
From: Andrew Bylett <[REDACTED]>
Sent: Friday, 1 May 2026 9:38 AM
To: Kingborough LPS
Subject: Submission 2 of 3 emails with TPC reference DOC/26/36829
Attachments: [REDACTED] NVA_Final.docx; DA-2025-87 - Approved Documents ([REDACTED]
[REDACTED] Snug).pdf; Letters from the TPC.pdf; TPC Submission - [REDACTED]
SNUG Title [REDACTED].pdf

RE: Submissions regarding Ireneinc Independent Review Report – Kingborough Draft LPS

Dear Tasmanian Planning Commission,

I am writing to formally lodge my objection to the recommendations in the Ireneinc report, specifically regarding the proposed zoning for my properties.

As requested by the Commission, please find the attached submission for consideration in the ongoing assessment of the Kingborough draft Local Provisions Schedule (LPS):

- TPC submission [REDACTED] Snug (Title [REDACTED])

I have also attached the following documents as further evidence:

- DA-2025-87: Approved Documents ([REDACTED])
- [REDACTED] Natural Values Assessment (NVA)

Also attached original letters from TPC.

I request that this submission be listed on the hearing schedule and that I be kept informed of all future hearing dates related to this matter.

Yours sincerely,

Andrew Bylett

Andrew Bylett

[REDACTED]
Lutana 7009

(m) [REDACTED]

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Name	Andrew James William BYLETT
Date	30/04/2026
Property Address	██████████ SNUG - Title ██████████ with PID ██████████
Requested Zone	Rural Living Zone C

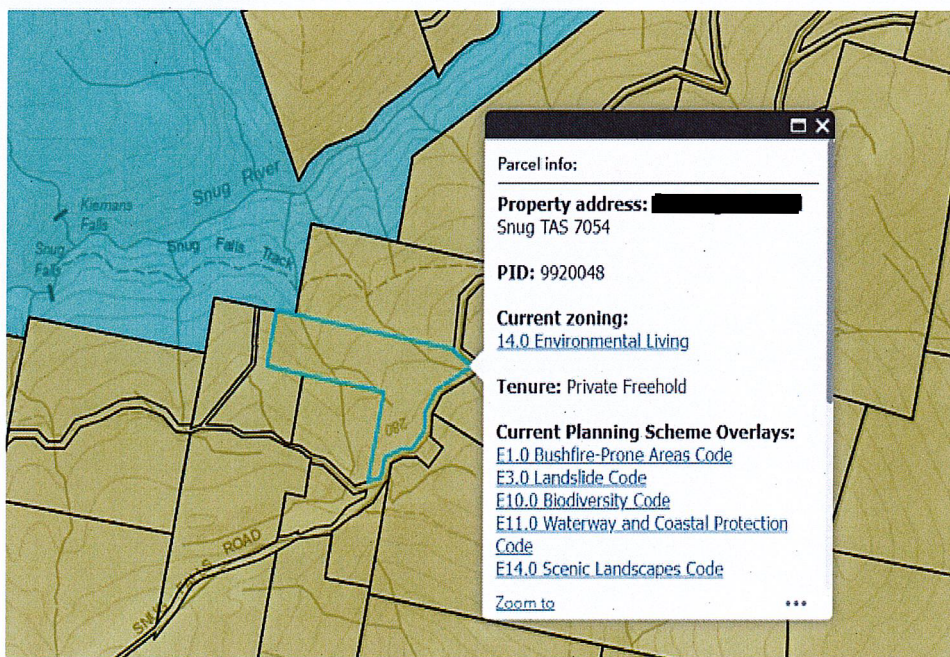
To the Tasmanian Planning Commission,

Hello, my name is Andrew Bylett. Thank you for the chance to speak about my property at ██████████ SNUG.

I object strongly to its rezoning under the Kingborough Draft LPS and/or Irenelnc review to the [Landscape Conservation split Zone (LCZ). Applying the LCZ is inconsistent with section 34 of the Land Use Planning and Approvals Act 1993 (LUPAA), the LPS Section 8A Guideline No. 1, and the Southern Tasmania Regional Land Use Strategy (STRLUS).

Rural Living Zone (RLZ) subcategory C would be more suitable. I respectfully ask the Commission to apply this zone, in line with the original purchase, zoning allowances, and the site's current or future residential use. RLZ is also proposed for adjoining properties to our rural community settlement at ██████████ ██████████ and ██████████ y.

The below diagram shows the current overlays that are currently in place.



Title Ref - ██████████

PID - ██████████

Approved Development Application DA-2025-87 for 2 Bed Dwelling and large (9 x 15m shed).

Lot size 8.77 Hectares



The above picture is at the entrance to my property where I intend to build a shed and 2 bedroom dwelling. It shows some clearing and works for the driveway. Please visit the attached development application DA 2025-87.

Since 2021 I have been the registered owner of [REDACTED] gifted to me as inheritance after my father passed away. It forms a long-standing generational connection to the land. The property owned by my family has a documented agricultural history spanning well over 60 years, primarily utilized for cattle grazing and logging activities for my family's saw mill business which has long since disbanded.

Evidence of this historical use remains visible through original boundary fencing and is supported by historical aerial imagery (The LIST Map, circa 1967). In the above pic you can see an old boundary gate post with 330 on it, which would have been set in place by my grandfather around 1960 I wound the fold fencing wire around it).

The land is currently being developed for my primary residence, with **DA 2025-87** recently approved by the Council. This approval underscores the site's suitability for residential use within a rural context.

I aim to construct a 9 x 15m shed and 2 bedroom dwelling on the site to be completed within the next 3 - 5 years.

Environmental Management and Land Use

The property is characterized by significant native regrowth following historical bushfire events in 1967 and the mid-1990s. The management intent for the site is focused on "minimal intervention" and environmental stewardship, including:

- **Vegetation Conservation:** Maintaining the majority of the land in its current state to preserve the natural values of the regrowth areas. The property sits "well below the ridgeline" in a natural depression that prevents it from being a "point of interest" in the wider landscape. Basically it has no visual impact on "priority landscapes" when viewed anywhere along the Channel Highway.
It should be noted that the land does not contain any rare or endangered plants as shown on the attached NVA (Natural Values Assessment required for the Development Application).
- **Sustainability:** Small-scale domestic timber removal for personal heating. The land is capable of supporting 'Hobby Farm' activities, including a household orchard and small-scale animal husbandry (e.g., poultry and goats). These activities are consistent with the RLZ's intent to provide for residential use on larger lots where agricultural potential is limited but domestic production is viable.
- **Invasive Species Control:** Active monitoring and removal of environmental weeds to improve the site's biodiversity.
- **Future Use and Succession**

My goal is to register a small Private Timber Reserve to facilitate the sustainable harvest of some mature timber. A key priority of this plan is the sensitive management of the area bordering the Snug Falls River. Eventually down the track I will hand management of the land to my sons, who have expressed a strong interest in living on the property and raising their families there. My main objective is to provide a sustainable rural lifestyle for us and future generations, ensuring the land remains managed and protected from over-development or fragmentation.

Bushfire Mitigation and Safety

Acknowledging the site's location within a bushfire-prone area, development will prioritize safety through the implementation of fire-retardant plantings and the maintenance of a managed hazard reduction zone. I will be supporting the integration of a Strategic Bushfire Mitigation Program to ensure the long-term safety of the site and the surrounding Channel region.

Conclusion

The physical characteristics, historical use, and recently approved residential development align most accurately with the **Rural Living Zone**. This zoning would reflect the actual use of the land as a rural residential homesite while allowing for the continued protection of its natural values. I respectfully request the Commission apply the **Rural Living Zone** to this title to reflect its transition from historical grazing to its current and future purpose.

While I agree that Tasmania's landscapes should be protected, I believe it can be done best through RLZ as it has been done historically through ELZ and Rural Residential zonings. Rezoning to LCZ would harm our continuous use of the land as allowed when purchased.

LCZ DOES NOT COMPLY WITH LUPAA ZONE GUIDELINES

Section 34 of LUPAA says the Commission must check if the LPS meets the Act's criteria, including zone guidelines. LCZ 4(a) states that LCZ should NOT be used where the land's '**priority is for residential use and development**'. The guidelines say LCZ is not for large residential lots 'characterised by native vegetation cover and other landscape values.'

Originally, my property was zoned Rural Resources then somehow went to Environmental Living without my family's knowledge. My property is currently zoned Environmental Living (ELZ). The **primary use and strategic intention of the land is and has always been residential**. There's no evidence the land's primary use is anything other than residential.

LUPAA guidelines also state LCZ is not a replacement for ELZ. The priorities don't match: ELZ Living priority permits dwellings, but LCZ prioritises conservation with discretionary dwellings.

In correspondence with the Planning Authority, the TPC noted that the LCZ "appears to have been used ... to replace ELZ", a policy or strategy shift which should be 'comprehensively justified'. Neither the draft LPS nor Irenelnc's review has provided detailed, site-specific reasons for changing my land's priority. They based their decision on general landscape values and rural settlement judgments, neither had community input.

LCZ DOES NOT COMPLY WITH LUPAA OBJECTIVES

LUPAA Schedule 1, Objective (b), aims for 'fair, orderly, and sustainable' land use. Applying LCZ conflicts with this objective. It is unfair to remove permitted residential use; applying LCZ represents a **net reduction** in existing land use rights. The clear majority of Tasmanian councils moving to the Statewide Planning Scheme applied the LCZ

sparingly or not at all. Only a few used it moderately or heavily. Most councils (such as Tasman) translated ELZ directly to the Rural Living Zone, yet Irenelnc chose as their model three councils that applied LCZ heavily.

Many councils, including Kingborough in 2019, recognised that LCZ could lower property value, affect insurance and finance, and prevent future dwellings on empty blocks – not meeting the goal of sustainable development that supports communities to provide for their **social, economic** and cultural well-being...' (clause 1 (a), Schedule 1 – Objectives).

RLZ IS THE APPROPRIATE ZONE

RLZ Guideline RLZ 1(a) suggests the RLZ should be applied to residential areas with larger lots used for residential and lower order rural activities, while prioritising residential amenity. This fits my property.

RLZ Guideline RLZ 2(b) states RLZ may be applied to ELZ land where the primary strategic intention is for residential use in a rural setting and a **similar** minimum allowable lot size is being applied. My property's size of 8.77 ha aligns with RLZ C with a minimum lot size of 5 ha.

THE IRENEINC EVALUATION PATHWAY (DECISION TREE)

Irenelnc uses a decision tree to decide zones. On Day 2 of the review hearing, the Commission was told that it's a tool, not a rule [Kate Heckelmann, 05:53:00], and alternatives can be used with good evidence. Even so, applying the evaluation pathway correctly, my property meets the RLZ criteria rather than LCZ.

EVIDENCE OF STRATEGIC INTENT FOR LIVING

Both the original LPS and Irenelnc's report lack clear definitions of "primary strategic intent." They ignore existing rural-residential settlements, historical land use, cultural attachment, community ties, and intergenerational living. Neither STRLUS nor the Kingborough Strategic Plan restrict rural living growth. Past land allocations, subdivision approvals, and development applications show that residential use is the 'strategic intent' of the land.

The review for my locality (Snug/Coningham) is stated as generally meeting strategic intent for living.

EVIDENCE OF RURAL LIVING SETTLEMENT

Irenelnc's review states that the Snug Falls community meets the 'strategic intent for living' because there is 'evidence of residential uses scattered throughout'. However, Rural Living Settlement status has been mostly denied, with the report citing a 'lack of consistent subdivision pattern with lots of the size which would contribute to a rural living settlement'.

This assessment appears biased, primarily due to two judgments. First, it favours smaller lot sizes, disregarding RLZ subcategories that limit subdivision of lots under 20ha and also minimises development on larger lots through needs of access and services (note: there is NO maximum lot size in RLZ).

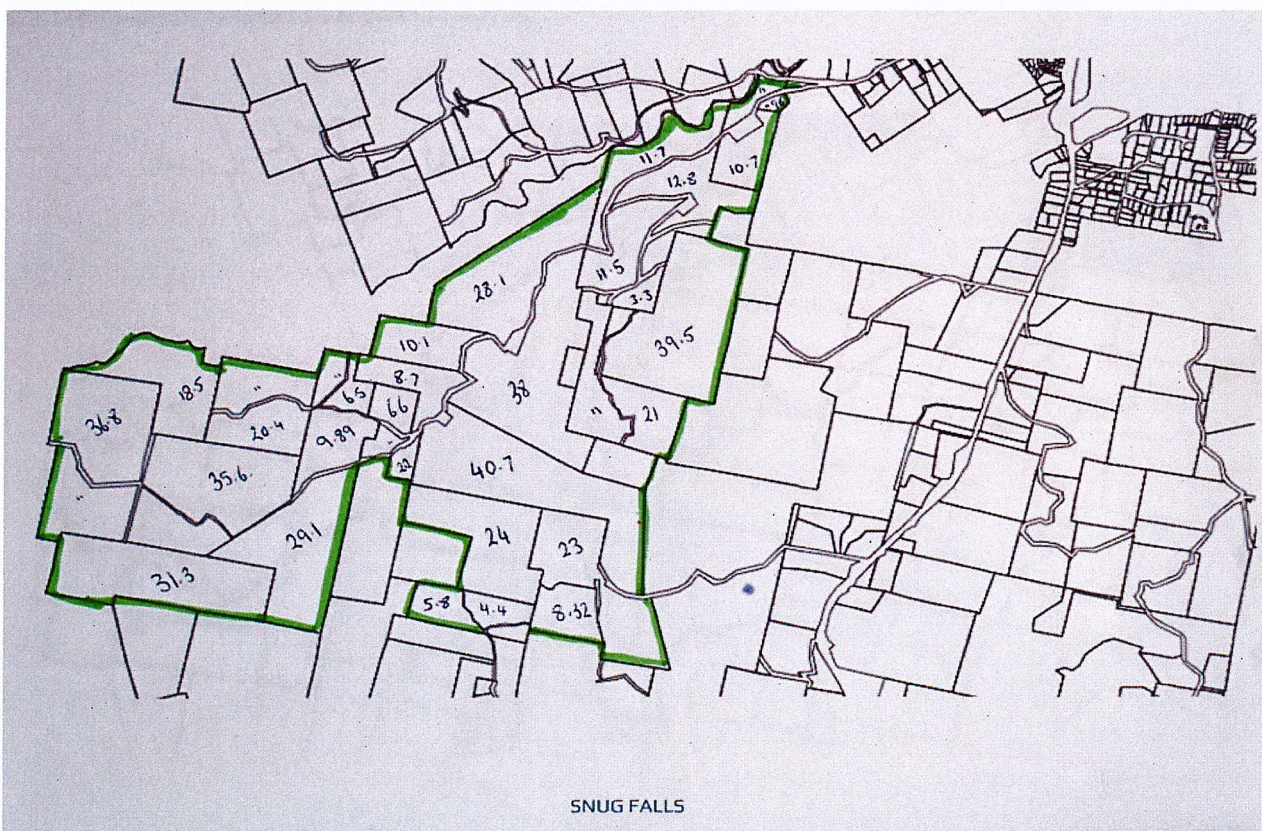
Secondly, the 'consistent pattern' is only recognised if it resembles urban cul-de-sacs or road clusters, ignoring rural and lifestyle properties that are naturally sited around topographical features, inherited large lots, or purchased with future rural living in mind. For example, in Snug Falls there's a clear pattern of large lot subdivision facing into the valley, on a [Northwest to Southeast/Northeast to Southwest] placement around the topography.

These biases overlook the fact that residents live just minutes from Snug township, where they shop, support local businesses, send children to school, recreate, and work. The reliance on a desktop analysis, which can't see beyond tree canopies and often lacks on-the-ground insight, leads to subjective judgments about rural settlements. For example, the Irenelnc report notes that three adjoining properties on Snug Tiers Road display 'a consistent pattern of rural living,' as does my property, yet it is still proposed to be part of the LCZ.

Without applying rural living settlement criteria consistently and with ground-truthing, the evaluation then fails to consider whether landscape values can be managed through planning codes **nor recommends any other outcome than LCZ**, unless the area has no landscape values, which is unlikely given its rural nature and the subjective, non-consulted definition of 'landscape values'.

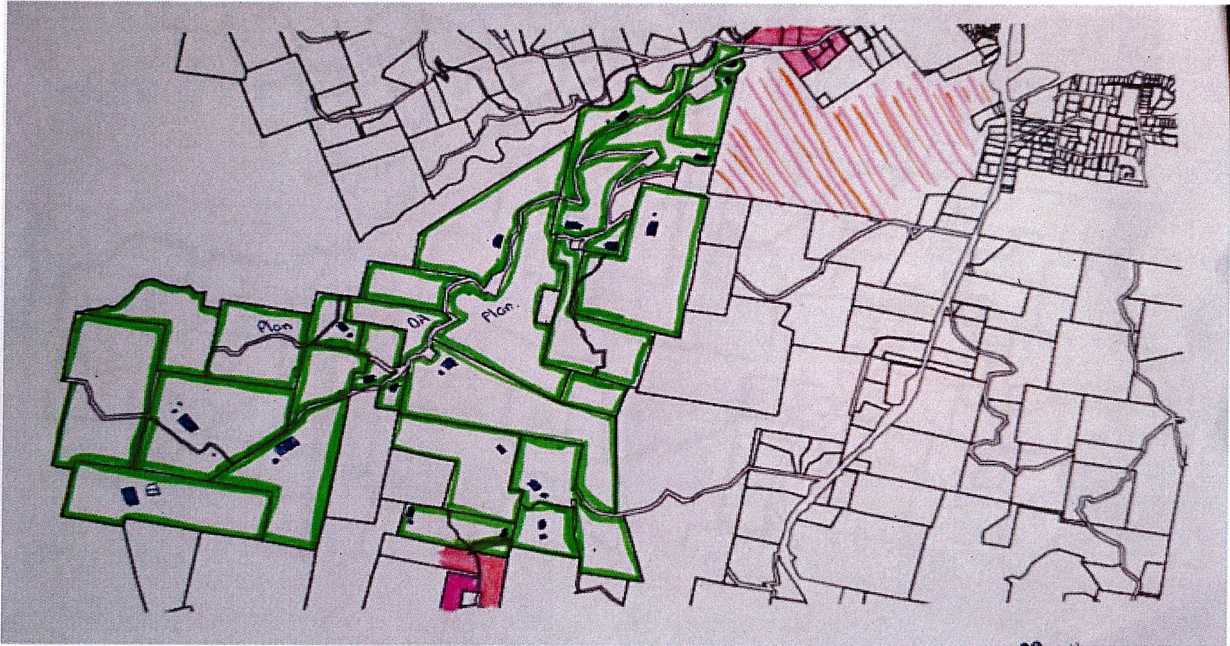
Homeowners in my area **strongly disagree** with Irenelnc's narrow assessment. They can demonstrate that the [REDACTED] community meets all three rural living settlement characteristics:

1. A pattern of **at least 10** smaller blocks, **generally** between 1–15 ha, with a consistent lot pattern.



The above map shows my property among 23 others in Snug Falls, with lot sizes from 0.96ha to 40, a pattern established since the early 1800s. As you can see, all properties can be managed by available RLZ lot sizes to minimise subdivision potential. Our settlement at Snug Falls adjoins property proposed for RLZ at 128 Snug Tiers Road, 59, 69 and 80 Palmers Road, and 2274 Channel Hwy.

2. A pattern of 'detached dwellings and outbuildings', which Irenelnc admits is "generally met, as many lots have identified residences and cleared areas". As you can see from the below map, dwellings and outbuildings are located on nearly every property in my community. This also includes properties with development applications or strategic plans for living on empty blocks.



3. Visual evidence of rural activities such as 'clearings, grazing and hobby farming etc'. Irenelnc states that "some residential uses are associated with farming", yet at the review hearing, it was clarified that the criteria list is only an example.

ASSESSING LANDSCAPE VALUES

The STRLUS CV 4.1 states that **community consultation** should determine landscape values. Irenelnc admits in review hearings that they didn't consult. This means the assessment of whether properties meet 'landscape values' is now entirely based on the Planning Authority's judgment.

Irenelnc's choice of dictionary terms 'hilly places' and 'bushland,' and focus on tree-centric descriptions, i.e.: 'predominantly bushland,' 'allotments set within native bushland,' 'dwellings are ... nestled into vegetation,' and 'bushland backdrop' are the main basis for our locality's landscape values.

This overlooks the value of other features like waterways, fields, foraging areas, and the importance of varied terrain (grasslands, clearings, open areas, trails) for different species habitat. Such diversity is vital for a healthy rural or biodiverse landscape and aligns with evidence that people prefer varied scenery, including homesteads, sheds, and domestic animals.

The lack of consultation and reliance on terminology that favours the Planning Authority's narrow definition results in a flawed or biased assessment:

1. Large areas of bushland and vegetation alone do not justify LC zoning. As confirmed at the TPC review hearing on 14/4/26, "LCZ is not for managing vegetation—that is the role of the Natural Assets Code", which applies to all properties. Irenelnc stated that for properties in our area proposed by RLZ, overlays will likely (and logically) protect the natural values they identify.
2. Describing dwellings and large lots around topography as 'scattered' implies no strategic planning or intent, which is untrue. You can see on the above map clearly that there's intent/logic. Most dwellings are

not positioned on hilltops where they are an eye-saw for other residents, diluting the area's natural beauty.

3. Biased reasoning: noting large vegetated spaces on rural properties (and comparatively less dwelling area, as set by development criteria) is worded in the report as though this is a choice or evidence that OUR preference was conservation over living: "integration of residential use ... is largely within a small proportion of a parcel", "the remaining natural setting reinforces the area's natural values".
4. Owning private property in natural settings doesn't mean residents prioritise landscape conservation over residential amenity. Irenelnc implies this repeatedly, both in review references to "built form" being "secondary to the natural landscape" and, in hearings, that lots in bushland reinforce or "contribute" to the area's "natural values". Snug Falls residents purchased homes in natural areas because they **value the contribution this makes to their Rural Living**, not to add to Kingborough's undefined scenic or "landscape values".
5. Irenelnc relied on overlays in a desktop assessment to identify landscape or environmental features across the locality, ignoring the challenges of topography and identifying these (i.e., through the tree canopy) by aerial images alone. Evidence-based alternative reports or maps of individual properties' natural settings are needed.
6. Please view the attached NaturalValue Assessment (NVA) from Phil Cullen to gauge the lack of Significant vegetation that resides on my attached Title [REDACTED]
7. The scenic protection overlay is broadly applied to properties over 100m above sea level. The photos used in the report, sourced from realestate.com, are aerial shots intended for sale and don't accurately reflect what is seen from local roads, towns, or waterways. Even Irenelnc admits that in the locality "bushland, landform, and ridgeline features ... remain visually intact," and the reality is that the siting of almost all homes on **Snug Falls/O Briens Rd** cannot be seen from vantage points and the scenic protection overlay will continue to protect these landscapes..
- 8.

Channel Highway Central and Lower Snug



Channel Highway Kettering and Kettering Jetty



SPOT ZONING, SPLIT ZONING AND FRAGMENTATION

The TPS aims to prevent spot zoning, yet Irenelnc suggests Rural/LCZ split zones on some properties in my locality, which could cause mismatched zone priorities and land use. It's also **more logical** that the rural activity forms part of an **overall Rural Living community pattern**. There is arguably less fragmentation created by leaving one spot zoned Rural property within an RLZ settlement, than proposing multiple restrictive split zonings.

Irenelnc have also shown that their application of this method is inconsistent. For example, a large lot of 108.84ha at 2274 Channel Highway is split zoned Rural/RLZ and abuts ELZ, RLZ, and Low Density Residential zones, while smaller ELZ parcels have been denied RLZ at all.

My property's location next to a spot zoned rural property shows previous zoning errors are more likely, that a lot showing intense rural activity is better matched to adjacent **living zones like ELZ or RLZ**.

BALANCING LANDSCAPE VALUES AND LAND USE

In their S35F report, Kingborough council states that applying the Rural Living zone to rural residential areas **may** "risk that the predominant land use pattern and characteristics of the area could be eroded over time...". This ignores the long-standing rural nature of the area and the fact that rezoning to LCZ would significantly restrict ongoing private land use, **absolutely guaranteeing** a change in "character and amenity".

The report notes a "medium/high" risk of RLZ uses in this locality but doesn't specify what those risks are, how **likely** they are considering the topography, vegetation, and existing settlement patterns, or whether they could be managed through overlay codes, SAPs, or other mechanisms. Irenelnc acknowledged that future reviews could reconsider RLZ decisions, and that any short-term risks could be mitigated. This supports the case that RLZ is appropriate for my property, not LCZ.

At the review hearings, Kate Heckelmann admitted there are **no land uses** that would impact landscape values which aren't already managed by building codes or overlays. This suggests overlaps through stricter zoning isn't necessary because landscape "values can be appropriately **managed through the application and operation of the relevant codes**" (Kingborough LPS guidelines, RLZ 4b).

Assuming LCZ is the only way to protect generic 'landscape values' ignores existing land management, bushfire mitigation efforts, biodiversity initiatives, and conflicts with the intent of the evaluation pathway of **balancing** landscape protection with existing land uses. It is illogical to rezone properties to LCZ to 'protect' the landscape that we've proven we can already care for on our own.

Irenelnc suggest that LCZ zoning near Snug Recreation Area is necessary to provide connectivity to the EMZ and act as a buffer between living zones. Not only have National Parks (EMZs) already been put aside for state management, nearly every other Tasmanian council placed other living zones: Rural Living, Residential, Rural, Agricultural, and even Industrial zones next to National Parks or EMZs. It is also contradictory to the placement of Low Density Residential lots beside Coningham's EMZ reserve.

Rural Residential owners provide a significant free workforce to manage areas on the interface of bush, coast, country and town. They need to be able to continue to mitigate natural disaster, care for native species, maintain trails, carriage ways and fire access, and remove invasive pests, which is at risk in the LCZ. Our efforts help protect biodiversity, reduce financial and disaster risks, and improve resilience and food security for all - work that cannot be replaced by council staff or State Parks and Wildlife service.

SUMMARY

Throughout the LPS process, Kingborough Council has failed to consult the community and has not followed the objectives of LUPAA, which emphasise fair land use and community involvement. Their focus on environmental protection seems aimed at removing private land rights, risking long-term harm to residents' well-being and creating potential future financial and legal challenges.

I appreciate the TPC taking heed of the concerns within this letter and respectfully ask for rezoning properties from ELZ to more restrictive zones to stop. Specifically, I request that the TPC direct my property to be zoned from the ELZ to the **Rural Living Zone C**, with environmental priorities managed by existing natural values codes.

Yours sincerely,

Andrew Bylett



Currently 3 Turanna Street,

Lutana, 7009

18 November 2025

Our Ref: DA-2025-87

Mr A J W Bylett
[REDACTED]
LUTANA TAS 7009

Delivered by email only: [REDACTED]

Dear Mr Bylett

PROPOSED DEVELOPMENT/USE – DWELLING, OUTBUILDING (SHED), AND ASSOCIATED WORKS AT [REDACTED] SNUG

Your Planning Application dated 13 March 2025 for the above proposal, has now been approved by Council.

The Development/Use Permit containing the conditions under which the approval was granted is attached. The Permit relates to the development/use of the land or buildings irrespective of the applicant or subsequent occupants and whoever acts on it must comply with all conditions attached thereto. ***Please read the permit carefully to ensure that all conditions are complied with.***

If you need to obtain a building permit and have not already done so, you should now lodge a building application in accordance with the conditions of approval of this Permit and complying with the Building Code of Australia. ***Works must not commence until a building permit has been issued for the proposal.***

Should you not be satisfied with the conditions of the Permit you have a right to appeal Council's decision. Appeals must be lodged with the Tasmanian Civil & Administrative Tribunal (TASCAT) within a 14 day period from date of notification of Council's decision, and be accompanied by the prescribed fee. For further information, please refer to the Tasmanian Civil & Administrative Tribunal (TASCAT) website, www.tascat.tas.gov.au.

NOTE:

A building or part of a building is not to be occupied until a Certificate of Occupancy has been issued by the Building Surveyor, and all conditions of the Planning Permit complied with.

Please read the conditions of the Permit carefully as fines and daily penalties are provided for in cases of non-compliance.

If you have concerns regarding Council's decision or any of the permit conditions please contact Poppy Scharkie on 6211 8200.

Yours sincerely



MELISSA STEVENSON
COORDINATOR STATUTORY PLANNING

PLANNING PERMIT

*Land Use Planning and Approvals Act 1993
Kingborough Interim Planning Scheme 2015*

ADDRESS OF THE LAND:

██████████ Snug
CT ██████████

REFERENCE:

DA-2025-87

THE PERMIT ALLOWS:

Dwelling, outbuilding (shed), and associated works

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. DA-2025-87 and Council Plan Reference No's. P3 submitted on 5 August 2025 and P4 submitted on 10 October 2025.

This Permit relates to the use of land or buildings irrespective of the applicant or subsequent occupants, and whoever acts on it must comply with all conditions in this Permit. Any amendment, variation or extension of this Permit requires further planning consent of Council.

2. Approved tree/vegetation removal is limited to:
 - (a) 68 trees numbered 1-3, 5, 8-9, 13, 15-17, 19-24, 28-66, 69-82, 84-90 and 92-93 and as shown in Council Plan Reference No. P4 submitted on 10 October 2025; and
 - (b) no more than 0.55 hectares of *Eucalyptus obliqua* dry forest and woodland as shown in Figure 3 of the Natural Values Assessment (Philip Cullen, 11 September 2025) excluding individual trees identified for retention in Council Plan Reference No. P4 submitted on 10 October 2025;

Tree and vegetation removal must not occur prior to commencement of any on-site works.

No further felling, lopping, ringbarking or otherwise injuring or destroying of native vegetation or individual trees is approved as part of this planning permit.

3. All remaining native vegetation identified for retention in Council Plan Reference No. P4 submitted on 10 October 2025 must be appropriately protected during and

after construction. This includes but is not limited to implementation of the following measures:

A. Prior to Construction:

Prior to the commencement of any on-site works (including but not limited to vegetation removal, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings):

- (a) Installing tree protection fencing in accordance with Condition 4.
- (b) Providing evidence of satisfactory installation of this fencing to the Manager Development Services prior to the commencement of any on-site works.

B. During Construction:

- (a) Maintaining tree protection measures required above for the duration of the construction.

C. Post Construction:

- (a) Adhering to the following tree management measures post construction for all areas within the tree protection zone but outside the footprint of the approved works:
 - (i) the existing soil level must not be altered around the tree protection zone of the trees (including the disposal of fill, placement of materials or the scalping of the soil);
 - (ii) the tree protection zone must be free from the storage of fill, contaminates or other materials;
 - (iii) machinery and vehicles are not permitted to access the tree protection zone; and
 - (iv) development and associated works are not permitted unless otherwise approved by Council in writing or otherwise in accordance with the law.

4. Tree protection fencing required under Condition 3 must:

- (a) Be located on the edge of the tree protection zone, unless the outer edge of works as shown on the endorsed plan are closer, in which case this tree/vegetation protection fencing may be reduced to the minimum amount necessary to allow the works to be completed.

- (b) Exclude the following from the tree protection zones:

- (i) Machine excavation including trenching.
- (ii) Machinery movement.
- (iii) Excavation of silt fencing.
- (iv) Cultivation.
- (v) Storage.
- (vi) Preparation of chemicals, including preparation of cement products.
- (vii) Parking of vehicles and plant.
- (viii) Refuelling.
- (ix) Dumping waste.
- (x) Placement of fill.
- (xi) Lighting of fires.

- (xii) Soil level changes.
- (xiii) Temporary or permanent installation of utilities and signs.
- (xiv) Physical damage to the trees.

(c) Be constructed in accordance with the following requirements:

- (i) Utilise barrier mesh and star pickets fencing unless otherwise approved in writing.
- (ii) Form a visual and physical barrier.
- (iii) Be a minimum height of 1.5 metres above ground level.
- (iv) Include signage clearly marked "Tree Protection Zone - No Entry" on all sides.

5. Bushfire hazard management measures for the use and development must be consistent with Council Plan Reference No. P4 submitted on 10 October 2025 and the bushfire hazard management plan (Philip Cullen, January 2025), including construction to BAL-19, the extent and location of vegetation retention and removal and/or modification to establish the hazard management area, and water supply and access arrangements.

For Advice: Documentation submitted for building approval must demonstrate compliance with these measures.

6. Documentation submitted for plumbing approval must demonstrate the on-site wastewater system, including the absorption trenches and associated works, are located outside the tree protection zone of trees identified for retention in Council Plan Reference No. P4 submitted on 10 October 2025.
7. All mitigation measures identified in the Land stability Assessment (Strata, September 2025) must be satisfactorily implemented, including but not limited to:
 - (a) stabilising, with geo-textile// jute matting, topsoil and replanting of vegetation, fill batters at 1V:3H to prevent erosion;
 - (b) implementing adequate and upslope drainage; and
 - (c) adopting good hillside construction practices as per Australian Geoguide LR8.

For Advice: Documentation submitted for building approval must demonstrate compliance with these measures.

8. The vehicular access must be constructed in accordance with the Tasmanian Standard Drawings (TSD-RO3, TSD-RO4, TSD-E01 and TSD-RF01).

For Advice: A permit to carry out works within a Council Road reservation must be obtained prior to any works commencing within the Council Road reservation.

9. To reduce the spread of weeds or pathogens, all machinery must take appropriate hygiene measures prior to entering and leaving the site as per the Weed and Disease Planning and Hygiene Guidelines 2015 produced by the Department of Primary Industries, Parks, Water and Environment.

Any imported materials must be from a weed and pathogen free source to prevent introduction of new weeds and pathogens to the area.

10. The stormwater runoff from all concrete, paved, or otherwise sealed areas must be contained within the property or discharged to a Council approved discharge point. All works in relation to the discharge of stormwater must be completed to

the satisfaction and approval of the Director Engineering Services.

11. Erosion/siltation infiltration control measures must be applied during construction works to the satisfaction of the Director Engineering Services.
12. Exterior building surfaces (including roofing) must be coloured using colours with a light reflectance value not greater than 40 percent.
13. The use of the proposed outbuilding shall be restricted to that of storage and other incidental activities associated with the normal enjoyment of a dwelling. The outbuilding may not be used for habitation.

ADVICE:

- A. In accordance with section 53(5) of the *Land Use Planning and Approvals Act 1993* this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.
- B. The approval in this permit is under the *Land Use Planning and Approvals Act 1993* and does not provide any approvals under other Acts including, but not limited to *Building Act 2016*, *Urban Drainage Act 2013*, *Food Act 2003* or Council by-laws.

If your development involves demolition, new buildings or alterations to buildings (including plumbing works or onsite wastewater treatment) it is likely that you will be required to get approvals under the *Building Act 2016*. Change of use, including visitor accommodation, may also require approval under the *Building Act 2016*. Advice should be sought from Council's Building Department or an independent building surveyor to establish any requirements.

- C. The developer should obtain a Plumbing Permit for the development prior to commencing construction.
- D. A drainage design plan at a scale of 1:200, designed by a qualified Hydraulic Designer, showing the location of the proposed sewer and stormwater house connection drains; including the pipe sizes, pits and driveway drainage, must be submitted with the application for Plumbing Permit.
- E. The proposed development requires onsite disposal of wastewater. Prior to Council issuing a Plumbing Permit, the developer must submit all documents specified in Schedule 2 of the *Director's Specified List* for an onsite wastewater management system.



MELISSA STEVENSON
COORDINATOR STATUTORY PLANNING

Decision Date: 11 November 2025

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

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	TSD - E01

SITE INFORMATION
CERTIFICATE OF TITLE: VOLUME - 1175636 FOLIO - 1
LAND AREA: 8.665Ha

PROPOSED DWELLING
GROSS FLOOR AREA - LIVING - 100M2
GROSS FLOOR AREA - VERANDAH - 17.5M2
PROPOSED OUTBUILDING
GROSS FLOOR AREA - 135M2

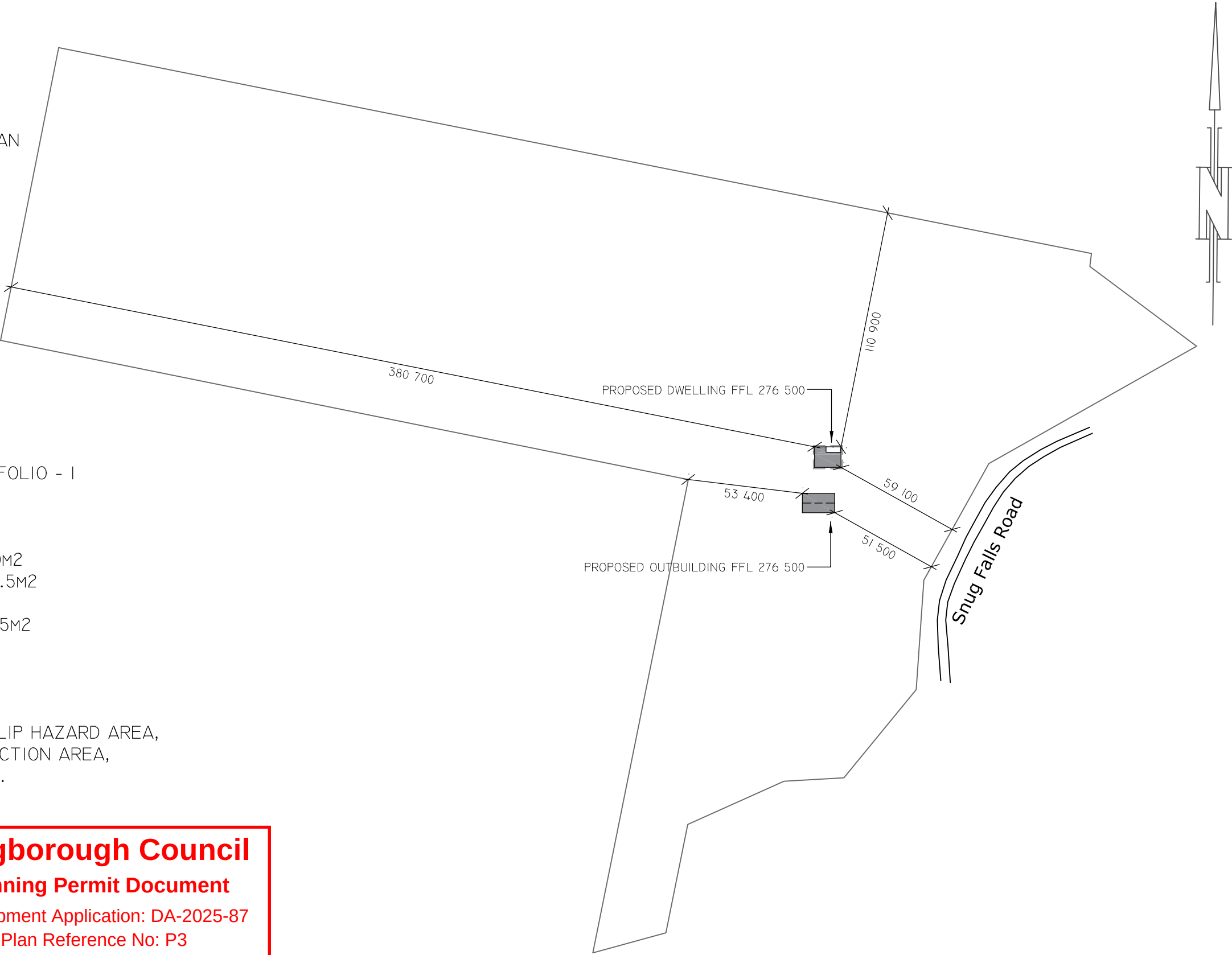
KINGBOROUGH INTERIM PLANNING SCHEME
ZONE: ENVIRONMENTAL LIVING
OVERLAY - SCENIC LANDSCAPE AREA, LANDSLIP HAZARD AREA,
BUSHFIRE PRONE AREA, BIODIVERSITY PROTECTION AREA,
WATERWAY AND COASTAL PROTECTION AREA.

Kingborough Council
Planning Permit Document

Development Application: DA-2025-87
Plan Reference No: P3
Date Received: 05/08/2025
Approved via Delegated Authority
Decision Date: 11/11/2025

Kingborough Council

Development Application: DA-2025-87
Plan Reference No: P3
Date Received: 05/08/2025
Date placed on Public Exhibition: 25/10/2025



Site Location Plan 1:2000

Date 4th August 2025	Page size A3	Client A Bylett	Proposal Dwelling and Outbuilding	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060 ACCREDITATION NO: CC1623W	 MASTER BUILDERS TASMANIA MEMBER	© 2025	Page No 01 / 10
Scale 1:2000		Address ████████████████████ Snug 7054		This drawing is the property of Darryn White. Reproduction in whole or part is strictly forbidden without the written consent of Darryn White. Failure in doing will result in legal action being taken.			Job No 2512

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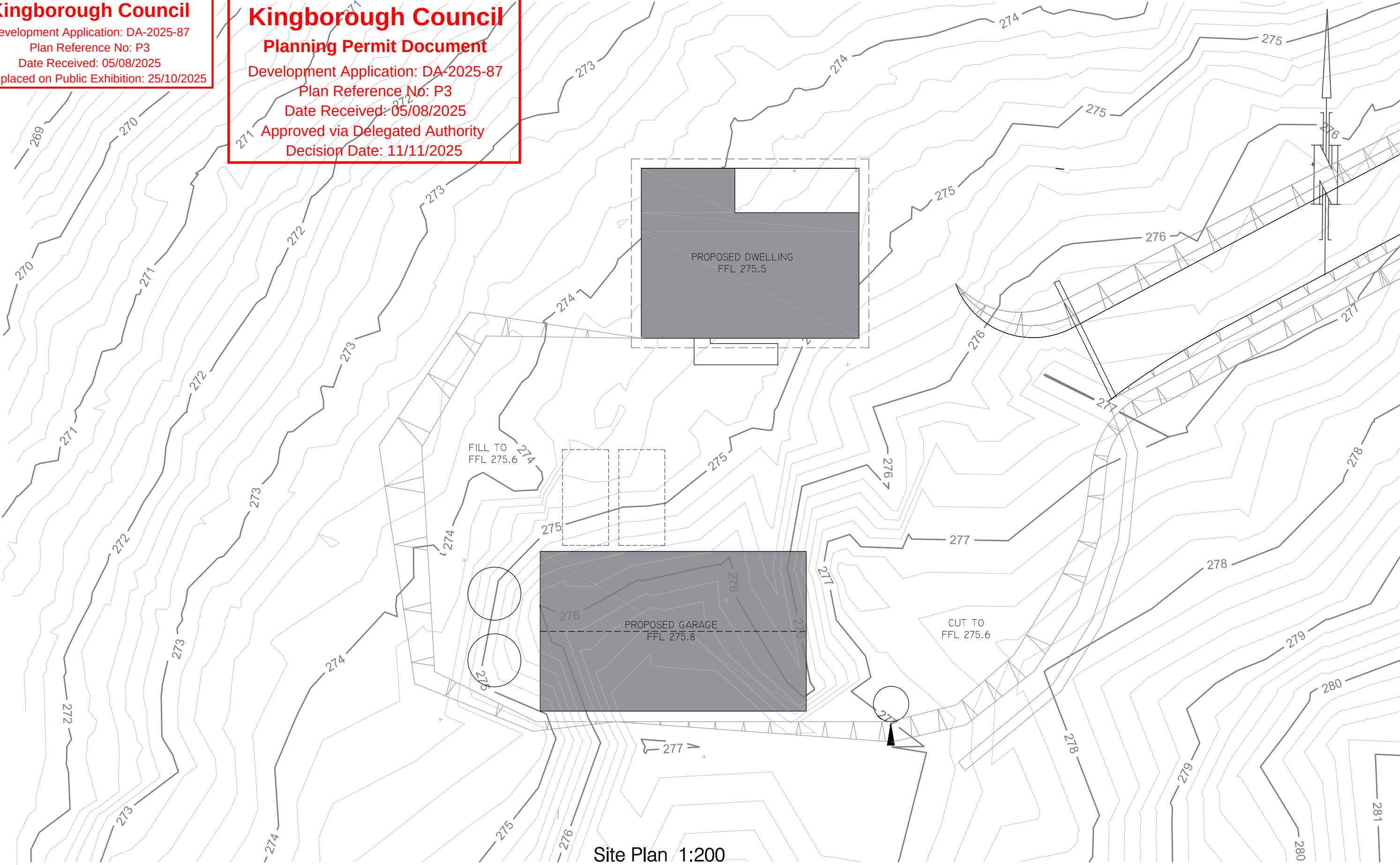
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Plan Reference No: P3

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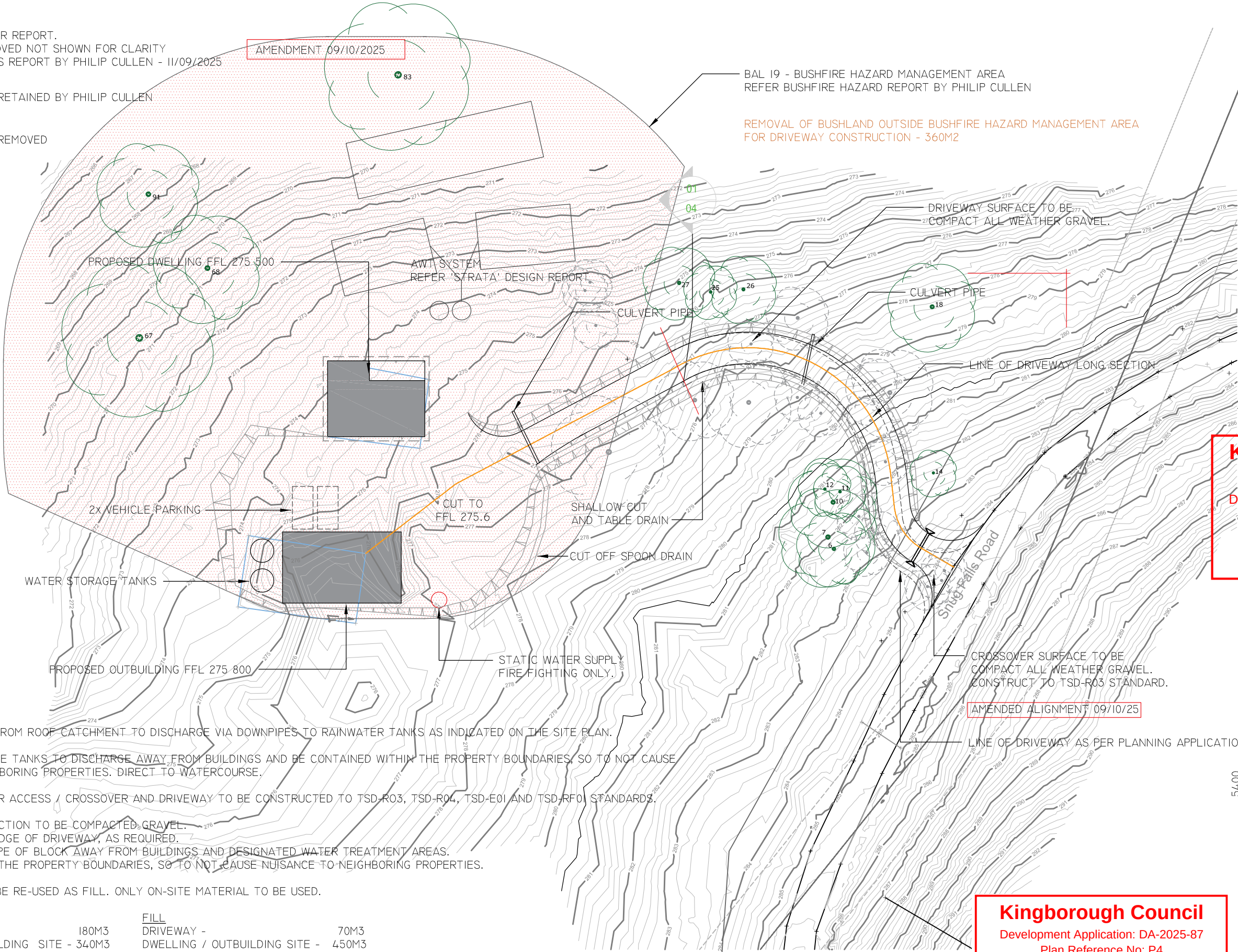
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TREE NUMBERING AS PER REPORT.
ALL TREES TO BE REMOVED NOT SHOWN FOR CLARITY
REFER NATURAL VALUES REPORT BY PHILIP CULLEN - 11/09/2025

-  TREES TO BE RETAINED BY PHILIP CULLEN
-  TREES TO BE REMOVED



Kingborough Council
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Kingborough Council
Development Application: DA-2025-87
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Site Plan Cut / Fill 1:500

Date	7th October 2025	Page size	A3	Client	A Bylett	Proposal	Dwelling and Outbuilding	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060	 MASTER BUILDERS TASMANIA MEMBER	© 2025	Page No	03/10
Scale	1:500			Address	Snug 7054			W: www.everythingbuilding.com.au ACCREDITATION NO: CC1623W				

Table 6. Tree table. Species: Eo, Eucalyptus obliqua; Et, Eucalyptus tenuiramis. Diameters in cm.

Tree no	Species	Trunk diameter (d.b.h.) in cm Og= old growth	Cumulative diameter for multi-stems	Conservation value	Keep/remove, % tpz affected if affected, reason	Easting	Northing
1	Eo	37			Remove 100% Access	517872.319	5229599.75
2	Eo	45			Remove 100% Access	517874.074	5229600.549
3	Eo	40			Remove 100% Access	517874.458	5229601.806
4	Eo	46			Keep	517867.125	5229587.255
5	Et	38			Remove 100% Access	517864.645	5229604.035
6	Et	39			Keep 5%	517860.523	5229604.566
7	Eo	53			Keep 3%	517859.8	5229606.027
8	Eo	27			Remove 100% Access	517863.672	5229608.602
9	Eo	24,21	32		Remove 100% Access	517866.069	5229606.42
10	Eo	48			Keep 9% Access	517860.432	5229610.406
11	Et	21,19	28		Keep 1% Access	517861.291	5229611.732
12	Et	28			Keep	517859.395	5229612.058
13	Eo	28			Remove 100% Access	517867.023	5229615.503
14	Eo	25			Keep 8% Access	517873.041	5229614.089
15	Et	30,22	37		Remove 100% Access	517865.126	5229620.668
16	Eo	47			Remove 34% Access	517867.549	5229624.187
17	Et	26			Remove 39% Access	517865.668	5229625.621
18	Eo	47			Keep	517872.853	5229635.064
19	Eo	25			Remove 43% Access	517858.866	5229621.618
20	Eo	25			Remove 39% Access	517855.922	5229623.579
21	Eo	34			Remove 25% Access	517855.97	5229633.579
22	Et	33			Remove 100% Access	517850.085	5229630.286
23	Eo	50			Remove 27% Access	517849.805	5229623.033
24	Eo	43			Remove 47% Access	517843.062	5229623.197
25	Et	28			Keep	517845.034	5229636.873
26	Eo	26,26	37		Keep 1%	517849.133	5229637.203

Kingborough Council

Planning Permit Document

Development Application: DA-2025-87

Plan Reference No: P4

Date Received: 10/10/2025

Approved via Delegated Authority

Decision Date: 11/11/2025

Table cont.							
Tree no	Species	Trunk diameter (d.b.h.) in cm Og= old growth	Cumulative diameter for multi-stems	Conservation value	Keep/remove (% tpz affected if affected) reason	Easting	Northing
27	Eo	29,26	39		Keep	517841.064	5229638.013
28	Eo	60			Remove 42% Access	517832.277	5229616.784
29	Eo	28,42	50		Remove Bushfire hazard management	517830.58	5229632.634
30	Eo	43			Remove Bushfire hazard management	517829.843	5229638.083
31	Eo	29			Remove Bushfire hazard management	517829.209	5229637.026
32	Eo	23,18	29		Remove Bushfire hazard management	517823.22	5229640.035
33	Eo	39			Remove Bushfire hazard management	517821.17	5229641.808
34	Eo	46			Remove Bushfire hazard management	517822.007	5229638.466
35	Eo	42			Remove Bushfire hazard management	517817.944	5229639.343
36	Eo	32			Remove Bushfire hazard management	517817.984	5229632.013
37	Eo	33			Remove Bushfire hazard management	517813.936	5229636.019
38	Eo	36			Remove Bushfire hazard management	517812.457	5229634.383
39	Eo	34			Remove Bushfire hazard management	517812.85	5229628.047
40	Eo	43			Remove Bushfire hazard management	517816.52	5229627.866
41	Eo	31			Remove Bushfire hazard management	517815.087	5229626.73
42	Eo	38			Remove Bushfire hazard management	517817.297	5229624.415
43	Eo	50,47	69		Remove Bushfire hazard management	517813.49	5229625.663
44	Eo	35			Remove Waste water system	517811.226	5229630.764
45	Eo	31			Remove Bushfire hazard management	517803.253	5229632.069
46	Eo	37			Remove Bushfire hazard management	517801.612	5229634.57
47	Eo	29			Remove Bushfire hazard management	517800.959	5229631.83
48	Eo	42			Remove Bushfire hazard management	517798.853	5229636.097
49	Eo	26			Remove Bushfire hazard management	517794.144	5229637.062
50	Eo	37			Remove Bushfire hazard management	517793.868	5229634.259
51	Eo	36			Remove Dwelling Footprint	517798.46	5229624.197

Kingborough Council

Development Application: DA-2025-87

Plan Reference No: P4

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Planning Permit Document

Development Application: DA-2025-87

Plan Reference No: P4

Date Received: 10/10/2025

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Tree no		Species	Trunk diameter (d.b.h.) in cm Og= old growth	Cumulative diameter for multi-stems	Conservation value	Keep/remove (% tpz affected if affected) reason	Easting	Northing
52		Eo	56			Remove Dwelling Footprint	517801.728	5229619.667
53		Eo	25			Remove Bushfire hazard management	517803.081	5229612.641
54		Eo	31,58	66		Remove Bushfire hazard management	517807.756	5229616.985
55		Eo	31			Remove Bushfire hazard management	517813.572	5229606.647
56		Eo	26			Remove Bushfire hazard management	517818.14	5229597.282
57		Eo	16,16	23		Remove Bushfire hazard management	517813.616	5229600.431
58		Eo	26			Remove Bushfire hazard management	517808.191	5229602.865
59		Eo	48			Remove Shed footprint	517804.358	5229607.978
60		Eo	25			Remove Shed footprint	517801.396	5229607.556
61		Eo	16,15	22		Remove Shed footprint	517799.875	5229602.853
62		Eo	18,19,20	33		Remove Bushfire hazard management	517791.185	5229608.484
63		Eo	27			Remove Bushfire hazard management	517792.281	5229613.702
64		Eo	70			Remove Bushfire hazard management	517793.4	5229621.027
65		Eo	30			Remove Bushfire hazard management	517785.98	5229621.347
66		Eo	28			Remove Bushfire hazard management	517783.395	5229622.067
67		Eo	80 og		Very high	Keep	517771.448	5229629.153
68		Eo	60 og		Very high	Keep	517779.8	5229637.949
69		Eo	29,27	40		Remove Bushfire hazard management	517776.663	5229634.846
70		Eo	29			Remove Bushfire hazard management	517768.985	5229634.439
71		Eo	29			Remove Bushfire hazard management	517764.991	5229623.371
72		Et	26			Remove Bushfire hazard management	517758.956	5229620.206
73		Et	27			Remove Bushfire hazard management	517757.363	5229621.742
74		Eo	32			Remove Bushfire hazard management	517784.31	5229608.531
75		Eo	28			Remove Bushfire hazard management	517802.554	5229639.828
76		Et	28			Remove Bushfire hazard management	517801.331	5229637.112

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Version: 1, Version Date: 21/10/2025

Tab 6 cont.							
Tree no	Species	Trunk diameter (d.b.h.) in cm Og= old growth	Cumulative diameter for multi-stems	Conservation value	Keep/ remove	Easting	Northing
77	Et	25			Remove Waste water system	517808.505	5229645.082
78	Eo	25			Remove Waste water system	517821.462	5229648.131
79	Et	30			Remove Waste water system	517823.764	5229647.593
80	Et	28			Remove Bushfire hazard management	517825.54	5229649.417
81	Eo	26,24,16	39		Remove Bushfire hazard management	517821.547	5229652.785
82	Eo	24,25	35		Remove Bushfire hazard management	517812.149	5229653.436
83	Eo	79		Very high	Keep 9% Waste water system	517803.206	5229662.611
84	Eo	27			Remove Bushfire hazard management	517793.578	5229662.362
85	Eo	18,15	23		Remove Bushfire hazard management	517797.676	5229653.949
86	Eo	41			Remove Bushfire hazard management	517797.704	5229648.035
87	Eo	26			Remove Bushfire hazard management	517791.459	5229645.16
88	Eo	20,11,29	37		Remove Bushfire hazard management	517784.705	5229642.414
89	Eo	26			Remove Bushfire hazard management	517788.221	5229636.19
90	Eo	20,25	32		Remove Bushfire hazard management	517785.345	5229638.566
91	Eo	52 og		Very high	Keep	517772.266	5229647.147
92	Eo	29			Remove Bushfire hazard management	517773.239	5229649.735
93	Eo	27			Remove Bushfire hazard management	517770.088	5229651.556
94	Eo	15,22	27		Keep	517757.8	5229636.566

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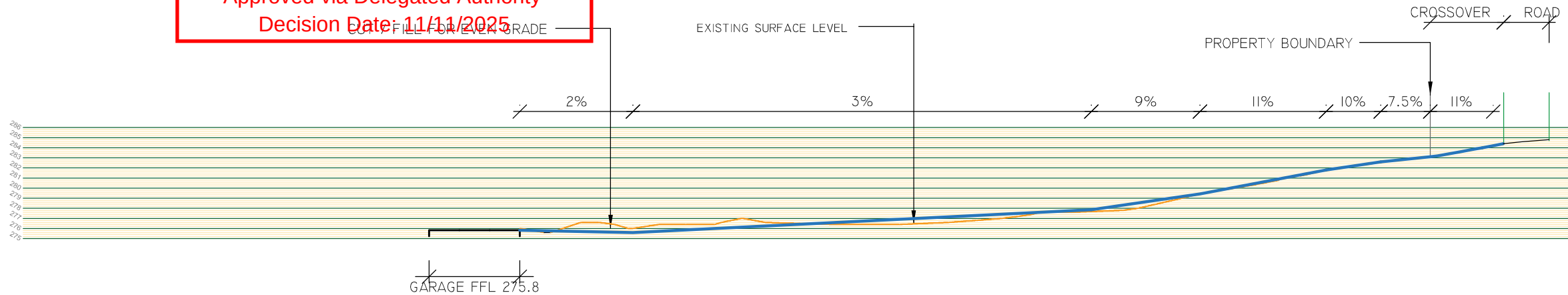
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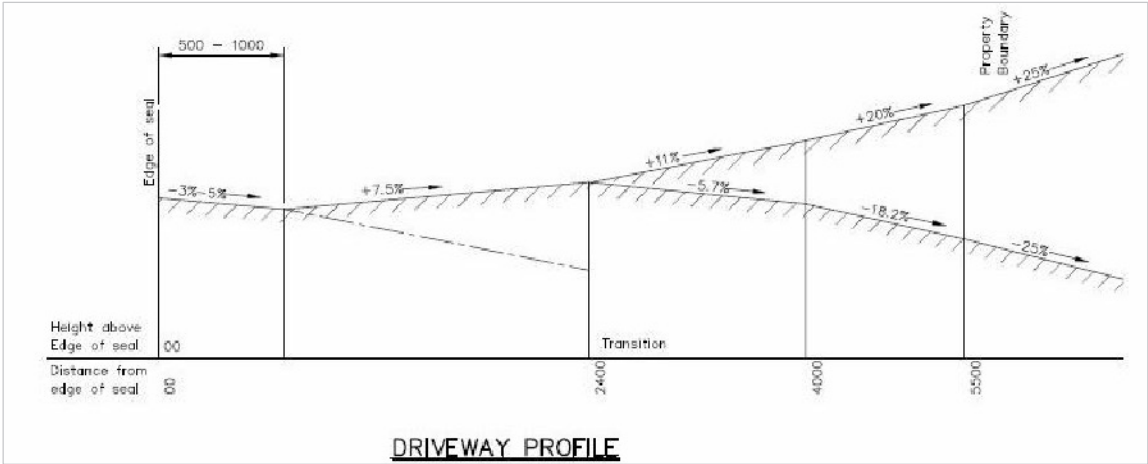
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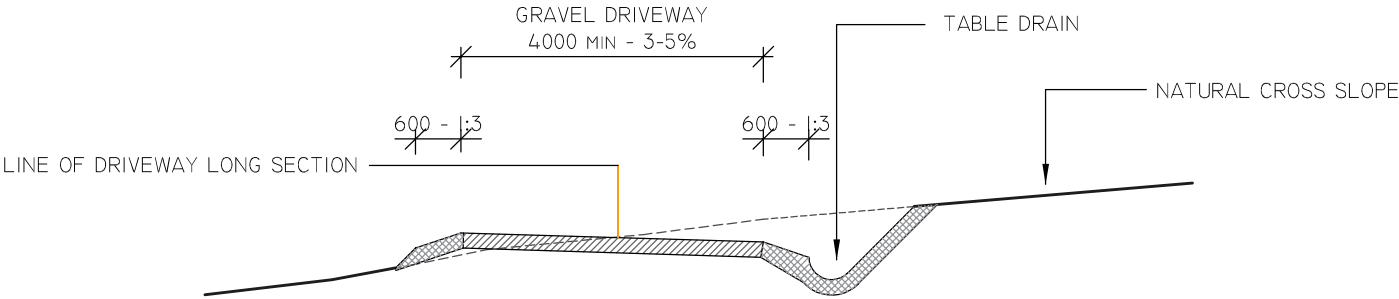
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Driveway Long Section 1:500



LGAT TSD R09

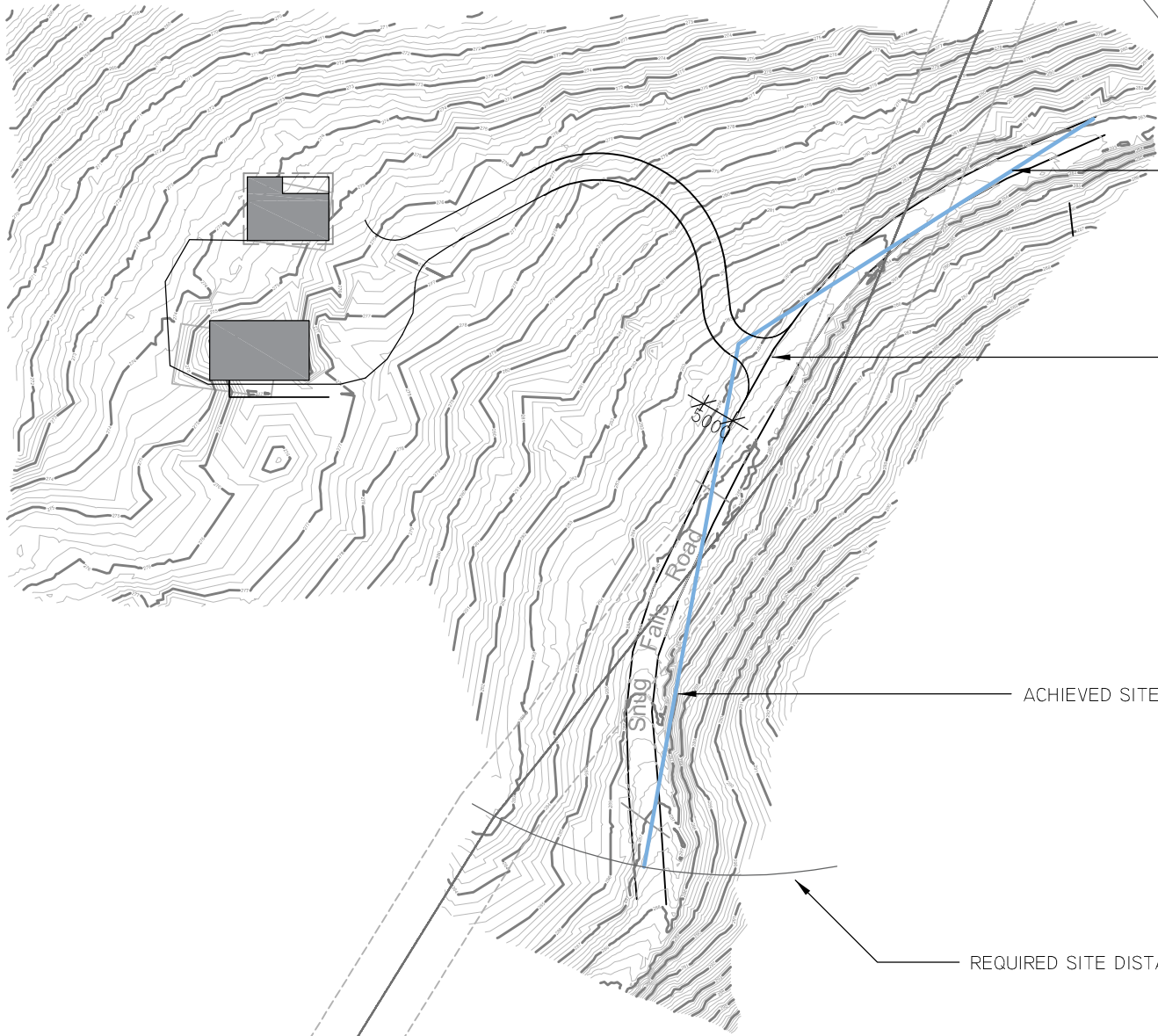


Cross Section Detail 01 1:100

DRIVEWAY CONSTRUCTION TO TSD-R04-v3

Driveway Profile

Date 4th August 2025	Page size A3	Client A Bylett	Proposal Dwelling and Outbuilding	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060 ACCREDITATION NO: CC1623W	 MASTER BUILDERS TASMANIA MEMBER	© 2025	Page No 04 10
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domestic access (current state)



Domestic Access Sight Distance Plan 1:1000

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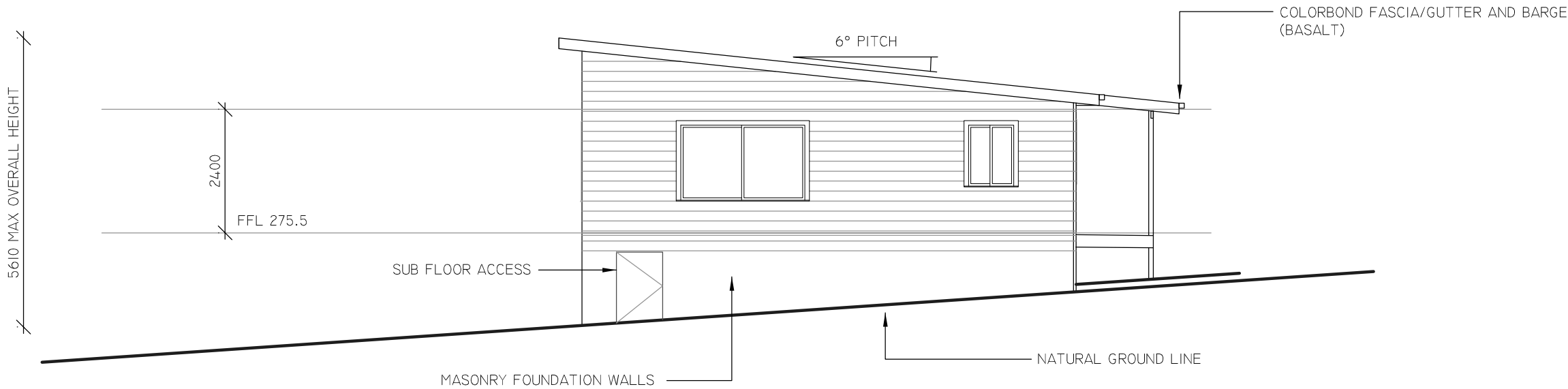
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South Elevation



West Elevation

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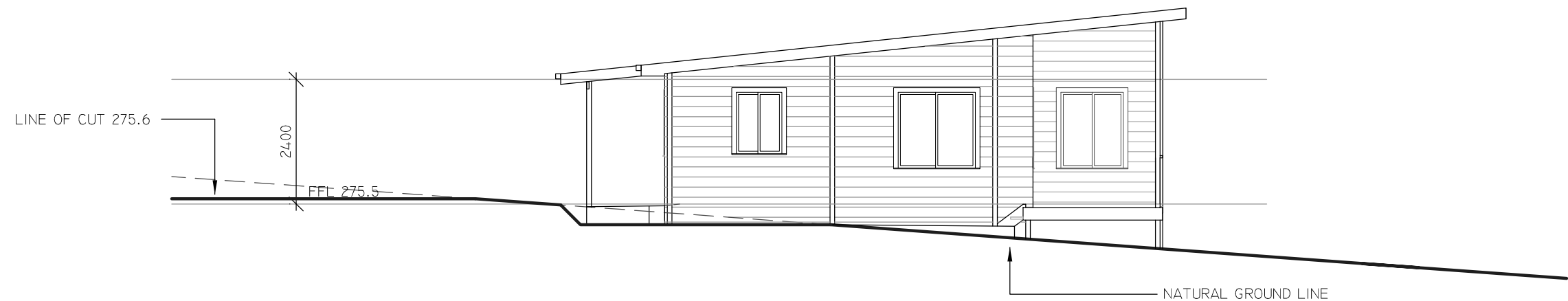
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North Elevation



East Elevation

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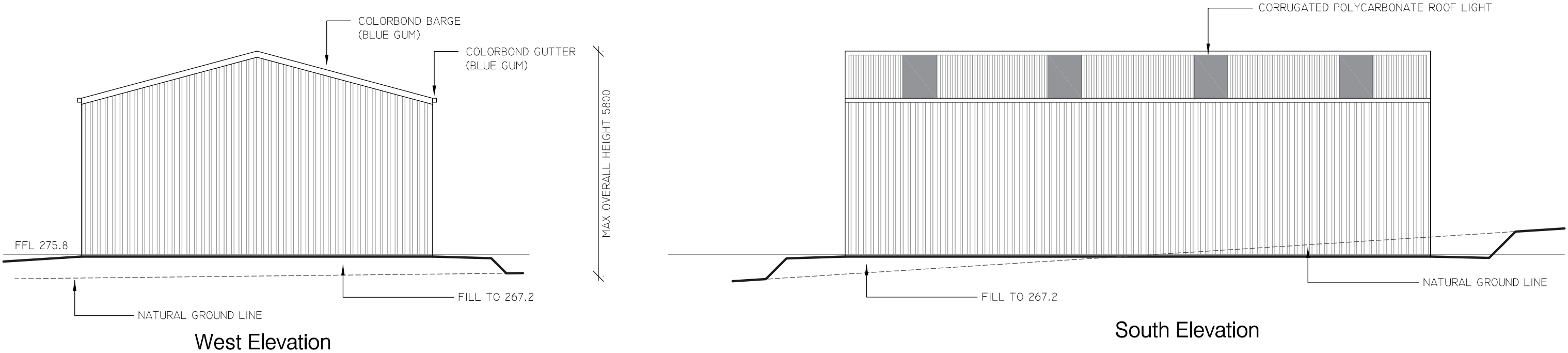
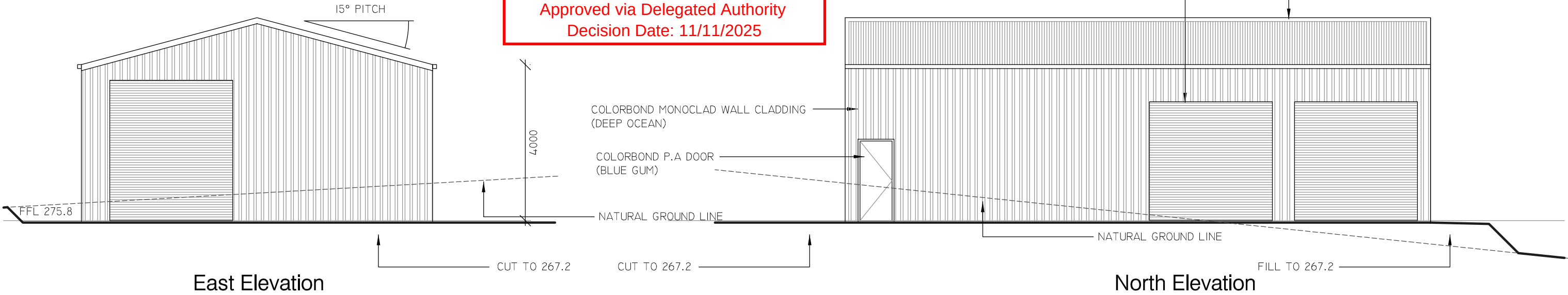
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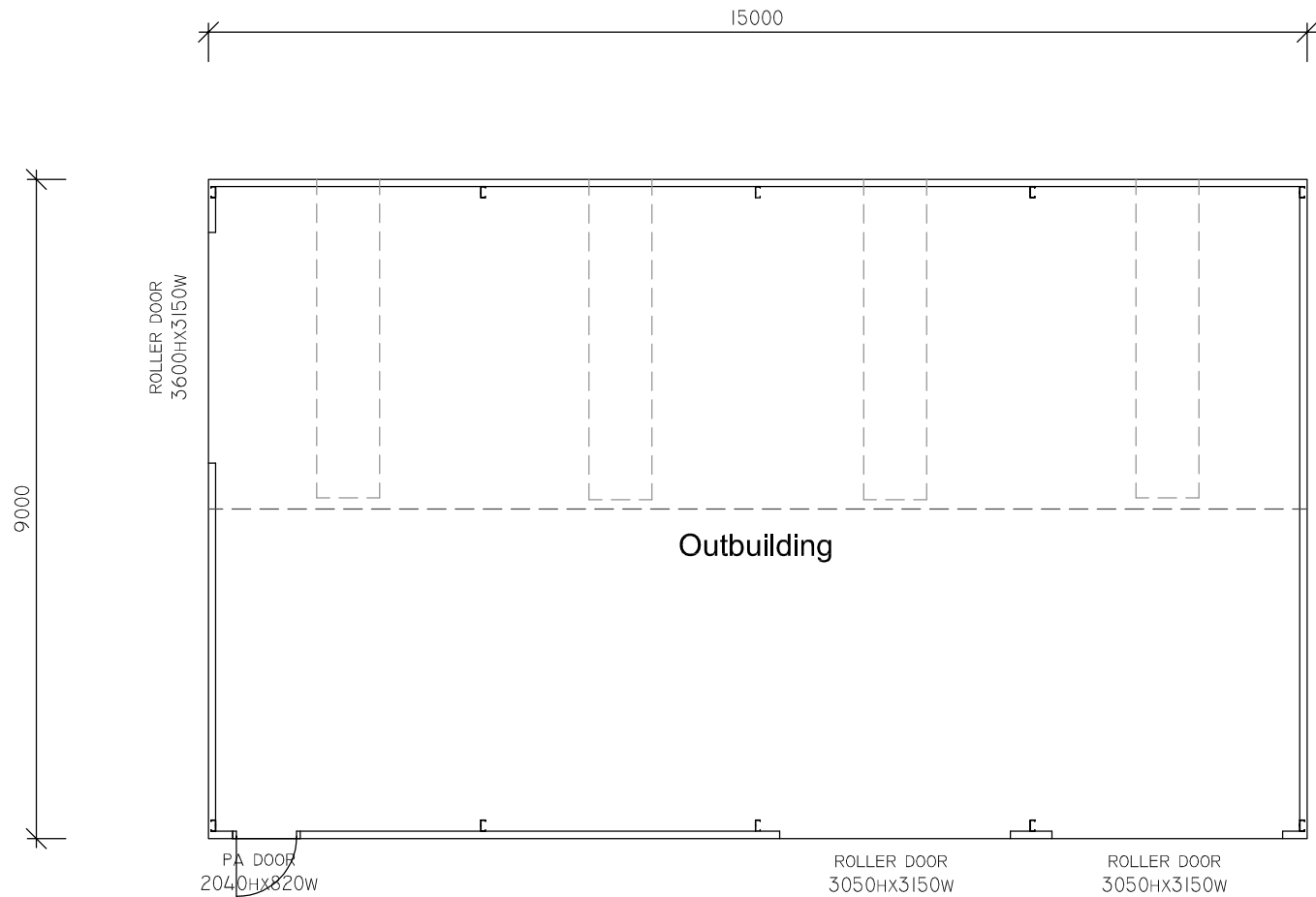
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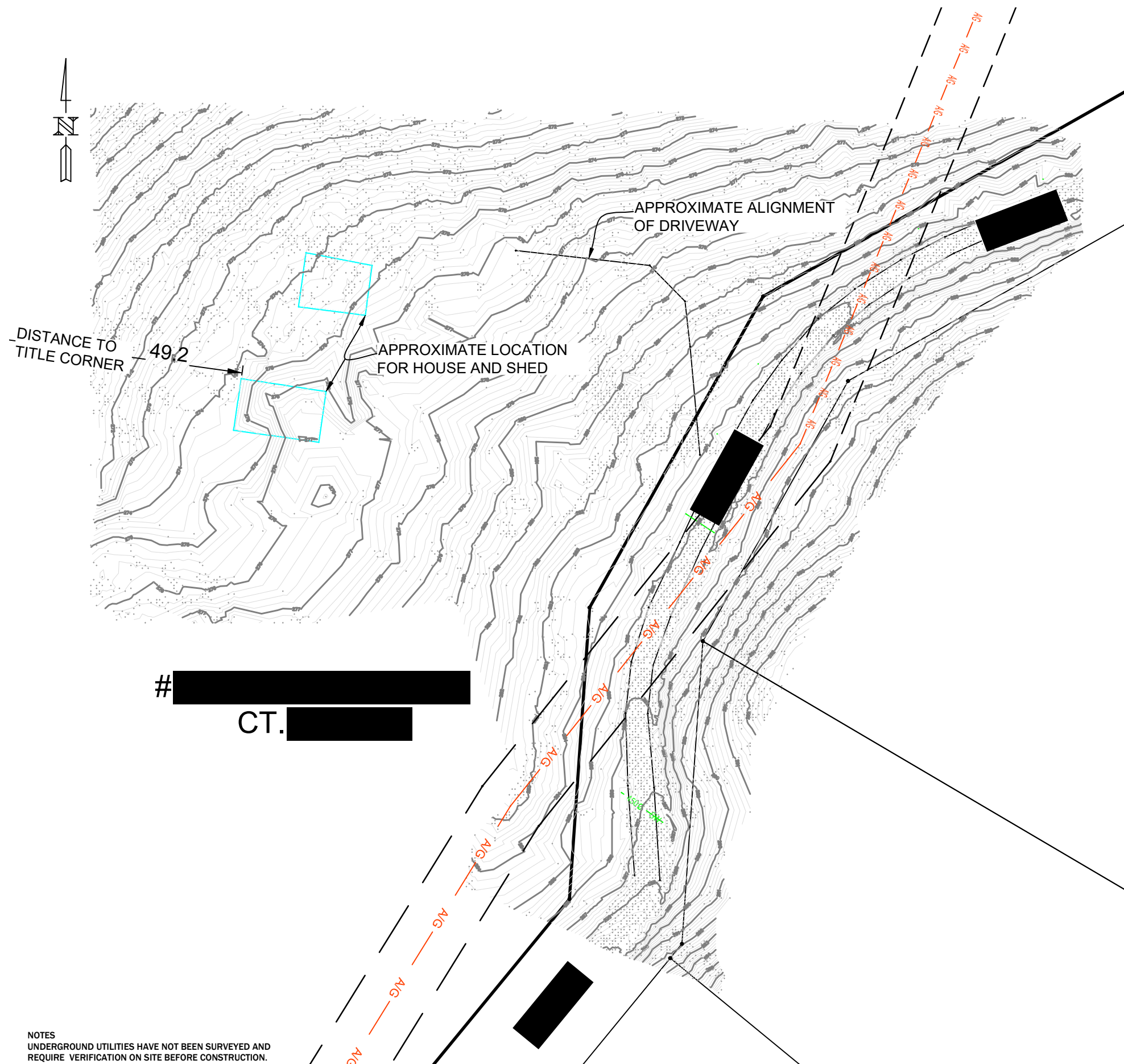
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Floor Plan 1:100

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	Scale 1:100				Address [REDACTED] Snug 7054						



STORMWATER LEGEND	
	PVC STORMWATER DN300
	PVC STORMWATER DN450
SITE & EXISTING SERVICES LEGEND	
	POWER OVERHEAD
	POWER POLE
FEATURES LEGEND	
	FENCELINE
	EDGE OF TRACK
	PROPOSED BUILDING/SHED

Kingborough Council
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IMPORTANT NOTE:

THIS PLAN HAS BEEN PREPARED FOR ANDREW BYLETT FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

UNDERGROUND SERVICES HAVE BEEN NOT BEEN LOCATED.

THE RELEVANT AUTHORITIES SHOULD BE CONTACTED REGARDING THE LOCATION OF UNDERGROUND UTILITIES (TELSTRA, WATER MAINS, SEWER, DRAINAGE, GAS) WHICH REQUIRE VERIFICATION ON SITE BEFORE CONSTRUCTION.

THIS DATA IS ON A PLANE COORDINATE SYSTEM -

DISTANCES ARE WHAT WOULD BE MEASURED ON THE GROUND USING A TAPE MEASURE. THE COORDINATES HAVE AN MGA ORIGIN AT SPM9640 (E:520792.237 N:5231782.014)
THE COMBINED SCALE FACTOR (CSF) TO BE APPLIED TO CONVERT TO MGA COORDINATE SYSTEM IS 0.99960292 USING SPM9640 AS THE SCALE ORIGIN POINT.

NOTES
UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND REQUIRE VERIFICATION ON SITE BEFORE CONSTRUCTION.



ARTHUR MOEHRKE
SURVEYS PTY LTD
ABN: 69 661 947 557

SURVEYING TASMANIA FOR YOU

ARTHUR MOEHRKE
SURVEYS PTY LTD
ABN: 69 661 947 557

0	03/06/25	AM	AM	FIRST ISSUE
NO	DATE	DRN	CHKD	DESCRIPTION

This plan is not intended for attachment to sale contract documents

OUR REF: BYL2505 SNUG D01		
CONTOUR INTERVAL: 200mm		
DATUM: PLANE MGA BASED ON SPM9640		
SCALE: 1:750 @ A3		ORIGINAL SHEET SIZE: A3
DATE OF SURVEY: MAY 2025		AM
DRAWING No:	01	REV 00 SHEET No: 1 OF 1

ANDREW BYLETT
DETAIL SURVEY

 SNUG

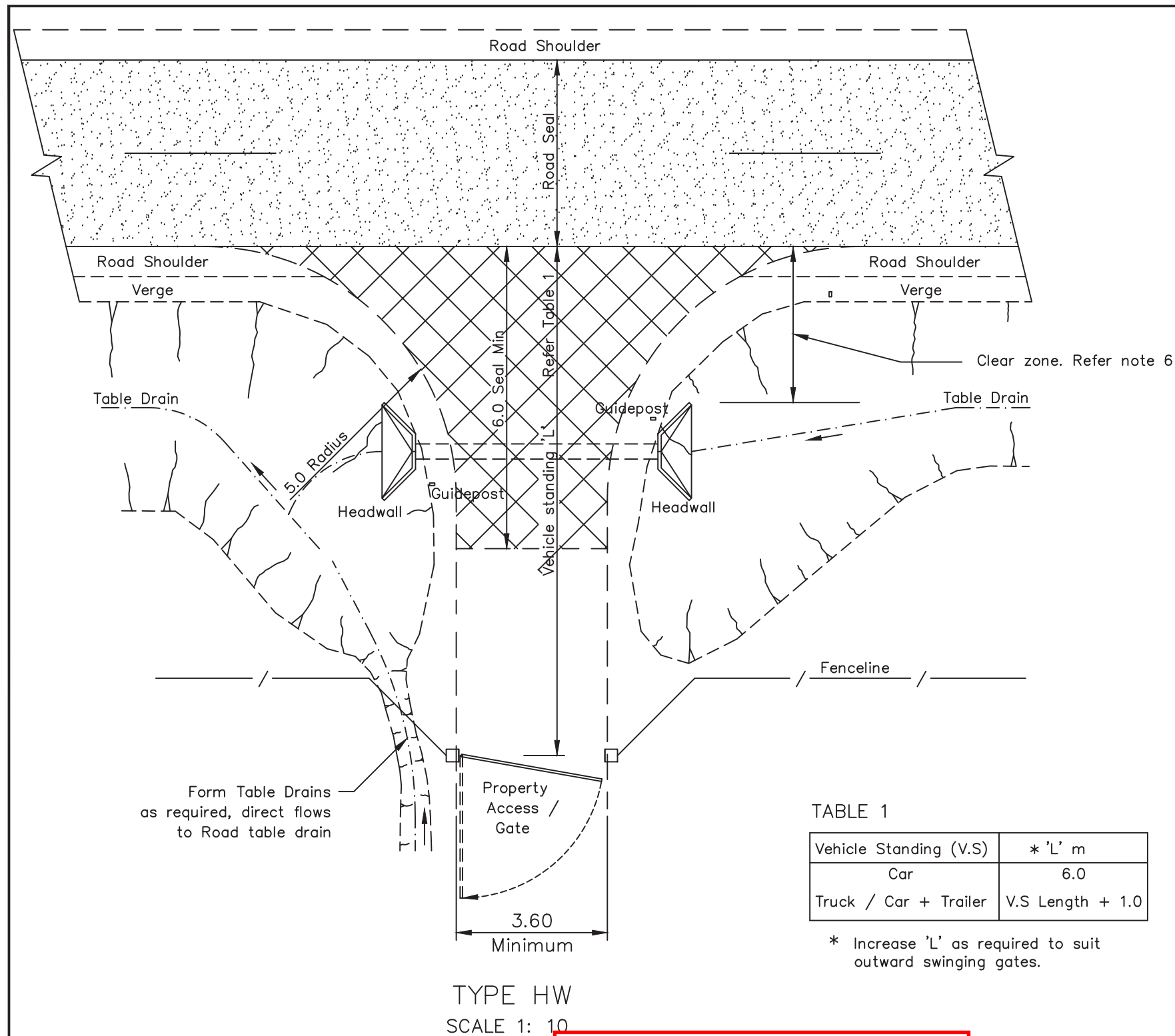


TABLE 1

Vehicle Standing (V.S)	* 'L' m
Car	6.0
Truck / Car + Trailer	V.S Length + 1.0

* Increase 'L' as required to suit outward swinging gates.

TYPE HW
SCALE 1: 10

KEY

HW — Head Wall

DCE — Driveable Culvert Endwall

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Development Application: DA-2025-87
Plan Reference No: P3
Date Received: 05/08/2025
Date placed on Public Exhibition: 25/10/2025

NOTES

- Property Access Seal Types:
 - Adopt the seal type on the adjacent road (Asphalt / hot Sprayed bituminous surfacing).
 - Seal is not required for property access off unsealed roads.
- Offset property entrance gate to provide adequate vehicle standing area clear of road edge, as required.
- Install guideposts at :
 - culvert end walls.
 - the start of the access ('nearside' lane approach only).
- Pipe Culvert.
 - Pipe size, type, class, cover and grade shall be determined by consideration of the drainage catchment, rainfall I.F.D. data and road grade for an AEP 10 years (min).
 - Minimum pipe size — 300 dia.
 - Minimum grade — 1 in 100 (1%).
- Shallow dish crossing may be used as an alternative.
- Refer to Department of State Growth Road Hazard Management Guide — Figures 6 and 7 for clear zone determination. Headwalls inside clear zone are to be driveable.

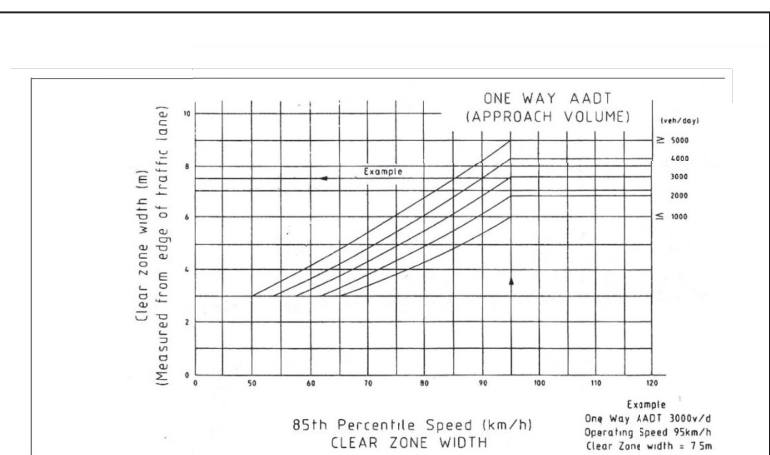


Figure 6: Clear zone width chart (Austroads 2003b)

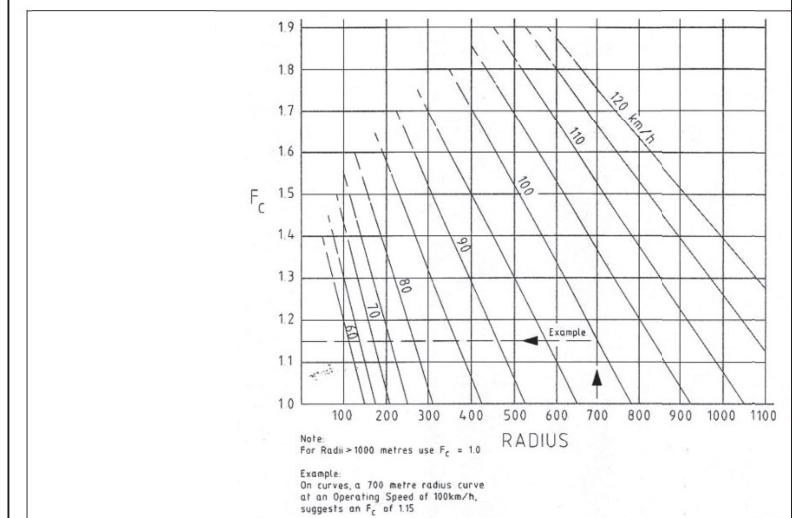


Figure 7: Curve adjustment factors for clear zones (Austroads 2003b)

SCALES: AS SHOWN
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REFERENCES

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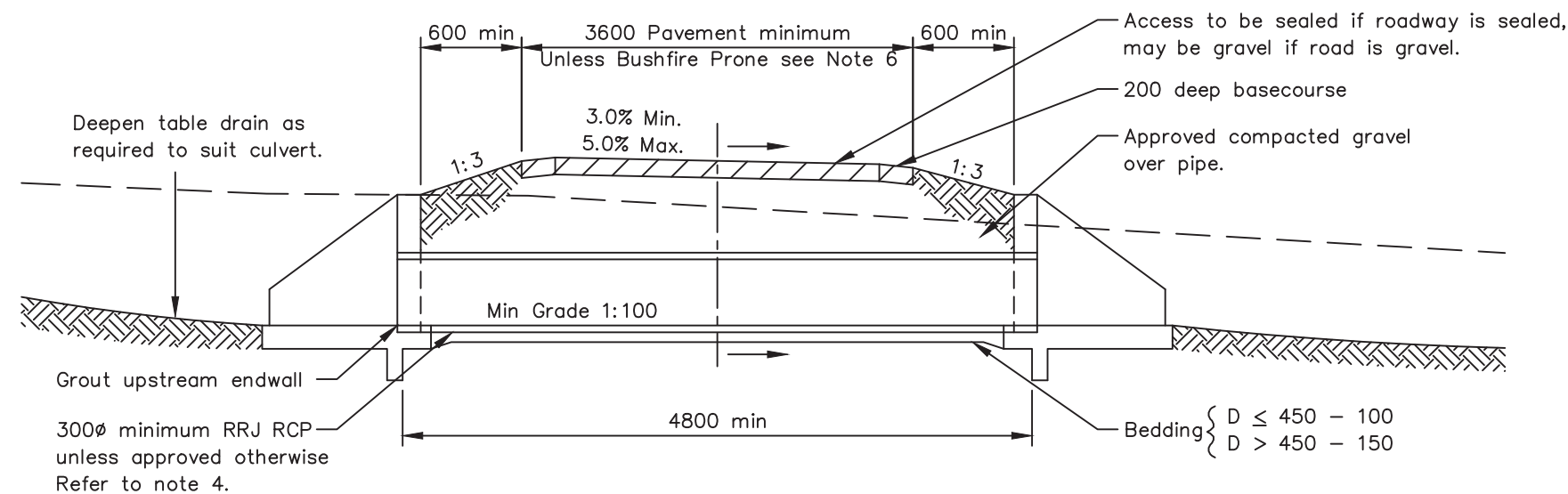
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STANDARD DRAWING
RURAL ROADS
TYPICAL PROPERTY ACCESS

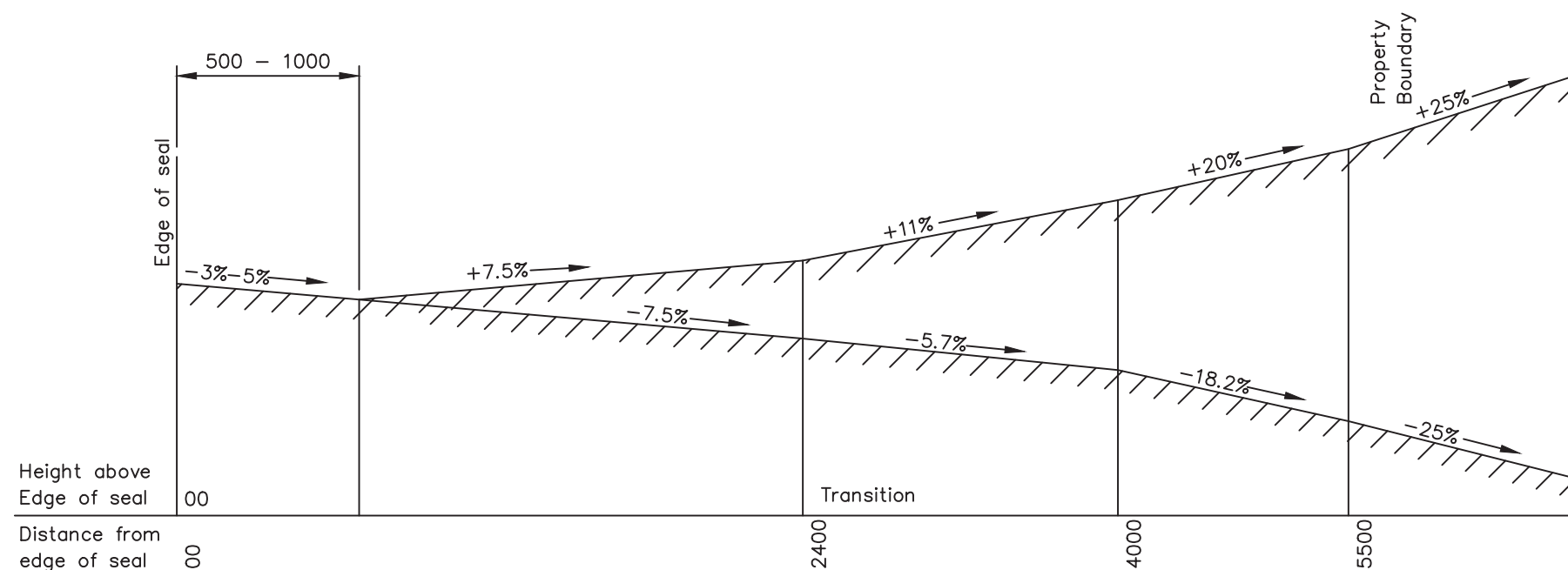
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ISSUE DATE: 18-09-2020 DWG No.

TSD-R03-v3



CROSS SECTION



DRIVEWAY PROFILE

Culvert removed for clarity

NOTES

1. All dimensions in millimetres (mm) unless noted
2. Precast endwall to be winged type or other approved type.
3. Shallow dish crossing may be used as an alternative
4. Min clear cover over driveway culverts shall be:

Pipe Class:	Min Cover:
-Class 2 (Concrete)	600
-Class 3 (Concrete)	400
-Class 4 (Concrete)	300
(All other pipes refer to manufacturers recommendations.)	

5. Install guideposts at culvert ends.
6. Minimum pavement width of 4 metres where access is required for a fire appliance. Additional width may be required for the provision of passing bays.

Kingborough Council

Development Application: DA-2025-87

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Date Received: 05/08/2025

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Kingborough Council

Planning Permit Document

Development Application: DA-2025-87

Plan Reference No: P3

Date Received: 05/08/2025

Approved via Delegated Authority

Decision Date: 11/11/2025

SCALES: AS SHOWN
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STANDARD DRAWING

RURAL ROADS

TYPICAL DRIVEWAY PROFILE

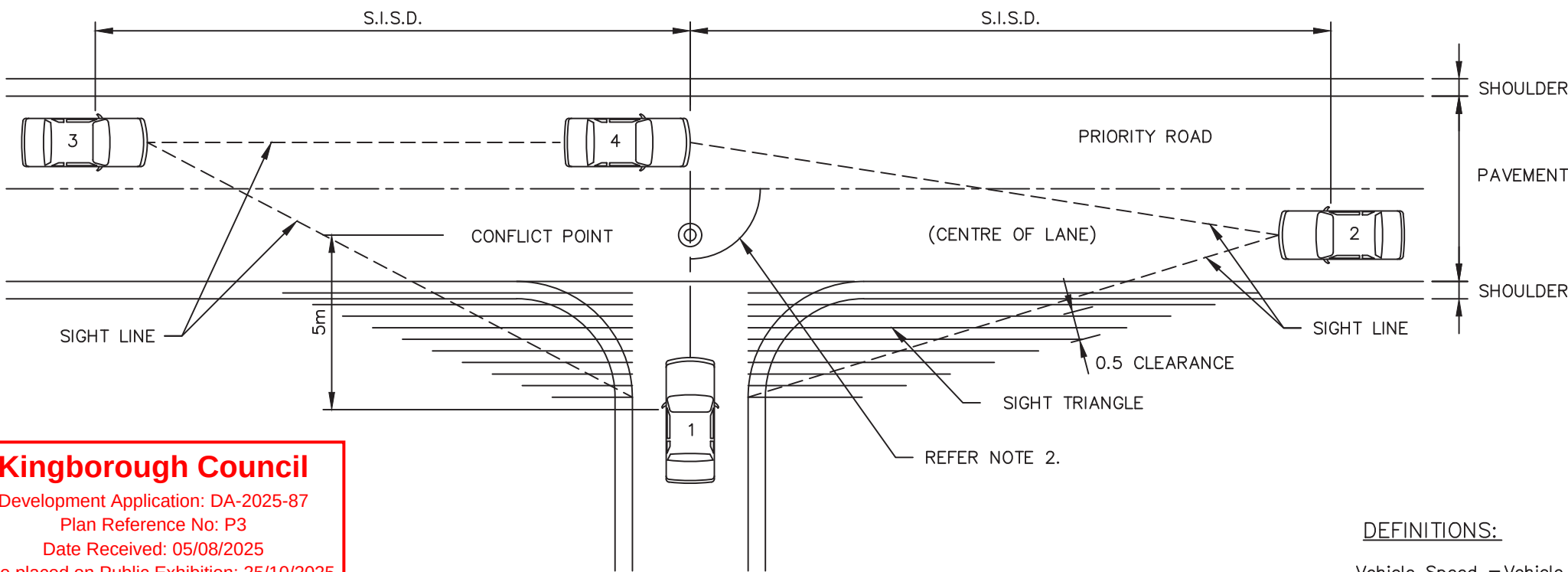
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18-09-2020

DWG No.

TSD-R04-v3

SIGHT DISTANCES
(2 LANE ROAD ONLY)



VEHICLE SPEED	SAFE INTERSECTION SIGHT DISTANCE METRES, FOR SPEED LIMITS OF:	
(km/h)	60 km/h or less	Greater than 60 km/h
50	80	90
60	105	115
70	130	140
80	165	175
90		210
100		250
110		290

NOTES:

- For maximum driveway access slopes refer TSD-R04
- The angle of intersection should be between 70° and 90° to the major road.
- Shall be the posted speed limit for assessment of access driveways.
- Refer to AGRD04A – Part 4A Unsignalised and Signalised Intersection.

DEFINITIONS:

Vehicle Speed = Vehicle speed is the actual or recorded speed of traffic passing along the road and is the speed at or below which 85% of passing vehicles travel.

S.I.S.D = Safe Intersection Sight Distance.

- Provides sufficient distance for a driver of a vehicle on the major road to observe a vehicle on a driveway approach moving into a collision situation (e.g. in the worst case, stalling across the traffic lanes) and to decelerate to a stop before reaching the collision point.
- Is viewed between two points to provide inter-visibility between drivers and vehicles on the major road and minor road approaches. It is measured from a driver eye height of 1.1m above the road to points 1.25m above the road which represents drivers seeing the upper part of cars as illustrated on Figure 1.
- Assumes that the driver on the minor road is situated at a distance of 5m (minimum of 3m) from the lip of the channel or edge line projection of the major road. SISD allows for a 3s observation time for a driver on the priority legs of the intersection to detect the problem ahead, (e.g. car from driveway stalling on through lane) plus the SSD.
- Provides sufficient distance for a vehicle to cross the non-terminating movement on two-lane two way roads, or undertake two-stage crossing of dual carriageways, including those with vehicle speeds of 80 km/h or more.
- Should also be provided for drivers stored in the centre of the road when undertaking a crossing or right-turning movement.
- Enables approaching drivers to see an articulated vehicle, which has properly commenced a manoeuvre from a leg without priority, but its length creates an obstruction.
- Is measured along the carriageway from the approaching vehicle to the conflict point, the line of sight having to be clear to a point 5m (3m minimum) back from the holding line or stop line on the side road.

Kingborough Council

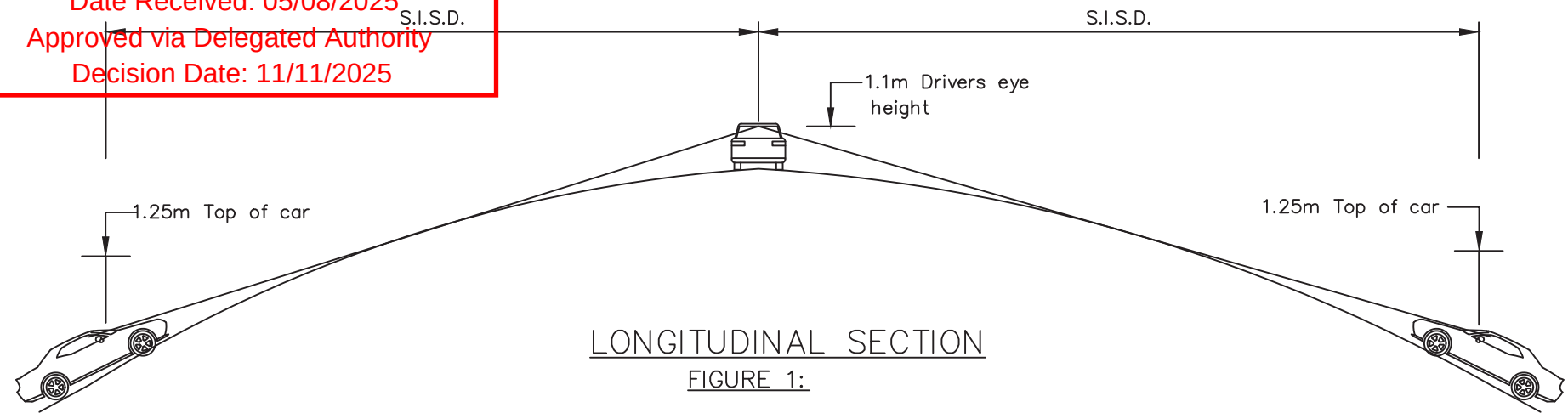
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Planning Permit Document

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Approved via Delegated Authority
Decision Date: 11/11/2025

PLAN



LONGITUDINAL SECTION

FIGURE 1:

SCALES: AS SHOWN
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STANDARD DRAWING
GUIDE TO INTERSECTION AND DOMESTIC ACCESS
SIGHT DISTANCE REQUIREMENTS

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ISSUE DATE:

18-09-2020

DWG No.

TSD-RF01-v3

A NATURAL VALUES REPORT IN RELATION TO A PROPOSED DWELLING AND SHED AT

SNUG, TASMANIA, 7054.

Prepared by Philip Cullen

11 Salvator Rd., West Hobart, Tasmania.

Ph 0428108434

11/09/2025



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4. References

Summary

The following report is a Natural Values Assessment for a proposed dwelling and shed at [REDACTED] Snug.

The proposed development is located on an area that is vegetated with *Eucalyptus obliqua* dry forest (DOB).

No flora or fauna that are listed at a National or State level as rare or threatened have been recorded within the study area.

No Nationally listed threatened ecological communities or plant communities listed as a priority for conservation at a State or local level have been recorded within the study area.

No raptor nest has been recorded within 500 m of the study area.

No acid sulphate soils have been recorded within 1 km of the study area.

Two weeds that are listed under the Tasmania Management Act have been recorded within 500 m of the study area. No Priority Weeds have been found within 500 metres of the study area. Plant hygiene measures should be followed prior to travelling to and from the site, thus minimising the possible spread of weeds into the area. These measures should include the wash-down of all machinery and hand tools.

No biosecurity risks have been recorded within 1 km of the study area. No symptoms of plant pathogens were observed in or adjacent to the study area. However, standard hygiene measures should be applied to earth moving machinery and hand tools used for digging. Soil, gravel, and sand that is to be introduced to the site in order to complete the development should be obtained from sources certified as being disease free.

1. INTRODUCTION

1.1 Purpose and scope of this assessment

The development proposal is for the construction of a new dwelling and shed. The works are situated on an 8.75 ha parcel of private land at [REDACTED] Snug, Tasmania, 7054 (Figure 1).

The scope of works for this assessment were to:

1. Carry out a natural values assessment from online and other published sources, as well as from field inspection, of the proposed development.
2. Identify flora and fauna species and plant communities of conservation significance that may be impacted by the proposed developments.
3. Identify other botanical issues such as the spread of noxious weeds.
4. Identify any geoheritage features that will be impacted by the proposal.
5. Identify any other issues relating to the natural values and conservation at the site, such as disturbance of acid sulphate soils, which may arise as a result of the proposed works.
6. Determine the impact of implementing a Bushfire Hazard Management Plan for the proposed development.

1.2 Client

Mr. Andrew Bylett.

1.3 Lot details

[REDACTED] Snug, Tasmania, 7054.

Title reference: [REDACTED], Lot area: 8.75 ha.

Planning: The subject land is within the Kingborough Interim Planning Scheme 2015. The subject land is zoned Environmental Living.

1.4 Qualification to provide expert advice

Philip Cullen is a botanist, forest ecologist and geomorphologist with a BSc (Forestry) and an MSc in forest ecology. He has over 45 years of experience working in forestry, ecological research, geomorphology and conservation planning and management on reserves throughout Australia. He has worked in all States and Territories across Australia, for universities, local and State Government, and the private sector. In Tasmania he has worked for the former Forests Tasmania and Parks, Wildlife and Heritage Tasmania, for Utas., Bush Heritage Australia and as a private consultant for the past 28 years.

1.5 Biogeography and Physiography

The study area is located in the Kingborough Shire, in the South-east Bioregion of Tasmania. The site of the proposed development is on westerly facing hill slope of around 5-12° (Figure 2). The bedrock at the site is Permian mudstone and sandstone. Soils at the site are moderately deep, up to 2.0 m. They are gradational in nature with silty loam horizons over light clays. Dry and wet sclerophyll forests naturally occur in the area. There has been considerable logging in the past and the site has been subjected to repeated wildfires.

1.6 Definitions

Study Area: the area to be impacted by the proposed development and immediate environs.

Project locality: the area within 5 kilometres of the study area. This is consistent with the extent of database searches.

1.7 Nomenclature

Vegetation community names follow Kitchener and Harris (2013). Flora and fauna names follow those used in the Natural Values Atlas and in listing statements (Natural Values Atlas: Authoritative, comprehensive information on Tasmania's Natural Values Version 3.3.0.10).

Figure 1. Location of [redacted] Snug



2. METHODS

2.1 Desktop Assessment

A number of databases were interrogated to compile species lists of flora and fauna for the study area, the area and extent of vegetation communities at the site, and species and vegetation communities of conservation significance within 5 km of the study area (the project locality).

In relation to matters of national environmental significance the Protected Matters Search Tool (Department of Environment 2013) and The Natural Values Atlas (Natural Values Atlas: Authoritative, comprehensive information on Tasmania's natural values Version 3.3.0.10) was used to identify flora and fauna species, and vegetation communities protected under the EPBC Act 1999, known to occur or likely to occur within 5 km of the study area, and with the potential to occur in the study area. This data base was also used to identify any wetlands of national or international importance in this search area.

In relation to flora, fauna and vegetation communities that are rare or threatened in Tasmania The Natural Values Atlas (see above) was searched for records of rare or threatened species and plant communities at the study area and within 5 km. The Atlas was also searched for the recorded locations of raptor nests within 500 m.

In relation to geoheritage in Tasmania

The Natural Values Atlas (see above) was searched for geoheritage features that could be impacted by the development proposal.

In relation to declared weed species and biosecurity risks in Tasmania

The Natural Values Atlas (see above) was searched for records of declared weed species and infestations of plant diseases, and other biosecurity risks, known to occur within 5 km of the proposed development.

In relation to acid sulphate soils in Tasmania

To determine the risk of disturbing potential acid-sulphate soils, a search of known risk sites was undertaken using LISTmap (<http://maps.thelist.tas.gov.au/listmap/app/list/map>).

2.2 Field Assessment

The field assessment was carried out on the 16/10/2024. The study area included the area to be impacted by the development, including the waste water disposal field, access and the bushfire hazard management area (Figure 2). A search was completed to identify the native plant and weed species and the TASVEG communities in the study area.

3. RESULTS AND DISCUSSION

3.1 Desktop assessment

Vegetation communities

Matters of National significance

There are three nationally listed threatened ecological communities that are likely to occur within 5 km of the study area, these are Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (*Eucalyptus ovata* / *E. brookeriana*), Tasmanian white gum (*Eucalyptus viminalis*) wet forest and Lowland Native Grasslands of Tasmania. These communities are not mapped (TASVEG 4) within in the study area or adjacent to the study area.

Matters of State significance

One State listed vegetation community has been mapped within 1 km of the study area. This is *Eucalyptus tenuiramis* forest and woodland on sediments (DTO). This community is not mapped in the study area

Flora

Matters of National significance

No Nationally listed flora species have been recorded within 500 m of the study area.

One Nationally listed flora species has been recorded within 5000 m of the study area (Table 1). This species was not recorded during the survey.

Matters of State significance

No State listed flora species have been recorded within 500 m of the study area.

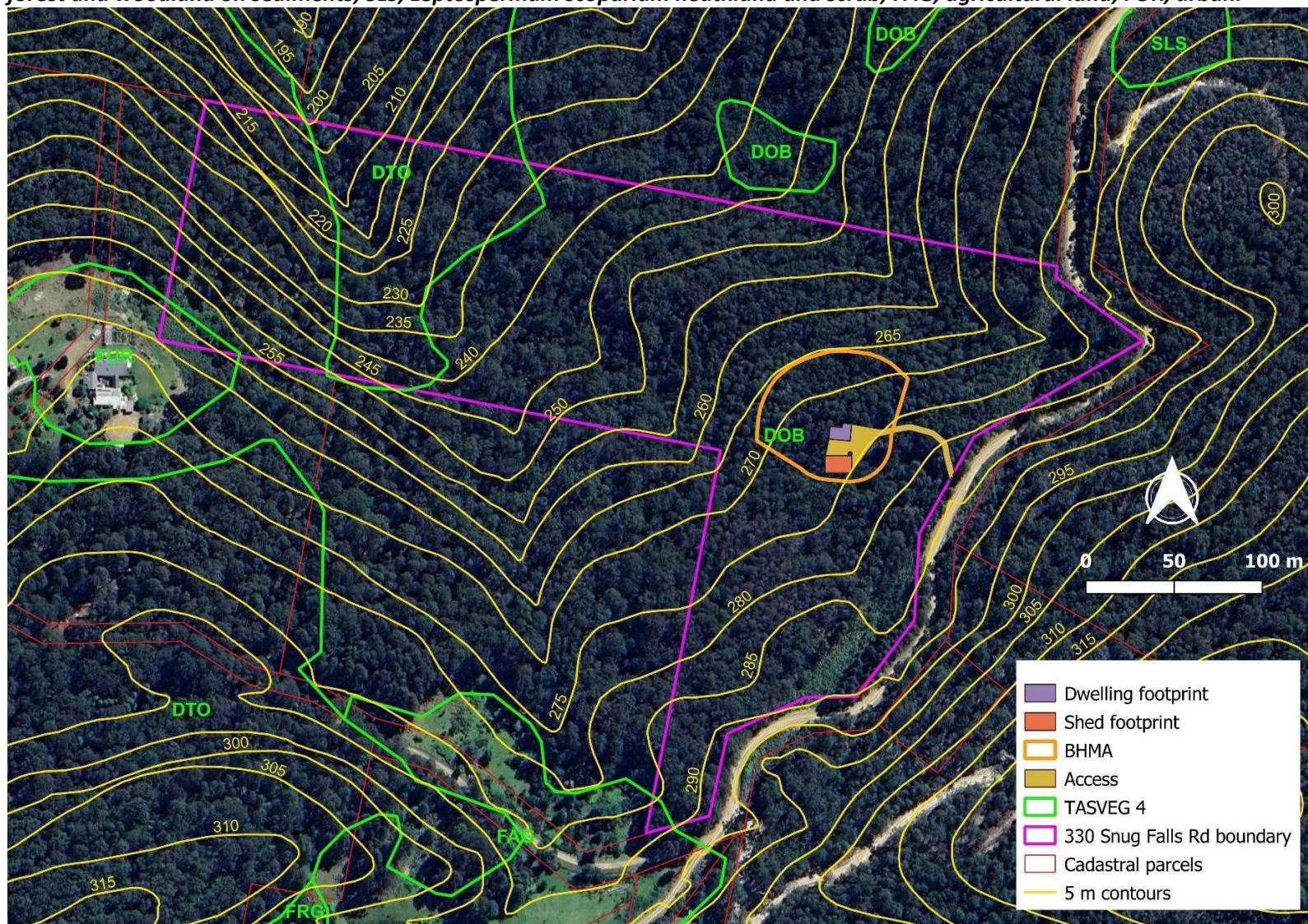
Fourteen State listed flora species have been recorded within 5000 m of the study area (Table1). None of these species were recorded during the survey.

Fauna

Matters of National significance

Three Nationally listed fauna species have been recorded within 500 m of the study area (Table 2).

Figure 2. [REDACTED] Aerial imagery, topography and vegetation. Vegetation codes: DOB, *E.obliqua* dry forest; DTO, *Eucalyptus tenuiramis* forest and woodland on sediments; SLS, *Leptospermum scoparium* heathland and scrub; FAG, agricultural land; FUR, urban.



A further 7 species, that could use the study area for habitat, are predicted to occur (based on range boundaries) within 5000 m of the study area (Table 3).

No populations or signs (tracks, scats, burrows, etc.) of these species were found in the study area during the survey.

Table 1. State (SS) and Nationally (NS) listed flora Species recorded within 5000 m of the study area.

Species	Common Name	SS	NS
<i>Allocasuarina duncanii</i>	conical sheoak	r	
<i>Austrostipa bigeniculata</i>	doublejointed speargrass	r	
<i>Caladenia filamentosa</i>	daddy longlegs	r	
<i>Comesperma defoliatum</i>	leafless milkwort	r	
<i>Corunastylis morrisii</i>	bearded midge-orchid	e	
<i>Corunastylis nuda</i>	tiny midge-orchid	r	
<i>Corunastylis nudiscapa</i>	bare midge-orchid	e	
<i>Deyeuxia minor</i>	small bentgrass	r	
<i>Dryopoa dives</i>	tasmanian giant mountaingrass	r	
<i>Lepidosperma tortuosum</i>	twisting rapiersedge	r	
<i>Paraprasophyllum amoenum</i>	dainty leek-orchid	v	EN
<i>Pterostylis atriola</i>	snug greenhood	r	
<i>Thelymitra bracteata</i>	leafy sun-orchid	e	
<i>Westringia angustifolia</i>	narrowleaf westringia	r	

Table 2. State (SS) and Nationally (NS) listed fauna species recorded within 500 m of the proposed development.

Species	Common Name	SS	NS
<i>Lathamus discolor</i>	swift parrot	e	CR
<i>Lissotes menalcas</i>	mount mangana stag beetle	r	
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU

Table 3. State (SS) and Nationally (NS) listed fauna species with the potential to occur within 5 km of the proposed development.

Species	Common Name	SS	NS
<i>Lathamus discolor</i>	swift parrot	e	CR
<i>Lissotes menalcas</i>	mount mangana stag beetle	r	
<i>Prototroctes maraena</i>	australian grayling	v	VU
<i>Antipodia chaostola</i>	chaostola skipper	e	EN
<i>Pseudemoia pagenstecheri</i>	tussock skink	v	
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (Tasmanian)	e	VU
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v	
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU
<i>Accipiter novaehollandiae</i>	grey goshawk	e	
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN
<i>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN
<i>Perameles gunnii</i>	eastern barred bandicoot		VU
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN
<i>Dasyurus viverrinus</i>	eastern quoll		EN

Matters of State significance

Four State listed fauna species have been recorded within 500 m of the study area (Table 2). No populations or signs (tracks, scats, burrows, etc.) of these species were found in the study area during the survey. The area does not support feeding habitat for Swift Parrots and no nesting hollows were observed in the few old-growth trees recorded in the study area.

A further 7 species that are listed at a State level, and for which there is habitat in the study area, are predicted to occur (based on range boundaries) within 5000 m of the study area. No populations or signs (tracks, scats, burrows, etc.) of these species were found in the study area during the survey. There is no feeding habitat for Forty-spotted pardalotes in the study area.

3.2 Field survey

Vegetation

TASVEG 4 mapping maps one vegetation community in the area impacted by the proposed development. This is *Eucalyptus obliqua* dry forest (DOB) (Figure 2 and Plate 1). The survey confirmed this mapping. Although the forest is classified as dry sclerophyll community the relatively wet site conditions have allowed the establishment of a dense understory of sedges and other species associated with moist sites (See Table 4).

The forest is a multi-aged forest comprised of at least 3 generations of trees. These generations are the result of logging and repeated hot fires.

The forest contains a few scattered old-growth *Eucalyptus obliqua* trees, but it is largely comprised of small diameter stems, many less than 25 cm in diameter. The community is currently undergoing a phase of self-thinning with many dead or dying individuals. *Eucalyptus obliqua* is the dominant canopy species with scattered *Eucalyptus tenuiramis*. *Eucalyptus obliqua* dry forest is not a priority for conservation at the National, State or bioregional level.

Flora

No National or State listed flora species were recorded in the study area during the survey. The species recorded during the survey are listed in Table 4. At the time of the survey some grass and herb species could not be identified as they were not in flower. In addition some annual species and geophytes may not have been evident at the time of the survey.

Fauna

No National or State listed fauna species were recorded in the study area during the survey. No populations or signs (tracks, scats, burrows, etc.) of the fauna species listed above were found in the study area during the assessment.

3.3 Other matters

Wetlands

No nationally significant wetlands occur within 5 km of the study area.

Raptor nests

No raptor nest have been recorded within 500 m of the study area.

Geoconservation

There is one listed geoconservation site within 1 km of the study area. This is Snug Falls (id 2202). The proposed development will not impact on this feature.

Acid sulphate soils

No acid sulphate soils have been recorded within 1000 m of the study area.

Biosecurity risks

No verified species of biosecurity risk found within 1000 metres of the study area. No unverified species of biosecurity risk found within 1000 metres of the study area.

Table 4. Flora recorded in *Eucalyptus obliqua* dry forest during the current survey.

Note: VRoTs = vulnerable, rare or threatened species, Origin: i=introduced species

VRoTs	Origin	Scientific Name	Common Name	Family Name
		<i>Acaena novae-zelandiae</i>	Buzzy	Rosaceae
		<i>Acacia terminalis</i>	Sunshine wattle	Mimosaceae
		<i>Bauera rubioides</i>	Baurera	Cunoniaceae
		<i>Billardiera longiflora</i>	Purple appleberry	Pittosporaceae
		<i>Calorophus elongatus</i>	Long rope-rush	Restionaceae
		<i>Coprosma qudrifida</i>	Native current	Rubiaceae
		<i>Epacris impressa</i>	Common heath	Epacridaceae
		<i>Eucalyptus obliqua</i>	Stringybark	Myrtaceae
		<i>Eucalyptus tenuiramis</i>	Silver peppermint	Myrtaceae
		<i>Gahnia grandis</i>	Cutting grass	Cyperaceae
		<i>Gleichenia dicarpa</i>	Coral fern	Gleicheniaceae
		<i>Hibbertia riparia</i>	Erect guineaflower	Dilleniaceae
		<i>Melaleuca squarosa</i>	Scented paperbark	Myrtaceae
		<i>Lepidosperma elatius</i>	Tall Sword-sedge	Cyperaceae
		<i>Lepidosperma laterale</i>	Variable sword-sedge	Cyperaceae
		<i>Leptospermum scoparium</i>	Manuka	Myrtaceae
		<i>Lomandra longifolia</i>	Sagg	Lomandraceae
		<i>Philotheca virgata</i>	Tasmanian wax-flower	Rutaceae
		<i>Pomaderris elliptica</i>	Yellow dogwood	Rhamnaceae
		<i>Pteridium esculentum</i>	Bracken	Dennstaedtiaceae
		<i>Pultenaea juniperina</i>	Prickly beauty	Fabaceae
		<i>Baloskion australe</i>	Cord rush	Restionaceae

Tab 4 cont.				
		<i>Senecio biserratus</i>	Fireweed	Asteraceae
		<i>Sprengelia incarnata</i>	Pink swampheath	Epacridaceae

Weed management/Control

Two weeds that are listed under the Tasmania Management Act occur within 500 m of the study area (Table 5). Neither of these weeds have been recorded within the study area.

Erica lusitanica (Spanish heath) is an aggressive, fire promoting species that can invade native vegetation. It is widespread on roadsides, and public and private land in the municipality and elsewhere southeastern Tasmania. This species readily invades disturbed sites on mudstone soils. Care should be taken to ensure that it does not establish on the lot as a result of the opening of the forest canopy and disturbance of the understory that will occur should the proposed development proceed.

No Priority weeds have been recorded within 500 m of the study area.

Table 5. Tasmania Management Act Weeds within 500 m of the study area

Species	Common Name
<i>Erica lusitanica</i>	spanish heath
<i>Nassella trichotoma</i>	serrated tussock

3.4 Vegetation clearance

The proposed development is located in an area that is vegetated with dense *Eucalyptus obliqua* forest. This forest has the potential to support an intense wildfire. A Bushfire Hazard Management Area that confers a BAL of 19 will be established. This will require clearing of forest vegetation to a distance of 41 m in downslope directions and 23 m in level and upslope directions. (Figure 3). The total area of vegetation cleared for the BHMA will be about 5114 m² with a further 415 m² for the access, being a total of about 5529 m².

A total of 78 trees greater than 25 cm d.b.h. will be removed to establish the Bushfire Hazard Management Area (BHMA) and access from [REDACTED]. Four large trees that are of very high conservation value will be retained (Table 6 and Figure 3). These are marked with pink flagging tape. Two trees (numbers 10 and 11) have > 10% of their tpzs impacted but they could possibly be retained. Neither are of high or very high conservation value.

The BHMA also supports many small *Eucalyptus* trees of less than 25 cm d.b.h. These will be removed. Many of these trees are being out competed by larger trees and will undoubtedly die in the next decade or 2 as natural stand thinning proceeds.

Access, constructed to a standard suitable for a firetruck, will be located on a relatively clear pre-existing track (Plate 2).

The Bushfire Hazard Management Area is large enough to contain the waste water disposal system, including a reserve waste water disposal field (Figure 3). This reserve area has the potential to impact on 9% of the Tree Protection Zone of one very high conservation value tree, tree number 83 (Figure 3 and Table 6).

3.5 Assessment of identified biodiversity values against section E10.7.1 of the Planning Scheme

The study area supports low biodiversity values. The native vegetation at the site is *Eucalyptus obliqua* dry forest (DOB). This community is not a priority for conservation at a National, State or bioregional level. No vegetation communities that are a priority for conservation at a National, State or bioregional level will be impacted.

No species that are listed under Commonwealth or State conservation legislation have been recorded in the study area.

No high or very high conservation value trees will be impacted apart from a small proportion (9%) of the tree protection zone of tree number 83 (Figure 3 and Table 6). This tree could be impacted if the reserve waste water disposal field is used.

The proposed development meets the performance criteria P1 a (if low priority biodiversity values) i, to ii, Table E10.7.1 of the planning scheme.

i, development is designed to minimize impacts having regard to constraints such as topography or land hazard and the particular requirements of the development.

The house and infrastructure have been located in a position on the lot that is easily accessed from [REDACTED]. All aspects of the development have been located on a relatively flat area to avoid excessive cut and fill earthworks. The development will result in the clearing of approximately 4951 m² of *Eucalyptus obliqua* dry forest (DOB).

ii, impacts resulting from bushfire hazard measures are minimized as far as practicable through siting and fire-resistant design of habitable buildings.

The proposed dwelling and shed, related bushfire hazard management area and waste water disposal field are located in an area that is currently occupied by *Eucalyptus obliqua* dry forest (DOB) that has a dense, fire prone understory. The BHMA will provide a bushfire protection rating of BAL 19. The BHMA will be cleared of native vegetation except for 4 *Eucalyptus* trees of very high conservation value. The waste water disposal field and associated infrastructure are contained entirely within the BHMA.

3.6 Concluding comments

The proposed development is located on an area that is vegetated with *Eucalyptus obliqua* dry forest (DOB).

No rare or threatened flora or fauna, or vegetation communities of priority for conservation have been recorded within the study area.

No raptor nest has been recorded within 500 m of the study area.

One geo-conservation feature has been recorded within 1 km of the site. This is Snug Falls. The development will not impact this feature.

No acid sulphate soils have been recorded within 1 km of the study area.

Two weeds that are listed under the Tasmania Management Act recorded within 500 m of the study area. No Priority Weeds have been found within 500 metres of the study area. Plant hygiene measures should be followed prior to travelling to and from the site, thus minimising the possible spread of weeds into the area. These measures should include the wash-down of all machinery and hand tools.

No biosecurity risks have been recorded within 1 km of the study area. No symptoms of plant pathogens were observed in or adjacent to the study area. However, standard hygiene measures should be applied to earth moving machinery and hand tools used for digging. Soil, gravel, and sand

that is to be introduced to the site in order to complete the development should be obtained from sources certified as being disease free.

Table 6. Tree table. Species: Eo, *Eucalyptus obliqua*; Et, *Eucalyptus tenuiramis*. Diameters in cm.

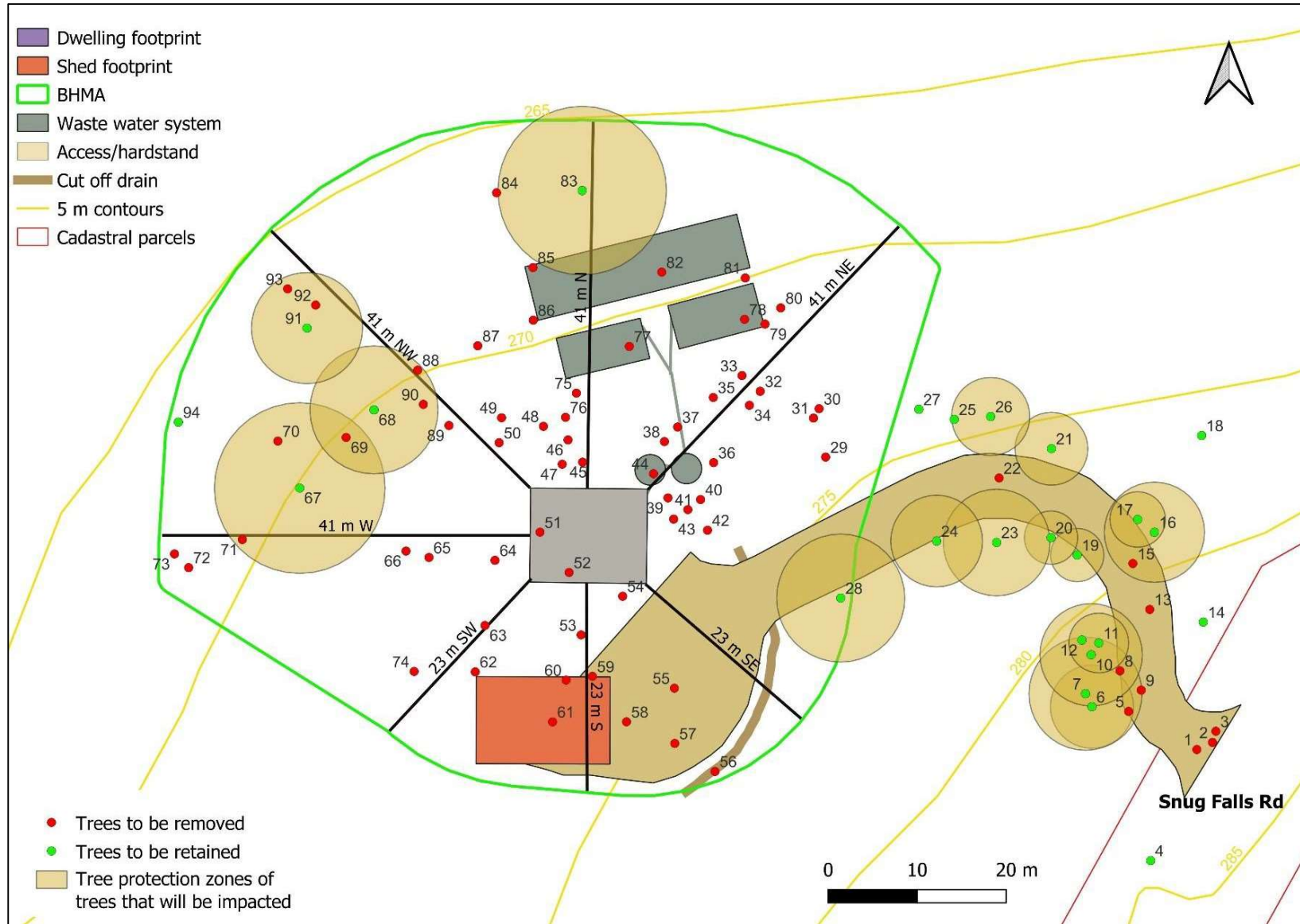
Tree no	Species	Trunk diameter (d.b.h.) in cm Og= old growth	Cumulative diameter for multi-stems	Conservation value	Keep/remove, % tpz affected if affected, reason	Easting	Northing
1	Eo	37			Remove 100% Access	517872.319	5229599.75
2	Eo	45			Remove 100% Access	517874.074	5229600.549
3	Eo	40			Remove 100% Access	517874.458	5229601.806
4	Eo	46			Keep	517867.125	5229587.255
5	Et	38			Remove 100% Access	517864.645	5229604.035
6	Et	39			Keep 5%	517860.523	5229604.566
7	Eo	53			Keep 3%	517859.8	5229606.027
8	Eo	27			Remove 100% Access	517863.672	5229608.602
9	Eo	24,21	32		Remove 100% Access	517866.069	5229606.42
10	Eo	48			Keep 18% Access	517860.432	5229610.406
11	Et	21,19	28		Keep 14% Access	517861.291	5229611.732
12	Et	28			Keep	517859.395	5229612.058
13	Eo	28			Remove 100% Access	517867.023	5229615.503
14	Eo	25			Keep	517873.041	5229614.089
15	Et	30,22	37		Remove 100% Access	517865.126	5229620.668
16	Eo	47			Keep 34% Access	517867.549	5229624.187
17	Et	26			Keep 39% Access	517865.668	5229625.621
18	Eo	47			Keep	517872.853	5229635.064
19	Eo	25			Keep 43% Access	517858.866	5229621.618
20	Eo	25			Keep 39% Access	517855.922	5229623.579
21	Eo	34			Keep 25% Access	517855.97	5229633.579
22	Et	33			Remove 100% Access	517850.085	5229630.286
23	Eo	50			Keep 27% Access	517849.805	5229623.033
24	Eo	43			Keep 47% Access	517843.062	5229623.197
25	Et	28			Keep	517845.034	5229636.873
26	Eo	26,26	37		Keep 1%	517849.133	5229637.203

Tab 6 cont.							
Tree no	Species	Trunk diameter (d.b.h.) in cm Og= old growth	Cumulative diameter for multi-stems	Conservation value	Keep/remove (% tpz affected if affected) reason	Easting	Northing
27	Eo	29,26	39		Keep	517841.064	5229638.013
28	Eo	60			Keep 42% Access	517832.277	5229616.784
29	Eo	28,42	50		Remove Bushfire hazard management	517830.58	5229632.634
30	Eo	43			Remove Bushfire hazard management	517829.843	5229638.083
31	Eo	29			Remove Bushfire hazard management	517829.209	5229637.026
32	Eo	23,18	29		Remove Bushfire hazard management	517823.22	5229640.035
33	Eo	39			Remove Bushfire hazard management	517821.17	5229641.808
34	Eo	46			Remove Bushfire hazard management	517822.007	5229638.466
35	Eo	42			Remove Bushfire hazard management	517817.944	5229639.343
36	Eo	32			Remove Bushfire hazard management	517817.984	5229632.013
37	Eo	33			Remove Bushfire hazard management	517813.936	5229636.019
38	Eo	36			Remove Bushfire hazard management	517812.457	5229634.383
39	Eo	34			Remove Bushfire hazard management	517812.85	5229628.047
40	Eo	43			Remove Bushfire hazard management	517816.52	5229627.866
41	Eo	31			Remove Bushfire hazard management	517815.087	5229626.73
42	Eo	38			Remove Bushfire hazard management	517817.297	5229624.415
43	Eo	50,47	69		Remove Bushfire hazard management	517813.49	5229625.663
44	Eo	35			Remove Waste water system	517811.226	5229630.764
45	Eo	31			Remove Bushfire hazard management	517803.253	5229632.069
46	Eo	37			Remove Bushfire hazard management	517801.612	5229634.57
47	Eo	29			Remove Bushfire hazard management	517800.959	5229631.83
48	Eo	42			Remove Bushfire hazard management	517798.853	5229636.097
49	Eo	26			Remove Bushfire hazard management	517794.144	5229637.062
50	Eo	37			Remove Bushfire hazard management	517793.868	5229634.259
51	Eo	36			Remove Dwelling Footprint	517798.46	5229624.197

Tab 6 cont.							
Tree no	Species	Trunk diameter (d.b.h.) in cm Og= old growth	Cumulative diameter for multi-stems	Conservation value	Keep/remove (% tpz affected if affected) reason	Easting	Northing
52	Eo	56			Remove Dwelling Footprint	517801.728	5229619.667
53	Eo	25			Remove Bushfire hazard management	517803.081	5229612.641
54	Eo	31,58	66		Remove Bushfire hazard management	517807.756	5229616.985
55	Eo	31			Remove Bushfire hazard management	517813.572	5229606.647
56	Eo	26			Remove Bushfire hazard management	517818.14	5229597.282
57	Eo	16,16	23		Remove Bushfire hazard management	517813.616	5229600.431
58	Eo	26			Remove Bushfire hazard management	517808.191	5229602.865
59	Eo	48			Remove Shed footprint	517804.358	5229607.978
60	Eo	25			Remove Shed footprint	517801.396	5229607.556
61	Eo	16,15	22		Remove Shed footprint	517799.875	5229602.853
62	Eo	18,19,20	33		Remove Bushfire hazard management	517791.185	5229608.484
63	Eo	27			Remove Bushfire hazard management	517792.281	5229613.702
64	Eo	70			Remove Bushfire hazard management	517793.4	5229621.027
65	Eo	30			Remove Bushfire hazard management	517785.98	5229621.347
66	Eo	28			Remove Bushfire hazard management	517783.395	5229622.067
67	Eo	80 og		Very high	Keep	517771.448	5229629.153
68	Eo	60 og		Very high	Keep	517779.8	5229637.949
69	Eo	29,27	40		Remove Bushfire hazard management	517776.663	5229634.846
70	Eo	29			Remove Bushfire hazard management	517768.985	5229634.439
71	Eo	29			Remove Bushfire hazard management	517764.991	5229623.371
72	Et	26			Remove Bushfire hazard management	517758.956	5229620.206
73	Et	27			Remove Bushfire hazard management	517757.363	5229621.742
74	Eo	32			Remove Bushfire hazard management	517784.31	5229608.531
75	Eo	28			Remove Bushfire hazard management	517802.554	5229639.828
76	Et	28			Remove Bushfire hazard management	517801.331	5229637.112

Tab 6 cont.							
Tree no	Species	Trunk diameter (d.b.h.) in cm Og= old growth	Cumulative diameter for multi-stems	Conservation value	Keep/ remove	Easting	Northing
77	Et	25			Remove Waste water system	517808.505	5229645.082
78	Eo	25			Remove Waste water system	517821.462	5229648.131
79	Et	30			Remove Waste water system	517823.764	5229647.593
80	Et	28			Remove Bushfire hazard management	517825.54	5229649.417
81	Eo	26,24,16	39		Remove Bushfire hazard management	517821.547	5229652.785
82	Eo	24,25	35		Remove Bushfire hazard management	517812.149	5229653.436
83	Eo	79		Very high	Keep 9% Waste water system	517803.206	5229662.611
84	Eo	27			Remove Bushfire hazard management	517793.578	5229662.362
85	Eo	18,15	23		Remove Bushfire hazard management	517797.676	5229653.949
86	Eo	41			Remove Bushfire hazard management	517797.704	5229648.035
87	Eo	26			Remove Bushfire hazard management	517791.459	5229645.16
88	Eo	20,11,29	37		Remove Bushfire hazard management	517784.705	5229642.414
89	Eo	26			Remove Bushfire hazard management	517788.221	5229636.19
90	Eo	20,25	32		Remove Bushfire hazard management	517785.345	5229638.566
91	Eo	52 og		Very high	Keep	517772.266	5229647.147
92	Eo	29			Remove Bushfire hazard management	517773.239	5229649.735
93	Eo	27			Remove Bushfire hazard management	517770.088	5229651.556
94	Eo	15,22	27		Keep	517757.8	5229636.566

Figure 3. Tree plan. Note: For plan clarity only the tpzs of trees of conservation value and tpzs trees that will be impacted by elements of the development are shown.



***Plate 1. Eucalyptus obliqua* dry forest (DOB).**



Plate 2. Access along pre-existing track.



4. References

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