General Residential zoned land to the west. Refer to image 3 below.

CT 241984/1 fronting onto Lilydale Road is zoned Low Density Residential under the LIPS2015 and the parcel accessed from Waratah Road (CT 33188/1) is zoned Rural Resource. The draft LPS translates these zonings directly.

However, the two titles are fully serviced for water and sewerage, fall within an area of high demand for affordable housing, and adjoin existing General Residential zoned land.

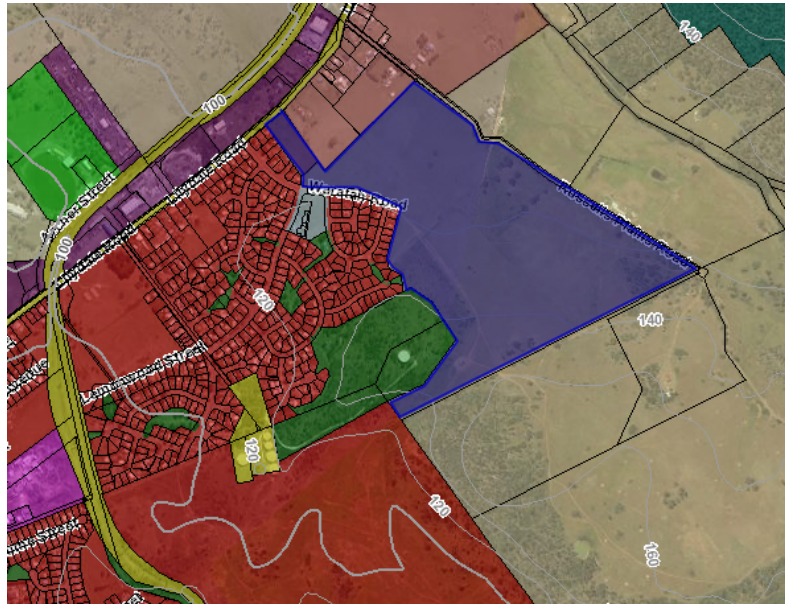


Image 3. Vacant land at 102- 106 Lilydale Road, Rocherlea (source LISTmap).

The zone application guidelines for the General Residential Zone under Guideline No. 1 are noted above.

The site accords with the guidelines in that the land is not targeted for high density residential development (GRZ 1 (a)), is connected to reticulated water and sewerage (GRZ (b)).

Communities Tasmania note that the *Northern Tasmania Regional Land Use Strategy, 23 June 2021* (NTRLUS) lacks an emphasis on providing adequate social and affordable housing, creating a disconnect with the situation on the ground in the LGA with the highest demand in the State. The NTRLUS mentions social housing once, and affordable housing twice. However RSN- P1 reads:

*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)*

This vacant, green-field site located on the urban fringe in an area of high demand for social and affordable housing. There are currently 763 primary applicants on the Housing Register waiting for a home in Launceston. If developed at typical residential densities, allowing for the allocation of land to roads and public open space, this land could provide approximate 270 new lots. This is only 35% of the shortfall indicated by the demand figures on the Housing Register.

Accordingly, this site complies with GRZ 1, 2 & 3 and Communities Tasmania preference is that Council and the Commission apply the General Residential Zone to this site.

The NTRLUS mentions housing affordability at RSN- P20 and RSN- A19 which state:



RSN-P20	RSN-A19
<i>Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability.</i>	<i>Review the community needs for housing provision and affordability.</i>

Guideline No. 1 for the Future Urban Zone includes:

*FUZ 4 The Future Urban Zone may be applied to sites or areas that require further structure or master planning before its release for urban development.*

Therefore, alternatively, in line with RSN-P20, RSN-A19 and FUZ 4, Communities Tasmania request that the Future Urban Zone be applied to this land to allow further structure or master planning to be conducted for the site before its release for urban development.



## 6. Application of the Inner Residential Zone to General Residential zoned land

51 Janet Street, Kings Meadows (CT 63528/14) and 31 Shirley Place, Kings Meadows (CT 12617/30)

The draft LPS proposes to apply the Inner Residential Zone to two properties currently zoned General Residential. Communities Tasmania supports this change as it maximises the dwelling yield on the land for the provision of social and affordable housing.

## 7. Application of the General Residential Zone to Local Business zoned land

14 Foch St. Mowbray (CT 117183/2)

The draft LPS proposes to apply the General Residential Zone to a property currently zoned Local Business. Communities Tasmania supports this change.