
From: Michael Trickett <[REDACTED]>
Sent: Sunday, 26 April 2026 2:49 PM
To: Kingborough LPS
Subject: CM: Objection to LCZ - Submission LPS Direction 69 Formally known as [REDACTED]
[REDACTED] Title Ref: [REDACTED]
Attachments: ECOtas_[REDACTED]_ResponseToRFI.pdf; P.25.1473-00-PLA-REP-000-Rev00.pdf;
2004 DA PLANS - E - 090426.pdf; To the Tasmanian Planning Commission.docx;
DA-2025-276 - Request for Further Information.pdf

Objection to LCZ - Submission LPS Direction 69 Formally known as [REDACTED], Now [REDACTED]
[REDACTED] Title Ref: [REDACTED] **Development Application DA-2025-276**

Hi please process the attached objection to a LCZ in favour of a **Rural Residential Zone B** with the attached supporting evidence.

We have provided the Biodiversity report, Scenic Values Report, Draft Plans, Letter to the commissioner and council development application.

Thank you.

Michael Trickett.
[REDACTED]

To the Tasmanian Planning Commission,

I write in response to the letter dated 2 April 2026 (ref: DOC/26/36829) advising that the Ireneinc report recommends my property remains within the Landscape Conservation Zone (LCZ) under the draft Kingsborough Local Provisions Schedule (LPS).

I did not make a formal representation during the public exhibition period and have not previously had correspondence with the Commission regarding the draft LPS.

I understand that this letter has been sent to ensure procedural fairness and provides me with a clear opportunity to formally participate in this stage of the process. I understand that making a submission does not confer a right to be heard, but that the Commission may decide to invite me to discuss the matters raised. I take up that opportunity and submit as follows.

Landowner name: Gary David Farmer & Michael A Trickett

Property Address: Formally known as [REDACTED] Now [REDACTED]

Title Reference: [REDACTED]

Lot Size: 3.72 HA

Locality: Kingsborough

Current Zone: Environmental Living

Draft LPS: Landscape Conservation Zone LCZ

Ireneinc recommended zone: Landscape Conservation Zone LCZ

Zone sought in this submission: **Rural Living Zone B**

Active Development Application: DA-2025-276

I submit that the application of the Landscape Conservation Zone (LCZ) to my property is not consistent with the requirements of section 34 of the Land Use Planning and Approvals Act 1993 (LUPAA), the Section 8AGuideline No. 1—Local Provisions Schedule: Zone and Code Application (the Zone Guidelines), or the Southern Tasmania Regional Land Use Strategy (STRLUS).I request that the Commission determine that the Rural Living Zone (RLZ) is the appropriate zone for my property under the draft Kingsborough LPS

The specific subcategory we seek is: **Rural Living Zone B (minimum lot size 2 ha)—reflecting the existing lot pattern in my locality as our lot is over 2ha but under 5ha.**

The Commission is required by section 35L(2) of LUPAA to assess whether the LPS meets the LPS criteria, which includes compliance with the Zone Guidelines. The Commission confirmed at the Day 20 hearing that it will decide on the basis of the LPS criteria set out in section 34 of LUPAA and explicitly noted that Council's position—including its 16 March 2026 resolution favouring the 'least restrictive alternative'—is not binding on the Commission [Transcript, Day 20, 06:45:48]. I submit that the application

of LCZ to my property does not comply with the Zone Guidelines as demonstrated below.

D1.1—The Zone Guidelines prohibit LCZ where priority is residential

Zone Guideline LCZ 4(a) provides that the LCZ should NOT be applied to land where the priority is for residential use and development, instead indicating that the RLZ should be referred to. The Zone Guidelines further note explicitly that 'the LCZ is not a large lot residential zone, in areas characterised by native vegetation cover and other landscape values. 'My property has been used for residential purposes throughout the period it has been zoned Environmental Living Zone (ELZ) under the Kingsborough Interim Planning Scheme 2015. During my tenure, the primary use and strategic intention of the land is and has always been residential.

The property has a development application in with Kingsborough Council for development under Environmental Living, and is due to start construction in June 2026. This property will only be used for Residential (Attached planning application).

D1.2—The LCZ is not a replacement zone for the ELZ

The Zone Guidelines state expressly: 'The LCZ is not a replacement zone for the ELZ in interim planning schemes. There are key policy differences between the two zones.' The TPC itself noted this in its post-lodgement correspondence with Council, observing that the LCZ 'appears to have been used quite extensively to replace the ELZ' and that 'application of the LCZ could signify a shift in council policy or strategy, which generally ought to be comprehensively justified. 'No such comprehensive, site-specific justification has been provided for my property. The Ireneinc report applies the LCZ to my property on the basis of generalised locality-level landscape values, not on the basis of demonstrated landscape values specific to my title.

I have also attached my Scenic Landscape Value report that has accompanied our planning application showing Low to zero impact on the surrounding areas as part of our planning applications. (Attached).

D1.3—The RLZ is the appropriate zone under the Zone Guidelines

Zone Guideline RLZ 1(a) provides that the RLZ should be applied to residential areas with larger lots where the existing and intended use is a mix between residential and lower order rural activities, with priority given to the protection of residential amenity. This description accurately characterises my property. Zone Guideline RLZ 2(b) further provides that the RLZ may be applied to land within the ELZ in an interim planning scheme where the primary strategic intention is for residential use and development

within a rural setting and a similar minimum allowable lot size is being applied. My property satisfies both elements of this criterion.

Our property is consistent with Rural Landscape Zoning B and is what other councils have done previously in Brisbane, where we moved from Rural to Semi Rural.

D2.

The Ireneinc report applies an evaluation pathway (decision tree) to determine the appropriate zone. The Commission was told at Day 20 of the hearing that this framework is not a statutory instrument—it is a tool, not a rule [Kate Heckelmann, Transcript Day 20, 05:53:00]. Representations can depart from it with good evidence. However, I submit that even applying the framework as intended, my property satisfies the criteria for RLZ rather than LCZ.

D2.1—My property has a strategic residential intention.

The first decision point in the Ireneinc evaluation pathway asks whether there is a strategic intention for residential use. The report identifies visual evidence of existing residential use and known strategic intentions the relevant indicators. My property clearly satisfies this criterion.

This property has planning permission submitted via councils development applications Ref: **DA-2025-276**

D2.2—My property has the characteristics of a rural living settlement

The Ireneinc framework identifies rural living settlement characteristics as: at least 10 smaller blocks generally ranging in size between 1–15 ha with a consistent lot pattern; a consistent pattern of detached dwellings with associated outbuildings; and visual evidence of rural activities (cleared areas, hobby farming, grazing etc.). The Ireneinc report's own locality baseline confirms that the broader settlement in which my property sits displays these characteristics.

The property is being developed for a rural property (Attachment Development Plans)

D2.3—The identified landscape values can be managed outside of LCZ

The Ireneinc evaluation framework requires consideration of whether identified landscape values can be appropriately managed outside of LCZ, specifically through the Natural Assets Code (NAC), the Scenic Protection Code (SPC), or a Specific Area Plan (SAP). The Commission itself accepted this argument in relation to Kettering West at Day 20, where the panel effectively found that the Priority Vegetation Area (PVA) overlay does the landscape-protection work, not the zone [Transcript, Day 20, 02:33:54].

My property is in a scenic landscape zone as has been assessed as per attachment 1 outside of a LCZ classification. The property has been identified as a Gorse filed with no biodiversity as per the assessment in attached.

D2.4—The RLZ subcategory provides for limited or no further subdivision.

The Ireneinc framework identifies as a key RLZ suitability indicator that the transition 'would result in limited/no further subdivision' and that 'a similar minimum allowable lot size is being applied.' RLZ [B] to my property achieves this outcome, as the minimum lot size under that subcategory is consistent with the existing lot size and does not create a viable subdivision pathway.

Subdivision on this property would not be possible addressing the concerns about intensification.

D3—The TPC panel's own statements support RLZ for properties like mine

The following exchanges from the Day 19 and Day20 TPC hearings directly support the argument that the RLZ is more appropriate than the LCZ for my property. These statements were made by TPC Commissioners and are on the public record.

D3.1—The evaluation framework is not a statutory instrument

Kate Heckelmann (Ireneinc) conceded at Day 20 [05:53:00] that the evaluation framework is not a statutory instrument—it is a tool, not a rule. The Commission is not bound by its application in any individual case and must assess my property against the statutory criteria in section 34 of LUPAA and the Zone Guidelines.

D3.2—Risk ratings are judgement calls, not defined thresholds

Page [#]D3.2—Risk ratings are judgement calls, not defined thresholds At Day 20, the low/medium/high risk ratings applied by Ireneinc to LCZ recommendations were described as judgement calls, not defined thresholds. Irenics' position was that these ratings are a rule of thumb only[Day 20 guide]. The Commission has not yet determined what weight to give these ratings. Where the risk rating applied to my locality is medium or high, this is not a determinative finding—it is an assessment that can be challenged with site-specific evidence.

This rating does not accurately reflect the characteristics of my individual property as per the attachments.

D3.3—Visible rural activity is not required for RLZ

The TPC panel confirmed at Day 20 that visible rural activity is not a prerequisite for RLZ. This was applied consistently across multiple localities including Howden, Albion

Heights, and Kingston West [Day 20 guide]. Properties need not demonstrate active farming or grazing to satisfy the RLZ criteria—residential use in a rural setting is sufficient.

D3.4—Analogy to accepted RLZ localities

The Ireneinc report recommended full ELZ to RLZ transitions for a number of localities, including Kettering East and Oyster Cove, Howden and Blackmans Bay, Albion Heights, and Tinderbox West. No questions were asked about these recommendations at the hearing, though this does not indicate acceptance by the Commission. The characteristics of those localities—established residential settlement, lots generally between 1 and 15 ha, mixed residential and rural activities, limited evidence of significant landscape values requiring LCZ protection—are shared by my property.

Our property is directly comparable to properties where RLZ were recommended. Areas that share the same values, size, plans of existing RLZ's. We have proved via the attached reports we are absent of any significant landscape values. There is no principal basis on which to treat our property differently.

D5—Council's approach has been historically inconsistent

The Ireneinc LCZ Review report documents a significant evolution—and inconsistency—in Council's approach to the application of the LCZ to ELZ land. At the time the draft LPS was first submitted to the TPC in 2020, approximately 85% of ELZ parcels were proposed for LCZ. The TPC noted that this approach was often inconsistent with the Zone Guidelines and that 'often when assessing particular sites the zone proposed does not seem to match these criteria or those of Guideline No.1.' By the time of public exhibition the proportion had been reduced to approximately 75%, with the balance transitioning to RLZ, RZ, and other zones. This history demonstrates that the initial presumption in favour of LCZ was not well-founded and that the LCZ application has been progressively narrowed as the evidence base has been tested. The Ireneinc report represents a further iteration of this process, but where the evidence specific to my property supports RLZ, the LCZ recommendation should not be allowed to stand.

D6—Any landscape values present can be managed without LCZ.

Where landscape values are present on or near my property, I submit that they can be appropriately managed through the application of the relevant overlay controls, without the need for LCZ. The TPC panel acknowledged on Day 20 [02:33:54] that the PVA overlay and SPC do the landscape-protection work in many cases, removing the justification for LCZ in those areas. Ireneinc itself acknowledged in the LCZ Review report that a future rural living settlement review may reconsider current RLZ decisions, and that any short-term risk is 'not something that's a definitive or a risk that can't be mitigated with future action' [Transcript, 03:06:18]. This acknowledgement of residual

risk mitigation further supports the appropriateness of RLZ rather than LCZ for my property.

As proven via the attached reports. Landscape values have been managed outside of rezoning of the property.

For the reasons set out above, I submit that:

1.The application of the LCZ to my property is inconsistent with the Zone Guidelines (Guideline No. 1)and does not satisfy the requirements of section 34 of LUPAA.

2.The LCZ is prohibited by Zone Guideline LCZ 4(a) where, as here, the priority of the land is residential use.

3.The Rural Living Zone satisfies the criteria in Zone Guidelines RLZ 1(a) and RLZ 2(b) and is the appropriate zone for my property.

4.Any landscape values identified in the locality can be appropriately managed through existing overlay controls without resort to LCZ. **(As proven via the attached reports).**

I respectfully request that the Commission:

Determine that the draft Kingsborough LPS should be modified to include my property within the Rural Living Zone B.

If the Commission proposes any alternative outcome, that I be provided with an opportunity to respond before any final determination is made.

Signed: __M A Trickett & G D Farmer

Date: __26th April 2026

[REDACTED]

[REDACTED]

Michael Mobile: [REDACTED]

Gary's Mobile [REDACTED]

Attachment 1 – Bio Diversity Report

Attachment 2 – Scenic Value Report

Attachment 3 – Planning application to council.



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JOSCON Tasmania Pty Ltd

ATTENTION: Matthew Carter
119 Harrington Street
Hobart TAS 7000

6 October 2025

RE: [REDACTED] (PID [REDACTED]; C.T. [REDACTED]/2; LPI GVP42)
Proposed Development/Use – Single Residential Dwelling
RESPONSE TO REQUEST FOR FURTHER INFORMATION: DA-2025-276

Preamble

An application for a planning permit (now referred to as DA-2025-276, noting this refers to [REDACTED]) for a single residential dwelling at [REDACTED] (PID [REDACTED]; C.T. [REDACTED]; LPI GVP42 (PID [REDACTED]; C.T. [REDACTED]; LPI JZG48) has been lodged with Kingborough Council to be considered under the provisions of the *Kingborough Interim Planning Scheme 2015*.

Documentation (Request for Further Information, RFI) from Kingborough Council has been received (dated 2 Sep. 2025) requesting further information. Environmental Consulting Options Tasmania (ECOtas) has been engaged to provide information in relation to various items, which are stated as follows:

3. As the development is located in a bushfire-prone area, the proposed dwelling and associated works has the potential to rely upon management of vegetation on the subject land. While Code E1.0 (Bushfire-Prone Areas Code) is not specifically triggered at the planning stage, information on the BAL, compliant access arrangements, the extent of the hazard management area and any associated clearing is required to enable assessment of the proposal under Clause 14.4.3 Acceptable Solution A1 or Performance Criteria P1 under the Environmental Living Zone, Code E3.0 (Landslide Code), Code E10.0 (Biodiversity Code), and Code E14.0 (Scenic Landscapes Code).

Accordingly, please submit:

- (a) a BAL assessment by an accredited bushfire practitioner;
 - (i) specifying the proposed BAL;
 - (ii) demonstrating the hazard management area is the minimum necessary; and
 - (iii) Clarifying the minimum extent of vegetation modification or clearing required for adequate protection of the proposed habitable buildings from bushfire and compliant access arrangements, including individual trees
- (b) Amended plans which show the hazard management area and demonstrate the proposed development will be constructed to the assessed BAL.



4. Council's records indicate that there are trees on and adjacent to the subject site and it would appear that some of these trees may be impacted upon as a result of the proposed development.

To verify the potential impact of the development on trees, determine whether any of these trees are of high conservation value or a priority species and demonstrate compliance with Clause 14.4.3 (A1) (P1), Code E3.0 (Landslide Code), Code E10.0 (Biodiversity Code), and Code E14.0 (Scenic Landscapes Code), please provide the following further information:

- (a) an amended site plan including an accurate tree plan and accompanying table of trees as per Section 1 of the attached guidelines for all trees within 15 m of all proposed development, including the access, installation of services and/or within any required hazard management area;
- (b) sufficient justification for impacts on or the removal of trees as per Section 2; and
- (c) an arborist assessment where required as per Section 3 of the attached guidelines.

For Advice: Where an arborist assessment is required and the arborist assessment recommends specific mitigation measures or changes to the design to minimise impacts and enable tree retention, amended plans must also be submitted incorporating the arborist recommendations.

6. To address Clause 14.4.5 (Environmental Values) Performance Criteria P1 of the Environmental Living zone, the development must be accompanied by an environmental management plan for the whole site, setting out measures to be put in place to protect flora and fauna habitats, riparian areas, any environmental values identified as part of a site analysis, and identify measures to be used to mitigate and offset adverse environmental impacts.

In order to meet these requirements, please provide an environmental management plan (EMP) addressing the Scheme requirements. At a minimum, measures should include tree protection and vehicle hygiene during construction, weed management, measures to minimise collision risk, bushfire hazard management measures which minimise impacts on native vegetation and ongoing retention and maintenance of existing native vegetation outside the area of the proposed works.

9. The property is subject to the E14.0 Scenic Landscapes Code under the Scheme. Accordingly, a written statement and where necessary, associated amended plans must be provided to address and respond to the 'Acceptable Solution(s)' or 'Performance Criteria' under clause E14.7.1 (Removal of Bushland within Scenic Landscape Area and clause E14.7.2 (Appearance of Buildings and Works within Scenic Landscape Areas) of the E14.0 Scenic Landscapes Code.

IMPORTANT TO NOTE: The development is located in an important breeding area for the nationally Endangered swift parrot (*Lathamus discolor*). One of the recognised threats to the survival of this species is collision with man-made structures. Large areas of glass in buildings are invisible to the birds and a high collision risk. The proposed large windows on the south elevations may constitute such a risk. Buildings are deemed to have been designed and constructed to reduce the bird collision risk if the glazed surfaces of the building meet the following:

- the glazed surface of the window does not have a total surface area of greater than 2 m²; or
- the glazed surface of a window is treated to include visual markers or muted reflections, the purpose of which must give them the appearance of an impenetrable surface. Such surfaces may include any one of the following types of treatments: the use of low-reflectivity glass (0-10%); films; coatings; fritted glass; or screens; or
- the glazed surface of a window is installed at a minimum of 20 degrees from vertical, angled in at its base to reflect the ground; and
- does not result in a sight line through the building from one window to another, such as corner windows.

Given the potential risks on this site, you are encouraged to consider the implications of your current design. The document 'Minimising the swift parrot collision threat – Guidelines and recommendations for parrot-safe building design' (WWF 2008) offers a number of practical solutions and is available from Council. These measures are reflected in the design measures detailed above. Alternatively, you may wish to engage a suitably qualified ecological consultant to ascertain the extent of this potential risk and identify appropriate mitigation measures. If you make changes to your design, please submit amended plans.



Site details

The title (Figures 1-3) has the following cadastral details:

- PID 2615076;
- C.T. 2615076/2; and
- LPI GVP42.

The measured and computed areas of the title are 37,399.589 m² and 37,260 m², respectively (i.e. ca. 3.7 ha).

The title is currently zoned as Environmental Living (Figure 4).

The title is currently wholly subject to the Biodiversity Protection Area overlay (Figure 5). This appears to have little correlation with any particular natural values per se, extending across the cleared land within and adjacent to the title. That is, the part of the title proposed for development (essentially now weed-infested old pasture) does not support high priority native vegetation communities, and no reported populations of threatened flora or fauna, the overlay therefore presumably applied in a more generic sense to deal with matters such as individual trees as per Table E10.1 of the Biodiversity Code of the *Kingborough Interim Planning Scheme 2015*.

The title is also currently wholly subject to the Scenic Landscape Area overlay (not shown in a figure in this report).

It is noted that under the Local Provisions Schedule, the title is proposed to be zoned as Landscape Conservation (Figure 6) and that the configuration of the existing Biodiversity Protection Area overlay (Figure 5) is modified under the Priority Vegetation Area overlay to no longer include most of the weed-infested old pasture (Figure 7). This overlay would effectively mean that the Natural Assets Code would not have application to the currently proposed development if it were to be considered under the *State Planning Provisions*.

Assessment

Scope of statement

The present assessment and statement follow the general intent of the *Guidelines for Natural Values Surveys – Terrestrial Development Proposals* (DPIPWE 2015, updated by NRE Tas 2023) and are intended as a “natural values determination” under E10.5.1 of the Biodiversity Code of the *Scheme*. The format is modified from the usually presented detailed natural values assessment, specifically tailored to address items of the RFI cited above (i.e. those that include consideration of “natural values”).

Database checks

LISTmap was examined to determine existing vegetation mapping and known sites for threatened flora and fauna. Database reports were produced under DNRET’s *Natural Values Atlas* (DNRET 2025), the Forest Practices Authority’s *Biodiversity Values Database* (FPA 2024) and the Commonwealth *Protected Matters Report* (CofA 2025) to support the assessment process (all appended for reference).



Overview of assessment

The site was attended on 26 Sep. 2025 by Mark & James Wapstra (ECOtas). The assessment included the access route through the weed-infested old pasture, largely following an informally formed track (Plates 1 & 2) and the whole of the hazard management area (HMA), which had been pre-loaded into the iGIS iPhone application to guide assessment (Plates 3-6).



Plates 1 & 2. Views of the existing track through the title



Plates 3-6. Views of proposed development site: clockwise from top left – looking north, east, south and west



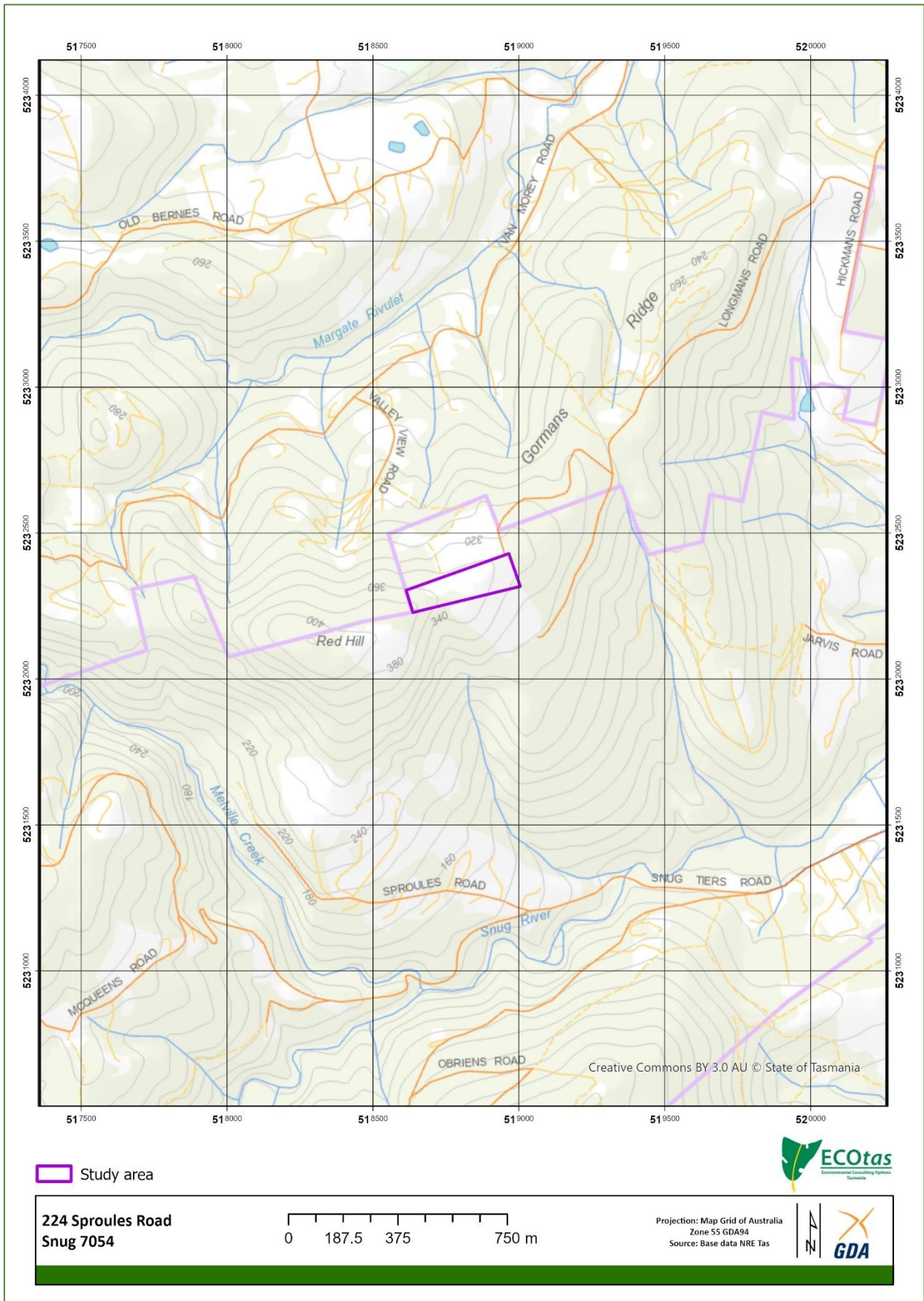


Figure 1. General location of subject title

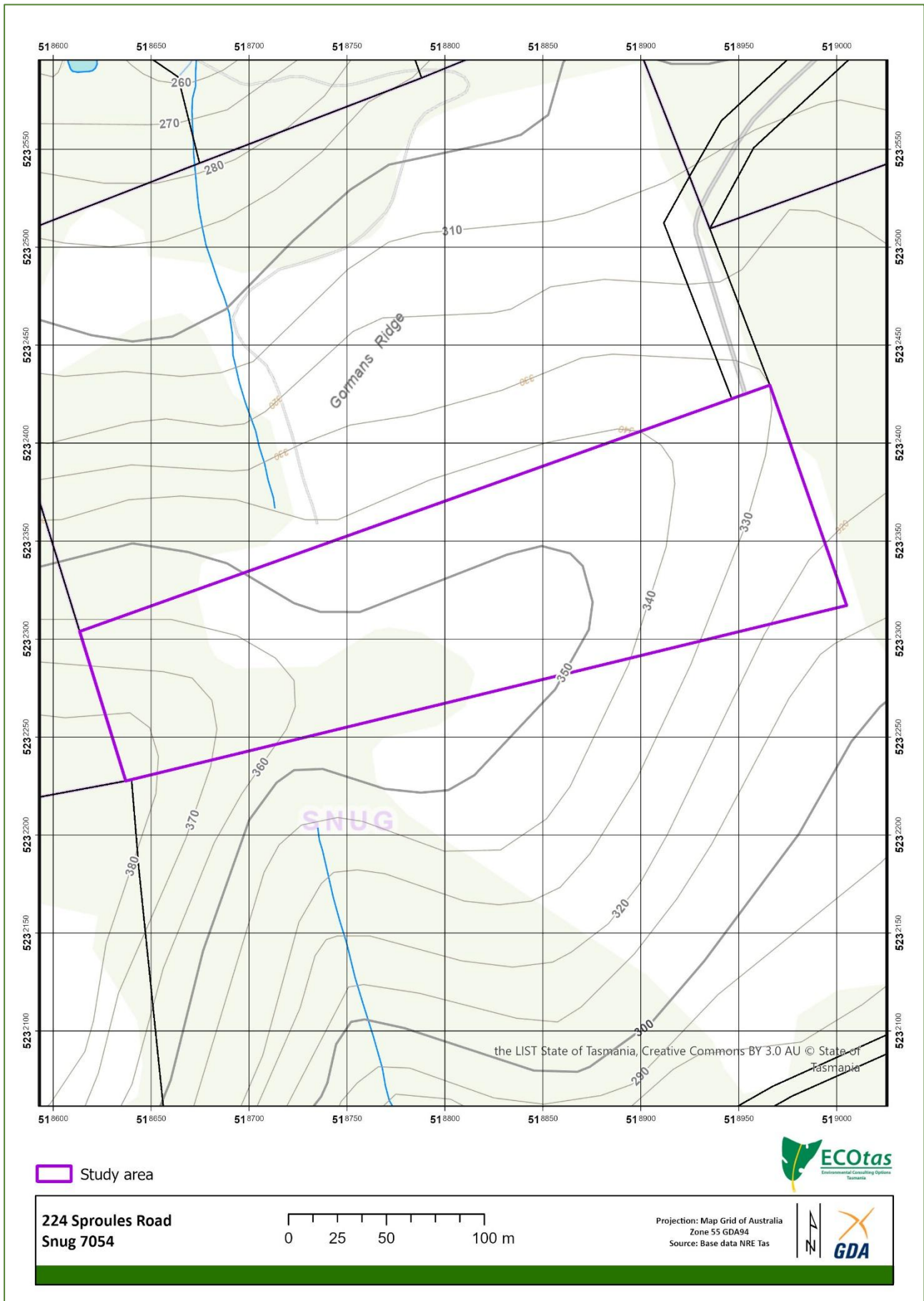


Figure 2. Detailed location of subject title showing topographic and cadastral features

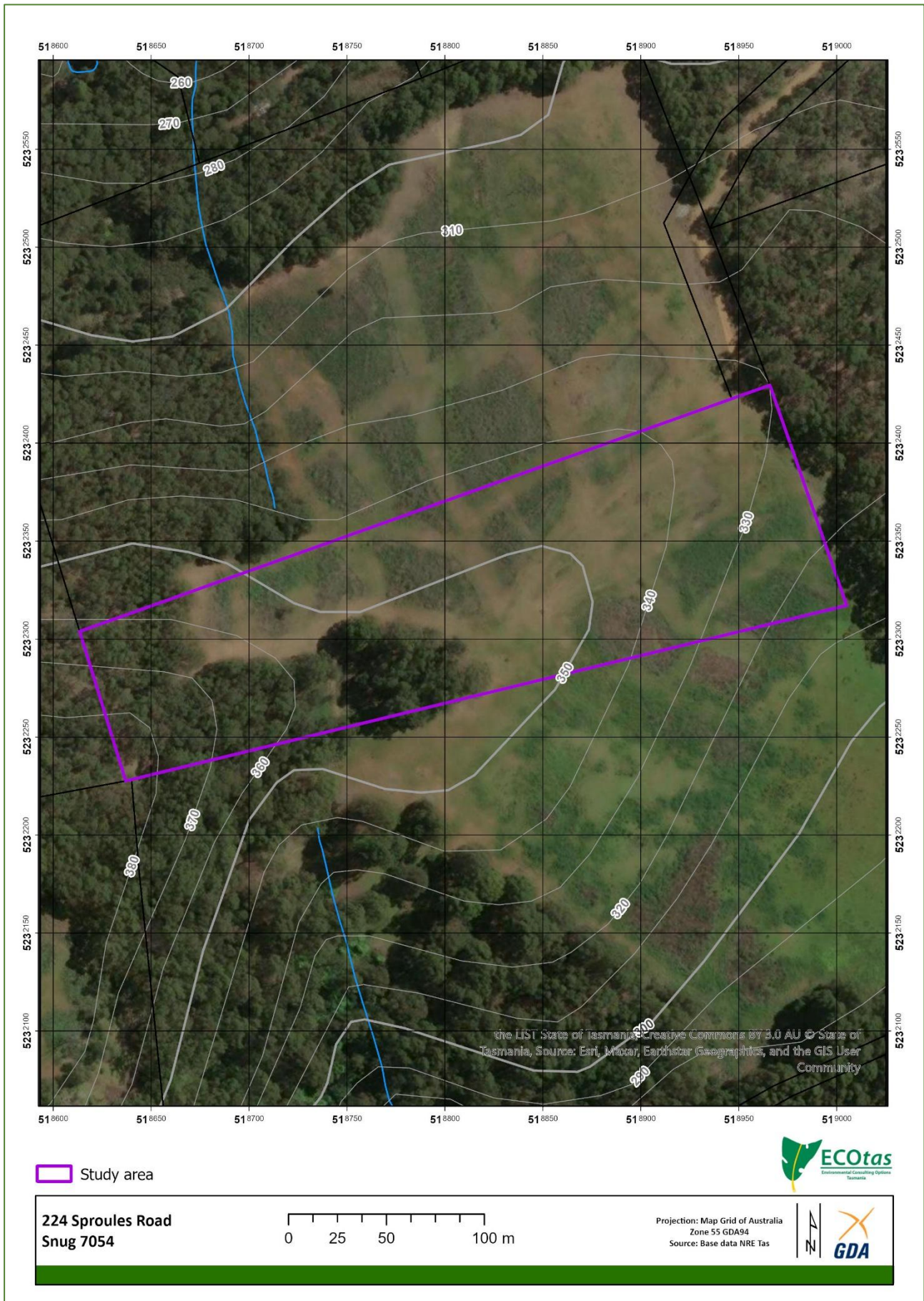


Figure 3. Detailed location of subject title showing topographic and cadastral features with recent aerial imagery (LISTmap, 2024)

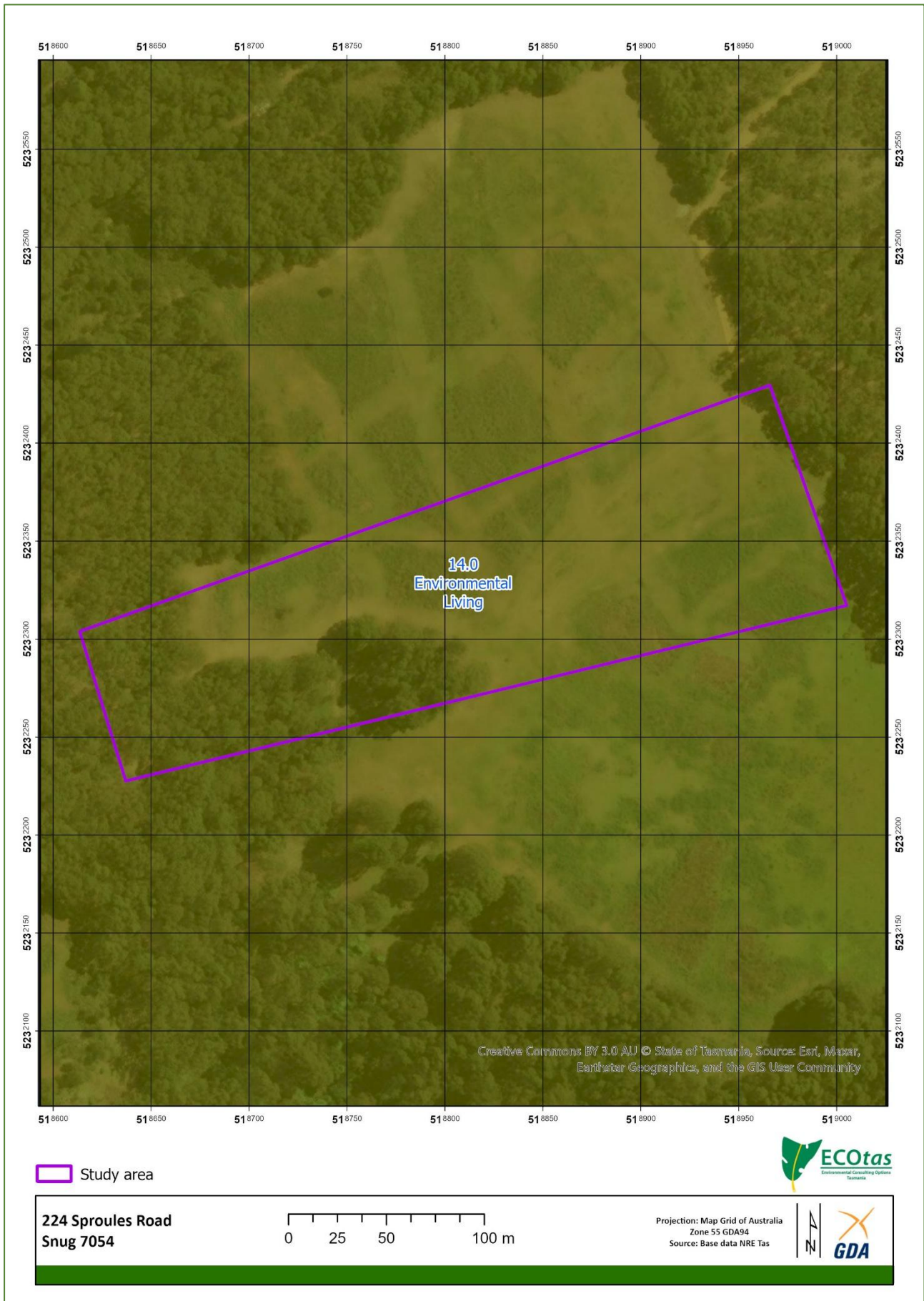


Figure 4. Current zoning of subject title and surrounds pursuant to *Kingborough Interim Planning Scheme 2015*

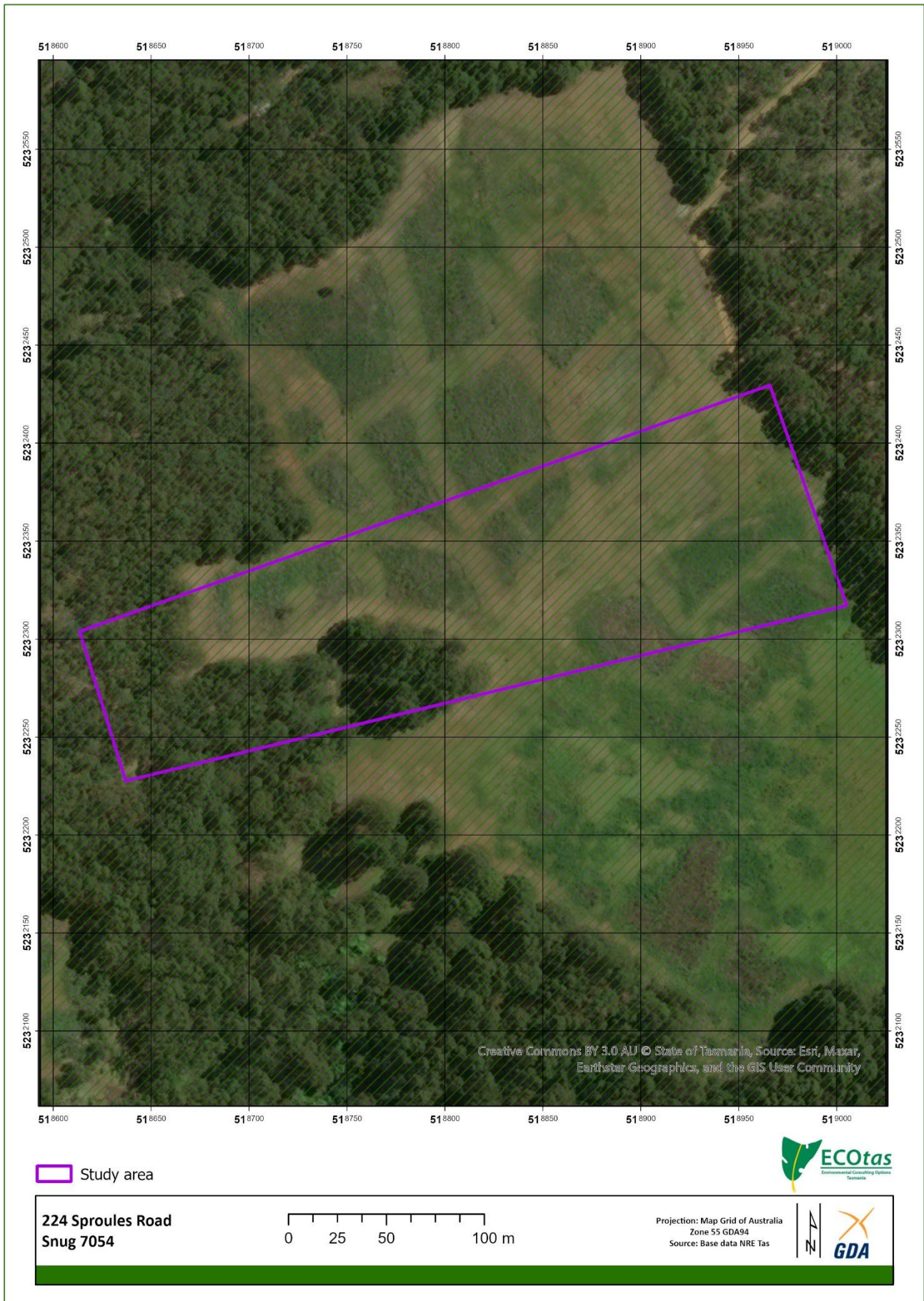


Figure 5. Current extent of Biodiversity Protection Area overlay within subject title and surrounds pursuant to *Kingborough Interim Planning Scheme 2015*



Figure 6. Proposed zoning (Landscape Conservation) of subject title pursuant to *Kingborough Local Provisions Schedule*





Figure 7. Extent of proposed Priority Vegetation Area overlay within subject title and surrounds pursuant to *Kingborough Local Provisions Schedule*



Individual trees

One of the matters referred to at Item 5(a) of the RFI is in relation to the concept of “individual trees, presumably in reference to “high conservation value trees” as defined in the planning scheme. These are referred to in Table E10.1 of the Biodiversity Code under the category of moderate priority biodiversity values and also referred to at A4 of 12.4.2 of the Environmental Living Zone.

The *Scheme* defines a “high conservation value tree” to mean “a tree that is of a species that is listed in the *Threatened Species Protection Act 1995* or the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)* and/or provide potential or significant habitat for a threatened species listed in either of those acts”. Pre-empting the findings of the site assessment, it is here now stated that there were no trees present along the access within the title nor within the HMA such that this matter is not considered further (see also later under responses to the items of the RFI).

Native vegetation

Item 5 of the RFI makes reference to the concept of “native vegetation”, such that some consideration of the matter needs to be made.

Under the Biodiversity Code of the *Scheme*, “clearance and conversion” means:

“the process of removing native vegetation from an area of land and: (a) leaving the area of land, on a permanent or extended basis, in a state predominantly unvegetated with native vegetation; or (b) replacing the native vegetation so removed, on a permanent or extended basis, with residential, commercial, mining, agriculture or other non-agricultural development”.

Under the Biodiversity Code of the *Scheme*, “disturbance” means:

“the alteration of the structure and species composition of a native vegetation community through actions including cutting down, felling, thinning, logging, removing or destroying of a native vegetation community”.

Under the Biodiversity Code of the *Scheme*, “native vegetation” means:

“plants that are indigenous to Tasmania including trees, shrubs, herbs and grasses that have not been planted for domestic or commercial purposes”.

That the whole site is within a Biodiversity Protection Area is not under question (Figure 5). That the site supports “native vegetation”, however, is not tenable. This is an almost all-encompassing definition and means that sites that are not domestic gardens, commercial wood plantations, crops or very clearly intensively-managed pasture grass are all “native vegetation”. Technically, this would include most road verges with scattered trees, shrubs and native grasses, but it could also be extended to “rough pasture” i.e. sites clearly used for primary production such as cropping, grazing, hay-making, etc. but that periodically revert to disused land and some native plant species occurring once again (most notably some native grasses, herbs like buzzies, a scattered teatree or wattle seedling, perhaps a patch of bracken). All parts of the title proposed for development (i.e. access and HMA) are wholly within old pasture long-infested with *Ulex europaeus* (gorse), effectively devoid of native plant species.

The Statewide vegetation mapping system deals with this type of site under the super-category of “modified land” that includes the following relevant mapping units: urban areas (FUR), agricultural land (FAG), regenerating cleared land (FRG), extra-urban miscellaneous (FUM), weed infestation (FWU) and *Pteridium esculentum* (bracken) fernland (FPF).

Existing TASVEG maps the part of the title proposed for development as agricultural land (TASVEG code: FAG) and other parts of the obviously cleared parts of the title as FAG, regenerating cleared land (TASVEG code: FRG), *Pteridium esculentum* fernland (TASVEG code: FPF) and weed infestation (TASVEG code: FWU). Site assessment confirmed the site is best



mapped as FWU (or a complex mosaic of FWU & FAG). That is, in no reasonable classification of vegetation should the part of the title proposed for development be regarded as “native vegetation”. For the record, I believe that council have previously accepted the concept of TASVEG’s modified land mapping units as not comprising “native vegetation” within the intent of the *Scheme*.

[As an aside, this definition of “native vegetation” that was in use in most interim schemes has been transferred to the *Statewide Planning Scheme*. It creates a nonsensical situation in some municipalities where a farmer ploughing a paddock may technically need a permit. There is no conceivable manner in which this could have been the intent of the definition. Now that we have TASVEG classifications, there is no reason that the definition should not be modified].

Findings

General notes

The title is ca. 3.7 ha of mainly old pasture long reverted to an infestation of gorse that has been variously managed by mulching and burning over many years with some small areas of native forest in the west (outside the proposed development area). The site is located on Gormans Ridge, with aspect reflecting the broad ridgeline topography, with some to the northeast and the balance to the southeast. Elevation of the proposed development site is ca. 350 m a.s.l. There are no marked drainage features (and none observed on site assessment) within or adjacent to the title.

The title is accessed via a Crown road reserve along an existing well-formed road under the jurisdiction of NRE Tas. It is understood that no works to this road are required to satisfy contemporary bushfire hazard management guidelines such that the access outside the title was not assessed.

The geology of the title is important to consider because it can have a strong influence on the classification of vegetation and the potential occurrence of threatened flora (and to a lesser extent, threatened fauna). In this case, the 1:250,000 scale geological mapping (Figure 8) indicates that the site is wholly on Jurassic -age “dolerite (tholeiitic) with locally developed granophyre” (geocode: Jd), which was informally confirmed at site assessment by reference to surface rock, soil types and excavated material (fences being installed).

LISTmap’s Fire History layer indicates that the title was subject to the 1967 bushfires, although this is no longer evident in the long-established pasture (Figure 9).

Tree canopy modelling confirms the absence of trees from the part of the title proposed for development (Figure 10).

Vegetation types

This section, which comments on the existing TASVEG mapping for the study area, is included to highlight the differences between existing mapping and the more recent mapping from the present study to ensure that any parties assessing land use proposals (via this report) do not rely on existing mapping. Note that TASVEG mapping, which was mainly a desktop mapping exercise based on aerial photography, is often substantially different to ground-truthed vegetation mapping, especially at a local scale. An examination of existing vegetation mapping is usually a useful pre-assessment exercise to gain an understanding of the range of habitat types likely to be present and the level of previous botanical surveys.

In this case, it is useful to examine TASVEG 3.0, 4.0 & Live mapping because while the latter two should be the most up-to-date, the former has been used to inform the *Tasmanian Planning Scheme* and specifically the Regional Ecosystem Model’s mapping of the Priority Vegetation Area overlay developed as part of the *Tasmanian Planning Scheme*.



In this case, TASVEG 3.0, 4.0 & LIVE (Figure 11) are identical with respect to the title and map it as:

- agricultural land (TASVEG code: FAG)
FAG is mapped across large parts of the cleared parts of the title, in combination with FWU, FRG & FPF (see below). While there are strips of old pasture between dense gorse, these are still gorse-infested and better considered as FWU.
- regenerating cleared land (TASVEG code: FRG)
FRG is mapped adjacent to the forest patch in the west of the title – this is better coded as FWU.
- *Pteridium esculentum* fernland (TASVEG code: FPF)
FPF is mapped as a patch in the east of the title – this is better coded as FWU.
- weed infestation (TASVEG code: FWU)
FWU is mapped as a patch in the middle of the title.
- *Eucalyptus obliqua* forest with broad-leaf shrubs (TASVEG code: WOB)
WOB is mapped across the far northeast corner of the title and in the west of the title. While the forest is present in the west, it is absent in the northeast corner and along the part of the Crown road reserve title (cross-reference to Figure 10 that shows the tree canopy modelling) – the overmapping was probably caused by use of an oblique aerial imagery casting a shadow of tree canopy that ends at the property boundary.

Site assessment indicated that the part of the title proposed for development (i.e. access and hazard management area) is most appropriately classified as weed infestation (TASVEG code: FWU) or a tight mosaic of FWU and agricultural land (TASVEG code: FAG) – new vegetation mapping not provided. This part of the title does not support any native trees of any species. On that basis, the Biodiversity Code has no application because there will be no “clearance and conversion or disturbance of native vegetation within a Biodiversity Protection Area”. This effectively responds to most of the items of the RFI.

Threatened flora

Database information (Figure 12) indicates that the subject title does not support known populations of flora listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Protection Act 1999*. Site assessment did not detect any such species.

Threatened fauna

Database information (Figure 13) indicates that the subject title does not support known populations of fauna listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Protection Act 1999*. Site assessment did not detect any such species.

The part of the title proposed for development supports ubiquitous potential habitat (in a highly marginal manner) for landscape-scale distributed species such as the Tasmanian devil, spotted-tailed quoll, eastern quoll, eastern barred bandicoot. Development within what is effectively a weed-infested old paddock will not impact on these species at any measurable scale.

The part of the title proposed for development does not support *Gahnia radula* so does not provide potential habitat for the chaostola skipper butterfly.

The part of the title proposed for development does not provide potential habitat for the grey goshawk (as native forest is absent), except in a highly opportunistic manner.



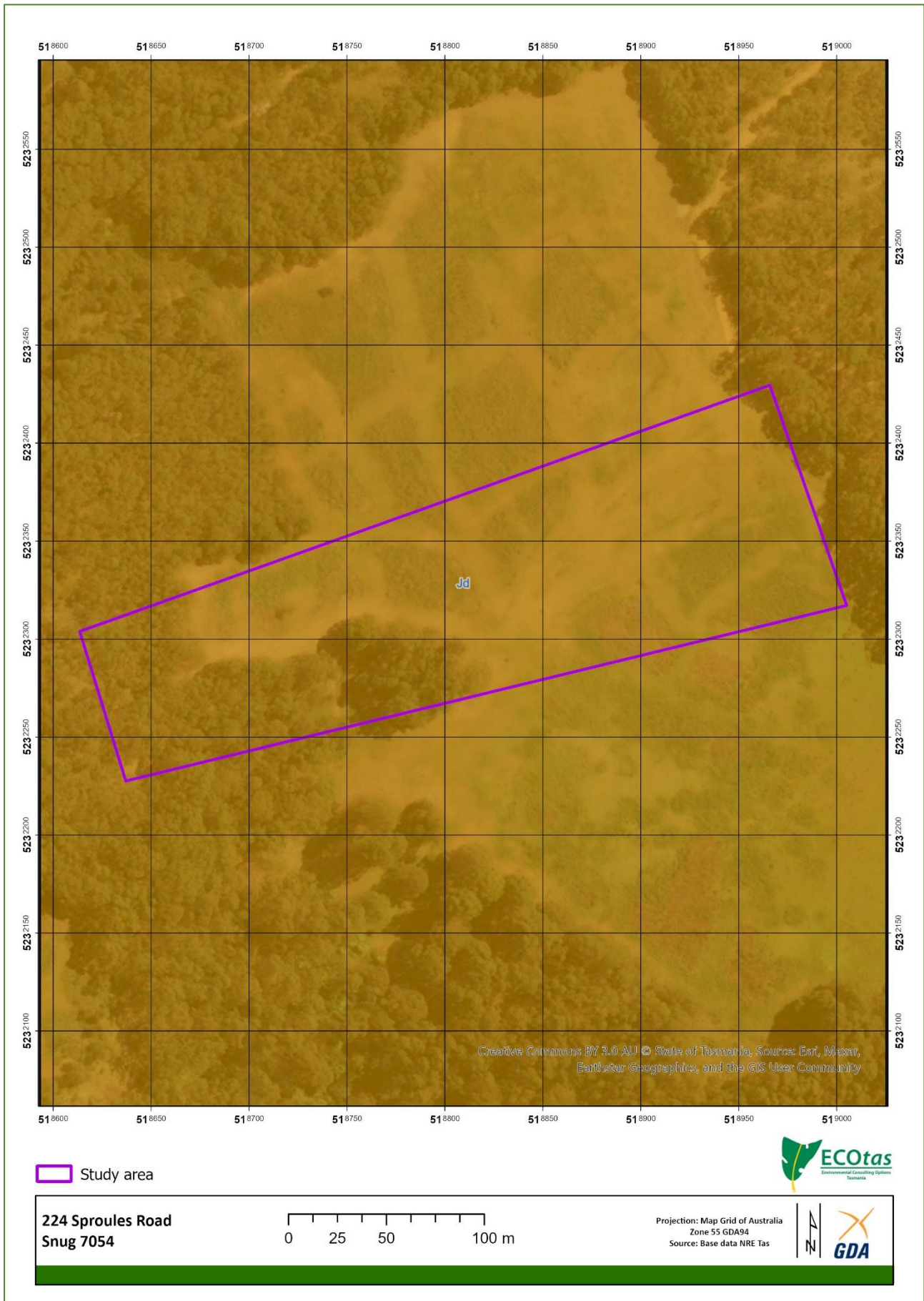


Figure 8. Geology (1:250,000 scale) of subject title and surrounds (refer to text for code)

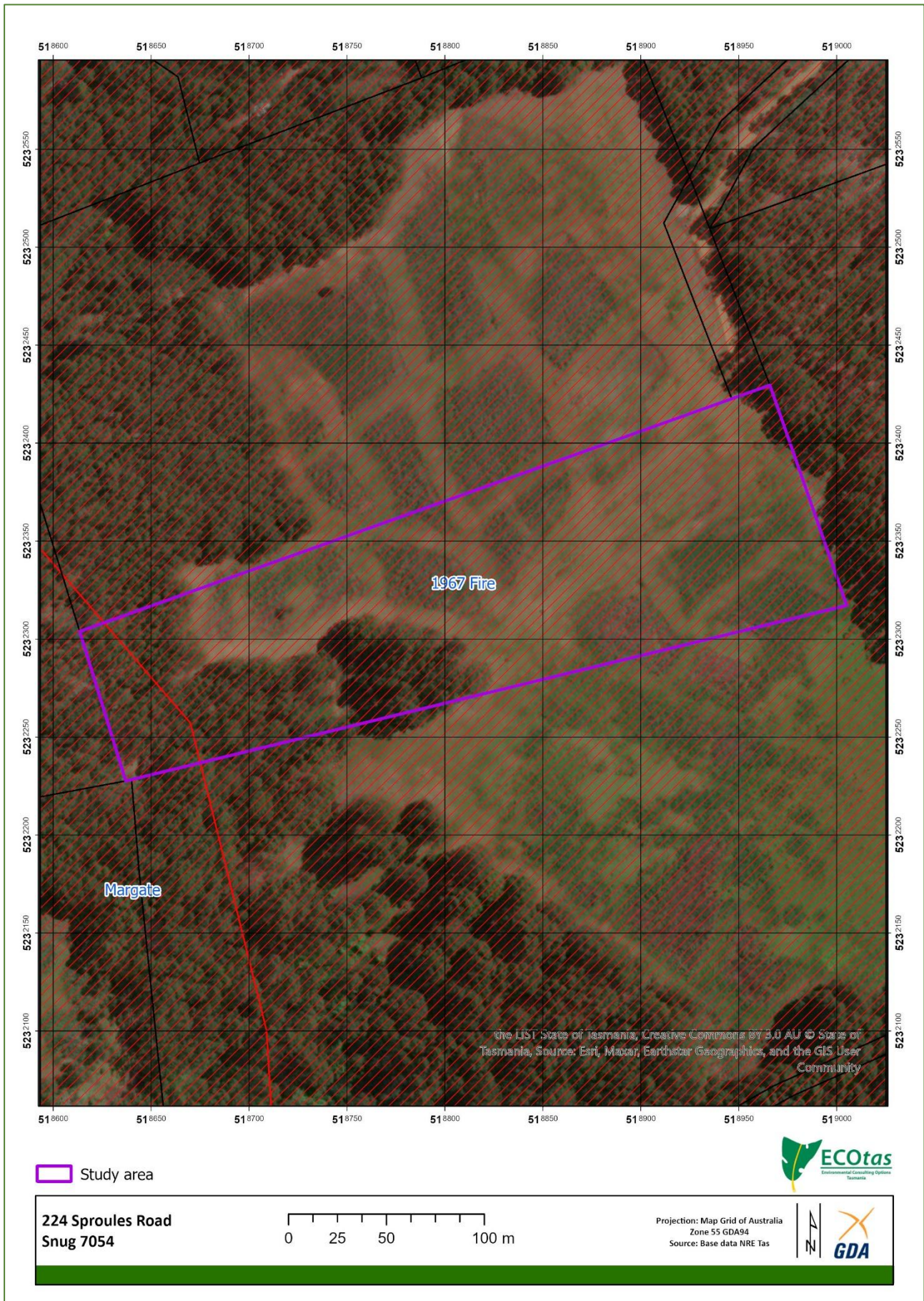


Figure 9. Fire history of subject title and surrounds

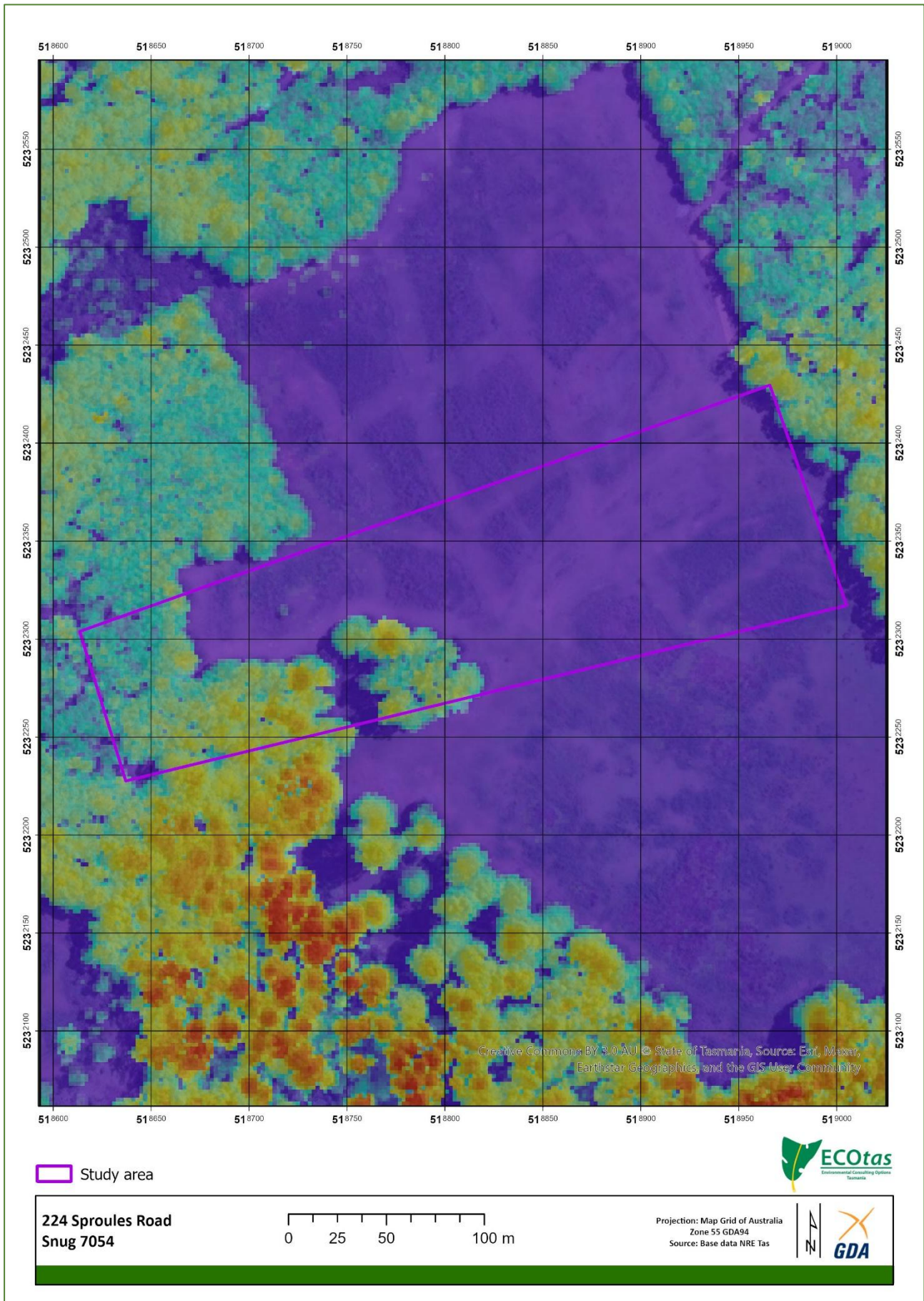


Figure 10. Tree canopy modelling of subject title and surrounds

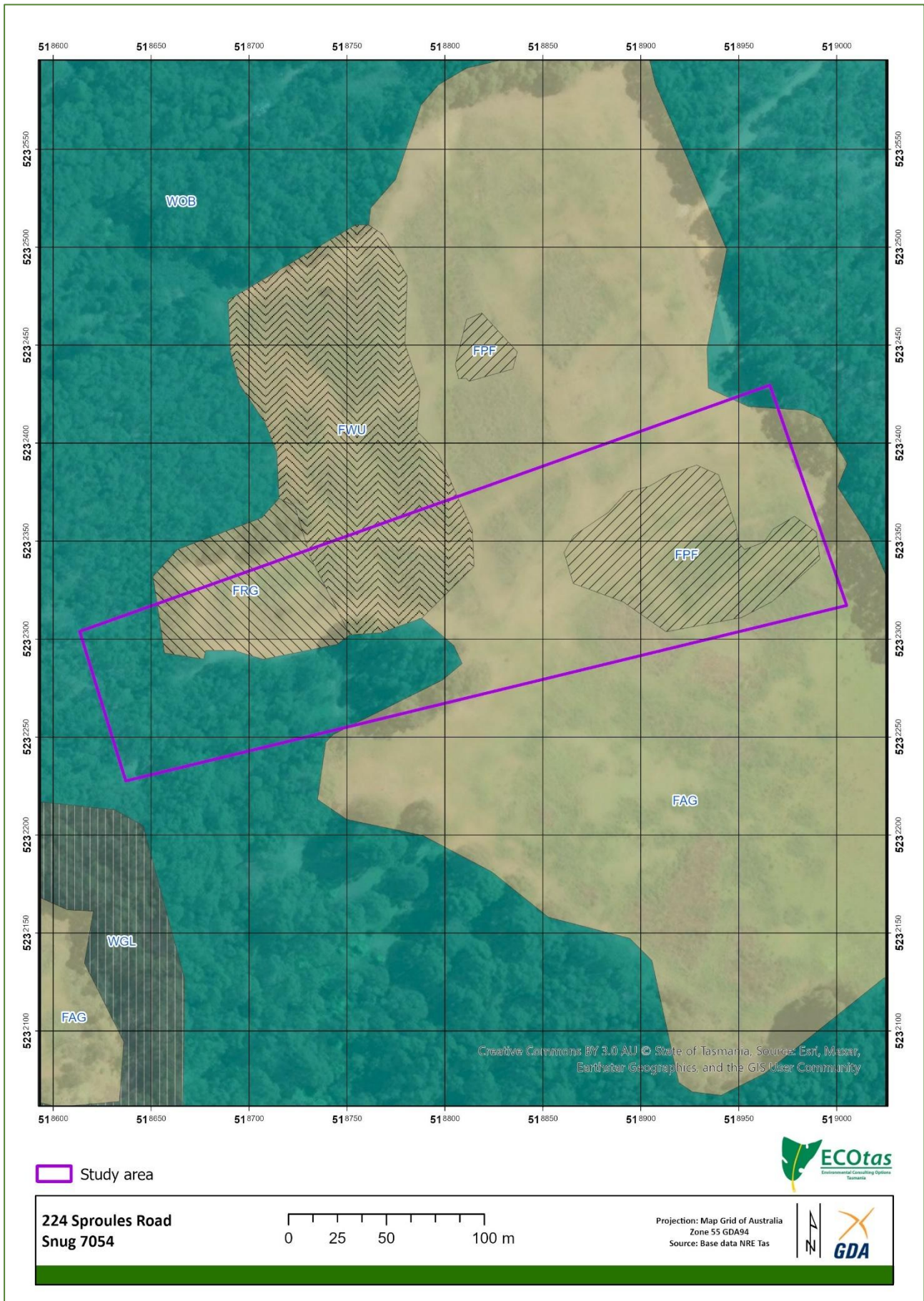


Figure 11. Existing TASVEG 3.0, 4.0 & LIVE vegetation mapping for subject title and surrounds (refer to text for codes)

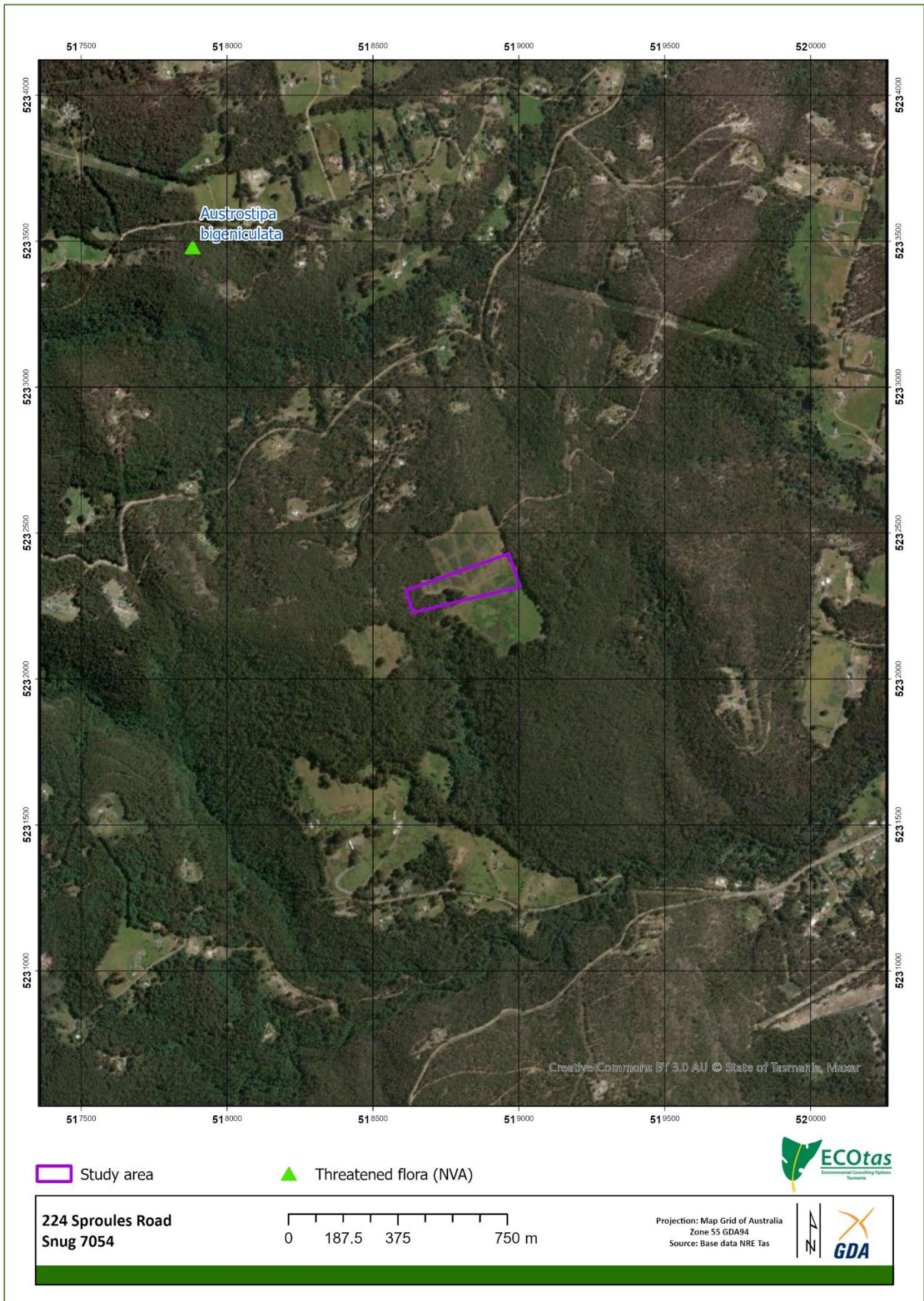


Figure 12. Records of threatened flora (*Natural Values Atlas*) from vicinity of subject title

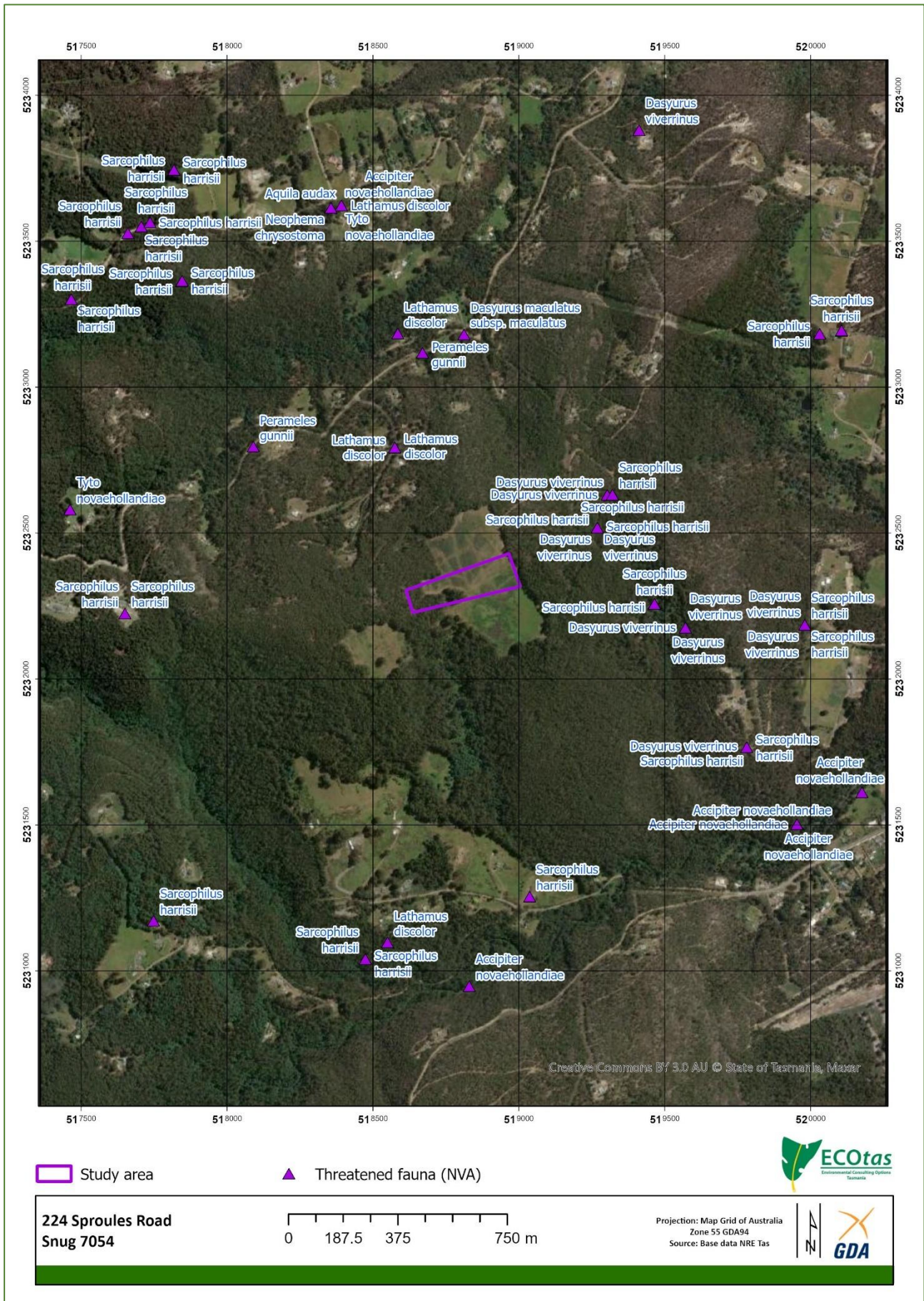


Figure 13. Records of threatened fauna (*Natural Values Atlas*) from vicinity of subject title

Findings Threatened fauna continued...

The part of the title proposed for development supports highly modified vegetation lacking in coarse woody debris such that the site does not support potential habitat for the Mt Mangana stag beetle.

The part of the title proposed for development does not support *Eucalyptus viminalis* (white gum), such that potential habitat for the forty-spotted pardalote is not present.

The part of the title proposed for development does not support any trees including individuals of *Eucalyptus globulus* (blue gum) or *Eucalyptus ovata* (black gum) such that the development will not result in the loss of potential foraging habitat of the swift parrot.

There are no watercourses or still waterbodies within the title such that it does not provide potential habitat (for aquatic threatened species (Australian grayling, growling grass frog, azure kingfisher).

The part of the title proposed for development does not include any trees (and therefore no hollow-bearing trees) such that that it does not provide potential nesting habitat for the swift parrot, blue-winged parrot, forty-spotted pardalote and masked owl is absent.

The site and surrounds do not support potential nesting habitat for the wedge-tailed eagle or white-bellied sea eagle at any reasonable scale.

The establishment and maintenance of the hazard management area associated with the proposed dwelling and the access to this does not require the removal of any native vegetation including individual trees.

The proposed development site is wholly within the extent of the Biodiversity Protection Area overlay (Figure 5). However, no part of the extent of the proposed works is within any areas that can be reasonably classified as "native vegetation", which means the Code cannot have application, which is stated as:

E10.2 Application

E10.2.1 This code applies to development involving clearance and conversion or disturbance of native vegetation within a Biodiversity Protection Area.

That is, while the development site is within the Biodiversity Protection Area, it is not possible to undertake "clearance and conversion or disturbance of native vegetation" because none is present.

Consideration of Environmental Living zone provisions

The subject title is zoned Environmental Living. Only clauses related to "natural values" are reviewed While several provisions of the zone may have application, below the two that that have greatest relevance to the findings are reviewed.

14.4 Development Standards for Buildings and Works

14.4.3 Design

Objective:

To ensure that the location and appearance of buildings and works minimises adverse impact on natural values and on the landscape.

Acceptable Solutions

A1

The location of buildings and works must comply with any of the following:

- (a) be located within a building area, if provided on the title;
- (b) be an addition or alteration to an existing building;
- (c) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline.



Since the sub-clauses of A1 are pre-empted by “must comply with any of the following”, only one need apply. In this case, A1(a) is not applicable (no building area indicated) and A1(b) is not applicable (new dwelling). The whole of the part of the title where development will occur (i.e. access and hazard management area) does not support “native vegetation”. This then means the first part of A1(c) is satisfied, irrespective of what is intended by the term “clearing”, which is not defined per se in the *Scheme*. This means that its application can only reasonably refer to a “dictionary definition” of clearing. This is not proposed for the area mapped now wholly as FWU (or the original FAG). The second part of A1(c) makes reference to “... and is not on a skyline or ridgeline”. While we are not qualified visual analysts, simple reference to topographic maps and on-site assessment clearly indicates that the site is on some form of “skyline or ridgeline”, such that the balance of A1(c) is not satisfied. This means that the Performance Criteria need to be considered in relation to the matter of the “skyline or ridgeline” (which is beyond the scope of this assessment and statement).

14.4 Development Standards for Buildings and Works

14.4.5 Environmental Values

Objective:

To ensure development **maintains and enhances** environmental values.

Acceptable Solutions

A1

Development must be located within a building area on a plan of subdivision.

Performance Criteria

P1

The application is accompanied by an environmental management plan for the whole site, setting out measures to be put in place to protect flora and fauna habitats, riparian areas, any environmental values identified as part of a site analysis, and identify measures to be used to mitigate and offset adverse environmental impacts.

The objective statement uses the phrase “maintains and enhances” [our emphasis]. In literal terms, this is challenging to meet because any development that results in the loss of some priority biodiversity values cannot be regarded as “enhancing environmental values”. In a more practical sense, meeting the intent of this objective usually requires demonstration that impacts on natural values have been minimised as far as practicable. In real terms for this site, the reality is that access and hazard management will result in the immediate loss of weeds but not impact on natural values in any meaningful sense.

As the title does not include a “building area on a plan of subdivision”, the Acceptable Solution A1 cannot be met and the Performance Criteria P1 must be satisfied. This calls for an “environmental management plan”. P1 does not specify the format of such a plan, nor who can produce the plan. The planning authority issues some guidelines for such plans for “simple” cases (e.g. where impact to native vegetation will be limited or not occur, the latter being the case here). In this case, in noting that the planning application cannot be valid unless it “is accompanied by an environmental management plan for the whole site”, it is recommended that an environmental management plan be produced with the following inclusions.

We suggest that a composite site plan be produced and re-labelled as “Environmental Management Plan”. Because 14.4.5 refers to the “whole site”, this should be in two pages. Page 1 will show the whole title and include a reference to the effect of “all native vegetation and individual native trees within the title outside the part required for access and hazard management indicated in the site plans will be subject to the prevailing zone and code provisions” – this would effectively refer to the “back of the block” with a patch of native forest. Page 2 will show the specifics of the project area including the extent of the access and proposed hazard management area with notes such as “machinery and construction vehicle hygiene is not required because access is from the State Growth- and council-managed Channel Highway, other roads and the weed-free Crown road reserve” and “any vegetation, native (none currently present) or otherwise, within the hazard management area to be managed in accordance with the certified bushfire hazard management plan”.



Consideration of Biodiversity Code provisions

The Biodiversity Code cannot have application at:

E10.2 Application

E10.2.1 This code applies to development involving clearance and conversion or disturbance of native vegetation within a Biodiversity Protection Area.

That is, while the development site is within the Biodiversity Protection Area, it is not possible to undertake "clearance and conversion or disturbance of native vegetation" because none is present.

Specific response to matters raised in Item 3 of the RFI

Item 3 requested clarification of "the minimum extent of vegetation modification or clearing required for adequate protection of the proposed habitable buildings from bushfire and compliant access arrangements, including individual trees".

Site assessment indicates that no native trees or native vegetation is present within any part of the title proposed for development.

Specific response to matters raised in Item 4 of the RFI

Item 4 requested "an amended site plan including an accurate tree plan and accompanying table of trees as per Section 1 of the attached guidelines for all trees within 15 m of all proposed development, including the access, installation of services and/or within any required hazard management area".

Site assessment indicates that no native trees are present within any part of the title proposed for development.

Specific response to matters raised in Item 6 of the RFI

Item 6 required provision of "an environmental management plan (EMP) addressing the Scheme requirements".

The proposed HMA does not include any native vegetation nor individual native trees such that no modification to the bushfire hazard management plan is required.

Specific response to matters raised in Item 9 of the RFI

Item 9 required consideration of "clause E14.7.1 Removal of Bushland within Scenic Landscape Area" (noting I cannot respond to the balance of matters raised in this item).

The title is subject to the Scenic Landscapes Area overlay. With respect to "natural values" (noting that I cannot comment on landscape management per se), the most relevant clause is cl. E14.7.1, which is stated as:

E14.7.1 Removal of Bushland within Scenic Landscape Areas

Objective: To ensure that removal or disturbance of bushland does not cause an unreasonable change to, or have an unreasonable adverse impact on, the scenic landscape value of Scenic Landscape Areas.



Acceptable Solutions

A1

Removal or disturbance of bushland must comply with both of the following:

- (a) be on land no less than 50 m (in elevation) from a skyline;
- (b) be no more than 500 m² in extent.

While I cannot comment on A1(a) per se, it is noted that no part of the title proposed for development supports what can be reasonably construed as “bushland” (“land which is dominated by native vegetation”) such that E14.7.1 appears to have limited application in whole or part.

Specific response un-numbered item of the RFI

This “item” is in reference to the potential of the development to cause “bird strike” (i.e. collision with windows by birds), the principal issue being the risk to the swift parrot, *Lathamus discolor*. The site is within the recognised foraging and breeding range of the species. While I believe the risk of collision is vastly over-stated in most cases, this particular site is on a ridgeline/slope with areas of blue gum forest downslope and upslope of the proposed dwelling. This means that a fast-flying bird moving between patches of foraging habitat have the opportunity to collide with the structure. In this case. As the structure is a single level only, the risk of collision is very low because it would only impact on low-flying birds – almost all swift parrots would be targeting the canopy of trees such that any flight-path will be well over the glazing part of the structure.

Despite this low risk, and the absence of specific *Scheme* provisions related to this matter, I have reviewed the plans and can find no evidence of see-through sight-lines created by oppositely-placed windows and/or tightly joined corner windows such that I do not recommend specific re-design. The southern elevation includes a higher ratio of glazing to solid walls than the other elevations (all of which I find present as a very low risk of collision). Mitigation is recommended for glazing on the south elevation only. There are two mitigation options presented. The first option is to apply so-called “low reflectivity glazing” as this meets the intent of WWF (2008). If this is not practical, the second option is to apply a product that minimises the risk of collision. There are commercially available products that have peer-reviewed scientific support. One example is from Feather Friendly (<https://featherfriendly.com/>). While various products are available, “application of Feather Friendly® 1 cm adhesive circular markers to conventional glass windows at the Science Complex led to a 95% reduction in collision risk” (De Groot et al. 2022). Another example is from AcopianBirdSavers (<https://www.birdsavers.com/>). “Acopian BirdSavers consist of vertically hung olive-colored 3.175 mm (0.125 in) parachute cord spaced 8.9 cm (3.5 in) and 10.8 cm (4.25 in) apart as two separate treatments, and were 94% and 91%, respectively, effective in significantly preventing bird strikes compared to 15% avoidance (85% strike) rate at a conventional unaltered clear glass window (control). These results reveal that BirdSavers are a highly effective means of preventing bird-window collisions, and their use should be enthusiastically encouraged” (Klem 2011).

The products described above are both available by online order and can be fitted before or after installing glazing, depending on ease of construction methods. Both provide an evidence-based means of massively reducing the actual rate of collision by all bird species. In practice, conditioning application of this type of product (or an equivalent, if more readily available) and providing evidence of installation should be possible in a planning permit.



Note that this statement does not constitute legal advice, and provides our interpretation of the provisions of the *Kingborough Interim Planning Scheme 2015*, which may not represent the views of Kingborough Council. It is recommended that formal advice be sought from the relevant agency prior to acting on any aspect of this report.

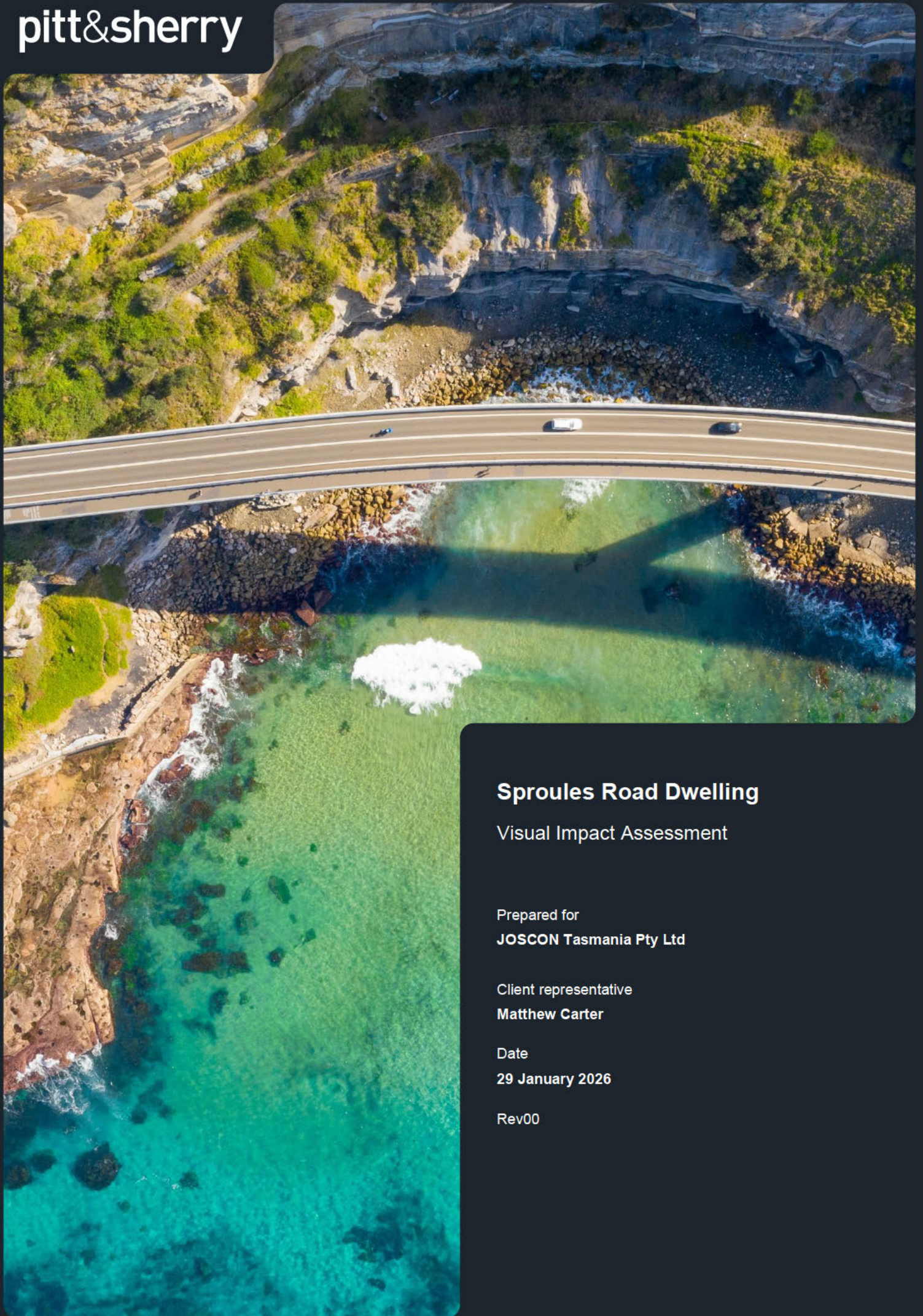
Please do not hesitate to contact me further if additional information is required.

Kind regards



Mark Wapstra
Senior Scientist/Manager





Sproules Road Dwelling

Visual Impact Assessment

Prepared for
JOSCON Tasmania Pty Ltd

Client representative
Matthew Carter

Date
29 January 2026

Rev00

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Appendix A — Figures

Prepared by — Kieran Richards & Harrison Fairweather	 	Date — 16 January 2026
Reviewed by — Trent Henderson		Date — 23 January 2026
Authorised by — Trent Henderson		Date — 29 January 2026

Revision History					
Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
A	Draft for internal review	KR	TH	TH	16/01/2026
00	Issue 00	KR	TH	TH	29/01/2026

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Executive Summary

Client	JOSCON Tasmania Pty Ltd
Project	Dwelling
Location	Snug
Property ID	2615076
Certificate of Title	Volume 143579 Folio 2
Planning Authority	Kingborough Council
Authority Reference	DA-2025-276
Planning Scheme	Kingborough Interim Planning Scheme 2015
Zone	Low Density Residential – Area C
Overlay Areas	Bushfire Prone Areas Code (E1.0) Landslide Code (E3.0) Biodiversity Code (E10.0) Scenic Landscapes Code (E14.0)
Development Code	Parking & Access Code (E6.0) Stormwater Management Code (E7.0)
Local Provisions	Not Applicable
Specific Area Plan	Not Applicable
Use Class	Residential
Development	Dwelling
Date of Assessment	November 2025
Proposal	a single storey dwelling on the vacant lot at CT 143579/2, located at the 354m contour location.
Documents	Development Plans by Another Perspective, Drawing Number AP2025-2469 dated 25 August 2025 Bushfire Hazard Report by J.S. Mayne (BFP-172), Future Planning dated June 2025. Natural Values Statement, by Mark Wapstra, ECOtas dated 6 October 2025
Issue	Kingborough Council's correspondence pursuant to Section 54 of the Land Use Planning & Approvals Act 1993: - Council Request 2: Setback (cl.14.4.2) & Design (cl.14.4.3), - Council Request 9: Scenic Landscape Code (E14.0).
Synopsis	The proposed dwelling is situated toward the southern, long boundary of the 3-ha site, near the crest of an already-cleared lot on Gormans Ridge.

1. Introduction

pitt&sherry was engaged by JOSCON Tasmania Pty Ltd to review the development application for a dwelling at [REDACTED] Snug (PID: 2615076, CT: 143579/2), and to prepare a response addressing matters raised in Kingborough Council's letter issued under Section 57 of the *Land Use Planning and Approvals Act 1993*, for DA-2025-276.

A total of eleven (11) matters were raised by the Section 54 correspondence (dated 2 September 2025, 24, September 2025, and 30 October 2025); however, the scope of this report addresses matters relating to the following sections of the Kingborough Interim Planning Scheme 2015:

- Council Request 2: Setback (cl.14.4.2) & Design (cl.14.4.3); and
- Council Request 9: Scenic Landscape Code (E14.0).

Unless specifically exempt, all works, development and use on land within Tasmania is subject to the *Land Use Planning and Approvals Act 1993* (LUPAA). At the time of lodgement of the application administration of LUPAA for this site is the Kingborough Interim Planning Scheme 2015 (the Scheme). Pursuant to Part 7 of the Scheme, applicable standards for use and development of a site are set out through the category of use, zoning, codes, and specific area plans with standards that exempt, or set automatic compliance under the acceptable solution, or discretionary compliance subject to being consistent with the relevant performance criteria.

1.1 Project Overview

The proposal is for a dwelling on the current vacant lot known as [REDACTED] Snug (CT 143579/2) accessed via Longmans Road.

The proposed development consists of a:

- Dwelling,
- A two-car garage,
- A water tank, and
- An access track.

The dwelling has a floor area of 344.07m² and contains the food preparation facilities (kitchen) with pantry, four bedrooms including a master bedroom with ensuite, lounge, living & dining area, study, a games room (traditionally known as a rumpus room), plus a laundry. The living areas, including the study are located centrally within the building's layout, providing views both north and south from the building's main habitable rooms.

The dwelling has a proposed Finished Floor Level (FFL) of 354 FFL.

Windows along the northern and eastern elevation to the building are narrow, not presenting large expanses of glass. The southern elevation of the building however presents larger windows that encapsulate the entire wall of the room (W21, W20, & W15).

The design of the dwelling proposes a hip-roof design broken by two gable ends along the northern elevation, and one on the southern side of the building. Additionally, the hipped roof is broken up so as not to present a single linear ridgeline to the structure.

The roof of the dwelling is proposed to be the Colorbond is to be "monument" which is a dark grey or black colour. The building's walls a combination of Face Brick "Taupe" in colour and FC Sheet "Windspray" colour. Taupe is a dark grey-brown colour, or greyish-beige, whilst windspray is considered a mid-strength grey green with a blue undertone. Colorbond describe windspray as "a soft, neutral grey that evokes cool sea mists and summer breeze".

The double garage is incorporated within the design, located in the western side of the building of the building, with vehicle access from the north.

Located to the north of the dwelling on the downward side of the slope on the 351m contour is the proposed water tank. The tank is a RINO RT230 water tank containing 51,606 gallons (234,562 litres) and has a height of 2.2m and diameter of 11.65m, resulting is 105.6m² floor area. The colour on the Colorbond is to be "monument".

The site is accessed via a road reserve that connects to Longmans Road located in the north-eastern corner of the property. The proposal involves an access route from the northeast corner of the Site winding approximately 150 m southwest, to the proposed dwelling near to the southern boundary.

2. Site Analysis

2.1 The Site

The site comprises 3.72 hectares of partially cleared, partially vegetated land near the crest of Gormans Ridge, approximately 2 km west of the Snug township. It is accessed via a private road via Longmans Road. A gravel drive currently leads from the northeastern corner of the site, approximately 65 m upslope towards the crest of Gormans Ridge. The driveway climbs from approximately 330 m AHD to 353 m AHD.

The site slopes dramatically from the northeast to the southwest – from approximately 315 m AHD at its lowest point to approximately 385 m AHD at its highest. A landslide hazard area is mapped over most of the site, at the northeastern and southwestern portions. The location of the proposed dwelling is situated at the flattest portion of the site, near the midpoint of the southern boundary.

Approximately 15% of the site is vegetated at southwestern end. The entire site is within a Biodiversity Protection Area and Bushfire Prone Area overlay. The vegetation mapped on TASVEG 4.0 in this portion of the site is described as *Eucalyptus obliqua* forest with broad-leaf shrubs (WOB). No clearance is required to facilitate construction of the proposed dwelling – the nearest tree is greater than 16 m from the edge of the proposed batter. Mature eucalypts are present at the boundary of the mapped WOB area and are greater than 20 m in height (substantially higher than the proposed dwelling).

The remainder of the site is mapped as cleared or modified land (see images 1 -3). Historic aerial imagery suggests that the site has been cleared to this extent since at least 1985 – the approximate bounds of the site are highlighted in red, below.

Table 1: Images of site and surrounds

Image	Photo ID	Elevation	Remarks
	1	348.4619	Site toward Margate
	2	348.5694	Site toward Snug

Image	Photo ID	Elevation	Remarks
	3	350.9393	Site toward Bruny
	4	3.3669	Toward site, lower Snug

Image	Photo ID	Elevation	Remarks
	5	NA	Channel Highway (northbound) before Snug (source: Google Streetview)
	6	21.9065	Rear Snug Tavern toward Hill

Image	Photo ID	Elevation	Remarks
	7	14.1056	Margate Shopping centre, near Post Office
	8	NA	Channel Highway, southbound before Margate (source: Google Streetview)

Image	Photo ID	Elevation	Remarks
	9	85.5662	Crest after Huntingfield, southbound

Table 2: Visual impact assessment matrix

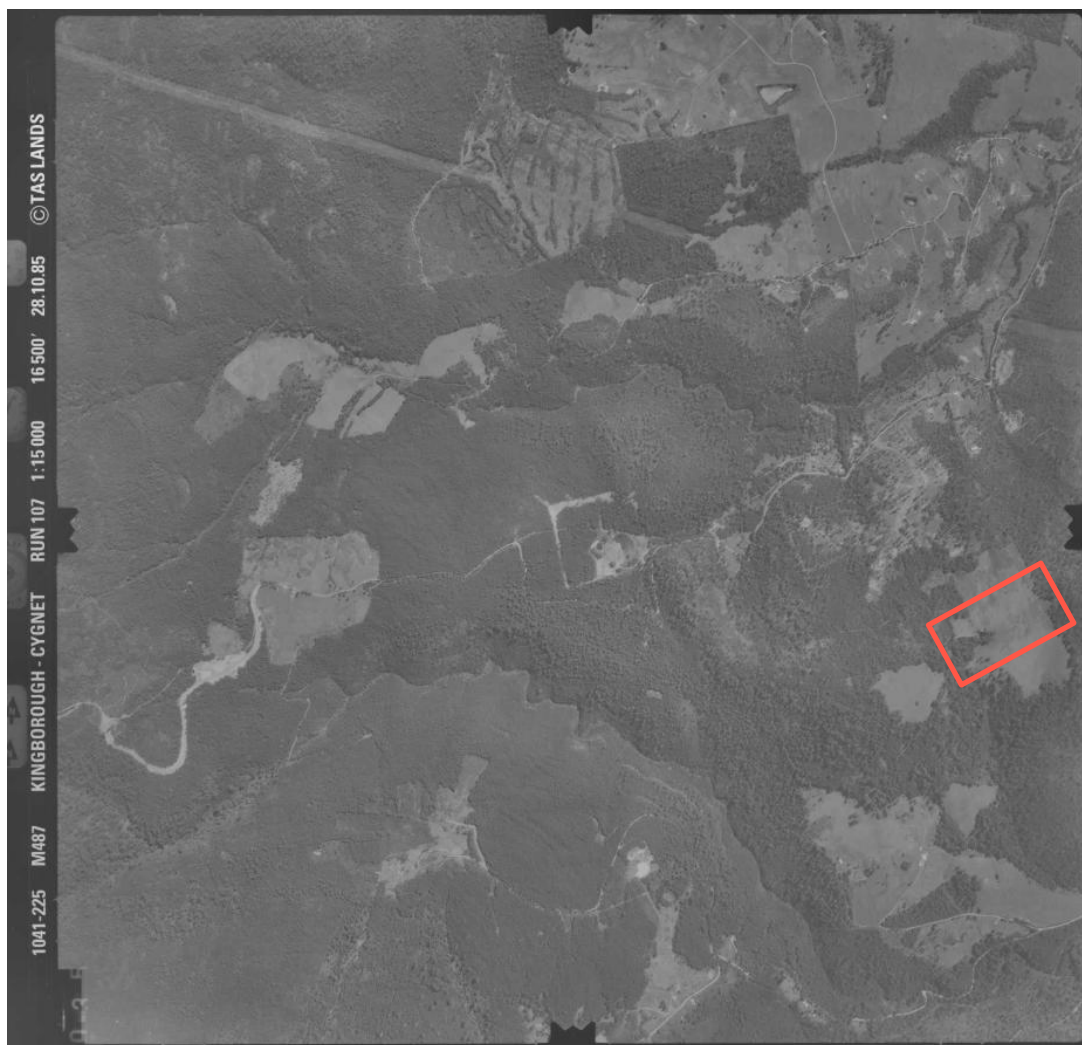
Viewpoint	Photo ID	Distance & Viewing Context	Likely Visibility of Dwelling	Skyline / Ridgeline Effect	Design Mitigation	Overall Scenic Impact
Margate – Huntingfield	9	~9 km; patch is visible southbound only	Intermittent glimpses at substantial distance	No gable or roof form distinguishable	Simplified roof form reduces visual noise	Negligible
Margate – Channel Highway (northbound)	8	~5 km; passing glimpses southbound	Intermittent glimpses at substantial distance	Likely visible as a slight change in muted tones on the cleared portion of the lot	Complementary colour palette selected	Negligible
Margate – general township & shopping centre	6	>4 km; ridgeline viewed obliquely with strong vegetated, dark backdrop	Glimpses at distance	No discernible skyline intrusion; reads as part of cleared ridgeline set in front of vegetated backdrop	Muted roof colour; single gable reduces form complexity; vegetation backdrop	Negligible
Snug – Channel Highway (southbound)	4	>2 km; partial views before vegetation dominates	Partial but indistinct	Any ridgeline expression is faint and non-dominant	Setback from crest; muted colours; simple roof geometry	Low
Snug – Channel Highway (northbound)	5	>2 km; vegetation blocks upper slope	None	No skyline visibility	N/A	None
Snug township (IGA, school, post office)	5	~2 km; hill obscured by vegetation to the east near Longmans Road	None	None	N/A	None
Lower Snug (Coningham Road)	4	>3 km; hillside surface visible	Full visibility but substantial distance	Dwelling ridgeline overshadowed by vegetation behind	Monument/dark roof tones recede into treed backdrop	Low
Nearby residential ridgelines	NA	>1 km; oblique views	Varying visibility depending on vantage point	Reads as minor tonal variation on already exposed hillside	Simple gable avoids visual clutter	Low

2.2 Surrounding Area

A similar topography to that of the site characterises the surrounding landscape for between 1 – 1.5 km to the east, where the elevation falls away to the flatter, coast-adjacent portions of the Channel Highway as it passes through Snug. To the immediate north, west and south are a series of mostly vegetated ridges and valleys. These are similarly characterised by wet eucalypt forest and woodland permeated by intermittent patches of cleared or modified land.

The neighbouring lot, 218 Longmans Road, Snug (143579/1), is also a vacant, but predominantly cleared lot. The nearest dwelling is approximately 350 m to the north of the site – located on Valley View Road (off Van Morey Road), also to the north of the dwelling. Valley View Road is a stubby residential road with large, rural-residential blocks organised around a cul-de-sac. Parcels of cleared land similarly permeate the canopy cover of the eucalypt woodland. This pattern of cleared patches of land within a broader, densely vegetated context is typical of the built environment of the surrounds.

Figure 1. Historic aerial imagery of site and surrounds, 1985 (source: theLIST).



2.3 Environmental Living Zone

The site is within the Environmental Living Zone (ELZ) under the Kingborough Interim Planning Scheme 2015 (the Scheme). The ELZ has the purpose of providing residential use or development within existing natural and landscape values, minimising impact on both environmental values and the surrounding residential amenity.

The proposal is considered consistent with the purpose of the zone in that it provides for a low-density residential use in an area where natural and landscape values remain the dominant characteristics, and where the land is not suited to agriculture or resource development due to steep topography, native vegetation and limited services.

The dwelling is sited on the least constrained portion of the land and is designed to respond to the surrounding landscape through restrained scale, simplified form and materials that integrate with the natural setting, thereby protecting scenic values, including skylines and ridgelines. The existing vegetation and separation distances maintain the privacy and seclusion expected within the zone and avoid unreasonable impacts on adjoining lots or rural land, ensuring no land-use conflict or fettering of adjacent rural activities.

The development does not compromise opportunities for passive recreation or low-impact community and recreational uses, nor does it adversely affect environmental values on adjoining land and accordingly supports the zone objective of maintaining landscape character, protecting amenity and managing development in a manner consistent with the intended future character of the area.

There are no additional Local Area Objectives or Desired Future Character Statements for this Zone.

The Use Standards for the Environmental Living Zone relate only to non-residential uses (including visitor accommodation). The proposed use is residential and hence no use standards apply. The proposed use is considered "Permitted" on the Use Table at cl. 14.2.

3. Kingborough Council's Request

3.1 Request 2 – Environmental Living Zone

Council Request 2 relates to Setback (cl.14.4.2) & Design (cl.14.4.3) of the Development Standards for Buildings & Works under the Environmental Living Zone. These are considered below:

3.1.1 Request 2(a) - Clause 14.4.2 Setback

Request 2(a) of Council's Section 54 LUPAA correspondence dated 5 December 2025 seeks the follows:

- (a) To address Clause 14.4.2 (Setbacks), amended plans or additional documentation is required to either;*
- (i) Revise the proposed dwelling setback with consideration to the Acceptable Solution A1 under the clause by amending the design to have a setback no less than 30m from the southern side boundary, or;*
 - (ii) Provide a full and detailed justification of the proposed variation against the P2 Performance Criteria.*

The power to request information under Section 54 of the LUPAA is not a power to demand that a revised application is supplied; therefore, the request specifically seeks clarity on the compliance with Acceptable Solution Clause 14.4.2 A1, or clarification from the applicant how the proposal addresses Performance Criterion Clause 14.4.2 P2 of the Scheme.

The dwelling is setback greater than 30 m from the frontage; therefore, complies with Acceptable Solution Clause 14.4.2 A1 of the Scheme.

Acceptable Solution Clause 14.4.2 A2 of the Scheme, requires that building setback from side and rear boundaries must be no less than 30 m. As the setback of the proposed dwelling from the southern (rear) boundary is 18 m, the proposal relies on an assessment against the applicable standards listed under the Performance Criteria Clause 14.4.2 P2 of the Scheme that states:

P2 - Building setback from side and rear boundaries must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:

- (a) the topography of the site;*
- (b) the size and shape of the site;*
- (c) the location of existing buildings on the site;*
- (d) the proposed colours and external materials of the building;*
- (e) visual impact on skylines and prominent ridgelines;*
- (f) impact on native vegetation;*
- (g) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: (i) overlooking and loss of privacy; (ii) visual impact, when viewed from adjoining lots, through building bulk and massing.*

The proposal is considered as satisfying the performance criterion based on the following:

The proposed dwelling setback has been developed as a considered response to practical necessity, site topography, landscape sensitivity, and visual impact considerations. The siting and design of the dwelling has had regard for the landscape character without comprising the amenity of adjoining land or creating visual impact on prominent ridgelines, consistent with the matters listed under Clause 14.4.2 P2 of the Scheme, as follows:

- (a) The site is characterised by steep gradients which fall from the heavily vegetated rear of the block, and a ridgeline running east. There is limited portion of land flat enough to build on without geotechnical involvement in the project, either to perch a dwelling above the landscape or make a substantial cut into it. Both design directions would be less favourable in terms of impacts on the surrounding landscape. Compliance with the Acceptable Solution (30 m setback) would implicate one of these outcomes; therefore, the proposal is consistent with sub-clause (a).

- (b) The irregular shape and topographical constraints of the allotment limit feasible building locations. The proposed setbacks position the dwelling on the most favourable point on the site; therefore, consistent with sub-clause (b).
- (c) There are no existing buildings on the site; as such, matters listed under sub-clause (c) are not applicable.
- (d) As identified in the Visual Impact Assessment Matrix (Table 2), muted, low-reflectivity external materials and roof colours have been selected to complement natural ridgeline tones: dark hues of green depending on the time of day. These finishes will assist to reduce contrast when viewed from adjoining lots and prominent public vantage points and be consistent with sub-clause (d).
- (e) As indicated within the visual impact assessment and image documentation from the viewpoints the proposed dwelling does not present as a skyline-defining or ridgeline-dominant element. The nearest vantage points are private residences at 1 km or more away, and on neighbouring ridgelines; the nearest public vantage points are 2 km away. The onsite area where the dwelling will be located is obscured by either visual distance or physical tree canopy, or a combination of both. Intrusion into the definition of the ridgeline (i.e., the separation of land and sky) is minimised by the extant of tree canopy behind the proposed dwelling, which will appear above the ridgeline of the roof. The simplified single-gable roof form also minimises impact. The development will read as a minor tonal variation within the landscape rather than a prominent built form. As a result of the design, orientation and positioning of the building, the proposed dwelling is consistent with sub-clause (e).
- (f) No vegetation will be removed to facilitate the proposal; therefore, there is no impact on native vegetation in accordance with sub-clause (f).
- (g) The retention of extant tree cover onsite provides substantial cover from adjoining properties, as does the topography of the site and sheer distance to visible neighbouring properties. The orientation of the primary living areas is also away from the adjoining residential lot. The dwelling's simplified footprint and single-gable roof form minimise perceived bulk and massing. When viewed from adjoining lots, the building will read as recessive and visually absorbed by distance, vegetation and muted finishes. Therefore, the proposal is consistent with sub-clause (g)(i) and (ii).

3.1.2 Request 2(b) - Clause 14.4.3 Design

Request 2(b) of Council's Section 54 LUPAA correspondence dated 5 December 2025 seeks the follows:

(b) It appears that the dwelling is proposed on a ridgeline, visible from Margate (example viewpoint included below). Therefore, the proposal does not appear to comply with the Acceptable Solution A1 under clause 14.4.3 of the Environmental Living Zone. To assess the proposal against the Performance Criteria P1 under clause 14.4.3, written justification and/or amended plans must be provided which take into consideration and justify the proposal against the relevant Performance Criteria.

As previously established, the site is located on Gormans Ridge at approximately the 350m contour level. Although the development site does not require the clearing of native vegetation, it is not within a building area or associated with an existing dwelling; therefore, the dwelling relies on an assessment against the applicable standards of Performance Criteria Clause 14.4.3 P1 of the Scheme¹.

Regardless of the Clause 7.3.4 of the Scheme, the proposal is consistent with the applicable standards of Performance Criteria Clause 14.4.3 P1 of the Scheme based on the following:

¹ In addition to being located on a ridgeline, the site is within the mapped Scenic Landscape Overlay as defined under cl. E14.3.1 of the Scenic Landscapes Code (E14.0) of the Scheme. Pursuant to cl. 7.3.4 of the Scheme, "where there is a conflict between a provision in a code and a provision in a zone, the code provision prevails": Break O'Day Council: *Amplitel Pty Ltd v Break O'Day Council* [2025] TASCAT 223. However, the provisions within the Scenic Landscape Code E14.0 do not appear to contradict the ELZ cl. 14.4.3. As such, the Code does not overrule the matters associated with within cl. 14.4.3 but read in addition or complimentary to the zone standards.

The proposed dwelling has been designed and sited in a way that responds to the natural and landscape values embedded in the site and its surrounds.

- (a) The site is the flattest point on the property but is also far enough away from the native vegetation at the western end that clearing of native vegetation is not required; therefore, the matters under 14.4.3 P1(a) are not applicable to this proposal.
- (b) The proposal complies with the requirements of Performance Criteria Clause 14.4.3 P1 (b) for being located on a ridgeline as follows:
 - i. The pad for the dwelling is located on the flattest point of the site. It is the only part of the site that is flat enough to build on without more substantive interaction with the site. Substantive cuts into the site or a raised platform would be less favourable in terms of impacts on the surrounding landscape. Therefore, consistent with sub-clause (b)(i).
 - ii. The attached visual impact assessment and image documentation (see Table 2)
 - iii. Table 2 and Figure 1 demonstrate that from the assessed viewpoints the dwelling does not present as a skyline-defining or ridgeline-dominant element. At the distances it would be visible from, it would be overshadowed by the canopy provided by the natural vegetation to the rear, and the complementary colour palette of the surrounding landscape. The proposal is compliant with sub-clause (b)(ii).
 - iv. The building is maintained as a single level throughout and has a maximum building height of 6.1 m, which is modest by contemporary standards involving gable roof construction, consistent with sub-clause (b)(iii).
 - v. No vegetation will be removed to facilitate the proposal, compliant with sub-clause (b)(iv).
- (c) There is no Desired Future Character Statement associated with the area.

Setting aside Clause 7.3.4 of the Scheme, Council has requested clarity on matters relating to the Performance Criteria Clause 14.4.3 P1 of the Scheme. In this regard, the development maintains the landscape character of the area through modest scale and siting, avoiding features that would create visual prominence when viewed from surrounding properties and public areas and respecting the natural landform and vegetation patterns characteristic of the Snug area.

Overall, the location of buildings and works integrates with the existing landscape and does not compromise the character of the area.

3.1.3 Request 2(c) - Clause 14.4.3 Design

Request 2(c) of Council's Section 54 LUPAA correspondence dated 5 December 2025 seeks the follows:

(c) To address Clause 14.4.3 (Design) Acceptable Solution A3, amended plans or additional documentation is required to either;

- (i) Revise the proposed dwelling design with consideration to the Acceptable Solution A3 under the Clause and reduce the gross floor area of buildings onsite to be no more than 300m², or;*
- (ii) Provide a full and detailed justification of the proposed variation against the P2 Performance Criteria including consideration of site characteristics, scale, bulk, and consistency with the character of the Environmental Living Zone.*

The Scheme defines gross floor area to mean, "the total floor area of the building measured from the outside of the external walls or the centre of a common wall" (Clause 4.1). As previously cited, the dwelling has a floor area of 344m², which exceeds the acceptable solution measurement by 44m². However, the site does not have reticulated water supply, as a result, the project involves a single water tank that has a floor area of 105m² which is not exempt under minor structures clause 5.6.7(a) of the Scheme and is therefore considered a building under the Scheme.

The gross total floor area of the buildings on the site is 449m² and therefore relies on an assessment against the Performance Criteria Clause 14.4.3 P3 of the Scheme, which states:

P3 - The combined gross floor area of buildings must satisfy all of the following:

- (a) there is no unreasonable impact on natural values;
- (b) there is no unreasonable impact on the landscape;
- (c) buildings are consistent with the domestic scale of dwellings on the site or in close visual proximity;
- (d) be consistent with any Desired Future Character Statements provided for the area.

The proposal is considered as satisfying the performance criterion based on the following:

- (a) The combined gross floor area is confined to the least topographically constrained portion of the site. All other areas of the site are either prohibitively steep or support established vegetation that would require more extensive disturbance if developed. As such, the design is consistent with sub-clause (a).
- (b) Appropriate efforts have been made to minimise landscape impact: a deliberately simplified single-gable roof form that reduces visual complexity; muted, low-reflectivity colours selected to complement the natural tones of the ridgeline; and siting that acknowledges the presence of existing vegetation backdrop to absorb and soften views of the structure. From key public viewpoints (including Margate, Snug, the Channel Highway and coastal locations), the dwelling is either not visible or appears as a minor, indistinct element within the broader hillside (see Tab 1 and Table 2). The building does not interrupt skyline views or alter the perceived landform; therefore, the dwelling complies with sub-clause (b).
- (c) The proposed gross floor area is consistent with a single detached dwelling of domestic scale, comparable to dwellings located on surrounding ridgelines and within the broader rural-residential context, in accordance with sub-clause (c).
- (d) There is no Desired Future Character Statement provided for the area; therefore, sub-clause (d) is not applicable.

To reiterate, the development maintains the landscape character of the area through modest scale and siting, avoiding features that would create visual prominence when viewed from surrounding properties and public areas and respecting the natural landform and vegetation patterns characteristic of the Snug area.

3.2 Request 9 – Scenic Landscape Code E14.0

Item 9 of Council's letter addressed to the Client (dated 30 October 2025) requests information relating to the compliance of the proposal with the Scenic Landscapes Code (E14.0) under the Scheme. More precisely:

The property is subject to the E14.0 Scenic Landscapes Code under the Scheme. Accordingly, a written statement and where necessary, associated amended plans must be provided to address and respond to the 'Acceptable Solution(s)' or 'Performance Criteria' under clause E14.7.1 (Removal of Bushland within Scenic Landscape Area and clause E14.7.2 (Appearance of Buildings and Works within Scenic Landscape Areas) of the E14.0 Scenic Landscapes Code.

Whilst the site is within the Scenic Landscape overlay, there are no management objectives, scenic values, or a statement of significance as to why Gormans Ridge is within a scenic overlay other than it is a ridgeline. From a review of broader standards within the Scheme, it is deduced that value is placed on the fact that the area surrounding the site is covered in native vegetation. As noted within this report, this site has been cleared of native vegetation for several decades. This proposal does not involve creating a new clearing on a ridgeline but uses an already cleared site.

In a review of the surrounding landscape, single residential dwellings are not uncommon feature, and as previously established are a Permitted Use Class within the Environmental Living Zone. Therefore, the presence of a dwelling is not considered to be a feature that is counter to the scenic values of the surrounding landscape, al-be-it the structure is reliant on performance criteria of the Code.

Pursuant to cl. E14.1 the purpose of the Scenic Landscapes Code is as follows:

- E14.1.1 The purpose of this provision is to recognise and protect landscapes that are important for their scenic values.

The proposal is considered consistent with the purpose of the Code in that the dwelling is sited on the least constrained portion of the site, minimising the disturbance to established native vegetation and subsequently the surrounding landscape. Existing vegetation is retained and provides natural screening from surrounding vantage points. The design incorporates a low-profile roof, muted finishes, and a simplified form – it is visually recessive and does not alter or dominate the skyline. Low density residential dwellings set on cleared portions of ridgelines are a characteristic feature of the area, this is complemented by the proposed.

The Code is addressed below:

3.2.1 Request 9(a) - Clause E14.7.1 Removal of Bushland within Scenic Landscape Area

Setting aside any vegetation management that meet the exemptions under clause E14.4.1(i) of the Code, the dwelling site does not require any vegetation removal. Therefore, matters listed under Clause E14.7.1 are not applicable to the determination of this proposal.

3.2.2 Request 9(b) - Clause E14.7.2 Appearance of Buildings & Works within Scenic Landscape Area

The objective of Clause E14.7.2 seeks to “ensure that buildings and works do not cause an unreasonable change to, or have an unreasonable adverse impact on, the scenic landscape value of Scenic Landscape Areas”. This unreasonable change or unreasonable adverse impact does not mean that the scheme requires that there is no visual change to the landscape or that the dwelling cannot be seen from anywhere within the surrounding landscape².

In accordance with Acceptable Solution Clause E14.7.2 A1 the appearance of buildings and works within Scenic Landscape Areas requires the following:

A1 - Buildings must comply with one of the following:

- (a) not be visible from public spaces;*
- (b) be an addition or alteration to an existing building that;*
 - (i) increases the gross floor area by no more than 25%;*
 - (ii) does not increase the building height;*
 - (iii) provides external finishes the same or similar to existing.*

The scope of the development does not involve an addition or alteration of an existing building; therefore sub-clause (b) is not applicable.

Sub-clause (a) provides no context or limitation of distance for the public space, whether the structure is minimally visible on the horizon or contained to the adjoining land. Regardless of distance, the slight visibility of the proposal is possible from a variety of public spaces, the proposal relies on the Performance Criteria Clause E14.7.2 P1 of the Scheme, which requires the following:

P1 - Buildings visible from public spaces must maintain scenic landscape value by satisfying one or more of the following, as necessary:

- (a) have external finishes that are non-reflective and coloured to blend with the landscape;*
- (b) be designed to:*
 - (i) incorporate low roof lines that follow the natural form of the land;*
 - (ii) minimise visual impact in height and bulk;*
 - (iii) minimise cut and fill;*
- (c) be located below skylines;*
- (d) be located to take advantage of any existing native vegetation or exotic vegetation for visual screening purposes.*

² No Turbine Action Group Inc v Central Highlands Council [2025] TASCAT 162 [34]

No public space is adjoining the site; therefore, as demonstrated within *Table 1. Images of site and surrounds*, there is considerable distance between the proposed dwelling and any potential viewpoint on public land. The scenic landscape value of the area is maintained through the retention of surrounding vegetation, and the use of existing cleared land, and a simple, recessive building form finished in muted, low-reflectivity colours that complement the natural tones of the ridgeline.

- (a) The dwelling and the water tank is finished in non-reflective materials with muted, natural tones selected to blend with, and complement, the colours of the surrounding ridgeline and vegetation, minimising visual contrast and ensuring it recedes into the landscape.
- (b) The proposal:
 - i. Incorporates low roof lines – a single-gable roof that follows the natural slope of the land, maintaining a low profile that is aligned to the ridgeline, minimising visual intrusion.
 - ii. Minimises visual impact in height and bulk – the simple roof form and restrained overall building footprint reduce visual prominence, ensuring the dwelling does not dominate the landscape.
 - iii. Minimises cut and fill – The dwelling is sited on the flattest part of the site, avoiding extensive earthworks and preserving the natural landform.
- (c) The dwelling is positioned within a cleared site, below the actual crest of the ridgeline and well below the skyline formed by the surrounding tree canopy ensuring it does not interrupt the skyline when viewed from public vantage points.
- (d) The building location takes advantage of existing native vegetation to provide natural visual screening, further integrating the dwelling into the landscape and maintaining scenic values.

Having regard to the images within Table 1. Images of Site and Surrounds, the design and location of the dwelling do not cause an unreasonable change to, or have an unreasonable adverse impact on, the scenic landscape value of surrounding rural landscape. Therefore, the proposal is consistent with the Performance Criteria Clause E14.7.2 P1 of the Scheme.

The Acceptable Solution Clause E14.7.2 A2 of the Scheme, requires that works must not be visible from public spaces. As the proposal requires an upgrade to the existing gravel track on the site. Again, the site is visible from a broad range of public spaces within the surrounding area; however, there is limited directions within the standards that provide any management objectives or scenic values on the extent of maintenance to existing tracks.

The corresponding Performance Criterion Clause E14.7.2 P2 of the Scheme requires the following:

P2 - Works visible from public spaces must maintain scenic landscape value by satisfying one or more of the following, as necessary;

(a) driveways and access tracks are as close as practical to running parallel with contours and are surfaced with dark materials;

(b) cut and fill is minimised;

(c) surfaces of retaining walls and batters are finished with a natural appearance;

(d) fences are post & wire or other designed of a similarly transparent appearance.

The proposal is considered as satisfying the Performance Criterion based on the following:

- (a) The proposed driveway is designed to follow the natural contours of the land as closely as practicable but is limited due to the constraints of the site, which is accessed near the lowest, steepest part of the site. A visually recessive gravel material is proposed to reduce visual contrast with surrounds and reflect drier patches of land.
- (b) Cut and fill is minimised by locating the dwelling on the flattest and least constrained part of the site. This approach reduces landform modification, avoids excessive benching or terracing, and ensures that visible earthworks do not detract from the natural character or scenic values of the ridgeline.
- (c) Only minimal battering is proposed in association with the dwelling. These will be limited in extent and appropriately revegetated to soften edges and integrate built elements into the surrounding landscape. If an alternative location for the dwelling was selected, substantially more batter would be required.
- (d) No fencing is proposed as part of the scope of this proposal. Extant onsite fencing is post-and-wire to maintain visual permeability across the site.

Therefore, in regard to the images within Table 1. Images of Site and Surrounds, the proposed works are the minimum required for the development and do not cause an unreasonable change to, or have an unreasonable adverse impact on, the scenic landscape value of surrounding rural landscape. As such, the proposal is consistent with the Performance Criteria Clause E14.7.2 P2 of the Scheme.

4. Conclusion

Pitt&sherry has been requested to review the proposal for a dwelling on the current vacant property known as [REDACTED] Snug (CT 143579/2) accessed via Longmans Road, against the applicable standards as follows:

- Clause 14.4.2 Setbacks within the Environmental Living Zone,
- Clause 14.4.3 Desing within the Environmental Living Zone, and
- Scenic Landscapes Code E14.0

The proposal achieves an appropriate balance between enabling reasonable use and development of the land while protecting landscape values, native vegetation, and the broader rural character of the Snug locality. By locating the dwelling on the flattest and least visually sensitive portion of the site, retaining surrounding vegetation, and employing a simple, low-profile roof form finished in muted, natural tones, the proposal minimises visual intrusion, preserves the continuity of ridgelines and skylines, and integrates with the existing landscape character.

The siting of the dwelling has been carefully selected following consideration of alternative locations, with the adopted location representing the least constrained and least environmentally impactful option available. The proposal also responds appropriately to landscape considerations by minimising visual prominence, reducing building height as far as practicable, and retaining vegetation that contributes to screening and integration with the surrounding landform.

By respecting the natural landform, maintaining landscape continuity, and avoiding unnecessary visual dominance, the proposal reinforces rather than detracts from the existing sense of place.

The Environmental Living Zone does not seek to prohibit development, but rather to guide it to appropriate locations and forms that respect site constraints and environmental sensitivities. In this instance, the proposed dwelling represents a reasonable and contemplated use of land within the zone, with its siting, scale and design demonstrating careful consideration of environmental constraints, landscape character and long-term land management. The development therefore gives effect to the zone purpose by enabling residential use while ensuring that environmental values are protected and integrated into the overall development outcome.

Important information about your report

In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints. The Report may only be used and relied on by the Client for the purpose set out in the Report. Any use which a third party makes of this document, or any reliance on or decisions to be made based on it, is the responsibility of the Client or such third parties.

The services undertaken by pitt&sherry in connection with preparing the Report were limited to those specifically detailed in the report and are subject to the restrictions, limitations and exclusions set out in the Report. The Report's accuracy is limited to the time period and circumstances existing at the time the Report was prepared. The opinions, conclusions and any recommendations in the Report are based on conditions encountered and information reviewed at the date of preparation of the Report. pitt&sherry has no responsibility or obligation to update the Report to account for events or changes occurring after the date that the report was prepared. If such events or changes occurred after the date that the report was prepared render the Report inaccurate, in whole or in part, pitt&sherry accepts no responsibility, and disclaims any liability whatsoever for any injury, loss or damage suffered by anyone arising from or in connection with their use of, reliance upon, or decisions or actions based on the Report, in whole or in part, for whatever purpose.

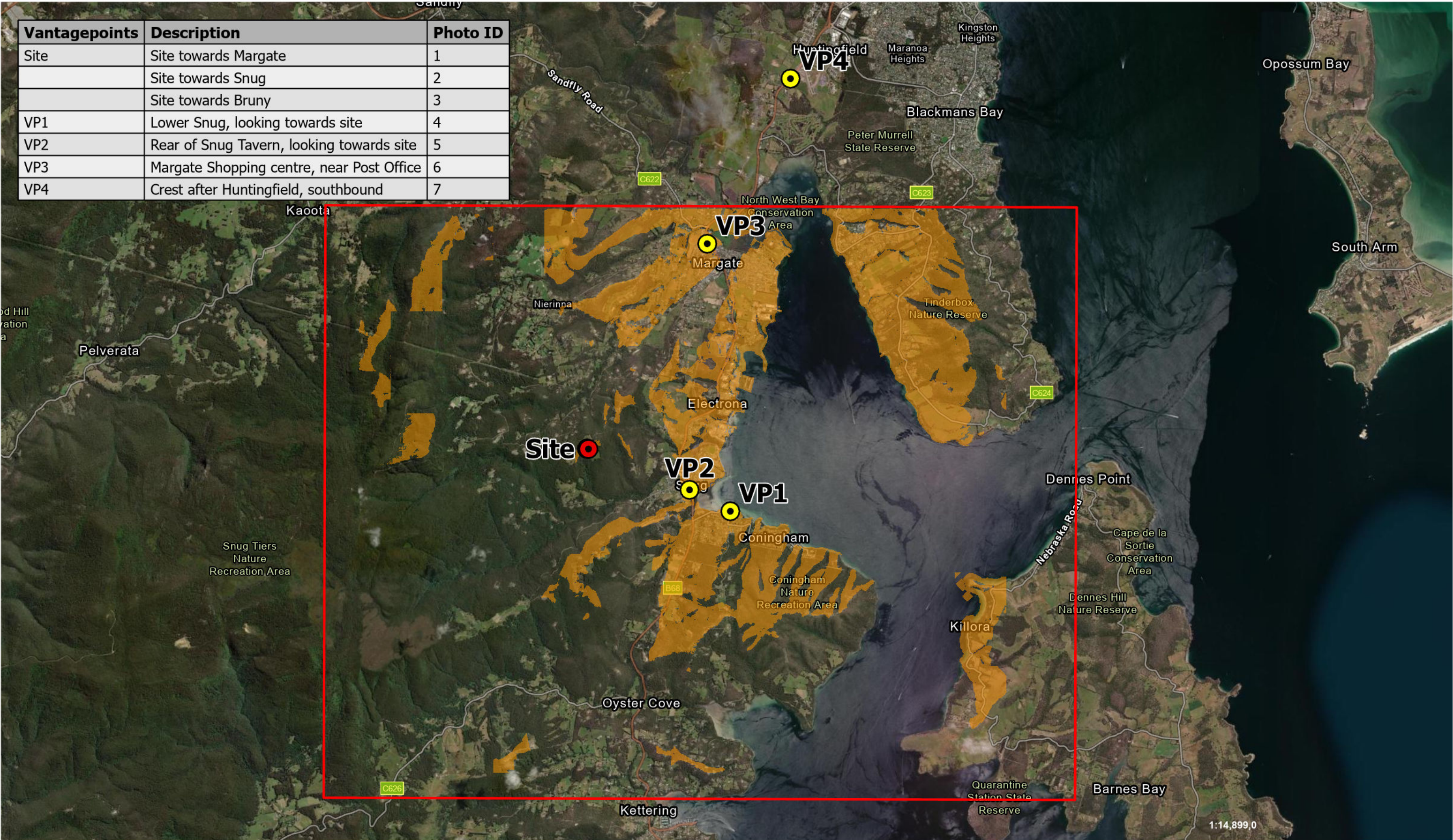
In preparing the Report, pitt&sherry has relied upon data, surveys, analyses, designs, plans and other information provided by or on behalf of the Client and other individuals and organisations, most of which are referred to in the Report ("the Data"). Except as otherwise stated in the Report, pitt&sherry has not verified the accuracy, completeness, usefulness or relevance of the Data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the Report ("Conclusions") are based in whole or part on the Data, those Conclusions are contingent upon the accuracy, completeness, usefulness or relevance of the Data. pitt&sherry does not warrant the accuracy and will not be liable in relation to Conclusions should any of the Data, be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to pitt&sherry.

Figures

Appendix A

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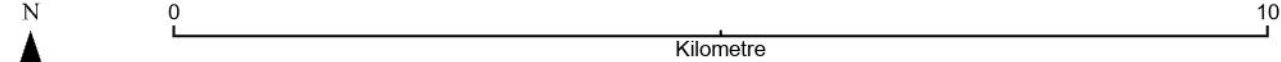
Vantagepoints	Description	Photo ID
Site	Site towards Margate	1
	Site towards Snug	2
	Site towards Bruny	3
VP1	Lower Snug, looking towards site	4
VP2	Rear of Snug Tavern, looking towards site	5
VP3	Margate Shopping centre, near Post Office	6
VP4	Crest after Huntingfield, southbound	7



Skyline Dwelling Snug

Visual impact assessment

pitt&sherry



Scale: 1:69,127 @A3
Coordinate System: GDA2020 MGA Zone 55

MAP REF: P.25.1473
AUTHOR: HF
REV: A
DATE: 18/12/2025
DATA SOURCES: Aerial imagery from ESRI,
Data from Spatial Services, State of NSW,
Project Specific Data

- LEGEND**
- 224 Sproules Rd, Snug
 - Vantage Points
 - Visibility envelope
 - Site visible to observer
 - Viewshed Extent

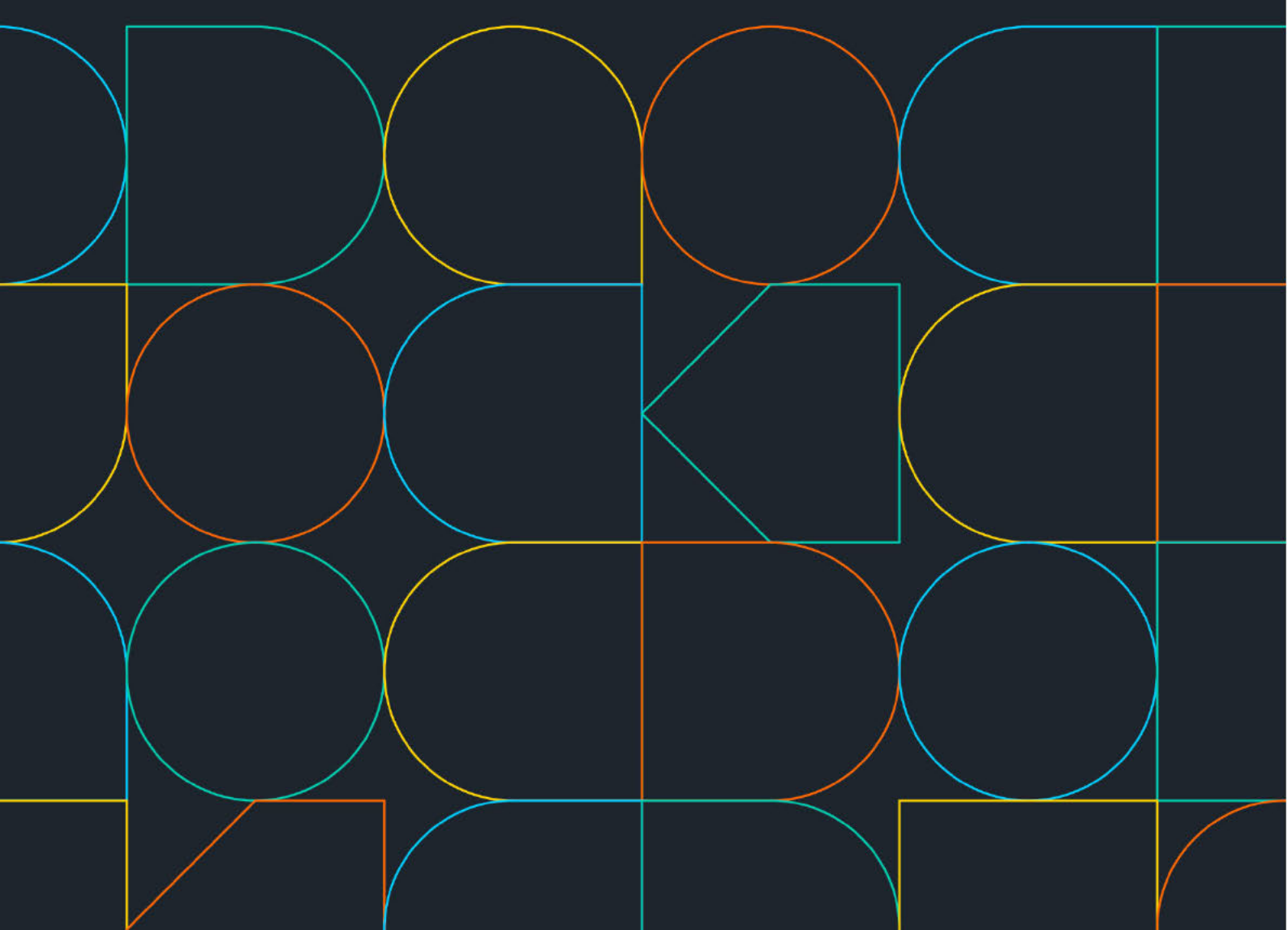


Sproules Road Dwelling
Visual Impact Assessment

**Pitt & Sherry
(Operations) Pty Ltd**
ABN 67 140 184 309

Phone 1300 748 874
info@pittsh.com.au
pittsh.com.au

Located nationally —
Melbourne
Sydney
Brisbane
Hobart
Launceston
Newcastle
Devonport

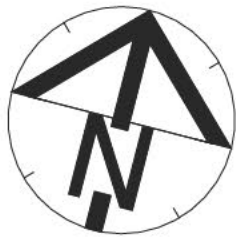




2004 - PROPOSED FARMER & TRICKETT RESIDENCE,
Lot 2, Longmans Road,
SNUG

SHEET		DRAWING TITLE
01	E	LOCATION & ENVIRONMENTAL MANAGEMENT PLAN 1
01a	E	LOCATION & ENVIRONMENTAL MANAGEMENT PLAN 2
01b	E	SITE PLAN
01c	E	DRAINAGE PLAN
01d	C	BUSHFIRE HAZARD MANAGEMENT AREA
01e	E	INFRASTRUCTURE PLAN
02	D	FLOOR PLAN
03	C	ELEVATIONS SHEET 1
03a	C	ELEVATIONS SHEET 2
03b	C	PERSPECTIVE VIEWS SHEET 1
03c	C	PERSPECTIVE VIEWS SHEET 2

E	Update solar array size, show setback to boundary, Inclusion of Environmental Management Plans, Update stormwater layout as per GES report, Additional earthworks notes.	08 Apr. 2026	SW	RJ	01 - 01c, 01e	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED FARMER & TRICKETT RESIDENCE, Lot 2, Longmans Road, SNUG	Soil Classification: Title Reference: Floor Areas: Porch / Deck Areas: Wind Speed: Climate Zone: Alpine Zone: Corrosion Environment: Certified BAL: Designed BAL: (Refer to Standard Notes for Explanation) S CT143579-2 344.07m² 14.09m² N3 7 N/A LOW BAL19 BAL19	COVER SHEET					
D	Sideboard increase by 180mm (90mm each side) to allow for steelwork.	22 Oct. 2025	SW	N/A	02										
C	Council RFI (2 Sep. 2025): INCLUSION OF: Setbacks to trees, Infrastructure Plan (Solar), Cut and fill volumes, Excess fill location, Bushfire Hazard Management Area, Grey tint to glazing, and the following note: No trees are proposed to be removed. UPDATED THE FOLLOWING: Cut depths, Colours to house and rainwater tank.	23 Sep. 2025	SW	CK	01 - 01b, 01d, 01e, 03 - 03c										
	DA PLAN SET	25 Aug. 2025	SW	CK	01 - 03										
B	Prelim Changes.	6 June 2025	SW	N/A	01 - 03										
A	Prelim Changes.	22 May 2025	SW	N/A	01 - 03										
	PRELIM DA PLANS	15 May 2025	SW	N/A	01 - 03										
No.	Amendment	Date	Drawn	Checked	Sheet										



Ground Floor FFL 354.00



APPROXIMATE CUT & FILL VOLUMES
HOUSE AND TANK CUT: 149.12m³
HOUSE AND TANK FILL: 238.59m³
PARKING AREA FILL: 224.25m³



E	08 Apr. 2026	SW
C	23 Sep. 2025	SW
B	6 June 2025	SW
A	22 May 2025	SW
No.	Date	Int.

Amendment changes as per cover sheet

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
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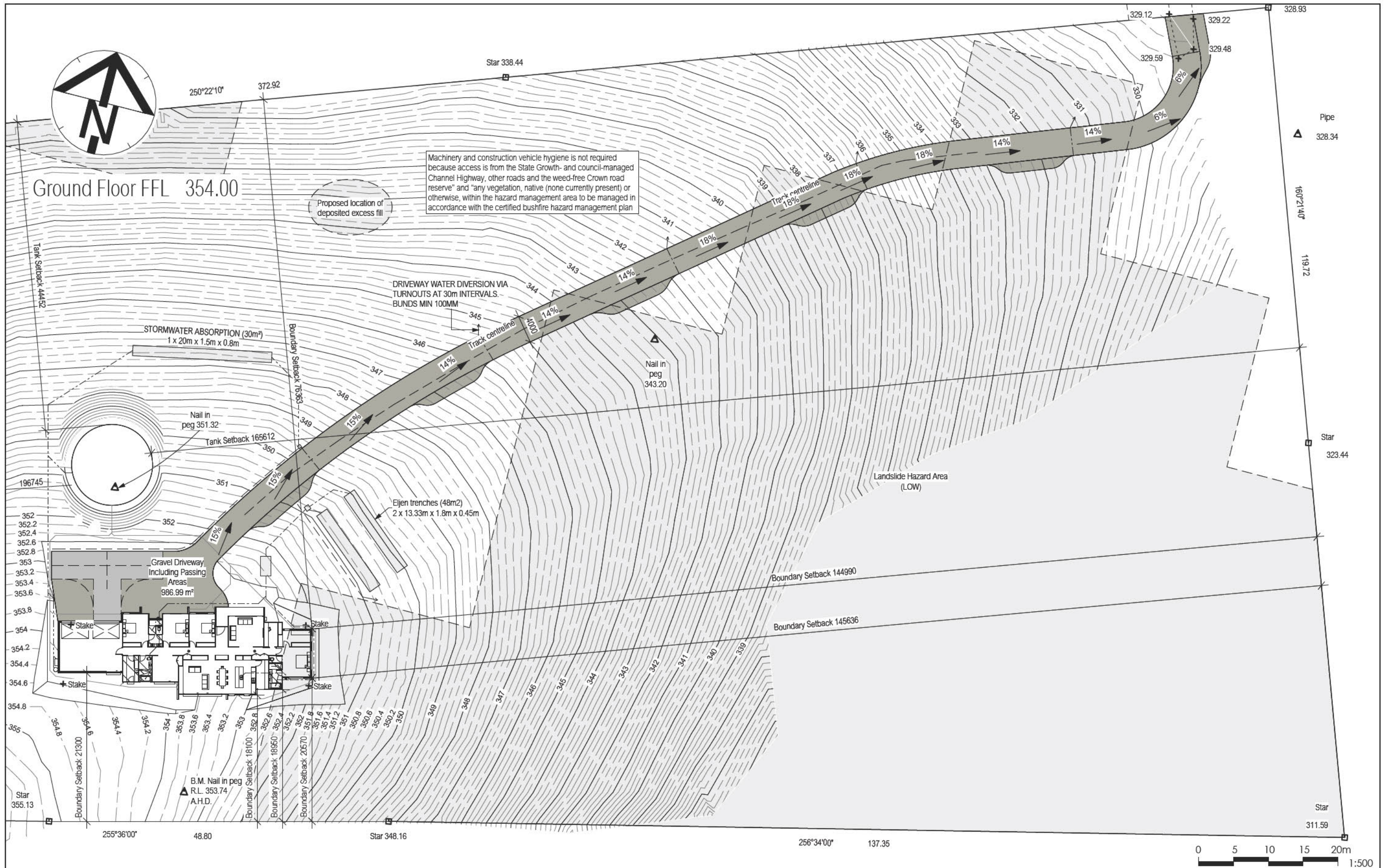
Client / Project info
PROPOSED FARMER & TRICKETT RESIDENCE,
Lot 2, Longmans Road,
SNUG



LOCATION & ENVIRONMENTAL MANAGEMENT PLAN 1

Drawn	SW	2004
Date	15 May 2025	Sheet
Scale	1:1000	

01/03



E	08 Apr. 2026	SW
C	23 Sep. 2025	SW
B	6 June 2025	SW
A	22 May 2025	SW
No.	Date	Int.

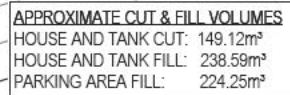
Amendment changes as per cover sheet

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

Designer:	Client / Project info
ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED FARMER & TRICKETT RESIDENCE, Lot 2, Longmans Road, SNUG



LOCATION & ENVIRONMENTAL MANAGEMENT PLAN 2		
Drawn	SW	2004
Date	15 May 2025	Sheet
Scale	1:500	
01a/03		



-Ground Floor FFL 354.00

NOTE:
All cut and fill works, batters, drainage measures, driveway construction and site preparation are to be undertaken in accordance with the recommendations of the *Landslip Risk Assessment* prepared by *Geo-Environmental Solutions Pty Ltd*, including (but not limited to) batter gradients, subsurface drainage, erosion control, revegetation and construction sequencing.

The extent and depth of all cut and fill shown on these plans do not exceed that assessed in the *Landslip Risk Assessment* prepared by *Geo-Environmental Solutions Pty Ltd*. No additional cut or fill is proposed.

NOTE:
No trees are proposed
to be removed.

C.T.143579-2
3.726ha

Landslide Hazard Area
(LOW)



E	08 Apr. 2026	SW
C	23 Sep. 2025	SW
B	6 June 2025	SW
A	22 May 2025	SW
No.	Date	Int.

Amendment changes as per cover sheet

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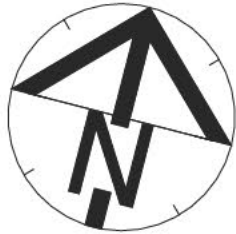
PROPOSED FARMER & TRICKETT RESIDENCE,
Lot 2, Longmans Road,
SNUG



SITE PLAN

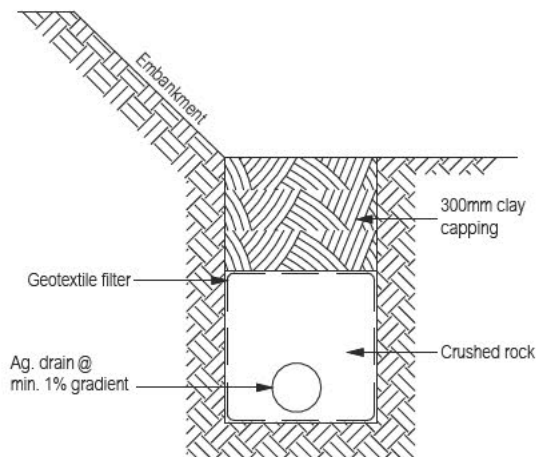
Drawn	sw	2004
Date	15 May 2025	Sheet
Scale	1 : 200	01b

01b/03

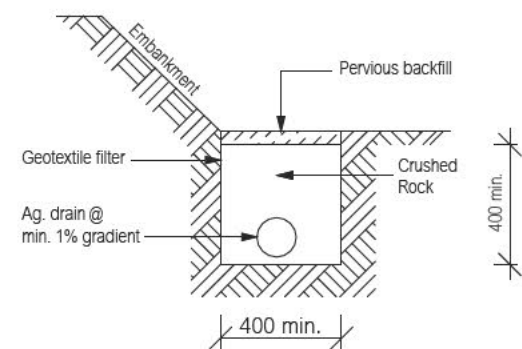


Where ag drain is < 1.5m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.
3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.

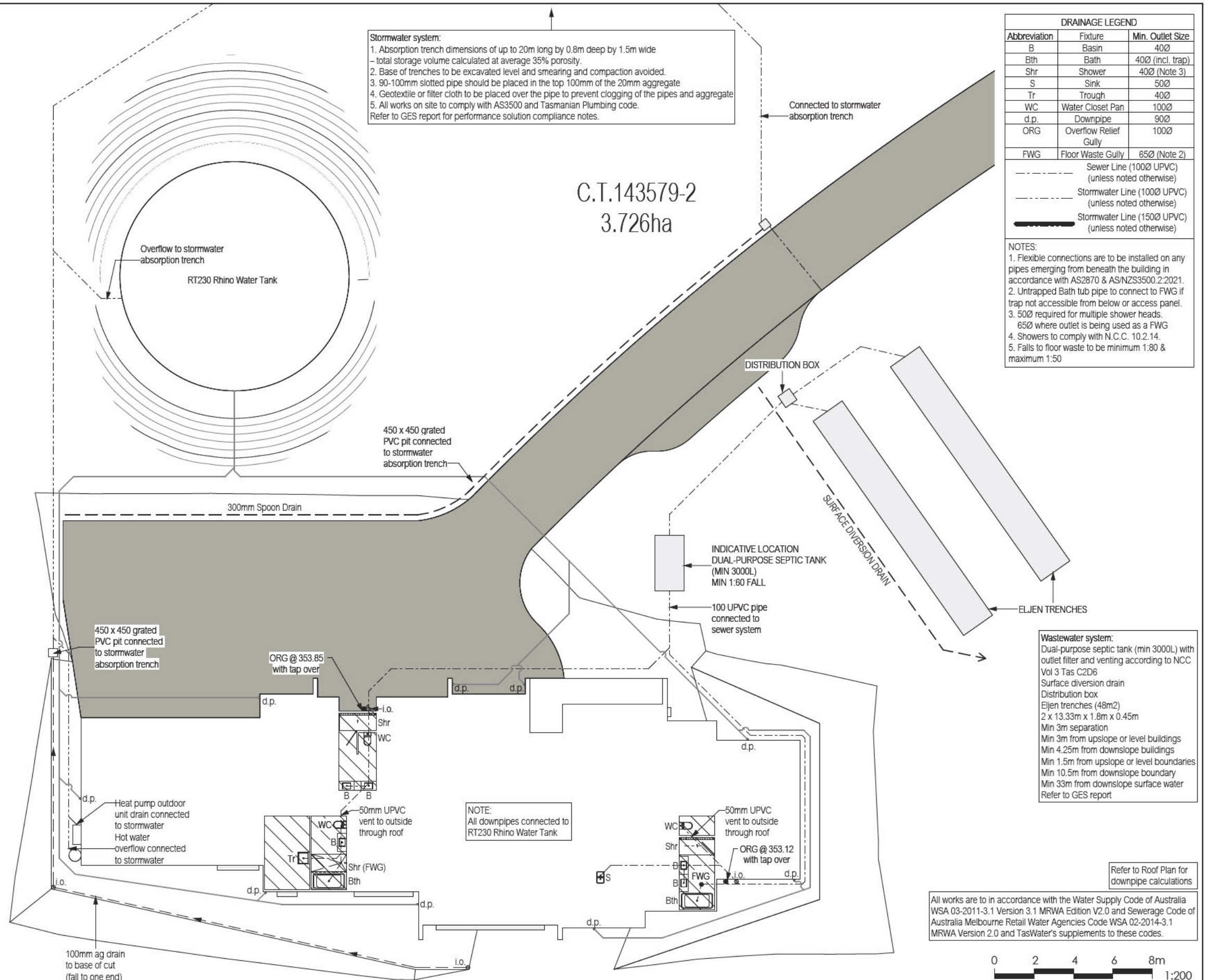


TYPICAL AG. DRAIN DETAIL
(<1800 FROM HOUSE)
Not to scale



TYPICAL AG. DRAIN DETAIL
(≥1800 FROM HOUSE)
Not to scale

Stormwater system:
1. Absorption trench dimensions of up to 20m long by 0.8m deep by 1.5m wide – total storage volume calculated at average 35% porosity.
2. Base of trenches to be excavated level and smearing and compaction avoided.
3. 90-100mm slotted pipe should be placed in the top 100mm of the 20mm aggregate.
4. Geotextile or filter cloth to be placed over the pipe to prevent clogging of the pipes and aggregate.
5. All works on site to comply with AS3500 and Tasmanian Plumbing code.
Refer to GES report for performance solution compliance notes.



DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	400
Bth	Bath	400 (incl. trap)
Shr	Shower	400 (Note 3)
S	Sink	500
Tr	Trough	400
WC	Water Closet Pan	1000
d.p.	Downpipe	900
ORG	Overflow Relief Gully	1000
FWG	Floor Waste Gully	650 (Note 2)

--- Sewer Line (1000 UPVC)
(unless noted otherwise)
--- Stormwater Line (1000 UPVC)
(unless noted otherwise)
--- Stormwater Line (1500 UPVC)
(unless noted otherwise)

- NOTES:**
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
 2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
 3. 500 required for multiple shower heads.
 4. Showers to comply with N.C.C. 10.2.14.
 5. Falls to floor waste to be minimum 1:80 & maximum 1:50

Wastewater system:
Dual-purpose septic tank (min 3000L) with outlet filter and venting according to NCC Vol 3 Tas C2D6
Surface diversion drain
Distribution box
Eljen trenches (48m2)
2 x 13.33m x 1.8m x 0.45m
Min 3m separation
Min 3m from upslope or level buildings
Min 4.25m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 10.5m from downslope boundary
Min 33m from downslope surface water
Refer to GES report

Refer to Roof Plan for downpipe calculations

All works are to be in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

0 2 4 6 8m
1:200

Soil classification: S
Refer to Soil Report for nominated founding depth and description of founding material.
All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3
Amendment changes as per cover sheet



- Wet areas to comply with NCC 10.2 and AS3740

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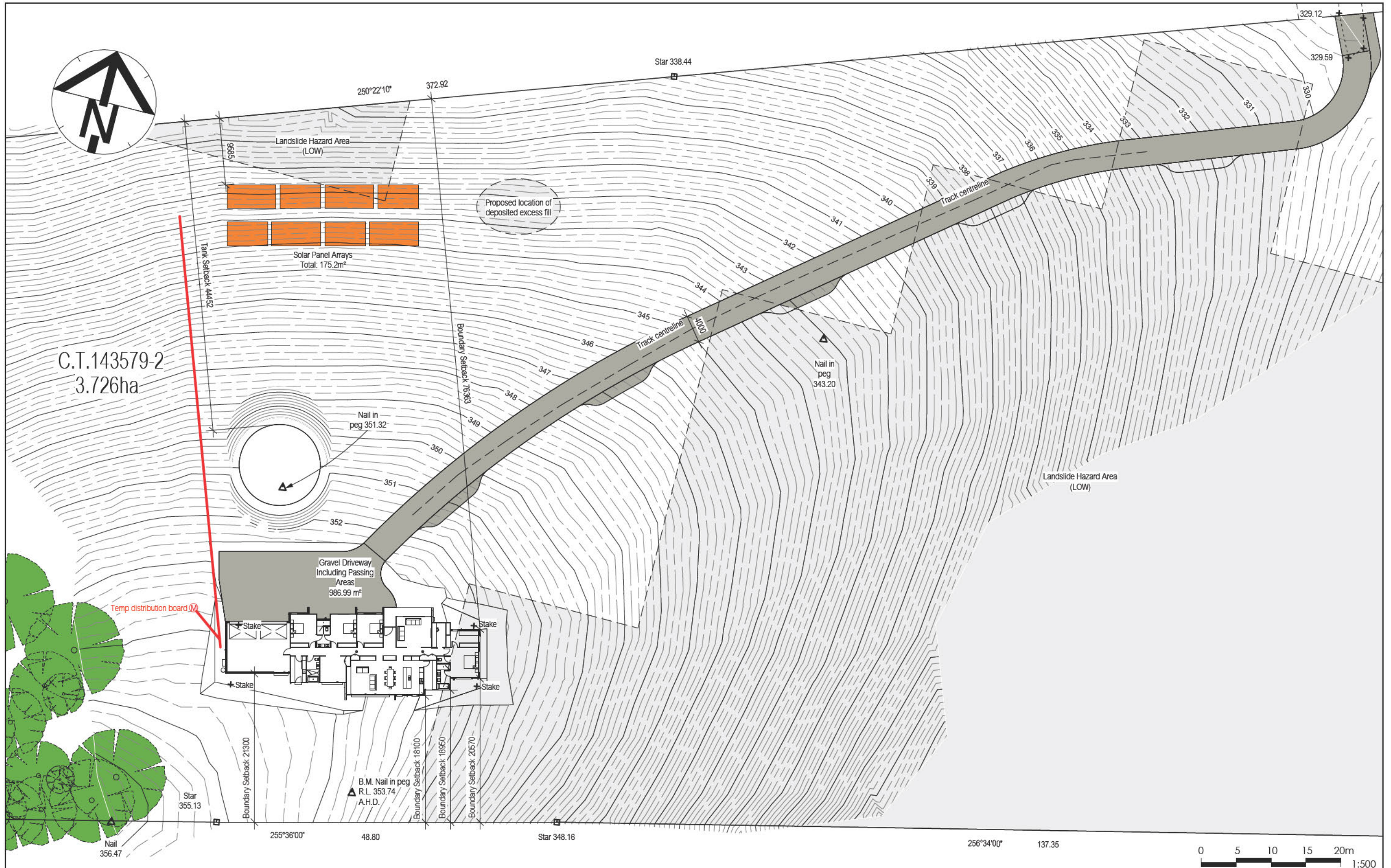
Designer:
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Client / Project info
PROPOSED FARMER & TRICKETT RESIDENCE,
Lot 2, Longmans Road,
SNUG



DRAINAGE PLAN

Drawn	SW	2004
Date	25 August 2025	Sheet
Scale	1:200	01c/03



E	08 Apr. 2026	SW
C	23 Sep. 2025	SW
B	6 June 2025	SW
A	22 May 2025	SW
No.	Date	Int.

Amendment changes as per cover sheet

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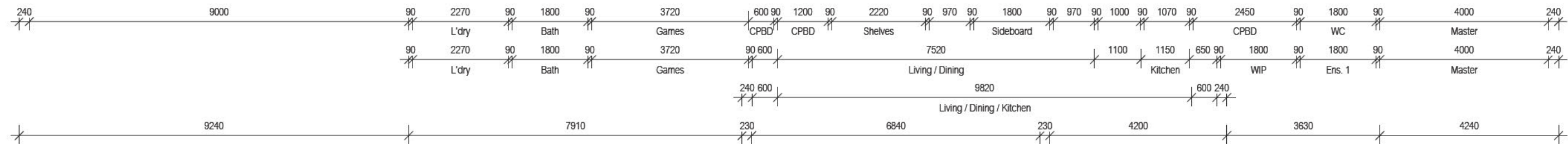
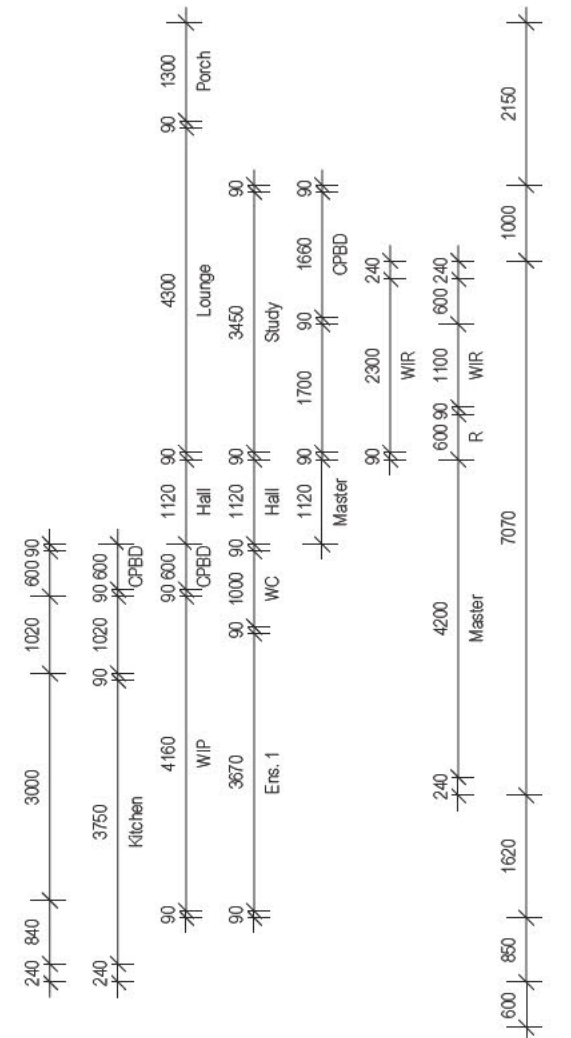
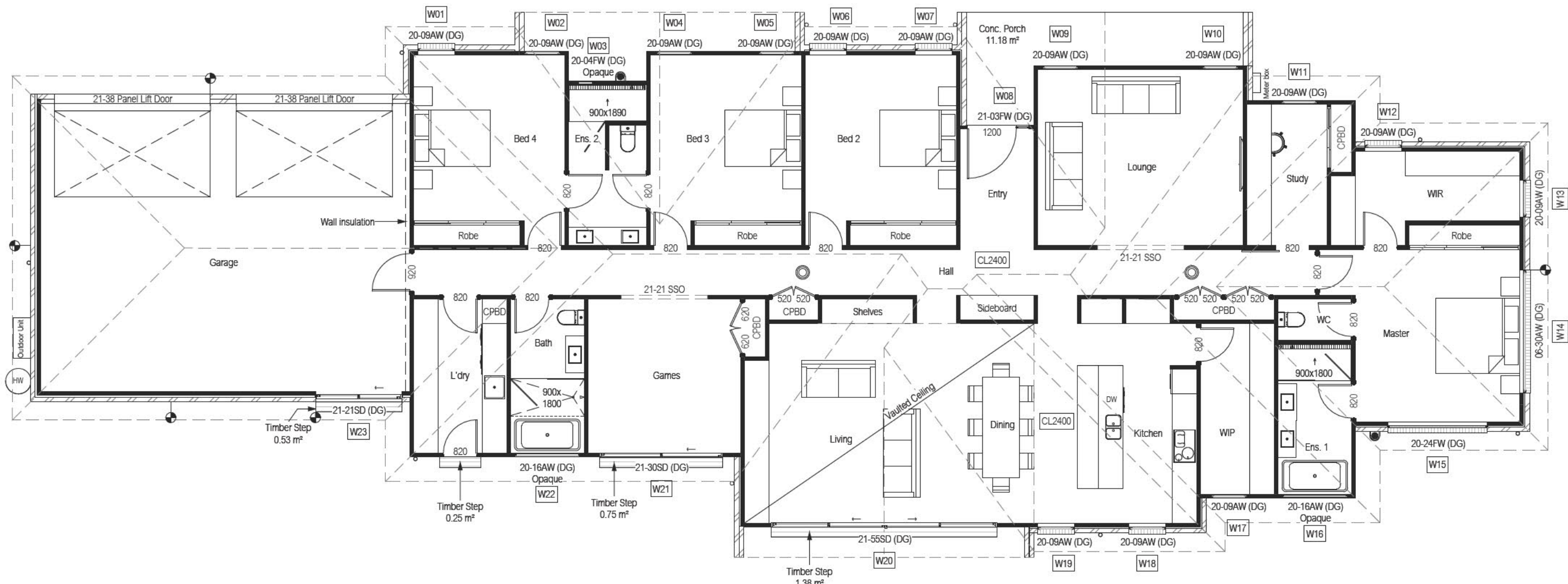
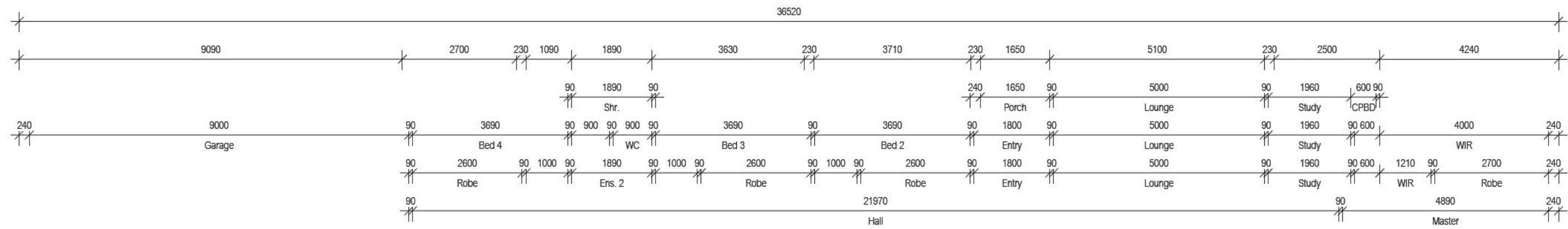
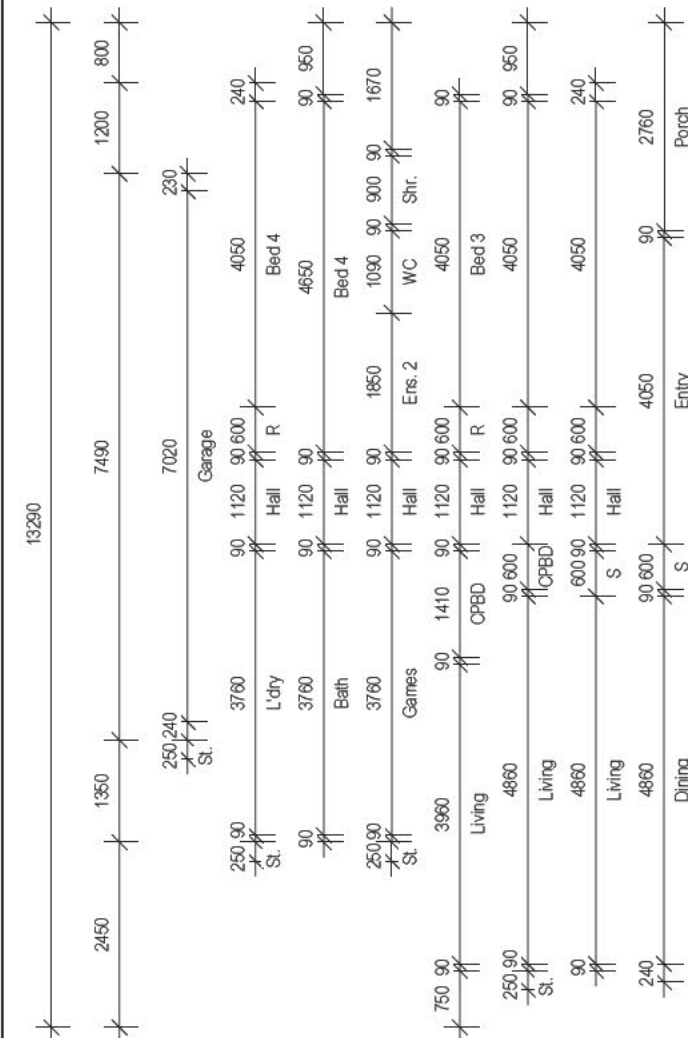
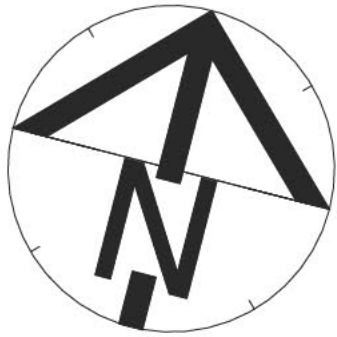
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PROPOSED FARMER & TRICKETT RESIDENCE,
Lot 2, Longmans Road,
SNUG



INFRASTRUCTURE PLAN

Drawn	SW	2004
Date	15 May 2025	Sheet
Scale	1:500	

01e/03



LEGEND
BH - BULKHEAD @ 2160 UNO
SSN - SINGLE STUD NICHE
DSN - DOUBLE STUD NICHE
TSN - TRIPLE STUD NICHE
SSO - SQUARE SET OPENING
O/H - OVERHEAD
O/T - OVEN TOWER
TR - TOWEL RAIL
TRH - TOWEL ROLL HOLDER
RH - ROBE HOOK
--- LOCATION OF WALL REINFORCEMENT
(TO COMPLY WITH PART 6 OF THE
LIVABLE HOUSING DESIGN STANDARD)

NOTES:
ALL WINDOW & DOOR HEAD HEIGHTS @ 2160 UNO
NICHERS AS PER JOSCON BA SPEC DOCUMENT
JOINERY AS PER JOSCON BA SPEC DOCUMENT
WATERSTOPS AT SHOWER DOORS



D	22 Oct 2025	SW
B	6 June 2025	SW
A	22 May 2025	SW
No.	Date	Int.

Floor Area = 344.07m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

Amendment changes as per cover sheet

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

Notes

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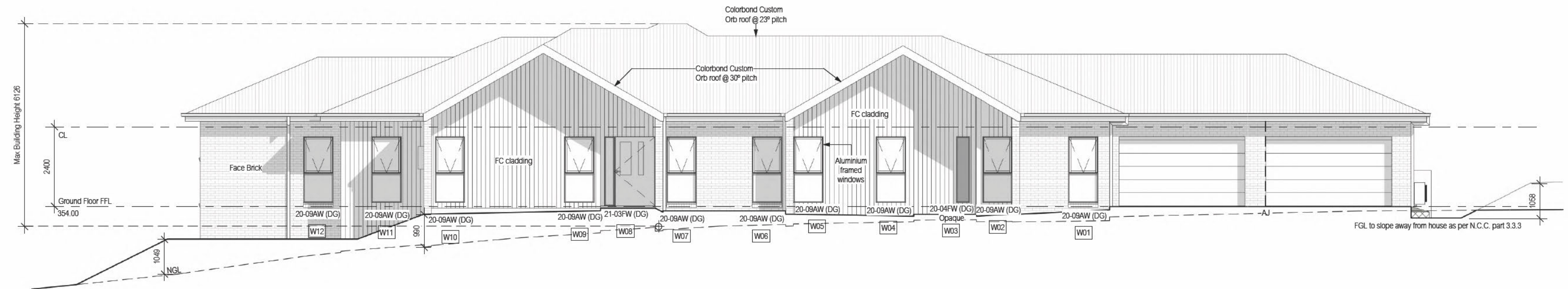
FLOOR PLAN		
Drawn	SW	2004
Date	15 May 2025	Sheet
Scale	1 : 100 @ A2	02/03
Copyright ©		

Material	Colour
Colorbond Roof	Monument - LRV = 8
Face Brick	Taupe - LRV = 39.6
FC Sheet	Windspray - LRV 27

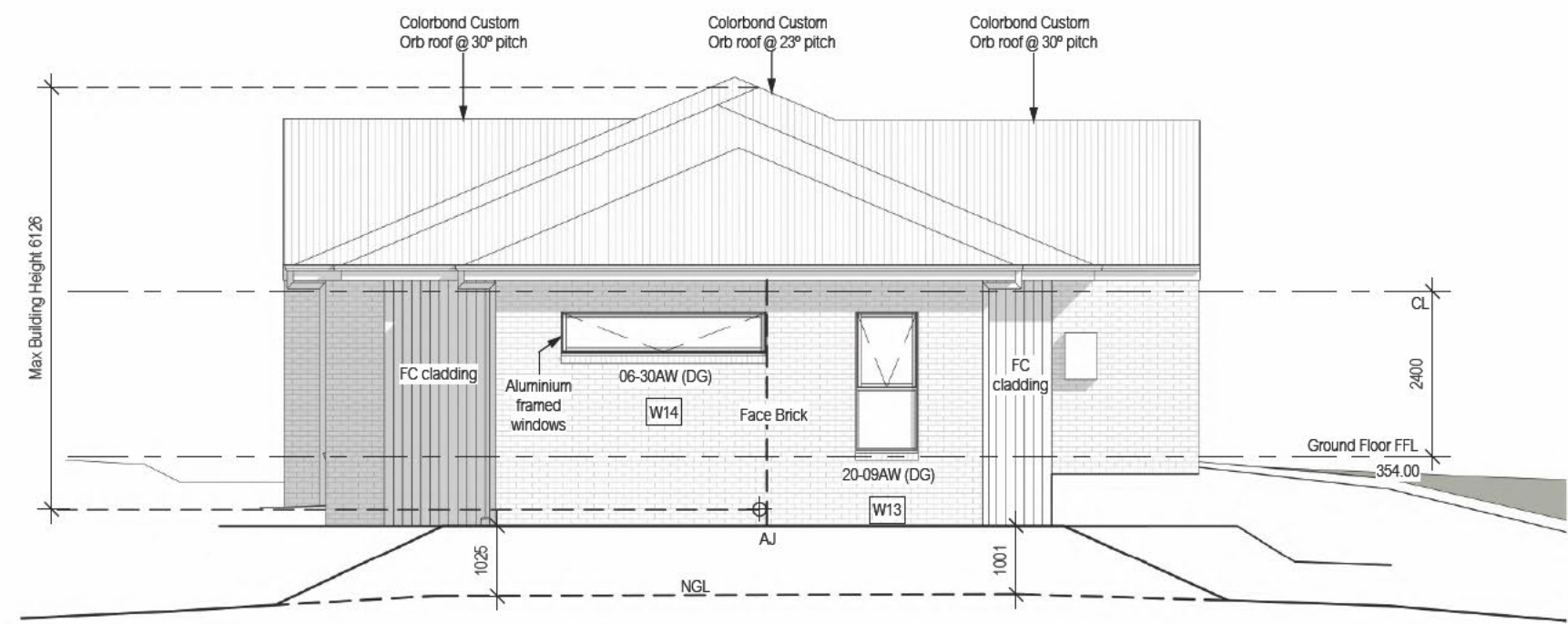
All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.

IMPORTANT NOTE:
Colours chosen must not Exceed 40% Light Reflectance Value (LRV)

Window and sliding door glazing to be low reflectance grey tint (<10%)



North Elevation



East Elevation

C	23 Sep. 2025	SW
B	6 June 2025	SW
A	22 May 2025	SW
No.	Date	Inf.

LEGEND:
AJ - Articulation Joint
BV - Brick Vent
Shadows shown for stylisation purposes only

Amendment changes as per cover sheet

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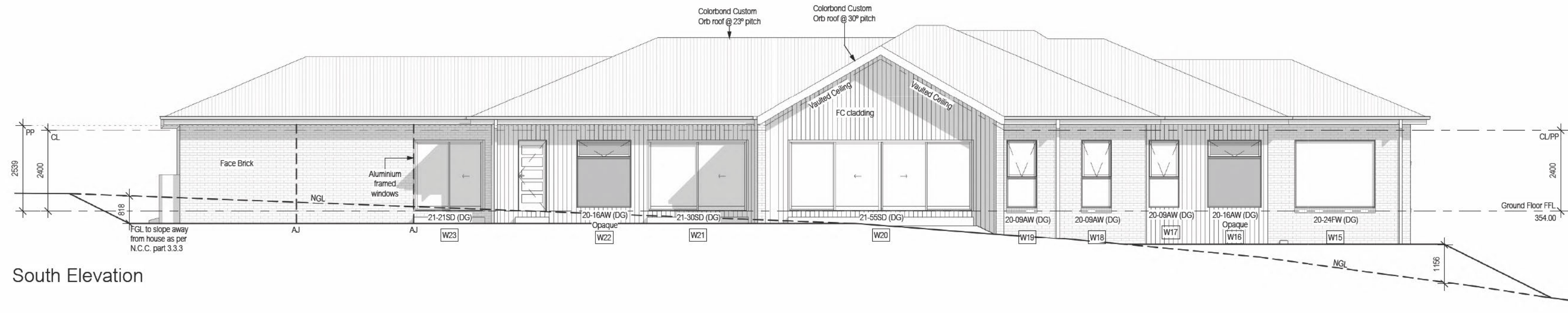
ELEVATIONS SHEET 1		
Drawn	sw	2004
Date	25 August 2025	Sheet
Scale	1:100 @ A2	
Copyright ©		03/03

Material	Colour
Colorbond Roof	Monument - LRV = 8
Face Brick	Taupe - LRV = 39.6
FC Sheet	Windspray - LRV 27

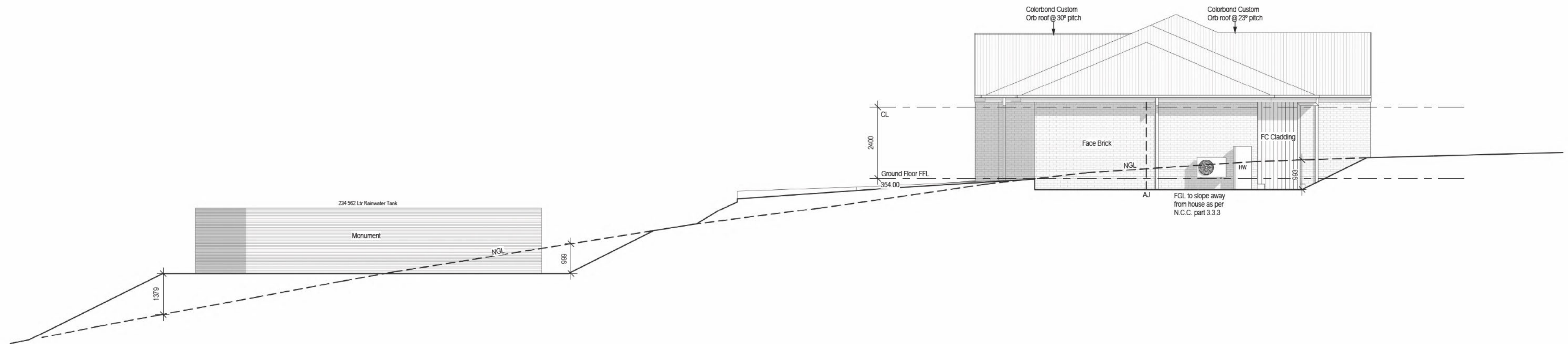
All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.

IMPORTANT NOTE:
Colours chosen must not Exceed 40% Light Reflectance Value (LRV)

Window and sliding door glazing to be low reflectance grey tint (<10%)



South Elevation



West Elevation

C	23 Sep. 2025	SW
B	6 June 2025	SW
A	22 May 2025	SW
No.	Date	Inf.

All window sizes to be checked and/or confirmed on site prior to ordering glazing units
LEGEND: AJ - Articulation Joint BV - Brick Vent
Shadows shown for stylisation purposes only

Notes
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SNUG



ELEVATIONS SHEET 2		
Drawn	sw	2004
Date	25 August 2025	Sheet
Scale	1:100 @ A2	
Copyright ©		03a/03



C	23 Sep. 2025	SW
B	6 June 2025	SW
A	22 May 2025	SW
No.	Date	Int.

Amendment changes as per cover sheet

Shadows shown for stylisations purpose only

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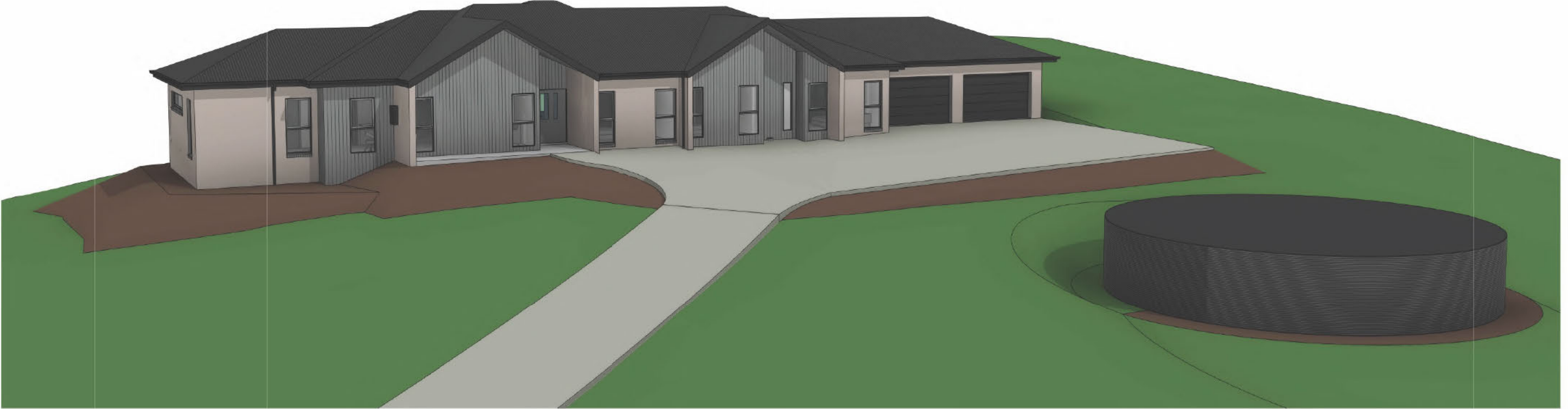


PERSPECTIVE VIEWS SHEET 1

Drawn	SW	2004
Date	15 May 2025	Sheet
Scale		

Copyright ©

03b/03



C	23 Sep. 2025	SW
B	6 June 2025	SW
A	22 May 2025	SW
No.	Date	Int.

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PERSPECTIVE VIEWS SHEET 2		
Drawn	SW	2004
Date	15 May 2025	Sheet
Scale		03c/03
Copyright ©		

LEGEND (W = Wattage e.g. 35W = 35 Watts.)

○ STANDARD CEILING LIGHT POINT (30W)

○ DOWNLIGHT POINT (UNVENTED) (35W)

✱ LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)

● PENDANT LIGHT (30W)

○ WALL LIGHT POINT (30W)

— 2 x 900mm FLUORESCENT LIGHT POINT (36W)

— 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)

⌒ SINGLE POWER POINT

⌒ DOUBLE POWER POINT

⌒ DOUBLE POWER POINT WITH USB

⌒ WATER PROOF POWER POINT

⊙ MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)

⊠ FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)

⌒ TV CONNECTION POINT

▽ NBN/TELEPHONE CONNECTION POINT

⌒ SENSOR LIGHT

⊙ EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)

⌒ FLOOD LIGHT

⌒ CAT 6 CONNECTION POINT

▶ TREAD LIGHTS (2W)

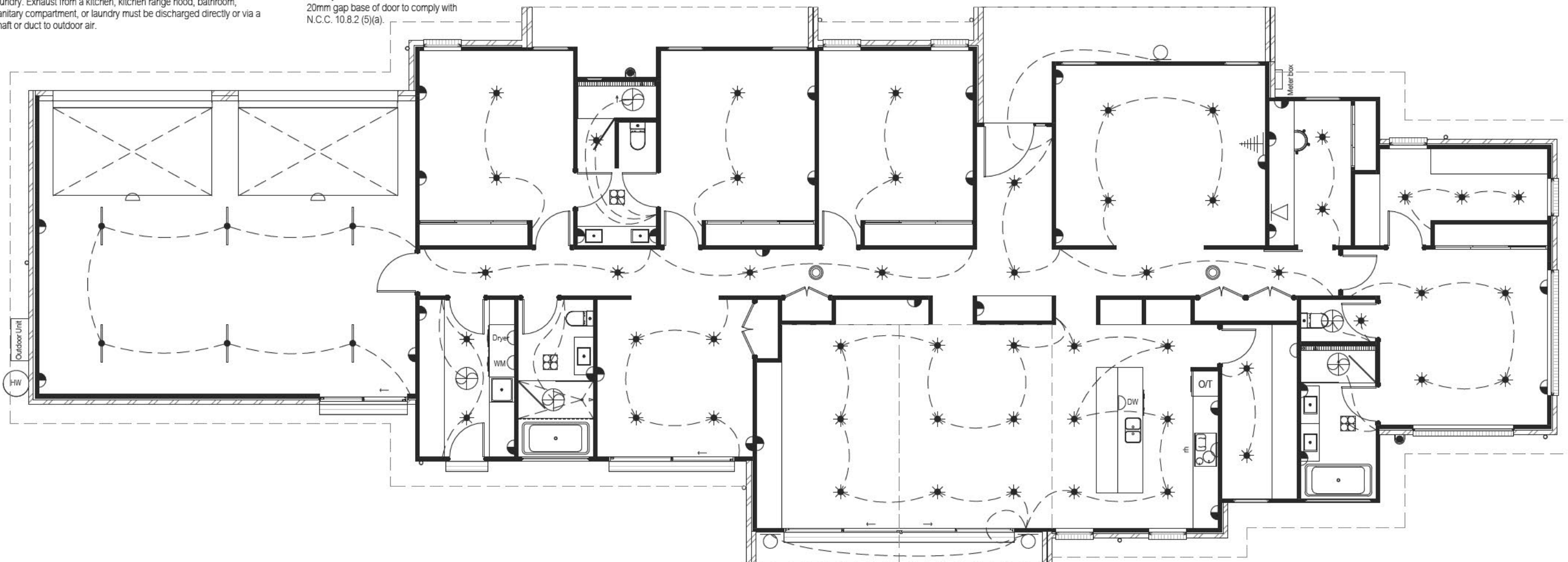
⌒ DUCTED VACUUM POINT

⌒ SECURITY SYSTEM KEYPAD

⌒ SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.

Where no external ventilation / windows provided, exhaust fans to wet areas/ laundry to be fitted with a run on timer. 20mm gap base of door to comply with N.C.C. 10.8.2 (5)(a).



B	6 June 2025	SW
A	22 May 2025	SW
No.	Date	Int.

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PROPOSED FARMER & TRICKETT RESIDENCE,
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ELECTRICAL PLAN

Drawn	SW	2004
Date	25 August 2025	Sheet
Scale	1 : 100	

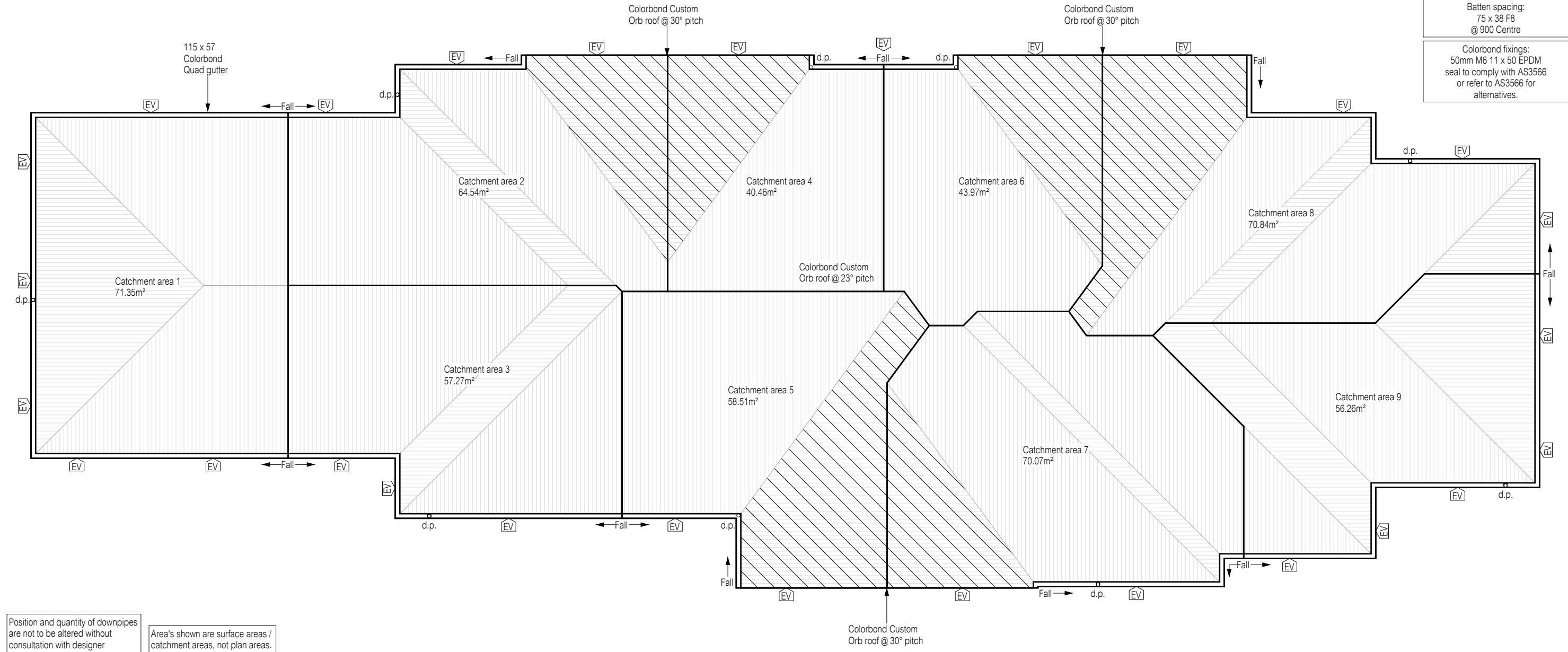
09/03

GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a:
Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia.
The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings:
100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing:
75 x 38 F8 @ 900 Centre

Colorbond fixings:
50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



Position and quantity of downpipes are not to be altered without consultation with designer

Area's shown are surface areas / catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah¹	404.15	Area of Roof (excluding 115mm Quad gutter) (m²)
Ah²	413.39	Area of Roof (including 115mm Quad gutter) (m²)
Ac	533.27	Ah² x Slope factor (Table 3.2 from AS/NZS 3500.3) (m²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm²)
DRI	87.2	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	75	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m²)
Required Downpipes	7.11	Ac ÷ Acdp
Downpipes Provided	9	Additional downpipe due to gable end design.

Sarking to be cut / discontinuous along ridge line.
Custom orb profile to provide N.C.C. required ventilation between ridge capping and roofing sheet.

EAVES VENT NOTE:
BRADFORD CSR METAL EAVE VENT (34,600mm²).
28 VENTS EVENLY SPACED

B	6 June 2025	SW
A	22 May 2025	SW
No.	Date	Int.

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Lot 2, Longmans Road,
SNUG



ROOF PLAN		
Drawn	SW	2004
Date	15 May 2025	Sheet
Scale	1 : 100	11/03

2 September 2025

Our Ref: DA-2025-276

JOSCON Tasmania Pty Ltd
ATTN Mr M Carter
119 Harrington Street
HOBART TAS 7000

Delivered by email only: matthew.carter@joscontas.com.au

Dear Sir/Madam

PROPOSED DEVELOPMENT/USE – DWELLING AT 224 LONGMANS ROAD, MARGATE

Thank you for your application for a planning permit.

An initial assessment has been undertaken, and I advise that the following additional information is needed.

1. A revised site plan that clearly shows the proposed location of all service connections and trenching to the dwelling, including (but not limited to):
 - Sewerage
 - Stormwater
 - Electricity
 - Water
 - Any additional service connections relevant to the proposal

This information is required in order to assess the full scope of development and to consider any associated works against the provisions of the Environmental Living Zone and applicable code overlays under the *Kingborough Interim Planning Scheme 2015* (the Scheme), including but not limited to:

- Clause 14.4.3 A1/P1 and A4/P4 – Design
 - Clause 14.4.5 A1/P1
 - Code E3.0 – Landslide Code
 - Code E10.0 – Biodiversity Code
 - Code E14.0 – Scenic Landscapes Code
2. A written statement and associated amended plans must be provided to address and respond to the 'Acceptable Solution(s)' or 'Performance Criteria' of the Environmental Living Zone under the Scheme. Specifically, the following standards under the Environmental Living Zone must be further considered:
 - (a) To address Clause 14.4.2 (Setbacks) Acceptable Solution A1, amended plans or additional documentation is required to either;
 - (i) Revise the proposal with consideration to the Acceptable Solution A1

- under the clause by amending the design to have a setback no less than 30m from the southern side boundary, or;
- (ii) Provide a full and detailed justification of the proposed variation against the P2 Performance Criteria.
- (b) To address Clause 14.4.3 (Design) Acceptable Solution A2, the elevations must be accompanied by a schedule of colours and materials for all proposed exterior building surfaces (including for the water tank, and fixtures such as windows, doors, etc.) and include detail of their Light Reflectance Value (LRV). If the proposal does not comply with the Acceptable Solution A2 by ensuring all exterior building surfaces have a LRV not greater than 40 percent, a full and detailed justification of the proposed variation against the P2 Performance Criteria must be submitted.
- (c) To address Clause 14.4.3 (Design) Acceptable Solution A3, amended plans or additional documentation is required to either;
- (i) Revise the proposal with consideration to the Acceptable Solution A3 under the Clause and reduce the gross floor area of buildings onsite to be no more than 300m², or;
 - (ii) Provide a full and detailed justification of the proposed variation against the P2 Performance Criteria including consideration of site characteristics, scale, bulk, and consistency with the character of the Environmental Living Zone.
3. As the development is located in a bushfire-prone area, the proposed dwelling and associated works has the potential to rely upon management of vegetation on the subject land. While Code E1.0 (Bushfire-Prone Areas Code) is not specifically triggered at the planning stage, information on the BAL, compliant access arrangements, the extent of the hazard management area and any associated clearing is required to enable assessment of the proposal under Clause 14.4.3 Acceptable Solution A1 or Performance Criteria P1 under the Environmental Living Zone, Code E3.0 (Landslide Code), Code E10.0 (Biodiversity Code), and Code E14.0 (Scenic Landscapes Code).

Accordingly, please submit:

- (a) A BAL assessment by an accredited bushfire practitioner:
 - (i) Specifying the proposed BAL;
 - (ii) Demonstrating the hazard management area is the minimum necessary; and
 - (iii) Clarifying the minimum extent of vegetation modification or clearing required for adequate protection of the proposed habitable buildings from bushfire and compliant access arrangements, including individual trees.
- (b) Amended plans which show the hazard management area and demonstrate the proposed development will be constructed to the assessed BAL;

For advice:

- The application currently relies on access via a Crown road reserve. Pursuant to section 52(1B) of the Land Use Planning and Approvals Act 1993 (the Act),

the consent of the Minister of the Crown responsible for the administration of the land may be required for the lodgement of the application. In the present circumstance, this requirement is yet to be confirmed, and the proposal has been referred to the relevant road authority to clarify whether Crown consent is necessary.

Where amended plans confirm that the proposal involves works within the Crown road reserve (for example, the construction of bushfire-compliant access or any associated works), Crown consent will be required. In such circumstances, the Crown land must be formally included in the development application, and the following must be provided:

- A signed application form; and
- A covering letter confirming Crown consent for lodgement of the application. If consent is provided by a delegate, a copy of the relevant delegation must also be supplied.

Please note that:

- Where the need for Crown consent is still under consideration, the application may continue to be assessed pending confirmation; however,
 - Where it is determined that Crown consent is required but has not yet been granted, the application will not be deemed valid under section 52(1B) of the Act.
- Where the hazard management area encroaches into or requires vegetation modification or clearing of vegetation subject to the Landslide Code, this clearing or modification must be included in the assessment of Landslide Risk under the E3.0 Landslide code.
 - Any impacts of bushfire hazard management on natural values must be included in the Tree Plan required under Item 4.
4. Council's records indicate that there are trees on and adjacent to the subject site and it would appear that some of these trees may be impacted upon as a result of the proposed development.

To verify the potential impact of the development on trees, determine whether any of these trees are of high conservation value or a priority species and demonstrate compliance with Clause 14.4.3 (A1) (P1), Code E3.0 (Landslide Code), Code E10.0 (Biodiversity Code), and Code E14.0 (Scenic Landscapes Code), please provide the following further information:

- (a) An amended site plan including an accurate tree plan and accompanying table of trees as per Section 1 of the attached guidelines for all trees within 15m of all proposed development, including the access, installation of services and/or within any required hazard management area;
- (b) Sufficient justification for impacts on or the removal of trees as per Section 2 and 4 of the attached guidelines; and
- (c) An arborist assessment where required as per Section 3 of the attached guidelines.

For Advice: Where an arborist assessment is required and the arborist assessment recommends specific mitigation measures or changes to the design to minimise impacts and enable tree retention, amended plans must also be submitted incorporating the arborist recommendations.

5. Further to Item 1, the submitted plans appear to show the level of cut and fill required for the proposed dwelling and water tank will be greater than 1 meter above natural ground level. However, the extent of any further cut and fill is unclear for the access works and any other additional associated works proposed. Accordingly, please provide the following further information:

(a) Amended plans which:

- (i) Include a cut and fill plan detailing the extent and volume of all cut and fill proposed on the site including for dwelling, water tank, access and any other additional associated works; and
- (ii) Include elevations and sections showing natural ground level and confirming the height of fill and depth of excavation for the full scope of works;
- (iii) Confirm the location for the disposal of any excess fill, on or off site; and
- (iv) Demonstrate consistency with and incorporate any specific mitigation measures recommended in the land stability assessment, where required under Item (b)(ii) below; and

(b) The fill and excavation required for the proposed dwelling and water tank appears to be greater than 1 meter above natural ground level, however, the extent of fill and excavation for the access is unclear. For any fill or excavation with levels more than 1 meter above natural ground level (including for the dwelling, water tank and access or any additional works such as landscaping or installation of services) the following must be provided;

- (i) Written justification addressing Clause 14.4.3 P4 (a) - (c); and
- (ii) A land stability assessment by a suitably qualified person addressing Clause 14.4.3 P4 (d).
- (iii) Alternatively, where possible, the plans may be amended to reduce fill and excavation to be no greater than 1m from natural ground level.

For Advice: Where excess fill is proposed to be disposed of on site, impacts of this fill disposal on natural values and land stability must be addressed as part of Item 4 (Tree Plan). Where fill is proposed to be disposed of off-site, it must be confirmed that this site is either a certified landfill facility for Level 1 fill or a site that has been approved for the disposal or use of Level 1 fill under a development use permit issued by Council.

6. To address Clause 14.4.5 (Environmental Values) Performance Criteria P1 of the Environmental Living zone, the development must be accompanied by an environmental management plan for the whole site, setting out measures to be put in place to protect flora and fauna habitats, riparian areas, any environmental values identified as part of a site analysis, and identify measures to be used to mitigate and offset adverse environmental impacts.

In order to meet these requirements, please provide an environmental management plan (EMP) addressing the Scheme requirements. At a minimum, measures should include tree protection and vehicle hygiene during construction, weed management, measures to minimise collision risk, bushfire hazard management measures which minimise impacts on native vegetation and ongoing retention and maintenance of existing native vegetation outside the area of the proposed works.

7. Amended plans and/or additional documentation is required to demonstrate compliance with the relevant standards under the E6.0 Parking and Access Code of the Scheme, as follows:
- (a) To address Clause E6.7.2 (Design of Vehicular Accesses) Acceptable Solution A1 requires that the design of the vehicle access and driveway comply with Australian Standard AS2890. To demonstrate compliance, the plans for the driveway/access road design must detail the following:
 - (i) Long and cross section of the driveway/access road
 - (ii) Total amount/details of cut and fill batters and any stabilisation works required
 - (iii) Contours, finish levels and gradients of the driveway/access road
 - (iv) Stormwater drainage plan for proposed long driveway with steep gradient
 - (b) To address Clause E6.7.3 (Vehicular Passing Areas Along an Access) Acceptable Solution A1, passing bays are required to service the driveway which is proposed to be more than 30m long. Please also refer to and locate passing bays on the plan if required by the necessary Bushfire Hazard Management Report.
 - (c) To address Clause E6.7.6 (Surface Treatment of Parking Areas) Acceptable Solution A1, the plans must be amended to include detailed information on the proposed driveway surface treatment and the drainage requirements (swale or open drain) for the steep driveway and including any onsite disposal method if proposed.

Where the proposal cannot meet the requirements of the relevant Acceptable Solution sufficient documentation should be submitted demonstrating compliance with the relevant Performance Criteria.

8. The subject site is not connected to public stormwater infrastructure and cannot comply with Acceptable Solution A1 under Clause E7.7.1 – Stormwater Drainage and Disposal of the Stormwater Code. Accordingly, amended plans must be provided to demonstrate compliance with the P1 Performance Criteria under the clause.
9. The property is subject to the E14.0 Scenic Landscapes Code under the Scheme. Accordingly, a written statement and where necessary, associated amended plans must be provided to address and respond to the 'Acceptable Solution(s)' or 'Performance Criteria' under clause E14.7.1 (Removal of Bushland within Scenic Landscape Area and clause E14.7.2 (Appearance of Buildings and Works within Scenic Landscape Areas) of the E14.0 Scenic Landscapes Code.
10. While E23.0 (On-site Wastewater Management Code) is not specifically triggered and the proposed development is located within an existing cleared area, upgrades to the on-site wastewater management system has the potential to impact on native vegetation including individual trees subject to Clause 14.4.3 (A1) (P1), Code E3.0 (Landslide Code), Code E10.0 (Biodiversity Code) and Code E14.0 (Scenic Landscapes Code).

Therefore, the following further information must be provided:

- (a) An on-site wastewater assessment by a suitably qualified person:

- (i) Clarifying whether installation of the wastewater system and associated land application area will encroach into native vegetation; and
- (ii) Where the system does encroach, including sufficient information to demonstrate that the system is located to minimise impacts on native vegetation and priority biodiversity values and there is no feasible alternative location.

(b) Amended plans which show the location of the on-site wastewater system consistent with the on-site wastewater assessment.

For advice: any impacts of the on-site wastewater system on natural values must be included in the tree plan required under Item 4.

IMPORTANT TO NOTE: The development is located in an important breeding area for the nationally Endangered swift parrot (*Lathamus discolor*). One of the recognised threats to the survival of this species is collision with man-made structures. Large areas of glass in buildings are invisible to the birds and a high collision risk. The proposed large windows on the south elevations may constitute such a risk. Buildings are deemed to have been designed and constructed to reduce the bird collision risk if the glazed surfaces of the building meet the following:

- The glazed surface of the window does not have a total surface area of greater than 2m²; or
- The glazed surface of a window is treated to include visual markers or muted reflections, the purpose of which must give them the appearance of an impenetrable surface. Such surfaces may include any one of the following types of treatments: the use of low-reflectivity glass (0-10%); films; coatings; fritted glass; or screens; or
- The glazed surface of a window is installed at a minimum of 20 degrees from vertical, angled in at its base to reflect the ground; and
- Does not result in a sight line through the building from one window to another, such as corner windows.

Given the potential risks on this site, you are encouraged to consider the implications of your current design. The document 'Minimising the swift parrot collision threat – Guidelines and recommendations for parrot-safe building design' (WWF 2008) offers a number of practical solutions and is available from Council. These measures are reflected in the design measures detailed above. Alternatively, you may wish to engage a suitably qualified ecological consultant to ascertain the extent of this potential risk and identify appropriate mitigation measures. If you make changes to your design, please submit amended plans.

A decision regarding your application must be made within 42 days of the date in which it became valid. However, the assessment time is put on hold until the requested information is received and is satisfactory to Council.

You must submit the information requested to Council within 2 years of the date of this letter or your application will lapse. If you require more time, you may lodge a request to extend the time in writing before the 2 years is up. If you do not provide the information and the application lapses, you will have to resubmit all application documents and pay new application assessment fees to proceed.

If you submit the required additional information electronically (preferred), please send it to development@kingborough.tas.gov.au.

You have a right of appeal against the requirement to submit any of the requested information. You must lodge any appeal with the Tasmanian Civil & Administrative Tribunal (TASCAT) within 14 days of the date of this letter.

If you have any questions please contact Tayla Beagley on 6211 8200.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Shannon McCaughey', with a stylized flourish at the end.

SHANNON MCCAUGHEY
TEAM LEADER STATUTORY PLANNING