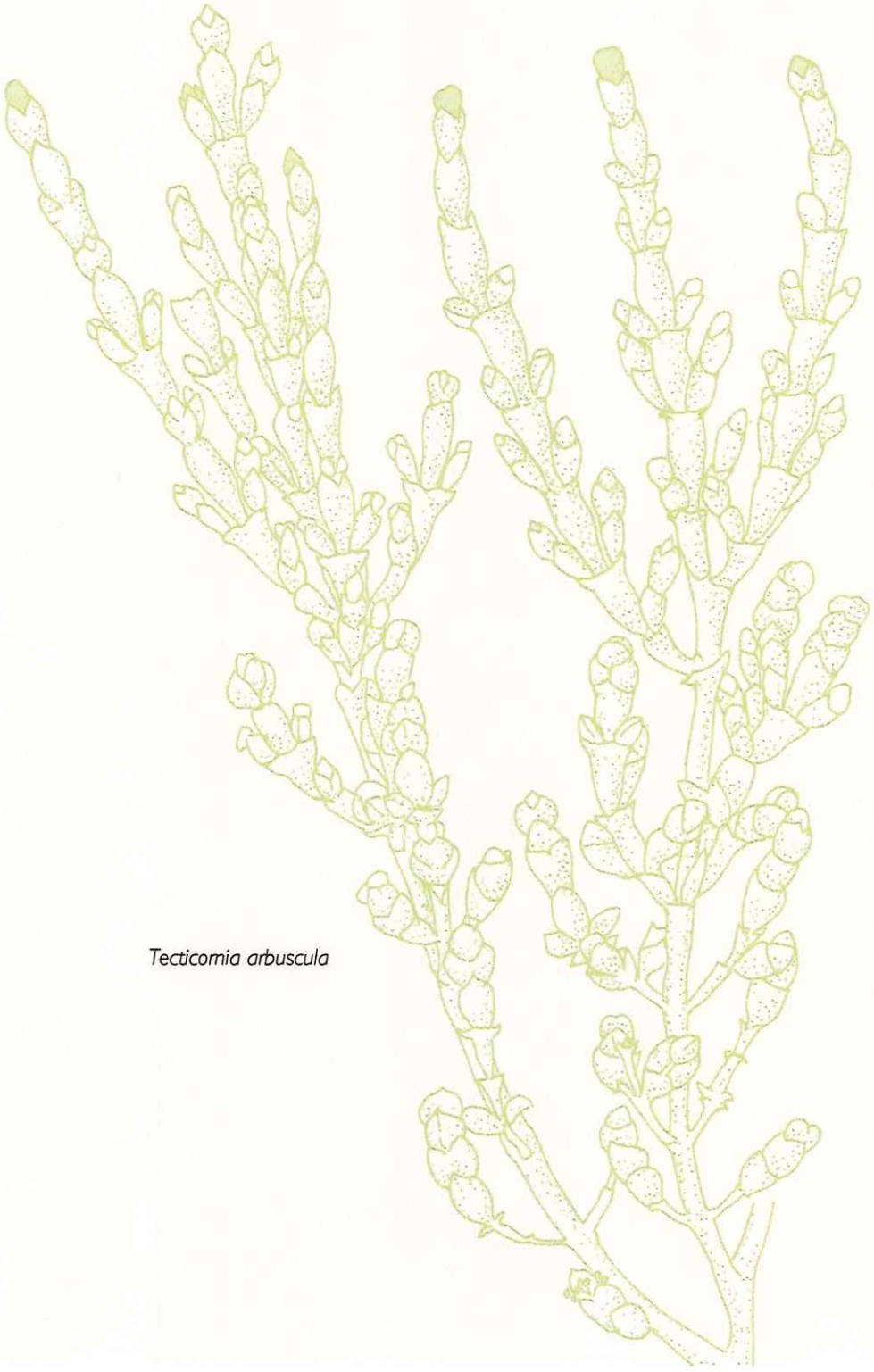
Vegetation Benchmarks

Saltmarsh and wetland



Tecticornia arbuscula

AAP Alkaline pans

Community Description:

This distinctive complex community occurs where limestone or dolomite outcrops or lies close to the surface, in at least one case as part of a mound spring system. The community occurs within buttongrass moorlands or scrub in south-west Tasmania. The large proportion of bare sand or gravel and exposed bedrock easily distinguishes the pans. A sparse but distinctive flora dominates the highly alkaline, central zone of the pan. Species can include *Baumea* spp., *Drosera* arcturi, *Oreobolus* spp., *Baeckea* spp., *Milligania johnstonii* and *Trithuria filamentosa*. This is the appropriate benchmark to use in assessing the condition of the listed *Alkaline pans* community (Schedule 3A, *Nature Conservation Act 2002*).

Benchmarks:

Component	Cover %	LF Code
Dominant Life Form	10%	LSR
Organic Litter	5%	

Expected Life Forms	LF code	# Spp	Cover %
Shrubs	S	2	4
Prostrate shrubs	PS	1	1
Herbs and orchids	H	4	5
Tiny sedge/rush/sagg/lily	TGS	1	1
Large sedge/rush/sagg/lily	LSR	4	10
Medium sedge/rush/sagg/lily	MSR	6	5
Ground fern	GF	3	5
Total	**7**	**21**	

Species lists:

Dominant Species	Common Name	LF Code
Baumea spp.	twigsedge	LSR

Other Typical Species *	Common Name	LF Code
Baeckea leptocaulis	slender heathmyrtle	S
Bauera rubioides	wiry bauera	S
Melaleuca squamea	swamp honeymyrtle	S
Sprengelia incarnata	pink swampheath	S
Sprengelia distichophylla	tiny swampheath	PS
Centrolepis monogyna	common cebtrolepis	H
Drosera binata	forked-leaved sundew	H
Drosera arcturi	alpine sundew	H
Liparophyllum gunnii	alpine marshwort	H
Oreobolus tholicarpus	western cushionsedge	H
Baumea juncea	bare twigsedge	LSR
Empodisma minus	spreading rope rush	LSR
Tetraria capillaris	hair sedge	LSR
Baumea acuta	pale twigsedge	MSR
Calorophus elongatus	long rope rush	MSR
Calorophus erostris	black rope rush	MSR
Carpha alpina	small flower rush	MSR
Trithuria filamentosa	tasmanian hydatella	MSR
Schoenus biglumis	west coast bodsedge	MSR
Schoenus fluitans	floating bogsedge	MSR
Schoenus fluitans	floating bogsedge	MSR
Triglochin striata	streaked arrowgrass	MSR
Milligania johnstonii	Johnston's milligania	TGS
Gleichenia dicarpa	pouched coral fern	GF
Isoetes species *nova*	quillwart	GF
Lycopodiella diffusa	buttongrass clubmoss	GF

*This list is provided as a guide only. The species listed are typical of this plant community type but may not necessarily be present.

AHF Freshwater aquatic herbland

Community Description:

Freshwater aquatic herbland is characterised by the presence of standing permanent or semi-permanent freshwater that supports aquatic and/or emergent herbaceous vegetation. It can be found from coastal to alpine elevations. This community can occur in water from a few centimetres to several metres in depth but is usually at its most diverse in shallow water less than 1m deep. Areas with clear water support the most species diverse communities while silty and tannin stained water support sparser and less diverse communities. Note that this benchmark has been determined assuming the wetland is 'wet'. This is the appropriate benchmark to use in assessing the condition of the freshwater aquatic herbland component of the listed *Wetlands* community (Schedule 3A, *Nature Conservation Act 2002*).

Benchmarks:

Component	Cover %	LF Code
Dominant Life Form	30%	H
Organic Litter	10%	-

Expected Life Forms	LF code	# Spp	Cover %
Herbs and orchids	H	5	30
Non-tussock grass	NTG	1	1
Large sedge/rush/sagg/lily	LSR	1	5
Medium to small sedge/rush/sagg/lily	MSR	2	5
Total	**4**	**9**	

Species lists:

Dominant Species	Common Name	Life Form Code
Charaphyte spp.	stoneworts	H
Crassula spp.	stonecrop	H
Isolepis fluitans	floating clubsedge	H
Lepilaena spp.	watermat	H
Lilaeopsis polyantha	jointed swampstalks	H
Mimulus repens	creeping monkeyflower	H
Myriophyllum spp.	watermilfoil	H
Potamogeton spp.	pondweed	H
Ruppia spp.	seatassel	H
Schoenus fluitans	floating bogsedge	H
Triglochin procerum	greater waterribbons	H
Villarsia reniformis	running marshflower	H

Other Typical Species *	Common Name	LF Code
Elatine gratioloides	waterwort	H
Montia fontana	waterblinks	H
Neopaxia australasica	white purslane	H
Pratia surrepens	mud pratia	H
Ranunculus amphitrichus	river buttercup	H
Utricularia spp.	bladderwort	H
Eleocharis sphacelata	tall spikesedge	LSR
Eleocharis acuta	common spikesedge	MSR

*This list is provided as a guide only. The species listed are typical of this plant community type but may not necessarily be present.

AHL *Lacustrine* herbland

Community Description:

Lacustrine herbland includes marsupial lawns and herbfields, which occur in areas that are subject to short periods of inundation. They consist of species less than 20 cm in height, and are commonly less than 5 cm in height. Some communities of herbfield marginal to wetlands can be very species-rich with upwards of 20 species in a square metre. Different facies of the community occupy sites ranging from fresh to brackish. As a general rule the species diversity decreases as salinity increases. This is the appropriate benchmark to use in assessing the condition of the lacustrine herbland component of the listed *Wetlands* community (Schedule 3A, *Nature Conservation Act 2002*).

Benchmarks:

Component	Cover %	LF Code
Dominant Life Form	60%	H
Organic Litter	10%	

Expected Life Forms	LF code	# Spp	Cover %
Herbs and orchids	H	10	60
Tussock grass	TG	1	5
Non-tussock grass	NTG	2	5
Tiny grass/tiny sedge/tiny lily	TGS	3	15
Large sedge/rush/sagg/lily	LSR	1	5
Medium to small sedge/rush/sagg/lily	MSR	2	5
Mosses and Lichens	ML	1	5
Total	**7**	**20**	

Species lists:

Dominant Species	Common Name	LF Code
Selliera radicans	shiny swampmat	H
Wilsonia backhousei	narrowleaf wilsonia	H
Wilsonia rotundifolia	roundleaf wilsonia	H

Other Typical Species *	Common Name	LF Code
Centella cordifolia	swampwort	H
Elatine gratioloides	waterwort	H
Eryngium vesiculosum	prickfoot	H
Gonocarpus micranthus	creeping raspwort	H
Goodenia humilis	swamp native-primrose	H
Hydrocotyle muscosa	mossy pennywort	H
Isotoma fluviatilis	swamp stars	H
Leptinella reptans	creeping buttons	H
Lilaeopsis polyantha	jointed swampstalks	H
Limosella australis	southern mudwort	H
Mazus pumilio	swamp mazus	H
Mimulus repens	creeping monkeyflower	H
Myriophyllum spp.	watermilfoil	H
Neopaxia australasica	white purslane	H
Pratia pedunculata	matted pratia	H
Ranunculus amphitrichus	river buttercup	H
Selliera radicans	shiny swampmat	H
Utricularia spp.	bladderwort	H
Villarsia reniformis	running marshflower	H
Wilsonia backhousei	narrowleaf wilsonia	H
Wilsonia rotundifolia	roundleaf wilsonia	H
Eleocharis acuta	common spikesedge	LSR
Juncus holoschoenus	jointleaf rush	LSR
Juncus pallidus	pale rush	LSR
Juncus pauciflorus	looseflower rush	LSR
Lepidosperma laterale	variable swordsedge	LSR
Eleocharis pusilla	small spikesedge	MSR
Schoenus fluitans	floating bogsedge	MSR
Schoenus nitens	shiny bogsedge	MSR
Schoenus tesquorum	soft bogsedge	MSR
Ehrharta stipoides	weeping grass	NTG
Lachnagrostis aemula	tumbling blowngrass	NTG
Austrodanthonia spp.	wallabygrass	TGS
Centrolepis spp.	bristlewort	TGS
Centrolepis strigosa	hairy bristlewort	TGS
Isolepis cernua	nodding clubsedge	TGS
Isolepis marginata	little clubsedge	TGS
Isolepis platycarpa	flatfruit clubsedge	TGS
Poa spp.	tussockgrass	TGS

*This list is provided as a guide only. The species listed are typical of this plant community type but may not necessarily be present.

AHS Saline aquatic herbland

Community Description:

Saline aquatic herblands incorporate the brackish and saline aquatic communities where water is noticeably salty to the taste. Species of *Ruppia*, *Lepilaena* and stonewort algae in the genus *Lamprothamnium* are often present in, but not necessarily restricted to, saline aquatic plant communities. These communities occur in areas of permanent or semi-permanent brackish to hyper-saline water that is commonly found in small pools in saltmarshes and along the edges of estuaries. Saline aquatic herblands are the most species-poor of wetland communities. This is the appropriate benchmark to use in assessing the condition of the saline aquatic herbland component of the listed *Wetlands* community (Schedule 3A, *Nature Conservation Act 2002*).

Benchmarks:

Component	Cover %	LF Code
Dominant Life Form	5	H
Organic Litter	10%	

Expected Life Forms		LF code	# Spp	Cover %
Herbs and orchids		H	2	5
	Total	1	**2**	

Species lists:

Dominant Species	Common Name	LF Code
Lamprothamnium spp.	stonewort (charophyte)	H
Lepilaena spp.	watermat	H
Myriophyllum spp.	watermilfoil	H
Ruppia spp.	seatassel	H

Other Typical Species *	Common Name	LF Code
Lepilaena cylindrocarpa	longfruit watermat	H
Mimulus repens	creeping monkeyflower	H
Myriophyllum simulans	amphibious watermilfoil	H
Myriophyllum salsugineum	lake watermilfoil	H
Ruppia spp.	seatassel	H

*This list is provided as a guide only. The species listed are typical of this plant community type but may not necessarily be present.

ARS Saline sedgeland/rushland

Community Description:

Saline sedgeland/rushland is a coastal community frequently dominated by *Juncus kraussii* or, sometimes, other species such as *Gahnia filum*. Some succulent species may be intermixed. The community may be dense, or have sparse sedges and rushes with smaller sedges and herbs in the inter-tussock spaces. The height of the community may vary between 0.5-2m. These communities are restricted to the margins of saltmarsh areas and the lower reaches of estuaries often forming a zone on the landward margins of saline herbfields.

Benchmarks:

Component	Cover %	LF Code
Dominant Life Form	60%	LSR
Organic Litter	40%	

Expected Life Forms	LF code	# Spp	Cover %
Herbs and orchids	H	4	10
Tussock grass	TG	1	10
Non-tussock grass	NTG	2	5
Tiny grass/tiny sedge/lily	TGS	1	1
Large sedge/rush/sagg/lily	LSR	2	60
Medium to small sedge/rush/sagg/lily	MSR	2	10
Mosses and Lichens	ML	1	5
Total	**7**	**13**	

Species lists:

Dominant Species	Common Name	LF Code
Baumea juncea	bare twigsedge	LSR
Gahnia filum	chaffy sawsedge	LSR
Gahnia trifida	coast sawsedge	LSR
Juncus kraussii	sea rush	LSR
Leptocarpus tenax	slender twinerush	LSR
Phragmites australis	southern reed	LSR

Other Typical Species *	Common Name	LF Code
Centella cordifolia	swampwort	H
Cotula spp.	buttons	H
Mimulus repens	creeping monkeyflower	H
Samolus repens	creeping brookweed	H
Selliera radicans	shiny swampmat	H
Wilsonia rotundifolia	roundleaf wilsonia	H
Austrostipa stipoides	coast speargrass	TG
Poa poiformis	coastal tussockgrass	TG
Distichlis distichophylla	australian saltgrass	NTG
Schoenus spp.	bogsedge	TGS
Apodasmia brownii	coarse twinerush	LSR
Baumea arthrophylla	fine twigsedge	LSR
Carex appressa	tall sedge	LSR
Isolepis nodosa	knobby clubsedge	LSR
Schoenus nitens	shiny bogsedge	MSR

*This list is provided as a guide only. The species listed are typical of this plant community type but may not necessarily be present.

ASF Freshwater aquatic sedgeland and rushland

Community Description:

Freshwater aquatic sedgeland and rushland includes wetlands dominated by sedges and rushes, with salinity ranging from fresh to brackish that occupy a diverse array of habitats from coastal to subalpine areas. A dense to sparse sward of a sedge or rush species (usually one species dominates) provides the tallest stratum in a sedge/rush wetland. A variety of smaller sedges and herbs commonly form a sparse to dense layer between and below this. The dominant sedges and rushes are generally greater than 50cm in height. This is the appropriate benchmark to use in assessing the condition of the freshwater aquatic sedgeland and rushland component of the listed *Wetlands* community and for the wetlands part of the listed *Heathland scrub complex at Wingaroo* community (Schedule 3A, *Nature Conservation Act 2002*).

Benchmarks:

Component	Cover %	LF Code
Dominant Life Form	50%	LSR
Organic Litter	0%	

Expected Life Forms	LF code	# Spp	Cover %
Herbs and orchids	H	5	15
Tiny grass/tiny sedge/tiny lily	TGS	3	5
Large sedge/rush/sagg/lily	LSR	2	50
Medium to small sedge/rush/sagg/lily	MSR	3	5
Total	**4**	**13**	

Species lists:

Dominant Species	Common Name	LF Code
Baumea spp.	twigsedge	LSR
Carex spp.	sedge	LSR
Cyperus spp.	flatsedge	LSR
Eleocharis spp.	spikesedge	LSR
Gahnia spp.	sawsedge	LSR
Juncus spp.	rush	LSR
Lepidosperma spp.	swordsedge	LSR
Phragmites australis	southern reed	LSR
Typha spp.	native cumbungi	LSR

Other Typical Species *	Common Name	LF Code
Epilobium spp.	willowherb	H
Lobelia spp.	lobelia	H
Myriophyllum spp.	watermilfoil	H
Potamogeton spp.	thin pondweed	H
Triglochin spp.	waterribbons	H
Utricularia spp.	bladderwort	H
Villarsia reniformis	running marshflower	H
Isolepis spp.	clubsedge	TGS
Schoenus spp.	bogsedge	TGS
Baumea arthrophylla	fine twigsedge	LSR
Baumea juncea	bare twigsedge	LSR
Bolboschoenus caldwellii	sea clubsedge	LSR
Carex gaudichaudiana	fen sedge	LSR
Chorizandra spp.	bristlesedge	LSR
Eleocharis acuta	common spikesedge	LSR
Eleocharis sphacelata	tall spikesedge	LSR
Gahnia filum	chaffy sawsedge	LSR
Gahnia trifida	coast sawsedge	LSR
Juncus kraussii	sea rush	LSR
Juncus procerus	tall rush	LSR
Lepidosperma longitudinale	spreading swordsedge	LSR
Leptocarpus tenax	slender twinerush	LSR
Lindsaea linearis	screw fern	GF
Selaginella spp.	spikemoss	GF

*This list is provided as a guide only. The species listed are typical of this plant community type but may not necessarily be present.

ASP *Sphagnum* peatland

Community Description:

Treeless *Sphagnum* communities cover a range of different *Sphagnum* peatland types, including tussock grassland mires, buttongrass *Sphagnum* bogs and floating aquatic *Sphagnum* mires. The most common type is the shrub-dominated *Richea-Sphagnum* bogs. They range in size from small patches to > 5 ha in size. The moss-derived peats range from quite shallow to two metres deep. *Sphagnum* peatlands can be almost pure moss beds, dominant or co-dominant with the sedges *Empodisma minus, Baloskion australe, Gahnia grandis* and *Gymnoschoenus sphaerocephalus*, with *Gleichenia alpina* and/or the shrubs *Richea scoparia, Richea gunnii, Baeckea gunniana, Epacris serpyllifolia* and/or *Callistemon* spp. This is the appropriate benchmark to use in assessing the condition of the listed *Sphagnum peatland* community (Schedule 3A, *Nature Conservation Act 2002*).

Benchmarks:

Component	Cover %	LF Code
Dominant Life Form	40%	ML
Organic Litter	1%	

Expected Life Forms	LF code	# Spp	Cover %
Shrub	S	2	10
Herbs and orchids	H	2	1
Grass	LTG	1	1
Tiny grass/tiny sedge/tiny lily	TGS	1	1
Large sedge/rush/sagg/lily	LSR	1	5
Medium to small sedge/rush/sagg/lily	MSR	2	5
Ground fern	GF	1	1
Mosses and lichens	ML	1	40
Total	**8**	**11**	

Species lists:

Dominant Species	Common Name	LF Code
Sphagnum cristatum	sphagnum	ML
Sphagnum falcatulum	sphagnum	ML

Other Typical Species *	Common Name	LF Code
Baeckea gunniana	alpine heathmyrtle	S
Callistemon viridiflorus	prickly bottlebrush	S
Epacris gunnii	coral heath	S
Epacris serpyllifolia	alpine heath	S
Leptecophylla juniperina subsp. *parvifolia*	mountain pinkberry	S
Ozothamnus hookeri	scaly everlastingbush	S
Ozothamnus rodwayi	alpine everlastingbush	S
Richea gunnii	bog candleheath	S
Richea scoparia	scoparia	S
Richea sprengelioides	rigid candleheath	S
Sprengelia incarnata	pink swampheath	S
Acaena novae-zelandiae	common buzzy	H
Asperula gunnii	mountain woodruff	H
Brachyscome spp.	daisy	H
Celmisia asteliifolia	silver snowdaisy	H
Gunnera cordifolia	tasmanian mudleaf	H
Lagenophora stipitata	blue bottledaisy	H
Rubus gunnianus	alpine raspberry	H
Poa labillardierei	silver tussockgrass	LTG
Oreobolus pumilio	dwarf cushionsedge	TGS
Schoenus spp.	bogsedge	TGS
Baloskion australe	southern cordrush	LSR
Empodisma minus	spreading roperush	LSR
Gahnia grandis	cutting grass	LSR
Gymnoschoenus sphaerocephalus	buttongrass	LSR
Astelia alpina	pineapple grass	MSR
Isolepis spp.	clubsedge	MSR
Juncus spp.	rush	MSR
Luzula spp.	woodrush	MSR
Blechnum penna-marina	alpine waterfern	GF
Gleichenia alpina	alpine coralfern	GF

*This list is provided as a guide only. The species listed are typical of this plant community type but may not necessarily be present.

ASS Succulent saline herbland

Community Description:

Succulent saline herblands are low growing communities dominated by *Sarcocornia quinqueflora* and in some cases *Sclerostegia arbuscula,* the latter being a shrub up to 80 cm high. Often the community has a strong reddish tinge resulting from the visibility of leaf anthocyanin, which is an adaptation to highly saline and sunny environments. They are distinguished by the dominance of one or more of the succulent coastal species. These communities occur on gently graded low energy coasts, most commonly in estuaries as well as in the lowest rainfall zone of the Midlands.

Benchmarks:

Component	Cover %	LF Code
Dominant Life Form	50%	H
Organic Litter	10%	

Expected Life Forms	LF code	# Spp	Cover %
Medium shrub/small shrub	S	2	15
Herbs and orchids	H	4	50
Tussock grass	TG	1	5
Non-tussock grass	NTG	2	5
Tiny grass/tiny sedge/tiny lily	TGS	2	5
Large sedge/rush/sagg/lily	LSR	3	5
Medium to small sedge/rush/sagg/lily	MSR	1	1
Mosses and Lichens	ML	1	5
Total	**8**	**16**	

Species lists:

Dominant Species	Common Name	LF Code
Sarcocornia quinqueflora	beaded glasswort	H
Sarcocornia blackiana	thickhead glasswort	H
Disphyma crassifolium	roundleaf pigface	H
Hemichroa pentandra	trailing saltstar	H

Other Typical Species *	Common Name	LF Code
Atriplex cinerea	grey saltbush	S
Rhagodia candolleana	coastal saltbush	S
Sclerostegia arbuscula	shrubby glasswort	S
Apium prostratum	slender sea-celery	H
Carpobrotus rossii	native pigface	H
Limonium australe	yellow sea-lavender	H
Samolus repens	creeping brookweed	H
Selliera radicans	shiny swampmat	H
Suaeda australis	southern seablite	H
Triglochin striatum	streaked arrowgrass	H
Wilsonia backhousei	narrowleaf wilsonia	H
Wilsonia humilis	silky wilsonia	H
Austrostipa stipoides	coast speargrass	TG
Poa poiformis	coastal tussockgrass	TG
Austrodanthonia spp.	wallabygrass	NTG
Distichlis distichophylla	australian saltgrass	NTG
Puccinellia stricta	australian saltmarshgrass	NTG
Zoysia macrantha	prickly couch	NTG
Centrolepis spp.	bristlewort	TGS
Isolepis cernua	nodding clubsedge	TGS
Isolepis platycarpa	flatfruit clubsedge	TGS
Schoenus nitens	shiny bogsedge	TGS
Gahnia filum	chaffy sawsedge	LSR
Gahnia trifida	coast sawsedge	LSR
Isolepis nodosa	knobby clubsedge	LSR
Juncus kraussii	sea rush	LSR

*This list is provided as a guide only. The species listed are typical of this plant community type but may not necessarily be present.

Vegetation Condition Benchmarks version 1

Scrub, Heathland and Coastal Complexes

TASVEG

SMR *Melaleuca squarrosa* scrub

Community Description:

Melaleuca squarrosa scrub is a closed canopy scrub 2-3 (5) m high on poorly drained flats underlain by peat developed on various substrates. *Melaleuca squarrosa* dominates, usually with some of *M. squamea, Banksia marginata, Hakea epiglottis* and *Acacia mucronata*. There may be openings of buttongrass or sedges such as *Baloskion tetraphyllum, Leptocarpus tenax, Lepyrodia tasmanica* and *Gahnia grandis*. *Melaleuca squarrosa* scrub is widespread through western Tasmania, especially in lowland areas of poor drainage surrounded by heathland and sedgeland. The community also occurs in the north-east and far north-west of Tasmania.

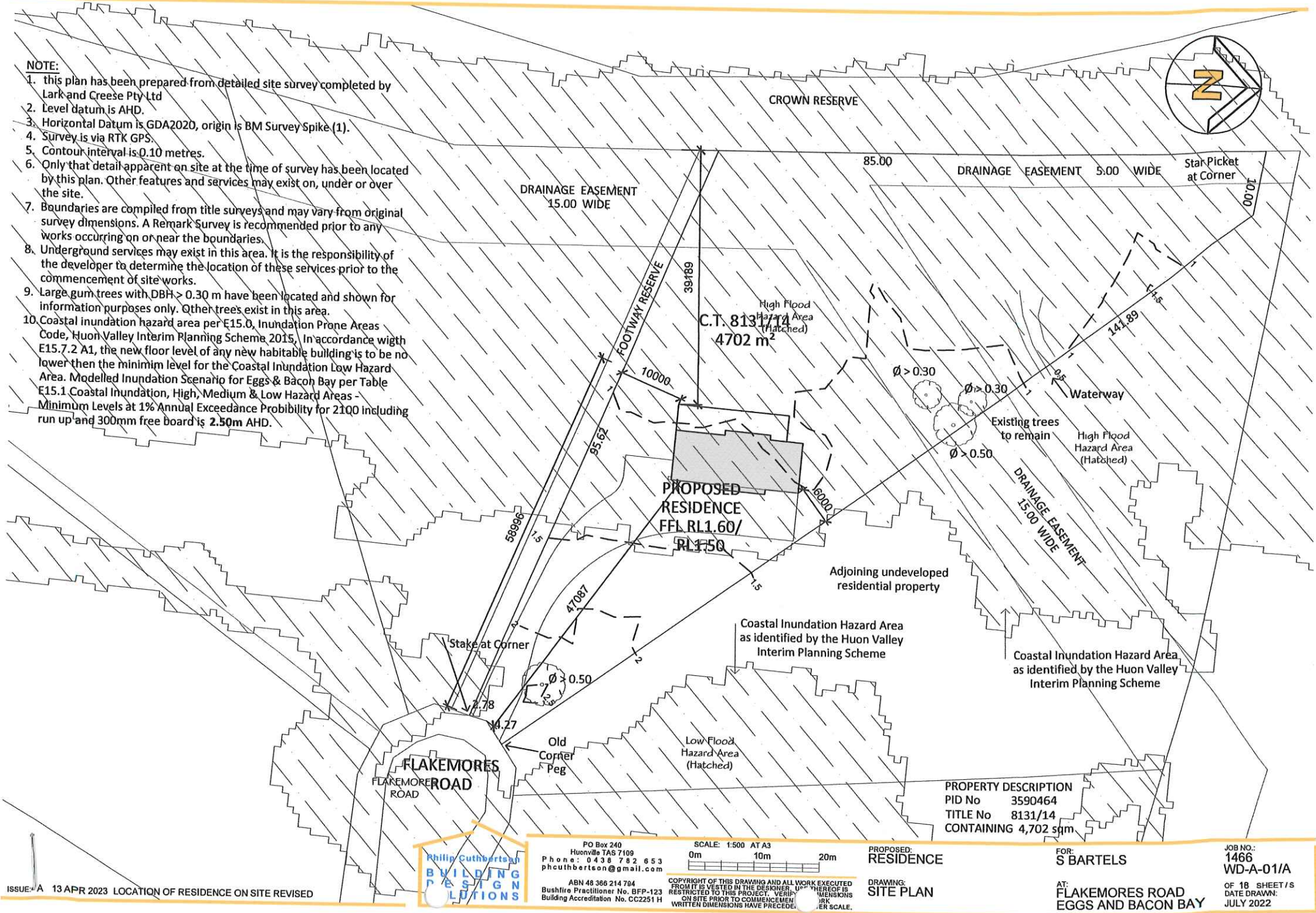
Benchmarks:

Component	Cover (%)	LF Code
Dominant Life Form	75	T
Organic Litter	10	

Understorey Life Forms	LF code	# Spp	Cover (%)
Tree (sub-canopy)/Large Shrub	T	4	75
Medium Shrub/Small Shrub	S	2	5
Large Sedge/Rush/Sagg/Lily	LSR	3	15
Medium to Small Sedge/Rush/Sagg/Lily	MSR	2	5
Ground Ferns and fern allies	GF	1	5
Scramblers/Climbers/Epiphytes	SCE	1	2
Total	**6**	**13**	

Species lists:

Dominant Life Form Species	Common Name	LF Code
Melaleuca squarrosa	scented paperbark	T


NOTE:
1. this plan has been prepared from detailed site survey completed by Lark and Creese Pty Ltd
2. Level datum is AHD.
3. Horizontal Datum is GDA2020, origin is BM Survey Spike (1).
4. Survey is via RTK GPS.
5. Contour interval is 0.10 metres.
6. Only that detail apparent on site at the time of survey has been located by this plan. Other features and services may exist on, under or over the site.
7. Boundaries are compiled from title surveys and may vary from original survey dimensions. A Remark Survey is recommended prior to any works occurring on or near the boundaries.
8. Underground services may exist in this area. It is the responsibility of the developer to determine the location of these services prior to the commencement of site works.
9. Large gum trees with DBH > 0.30 m have been located and shown for information purposes only. Other trees exist in this area.
10. Coastal inundation hazard area per E15.0, Inundation Prone Areas Code, Huon Valley Interim Planning Scheme 2015, In accordance wigth E15.7.2 A1, the new floor level of any new habitable building is to be no lower then the minimim level for the Coastal Inundation Low Hazard Area. Modelled Inundation Scenario for Eggs & Bacon Bay per Table E15.1 Coastal Inundation, High, Medium & Low Hazard Areas - Minimum Levels at 1% Annual Exceedance Probibility for 2100 including run up and 300mm free board is 2.50m AHD.
CROWN RESERVE
85.00
DRAINAGE EASEMENT 5.00 WIDE
Star Picket at Corner
30.00
DRAINAGE EASEMENT 15.00 WIDE
FOOTWAY RESERVE
39189
C.T. 8131/14
4702 m²
High Flood Hazard Area (Hatched)
10000
95.62
58996
1.5
PROPOSED RESIDENCE FFL RL1.60/ RL1.50
16000
47087
Ø > 0.30
Ø > 0.50
Waterway
141.89
Existing trees to remain
High Flood Hazard Area (Hatched)
DRAINAGE EASEMENT 15.00 WIDE
Adjoining undeveloped residential property
Coastal Inundation Hazard Area as identified by the Huon Valley Interim Planning Scheme
Coastal Inundation Hazard Area as identified by the Huon Valley Interim Planning Scheme
Stake at Corner
2.78
4.27
Old Corner Peg
FLAKEMORES ROAD
FLAKEMORES ROAD
Low Flood Hazard Area (Hatched)
PROPERTY DESCRIPTION
PID No 3590464
TITLE No 8131/14
CONTAINING 4,702 sqm
ISSUE: A 13 APR 2023 LOCATION OF RESIDENCE ON SITE REVISED
Philip Cuthbertson BUILDING DESIGN SOLUTIONS
PO Box 240
Huonville TAS 7109
Phone: 0438 782 653
phcuthbertson@gmail.com
ABN 48 366 214 794
Bushfire Practitioner No. BFP-123
Building Accreditation No. CC2251 H
SCALE: 1:500 AT A3
0m 10m 20m
COPYRIGHT OF THIS DRAWING AND ALL WORK EXECUTED FROM IT IS VESTED IN THE DESIGNER. USE THEREOF IS RESTRICTED TO THIS PROJECT. VERIFY DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALE.
PROPOSED: RESIDENCE
DRAWING: SITE PLAN
FOR: S BARTELS
AT: FLAKEMORES ROAD EGGS AND BACON BAY
JOB NO.: 1466 WD-A-01/A
OF 18 SHEET/S
DATE DRAWN: JULY 2022

SITE CONTAMINATION PROTOCOLS

- DISTURBANCE OF THE SITE BEYOND THE CONSTRUCTION AREA IS TO BE KEPT TO A MINIMUM. CONTRACTORS AND VISITORS TO SITE ARE TO AVOID DISTURBING, DRIVING OR WALKING BEYOND THE WORKSITE
- ALL FOOTWEAR, TOOLS, PLANT AND EQUIPMENT IS TO BE CLEANED OF ALL MUD, SOIL AND DEBRIS PRIOR TO DEPARTURE FROM THE SITE
- ADDITIONAL WATER TO BE SUPPLIED ON SITE BY THE PRINCIPAL CONTRACTOR FOR CLEANING PURPOSES

NO CLEARING OR DISTURBANCE OF NATIVE VEGETATION ON SITE IS TO BE CARRIED OUT WITHOUT THE APPROVAL OF COUNCIL

ON COMPLETION OF THE BUILDING WORKS THE AREA SHOWN HATCHED IS TO BE MAINTAINED IN A LOW FUEL CONDITION IN ACCORDANCE WITH THE BUSHFIRE HAZARD MANAGEMENT PLAN. REMINDER OF EXISTING CLEARED AREA TO BE ALLOWED TO NATURALLY REGENERATE

PROPOSED ALL-WEATHER COMPACTED GRAVEL ACCESS DRIVEWAY MIN 4.0m CLEAR CARRIAGE WIDTH (INCLUDING SHOULDERS) WITH ADEQUATE CROSSFALL TO PREVENT SCOURING

ALL EXCAVATED TOPSOIL TO BE RETAINED ON SITE AND STOCKPILED FOR SPREADING OVER SITE WHERE DIRECTED BY OWNER ON COMPLETION OF WORKS

ALL EARTHWORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 3798-2007 GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS

AREA EITHER SIDE OF DRIVEWAY TO BE MAINTAINED CLEAR OF OBSTRUCTIONS - MIN 2m WIDE AT BOUNDARY AND EXTENDING 2.5m INTO THE PROPERTY

(Hatched)

SEDIMENT BARRIER ERECTED PRIOR TO CONSTRUCTION WORKS COMMENCING AND TO BE MAINTAINED FOR DURATION OF WORKS

FOOTPATH RESERVE

+1.45

+1.45

7500

1.55

FFL 1.65

FFL 1.75

WATER TANK

S/W PIT SL1.55

+1.60

+1.60

GRAVEL DRIVEWAY

+1.65

+1.60

1.5

8329

1.65

33.1m

1.5

1.5

25000

MIN 9500

2.10

15.6m

FIRE TANK

INSTALL PERMANENTLY FIXED SIGNAGE TO FIRE-FIGHTING WATER TANK IN ACCORDANCE WITH DIRECTORS DETERMINATION REQUIREMENTS FOR BUILDING IN BUSHFIRE PRONE AREAS.

MINIMUM 6.5m WIDE x 6.0m LONG DOUBLE VEHICULAR ACCESS TO BE CONSTRUCTED TO THE PROPERTY BOUNDARY IN ACCORDANCE WITH TASMANIAN STANDARD DRAWINGS (TSD-R03 TSD-R04 AND TSD-RF01)

DRAINAGE FROM THE NEW ACCESS IS NOT TO IMPACT ON THE EXISTING ROAD. INSTALL A DN300 RCP CLASS 4 CULVERT WITH HEADWALLS INSTALLED WITHIN THE EXISTING ROAD SIDE TABLE DRAIN. THE TABLE DRAIN IS TO BE RESHAPED AND EXCAVATED AS REQUIRED

INSTALL NON-COMBUSTIBLE WATER TANK DEDICATED TO FIRE FIGHTING PURPOSES. TANK TO BE MIN 10,000 LITRE CAPACITY (NOM 2600 DIA x 2020) AND LOCATED NOT CLOSER THAN 6m AND NOT FURTHER THAN 90m FROM THE FURTHERMOST POINT OF THE BUILDING TO BE PROTECTED. FINAL LOCATION OF TANK TO BE AS DIRECTED BY OWNER AND APPROVED BY BUILDING SURVEYOR

7000

5500

2.40

7.0m

2.5

+2.30

0.0m

8361

ISSUE: A 13 APR 2023 LOCATION OF RESIDENCE ON SITE REVISED

Philip Cuthbertson
BUILDING DESIGN SOLUTIONS

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ABN 48 368 214 794
Bushfire Practitioner No. BFP-123
Building Accreditation No. CC2251 H

SCALE: 1:250 AT A3
0m 5m 10m

PROPOSED: RESIDENCE

DRAWING: SITE SOIL AND WATER MANAGEMENT PLAN

FOR: S BARTELS

AT: FLAKEMORES ROAD EGGS AND BACON BAY

JOB NO.: 1466 WD-A-02/A

OF 18 SHEET / S

DATE DRAWN: JULY 2022