
From: John Thompson <thompsonjohng@gmail.com>
Sent: Thursday, 11 January 2024 3:54 PM
To: George Town Council Planning
Cc: Scott Bell; habowring@gmail.com; bowringhome2@gmail.com; stubbs.joanne@gmail.com
Subject: Representation on George Town LPS Draft Amendment AMD 01-2023 - Conservation Landholders Tasmania
Attachments: Extract of NCP for 177 Saltwood Road Pipers River detailing natural values - pp 6-8.pdf; Extract of NCP for 95 Gees Marsh Rd Bellingham detailing natural values - pp 6-14.pdf; Representation to George Town Council re Draft Amendment AMD01 2023 - CLT - 11Jan24.pdf

Attention: George Town Planning Authority

Please find attached our seven page representation on George Town LPS Draft Amendment AMD 01/2023, plus two attachments.

As mentioned on p 7 of our letter, I am yet to receive an electronic copy of the Nature Conservation Plan for 94 Gees Marsh Road but will forward it to the Planning Authority as soon as I receive it.

Could you please acknowledge receipt of this representation by the Exhibition deadline?

Regards

John

--

John Thompson
220 Raymond Rd
Gunns Plains TAS 7315

Phone 0424 055 125



11th January 2024

Shane Power
General Manager
George Town Council
PO Box 161
GEORGE TOWN TAS 7253

Via email: planning@georgetown.tas.gov.au

Representation on George Town LPS Draft Amendment AMD 01/2023 – case for retaining Landscape Conservation Zone for the adjoining properties at Bellingham/Pipers Brook

Dear Shane

Summary of Representation

Further evidence is provided in support of the retention of the Landscape Conservation Zone for the three properties listed below containing private reserves protected by conservation covenant.

<i>Reserve Name</i>	<i>Property Address</i>	<i>Property ID</i>	<i>Title References</i>
Bellingham	94 GEES MARSH RD BELLINGHAM TAS 7254	7236374	121822/1
Little Pipers River	95 GEES MARSH RD BELLINGHAM TAS 7254	2937892	221928/1 121822/2
Esmerelda Enterprises	177 SALTWOOD RD PIPERS BROOK TAS 7254	6472076	221927/1

It its decision against the application of the Landscape Conservation Zone by the planning authority in the Draft LPS, the Commission argued that there was insufficient evidence of the landscape values to justify its application but accepted that this land contained significant natural values and, contrary to claims by the Department of State Growth, does not contain a unique or rare sand resource.

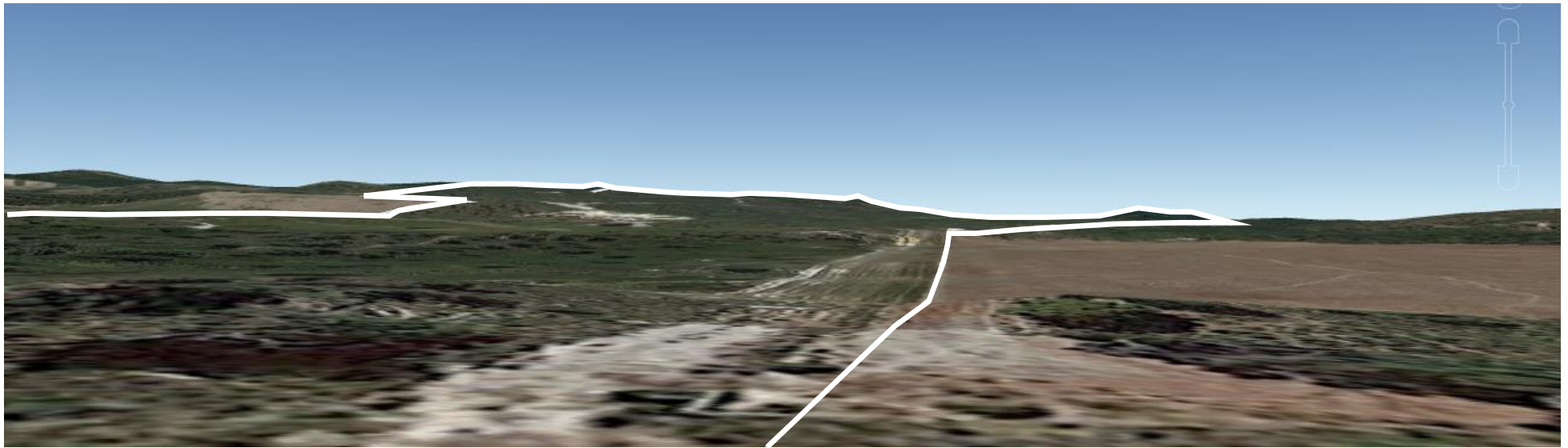
This representation provides evidence that the ‘extensive area’ (540 ha) containing the three perpetually covenanted private reserves is prominent in the landscape and adjoins land that is zoned for similar values. It also provides additional evidence of the natural values contained within the reserves extracted from the Nature Conservation Plans for those properties.

Prominence of the three properties in the landscape

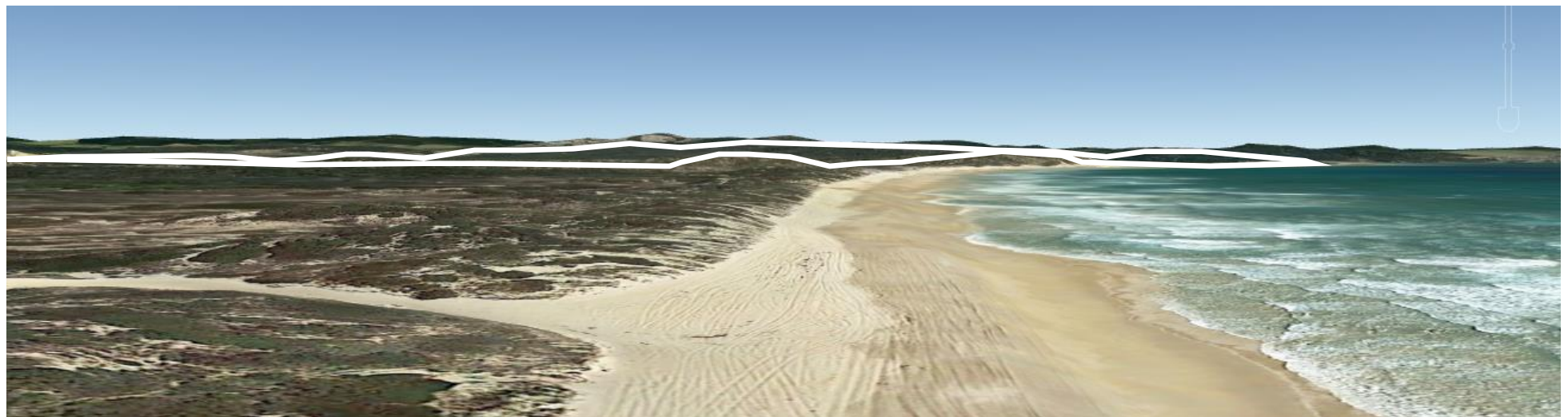
While the three properties (solid white line) are only intermittently visible from the Bridport Road at present due to foreground vegetation, they are nonetheless prominent in the landscape elsewhere. The 10 m contour layer in LISTMap shows much of the land rising above the surrounds, particularly to the east which is low lying. Two of the properties rise to about 70 m elevation.



Google Earth views of the three covenanted properties (solid white line) in the landscape from Saltwood Road and Millers Beach



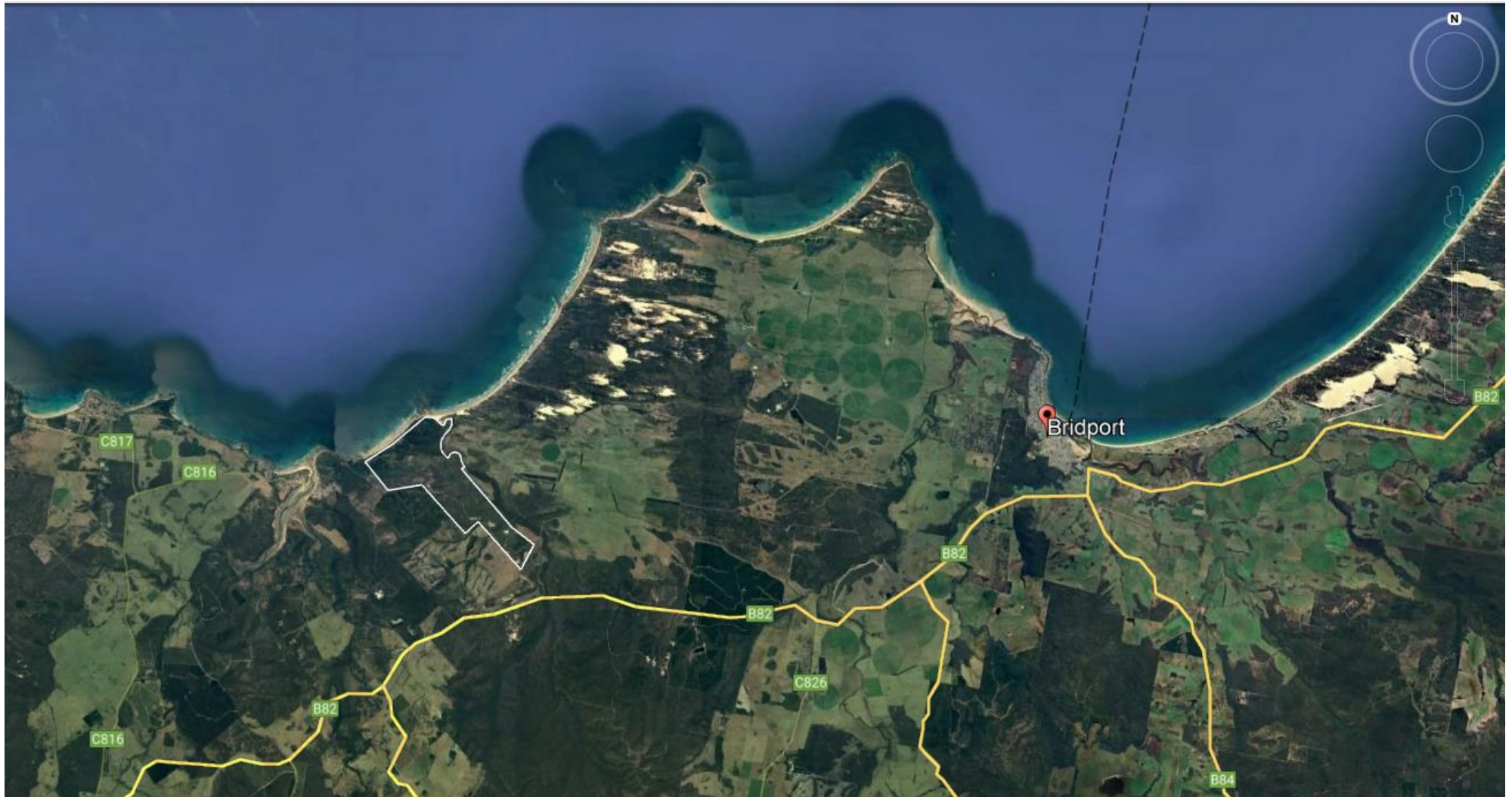
View from Saltwood Road at the boundary of 177 Saltwood Road



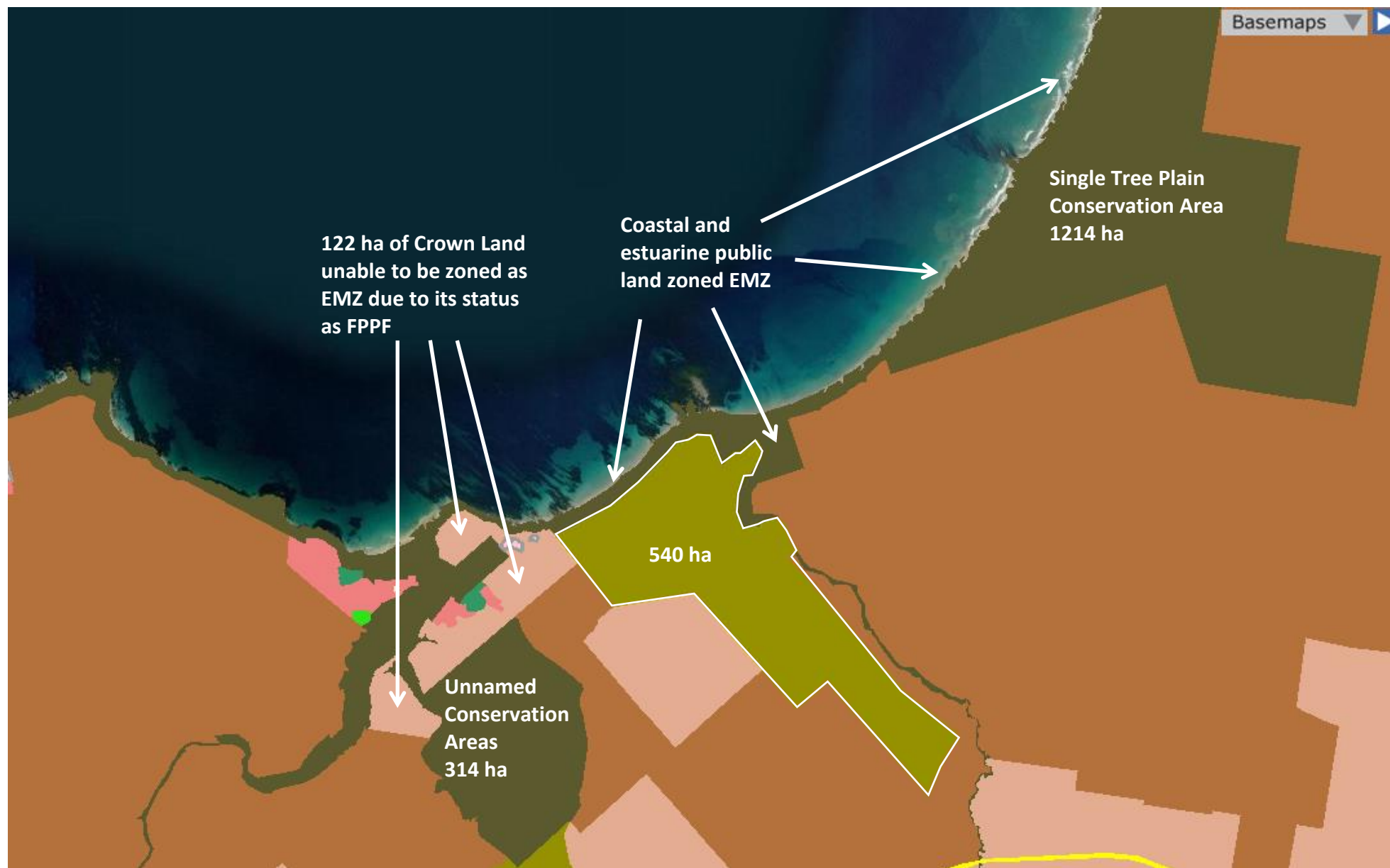
View from Millers Beach showing the high use of the beach for recreation

Significance of the combined properties in the broader landscape

The Google Earth satellite image illustrates the significant size of the combined properties (solid white line) compared with the pockets of cleared land used for agriculture between Bellingham and Bridport. These three properties with an area of 540 ha adjoin other land protected for their scenic and natural values. They cover an area more than twice the size of Bridport.



Current zoning of land adjoining the three covenanted properties



Extracts from the Nature Conservation Plans (NCPs) for the three covenanted properties

CLT is aware that the owners of 177 Saltwood Road (CT 221927/1) and 95 Gees Marsh Road (CT 221928/1 and 121822/2) have made separate representations in support of the retention of the Landscape Conservation Zone for the three properties that are the subject of AMD 01/2023, and both have included further evidence of the significant natural values contained within the covenanted land on their properties.

During the Draft LPS Assessment questions were raised about the absence of extensive areas of threatened vegetation communities on these properties as an argument that these properties contained lesser natural values. Under the *Nature Conservation Act 2002* land is also covenanted to protect threatened species and habitat, and its protection is no less important under the Act.

The threatened flora, fauna and habitat identified on these properties is detailed in the Nature Conservation Plans for each of these properties. For convenience I have extracted the relevant pages from the NCPs for 95 Gees Marsh Road, Bellingham and 177 Saltwood Road, Pipers River.

At the time of submitting this representation I have not received an electronic copy of the NCP for Bellingham Reserve (94 Gees Marsh Road) but will forward it to the Planning Authority by early next week.

Yours sincerely



John Thompson
On behalf of the Board of Trustees, CLT Trust

Phone 0424 055 125

Email thompsonjohnng@gmail.com

Attachments: Extract from NCP for 95 Gees Marsh Road, Bellingham, detailing natural values
 Extract from NCP for 177 Saltwood Road, Pipers River, detailing natural values

4 Background information

The Land is located on the central north coast in the catchment of the Little Pipers River. The immediate area surrounding the property comprises native vegetation, agricultural land and forestry plantations on private land. The vegetation of the Land is a mosaic of heath, scrub and woodland communities. Several threatened plant species occur on the Land. Numerous ephemeral wetlands are an additional feature of conservation significance. A major bushfire in 2006 affected the entire property and the vegetation is currently in the early stages of regeneration.

A free range devil enclosure has been constructed on the Part C of the Land for the purpose of maintaining a captive insurance population of Tasmanian Devils. This facility is being managed by the Department (Resource Management and Conservation Division).

5 Natural Values on the Land

5.1 Vegetation communities

Table 1. Area and conservation status of vegetation communities

Vegetation community	Approx. area (ha)	Threatened Community Status*	Bioregional Status#
<i>Eucalyptus amygdalina</i> coastal forest and woodland (DAC)	150.4	Not threatened	
<i>Melaleuca squarrosa</i> scrub (SMR)	38.3	Not threatened	
Coastal heathland (SCH)	27	Not threatened	
Wet heathland (SHW)	13.6	Not threatened	
Eastern buttongrass moorland (MBE)	11.2	Not threatened	
Freshwater aquatic sedgeland and rushland (ASF)	3.0	Vulnerable	A
<i>Leptospermum</i> scrub (SLW)	0.8	Not threatened	
Extra urban miscellaneous	9.2	Not threatened	

*Tasmanian Threatened Native Vegetation Communities List, DPIW July 2007

Priority rating for the South East Bioregion based on Tasmanian Nature Conservation Priorities; 'A' being high and 'C' being low.

The following vegetation communities are present on the Land:

Eucalyptus amygdalina coastal woodland (DAC)

This community occurs on well drained hills and slopes. The canopy is multi-aged and contains large, mature trees with abundant hollows that provide good habitat for a variety of fauna. The understorey is floristically and structurally diverse. The canopy is dominated by *Eucalyptus amygdalina*. *Eucalyptus obliqua*, *E. viminalis* and *E. ovata* are occasionally subdominant. The understorey is dominated by shrubs and sedges including; *Allocasuarina monilifera*, *Banksia marginata*, *Leucopogon parviflora*, *Aotus ericoides*, *Melaleuca squarrosa*, *Epacris impressa*, *Hibbertia* spp. *Xanthorrhoea* spp. and *Pultenaea* spp.

Melaleuca squarrosa scrub (SMR)

This community occurs in areas of impeded drainage. The regenerating vegetation is diverse and forms a dense ground cover. The community is dominated by *Melaleuca squarrosa*. *Leptospermum scoparium* and *Leptospermum lanigerum* are occasionally co-dominant. The ground layer is dominated by shrubs, sedges and ferns including; *Bauera rubioides*, *Gahnia* sp., *Juncus* sp. *Schoenus* sp. *Restio* sp. *Gleichenia microphylla*, *Blechnum nudum* and *Pteridium esculentum*.

Coastal heathland (SCH)

This community occurs on well drained hills with deep sandy soils. The vegetation is exceptionally diverse. Common species include *Banksia marginata*, *Allocasuarina monilifera*, *Leucopogon parviflora*, *Xanthorrhoea australis*, *Hibbertia acicularis*, *Bossiaea cinerea*, *Pultenaea juniperina*, *Astroloma humifusum*, *Epacris impressa*, *Lepidosperma concavum*, *Restio* sp. and *Selaginella uliginosa*.

Wet heathland (SHW)

This community occurs in areas of impeded drainage. The regenerating vegetation forms a dense ground cover. Common species include *Melaleuca squamea*, *Melaleuca gibbosa*, *Leptospermum lanigerum* *Hakea nodosa*, *Acacia gunnii*, *Correa* sp., *Restio* spp., *Lepidosperma concavum*, *Carex* sp., *Xanthorrhoea australis* and *Selaginella uliginosa*.

Eastern buttongrass moorland (MBE)

This community occurs in areas of impeded drainage with deep, peaty soils. The vegetation is dominated by *Gymnoschoenus sphaerocephalus*. Other species include *Melaleuca squarrosa*, *Leptospermum scoparium*, *Restio* sp., and *Schoenus* sp.

Freshwater aquatic sedgeland and rushland (ASF)

Numerous small, ephemeral wetlands occur in internally draining swales. The vegetation in these areas is dominated by *Lepidosperma longitudinale*. Other common species include *Schoenus apogon*, *Baumea juncea*, *Juncus* spp., *Carex* spp. *Restio* sp., and a variety of herbaceous taxa.

Leptospermum scrub (SLW)

This community occurs on poorly drained soils especially around wetlands. The vegetation is dominated by *Leptospermum scoparium*, *Leptospermum lanigerum* and *Melaleuca squarrosa*. The ground layer is dominated by sedges and ferns including *Lepidosperma longitudinale*, *Restio australis*, *Pteridium esculentum* and *Blechnum nudum*.

5.2 Threatened and/or priority species

Table 2. Threatened species recorded on the Land

Species	Common name	TSPA	EPBCA
<i>Acacia ulicifolia</i>	Juniper wattle	r	
<i>Pultenaea mollis</i>	Guinea flower bushpea	v	
<i>Pultenaea sericea</i>	Chaffy bushpea	v	
<i>Lepidosperma forsythii</i>	Stout rapier sedge	r	
<i>Xanthorrhoea bracteata</i>	Shiny grasstree	v	EN
<i>Sarcophilus harrisii</i>	Tasmanian devil	e	EN

EPBCA Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*

TSPA *Tasmanian Threatened Species Protection Act 1995*

Further information on threatened species that occur on the Land is provided in the Appendix.

Table 3. Threatened species that are likely to occur on the Land

Species	Common name	TSPA	EPBCA
<i>Accipiter novaehollandiae</i>	Grey goshawk	e	
<i>Aquila audax</i>	Wedge-tailed eagle	e	EN
<i>Dasyurus maculatus</i>	Spotted tail quoll	r	VU
<i>Perameles gunnii</i>	Eastern barred bandicoot		VU
<i>Pseudomys novaehollandiae</i>	New Holland mouse	e	
<i>Tyto novaehollandiae</i>	Masked owl	v	VU

EPBCA Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*

TSPA *Tasmanian Threatened Species Protection Act 1995*

5.3 Features of geomorphological and/or geological significance

The Land forms part of the Northeast Tasmania Pleistocene Aeolian System. This site has values that are sensitive to high intensity shallow disturbances such as plantation forestry, mining and clearing of vegetation for agriculture.

4 Background information

The property has not been grazed for approximately 60 years and was partially burnt by wildfire in January 2008. Prior to this the owners had undertaken patch burning of the coastal heath and dry woodland over time, which ensured that the 2008 bushfire was less severe than it otherwise may have been.

5 Natural Values on the Land

5.1 Vegetation communities

The following vegetation communities are present on the Land.

Plant community	TASVEG code	Status under NCA* and/or EPBCA^	Area (hectares)
<i>Eucalyptus amygdalina</i> coastal woodland	DAC	Not listed	40.4
<i>Eucalyptus ovata</i> woodland	DOV	Endangered	1
<i>Acacia longifolia</i> coastal scrub	SAC	Not listed	73.92
<i>Melaleuca squarrosa</i> scrub	SMR	Not listed	4
Coastal heath	SCH	Not listed	14
Wet heathland	SHW	Not listed	3
Regenerating cleared land	FRG	Not listed	1.6
Total area (hectares):			137.92

*Tasmanian Nature Conservation Act 2002

^Commonwealth Environment Protection Biodiversity Conservation Act 1999

***Eucalyptus amygdalina* (black peppermint) coastal woodland (DAC)**

This community covers a large proportion of the property on the gravelly slopes, gullies and higher land approximately 1km south of the foreshore. *Eucalyptus amygdalina* (black peppermint) is dominant with *Eucalyptus ovata* (black gum) and *Eucalyptus viminalis* (white gum) present. The understorey is very diverse, largely heathy and open with low shrubs, sedges and grasses. There is a notable diversity of *Acacia* species with *Acacia myrtifolia* (red stem wattle), *Acacia terminalis* (sunshine wattle) and *Acacia suaveolens* (sweet wattle) commonly present throughout and some individuals of the threatened species *Acacia ulicifolia* (juniper wattle). Wetter areas contain *Melaleuca ericifolia* (swamp paperbark), *Leptospermum scoparium* (prickly tea tree), *Juncus pallidus* (pale rush), *Hypolaena fastigiata* (tassel roperush), *Leptocarpus tenax* (slender twinerush) and *Empodisma minus* (spreading roperush). Drier areas support a diverse range of native peas, lilies and grasses with *Exocarpos cupressiformis* (native cherry), *Bursaria spinosa* (prickly box) and grasstrees. A plant list of species recorded during site visits is in the Appendix.



Eucalyptus amygdalina (black peppermint) coastal woodland

Photo: Helen Morgan, Tasmanian Land Conservation Inc.

This community provides excellent fauna habitat for threatened and non-threatened fauna and contains the four species (*Xanthorrhoea australis*, *Lepidosperma concavum*, *Hypolaena fastigiata* and *Aotus ericoides*) that are indicative of habitat for the endangered New Holland Mouse. Other threatened species spotted tail quoll and Tasmanian devil are known to be here, having been recorded on a wildlife camera; sea eagles and wedge tails are regularly seen hunting here in pairs; many smaller birds are evident and traces of marsupials including wombat, possum, wallaby.

Some areas were burnt and are recovering well with regrowth well established and very little bare ground remaining. There are very few weeds; those present include occasional Spanish heath, patches of thistle, and a few clumps of blackberry.

***Eucalyptus ovata* woodland (DOV)**

A small area of *Eucalyptus ovata* woodland occurs at the base of the slope below the house. This area was the most severely burnt during the fires and is still recovering. It is likely that as regeneration progresses the area may be defined as larger than was mappable at the time of survey. *Eucalyptus ovata* is dominant over an understorey of *Melaleuca ericifolia* which is regenerating vigorously, *Pteridium esculentum* and *Lomandra longifolia* are also present.



Eucalyptus ovata woodland (DOV) regenerating well after the fire.

Photo: Helen Morgan, Tasmanian Land Conservancy Inc.

Acacia longifolia coastal scrub (SAC)

This community dominates the fore dunes and the longitudinal dunes and swales behind, and forms dense scrub dominated by *Acacia longifolia* (coast wattle) with other tall shrubs including *Bursaria spinosa* (prickly box), *Banksia marginata* (silver banksia), *Leucopogon parviflorus* (coast beardheath) and *Acacia melanoxylon* (blackwood). *Allocasuarina littoralis* (bull oak) and *Allocasuarina verticillata* (sheoak) are dominant on hill tops close to the coast.



Acacia longifolia scrub

Photo: Helen Morgan, Tasmanian Land Conservancy Inc.

Melaleuca squarrosa scrub (SMR)

This community is found in a small area along the river and forms a dense scrub with a mixture of dominant tall heath species including *Melaleuca squarrosa* (scented paperbark), *Melaleuca ericifolia* (swamp paperbark), *Banksia marginata* (silver banksia), *Acacia melanoxylon* (blackwood) and *Melaleuca gibbosa* (slender honeymyrtle).



Track covered in *Lepidosperma concavum* through *Melaleuca squarrosa* scrub.
Photo: Helen Morgan, Tasmanian Land Conservancy Inc.

Coastal heath (SCH)

This community intergrades with the black peppermint coastal woodland and contains the same species present in the understorey of that community. In the lowland wet areas there is a greater presence of lower shrubby heath plants, sedges and rushes with beaded glasswort present along the river. Peas, wattles and grass trees are dominant on the higher drier hills. There are signs of *Phytophthora cinnamomi* infection in places on the hills. These patches can be recognised by yellowing and dying back of affected species and some plants are more susceptible than others. Some of the grass trees appeared to be affected in places marked on the Management Map, page 27. This soil pathogen is highly transferable. Keeping out of these areas and practicing hygiene procedures if traffic through them is essential is recommended (see attached notesheet on *Phytophthora cinnamomi*).



Lowland representation of Coastal heath

Photo: Helen Morgan, Tasmanian Land Conservancy Inc.

Wet heathland (SHW)

Leptospermum scoparium (prickly tea tree), *Banksia marginata* (silver banksia), *Melaleuca gibbosa* (slender honeymyrtle) and *Restionaceae* and *Cyperaceae* species are found in this community which intergrades with *Eucalyptus amygdalina* (black peppermint) coastal woodland in the gullies on the road into the property.

Regenerating cleared land (FRG)

There is a small area of this community on the riparian area near the foreshore. It is slightly weedy with gorse, thistle and blackberry (being controlled at time of survey) and native grasses and shrubs regenerating well.

5.2 Threatened and/or priority species

The following threatened species are present on the Land:

Species	Status under TSPA**/ EPBCA^	Type and date of record	Comments
Flora:			
<i>Acacia ulicifolia</i> (Juniper wattle)	r/-	Within 500m and on site, sight 2001	Existing habitat in heathland and woodland
<i>Pultenaea mollis</i> (soft bush pea)	v/-	Within 500m and on site, sight 2009	Existing habitat in heathland and woodland
Fauna:			
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i> (spotted tailed quoll)	r/VU	Photographed on site 2012. E517348 N5459894 NVA^^ record within 5000m – sight 1995	Potential den sites and hunting territory on site
<i>Sarcophilus harrisii</i> (Tasmanian devil)	e/EN	Photographed on site 2012. E516657 N5460896 NVA record within 5000m – sight 2008	Potential den sites and hunting territory on site
<i>Litoria raniformis</i> (green and gold frog)	v/VU	Heard on site 2010 E517345 N5459901 Habitat mapping NVA	Habitat in creek

**Tasmanian Threatened Species Protection Act 1995

^Commonwealth Environment Protection and Biodiversity Conservation Act 1999

^^Tasmanian Dept. Primary Industries Parks Water & Environment, Natural Values Atlas

Threatened species not observed in the proposal area but which may occur in the proposal area based on the presence of suitable habitat or other information:

Species	Status under TSPA**/ EPBCA^	Type and date of record	Comments
Flora:			
<i>Baumea articulate</i> (jointed twig sedge)	r/-	Within 5000m sight 1979	Potential habitat wetland and heath
<i>Caladenia caudata</i> (tailed spider orchid)	v/-	Within 5000m sight 2008	Potential habitat
<i>Caladenia patersonii</i> (Paterson's spider orchid)	v/-	Within 500m and 5000m sight 2008	Potential habitat
<i>Cyrtostylis robusta</i> (large gnat-orchid)	r/-	Within 5000m sight 2008	Potential habitat
<i>Calystegia soldanella</i> (sea bindweed)	r/-	Within 500m sight 1979	Potential habitat wet areas
<i>Lepidosperma forsythii</i> (stout rapiersedge)	r/-	Within 500m and 5000m sight 2009	Potential habitat in wetland, heathland and woodland
<i>Orthoceras strictum</i> (horned orchid)	r/	Within 500m 2009	Potential habitat throughout
<i>Microtidium atratum</i> (yellow onion-orchid)	r/-	Within 5000m sight 2009	Potential habitat
<i>Phyllangium divergens</i> (wiry miterwort)	v/-	Within 5000m sight 1960	Potential habitat
<i>Pimelea curviflora</i> var. <i>gracilis</i> (slender curved rice flower)	r/-	Within 5000m sight 2002	Potential habitat
<i>Prasophyllum secutum</i> (northern leek-orchid)	e/EN	Within 5000m sight 1990	Potential habitat
<i>Pultenaea sericea</i> (chaffy bushpea)	v/-	Within 5000m sight 2009	Potential habitat
<i>Sporobolus virginicus</i> (salt couch)	r/-	Within 5000m sight 1979	Potential habitat
<i>Stylidium despectum</i> Small trigger plant	r/-	Within 5000m sight 1960	Potential habitat
<i>Triglochin minutissimum</i> (tiny arrow grass)	r/-	Within 5000m sight 1987	Potential habitat
Cont.d ./.			

Flora			
<i>Xanthorrhoea arenaria</i> (sand grasstree)	v/VU	Within 5000m sight 1942	Potential habitat
<i>Xanthorrhoea bracteata</i> (shiny grasstree)	v/EN	Within 5000m sight 2010	Potential habitat
<i>Xerochrysum bicolor</i> (East coast everlasting)	r/-	Within 5000m sight	Potential habitat
Fauna			
<i>Aquila audax fleayi</i> (wedge-tailed eagle)	en/EN	Pair sighted overhead during survey for covenant 2012.NVA record within 5000m –nest 1980a	Potential nesting sites nearby, excellent hunting territory on site.
<i>Haliaeetus leucogaster</i> (white-bellied sea eagle)	v/-	Pair sighted overhead during survey for covenant 2012	Excellent habitat, potential nest sites
<i>Accipiter novae- hollandiae</i> (grey goshawk)	e/-	Within 5000 sight and NVA^^ habitat mapping	Potential foraging sites in riparian areas nearby (blackwoods)
<i>Lathamus discolor</i> (swift parrot)	e/EN	NVA habitat mapping	Potential habitat, foraging, not breeding
<i>Sarcophilus harrisii</i> (Tasmanian devil)	e/EN	NVA record within 5000m – sight 2008	Potential den sites and hunting territory
<i>Litoria raniformis</i> (green and gold frog)	v/VU	Habitat mapping NVA	Potential habitat - likely
<i>Perameles gunnii</i> (Eastern barred bandicoot)	-/VU	Habitat mapping NVA	Some potential habitat but limited grassy areas for foraging
<i>Prototroctes maraena</i> (Australian grayling)	e/VU	Habitat mapping NVA	Potential habitat. Likely in river
<i>Pseudomys novae- hollandiae</i> (New Holland mouse)	e/VU	Habitat mapping NVA	Potential habitat in heath and heath woodland
<i>Tyto novae-hollandiae</i> (masked owl)	Pe/PVU	Habitat mapping NVA	Potential habitat – likely. Some suitable tree hollows

**Tasmanian Threatened Species Protection Act 1995

^Commonwealth Environment Protection and Biodiversity Conservation Act 1999

^^Tasmanian Dept. Primary Industries Parks Water & Environment, Natural Values Atlas

6 Management Prescriptions, Authorisations & Recommendations

This section of the Plan may contain the 'Authorisations' from the Minister to the Owner as referred to in Clause 4.2 and 4.4 of the Conservation Covenant.

To achieve the objectives of this Plan, the Owner, the Minister and the Department must abide by the 'Management Prescriptions' detailed in this section of the Plan. These Management Prescriptions (listed in dot-point throughout this section) are:

- The conditions under which an Authorisation is provided; and/or
- The prescriptions issued by the Minister which are referred to in Clause 4.5 of the Covenant;
-

This section may also contain 'Recommendations' that the relevant parties should abide by.

6.1 Demarcation

- The Owner must inform everyone undertaking activities &/or development in or around the Land about the existence and purpose of the Conservation Covenant as well as the location of the Land, and inform them of any relevant prescriptions listed below.
- Signs will be supplied by the Department to indicate the location and significance of the Land and to recognise the efforts of the Owner. These signs should be placed at strategic points around the Land (e.g. gates that enter onto the Land).

6.2 Threatened and/or priority species

- The Minister, in conjunction with the Owner, will develop specific management prescriptions if required for threatened and/or priority species that are identified on the Land.

6.3 Domestic Zone (Part A Land, as described in the Covenant) & access route

- The size and location of all buildings within the Domestic Zone must be such that the recommended distance for vegetation clearance for fire protection can be achieved within the Domestic Zone and without encroaching on the remainder of the Land – marked 'Part B Land' on the Land Map, page 25. Guidelines on protecting buildings from fire are available from the Tasmanian Fire Service.
- Any construction or development within the Domestic Zone must comply with all laws and Legislative Requirements.
- Foreign Materials such as rock, gravel and/or soil used within the Domestic Zone and/or access carriageways must be sourced from sites that are free of root-rot fungus (*Phytophthora cinnamomi*), (seek advice from the Department regarding suitable sites). This will help prevent the introduction of the root-rot fungus into the habitat of susceptible species.