



# Application for Planning Approval

## ***Land Use Planning and Approvals Act 1993***

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APPLICATION NO.

SA2023/006

LOCATION OF AFFECTED AREA

9 FORD ROAD, PONTVILLE

DESCRIPTION OF DEVELOPMENT PROPOSAL

SUBDIVISION (2 LOTS PLUS BALANCE)

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT [www.brighton.tas.gov.au](http://www.brighton.tas.gov.au) AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M., MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **22/5/2023**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT [development@brighton.tas.gov.au](mailto:development@brighton.tas.gov.au). REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

**JAMES DRYBURGH**  
**General Manager**



**Brighton**  
going places

**OWNER:**  
COLLEEN VALMAY MCPHERSON

**TITLE REFERENCE:**  
FR 26018/5

**LOCATION:**  
9 FORD RD PONTVILLE TAS 7030

**Peter Binny Surveys**  
12 RADA ROAD KETTERING 7155  
Mobile 0419 368 180  
email russell@peterbinnysurveys.com.au

Land situated in the  
**TOWN OF PONTVILLE**

Scale 1:500 (A3)      MEASUREMENTS IN METRES

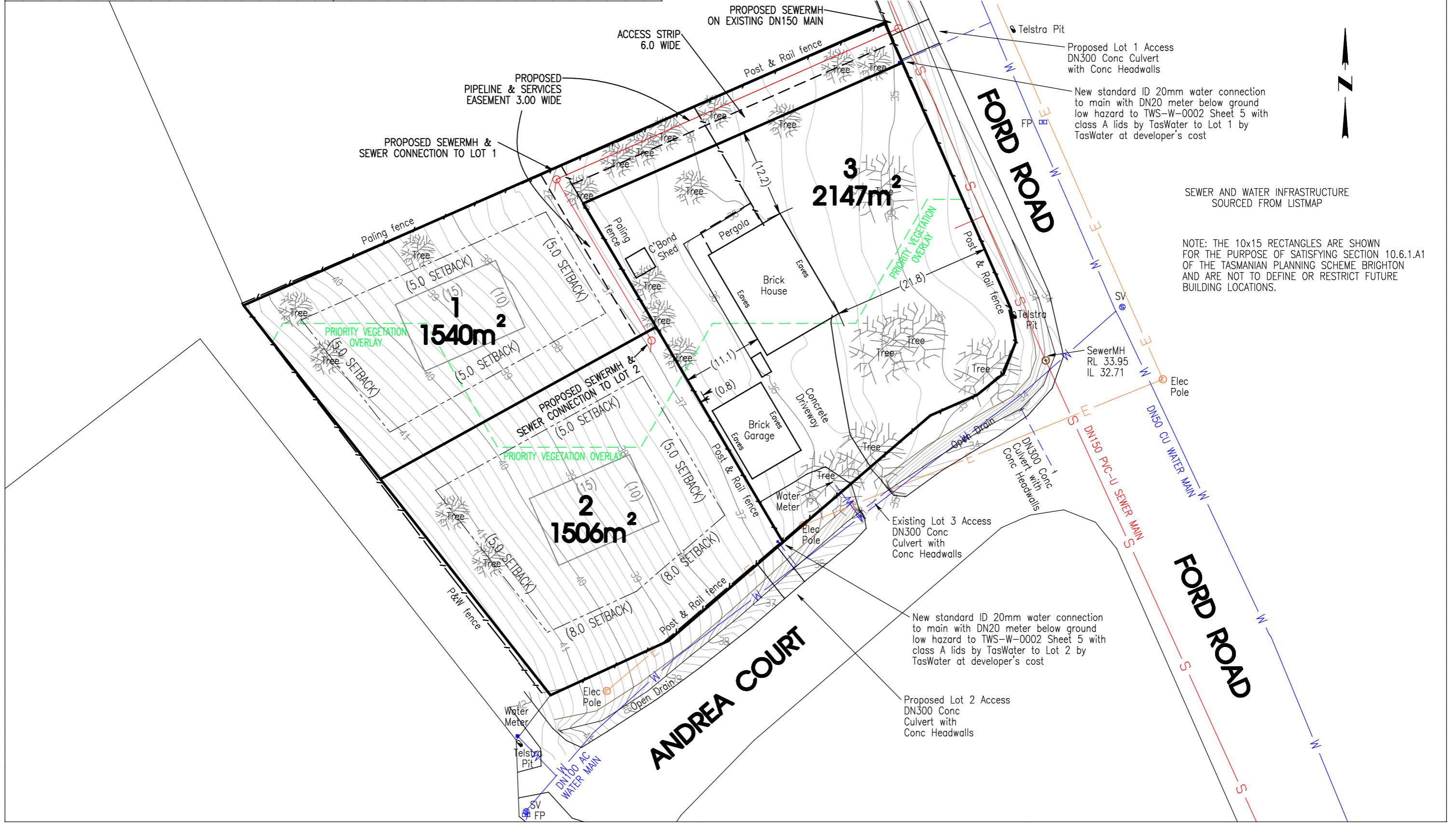
# PLAN OF SUBDIVISION

-Rev02 Date: 30/3/2023

This plan is for the purpose of obtaining planning approval only & is for the sole use of the named owners. The contours are approximate only and suitable only for the purpose of obtaining planning approval.

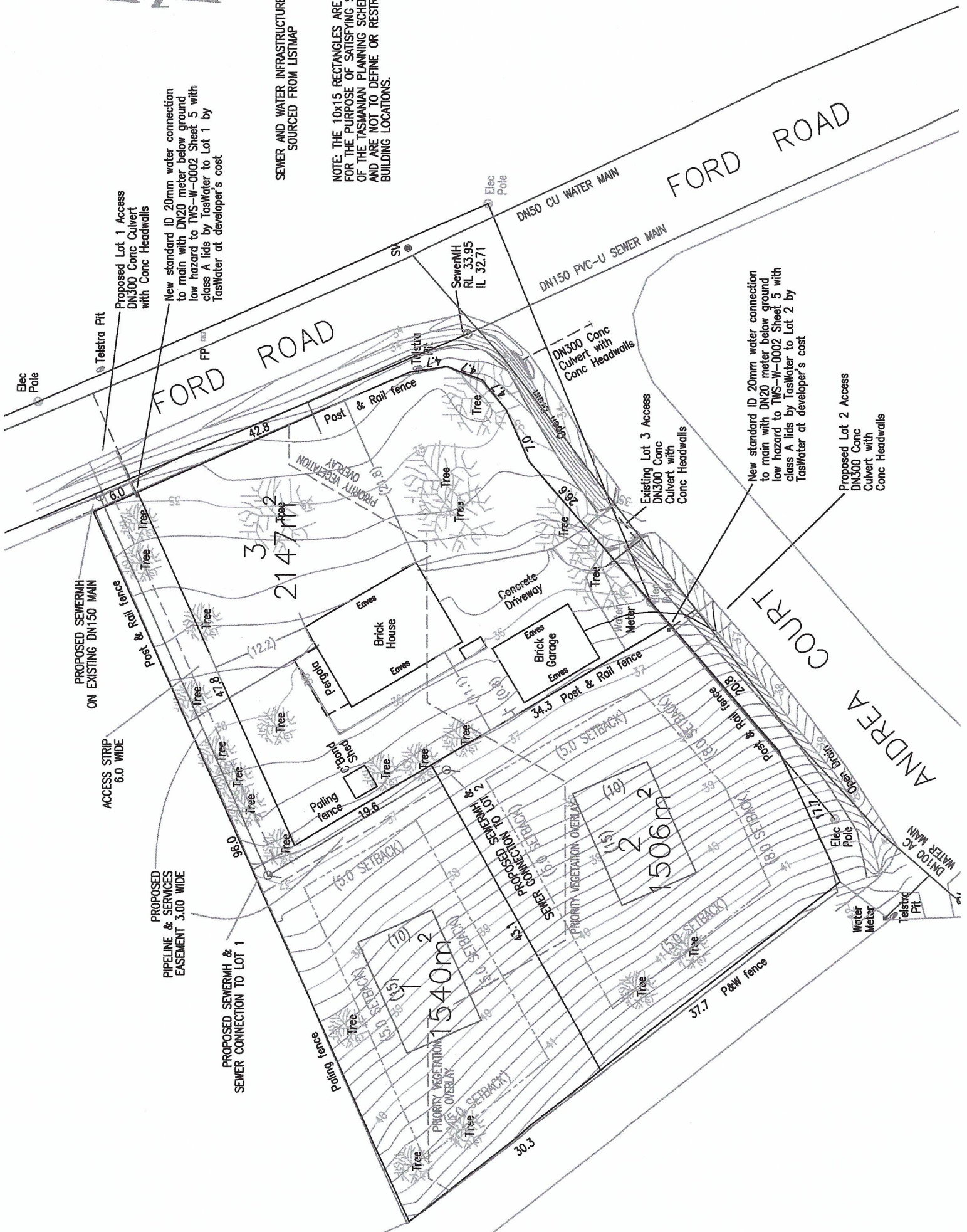
Dimensions and areas are subject to final survey

Surveyors Ref:23025



SEWER AND WATER INFRASTRUCTURE SOURCED FROM LISTMAP

NOTE: THE 10x15 RECTANGLES ARE SHOWN FOR THE PURPOSE OF SATISFYING SECTION 10.6.1.A1 OF THE TASMANIAN PLANNING SCHEME BRIGHTON AND ARE NOT TO DEFINE OR RESTRICT FUTURE BUILDING LOCATIONS.



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OF THE TASMANIAN PLANNING SCHEME BRIGHTON  
AND ARE NOT TO DEFINE OR RESTRICT FUTURE  
BUILDING LOCATIONS.

Proposed Lot 1 Access  
DN300 Conc Culvert  
with Conc Headwalls

New standard ID 20mm water connection  
to main with DN20 meter below ground  
low hazard to TWS-W-0002 Sheet 5 with  
class A lids by TasWater to Lot 1 by  
TasWater at developer's cost

New standard ID 20mm water connection  
to main with DN20 meter below ground  
low hazard to TWS-W-0002 Sheet 5 with  
class A lids by TasWater to Lot 2 by  
TasWater at developer's cost

Proposed Lot 2 Access  
DN300 Conc  
Culvert with  
Conc Headwalls

Existing Lot 3 Access  
DN300 Conc  
Culvert with  
Conc Headwalls

PROPOSED SEWERMH  
ON EXISTING DN150 MAIN

ACCESS STRIP  
6.0 WIDE

PROPOSED  
PIPELINE & SERVICES  
EASEMENT 3.00 WIDE

PROPOSED SEWERMH &  
SEWER CONNECTION TO LOT 1

SEWER PROPOSED SEWERMH &  
SEWER CONNECTION TO LOT 2

DN100 AC  
WATER MAIN

# **Report for Brighton Council**

Natural Assets Code response

for

**Proposed Subdivision**

of the

9 Ford Road property

Bruce Whelan

‘Pontville’

Tasmania

**Residential Zone**

**Site Specific Report**

Required for the Application of a Planning Permit

April 2023

Rod Hancl, B.Ag.Sc. (Hon.)

Nutrien Ag Solutions

49 Glenstone Rd, Bridgewater, Tasmania, 7030.

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## 1. Summary of Natural Assets Code response

The following report forms part of the Brighton Council application prerequisite for a new subdivision development 'Planning Permit' for the 9 Ford Road property which is being assessed under the Tasmania Planning Scheme – Brighton. This planning permit would involve the 9 Ford Road property being subdivided into three lots consisting of 1540 m<sup>2</sup> (i.e. Lot 1), 1506 m<sup>2</sup> (i.e. Lot 2), and 2147 m<sup>2</sup> (i.e. Lot 3) (Appendix 3). This planning development is required to be assessed under section C7.0. Natural Assets Code in reference to the potential of threatened Tasmanian flora being located on the land (*i.e. code overlay priority vegetation area*).

*theList* (DNRET 2023) provides a good summary of the available land information for 9 Ford Road property (e.g. Appendix 1 & 2). This investigation identifies that the property has land that has been zoned as 'Low Density Residential Zone'. The vegetation at the location has been described as modified land in Urban Areas (FUR) (*i.e. TasVeg 4.0*) and identifies that the soil on the property has been classified as undifferentiated alluvial soils developed on quaternary alluvium (*i.e. soil code A*) (DPIWE 2022).

A 'Desktop' study of the Tasmanian State Government Threatened species web site ([www.threatenedspecieslink.tas.gov.au](http://www.threatenedspecieslink.tas.gov.au)) ascertains the threatened species within the local government area of Brighton. This research identifies that no threatened Tasmanian flora (*i.e.* has been recorded at the 9 Ford Road (*Pontville*) property. But threatened species have been recorded within 5 km of this property (Appendix 2) which correlates to the high-density location of the Jordan Nature Reserve and surrounding priority vegetation areas

The Tasmanian State Government Threatened species web site identifies that a survey of the site may not be required if the threatened species has not been recorded on the site, and if there is not suitable habitat present within the activity footprint (Appendix 1).

The closest threatened species point to the 9 Ford Road property (*i.e., less than 200m*) has been described as perennial aquatic herb called River Ribbons (*Vallisneria australis*).

The Wolly New-Holland-Daisy (*Vittdinia gracilllis*) has been identified on Brighton Road. The high density threatened flora points located near the property occur in the Jordan Nature Reserve (Appendix 2).

*theList* web site identifies that the Jordan Nature Reserve (*i.e. TasVeg 4.0*) as Lowland native *Thermeda triandra* (*i.e. Kangaroo grass*) grassland that persists largely on black cracking soils (*i.e. soil type Bld1*) with small area of undefined soils on the northern boundary (*i.e. soil type PSS*), (DNRET 2023)

A site visit was conducted (*i.e., by the author*) on Friday 31<sup>st</sup> March 2023 to assess the 9 Ford Road property. This visit was to provide clarity for documenting a report, regarding the possibility of any threatened Tasmanian flora being present on property in the priority vegetation overlay area (Appendix 1 & 2). And respond to C7.7.2 Performance Criteria P1.1, Point (f.) and Performance Criteria P1.2, Points (a.) through to (f.) of the Tasmanian Planning Scheme (2021) – Brighton, for a council planning permit.

There was no threatened Tasmanian flora ([www.threatenedspecieslink.tas.gov.au](http://www.threatenedspecieslink.tas.gov.au)) (*i.e. threatened in the Brighton Council Region*) encountered on the 9 Ford Road property during the field visit. This property footprint can be best described as modified land in Urban Areas (FUR) (*i.e. TasVeg 4.0*).

## 2. Clause C7.7.2 Subdivision within a priority vegetation area.

**Objective:** That: (a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and (b) future development to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.

**Performance Criteria P1.1:** Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation must be for:

**Point (f).** subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.:

The 9 Ford Road property consist of approximately 5200 m<sup>2</sup> of land (i.e., ½ hectare) which is being planned to be subdivided into three lots consisting of 1540 m<sup>2</sup> (i.e., Lot 1), 1506 m<sup>2</sup> (i.e. Lot 2), and 2147 m<sup>2</sup> (i.e. Lot 3) (Appendix 3). The vegetation at the location has been described as modified land in Urban Areas (FUR) (i.e. TasVeg 4.0). The planned subdivision will not involve clearance of native vegetation that is considered a threatened species (Appendix 4).

Lot 1 has a small priority vegetation overlay and can be described as open urban backyard lifestyle area that is well mowed to keep the vegetation as a lawn (Appendix 1, 3, & 4, Pictures #1).

Picture #1. This identifies the 9 Ford Road property Lot 1 priority vegetation code overlay area as well-presented lawn type outcome and ornamental gum trees. This cannot be described as an area where threatened Tasmanian Flora would persist in the environment. This land is best described as modified land in Urban Areas (FUR) (i.e. TasVeg 4.0). Picture taken at Point A, Appendix 1.





Lot 2 has a large priority vegetation overlay and can be described as open urban backyard lifestyle area that is well mowed to keep the vegetation as a lawn (Appendix 1, 3, & 4, Pictures #2).

*Picture #2. This identifies the 9 Ford Road property Lot 2 priority vegetation code overlay area as well-maintained lawn area, fruit trees (i.e., Crabtree & Quince) and ornamental shrubs. This cannot be described as an area where threatened Tasmanian Flora would persist in the environment. This land is best described as modified land in Urban Areas (FUR) (i.e. TasVeg 4.0). Picture taken at Point A, Appendix 1.*



Lot 3 can be best described as a residential dwelling, carport, concrete drive with established lawns, garden beds and ornamental trees. (Appendix 1, 3 & 4, Picture #3 & #4).

*Picture #3 & #4. This identifies the 9 Ford Road property Lot 3 priority vegetation code overlay area as well-maintained lawn area, ornamental trees (i.e., Conifers) and ornamental shrubs. This cannot be described as an area where threatened Tasmanian Flora would persist in the environment. This land is best described as modified land in Urban Areas (FUR) (i.e. TasVeg 4.0). Picture taken at Point B, Appendix 1.*



The 9 Ford Road property cannot be described as a native grassy woodlands or native grass lands where threatened Tasmanian flora may be likely to co-exist in the environment. Threatened Tasmanian flora will naturally persist in the native environment presented, for example, by the Jordan Nature Reserve (e.g., Appendix 2).

The future development of this property into three lots is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation (*i.e. like the Jordan Nature Reserve*) or threatened flora.

**Performance Criteria P1.2:** *Works associated with subdivision within a priority vegetation area must minimize adverse impacts on priority vegetation, having regard to:*

**Point (a).** *the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;*

The 9 Ford Road property cannot be described as priority vegetation area (Picture #1, #2, #3, #4). The vegetation at the location has been described as modified land in Urban Areas (FUR) (*i.e. TasVeg 4.0*). The planned subdivision will not involve clearance of native vegetation that is considered a threatened species (Appendix 4). The design and location of any works associated with the planned subdivision and future development will not impact on a priority vegetation area as this does not appear to occur (*i.e.*, persist) on the footprint of this land area. There appears to be no constraints of topography or land hazards on this property (Appendix 1). This land is not a priority vegetation area like that of the Jordan Nature reserve.

**Point (b).** *any particular requirements for the works and future development likely to be facilitated by the subdivision.*

The 9 Ford Road property cannot be described as priority vegetation area. The proposed works and future development will have no impact on any priority vegetation area within the proposed subdivision development footprint. Lot 3 can be best described as a residential dwelling and carport, concrete drive with established lawns, garden beds and ornamental trees. Lot 1 and Lot 2 can be described as open urban backyard lifestyle that is well mowed to keep the vegetation as lawn that has gum trees and a small orchard and ornamental shrubs (Appendix 1, 3 & 4, Picture #1, #2, #3 & #4). This land is best described as modified land in an Urban Areas (FUR) (*i.e. TasVeg 4.0*).

**Point (c).** *the need to minimize impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;*

The 9 Ford Road property cannot be described as priority vegetation area. The works associated with the subdivision will have no adverse outcomes as this is not a priority vegetation footprint area and the need to minimize the impacts resulting from bushfire management measures will likely be diminished. This property can be best described as a residential dwelling and carport, concrete drive with established lawns, garden beds and ornamental trees with an open urban backyard lifestyle that is well mowed to keep the vegetation as lawn that has gum trees and a small orchard and ornamental shrubs (Appendix 1, 3 & 4, Picture #1, #2, #3 & #4).

**Point (d).** *any mitigation measures implemented to minimize the residual impacts on priority vegetation;*

The 9 Ford Road property cannot be described as priority vegetation area. This property can be best described as a residential dwelling and carport, concrete drive with established lawns, garden beds and ornamental trees with an open urban backyard lifestyle that is well mowed to keep the vegetation as lawn that has gum trees and a small orchard and ornamental shrubs. There will not be any mitigation measures required in this planned subdivision to minimize any impact on the priority vegetation outcomes as this does not occur on this development footprint (Appendix 1, 3 & 4, Picture #1, #2, #3 & #4). .

**Point (e).** *any on-site biodiversity offsets; and*

The 9 Ford Road property cannot be described as priority vegetation area (Picture #1, #2, #3 & #4). This land is not a priority vegetation area where biodiversity offsets can be utilized to compensate for any unavoidable impacts that the subdivision may cause to the biodiversity of this property. This land is not a priority vegetation area and can be described as modified land in an Urban Areas (FUR) (*i.e. TasVeg 4.0*).

**Point (f).** *any existing cleared areas on the site.*

The 9 Ford Road property cannot be described as priority vegetation area (Picture #1, #2, #3 & #4). This property can be best described as a residential dwelling and carport, concrete drive with established lawns, garden beds and ornamental trees with an open urban backyard lifestyle that is well mowed to keep the vegetation as lawn that has gum trees and a small orchard and ornamental shrubs. This land is not a priority vegetation area and can be described as modified land in an Urban Areas (FUR) (*i.e. TasVeg 3.0 / 4.0*).

### 3. Reference and Bibliography

DNRET (2023). the List (*web site*). Land Information Systems Tasmania.  
Department of Primary Industry and, Water and Environment, Tasmania, Australia.  
<https://www.thelist.tas.gov.au/app/content/home>

DNRET (2023). List of Threatened Species.  
Department of Natural Resources and Environment, Tasmania, Australia  
<https://nre.tas.gov.au/conservation/threatened-species-and-communities/lists-of-threatened-species>

#### 4. Appendices

##### Appendix 1.

*theList*, State Aerial Imagery map identifying the 9 Ford Road property (i.e. yellow diamond).

The map displays the 'Boundary line with Accuracy' filter, the '10 m contour' line filter, and the Priority Vegetation code overlay. The map identifies the property location of the proposed new subdivision (Appendix 3). This land is surrounded by suburban housing. Point A (i.e., Back fence) and Point B (i.e., front yard), are picture snapshot locations.



## Appendix 2.

*theList*, State Aerial Imagery map identifying the 9 Ford Road property (i.e. red pin).

The map displays the 'Boundary line with Accuracy' filter, and the '10 m contour' line filter.

The map displays the Priority vegetation code overlay and the Threatened Flora Points (i.e. green triangle) in the localized area. The high-density points for known threatened flora include the Jordan River Reserve (Picture #1 and Picture #2) and localized surrounding priority vegetation areas. The closest threatened species point is within 200 metres of the property i.e., red circle (i.e., River Ribbons or *Vallisneria australis*). This property just borders the code overlay and there was no threatened species identified on the 9 Ford Road property during the site visit on Friday 31<sup>st</sup> March 2023.







## Appendix 4.

A Field visit (*i.e., by the author*) to the 9 Ford Road property was conducted on Friday 31<sup>st</sup> of March 2023. This property can be described as established residential property with trees (*e.g., gum trees & conifers etc.*), shrubs (*e.g., sweet viburnum*), fruit trees (*e.g., crab apple & quince*), lawn type area (*i.e., front of house*) and gardens with a small area of open urban mowed back yard lifestyle area with some fruit trees (*i.e., back of house*) (Appendix 1).

This visit noted the following turf type cultivars, grasses and broadleaf weeds through the mowed turf / pasture / field areas of this property. These plants were documented in the list below (*Note: this is not a comprehensive list or a survey*).

This property cannot be defined as a grassy woodland or grassland (*i.e., priority vegetation area*) where threatened Tasmania flora may be likely to co-exist in the environment. The land footprint of this property does not appear as a suitable habitat that would promote the occurrence of the threatened Tasmania flora. This land can be best described as modified land in an Urban Areas (FUR) (*i.e. TasVeg 4.0*).

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Name	Genus	Feed value
a. Couch grass	<i>Cynodon dactylon.</i>	turf grass
b. Carpet grass	<i>Stenotaphrum spp</i>	turf grass
c. Prairie Grass	<i>Bromus spp</i>	pasture / turf grass
d. Barley grass	<i>Hordeum vulgare</i>	agricultural weed
e. Common groundsel	<i>Senecio vulgaris</i>	agricultural weed
f. Fourleaf manyseed	<i>Polycarpon tetraphyllum</i>	agricultural weed
g. Spear Grass	<i>Bromus spp.</i>	agricultural grass
h. Rope twitch	<i>Elymus repens</i>	agricultural weed
i. Prickly sow thistles	<i>Sonchus asper</i>	agricultural weed
j. Sow thistle	<i>Sonchus oleraceus</i>	agricultural weed
k. Silver grass	<i>Vulpia bromoides</i>	agricultural weed
l. Fat hen	<i>Chenopodium album</i>	agricultural weed
m. Fumitory	<i>Fumaria officinalis</i>	agricultural weed
n. Clover	<i>Trifolium spp</i>	pasture legumes
o. Mustards	<i>Sisymbrium officinale</i>	agricultural weed
p. Buckthorn plantain	<i>Plantago lanceolata</i>	agricultural weed
q. Capeweed	<i>Arctotheca calendula</i>	agricultural weed
r. Wireweed	<i>Polygonum erectum</i>	agricultural weed
s. Flatweed	<i>Hypochaeris radicata</i>	agricultural weed
t. Treasure flower	<i>Gazania rigens</i>	ornamental
u. Sedge(s)	<i>Carex spp.</i>	ornamental

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