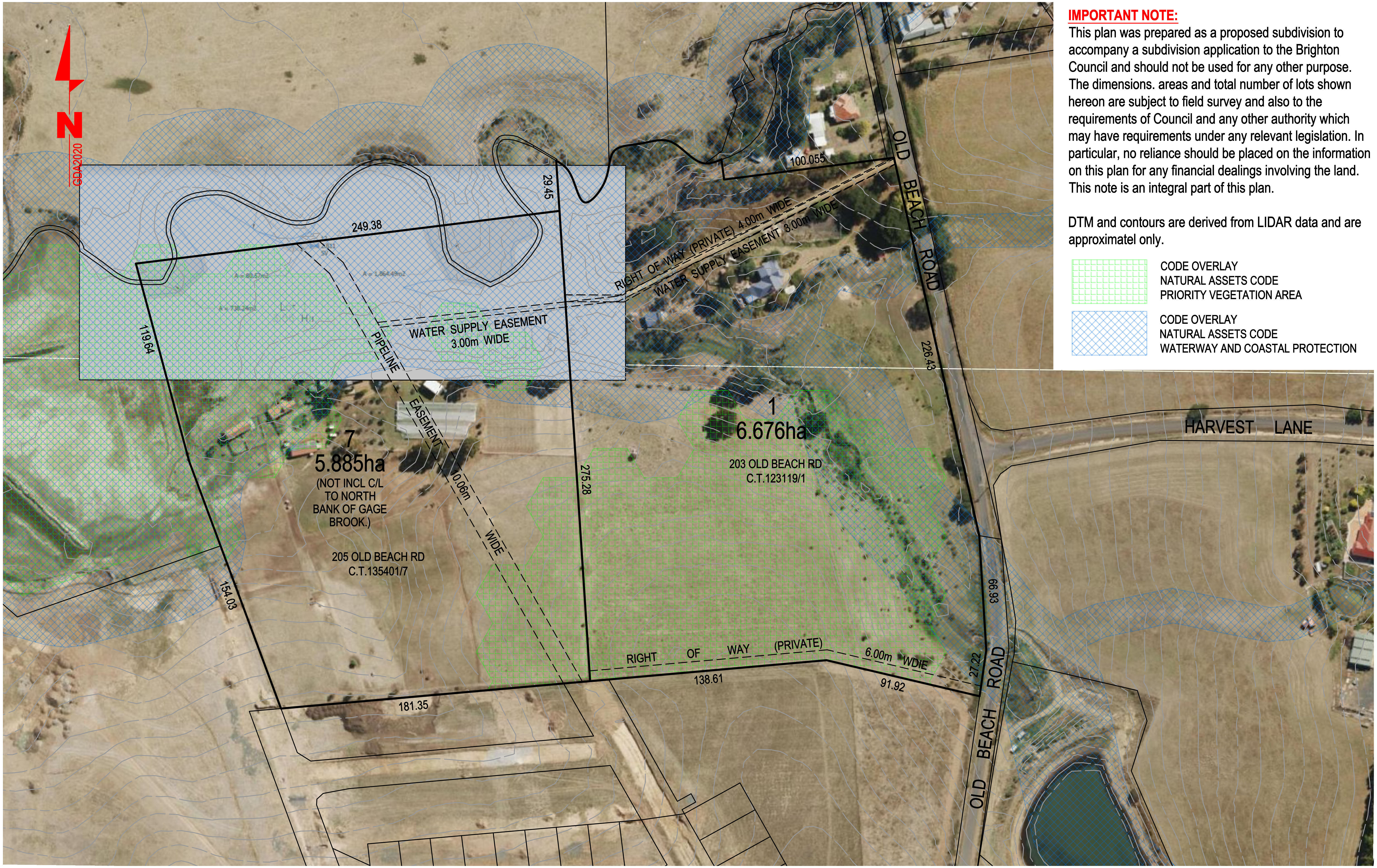
ATTACHMENT 2

Subdivision Plan



IMPORTANT NOTE:
This plan was prepared as a proposed subdivision to accompany a subdivision application to the Brighton Council and should not be used for any other purpose. The dimensions. areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

DTM and contours are derived from LIDAR data and are approximatel only.

CODE OVERLAY
NATURAL ASSETS CODE
PRIORITY VEGETATION AREA

CODE OVERLAY
NATURAL ASSETS CODE
WATERWAY AND COASTAL PROTECTION

AMENDMENTS

No.	Revision/Issue	Date
A	UPDATE TITLE INFO	8-7-2022
B	Code overlays added	25-07-2022

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS

Unit G04 40 Molle Street,
HOBART TAS 7000
P 03 6118 2030
E admin@lccsurvey.com

Project Name and Address
203-205 OLD BEACH RD
OLD BEACH
TAS 7017

Drawing Title
PLAN OF SUBDIVISION
CURRENT BOUNDARIES

Client
KUNAMA CONSTRUCTIONS PTY LTD

SCALE
0 10 20 40 80
1:2000 at A3

Contour Interval 1.00 m
Date 5-7-2022
SHEET 1 of 4
DRAWN MC
CHK'D TC

FILE REF: 12946
Geocivil Ref 1294601
AutoCAD Ref 1294601
DATUM Horz: GDA 2020
Vert: AHD 83

IMPORTANT NOTE:
This plan was prepared as a proposed subdivision to accompany a subdivision application to the Brighton Council and should not be used for any other purpose. The dimensions. areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

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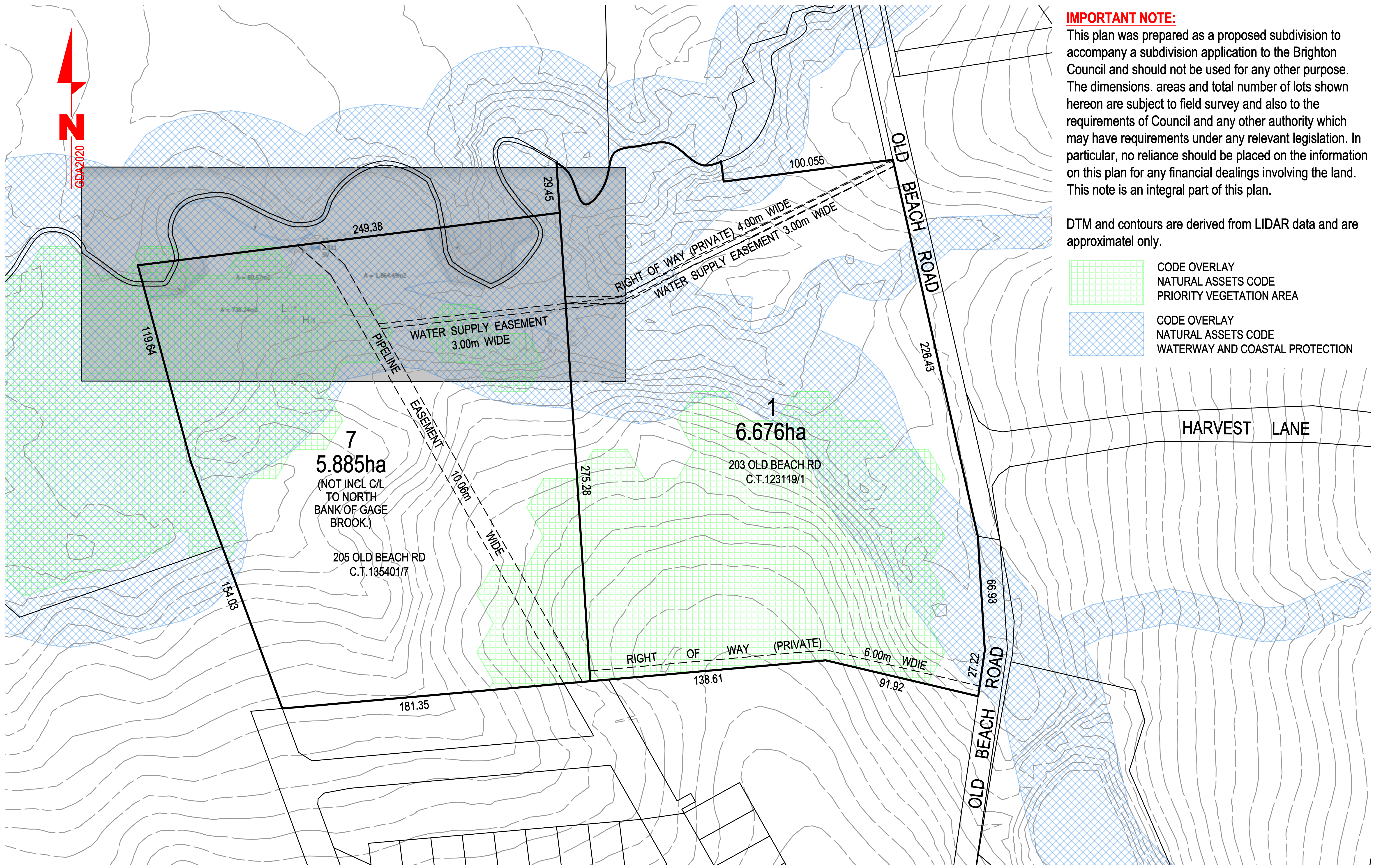
CODE OVERLAY
NATURAL ASSETS CODE
PRIORITY VEGETATION AREA

CODE OVERLAY
NATURAL ASSETS CODE
WATERWAY AND COASTAL PROTECTION



AMENDMENTS		
No.	Revision/Issue	Date
A	UPDATE TITLE INFO	8-7-2022
B	Code overlays added	25-07-2022

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS

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P 03 6118 2030
E admin@lccsurvey.com

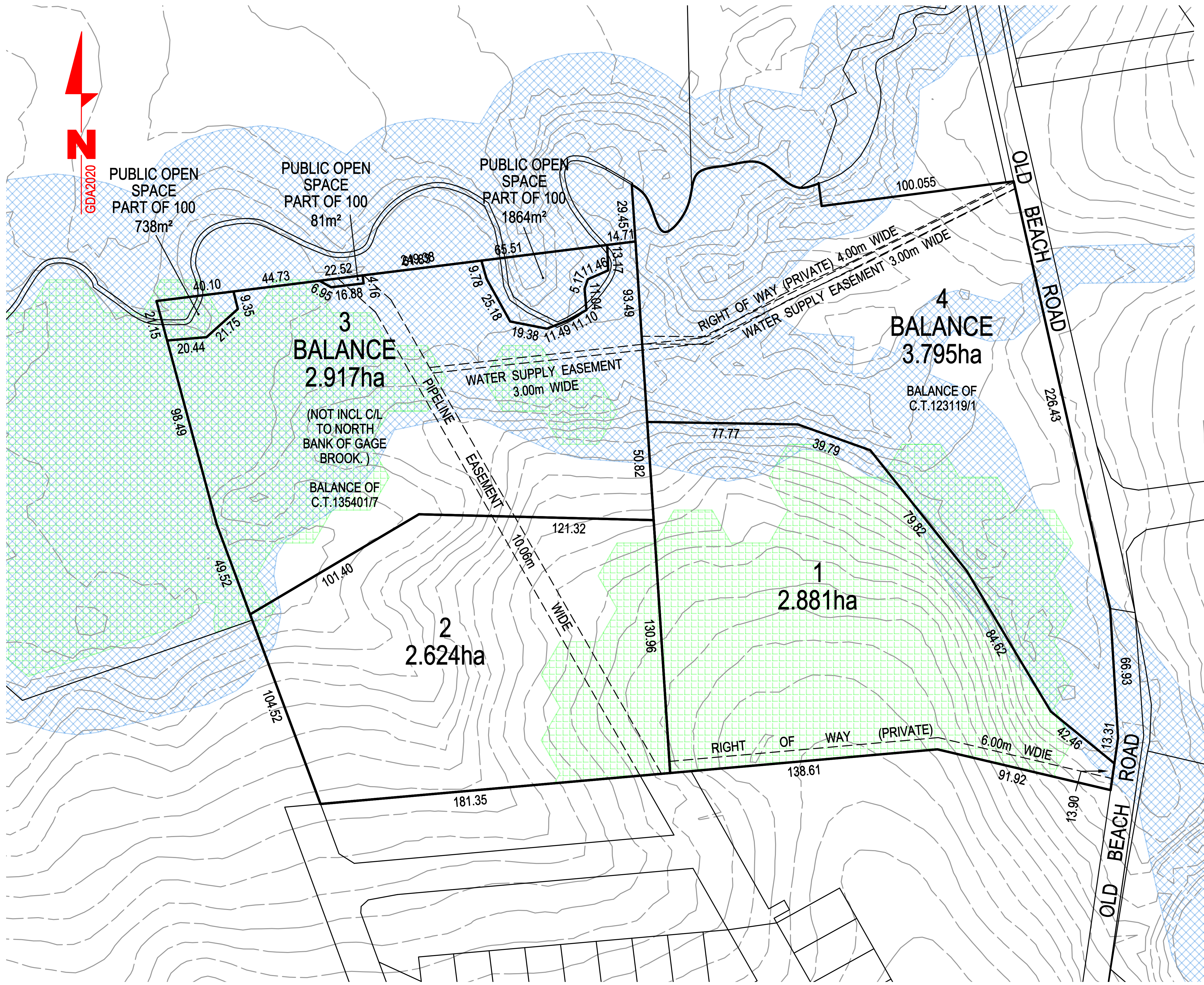
Project Name and Address: 203-205 OLD BEACH RD, OLD BEACH, TAS 7017

Drawing Title: PLAN OF SUBDIVISION CURRENT BOUNDARIES

Client: KUNAMA CONSTRUCTIONS PTY LTD

SCALE 0 10 20 40 80 — 1:2000 at A3

Contour Interval	1.00 m	FILE REF:	12946
Date	5-7-2022	Geocivil Ref	1294601
SHEET	2 of 4	AutoCAD Ref	1294601
DRAWN	MC	DATUM Horz:	GDA 2020
CHK'D	TC	Vert:	AHD 83



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CODE OVERLAY
NATURAL ASSETS CODE
PRIORITY VEGETATION AREA

CODE OVERLAY
NATURAL ASSETS CODE
WATERWAY AND COASTAL PROTECTION

AMENDMENTS

No.	Revision/Issue	Date
A	UPDATE TITLE INFO	8-7-2022
B	Code overlays added	25-07-2022
C	POS LOTS ADDED	4-11-2022

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS
Unit G04 40 Molle Street,
HOBART TAS 7000
P 03 6118 2030
E admin@lccsurvey.com

Project Name and Address
203-205 OLD BEACH RD
OLD BEACH
TAS 7017

Drawing Title
PLAN OF SUBDIVISION
PROPOSED BOUNDARIES

Client
KUNAMA CONSTRUCTIONS PTY LTD

SCALE
0 10 20 40 80
1:2000 at A3

Contour Interval 1.00 m
Date 5-7-2022
SHEET 4 of 4
DRAWN MC
CHK'D TC

FILE REF: 12946
Geocivil Ref 1294601
AutoCAD Ref 1294601
DATUM Horz: GDA 2020
Vert: AHD 83

ATTACHMENT 3

Concept Services Plans

SAFETY IN DESIGN REPORT
In accordance with the Workplace Health & Safety Acts and Regulations JMG have considered the potential hazards and risks that are specific to this design.

WARNING - BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THE EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

THIS IS A COLOR A3 DRAWING AND MUST BE REPRODUCED IN COLOR AT ALL TIMES

www.dialbeforeyoudig.com.au DIAL1100 BEFORE YOU DIG

NOT FOR CONSTRUCTION

REV	DATE	REMARK
DA1	07.02.2023	REVISED DEVELOPMENT APPROVAL ISSUE
DA	27.09.2022	DEVELOPMENT APPROVAL ISSUE

SAFETY IN DESIGN REPORT
In accordance with the Workplace Health & Safety Acts and Regulations JMG have considered the potential hazards and risks that are specific to this design.

Accepted (Discipline Head)	CJM	Date 10.02.2023
Accepted (Team Leader)	MSC	Date
Approved (Principal)	CJM	Date 10.02.2023

This document must be signed "Approved" by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or uncontrolled use.

SCALES @ A1	DESIGNED BY	DRAWN BY
1:1000	MJR	CEF
	PLOT DATE	10/02/2023

DO NOT SCALE.

Johnstone McGee & Gandy Pty. Ltd.
Engineers & Planners
ACN 009 547 139 ABN 76 473 834 852
117 Harrington Street, Hobart, Tas (03) 6231 2555
49-51 Elizabeth Street, Launceston, Tas (03) 6331 7044
www.jmg.net.au infohbt@jmg.net.au infoltn@jmg.net.au

PROJECT: 203 & 205 OLD BEACH ROAD

TITLE: CONCEPT SERVICES PLAN

PROJECT NO. J220401PL
DWG NO. P01
REVISION DA1
PLOT DETAILS J220401PL - CONCEPT SITE PLAN.DWG

SAFETY IN DESIGN REPORT
In accordance with the Workplace Health & Safety Acts and Regulations JMG have considered the potential hazards and risks that are specific to this design.

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WARNING - BEWARE OF UNDERGROUND SERVICES
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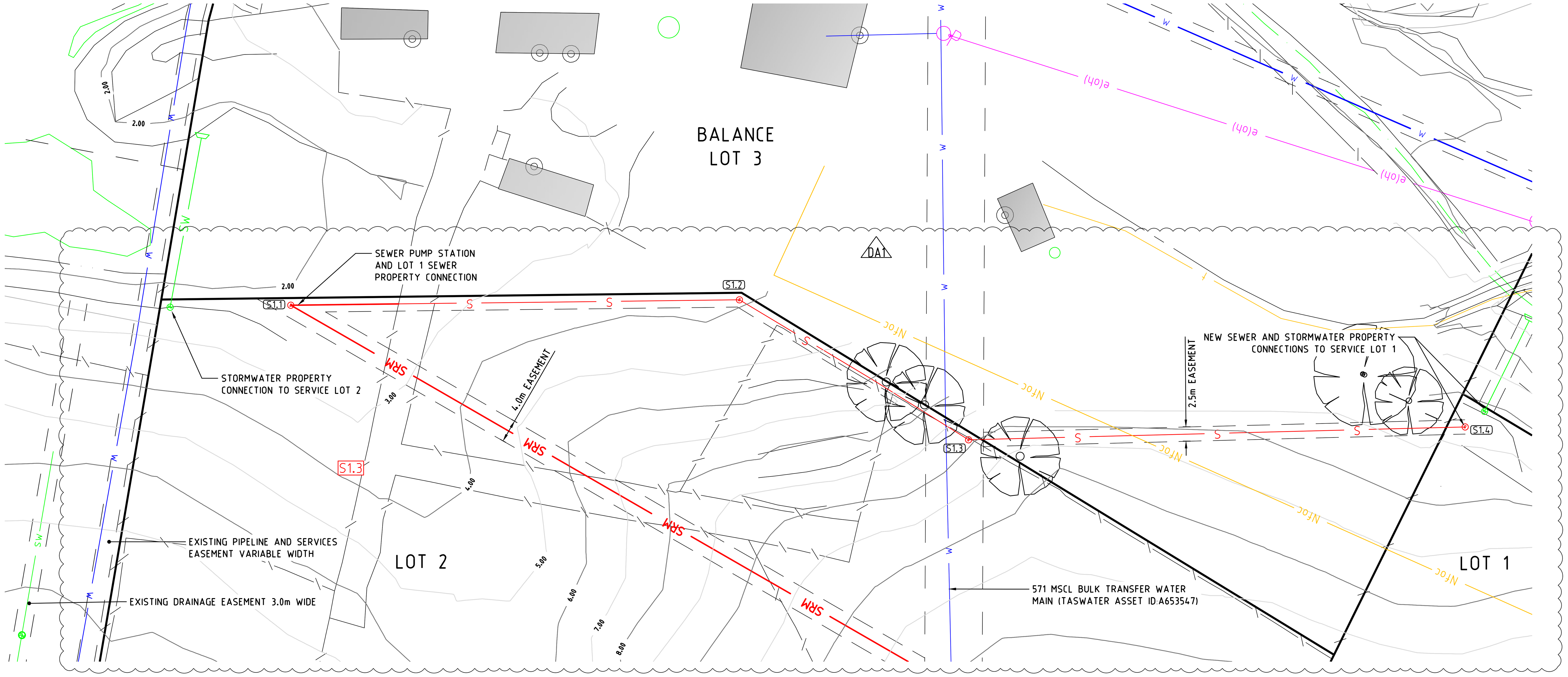
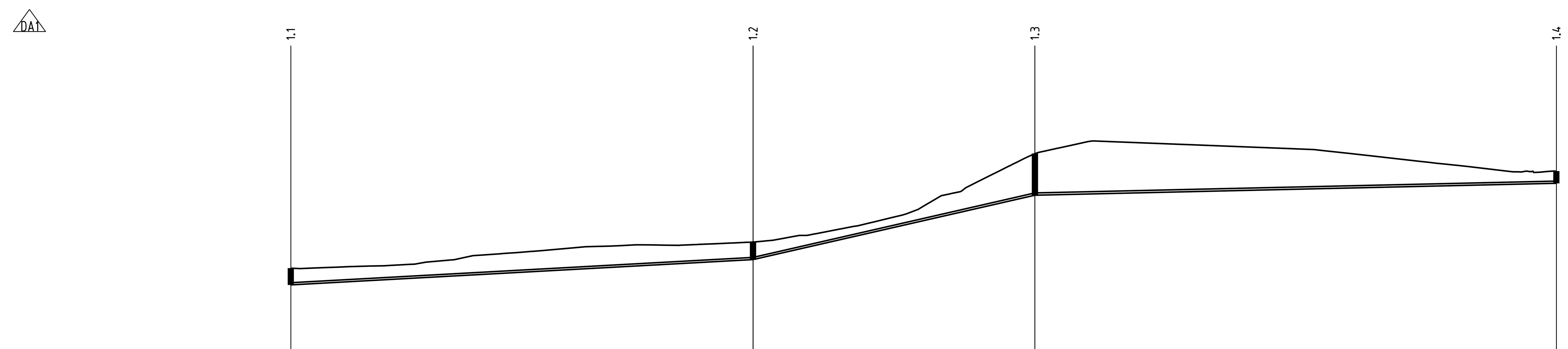
SCALE 1:500





PIPE DETAILS SLOPE/GRADE	DN150 SCJ PVC SN8 1:45.7 (2.2%)		DN150 SCJ PVC SN8 1:10.9 (9.1%)	DN150 SCJ PVC SN8 1:110.0 (0.9%)
DATUM RL -6.9				
DEPTH TO INVERT	1.112	1.168	2.763	0.807
INVERT LEVEL	1.092	2.777	7.067	7.856
FINISHED SURFACE	2.204	3.945	9.830	8.663
EXISTING SURFACE	2.204	3.945	9.830	8.663
CHAINAGE	0.000	76.930	123.844	210.642
	76.930		46.914	86.798

SEWER LONGITUDINAL SECTION FOR LINE 1
SCALES: HORIZONTAL 1:500 VERTICAL 1:200

NOT FOR CONSTRUCTION

REV	DATE	REMARK
DA1	07.02.2023	REVISED SEWER ALIGNMENT
DA	27.09.2022	ISSUED FOR APPROVAL

SAFETY IN DESIGN REPORT
In accordance with the Workplace Health & Safety Acts and Regulations JMG have considered the potential hazards and risks that are specific to this design.

Accepted (Discipline Head) CJM Date 10.02.2023
Accepted (Team Leader) MSC Date
Approved (Principal) CJM Date 10.02.2023
This document must be signed "Approved" by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.

SCALES @ A1 1:500 1:200 | DESIGNED BY MJR | DRAWN BY CEF | PLOT DATE 10/02/2023

DO NOT SCALE.

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PROJECT 203 & 205 OLD BEACH ROAD
TITLE CONCEPT SERVICES SEWER PROFILE
PROJECT NO. J220401PL
DWG NO. P02
REVISION DA1
PLOT DETAILS J220401PL - CONCEPT SITE PLAN.DWG

ATTACHMENT 4

Natural Values Assessment

Natural Values Assessment of 203 and 205 Old Beach Road, Old Beach

Property:	**203 and 205 Old Beach Road, Old Beach**
Date:	12 September 2022
Attention:	Sam Chedid, Kunama C/- Matt Clark, JMG Engineers

Enviro-dynamics has been engaged by the proponent to provide a natural values assessment of 203 and 205 Old Beach Road, Old Beach. Part of the site is covered a Priority Vegetation Area and a Waterway and Coastal protection Area overlay, under the *Tasmanian Planning Scheme – Brighton*.

Priority Vegetation Area Overlay

As can be seen in Figure 1, LISTmap shows part of the site as having a Priority Vegetation Area (PVA) and a Waterway and Coastal Protection Area (WPCA)overlay. Generally, PVA overlays correspond with a listed threatened vegetation community under the *Nature Conservation Act* 2002, or an area with a significant amount of recorded threatened species.

A site visit was carried out on the 6th of September 2022 which confirmed that the area which falls under the overlay is Agricultural land (TASVEG 4.0 - FAG). The paddocks at 205 Old Beach Road are currently maintained as horse paddocks (Plate 1). Those at 203 Old Beach Road are maintained horse paddocks within the northern part of the site closest to the house, and overgrown paddocks in the remainder (Plate 2).

Natural Assets Code

Parts of the site are subject to the Natural Assets Code (C7.0) due to the PVA and WPCA overlays Requirements relating to natural values are addressed below.

Within the definition of terms in the planning scheme 'Priority Vegetation' means native vegetation where any of the following apply:

(a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002;

Response: No native vegetation is present.

(b) is a threatened flora species;

Response: No threatened flora was observed on the site.

(c) it forms a significant habitat for a threatened fauna species; or

Response: No significant habitat for threatened fauna species were observed on site.

(d) it has been identified as native vegetation of local importance.

Response: No natural values were identified at the site that would qualify the vegetation as locally significant (eg native vegetation with limited bioregional reservation and extent).

As the vegetation on site does not meet any of the definitions of 'priority vegetation', there are no considerations to be made in relation to the Natural Assets Code (C7.0)

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

Response: Acceptable solutions cannot be met; therefore, performance criteria must be addressed.

P1.1 - Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area of a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:

(a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and

(b) future development likely to be facilitated by the subdivision.

Response: The riparian zone of Bobs Creek at this site and downstream of the site is largely covered by exotic species - as a result, the development will have no direct impacts on natural assets, potential indirect impacts of the development on water quality, hydrological processes, or any natural values downstream of the site can largely be managed through appropriate sewer and stormwater design and engineering.

Figure 1: Priority Vegetation Area Overlay and Waterway and Coastal Protection Area Overlay covering part of the site in which development is proposed.

Plate 1: Southern boundary of 205 Old Beach Road

Plate 2: Overgrown paddock at 203 Old Beach Road

Conclusion

The area of the subject land which is subject to the Priority Vegetation Area Overlay and Waterway and Coastal Protection Area Overlay is comprised of agricultural land. There are no threatened vegetation communities, threatened species or threatened species habitat present.

Any development on this site will not impact any significant natural values.

Should you require any further information please don't hesitate to contact me.

Fiona Walsh
Botanist / Environmental Consultant
Enviro-dynamics
fiona.walsh@enviro-dynamics.com.au

ATTACHMENT 6

Flood Plan

PRE 1% AEP + CC @2100

Legend

- 203 & 205 Old Beach Road
- 1.00m Contours
- Boundary Lines
- Existing Building Areas

Pre 1% AEP + CC @2100

Depth (m)

- <= 0.02
- 0.02 - 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- > 1.00

0 70 140 m
meters

N

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116 Bathurst St, Level 4 Hobart, 7000, TASMANIA

- 08-12-2022 - Flussig Engineers Map CRS: GDA94 / MGA zone 55 EPSG:28355

PRE 1% AEP + CC @2100

Legend

203 Old Beach Road
1.00m Contours
Boundary Lines
Existing Building Areas
Pre 1% AEP + CC @2100
Depth (m)
<= 0.02
0.02 - 0.05
0.05 - 0.10
0.10 - 0.30
0.30 - 0.60
0.60 - 0.80
0.80 - 1.00
> 1.00

0 40 80 m
meters

N

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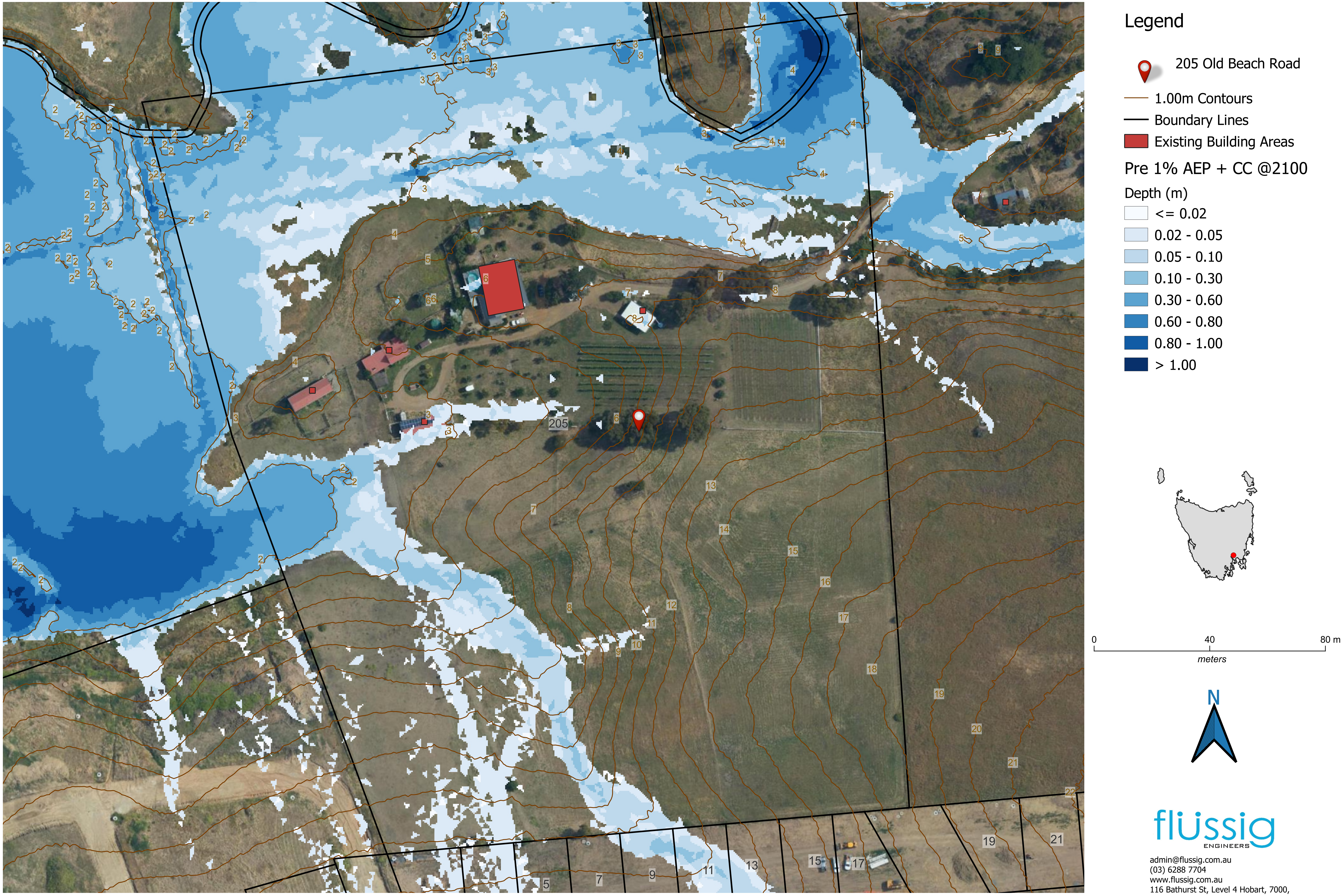
116 Bathurst St, Level 4 Hobart, 7000, TASMANIA

- 08-12-2022 - Flussig Engineers   Map CRS: GDA94 / MGA zone 55 EPSG:28355

PRE 1% AEP + CC @2100



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- 08-12-2022 - Flussig Engineers Map CRS: GDA94 / MGA zone 55 EPSG:28355

PRE 1% AEP + CC @2100

Legend

203 & 205 Old Beach Road

Boundary Lines

Existing Building Areas

Pre 1% AEP + CC @2100

Hazard

- H1
- H2
- H3
- H4
- H5
- H6

0 70 140 m

meters

N

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TASMANIA

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PRE 1% AEP + CC @2100

Legend

203 & 205 Old Beach Road

Boundary Lines

Existing Building Areas

Pre 1% AEP + CC @2100

Velocity (m/s)

- <= 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00

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- 08-12-2022 - Flussig Engineers   Map CRS: GDA94 / MGA zone 55 EPSG:28355

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Johnstone McGee & Gandy Pty Ltd
ABN 76 473 834 852
ACN 009 547 139
as trustee for Johnstone McGee & Gandy Unit Trust

www.jmg.net.au

JMG Ref: 220401PL

Council Ref: SA 2022/044

17th March 2023

Jo Blackwell

Brighton Council

Via development@brighton.tas.gov.au.

Attention: Jo Blackwell

Dear Jo,

RFI RESPONSE - SA2022/044 – 201,203 & 205 OLD BEACH ROAD, OLD BEACH & LOT 108 LEWIS COURT, OLD BEACH

Please refer to the following with regards to the 'request for additional information letter' received from Brighton Council, dated 22nd February 2023.

The required additional information is addressed in the sequence below.

1. Natural Assets Code

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Acceptable Solutions	Performance Criteria
A3 Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	**P3** Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to: (a) the need to minimise impacts on water quality; and (b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.

Re-aligned water and sewer infrastructure is located within a Class 4 watercourse or within tidal waters. Therefore, the proposal cannot comply with A3 and the performance criteria must be considered.

A Construction Environmental Management Plan will be implemented to ensure impacts on water quality and the impacts caused by erosion, siltation, sedimentation and runoff will be minimised (a)&(b).

As such the proposal complies with P3.

2. Flood-Prone Areas Hazard Code

Flood Management Report is provided and enclosed in Attachment 1.

3. Bushfire Prone Areas Code

A Bushfire Hazard Report is provided and enclosed in Attachment 2.

We trust this satisfies Council's request and we can move swiftly to advertising the proposal, however, if further information or clarification is required with respect to this request, please contact me at 6231 2555 or planning@jmg.net.au.

Yours faithfully

JOHNSTONE McGEE & GANDY PTY LTD

Mingming Ma

MINGMING MA
TOWN PLANNER