

For attention: Ms Linda Graham

The Executive Commissioner

Tasmania Planning Commission

By hand delivery

Kingborough Draft Local Provision Schedule – Response to Direction 120

Representation 407 – [REDACTED] Taroona

The TPC panel in issuing direction 120 has indicated it will now consider representations relying on SRD 2.12 of STRLUS as part of the Kingborough draft LPS.

This relates primarily to 7 representations received, including 407.

We wish to treat this response as a continuation of a discussion relating to the most suitable outcome relating to our property.

Whilst the direction was welcome and gives us encouragement that we can now in fact assess the potential of dividing the block either through split zoning or subdivision we remain uncertain as to what exactly the TPC can determine and what evidence would be required in this LPS process.

It seems to us that 4 possibilities exist:

1. The TPC can with the suitable evidence (including a range of assessment reports and a detailed mapping of proposed blocks) approve a rezoning subdivision that converts a small proportion of the existing block into LDRZ and the balance to either RLZ or LCZ.
2. The TPC can make a determination/direction that the subject property is appropriate for split zoning and directs parties (Owner/Planning authority) to negotiate the extent and nature of the LDRZ.
3. The TPC can form a view that split zoning is appropriate but consider there is insufficient evidence to make that assessment as part of the LPS process.
4. The TPC can make a determination that split zoning is not appropriate and keep the block zoned either RLZ or LCZ.

In responding to the Planning Authority's response, we are a little confused by the response on p7 that states

“Please note that the Planning Authority's response in relation to Direction 69, with reference to the Irene Inc report, indicates that the application of the Rural Living Zone may be more appropriate for the land”

It was our understanding of the Irene Inc report that the recommendation for our property was to remain LCZ. I am not sure if by the above the planning authority is suggesting that they would prefer the land to be rezoned RLZ than have split zoning (with minority part LDRZ and majority part RLZ/LCZ), or perhaps it was a simply error of copy/paste given the similar responses to direction 120.

Regardless we do not see where the report of Irene Inc evaluates the suitability of split zoning however it does note that split zoning is an option and supported where appropriate. The report also seems to indicate that parcels of land in excess of 15H are not appropriate for RLZ however should the TPC consider split zoning appropriate then it is likely that the balance lot would fall under that threshold.

Our views/intentions and extent of LDRZ sought

The Planning authority response has indicated that there remains uncertainty regarding our expectations for the site. This is valid, although we have on a number of occasions, tried to discuss what they might consider reasonable given the surrounding subdivision pattern.

It seems all parties agree that the property satisfies the criteria of SRD 2.12 that can be satisfied without the need for specialized reports.

We are willing to obtain these reports if it is the case that split zoning or subdivision can be determined by the TPC as part of the LPS process.

Regardless, we want to flesh out our intentions with regard to split zoning and this is to be read in conjunction with our written submissions already provided.

In 2011 we already went to considerable expense and started the process of applying for rezoning and 6 lot subdivision. I attach a full copy of the report prepared by Town and Country Planning Pty Ltd, dated March 2011. (Attachment "A")

This report contains detailed assessments and reports including detailed lot plans, and a vegetation survey and fauna habitat assessment by North Barker dated 2 Feb 2010.

The reason this application was limited to 6 lots on the small section on the north side of the gully was we felt it was a logical completion of the existing dead end road at Bareena Heights and could be a manageable first phase of development of the block given it would only involve a culdesac and the small distance to extend the services infrastructure.

This application, detailed planning and various assessments remain as a logical first phase of development.

As to the balance of the LDRZ sought I have attached an image (Attachment "B") and highlighted the area where we consider the most appropriate area to split zone into LDRZ. This is a crude lay person diagram and of course would be subject to review when detailed lot plans are drawn but the intention is to convert the existing single lane road into a dual lane road that curls up around and behind the 4 conjoined 2 bdr units and extends approximately 50m to a completed culdesac that allows to LDRZ blocks, with block sizes to meet those characteristics, on the high and low side of the road. We believe there could be approximately 15-20 blocks contained within that area.

The combined areas in our view, represent less than 25-30% of the block and are consistent with a logical extensions to the urban zone and are in keeping with the residential pattern to the North and East of the property.

We are willing as part of the negotiation process to contemplate a Pt 5 agreement with covenants of the balance of the block to ensure that the vast majority of the 'landscape

values' are protected. These values seem to predominantly relate to the top 50% of the block in any event, which we do not have any intention of further developing.

We believe these 2 proposed areas of LDRZ represent appropriate extensions of urban Taroona and could support a range of dwellings, would be serviceable to water and sewerage services, electrical and telecommunication and adjoin the channel highway. They would be close to public transport.

Any concerns regarding development can be controlled by the existing overlays and development application process.

The planning authority has not provided any evidence why such an extension is not appropriate. We have been told the most difficult obstacle to overcome is the UGB. This seems to us exactly why SRD 2.12 exists, to consolidate development at the urban edge.

We are seeking logical consolidation rather than some broadscale expansion into un-serviced areas or requiring significant infrastructure upgrades.

We see this as a logical extension of the UGB, in keeping with surrounding subdivision pattern and neighborhood characteristics, is close to key services and amenities and is a desirable location for families seeking a balance between nature and convenience.

This would support our recognized housing crisis with suitable development that leverages the value of existing council and government investment in infrastructure.

We believe any additional information relating to servicing, transport, land suitability are capable of being resolved within the normal development assessment process.

Meeting SRD 2.12 criteria suggests this extension fits within the strategic framework, allowing consideration of land not specifically identified where it represents a logical extension.

We look forward to further direction from the TPC as to what could be next steps in any determination of appropriate split zoning and the extent of the any LDRZ that might be examined as part of this LPS process.

Warm Regards,

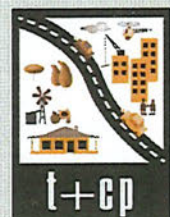
Greg Dolliver, Stephen Dolliver, Judy Dolliver

[REDACTED], Taroona –
Part Rezoning from Environmental Management to Residential,
Kingborough Planning Scheme 2000 and 6 lot subdivision (S43A Application, LUPA 1993)
for Judy Ann Dolliver



March 2011

Prepared by
Town and Country Planning Pty Ltd



Author

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Disclaimer

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Index

1.0	Background	1
2.0	Infrastructure	3
3.0	Site/Neighbourhood Character	3
4.0	Assessment of Heritage Significance	6
5.0	Applicable Planning Legislation	6
6.0	Proposal	7
7.0	Assessment	7
7.1	Rezoning Assessment	7
7.2	Assessment of Subdivision against Kingborough Planning Scheme 2000	9
7.3	Assessment of Rezoning and Subdivision against LUPA 1993	10
7.4	Assessment against RPDC Practice Notes	11
8.0	Observations	13
9.0	Summary	14
	References	15

Annexures

Annexure A	Copy of Title	16
Annexure B	Previous Lot Layout 1986	17
Annexure C	Plan of Subdivision	18
Annexure E	Flora and Fauna Assessment	19

1.0 Background:

Judy and Stephen Dolliver (the 'client') own a parcel of land identified as 251 Channel Highway, Taroona. Certificate of title is identified as 123724/1 (**Annexure A**) and the land has a total area of 15.37 ha. A pipeline easement applies to the land in favour of the Hobart Regional Water Board (now Southern Water).

The site is primarily accessed off Bareena Road and Orana Place which is situated above Channel Highway on the hill above the main settlement. To the south the main residence obtains an access direct off the Highway.

The location of the site is identified in Figure 1.



Figure 1 Site Location

(source: LIST @ State of Tasmania)

Our client has owned the site for an extended period. A subdivision of the land was approved in 1986 (a copy of that layout is provided in **Annexure B**) but for reasons relating to interest rates and commercial factors was not undertaken. That permit has lapsed hence the application now put forward.

In essence the owners seek to rezone and subdivide the site in such a manner as to complete Bareena Road and enable development off the completed cul-de-sac. Originally in 1986 this was for 6 approved lots with '4 future lots' proposed. Now it will be for 6 lots within a more limited area. The majority of the lot or approximately 14.56 ha will remain

zoned Environmental Management leaving only 0.81 ha to be rezoned and subdivided for residential purposes.



Photos 1 & 2 Bareena Road view to north and reverse view.

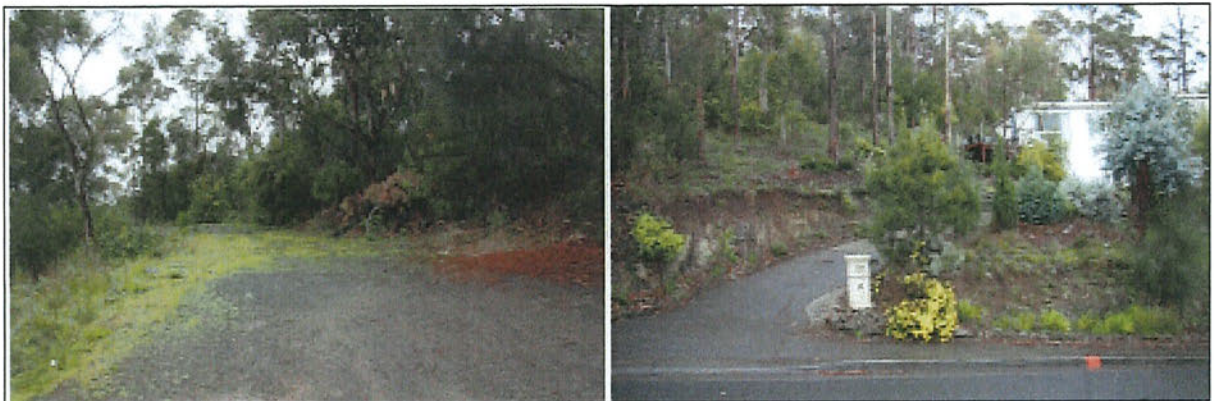


Photo 3 & 4 Termination of Bareena Road and near neighbour at 28 Bareena Road respectively.



Photo 5 & 6 Trunk water main and view towards gully from near top of site.



Photo 7 & 8 Reverse of photo 6 upslope towards Bareena Road and vegetation upslope



Photo 9 Bareena Road

2.0 Infrastructure:

There is a trunk water main serving the wider area traversing the site. This is identified by Southern Water as a 900mm+ main. Within Bareena Road is a local water main ring servicing adjoining properties.

A sewer line will be established servicing lots 1-6 gravitating to Channel Highway in the manner shown in the plan of subdivision (**Annexure C**).

Stormwater will be directed along the trunk water main easement and directed into the gully and unnamed waterway which flows towards Hinsby Beach to the SE.

3.0 Site/Neighbourhood Character:

Bareena Road is typical of the upper sections of Taroona being characterised by sweeping water views of the Derwent River and with slopes of typically 1 in 5 grade (with some steeper sections near gullies). Aspect is east-south/east.

The pattern of settlement suggests the vast majority of housing is below the 130m contour.

Housing in the area is generally detached of varying materials and architectural form, is relatively modern being built in the last 20-30 years. Lots tend to be larger in these areas than the more central earlier settled sections of Taroona.

Driveways follow contours and some remnant vegetation is retained, mixed with additional landscaping by home owners.

The subject land is typical of land in the area pre-development, consisting of regrowth bushland interspersed with drainage gullies with an east/south-east aspect and variable grades of slope. Mapping of forest communities indicates that E pulchella forest and woodland is dominant with smaller sections of E globulus wet forest (refer to report at **Annexure D**). The latter is found near the unnamed creek. Isolated E globulus trees were identified in the E pulchella forest but these too were near the creek and outside the proposed subdivision.

These characteristics are reflected in Figure 2.

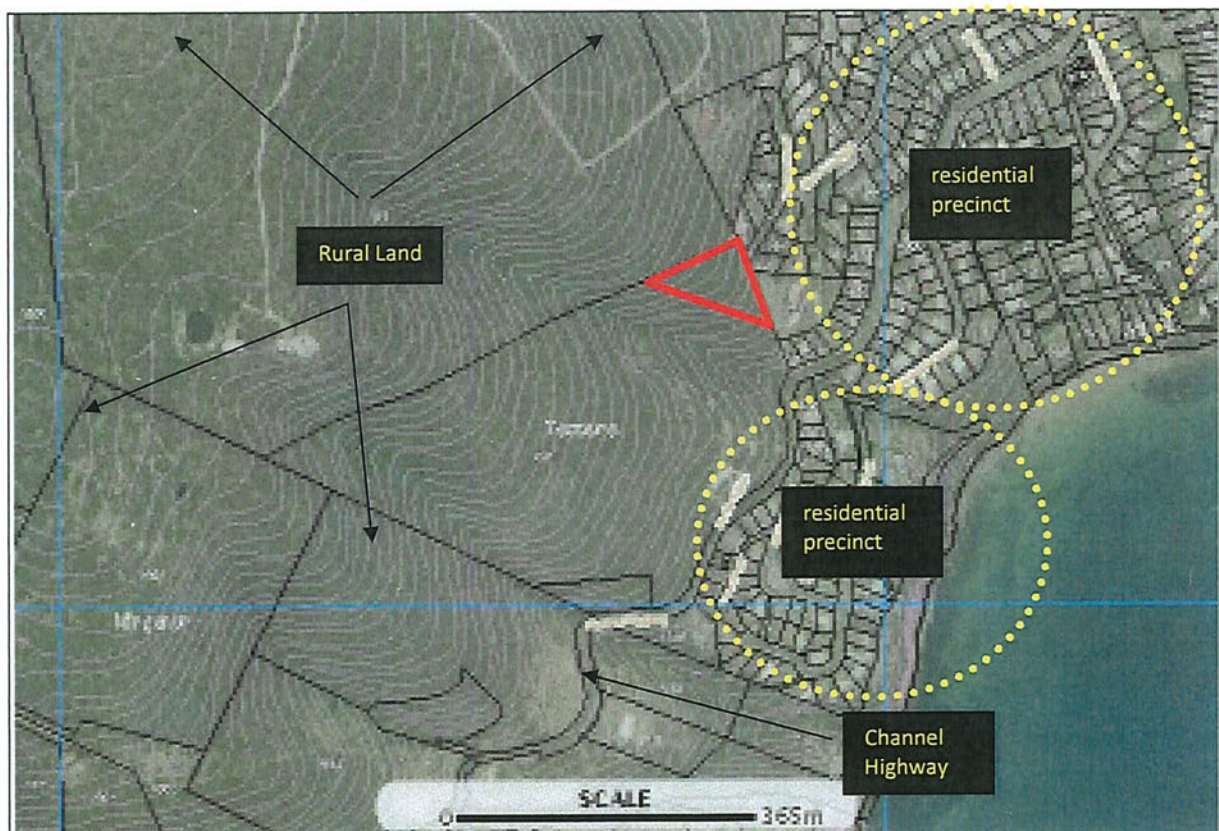


Figure 2 Land Use Context – area of interest is in red outline.

(source: LIST @ State of Tasmania)

Steeper sections of the site are generally restricted to the south of the gully and closer to Channel Highway. Slope grades around the proposed subdivision are more typically 1 in 4 with envelopes generally closer to 1 in 5.

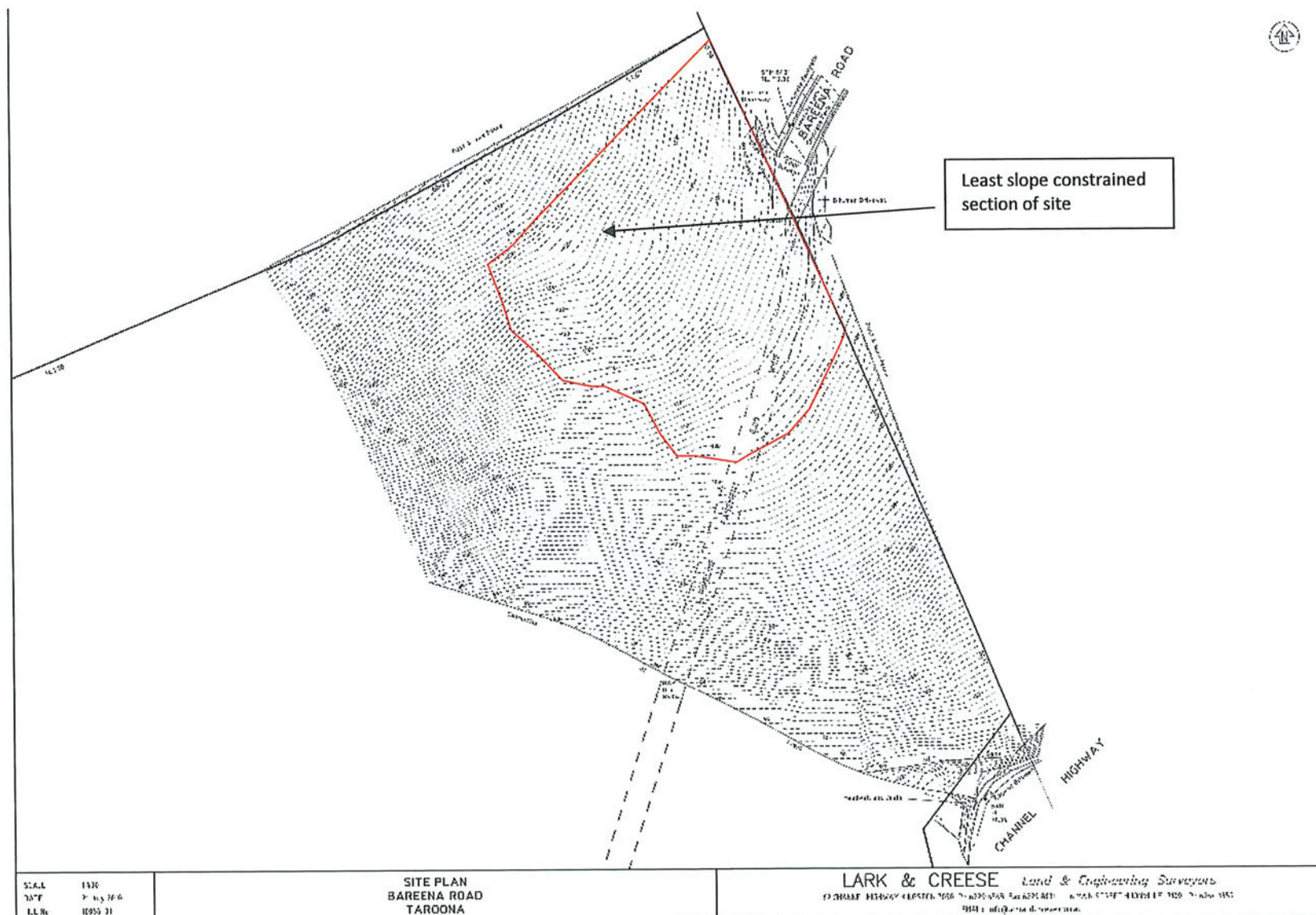


Figure 3 Site Survey (source: Lark and Creese)

4.0 Assessment of Heritage Significance:

None.

5.0 Applicable Planning Legislation:

The zoning of the subject land is Environmental Management under the Kingborough Planning Scheme 2000 (Figure 4). No overlays apply to the site.

No State Policies are of direct effect.

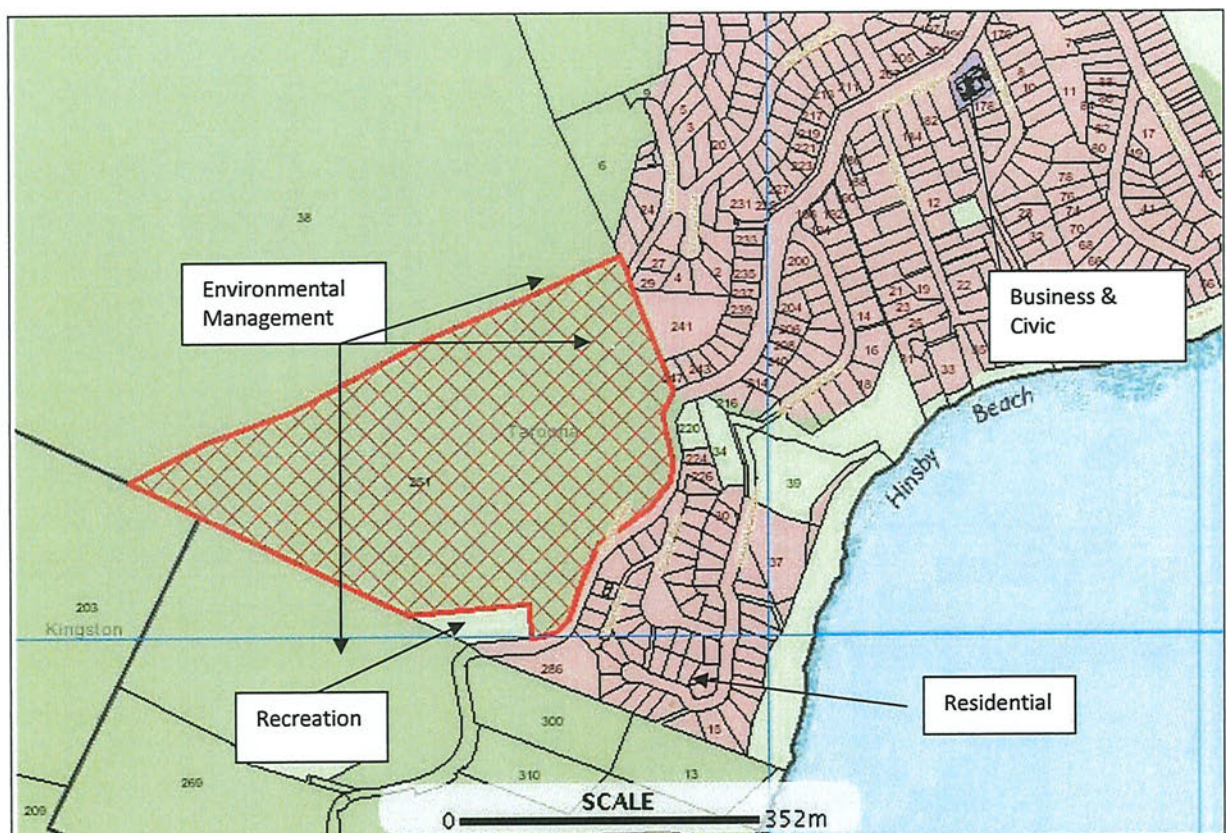


Figure 4 Zoning Context
(source: LIST @ State of Tasmania)

6.0 Proposal:

The proposal (**Annexure C**) is to undertake the following actions:

- Subdivide the subject land into 6 lots with lot sizes typically in the 1000-1900 sq.m range.
- Provide building envelopes to ensure houses are close to the cul-de-sac for ease of access and more limited driveway elements.
- Rezone the land within the subdivision to Residential. Remainder is to be retained in the Environmental Management Zone.

7.0 Assessment:

7.1 Rezoning Assessment

The objectives of the Environmental Management Zone are set out in cl. 9.1.2 of the Scheme.

9.1.2 The objectives of the Environmental Management Zone are to:

- (a) provide for the protection and management of natural and cultural resources including cultural heritage, natural heritage, scenic landscapes, fragile landforms, water catchments, the coastal area and areas of recreational value;
- (b) prevent urban sprawl by not allowing ribbon residential development between townships; and
- (c) allow use or development that is compatible with these values.

In this zone a house is discretionary and subject to cl. 9.4.1.2 of the Scheme. A range of standards, some quite onerous include limiting houses to 20% or less of the site area. A raft of conservation outcomes are also to be achieved.

The objectives of the Residential Zone are set out in cl. 5.1.2 and as the title implies set out different outcomes to be achieved.

5.1.2 The objectives for the Residential Zone are to:

- (a) match the boundaries of the Residential Zone with those areas where both reticulated water and sewerage can be provided, as well as stormwater, roads and public transport;
- (b) retain the character of townships and emphasise the gateways and individuality of each area;
- (c) allow the sequencing of development in accordance with a logical pattern that reduces leapfrogging and allows more efficient infrastructure service delivery;
- (d) encourage urban consolidation and greater housing choice through a range of housing types and residential densities; and
- (e) allow other use or development that is compatible with these values.

No character statements are provided on Taroona in Part 9 of the Scheme. There are however statements in Schedule 14 above Taroona. The emphasis from a landscape perspective is to protect the tree line ie above the existing settlement. Urban growth into new areas is to be limited to lower slopes. No issues are identified here provided the rezoning does not enable development above the contours denoting the change from residential use to the higher slopes above Bareena Road.

Retaining the Environmental Management Zone over the entire site has merit only if the site is identified as having particular environmental values, landscape values or if it stops leapfrogging development (ie like a holding zone). In this case the facts appear to be as follows:

- The flora and fauna assessment confirms that the area to be rezoned is *E pulchella* which is not a significant forest community.
- The conservation values relate to bluegum (*E globulus*) and white gum (*E viminalis*) which were not identified in the area to be rezoned.
- The pattern of settlement in this part of Taroona indicates development is generally limited to a height on or below the 120-130m AHD level. Proposed Lots 1 and 2 only extend above this height and the envelopes for each lot are below 126m AHD. So the pattern proposed is similar to the existing settlement pattern which would not indicate a likely visual impact.

From a strategic perspective it is my opinion that the rezoning and subdivision is not of a significant scale or such that it raises issues of State or regional importance. Indeed the application is to complete an existing road network which is absent a formalised turning head on Bareena Road. Also the application reflects a likely better outcome than that previously approved for the site in 1986.

There are no relevant strategic documents of note held by Council which give any further guidance on this application.

On balance a rezoning of proposed Lots 1-6 from Environmental Management to Residential is supported on the following basis:

- The land to be rezoned is not environmentally sensitive or of itself necessary to retain in the Environmental Management Zone. Much of it is regrowth, there are a number of weeds within it and it is fire damaged. The flora and fauna assessment confirms this.
- Adjoining land is zoned Residential to the immediate north and east.
- The unnamed creekline is a logical limit for the rezoning on a topographic basis (steeper, contains *E globulus* wet forest).
- Enables completion of an earlier subdivision in the mid 1980's.
- Facilitates development of serviced land with respect to sewer and water reticulation.
- Is in no particular way unique or different from the land to the north and east.

Taken as a whole the case for rezoning proposed Lots 1-6 is significant.

There are also parallels between this application for rezoning and subdivision and the matter addressed in the Commission hearings in 2003/4 for Earlwood Court, Taroona. In that case as here, land was identified previously for subdivision at the end of the existing road, it was capable of servicing and it also completed the logical extent of the original land release. Council and the developer/proponent – David Morris concurred on this outcome and the land has since been developed. The Commission accepted the amendment of the advertised planning scheme to address this particular matter.

7.2 Assessment of Subdivision against Kingborough Planning Scheme 2000

The subdivision is limited to creating proposed Lots 1-6 with the majority of the site retained in the Balance Lot (Refer to **Annexure C**).

Relevant key standards found in cl. 5.4.2.1 of the Scheme include a minimum lot size of 750 sq.m. A required frontage of 6m is needed and capacity for an inscribed rectangle of 10 x 15m. All lots achieve these standards. An average slope of 1 in 5 is required across the lot under the Acceptable Solution. It is conceded that this cannot be achieved. However access can achieve 1 in 5 or better, the envelopes are on the less steep elements of each lot and grades measured longitudinally through each envelope are between 1 in 4 and 1 in 5 which is adequate for house construction. In summary the Alternative Solution is met.

Schedule 1 of the Scheme (cl. 1.2.1.1) requires access to achieve a 1 in 5 grade. This is addressed in the engineering design provided (refer to Annexure C). Schedule 1 (cl. 1.2.5.1-1.2.5.3) also requires connection to services which is addressed.

Schedule 7 is concerned with bushfire hazard management. A plan has been prepared and submitted to Tasmania Fire Service for endorsement. When that is obtained a copy will be forwarded to Council.

Schedule 10 relates to vegetation management and conservation. E pulchella is considered to be high conservation value forest where 20% or more of the canopy comprises E globulus or E viminalis. That is not the case here and therefore the Schedule does not apply.

Schedule 11 regulates and manages weed infestation. A weed management plan should be conditioned as part of the subdivision for this site given what has been identified (cotoneaster, blackberry etc).

No aspects of the subdivision generate non-compliance with Scheme standards.

7.3 Assessment of Rezoning and Subdivision against LUPA 1993

The rezoning and subdivision has been assessed against the relevant provisions of Schedule 1 of the Land Use Planning and Approvals Act 1993.

Table 1

LUPA Schedule 1 Objectives	Response
Part 1	There are no environmental issues attached to this proposed rezoning or subdivision.
1.(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and	
(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and	No issues identified. The rezoning allows for completion of the local road network and re-instates a previous approval that has lapsed for subdivision.
(c) to encourage public involvement in resource management and planning; and	Not directly applicable. No resource management issues arise.
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a) (b) and (c); and	This proposal has no adverse impact on these objectives.
(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.	Not directly applicable.
2.	No impact identified.
(a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and	
(b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and	No adverse impact identified.
(c) avoiding, remedying or mitigating any adverse effects of activities on the environment.	No environmental impact identified.
(d) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and	Noted. The amendment does not affect these considerations.
(e) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and	There is no environmental effect from the rezoning or subdivision.
(f) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and	The proposed amendment does not pose any issues with respect to land use and development policy.
(g) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and	Not applicable.
(h) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and	No issues identified.

(i) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and	Not applicable.
(j) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and	No adverse public impact results from the rezoning.
(k) to provide a planning framework which fully considers land capability.	Not relevant.

7.4 Assessment against RPDC Practice Notes

The Resource Planning and Development Commission (RPDC) now the Tasmanian Planning Commission have issued a series of advisory notes. Whilst these have no formal status they provide a useful guide as to what the Tasmanian Planning Commission expects to be contained within a rezoning or S43A application.

These are addressed in turn in Table 2.

Table 2

Planning Advisory Note	Purpose	Assessment	Comments
<i>Planning Advisory Note 4</i>	To provide guidance on the assessment of draft amendments for initiation and certification.	Planning authorities must provide sufficient documentation which demonstrates a draft amendment achieves the objectives for the resource management and planning system in Tasmania and is consistent with any planning scheme. Planning authorities and proponents are encouraged to consult with Commission staff prior to certification of a planning scheme amendment to confirm information requirements.	<i>Documentation is adequate.</i>
<i>Planning Advisory Note 7</i> Consultation on draft amendments to Planning Schemes	To provide guidance on when planning authorities should consult with the community, expert bodies and government agencies on draft amendments to planning schemes.	Expert bodies and government agencies are expected to be consulted where they can assist assessment of the draft amendment. Proponents should be encouraged to carry out pre-application consultation with all interested or affected parties and groups.	<i>Adequate consultation has occurred. The proposal has been discussed with Council staff (D Masters) and service information from Southern Water obtained.</i>

Taroona – Part Rezoning from Environmental Management to Residential,
Kingborough Planning Scheme 2000 and 6 lot subdivision (S43A Application, LUPA 1993)
for Judy Ann Dolliver

<i>Planning Advisory Note 11</i> Integration of Land Use and Transport in Planning Schemes	To ensure that integration of land use and transport is a consideration when preparing and amending planning schemes and assessing permit applications.	Key planning principles are: ■ ensure more compact urban development ■ link the location, type and density of activities to accessibility ■ consider future land use and transport options ■ consider safe routes to schools, shops and public transport stops ■ support the provision of public transport services ■ integrate fringe development with existing and new public transport routes ■ promote more healthy communities and lifestyles.	<i>The site is not within the inner core of Taroona but it is within the existing settlement.</i>
<i>Planning Advisory Note 12</i> <i>Contaminated Land</i>	To advise on the procedure for amending a planning scheme where the land is, or may be, contaminated.	An environmental site assessment of contamination and any management works must be referred to the Environment Division of the Department of Environment, Heritage and the Arts for review.	<i>Planning Advisory Note 12</i> <i>Contaminated Land</i> <i>No evidence of land contamination on site.</i>
<i>Planning Advisory Note 15</i> <i>Information Relevant to the Commission when Assessing a Draft Amendment for the Rezoning of Land from a Zone Designated for Public Purposes.</i>	To provide advice on the information required for an amendment to a planning scheme to rezone land designated for public purposes.	Land zoned for public purposes should only be rezoned for another use after a comprehensive analysis has been undertaken that includes: ■ The availability of public land in the general area; ■ The needs of the community; ■ Whether the land is suitable for the needs of the community; ■ Whether the land is capable of being improved to meet community needs eg size, location, slope, or other factors; ■ Whether more suitable land can be provided in the general area; ■ Whether the subject land is specifically required for other purposes that are unable to be provided elsewhere; ■ The detriment to public amenity. Any analysis undertaken should be supported by a comprehensive open space or recreation strategy or public land strategy for the planning area.	N/A

8.0 Observations:

The rezoning and subdivision involve land which is divided in two by a substantial trunk water main. The majority of the site is above and south of the unnamed creek. Beyond the upper section nearest the termination of Bareena Road slope is moderate and nearer the gully and unnamed water course it is significant – around 1 in 3.

The subdivision itself is upon land which will necessitate some land clearing. But none of the information to date indicates any flora or fauna constraints to such works.

Provision of a formal turning circle on Bareena Road will complete the subdivision of 1986 and in the form or layout proposed brings to a completion the extent of urban/suburban development realistically feasible in this section of Taroona.

Physical access to each lot can be achieved and each lot is capable of connection to reticulated sewer and water.

Fire management will necessitate some clearance around each house lot and this is documented in **Annexure C**.

The proposal is not inconsistent with any existing strategies and represents orderly planning.

No adverse heritage issues are identified.

No specific issues are identified under any State Planning Policies given the limitations on use and development already imposed under the Kingborough Planning Scheme 2000.

The draft *Southern Tasmanian Land Use Strategy 2010-2035* does not identify major land releases in Taroona (Figure 5) but nor should this be seen as limiting potential or scope for infill or completion of existing subdivisions.

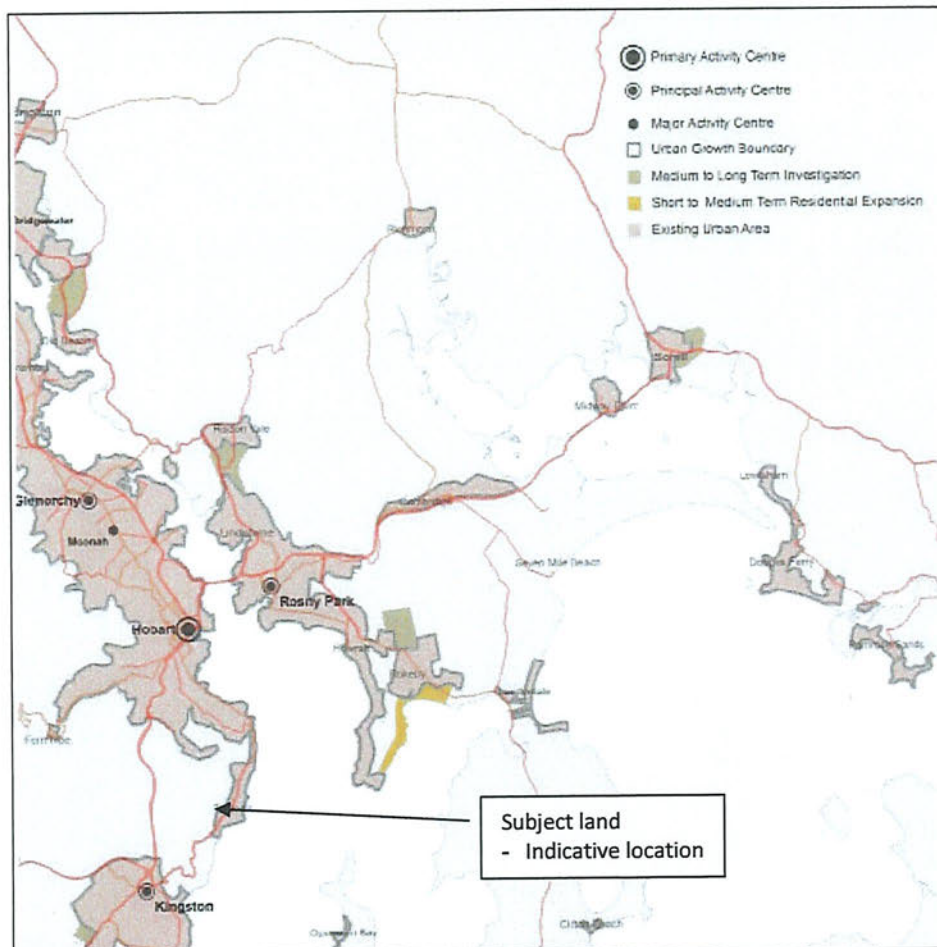


Figure 5 Regional Framework – How it Might Develop
(source: Southern Tasmanian Land Use Strategy 2010-2035)

9.0 Summary:

The rezoning of part of 251 Channel Highway, Taroona from Environmental Management to Residential as well as a six lot subdivision is justified.

Both the rezoning and subdivision are commended to Council for certification.

Andrew Goodsell
Principal
Town and Country Planning Pty Ltd

References

Kingborough Planning Scheme 2000.

Southern Tasmanian Regional Planning Project: Southern Tasmanian Land Use Strategy 2010-2035. Downloadable off website <http://stca.tas.gov.au/rpp/regional-land-use-strategy/>

ANNEXURE A COPY OF TITLE

Refer to attached plans.

ANNEXURE B PREVIOUS LOT LAYOUT 1986

Refer to attached A1 plan.

ANNEXURE C PLAN OF SUBDIVISION

Refer to attached plans including fire management plan and engineering access design.

ANNEXURE D FLORA AND FAUNA ASSESSMENT

Refer to attached report from North Barker and Associates.

SEARCH OF TORRENS TITLE

VOLUME 123724	FOLIO 1
EDITION 3	DATE OF ISSUE 02-Aug-2002

SEARCH DATE : 15-Nov-2010

SEARCH TIME : 05.16 PM

DESCRIPTION OF LAND

Parish of QUEENBOROUGH, Land District of BUCKINGHAM
Lot 1 on Plan 123724
Derivation : Part of 40 Acres Gtd. to J. Anderson.
Prior CT 220068/1

SCHEDULE 1

C396113 TRANSFER to JUDITH ANNE DOLLIVER Registered
02-Aug-2002 at noon

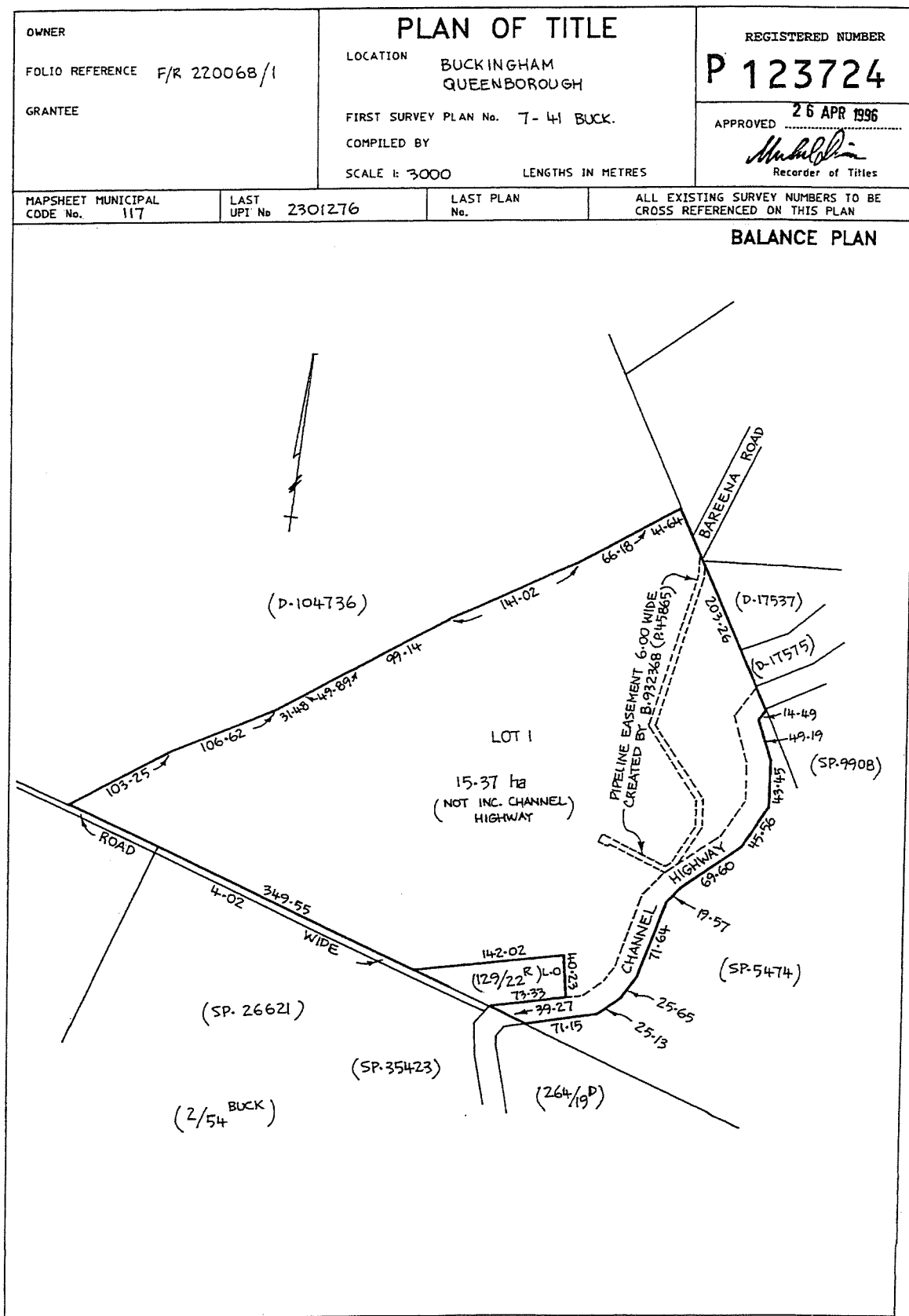
SCHEDULE 2

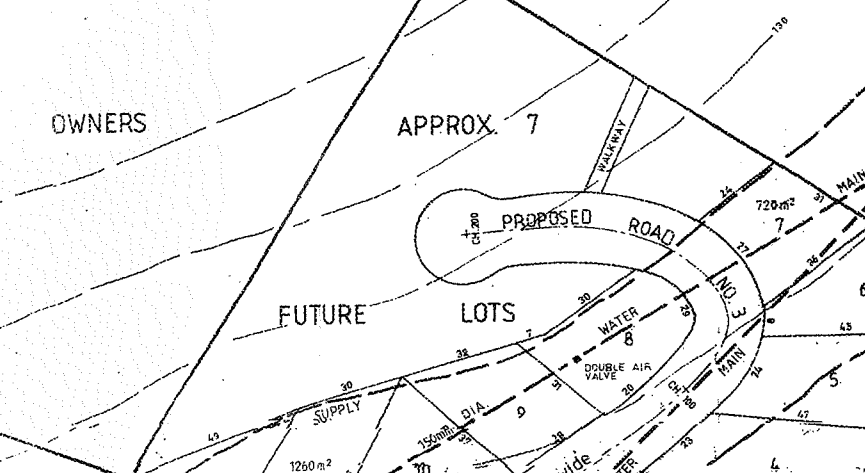
Reservations and conditions in the Crown Grant if any
B932368 TRANSFER of EASEMENT BURDENING EASEMENT: Pipeline
Rights (subject to the provisions therein mentioned)
for Hobart Regional Water Board over Pipeline
Easement 6.00 wide on Plan No. 123724 Registered
13-May-1996 at noon (MF:2407/626)

UNREGISTERED DEALINGS AND NOTATIONS

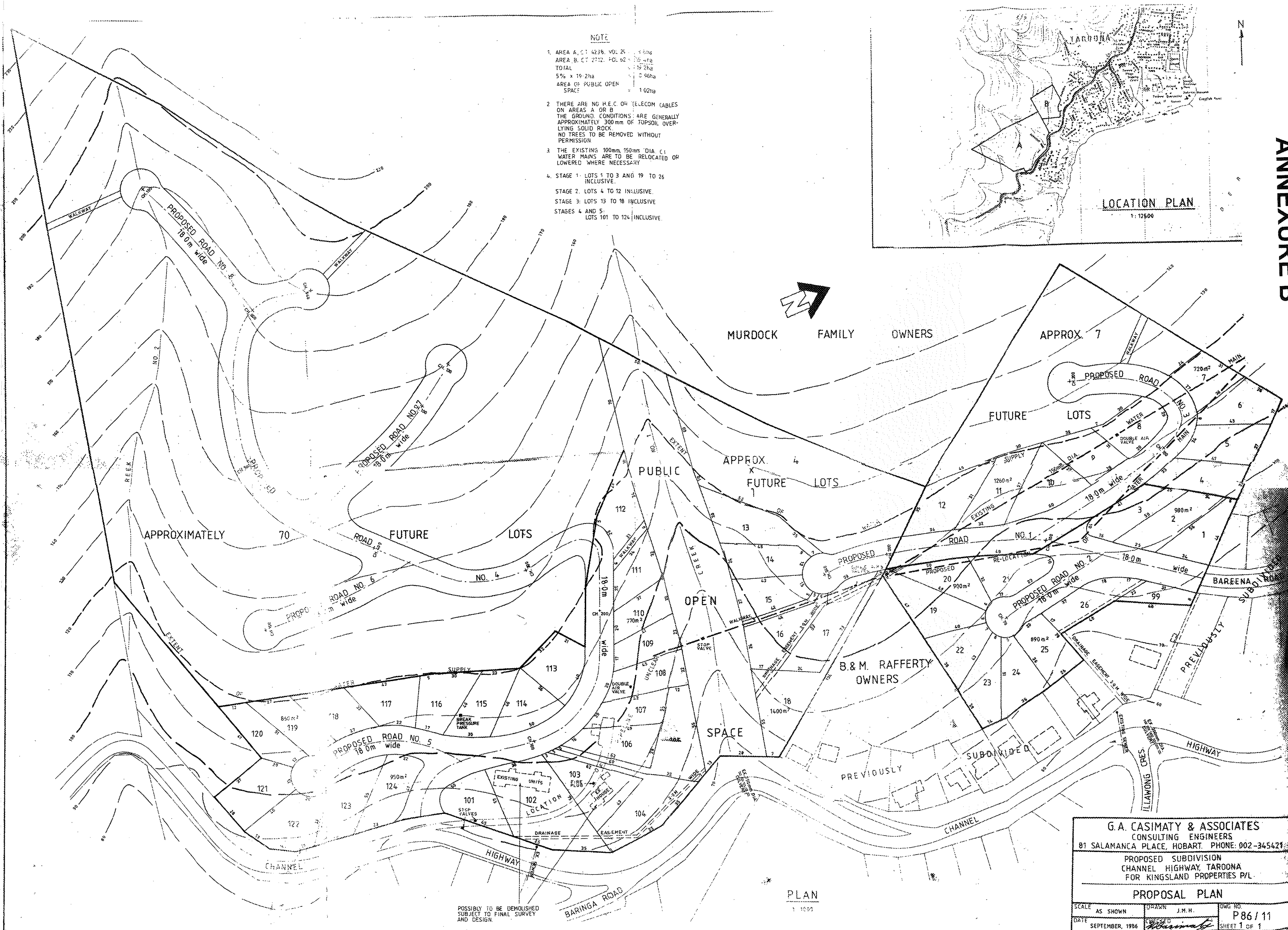
No unregistered dealings or other notations

ANNEXURE A



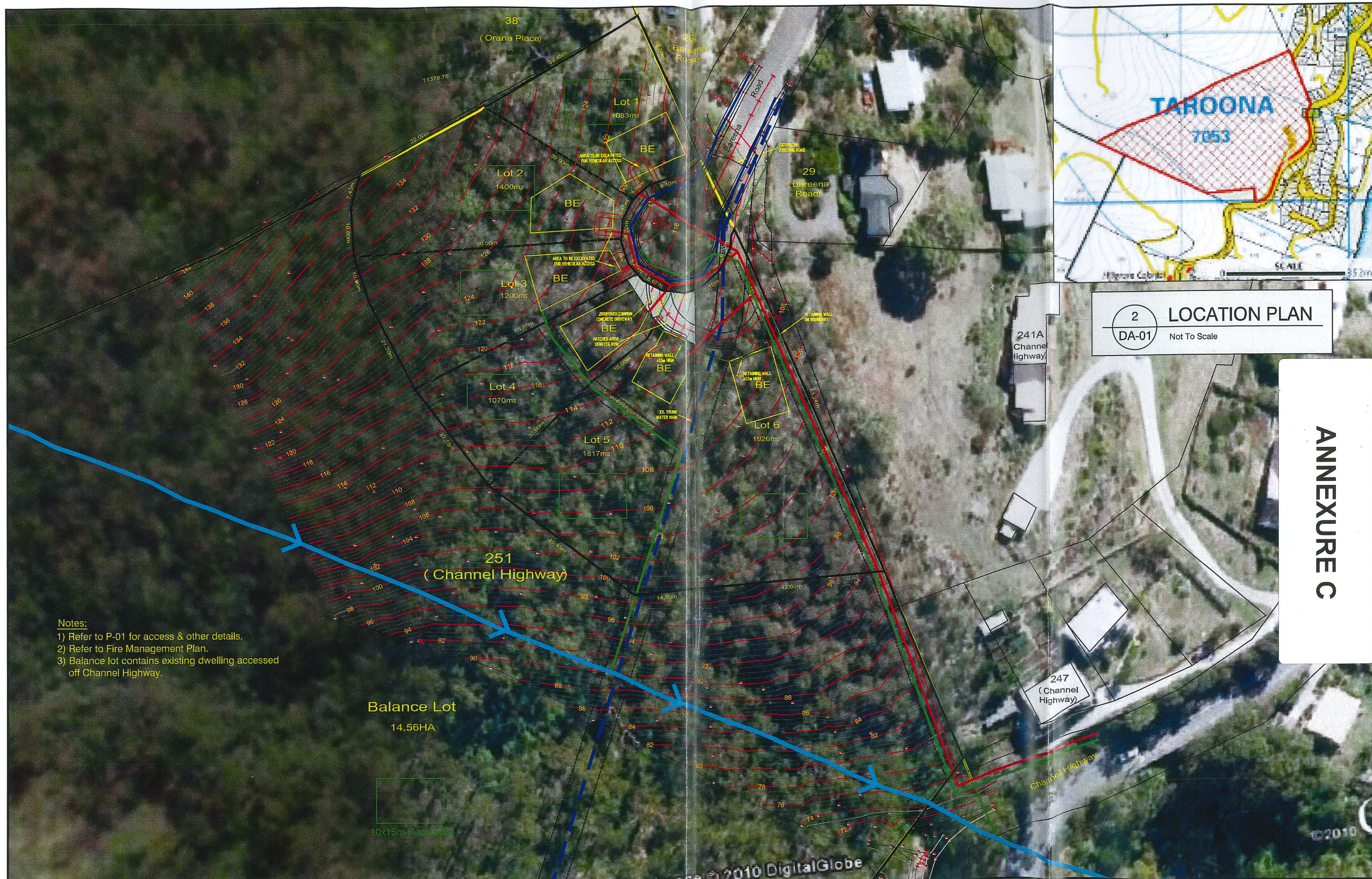


1. AREA A, C: 42.39 VOL 25 1 5.01ha
AREA B, C: 27.72 VOL 62 1 15.42ha
TOTAL 1 27.28ha
5% x 19.2ha 1 0.96ha
AREA OF PUBLIC OPEN SPACE 1 1.02ha
2. THERE ARE NO H.E.C. OR TELECOM CABLES ON AREAS A OR B
THE GROUND CONDITIONS ARE GENERALLY APPROXIMATELY 300 mm OF TOPSOIL OVERLYING SOLID ROCK
NO TREES TO BE REMOVED WITHOUT PERMISSION
3. THE EXISTING 100mm 150mm DIA. C1 WATER MAINS ARE TO BE RELIQUATED OR LOWERED WHERE NECESSARY
4. STAGE 1: LOTS 1 TO 3 AND 19 TO 26 INCLUSIVE.
STAGE 2: LOTS 4 TO 12 INCLUSIVE.
STAGE 3: LOTS 13 TO 18 INCLUSIVE.
STAGES 4 AND 5:
LOTS 101 TO 124 INCLUSIVE.



PLAN

G.A. CASIMATY & ASSOCIATES CONSULTING ENGINEERS 81 SALAMANCA PLACE, HOBBART. PHONE: 002-345471			
PROPOSED SUBDIVISION CHANNEL HIGHWAY, TAROONA FOR KINGSLAND PROPERTIES P/L			
PROPOSAL PLAN			
SCALE	AS SHOWN	DRAWN	DWG NO.
DATE	SEPTEMBER, 1986	CHECKED <i>Casimaty</i>	P86/11
			SHEET 1 OF 1



Notes:
1) Refer to P-01 for access & other details.
2) Refer to Fire Management Plan.
3) Balance lot contains existing dwelling accessed off Channel Highway.

1

SUBDIVISION PLAN
DA-01 SCALE 1:750@A3

- Legend:
- Hobart trunk water main
 - Water
 - Stormwater
 - Sewer
- BE Building Envelope

NOTE :			
NO.	DESCRIPTION	DATE	REV. BY

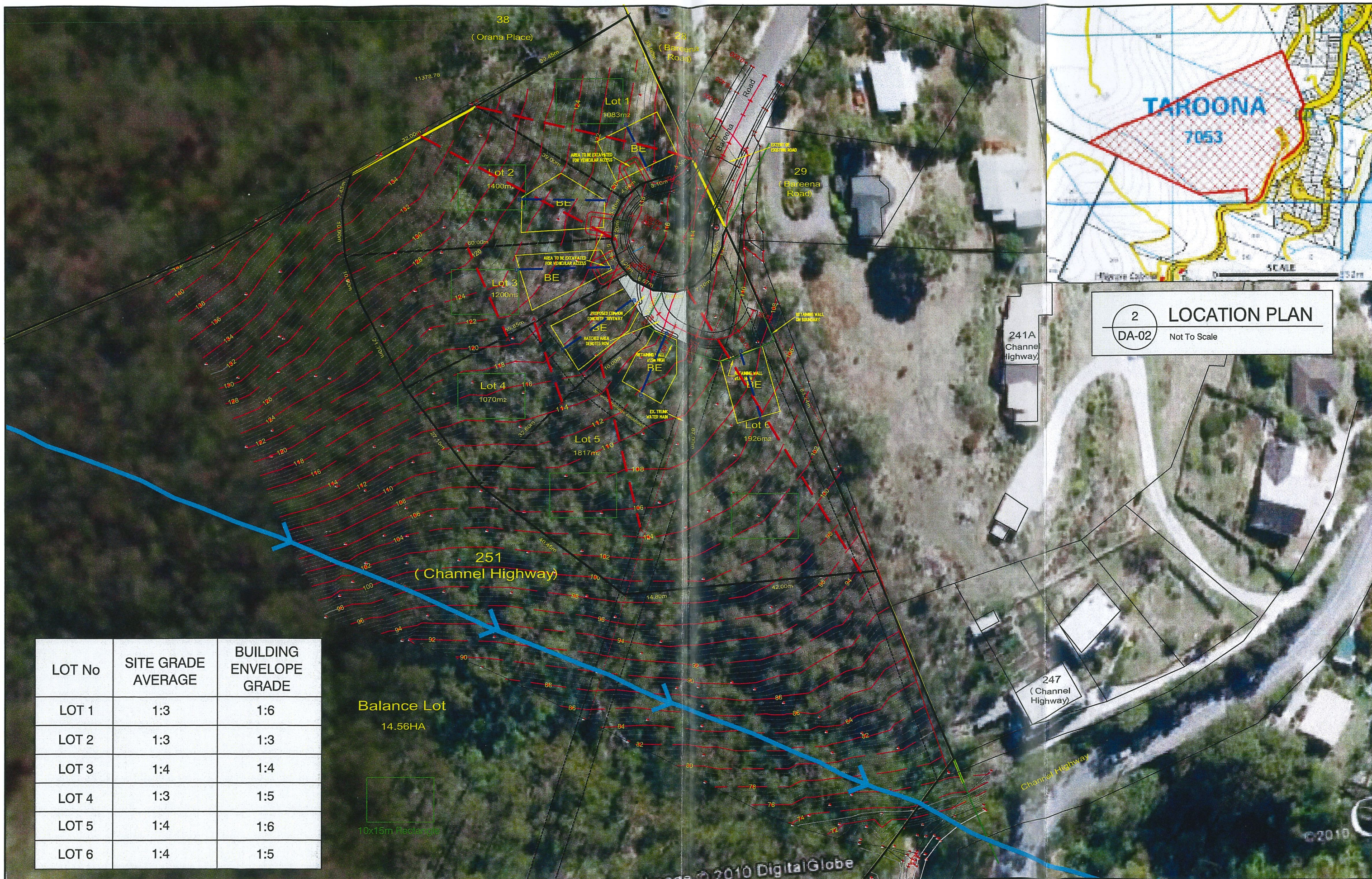
CONSULTANT
TOWN & COUNTRY PLANNING PTY. LTD.
SHOP 6/7 JOHN STREET KINGSTON TAS 7050 AUSTRALIA
PHONE : 61 (03) 6229 7177 MOBILE : 61 (04) 28118 292
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admin@tcptas.com.au

PROJECT
SUBDIVISION AT "DERWENT RISE",
251 CHANNEL HIGHWAY, TAROONA
TAS 7053.

DRAWING TITLE
SUBDIVISION PLAN
CLIENT
STEPHEN & JUDY DOLLIVER

SCALE : AS SHOWN	DATE : 28.03.2011
CHECKED BY : ANDREW GOODSELL	
DRAWN BY : RL	
DRAWING NO. TCP/CHANNELHIGHWAY/11/DA-01	REV. NO. 00

ANNEXURE C



LOT No	SITE GRADE AVERAGE	BUILDING ENVELOPE GRADE
LOT 1	1:3	1:6
LOT 2	1:3	1:3
LOT 3	1:4	1:4
LOT 4	1:3	1:5
LOT 5	1:4	1:6
LOT 6	1:4	1:5

2

DA-02

LOCATION PLAN

Not To Scale

1

SUBDIVISION PLAN

DA-02

SCALE 1:750@A3

Legend:

Section B-B Building Envelope

Section A-A Lot Edge

BE Building Envelope

NO.	DESCRIPTION	DATE	REV. BY

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PROJECT

SUBDIVISION AT "DERWENT RISE", 251 CHANNEL HIGHWAY, TAROONA TAS 7053.

DRAWING TITLE

SUBDIVISION PLAN

CLIENT

STEPHEN & JUDY DOLLIVER

SCALE : AS SHOWN

DATE : 28.03.2011

CHECKED BY : ANDREW GOODELL

DRAWN BY : RL

DRAWING NO. TCP/CHANNELHIGHWAY/11/DA-01

REV. NO. 00



Legend:

-  Building Protection Zone (BPZ)
-  Fuel Modified Buffer Zone (FMBZ)

Prescriptions:

1. Building protection zone as per legend.
2. Each house to be built to Level 1 AS3959-1999 & title covenanted to this effect.
3. 10,000 litres (each house) water dedicated static supply for fire fighting purpose.

NOTE :

NO.	DESCRIPTION	DATE	REV. BY

CLIENT

STEPHEN & JUDY DOLLIVER

CONSULTANT

Town & Country Planning
Consultants



TOWN & COUNTRY
PLANNING
PTY. LTD.

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PROJECT

SUBDIVISION AT "DERWENT RISE",
251 CHANNEL HIGHWAY, TAROONA
TAS 7053.

DRAWING TITLE

FIRE MANAGEMENT PLAN

SCALE : AS SHOWN DATE : 28.03.2011

CHECKED BY : ANDREW GOODSELL

DRAWN BY : ROB LO

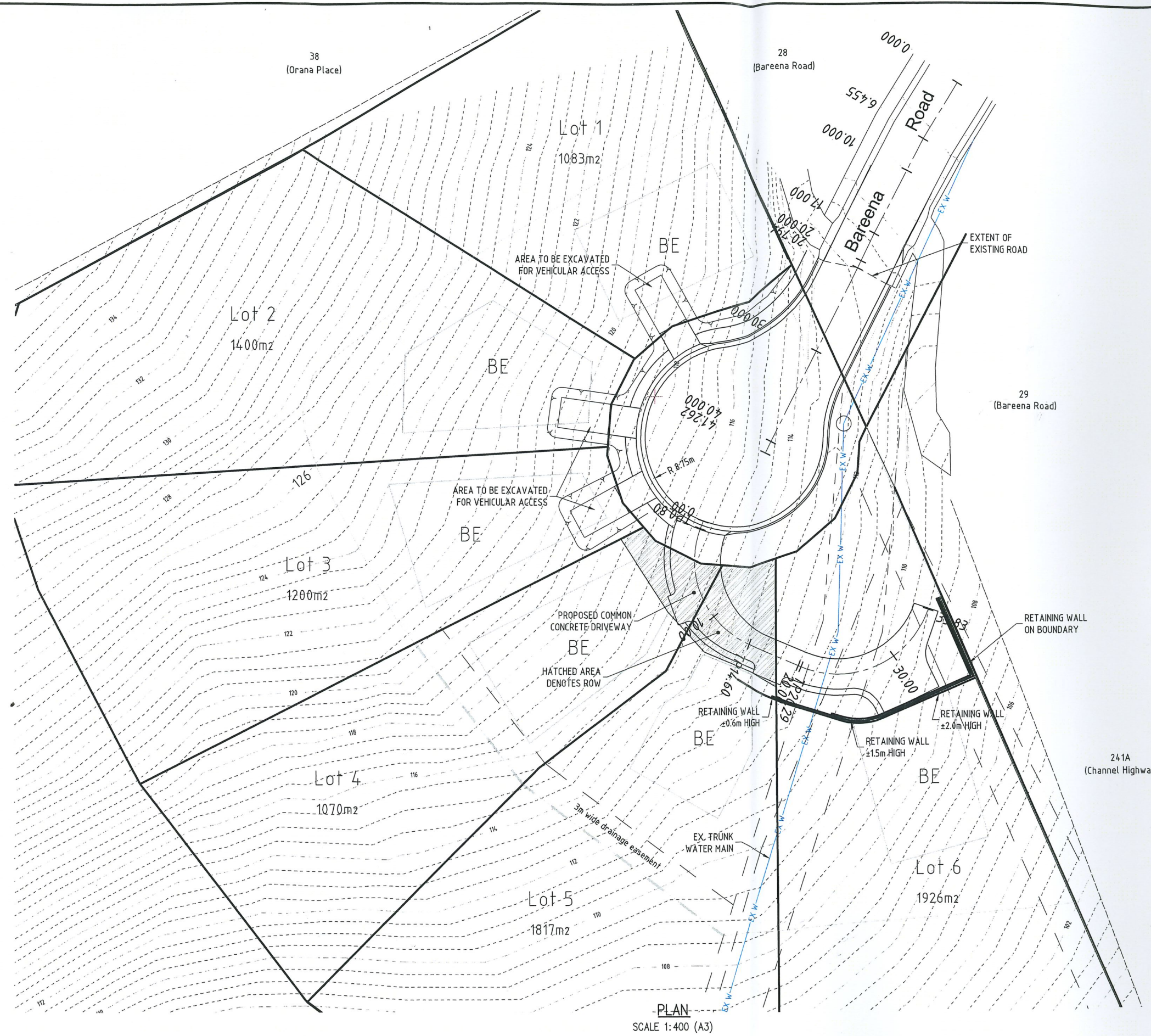
DRAWING NO. TCP/CHANNELHIGHWAY/11/FMP-01 REV. NO. 00

Notes:

- 1) Building protection features as per plan.
- 2) All weather access to be provided to the building envelope of each lot 4m wide with provision for on site turning.
- 3) Reticulated water supply provided each lot. If nearest fire hydrant is greater than 120m from any building envelope each owner will be required to provide 10,000 litres dedicated for fire fighting purposes within 3m hardstand.
- 4) All landscaping species to be planted should comply with the latest list provided by TAS Fire Service for bush fire prone areas.
- 5) Construction Standard for individual buildings to comply with AS3959-2009 at DA/BA stage.

Balance Lot
14.56HA

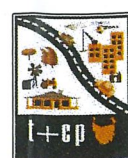
1 FIRE MANAGEMENT PLAN
FMP-01 SCALE 1:750@A3



LEGEND

- EX W EXISTING WATER MAIN
- 110 EXISTING SURFACE CONTOUR

THIS DRAWING IS FOR DEVELOPMENT APPLICATION PURPOSES ONLY



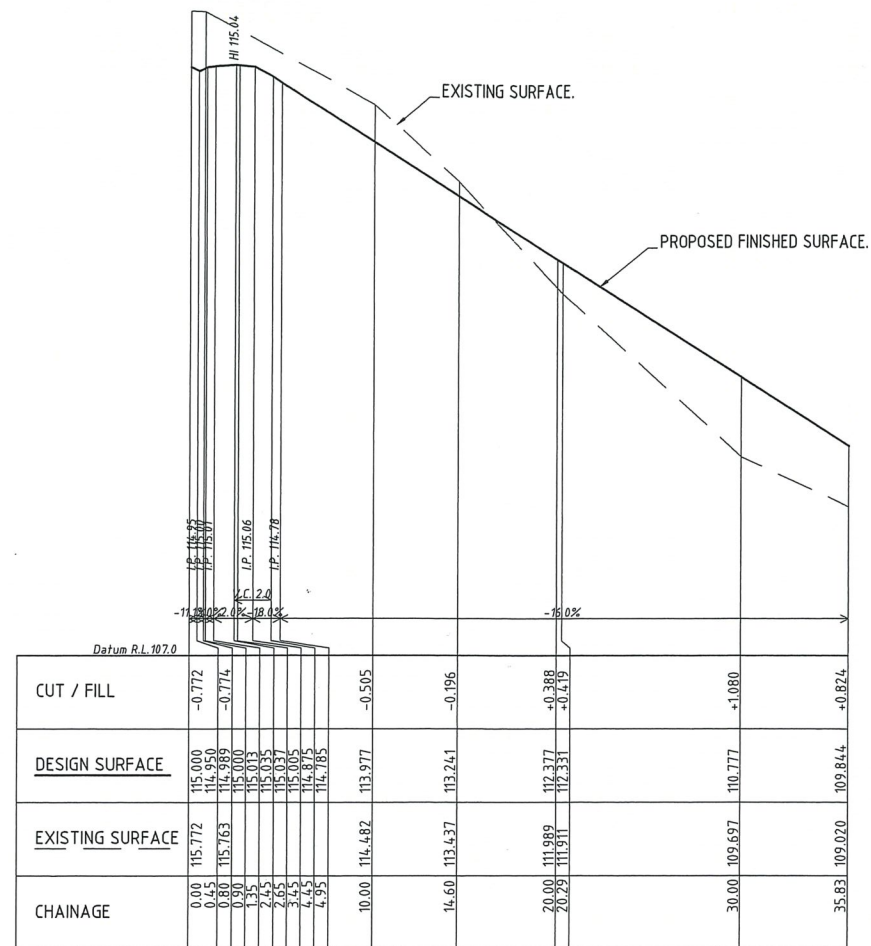
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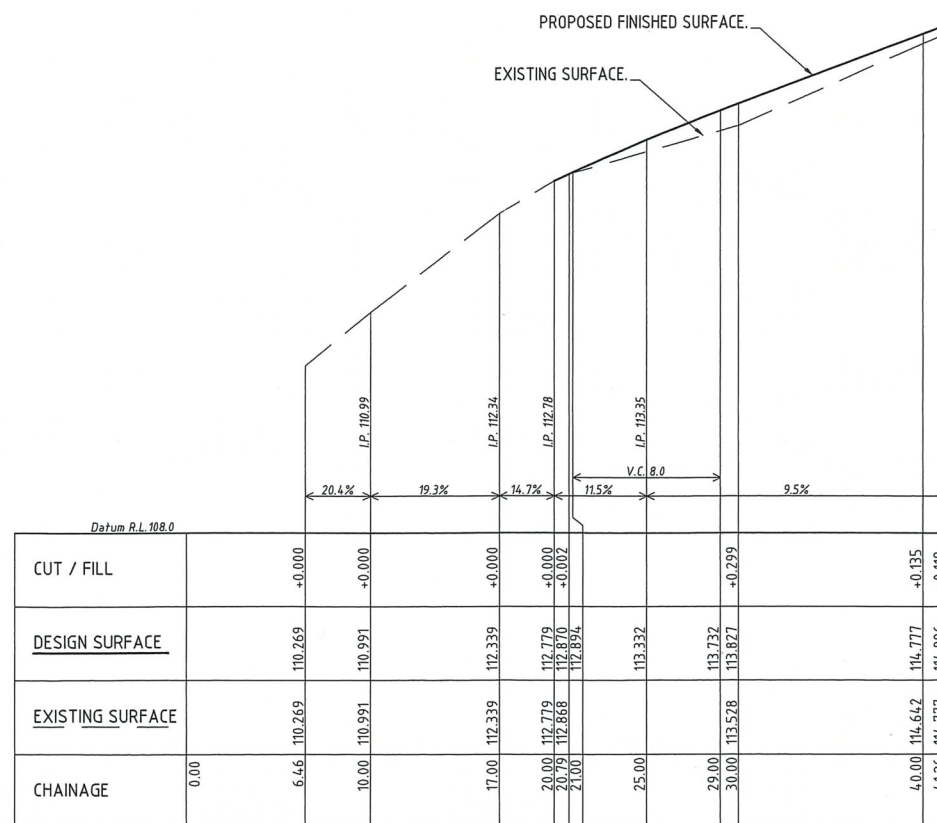
Drawn	L.M.
Designed	L.M.
Surveyor	
ACAD file	

**DERWENT RISE
SUBDIVISION
PROPOSED ROAD AND ACCESSES
ARRANGEMENT**

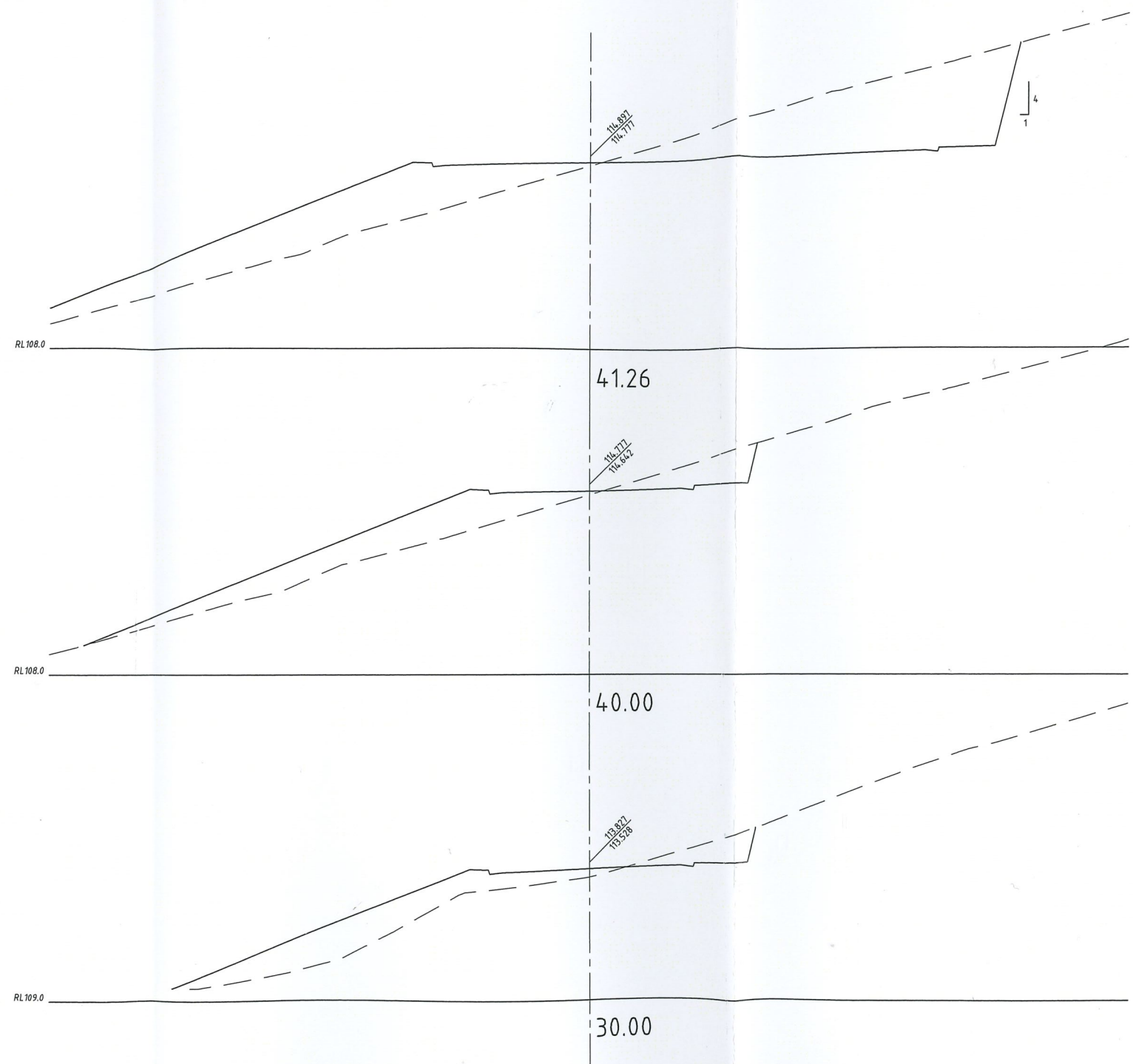
Client	
Drawing No.	0101109-P01
Rev.	0
Sheet	1 of 2



LONGITUDINAL SECTION COMMON ACCESS LOTS 4, 5 & 6
SCALE H 1:400 V 1:100 (A3)



LONGITUDINAL SECTION BAREENA ROAD EXTENSION
SCALE H 1:400 V 1:100 (A3)

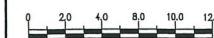


CROSS SECTIONS BAREENA ROAD EXTENSIONS
SCALE 1:200 (A3)

THIS DRAWING IS FOR DEVELOPMENT APPLICATION PURPOSES ONLY



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Drawn	L.M.
Designed	L.M.
Surveyor	
ACAD file	

DERWENT RISE
SUBDIVISION
ROAD LONG AND CROSS SECTIONS

Client	
Drawing No.	0101109-P01
Rev.	0
Sheet	2 of 2

ANNEXURE D



Bareena Road, Taroona
Proposed Zoning Amendment and Subdivision

VEGETATION SURVEY AND FAUNA HABITAT ASSESSMENT

02 February 2010

For S & J Dolliver

KIZ003

SUMMARY

A vegetation survey and fauna habitat assessment was undertaken of part of a title of 1.44 hectare property in Tarooma, for a subdivision proposal. The triangular area proposed for subdivision is on the top side of the Channel Highway and is contiguous with urban housing on the north-eastern edge as demonstrated in figure 2 which include an aerial photograph. The other two edges bound native forest.

The property is dominated by native bushland which accords to two recognised plant community:

- **WGL** – *Eucalyptus globulus* wet forest.
- **DPU** - *Eucalyptus pulchella* forest and woodland

The condition of the forest is moderately good although the waterline that transects the proposed subdivision in addition to a number of informal walking tracks and the boundary with the houses has created avenues and disturbance for weeds to become established.

The major feature within the proposed subdivision that has conservation significance is presence of regrowth and regeneration blue gum trees. All blue gums in the core habitat of the swift parrot potentially provide a nectar feeding resource. More blue gums occur outside the proposed subdivision particularly in the un-named creek to the southwest which is part to the same title at present. There is potential to design the layout of house lots to avoid most blue gum trees by identifying the housing envelopes. This should be done in conjunction with identifying bushfire defendable space so that buildings are surrounded by a building protection zone (BPZ) and separated from the bushfire hazard by a fuel modified buffer zone (FMBZ).

No threatened plant species listed under state or federal legislation were recorded on the property. None of the threatened species recorded within 5 km of the study area are considered to have a moderate or high likelihood of occurring. The field survey occurred during the spring flowering season of the ground orchids likely to occur there so there is a high degree of certainty that the site does not support threatened flora.

The property provides suitable habitat for two threatened fauna species, the swift parrot and eastern barred bandicoot, although this is the case with all bushland of this type in the area.

'Declared' weeds on the property include boneseed and blackberry. Significant environmental weeds include cotoneaster, grevillea, hawthorn, banana passionfruit and sweet pittosporum.

The clearance of vegetation on the property would no longer require a Forest Practices Plan under the *Forest Practices Act 1986* since changes to the legislation in November 2009.

The proposed subdivision will result in clearance of native vegetation including some regrowth blue gums however the proposal is contiguous with existing urban develop and could be planned to minimise loss of foraging habitat for the swift parrot. Controls should be in place to ensure that building design and fence construction conforms to contemporary bird strike minimisation guidelines.

The impact to the vegetation outside the building envelopes could be of a positive nature if the declared and environmental weeds are controlled.

CONTENTS

INTRODUCTION

SITE DESCRIPTION

BIOLOGICAL VALUES

DISCUSSION

CONCLUSION AND RECOMMENDATIONS

REFERENCES

APPENDIX A ASCULAR PLANT SPECIES **KIZ003**

INTRODUCTION

Date of Survey: 11th November 2009.

Surveyor: Karen Ziegler

Report: Karen Ziegler

Mapping: Kerry Lee, NBES.

Method: Fieldwork based on the Timed Meander Search Procedure¹. Review of Natural Values Report 37562².

Background: The landowners S & J Dolliver have proposed a small subdivision of bushland on the urban fringes between the Channel Highway and Bareena Road Taroona. Karen Ziegler has been contracted to undertake a vegetation survey and fauna habitat assessment of the property to meet Kingborough Council planning requirements.

This report is the result of the survey which also considers any requirements for a permit for the disturbance of threatened flora and fauna species. A review of the potential of the site to support threatened species known to occur within the vicinity of the property is also included.

In addition to native plant species, non-native species have been recorded with emphasis on 'declared' weeds listed in the *Weed Management Act 1999* plus any environmental weeds.

Limitations: The survey was undertaken in late spring. There may be some herb, grass, orchid and graminoid species present which flower at other times of the year, which could have been overlooked during the survey. However, all threatened plant species known from the Taroona area are considered in the light of habitat suitability.

SITE DESCRIPTION

The property is located in the suburb of Taroona within the municipality of Kingborough in the South East bioregion of Tasmania³ (Figure 1). The altitude range of the property is 70 - 130 m above sea level. The geology is Jurassic dolerite. The study area is in the moist subhumid cool zone and within the 600 to 800 mm annual rainfall zone.

The proposed subdivision occupies 1.44 hectares and occurs on a moderate slope on the toe of the ridge and drops off more steeply toward the gully to the south. It is a SE facing slope. The section proposed for subdivision forms a rough triangle between predominantly native vegetation of the hill, the urban area of Taroona to the north and run parallel but just upslope of the gully to the south. The channel Highway is at the eastern apex of the triangle. Weed infestations are most prevalent on the most northerly boundary adjacent to the residential properties along the northern boundary.

¹ Goff *et al.* 1982

² Natural Values Report (09/11/09), DPIW

³ IBRA5 - Peters & Thackway 1998

BIOLOGICAL VALUES

Vegetation

The property is dominated by native bushland which accords to two Tasveg mapping (version 2.0) plant communities:

- **WGL** - *Eucalyptus globulus* wet forest – 0.22ha
- **DPU** - *Eucalyptus pulchella* forest and woodland – 1.22ha

Neither of these mapping units is listed as vulnerable under the Nature Conservation Act 2002. Although, it should be noted that WGL - *Eucalyptus globulus* wet forest has only recently been separated from the wet *Eucalyptus regnans* mapping unit it was previously subsumed into and has not been assessed on its adequacy of reservation.

The study area was mapped as DOB in TASVEG.

DPU - *Eucalyptus pulchella* forest

This mapping unit is the more extensive of the two present with the tree forming a low canopy predominantly between 14 and 18 metres. It occupies 1.22 ha on the drier upper slope and is replaced in the moister microhabitat along the un-named creek by wet *Eucalyptus globulus* forest. *Eucalyptus pulchella* is dominant with scattered regrowth trees or patches of small diameter fire damaged regrowth *Eucalyptus globulus* and *Allocasuarina verticillata*. The larger blue gums were mapped within the *Eucalyptus pulchella* forest with a hand held GPS therefore will only provide a guide to location. It has a predominantly shrubby understorey of moderate diversity with small areas of open grassy patches. Weeds are most prolific on the boundaries and along the informal walking tracks.

WGL – *Eucalyptus globulus* (blue gum) wet forest

This community occurs 0.22 ha in the study area as regrowth forest of up to 20m height and is more extensive just outside the proposed subdivision along the un-named creek. The tree layer is dominated by blue gum (*E. globulus*) with a solitary white gum near the Channel Highway. There is a tall shrub layer dominated by *Bedfordia salicina* and *Acacia verticillata*, *Beyeria viscosa* and *Bursaria spinosa* however woody weeds, in particular boneseed and cotoneaster are prevalent.

While the *Eucalyptus globulus* (blue gum) wet forest is not listed as vulnerable simply having blue gum trees within the core habitat of the swift parrot confers importance to the potential nectar resource that the blue gum provide.



Eucalyptus globulus wet forest, looking toward the gully



Eucalyptus globulus wet forest – view of the understorey on dolerite scree.

DPU – *Eucalyptus pulchella* (white peppermint) dry forest

This was field verified to agree with TASVEG which had also mapped the area as DPU.



Eucalyptus pulchella dry forest



Eucalyptus pulchella dry forest

Table 1: Conservation and reservation status of the native vegetation communities on the property.

TASVEG Community ⁸	Tasmanian Status ¹⁰	Regional Status ¹¹
<i>Eucalyptus globulus</i> (blue gum) wet forest and woodland WGL	Not assessed	Not assessed
<i>Eucalyptus pulchella</i> dry forest DPU	Not threatened 44 100 ha reserved 148 400 ha in total Adequately reserved	Not threatened 42 400 ha reserved 138 000 ha in total Adequately reserved

Figure 2 presents a map identifying vegetation communities and other values intersected with the proposed subdivision boundary.

⁸ Harris & Kitchener 2005

¹⁰ DPIW 2006, FCF 2007

¹¹ FCF 2007

Figure 2: Vegetation, Significant Trees & Weeds



Plant Species:

A total of 84 species of vascular plants were recorded including 16 introduced species of which 2 are 'declared' weeds. The species list is given at the end of the report (Appendix 1). No threatened species listed under the Tasmanian *Threatened Species Protection Act 1995* (TSPA) or the Commonwealth *Environment Protection & Biodiversity Conservation Act 1999* (EPBCA) were recorded. The species diversity is moderate but in all likelihood could be expected to drop as the dominance of woody on site increases as the numerous weed seedlings mature.

There are no records of recorded threatened flora within 500m of the study area. Previous surveys within 5 km of the property have identified 30 species of threatened flora variously listed under the TSPA and EPBCA. These are detailed in Table 2 together with a description of their preferred habitat and an assessment of their likely occurrence on the property.

Table 2: Flora species of conservation significance previously recorded within the 5km vicinity ⁴

Species	Status TSPA/EPBCA	Potential to Occur	Observations and Preferred Habitats ⁵
<i>Allocasuarina duncanii</i> Conical sheoak	Rare/-	VERY LOW	Only record from vicinity is near Ridgeway. Not recorded, unlikely to be overlooked and no suitable habitat.
<i>Asperula scoparia</i> <i>var. scoparia</i> prickly woodruff	Rare/-	VERY LOW	Occurs in grassy forest usually on moist sites. Very limited marginal habitat on site as forest is shrubby rather than grassy.
<i>Austrodanthonia induta</i> tall wallabygrass	Rare/-	VERY LOW	Dry grassy habitat. Species is known to favour disturbance (particularly fire). The dense shrubby understorey make it unlikely that this grass occurs.
<i>Austrostipa nodosa</i> knotty speargrass	Rare/-	VERY LOW	Occurs in grassland or open forest on fertile soils in low rainfall areas. No preferred habitat present.
<i>Bolboschoenus caldwellii</i> sea clubsedge	Rare/-	NONE	Occurs in aquatic habitats. No suitable habitat present.
<i>Caladenia caudata</i> tailed spider orchid	Rare/ Vulnerable	VERY LOW	Occurs in heathy open forest and heathland on easterly to north easterly sites close to the coast. Habitat is unsuitable.
<i>Caladenia filamentosa</i> Daddy Long Legs orchid	Rare/-	VERY LOW	Unlikely to occur in study area. Occurs in coastal heathland and heathy woodland and forest.

⁴ Natural Values report 37562 09/11/09, DPIW

⁵ Lazarus *et al.* 2003; Jones *et al.* 1999

Species	Status TSPA/EPBCA	Potential to Occur	Observations and Preferred Habitats
<i>Carex gunniana</i> mountain sedge	Rare/-	VERY LOW	Occurs in soaks in wet forest and coastal sites. Marginal habitat present.
<i>Carex longibrachiata</i> drooping sedge	Rare/-	NONE	Occurs in wet grassland. No suitable habitat present.
<i>Carex tasmanica</i> curly sedge	-/Vulnerable	NONE	Occurs in moist grassland. No suitable habitat present.
<i>Cynoglossum australe</i> Austral hounds tongue	Rare/-	NONE	Occurs mainly in coastal sandy habitats but occasionally on dry rocky dolerite slopes. No suitable habitat present.
<i>Deyeuxia densa</i> heathland bent grass	Rare/-	VERY LOW	Occurs in heathland and creek sides and damp forest. Some potential habitat present.
<i>Diuris palustris</i> swamp diuris	Endangered/-	VERY LOW	Occurs in swampy grasslands and heaths. The single record is a historical one of very low accuracy. No suitable habitat present.
<i>Epacris acuminata</i> clasp-leaf heath	Rare/ Vulnerable	NONE	Occurs on rocks plates and rocky riparian sites. No suitable habitat present. Known from Cathedral Mountain. If present, this would not be overlooked.
<i>Euphrasia scabra</i> yellow eyebright	Endangered/-	VERY LOW	Occurs in open forest with moist rocky soils. No suitable habitat present.
<i>Hypoxis vaginata</i> var. <i>brevisitigmata</i> Sheathing yellowstar	Rare/-	VERY LOW	Historic record. Seasonally moist open environment favoured. No suitable habitat present.
<i>Lachnagrostis robusta</i> Tall blowgrass	Rare/-	LOW	Historic record with low accuracy.
<i>Lepidium hyssopifolium</i> soft peppercress	Endangered/ Endangered	VERY LOW	Occurs on fertile soils in dry habitats within the growth suppression zone of shade bearing trees. Limited suitable habitat present.
<i>Lepidium pseudotasmanicum</i> shade peppercress	Rare/-	LOW	Occurs in shady sites on fertile soils. Some limited habitat (growth suppression zone of shade bearing trees) available. This species persists in disturbed sites.
<i>Lepidosperma tortuosum</i> Twisting rapier sedge	rare/-	VERY LOW	Found in open heathland and eucalypt woodland in the south-east, on the East Coast and in the north-east near sea level to approximately 460 m altitude

Species	Status TSPA/EPBCA	Potential to Occur	Observations and Preferred Habitat ^s
<i>Pterostylis squamatus</i> Ruddy greenhood	Rare/-	VERY LOW	Occurs in heathy and grassy open forest on well drained sandy and loamy soils. Potential habitat is not present and species more readily observed in December to March flowering season. Most previous records are historic.
<i>Pterostylis wapstrarum</i> fleshy greenhood	endangered/ Critically Endangered	VERY LOW	Habitat is native grassland and grassy woodland
<i>Ranunculus pumilio</i> var. <i>pumilio</i> fern buttercup	Rare	NONE	Occurs on damp grassland. No suitable habitat present. The single record is historic and of very low accuracy.
<i>Rhodanthe anthemoides</i> chamomile sunray	Rare	NONE	Occurs in montane grasslands. Historic record is from Mt Wellington. No suitable habitat.
<i>Scleranthus brockiei</i> Brock knawel	Rare/-	VERY LOW	Recorded from dry grassy woodlands typically in montane environments, but known from Mt Nelson Signal Station area. Not suitable habitat.
<i>Senecio squarrosus</i> leafy fireweed	Rare/-	LOW	Habitat is dry sclerophyll forest. This species is an annual or short-lived perennial herb and recruitment apparently occurs after fire. There is little chance of observing the species, if present, until after the next fire.
<i>Thelymitra atronitida</i> blackhood sun orchid	Endangered/-	NONE	A species of heathy woodland habitats although little is known of its full range of habitats – There is no known suitable habitat. Survey did occur during spring flowering season and species is known to author from Kingston.
<i>Vittadinia burbridgeae</i> Smooth New Holland Daisy	Rare/-	VERY LOW	Not observed, potential habitat limited to grasslands and grassy woodlands. More common in southern Midlands.
<i>Vittadinia muelleri</i> narrow leaf new- holland daisy	Rare/-	VERY LOW	Not observed, potential habitat limited to grasslands and grassy woodlands usually on driest aspects. Unlikely to occur.
<i>Xerochrysum bicolor</i> Eastcoast everlasting	Rare/-	NONE	Historic record from coastal site near Shot Tower. No suitable habitat within study area.

In summary, no species are considered to be of high or moderate potential to occur at this site.

Introduced Plants:

Two introduced plants listed as 'declared' weeds under the *Weed Management Act 1999* are established on the property. These are Blackberry - *Rubus fruticosus* and boneseed - *Chrysanthemoides monilifera* subsp. *monilifera*, gorse.

Environmental weeds not covered by the Act, but with significant potential to degrade the native forest, include hawthorn, cotoneaster, sweet pittosporum and banana passionfruit which is prolific in the Tarooma area. The banana passionfruit tends to grow over woody vegetation and smothers it.

Although the environmental and declared weeds do not presently dominate the understorey there are many woody weed seedlings throughout the site. It is possible that without active management that the weeds could become dominant within a decade.



Sweet pittosporum



Grevillea and Cotoneaster



Boneseed seedling in understorey



Boneseed in disturbed margins



Hawthorn seedling



Blackberry

Fauna Conservation Values:

Threatened fauna species previously recorded within 5 km of the study area, or which may potentially occur there, are listed in Table 3 together with a description of their preferred habitat and an assessment of their likely occurrence on the property.

Based on the assessment provided in Table 3, there is a high to moderate probability that two of the 12 species occur on the property.

Potentially, the most significant fauna habitat on the property is associated with the blue gums. Swift Parrots utilize blue gum and black gum forest and trees for both nectar foraging and nesting hollows. Blue gum forest occurs within the study area primarily down slope towards the gully but also scattered throughout the in the *Eucalyptus pulchella* dry forest. The larger regrowth trees have had they location marked using a handheld GPS and are located on figure 2. Blue gum tree with stems less than 20 cm DBH occur in small dense patches have not been marked on the map – most will die as stand competition asserts itself. The larger blue gum trees offer potential foraging habitat when in flower. The only tree in the study area observed to have a nest hollow was occupied by a brush tail possum. The nesting hollow would not appeal to a swift parrot as the opening was large and did not offer a perch nearby.

The Swift Parrot has been in decline throughout its range in eastern and northern Tasmania. Residential subdivisions in bushland present a significant threatening process to the conservation of this species through direct habitat loss by tree removal and from bird collision with house windows and other built structures. The removal of potential foraging trees from the immediate vicinity of new houses may well reduce the risk of bird collisions with house windows.

Eastern-barred bandicoots inhabit grassland and grassy woodland and they have also adapted to pasture, semi-urban parks and gardens. They forage preferably in open grassy areas but for shelter and nesting they require a dense ground cover of native tussock grasses, sedges and shrubs (including woody weeds such as gorse and blackberry). They forage after dusk and sleep during the day in grass-lined nests where the cover is thick. These habitat characteristics are present on the property.

Although the national listing (EPBCA⁶) for the eastern barred bandicoot classifies it as endangered on the mainland and vulnerable in Tasmania, this species is not listed under Tasmanian threatened species legislation (TSPA⁷). It is widespread across Tasmania. Although subject to predation from domestic pets (cats and dogs), it persists in many peri-urban situations. It is perhaps most at risk from the potential expansion of the European fox in Tasmania.

⁶ Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*

⁷ Tasmanian *Threatened Species Protection Act 1995*

Table 2: Fauna species of conservation significance previously recorded, or which may potentially occur, within 5 km of the property⁸.

Species	Status TSPA/EPBCA	Significance of habitat	Observations and Preferred Habitat ⁹
BIRDS			
Grey goshawk <i>Accipiter novaehollandiae</i>	Endangered/-	VERY LOW	Inhabits large tracts of wet forest and requires old trees for nesting. Marginal habitat is present in adjacent gully. Grey goshawks are known from the Sandy Bay Rivulet catchment and may visit the property on occasion
Wedge-tailed eagle <i>Aquila audax</i>	Endangered/ Endangered	VERY LOW	Requires large sheltered trees for nesting and is highly sensitive to disturbance during the breeding season. The general area may form part of its foraging territory, there are no large suitable nesting trees on the property although there may be suitable trees in the adjacent gully. The proximity of the Channel Highway and urban housing makes the site very unlikely to be suitable. The field survey failed to record a nest.
White-bellied sea-eagle <i>Haliaeetus leucogaster</i>	Vulnerable/-	NONE	Occurs in coastal habitats and large inland waterways. The general area may form part of its foraging territory, there are no large suitable nesting trees on the property although there may be suitable trees in the adjacent gully. The proximity of the Channel Highway and urban housing makes the site very unlikely to be suitable. The field survey failed to record a nest.
Masked owl <i>Tyto novaehollandiae castanops</i>	Endangered/-	VERY LOW	Requires a mosaic of forest and open areas for foraging and large old-growth hollow-bearing trees for nesting. Some of the trees on the property are large enough to provide nesting hollows – one large hollow was observed, however it was occupied by a brush tail possum.
Swift parrot <i>Lathamus discolor</i>	Endangered/ Endangered	HIGH	Requires tree hollows for nesting and feeds on nectar of blue gum (<i>E. globulus</i>) and black gum (<i>E. ovata</i>) flowers. The blue gums offer foraging habitat within the core habitat area and may nesting hollows.
Forty-spotted pardalote <i>Pardalotus quadragintus</i>	Endangered/ Endangered	NONE	Restricted to dry grassy forest and woodland along the east coast containing mature white gum (<i>E. viminalis</i>). Only one single white gum occurs immediately adjacent to the Channel Highway.
MAMMALS			
Eastern-barred bandicoot <i>Perameles gunnii</i>	-/Vulnerable	MODERATE	This species has been frequently recorded within 5 km of the property. This species favours a mosaic of open grassy areas for foraging with thick vegetation cover for shelter and nesting. There is habitat potential on the property although the proximity of domestic pets would decrease the value of the site.

⁸ Natural Values report 09/11/09, DPIW

⁹ Bryant & Jackson 1999

Species	Status TSPA/EPBCA	Significance of habitat	Observations and Preferred Habitat ^a
Spotted-tailed quoll <i>Dasyurus maculatus ssp. maculatus</i>	Rare/Vulnerable	VERY LOW	This naturally rare forest-dweller most commonly inhabits wet forest but also occurs in dry forest. It forages and hunts on farmland and pasture, travelling up to 20 km at night, and shelters in logs, rocks or thick vegetation. Unlikely to occur on suburban fringes due to domestic pets.
Tasmanian devil	Endangered / Endangered	VERY LOW	There are occasional records within 5 km of the study area. This forest/scrub dweller is presently under threat due to an infectious cancer. It forages and hunts in forest and forest margins and scavenges road kill. Individuals shelter in logs, rocks or thick vegetation. Unlikely to occur on suburban fringes due to domestic pets and threat from vehicles etc..
INSECTS			
Chaostola skipper <i>Antipodia chaostla</i>	Endangered/-	NONE	Requires <i>Gahnia radula</i> in understorey of open eucalypt forest. No suitable habitat is present.
FISH			
Australian grayling <i>Prototroctes maraena</i>	Vulnerable/ Vulnerable	NONE	Inhabits rivers and streams. No suitable habitat present.
AMPHIBIANS			
Green and golden frog <i>Litoria raniformis</i>	Vulnerable/ Vulnerable	NONE	Calls only during Sept. to Jan. breeding season and requires permanent freshwater lagoons / water bodies with abundant emergent vegetation. There is no water body present. Downslope water quality may be impacted during proposed subdivision development though sediment management during infrastructure development is critical in maintenance of water quality.

DISCUSSION

Potential of site for contributing to conservation:

Neither of the two native vegetation mapping units on the site is classified as a threatened community.

No threatened flora species have been confirmed from the property.

The property has habitat suitable for the swift parrot and eastern-barred bandicoot.

The blue gums present in the *Eucalyptus pulchella* dry forest and dominant in the *Eucalyptus globulus* wet forest include some moderate sized trees that contribute to a foraging resource for the swift parrot within its core habitat.

Potential impact of the proposed subdivision:

The proposed zoning amendment of the property will have an incremental but negligible impact on the native vegetation and flora and fauna habitat. There will be some clearance associated with the house sites and some modification to vegetation is anticipated with management for bushfire hazard minimisation.

The extent of losses of foraging habitat for the swift parrot cannot be quantified until the house lots are designed with attendant modification to vegetation with management for bushfire hazard minimisation. This may require the accurate location of blue gum trees with a differential GPS.

Tree retention immediately adjacent to the proposed house brings with it likely risk of bird strike mortality with built structures such as fences and windows.

Legislative implications:

Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBCA)

The EPBCA is structured for self-assessment; the proponent must indicate whether or not the project is considered a 'controlled action' which if confirmed would require approval from the Commonwealth Minister.

The probability of any nationally listed flora species occurring on the property is considered distinctly remote.

Habitat for two nationally listed fauna species, swift parrot and eastern-barred bandicoot, is present on the property. This proposal is unlikely to cause a measurable decline to the eastern barred bandicoot.

The extent of losses of foraging habitat for the swift parrot is unknown but can be anticipated and quantified when house lots are designed with attendant modification to vegetation with management for bushfire hazard minimisation. Significant losses may trigger this legislation which identifies all habitats for an endangered species as being significant.

Tasmanian Threatened Species Protection Act 1995 (TSPA)

No threatened plant species listed under this act were recorded during the survey, and there is low to very low potential for any to be present. It is unlikely that this property supports significant habitat for any species listed under this legislation.

Direct impact to state listed fauna is considered very low and subdivision is unlikely to trigger this act.

Tasmanian Weed Management Act 1999 (WMA)

Kingborough is a Zone B municipality for infestations of blackberry - *Rubus fruticosus* and boneseed - *Chrysanthemoides monilifera subsp. monilifera*. According to the provisions of the *Weed Management Act 1999* Zone B municipalities are those which host large, widespread 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 and preventing spread to properties currently free of them and properties which have developed or are implementing a local integrated weed management plan for these weeds. As well there is a requirement to prevent spread of the weeds to properties containing sites for significant flora, fauna and vegetation communities. Present infestations at this site, especially of the boneseed are on the cusp of becoming a significant problem. Any site disturbance such as fire is likely to significantly increase the weed population

The likely consequence of construction works and earthmoving resulting from the proposed subdivision, presents a risk of exacerbating the existing infestations and spreading soil borne seed. However, simple soil hygiene such as wash down of machinery prior to leaving the site could ameliorate much of the risk.

Properties containing declared weeds are potentially subject to the directives of the Regional Weed Management Officer.

The Land Use Planning and Approvals Act 1993 (LUPAA)

LUPAA states that in determining an application for a permit, a planning authority must seek out the objectives set out in Schedule 1¹⁰.

Schedule 1 includes the objectives of the Resource Management and Planning System of Tasmania, one of which is:

‘To promote sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity’.

Sustainable development includes ‘avoiding, remedying or mitigating any adverse effects of activities on the environment’¹¹.

Appropriate conditions brought in with an approval could ensure improved protection of the most significant blue gum trees. It could also impose a management regime which reduced the long term threat of weed infestation arising from the subject land.

Tasmanian Forest Practices Act 1986 (FPA).

The *Forest Practices Act 1986* no longer deals with the clearance of forest for the purposes of subdivisions.

¹⁰ Section 51(2)(b) – Part 4 Enforcement of Planning Control – Division 2 Development Control (*LUPAA 1993*)

¹¹ page 56 – *LUPAA 1993*

Fire Management:

Incumbent with the construction of residential development on the urban fringe is a need to ensure that the risk of fire damage meets requirements set out by the Tasmania Fire Service. Guidelines developed by the Fire Service include the establishment of a *Building Protection Zone* (BPZ) and a *Fuel Modified Buffer Zone* (FMBZ). Fuel levels in both zones require active management. This can impact upon the integrity of the vegetation and upon biodiversity values and potential for natural recruitment in the long term. There is a challenge in reconciling bushfire hazard minimisation with the protection and maintenance of biodiversity values in bushland areas.

Residential development at this site and the requirements to minimise the risk of bushfire hazard is likely to require modification to vegetation in the vicinity. Generally all fuel modified zones need to be confined to within the existing property unless approval can be sought by relevant neighbours.

Mitigating Impacts:

The current situation within the property provides no long term security or certainty for the conservation of existing biodiversity values. The proposed subdivision provides an opportunity through the approvals process to condition a management outcome that secures the conservation of the most significant values on the property and tackles the existing weed threat.

A Vegetation Management Plan (VMP) could be prepared which identifies the significant vegetation and location of significant trees in more detail than this report, includes prescriptions for weed management and prescribes a sensitive method of management of the fuel modified buffer zone. The VMP could be linked through a Part 5 Agreement¹² to go with the title.

Prior to determining the fate of habitat trees, it would make sense to have them assessed for their health and to have them accurately plotted through using high differential GPS or theodolite.

Weed Management should include wash down of earth moving machinery operating onsite before leaving to prevent weeds being taken offsite. Preliminary weed control prior to construction, supplemented with follow up measures to target any regenerating plants, can significantly reduce any chance of weeds being spread off site.

CONCLUSION AND RECOMMENDATIONS

The property supports moderate ecological conservation values although the forest will be significantly degraded by weeds if weeds are not actively managed in the next five years. The part of the property proposed for subdivision is relatively small and in itself the vegetation is unlikely to be considered significant. However, its location adjacent to an extensive area of bushland suggests that it makes a contribution to bushland conservation.

The house lot design needs to consider maximising the retention of blue gum trees in conjunction with requirements for bushfire hazard minimisation.

New residences may not significantly increase the existing bird strike hazard given the proximity to existing housing in the area. However this is substantially dependent

¹² Under LUPAA 1993

on building design. Modern residences with large reflective glass windows are particularly hazardous.

If any vegetation is to be maintained for conservation purposes then it is imperative that existing weeds are eradicated. It is important that these weed are tackled to ensure they are not inadvertently spread to other areas.

The area to be retained as bushland could have a *Vegetation Management Plan* prepared to direct management of any such area.

The *Vegetation Management Plan* should:

- Include measures to control existing environmental weeds and commitment to control future infestations;
- Require maintenance of the BPZ and FMBZ to permit recruitment of eucalypts to avoid blanket clearance;
- Be directed under a Part 5 Agreement with Kingborough Council under LUPAA thus achieving some protection of identified remnants and habitat trees.
- Define which habitat trees are to be retained and which are to be removed.

It is recommended that the detail of these mitigation measures are developed in consultation with State regulating agencies and Kingborough Council to ensure they provide offsets that satisfy the requirements of relevant legislation.

Controls should be in place to ensure that building design and fence construction conforms to contemporary bird strike minimisation guidelines¹³.

¹³ Currently Draft Guidelines For Minimisation of Birdstrike 1998. New guidelines are in preparation.

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APPENDIX 1: VASCULAR PLANT SPECIES - KIZ003

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 DPU - E527740, N5244385
2 WGL - E527814, N5244327

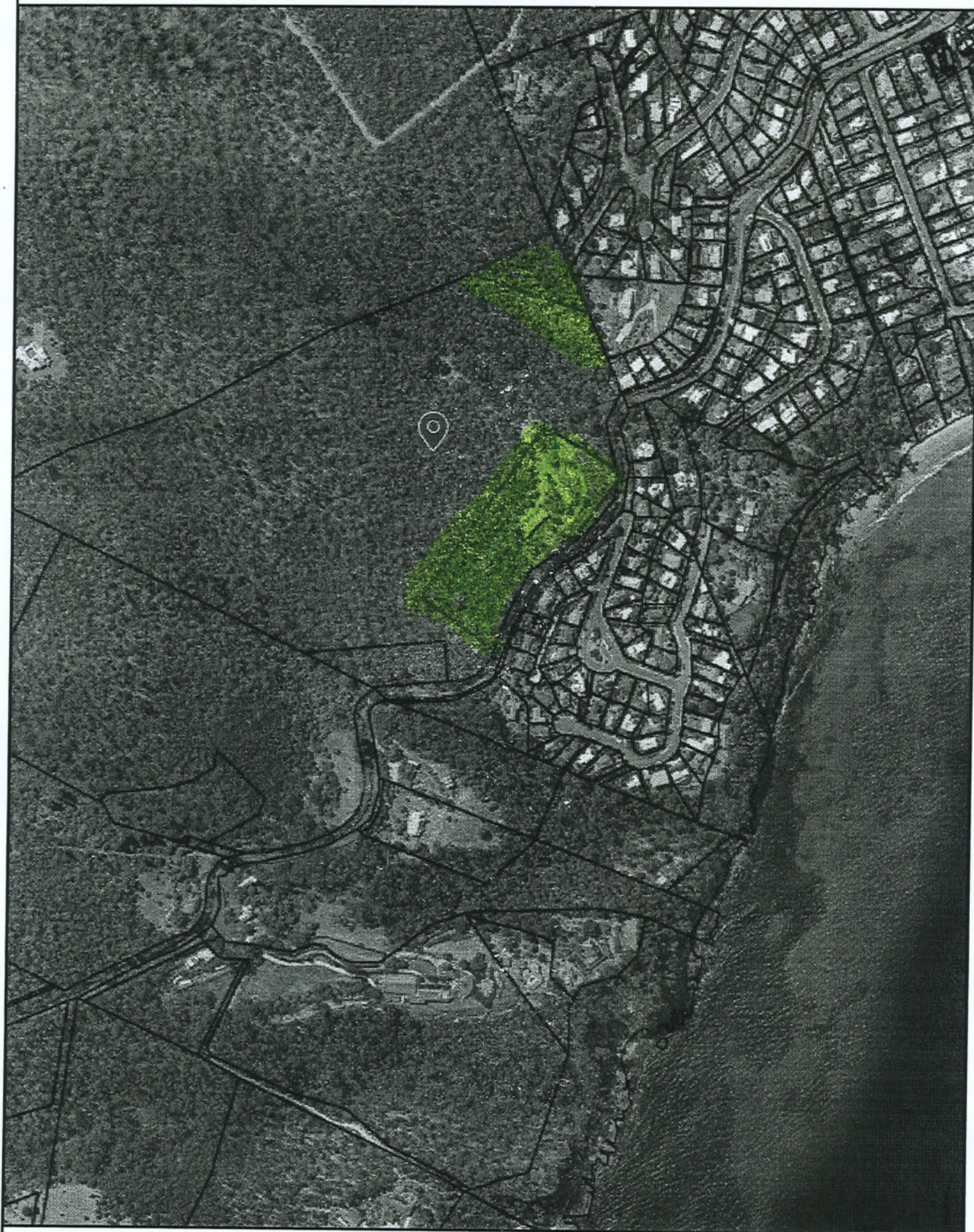
11/11/2009 Karen Ziegler
11/11/2009 Karen Ziegler

Site	Name	Common name	Status
DICOTYLEDONAE			
APIACEAE			
1	<i>Hydrocotyle callicarpa</i>	tiny pennywort	
2	<i>Hydrocotyle hirta</i>	hairy pennywort	
ASTERACEAE			
1 2	<i>Bedfordia salicina</i>	tasmanian blanketleaf	en
1	<i>Cassinia aculeata</i>	dollybush	
1 2	<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	d
1	<i>Cirsium vulgare</i>	spear thistle	i
1	<i>Coronidium scorpioides</i>	curling everlasting	
1	<i>Lagenophora stipitata</i>	blue bottledaisy	
2	<i>Olearia viscosa</i>	viscid daisybush	
2	<i>Senecio glomeratus</i>	shortfruit purple fireweed	
2	<i>Senecio quadridentatus</i>	cotton fireweed	
2	<i>Sonchus oleraceus</i>	common sowthistle	i
BORAGINACEAE			
1	<i>Cynoglossum suaveolens</i>	sweet houndstongue	
CAMPANULACEAE			
2	<i>Wahlenbergia</i> sp.	bluebell	
1	<i>Wahlenbergia stricta</i>	tall bluebell	
CARYOPHYLLACEAE			
2	<i>Cerastium glomeratum</i>	sticky mouse-ear	i
CASUARINACEAE			
1	<i>Allocasuarina verticillata</i>	drooping sheoak	
DROSERACEAE			
1 2	<i>Drosera peltata</i>	pale sundew	
EPACRIDACEAE			
1	<i>Astroloma humifusum</i>	native cranberry	
1	<i>Epacris impressa</i>	common heath	
EUPHORBIACEAE			
1 2	<i>Beyeria viscosa</i>	pinkwood	
1 2	<i>Poranthera microphylla</i>	small poranthera	

FABACEAE			
1	<i>Bossiaea prostrata</i>	creeping bossia	
1 2	<i>Pultenaea daphnoides</i> var. <i>obcordata</i>	heartleaf bushpea	
1	<i>Pultenaea juniperina</i>	prickly beauty	
1	<i>Vicia</i> sp.	vetch, tare	i
FUMARIACEAE			
1	<i>Fumaria</i> sp.	fumitory	i
GERANIACEAE			
2	<i>Geranium potentilloides</i>	mountain cranesbill	
GOODENIACEAE			
1	<i>Goodenia lanata</i>	trailing native-primrose	
1 2	<i>Goodenia ovata</i>	hop native-primrose	
LAMIACEAE			
2	<i>Prostanthera lasianthos</i> var. <i>lasianthos</i>	christmas mintbush	
LAURACEAE			
1	<i>Cassytha pubescens</i>	downy dodderlaurel	
LINACEAE			
1	<i>Linum marginale</i>	native flax	
MIMOSACEAE			
2	<i>Acacia genistifolia</i>	spreading wattle	
1	<i>Acacia melanoxylon</i>	blackwood	
1	<i>Acacia verticillata</i> subsp. <i>ruscifolia</i>	broadleaf prickly moses	
MYRTACEAE			
1 2	<i>Eucalyptus globulus</i> subsp. <i>globulus</i>	tasmanian blue gum	
1	<i>Eucalyptus pulchella</i>	white peppermint	en
2	<i>Eucalyptus viminalis</i> subsp. <i>viminalis</i>	white gum	
OLEACEAE			
1 2	<i>Notelaea ligustrina</i>	native olive	
OXALIDACEAE			
1 2	<i>Oxalis perennans</i>	grassland woodsorrel	
PASSIFLORACEAE			
2	<i>Passiflora tarminiana</i>	banana passionfruit	i
PITTOSPORACEAE			
1	<i>Bursaria spinosa</i> subsp. <i>spinosa</i>	prickly box	
2	<i>Pittosporum undulatum</i>	sweet pittosporum	i
PLANTAGINACEAE			
1 2	<i>Plantago lanceolata</i>	ribwort plantain	i
POLYGALACEAE			
1	<i>Comesperma volubile</i>	blue lovecreeper	
PRIMULACEAE			
1	<i>Anagallis arvensis</i>	scarlet pimpernel	i

PROTEACEAE			
2	<i>Grevillea rosmarinifolia</i>	grevillea	i
RHAMNACEAE			
2	<i>Pomaderris apetala</i>	common dogwood	
1	<i>Pomaderris elliptica</i>	yellow dogwood	
ROSACEAE			
1	<i>Acaena</i> sp.	sheep's burr	
2	<i>Cotoneaster</i> sp.	cotoneaster	i
2	<i>Crataegus monogyna</i>	hawthorn	i
1	<i>Rubus fruticosus</i>	blackberry	d
RUBIACEAE			
1	<i>Galium aparine</i>	cleavers	
1 2	<i>Galium australe</i>	tangled bedstraw	i
RUTACEAE			
1 2	<i>Correa reflexa</i>	correa	
SANTALACEAE			
1 2	<i>Exocarpos cupressiformis</i>	common native-cherry	
1	<i>Exocarpos strictus</i>	pearly native-cherry	
SAPINDACEAE			
2	<i>Dodonaea viscosa</i> subsp. <i>spatulata</i>	broadleaf hopbush	
STACKHOUSIACEAE			
1	<i>Stackhousia monogyna</i>	forest candles	
STYLIDIACEAE			
1	<i>Stylidium graminifolium</i>	narrowleaf triggerplant	
THYMELAEACEAE			
1	<i>Pimelea glauca</i>	smooth riceflower	
VIOLACEAE			
1	<i>Viola hederacea</i>	ivy-leaf violet	
MONOCOTYLEDONAE			
CYPERACEAE			
1 2	<i>Lepidosperma elatius</i>	tall sword-sedge	
1	<i>Schoenus apogon</i>	common bog-sedge	
IRIDACEAE			
1	<i>Diplarrena moraea</i>	white flag-iris	
JUNCACEAE			
2	<i>Luzula</i> sp.	luzula	
LILIACEAE			
1	<i>Bulbine glauca</i>	bluish bulbine-lily	
1	<i>Dianella revoluta</i>	spreading flaxlily	
1 2	<i>Dianella tasmanica</i>	forest flaxlily	

ORCHIDACEAE			
1	<i>Acianthus sp.</i>	mosquito orchid	
1	<i>Pterostylis melagramma</i>	blackstripe greenhood	
1 2	<i>Pterostylis pedunculata</i>	maroonhood	
1 2	<i>Pterostylis sp.</i>	greenhood	
POACEAE			
1	<i>Austrostipa stiposa</i>	corkscrew speargrass	
1	<i>Briza minor</i>	lesser quaking-grass	i
2	<i>Bromus sp.</i>	brome	i
2	<i>Dactylis glomerata</i>	cocksfoot	i
1 2	<i>Poa labillardierei</i>	silver tussockgrass	
1	<i>Themeda triandra</i>	kangaroo grass	
XANTHORRHOEACEAE			
1	<i>Lomandra longifolia</i>	sagg	
PTERIDOPHYTA			
ASPLENIACEAE			
2	<i>Asplenium flabellifolium</i>	necklace fern	
POLYPODIACEAE			
2	<i>Microsorium pustulatum subsp. pustulatum</i>	kangaroo fern	



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