



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2023/117

LOCATION OF AFFECTED AREA

18A MILLVALE ROAD, DROMEDARY

DESCRIPTION OF DEVELOPMENT PROPOSAL

DWELLING

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT 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 **18/08/2023**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au.

REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JANINE BANKS
ACTING General Manager



Brighton
going places

PROPERTY/ PROJECT DETAILS

CLIENT:

173188/2

PID:

18A Milvale Road

ADDRESS:

Dromedary

Brighton

TASMANIAN PLANNING SCHEME

ZONE:

Rural Living

OVERLAYS:

Low landslip hazard band

Priority vegetation area

Bushfire-prone areas

BUSHFIRE ATTACK LEVEL:

29

CORROSION ENVIRONMENT:

NA

SOIL CLASSIFICATION:

M

WIND CLASSIFICATION:

N2

LOT SIZE:

10180m2

DWELLING FOOTPRINT:

270m2

DWELLING SITE COVERAGE%:

2.65%

HARDSTAND AREA:

298m2

HARDSTAND SITE COVERAGE %:

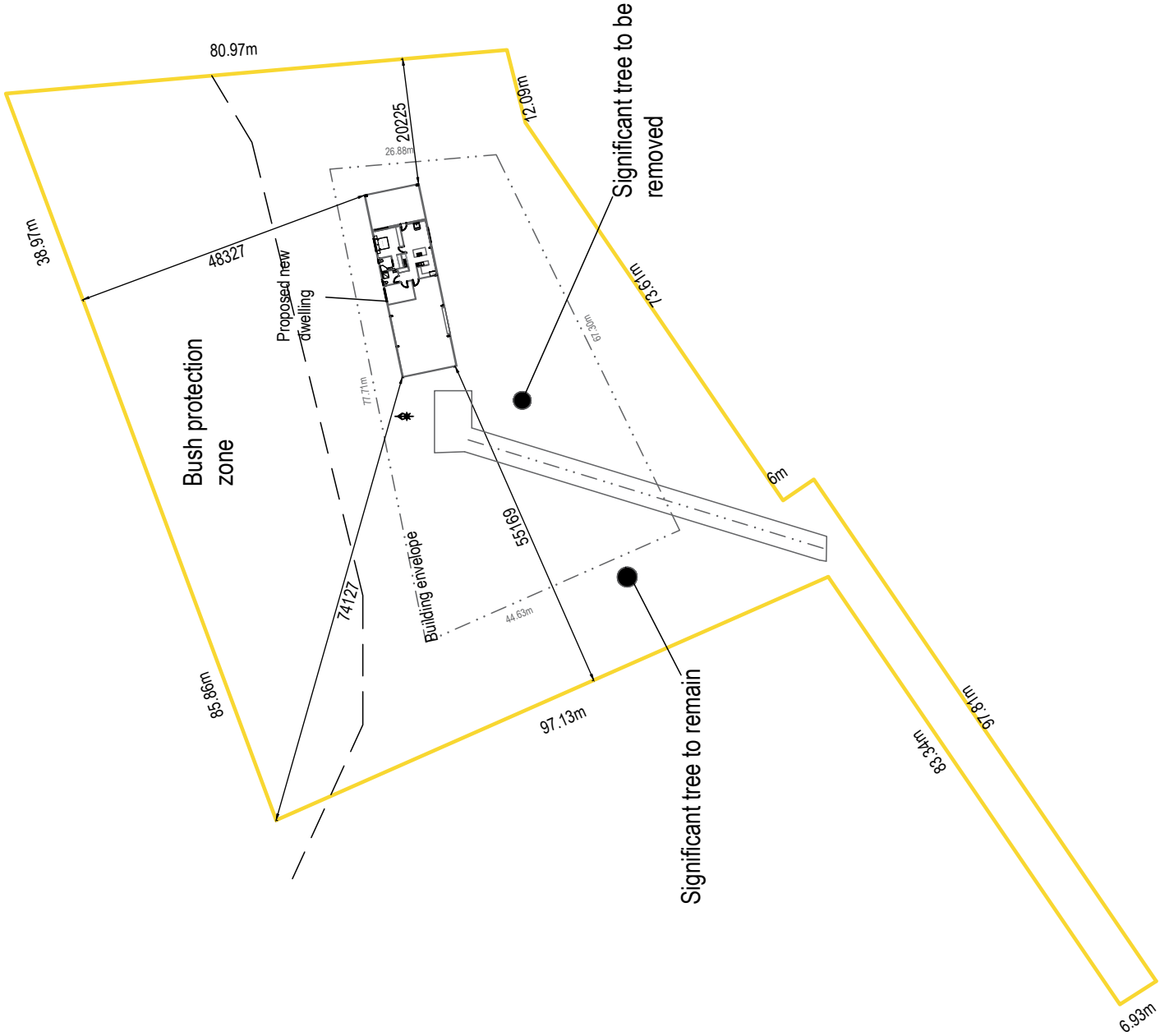
2.93%

IMPERVIOUS FREE AREA %:

94.42%

DRAWING CONTENTS:	
ARCHITECTURAL : PLANNING	
SHEET No	DRAWING TITLE
C01.0	COVER PAGE
C02.0	SITE PLAN
C02.1	SITE PLAN
C03.0	FLOOR PLAN
C04.0	ELEVATIONS

DIMENSION NOTE: Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setbacks and levels be confirmed on site by the Builder/Surveyor/or sub-contractor prior to the commencement of work, manufacture and installation. It is imperative that the Builder/sub-contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes.	SHEDS HOMES SHEDS. MADE. TOUGH. BLST Pty Ltd 57 Cove Hill Road, Bridgewater 7030 EMAIL: hobar@shedshomes.com.au	CLIENT NAME: Dillon Allie		DRAWING TITLE: Cover Page	
		PROJECT ADDRESS: 18A Milvale Road, Dromedary		DATE: 22/06/2023	SCALE:
		PROJECT: New Dwelling		REVISION No: V1	JOB No: BH23-023
				SHEET No: C01.0	



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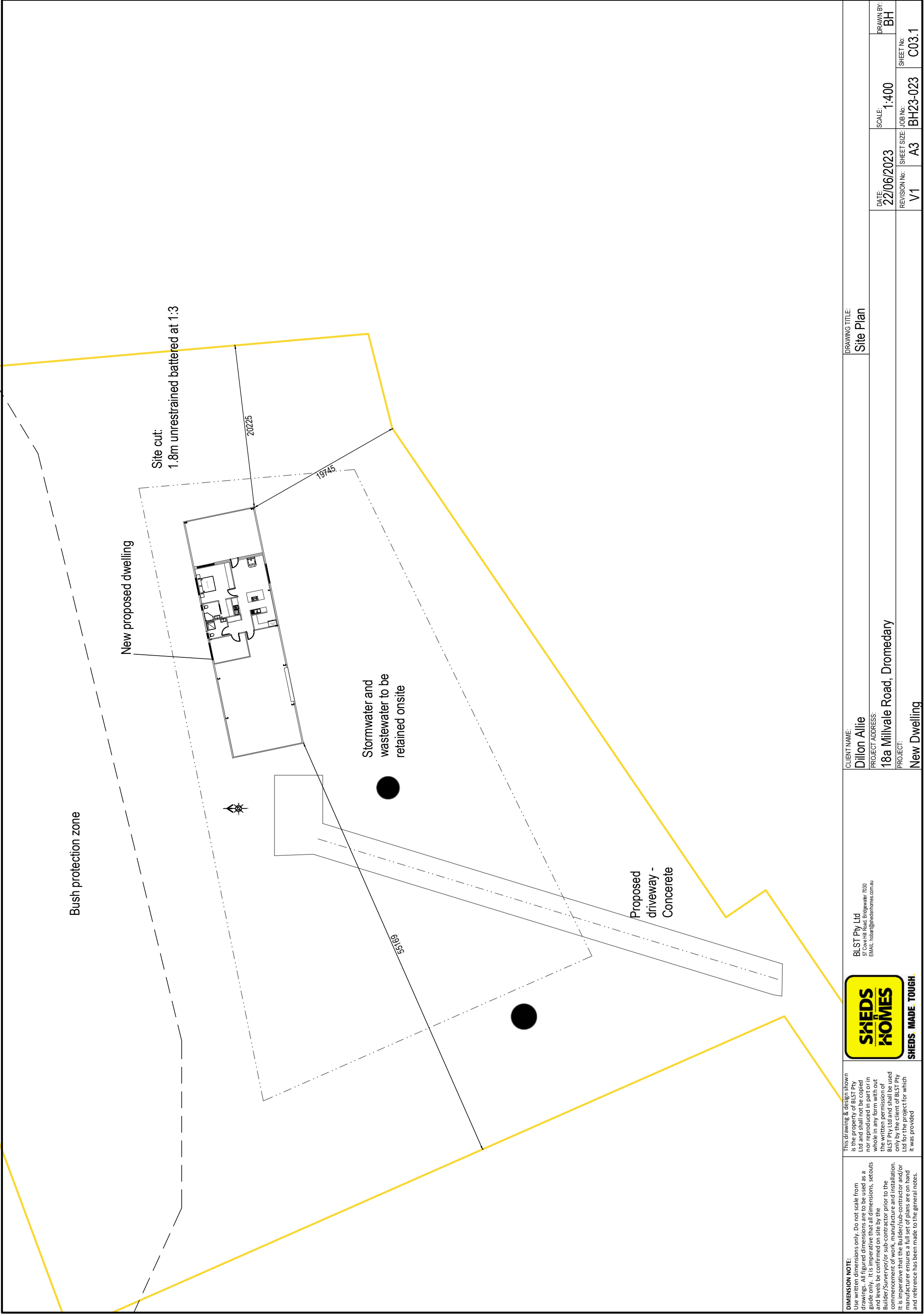
CLIENT NAME:
Dillon Allie

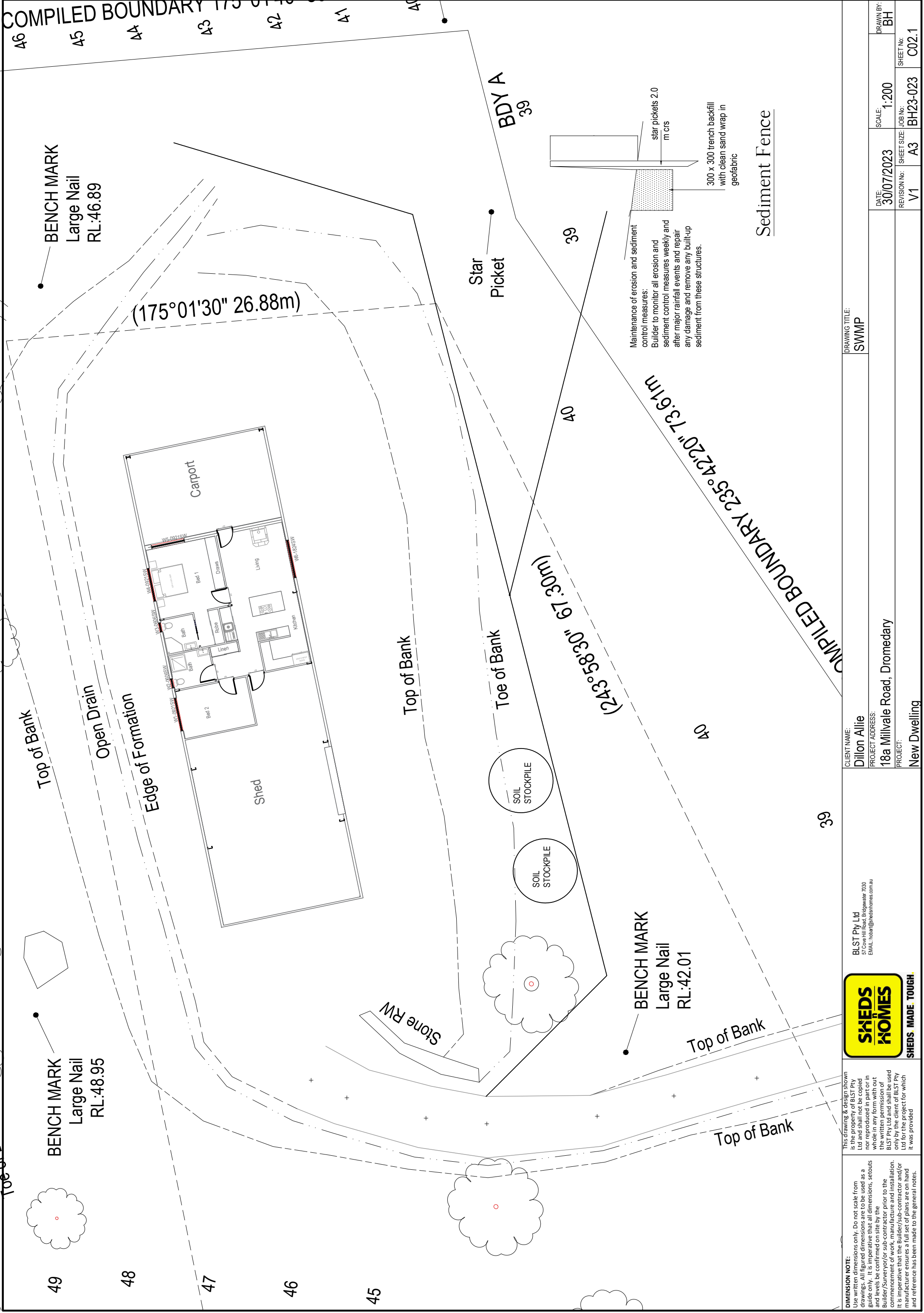
PROJECT ADDRESS:
18A Milvale Road, Dromedary

PROJECT:
New Dwelling

DRAWING TITLE:
SITE PLAN

DATE: 22/06/2023	SCALE: 1:1000	DRAWN BY: BH
REVISION No: V1	SHEET SIZE: A3	JOB No: BH23-023
		SHEET No: C02.0





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EMAIL: hobar@shedshomes.com.au

CLIENT NAME:

Dillon Allie

PROJECT ADDRESS:

18a Milvale Road, Dromedary

PROJECT:

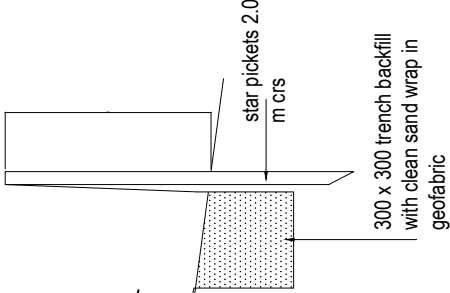
New Dwelling

DRAWING TITLE:

SWMP

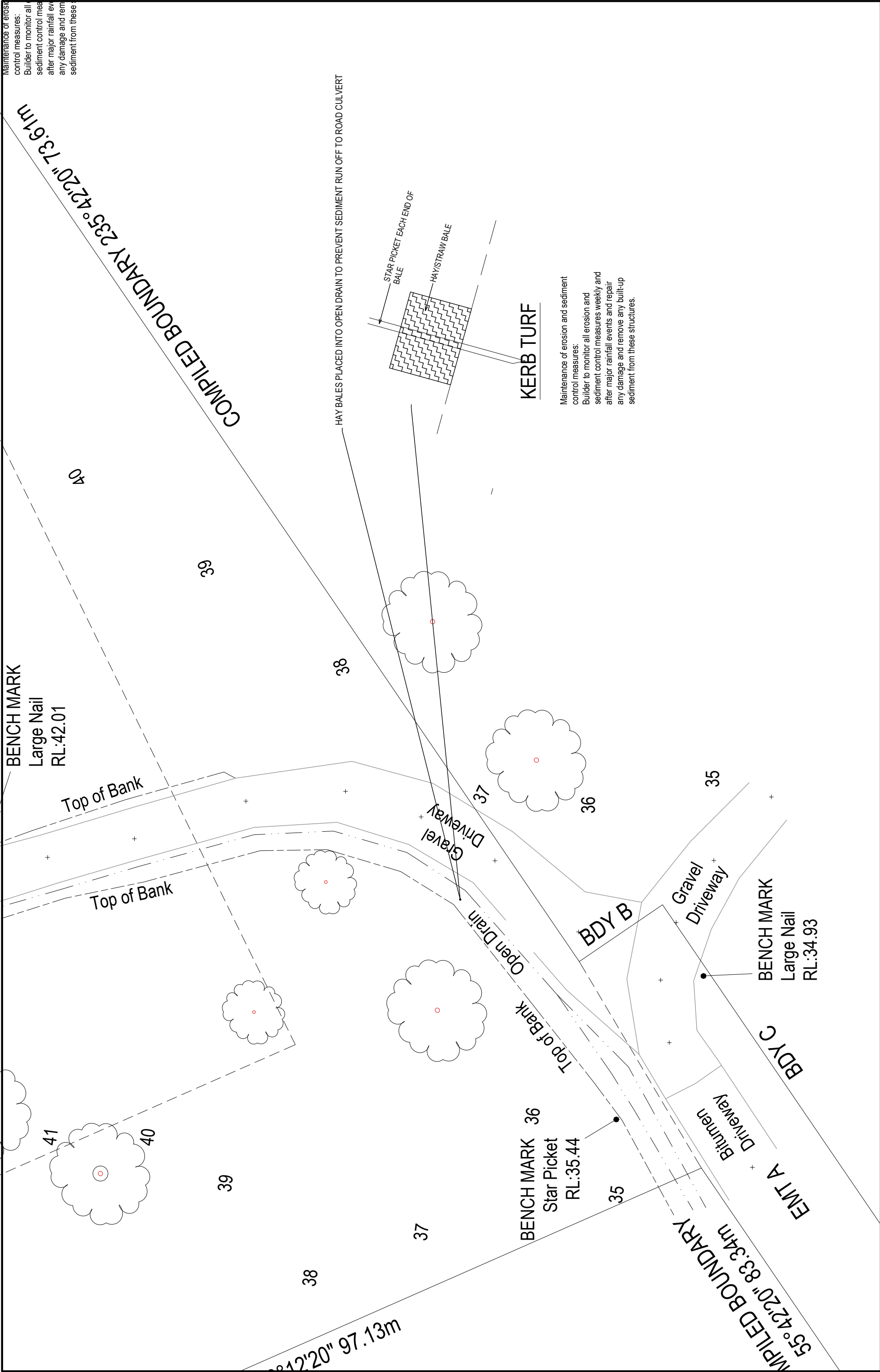
DATE:	30/07/2023	SCALE:	1:200	DRAWN BY:	BH
REVISION No:	V1	SHEET No:	A3	JOB No:	BH23-023
					C02.1

Maintenance of erosion and sediment control measures:
Builder to monitor all erosion and sediment control measures weekly and after major rainfall events and repair any damage and remove any built-up sediment from these structures.



Sediment Fence

Maintenance or erosion control measures:
Builder to monitor all sediment control measures after major rainfall events; any damage and removal of sediment from these



SHEDS

HOMES

SHEDS. MADE. TOUGH.

BLST Pty Ltd

57 Cowe Hill Road, Bridgewater 7030

EMAIL: hobarl@shedsathomes.com.au

Dillon Allie

18a Millvale Road, Dromedary

New Dwelling

DATE: 30/07/2023

SCALE: 1:200

DRAWN BY: BH

REVISION No: V1

SHEET SIZE: A3

JOB No: BH23-023

SHEET No: C02.2

DRAWING TITLE: SWMP

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450 Boyer Rd, Dromedary

Natural Values Determination

21st December 2016

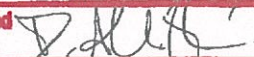
For Brighton Council
BRI005

BRIGHTON COUNCIL

PLANNING PERMIT

This document is one of the documents relevant to
the permit issued for planning approval as identified
by permit No: SA2008/34

Date permit issued: 16/12/08

Authorised
Officer 

Page 1 of 19

1. Project Details

Background: The landholder originally submitted an application for a planning permit (SA2007/35) to subdivide a property into 4 lots (each lot exceeded 2 ha) located at 450 Boyer Rd, Dromedary. This original application was approved by Council however the proponents altered the layout and hence a new subdivision layout was subsequently approved by Council for three lots (2 lots of ~1 ha). Unfortunately, the second approved subdivision could not be implemented due to conditions that came across from the original approval. To assist with the current subdivision approval, Council have requested North Barker undertake a revised natural values determination¹.

Date of Field Survey: 13th September 2007 & 19th December 2016.

Field Survey, Report and Photos: Dave Ziegeler (2007) & Dave Sayers (2016)

Methods: Plant species composition of the potential impact footprint² was surveyed using an area search based on the Timed Meander Search Procedure³. The suitability of habitats for fauna was assessed concurrently. Boundaries of TASVEG 3.0 units were determined with the aid of aerial imagery. Data from the 2007 were relied on.

Limitations: The field survey was undertaken in early summer. Values that are seasonal may have been overlooked or absent; the potential for this is considered where relevant in the discussion. The presence of tree hollows was assessed from ground level only.

2. Site Values

Lot Characteristics: The study area is located in south east Tasmania above the shores of the River Derwent, on the foothills of Mount Dromedary. The study area occupies an area of 9.4 ha. The property is situated in the Tasmania South East bioregion⁴, in the moist subhumid cool climatic zone where the rainfall is 600 to 800 mm per annum. The geology is Triassic quartz sandstone. The altitude is 10 to 80 metres asl.

The vegetation of the study area is dominated by exotic pasture and native regeneration on the lower parts and native bushland on the upper parts. The entire area has been grazed by livestock.

Vegetation

Eucalyptus amygdalina forest and woodland on sandstone (DAS)

The tree layer is dominated by regrowth and mature regrowth trees of black peppermint *Eucalyptus amygdalina* while silver peppermint *E. tenuiramis* forms small mixed stands with this species. White gum *E. viminalis* and stringy bark *E. obliqua* also occur locally. The tall shrub layer is dominated by silver wattle *Acacia dealbata* while the low shrub layer is moderately diverse with *Acacia dealbata* and *Aotus ericoides* being the most common species. Bracken fern *Pteridium esculentum* is also the other main ground cover.

The community covers about 2.5 ha of the study area with a further 0.5 ha regenerating due to past clearance. The community is in poor to moderate condition with weed infestation being the main factor. The parts in poorest condition are near the north-east and north-west corners. Access by stock and past timber-getting activities along with frequent fires, have probably largely contributed to its decline. Around 1 ha of this community in the north west corner has been thinned since the 2007 survey to

¹ A Natural Values Determination is defined in the Biodiversity Code of the *Kingborough Interim Planning Scheme 2015* as "an ecological assessment, generally consistent with the *Guidelines for Natural Values Assessment* (DPIPWE July 2009), by a suitably qualified person (biodiversity) to identify and convey:

(a) the location of priority biodiversity values affecting the site;

(b) the significance of priority biodiversity values, with particular reference to Table E10.1"

² Driveway, dwelling site, wastewater site and bushfire hazard management area based on BAL-29

³ Goff *et al.* 1982

⁴ Peters & Thackway 1998

accommodate the previous subdivision approval. This area would be the most sensible location for building envelopes given this disturbance and poor condition. The understorey is dominated by weed grasses such as *Vulpia bromoides*, *Briza maxima* and *Aira caryophylla*.

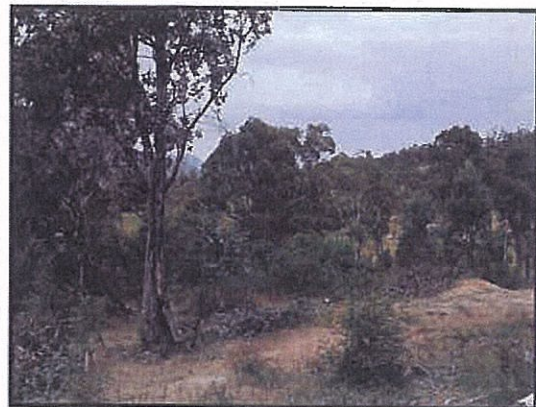
DAS is listed as a threatened community under the Tasmanian *Nature Conservation Act 2002* (NCA) however is not a threatened community under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA).

Regenerating cleared land (FRG)

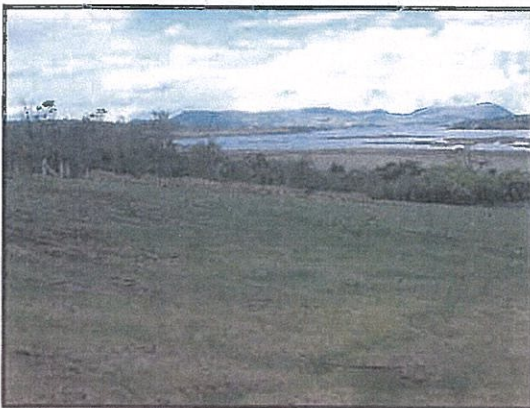
This community has been either been cleared since the 2007 survey and is now mapped as FAG (agricultural land) or occurs near DAS where thinning and canopy removal has resulted in silver wattle regrowth.



Black peppermint *Eucalyptus amygdalina* forest on sandstone – edge of good quality in the background and disturbed area in the foreground



Disturbed and poor condition DAS within the building envelope for Lot 2



Pasture on the lower slopes of the study area.



***Bossiaea cinerea* – a common native pea species in the black peppermint forest.**



Large black peppermint with fire damage at base of trunk. There were two large trees (dbh exceeding 70 cm dbh) with no hollows within the building envelopes.

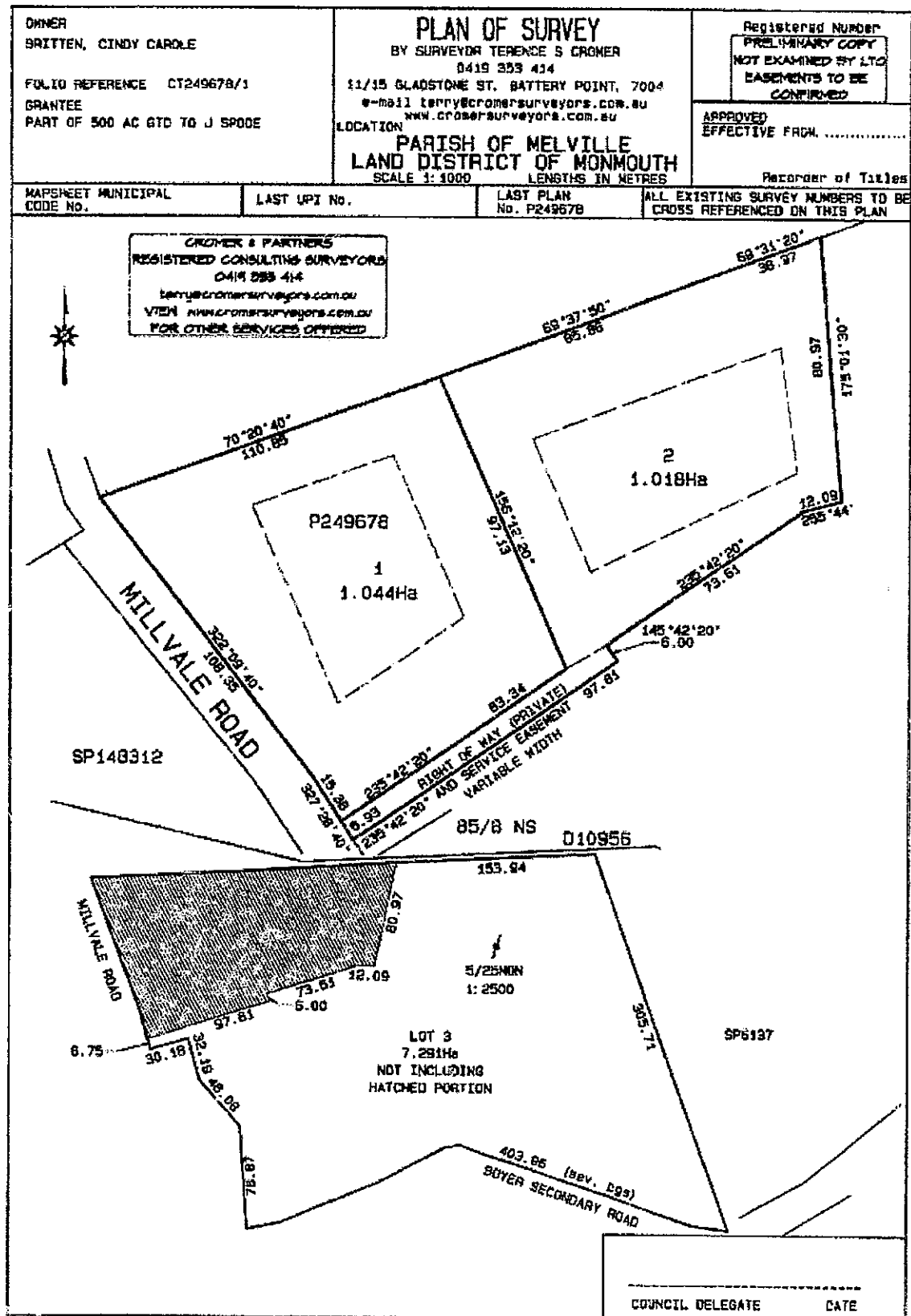


Figure 1: Dwelling proposal at 450 Boyer Rd Dromedary (provided by proponent). It is recommended that the building envelope for Lot 2 is adjusted and moved south as per Figure 2 to avoid good condition DAS.

Plant Species of Conservation Significance: 65 vascular plant taxa were recorded within the potential footprint (Appendix A). No threatened flora species were observed.

The Tasmanian *Natural Values Atlas*⁵ lists observations of numerous species listed under the Tasmanian *Threatened Species Protection Act 1995* (TSPA) attributed to within 5 km of the property. There are no species recorded within 500 m. These include the following:

Verified Records						
Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Allocasuarina duncani</i>	conical sheoak	r		a	5	14-Aug-2013
<i>Asparagus scoparia</i> subsp. <i>scoparia</i>	prickly woodruff	r		n	2	30-Nov-2000
<i>Austrostipa bigeniculata</i>	doublejointed speargrass	r		n	47	12-Nov-2013
<i>Austrostipa blaclii</i>	crested speargrass	r		n	2	07-Jan-2004
<i>Austrostipa scabra</i>	rough speargrass	r		n	42	14-Jan-2010
<i>Bolboschoenus caldwelli</i>	sea clubsedge	r		n	1	15-Nov-1977
<i>Brachyscome rigidula</i>	cutleaf daisy	v		n	3	31-Mar-1995
<i>Caladenia amhracina</i>	blacktip spider-orchid	a	CR	a	2	01-Sep-1920
<i>Caladenia caudata</i>	tailed spider-orchid	v	VU	a	1	01-Sep-1986
<i>Calceophthalus citreus</i>	lemon beautyheads	r		n	1	05-Mar-1945
<i>Calceophthalus lacteus</i>	milky beautyheads	r		n	3	01-Dec-1992
<i>Carex gunniana</i>	mountain sedge	r		n	1	01-Jan-1912
<i>Centropappus brunonis</i>	Tasmanian daisytree	pr		a	2	28-Dec-2013
<i>Dianella amoena</i>	grassland flaxlily	r	EN	n	31	08-Oct-2013
<i>Eucalyptus risdoni</i>	risdon peppermint	r		a	62	10-Apr-2015
<i>Glycine laricina</i>	clover glycine	v	VU	n	3	21-Nov-2008
<i>Haloragis aspera</i>	rough raspwort	v		n	1	05-Mar-1945
<i>Haloragis heterophylla</i>	variable raspwort	r		n	10	08-Oct-2013
<i>Hibbertia basaltica</i>	basalt guineaflower	a	EN	a	29	30-Mar-2011
<i>Isotocoides graminifolia</i>	grass cushion	v		n	20	12-Nov-2009
<i>Juncus amabilis</i>	gentle rush	r		n	11	19-May-2009
<i>Lepidosperma janzakii</i>	spreading woadwax	r		n	1	27-Feb-1976
<i>Pellaea calidrupum</i>	horrock fern	r		n	1	15-Jun-1993
<i>Pentstemonis aridifolia</i>	fine frillyheath	r		a	1	01-Nov-1891
<i>Pterostylis siegelii</i>	grassland greenhood	v	VU	a	5	05-Dec-2010
<i>Ranunculus pumilio</i> var. <i>pumilio</i>	ferry buttercup	r		n	1	27-Sep-1993
<i>Schoenoplectus tabernaemontani</i>	river clubsedge	r		n	1	21-Mar-1999
<i>Scleranthus fasciculatus</i>	spreading knawel	v		n	2	01-Jun-2006
<i>Stackhousia subterranea</i>	grassland candles	a		n	5	08-Oct-2013
<i>Stuckenia pectinata</i>	fennel pondweed	r		n	1	01-Dec-1891
<i>Teucrium corymbosum</i>	forest germander	r		n	1	10-Jan-1972
<i>Thesium australe</i>	southern toadflax	a	VU	x	1	01-Jan-1804
<i>Triplodiscus pygmaeus</i>	dwarf sunray	v		n	13	12-Nov-2009
<i>Vitadina burdigalae</i>	smooth new-holland-daisy	r		a	2	01-Oct-2008
<i>Vitadina cuneata</i> var. <i>cuneata</i>	fuzzy new-holland-daisy	r		n	1	01-Nov-1984
<i>Vitadina gracilis</i>	woolly new-holland-daisy	r		n	21	04-Apr-2011
<i>Vitadina muelleri</i>	narrowleaf new-holland-daisy	r		n	57	12-Nov-2013
<i>Vitadina muelleri</i> (broad sense)	narrow leaf new holland daisy	a		n	13	05-Jan-2005
<i>Xanthoparmelia amphioxantha</i>		a		n	3	20-Aug-2008
<i>Xanthoparmelia vicariella</i>		r		a	2	20-Aug-2008

The majority of these species have at best a low potential to occur onsite. Only *Scleranthus fasciculatus* (spreading knawel) has a moderate chance of occurring and may have been overlooked if in low numbers however this species is more likely to occur within the retained bushland.

Threatened Fauna Habitat: As a consequence of forestry and agriculture, there is not the diversity of habitat for fauna species in the study area that could be expected if the habitat were more varied and old growth trees were present. However, the presence of native forest does provide niches for a range of vertebrate and invertebrate species.

Species predicted to occur within 500 m based on potential or core ranges

A number of species are predicted to potentially occur based on habitat mapping. These are listed below:

⁵ nvr_3_15-Dec-2016

Threatened fauna within 500 metres (based on Range Boundaries)							
Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN	e	1	0	0
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Dasyurus maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Antipodidae chaostola</i>	chaostola skipper	e	EN		1	0	0
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	1	0	0
<i>Tyto novaehollandiae</i>	masked owl	pe	VU	n	1	0	1
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	1
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Proctotroctes maraena</i>	australian grayling	v	VU	n	1	0	0
<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	e	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0

The vegetation onsite is not significant habitat for any of these species listed with potential habitat within 500m or 5 km.

Eastern-barred bandicoot (*Perameles gunnii gunnii*)

Eastern-barred bandicoots are most common in the southeast and northwest of Tasmania although they do occur in other areas including the Midlands. They inhabit grassland and grassy woodland and have also adapted to pasture, semi-urban parks and gardens. They forage preferable in open grassy areas but for shelter and nesting they require a dense ground cover of native tussock grasses, sedges and shrubs. They forage after dusk and sleep during the day in grass-lined nests where the cover is thick. They are most successful in areas of quality agricultural land of deep soils and high rainfall adjacent to native bush.

The Natural Values Atlas (NVA) lists numerous observations within 5 km of the study area. Furthermore, the study area possesses the same habitat elements preferred by the eastern-barred bandicoot, that is, open grassy areas for foraging with low weedy cover for shelter as well as nearby forest/woodland. Hence, it is likely that the eastern barred bandicoot occurs in and/or around the study area.

This species is not listed under Tasmanian threatened species legislation. The national listing however classifies it as endangered on the mainland and vulnerable in Tasmania. It is widespread across Tasmania. Although subject to predation from domestic pets (cats and dogs) it persists in many peri-urban situations. It is perhaps most at risk from the potential expansion of the European fox in Tasmania.

Forty-spotted pardalote (*Pardalotus quadragintus*)

Mature white gum (*Eucalyptus viminalis*) forest and woodland within 3 km of the coast is considered to be core habitat for the Forty-spotted Pardalote (*Pardalotus quadragintus*). The Threatened Species Listing Statement⁶ for this species identifies all White Gum dominated woodland between Bicheno and Southport within 3 km of the coast as providing potential habitat. The most important areas for this species consist of woodland dominated by mature white gums rather than scattered paddock trees as is the situation here. There are historical records of the species from the northern slopes of Mount Faulkner on the opposite side of the Derwent River, but all current records are from south of Hobart in the south eastern region.

The study area contains some remnant advanced regrowth white gums in the pasture. These are not regarded as core habitat for the species however may have some casual foraging value for young birds dispersing out of the centres of distribution.

⁶ DPIWE 1998

Eastern quoll *Dasyurus viverrinus* was listed as nationally endangered on the 3rd December 2015. It is extinct on mainland Australia. The reason for its listing relates to inferred decline of the surviving Tasmanian population, over a 10 year period to 2009, exceeding 50%. The cause for the decline is not fully understood but The EPBC Scientific Advisory Committee has based great credence on a correlation of the decline with successive mild wet winters between 2001 and 2003, followed by very limited recovery in the population since⁷. Although subject to predation from domestic pets and feral cats it has persisted with these pressures for over a century. A notable distinction between Tasmania and mainland Australia is the absence of the European fox, although another major factor in the mainland decline is thought to be from disease. Changes in predator population biology, resulting from decline in Tasmanian devil populations and subsequent behavioural change in feral cat behavior, (increased nocturnal activity plus likely increase in population size) has been proposed as being a likely factor. Currently the eastern quoll is not listed on the Tasmanian TSPA and continues to be widespread and not uncommon throughout much of eastern Tasmania.

Weeds: Two species listed as declared weeds under the Tasmanian Weed Management Act 1999 were observed on site. These are *Lycium ferocissimum* (African boxthorn) and *Rubus fruticosus* (blackberry). Blackberry occurs in small dense localised patches in the western part of the property while boxthorn occurs as one bush near the old house. As well as being a threat to agriculture these species are environmental weeds.

Other introduced species recorded from the study area were mainly agricultural grass and herb species.



Blackberry – a 'declared weed' on a small rubbish tip.



African boxthorn – a 'declared weed' near the old cottage.

⁷ Threatened Species Scientific Committee (2015)

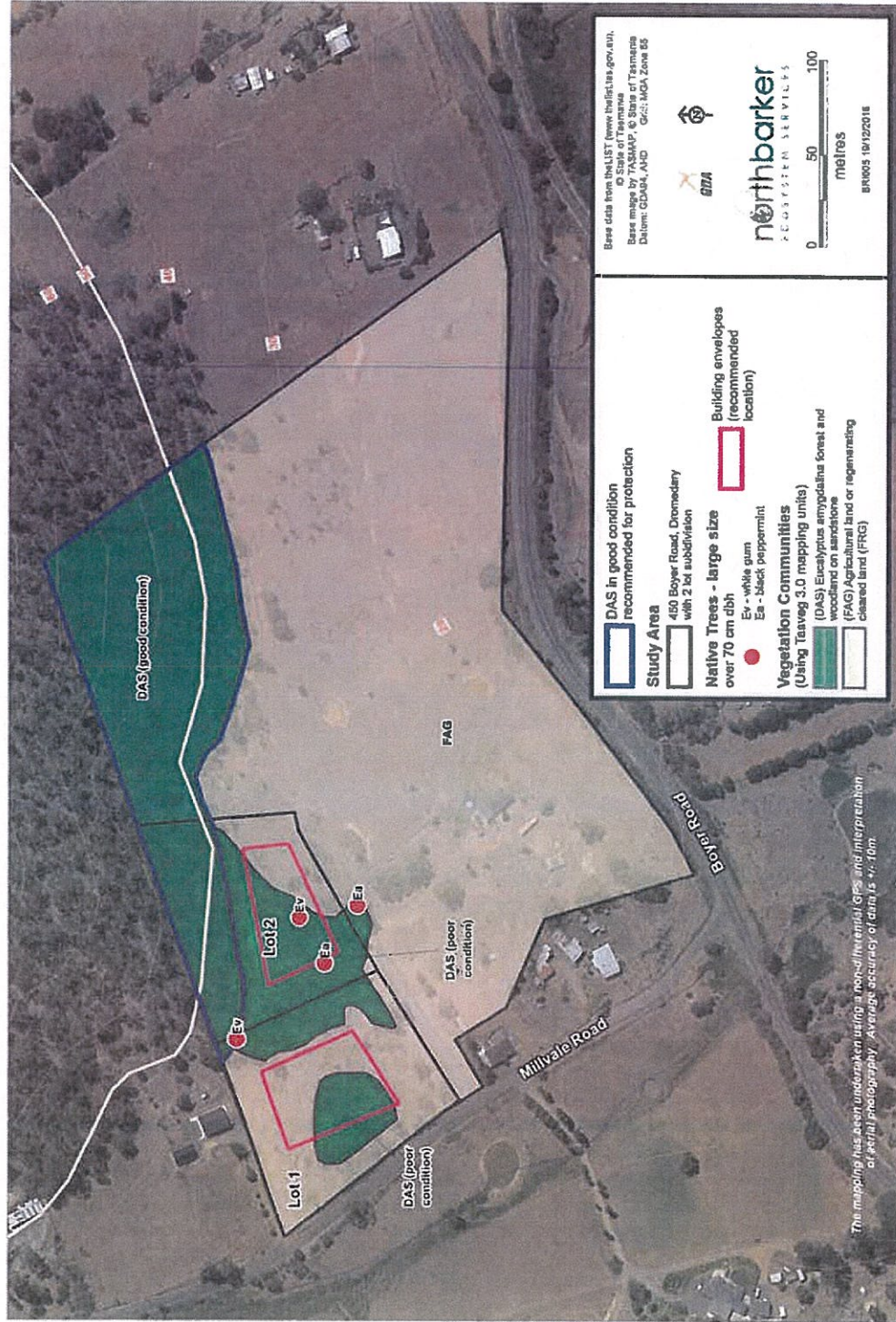


Figure 2: Recommended location of building envelopes and vegetation for formal protection

3. Impact Assessment and Scope for Mitigation

Vegetation Communities

Black peppermint on sandstone (DAS) is present onsite and is a threatened vegetation community listed under the NCA.

Since the last subdivision approval, an area of this community originally mapped as DAS has been partially cleared (thinning) amounting to approximately 1 ha. 0.8 ha of poor condition DAS remains (Figure 2). Based on what is now present, it makes sense that building envelopes are located within these disturbed areas with protection the aim for the better condition bushland (DAS) straddling the northern boundary (i.e. Part 5 Agreement). Figure 2 depicts recommended building envelope locations and a boundary to formally protect the black peppermint community. If clearing is restricted to the building envelopes shown in Figure 2, further impact would be to approximately 0.2 ha of poor condition DAS (excluding clearance outside building envelopes). There will inevitably be some additional impact such as for driveways.

Threatened Flora Species

The proposed development is unlikely to impact on threatened flora.

Threatened Fauna Habitat and Trees

The proposed development is unlikely to meaningfully impact on threatened fauna habitat.

Within or near the proposed building envelope locations are four large trees with a d.b.h. exceeding 70 cm (all between 70 and 100 cm). One black peppermint and one white gum occur within the building envelope of Lot 2. None of these trees were observed to contain hollows and have trunk damage from past fires. These trees have not been assessed as having any significant values for threatened fauna.

Weeds

Two 'declared' weed species²¹, *Lycium ferocissimum* (African boxthorn) and *Rubus fruticosus* (blackberry), were recorded in the study area. Blackberry occurs in small dense localised patches in the western part of the property while boxthorn occurs as one bush near the old house. As well as being a threat to agriculture these species are environmental weeds.

The declared weeds are not close to the two lot subdivision works however, the use of machinery and vehicles during construction also brings an increased risk of spreading existing weeds within the area. Vehicles should be washed down prior to entering the site and if moving from an infested area to a clean area to prevent the proliferation or spread of these species due to the proposal.

²¹ Tasmanian Weed Management Act 2000



Blackberry – a 'declared weed' on a small rubbish tip.



African boxthorn – a 'declared weed' near the old cottage.

4. Brighton Interim Planning Scheme 2015

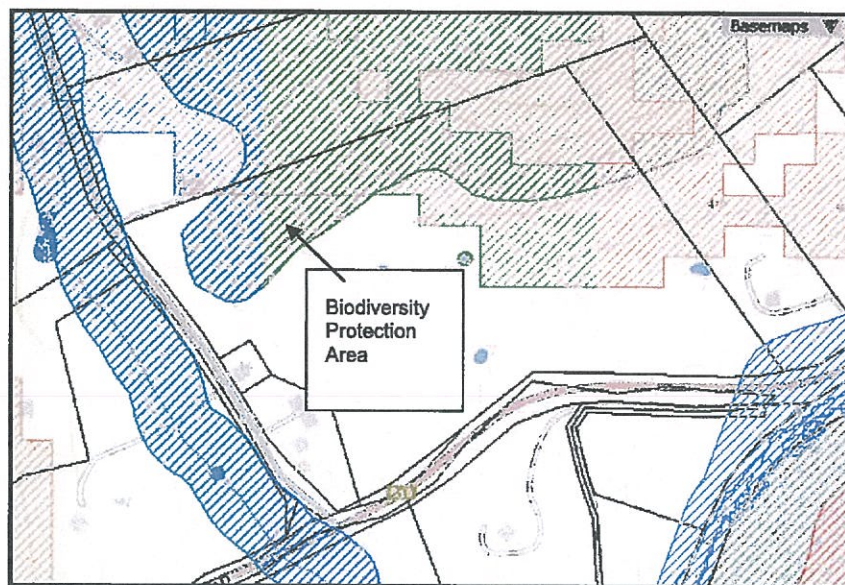


Figure 3 - Brighton Interim Planning Scheme overlays

Biodiversity Code (E10)

A part of the proposed building envelope for both lots are covered by the Biodiversity Protection Area overlay. Therefore the subdivision is subject to the Biodiversity Code (E10.0) as it will involve some 'clearance and conversion' of native vegetation within the Biodiversity Protection Area (E 10.2).

The purpose (E10.1.1) of this provision is to:

- (a) **minimise loss of identified threatened native vegetation communities and threatened flora species;**
- (b) **conserve identified threatened fauna species by minimising clearance of important habitat and managing environmental impact;**
- (c) **minimise loss of other biodiversity values that are recognised as locally significant by the Planning Authority;**

Specifically, the application must meet the Objectives relating to Subdivision (**E10.8.1**) to ensure that:

- (a) works associated with subdivision resulting in clearance and conversion or disturbance will not have an unnecessary or unacceptable impact on priority biodiversity values;
- (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority biodiversity values.

A1

Subdivision of a lot, all or part of which is within a Biodiversity Protection Area, must comply with one or more of the following:

- (a) *be for the purposes of separating existing dwellings;*
- (b) *be for the creation of a lot for public open space, public reserve or utility;*
- (c) *no works, other than boundary fencing works, are within the Biodiversity Protection Area;*
- (d) *the building area, bushfire hazard management area, services and vehicular access driveway are outside the Biodiversity Protection Area.*

Response:

A1 cannot be applied therefore the Performance Criteria is applied.

The subdivision must therefore meet the Performance Criteria (**P1**) for Low, Moderate or High Priority Biodiversity Values as specified in Table **E10.1**. Priority Biodiversity Values are defined within Table E10.1

High Priority Biodiversity Values

- The vegetation on site mapped as DAS is threatened (listed on the NCA).

Therefore 2.49 ha (DAS) onsite supports High Priority Values.

Moderate Priority Biodiversity Values

- No values.

Low Priority Biodiversity Values

- No values.

P1

Clearance and conversion or disturbance must satisfy the following:

- (a) *low priority – not apply*
- (b) *medium priority – not apply*

(c) (i) – Based on the current condition and location of DAS onsite, the building envelopes have been located within the proposed two lots to minimise further impact to DAS. This area was also originally in poor condition and that status remains. The balance of intact better condition DAS is recommended for protection (ie: Part 5 Agreement) as well as the amended building

(c) <i>if high priority biodiversity values:</i> (i) <i>subdivision works are designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the subdivision;</i> (ii) <i>impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through appropriate siting of any building area;</i> (iii) <i>high priority biodiversity values outside the area impacted by subdivision works, the building area and the area likely impacted by future bushfire hazard management measures are retained and protected by appropriate mechanisms on the land title;</i> (iv) <i>special circumstances exist;</i>	envelope location in Figure 2. (c) (ii) – no bushfire mgt plan has been reviewed. However based on the thinning that has occurred to date, only some further thinning would be likely required with some understorey maintenance. (c) (iii) – It is recommended that the balance of DAS shown in Figure 2 is protected via a Part 5 Agreement. This area is approx. 1.8 ha in size and would likely result in well over a 2:1 offset for what was poor condition DAS (2:1 is including clearing of DAS that has occurred to date). The offset may be higher depending on what is actually cleared for house development. (c) (iv) - Special circumstances are considered to exist if one or more of the following apply to <i>(a) the use or development will result in significant long term social or economic community benefits and there is no feasible alternative location;</i> Unlikely to apply based on this subdivision however this determination is outside our scope of expertise. <i>(b) ongoing management cannot ensure the survival of the high priority biodiversity values on the site and there is little potential for recruitment or for long term persistence;</i> Does not apply as vegetation will continue ongoing. <i>(c) the extent of proposed removal of high priority biodiversity values on the site is insignificant relative to the extent of that community elsewhere in the vicinity;</i> There is around 500 ha of DAS within the Brighton council area based on TASVEG 3 analysis. There is over 6500 ha of DAS in reserves across the South East bioregion. The removal of 1 ha is 0.2% of DAS within the Brighton Council. It is reasonable to suggest the removal of 0.2% of DAS which is in poor condition and on the edge of better quality vegetation is insignificant based on the DAS elsewhere in the vicinity. 1.8 Ha is also proposed for formal protection.
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5. Recommendation:

It is recommended that the building envelope for Lot 2 is adjusted from Figure 1 to that shown in Figure 2 to minimise any further impact to the better condition DAS. Placing the better condition DAS (Figure 2) under some formal protection would provide some certainty of retention for a listed community within the property and this vegetation forms a part of a much larger piece of intact bushland.

Further clearing should be minimised to that necessary for hazard management (bushfire) and house development.

Appendix A: Vascular Plant Species list

***Eucalyptus. amygdalina* heathy open forest**

Grid Reference: 514800E, 5269400N
 Accuracy: within 200 metres
 Recorder: David Ziegeler
 Date of Survey: 13 Sep 2007
 Trees: *Bursaria spinosa*, *Eucalyptus amygdalina*, *Eucalyptus globulus globulus*,
Eucalyptus obliqua, *Eucalyptus tenuiramis*
 Tall Shrubs: *Acacia dealbata*, *Acacia mearnsii*, *Dodonaea viscosa spatulata*, *Exocarpos*
cupressiformis
 Shrubs: *Acacia genistifolia*, *Boronia anemonifolia variabilis*, *Bossiaea cinerea*,
Daviesia latifolia, *Daviesia ulicifolia*, *Epacris impressa*, *Pimelea linifolia linifolia*
 Low Shrubs: *Aotus ericoides*, *Astroloma humifusum*, *Leucopogon virgatus*, *Pimelea humilis*,
Tetralitea labillardierei
 Herbs: *Carpobrotus rossii*, *Dianella revoluta*, *Drosera peltata auriculata*, *Eriochilus*
cucullatus, *Euphrasia collina*, *Geranium sp.*, *Glossodia major*, *Gonocarpus*
tetragynus, *Goodenia lanata*, *Lagenophora sp.*, *Oxalis perennans*, *Pterostylis*
nutans, *Pterostylis williamsonii*, *Senecio minimus*, *Stylidium graminifolium*,
Thelymitra sp., *Wahlenbergia sp.*
 Graminoids: *Lomandra longifolia*, *Luzula sp.*
 Grasses: *Poa sp.*
 Ferns: *Pteridium esculentum*
 Weeds: *Acacia baileyana*, *Acetosella vulgaris*, *Aphanes arvensis*, *Arctotheca*
calendula, *Briza maxima*, *Hypochoeris radicata*, *Stellaria sp.*

***Acacia dealbata* scrubby regeneration**

Grid Reference: 514900E, 5269500N
 Accuracy: within 200 metres
 Recorder: David Ziegeler
 Date of Survey: 13 Sep 2007
 Tall Shrubs: *Acacia dealbata*, *Acacia mearnsii*, *Exocarpos cupressiformis*
 Low Shrubs: *Pimelea humilis*
 Herbs: *Oxalis perennans*
 Grasses: *Austrostipa sp.*

Exotic Pasture

Grid Reference: 514800E, 5269400N
 Accuracy: within 200 metres
 Recorder: David Ziegeler
 Date of Survey: 13 Sep 2007
 Trees: *Eucalyptus viminalis viminalis*
 Tall Shrubs: *Exocarpos cupressiformis*
 Graminoids: *Juncus filicaulis*, *Juncus pallidus*, *Juncus sarophorus*
 Grasses: *Austrostipa sp.*, *Ehrharta stipoides*
 Weeds: *Aira species*, *Holcus lanatus*, *Lycium ferocissimum*, *Rosa rubiginosa*, *Rubus*

Species within building envelopes (DAS/FAG)

Grid Reference:	514682E, 5269447N
Accuracy:	GPS (within 10 metres)
Recorder:	Dave Sayers
Date of Survey:	19 Dec 2016
Trees:	<i>Bursaria spinosa</i> subsp. <i>spinosa</i> , <i>Eucalyptus amygdalina</i> , <i>Eucalyptus globulus</i> subsp. <i>globulus</i> , <i>Eucalyptus tenuiramis</i> , <i>Eucalyptus viminalis</i> subsp. <i>viminalis</i>
Tall Shrubs:	<i>Acacia dealbata</i> subsp. <i>dealbata</i> , <i>Acacia mearnsii</i> , <i>Dodonaea viscosa</i> subsp. <i>spatulata</i> , <i>Exocarpos cupressiformis</i>
Shrubs:	<i>Acacia genistifolia</i> , <i>Amperea xiphoclada</i> var. <i>xiphoclada</i> , <i>Bossiaea cinerea</i> , <i>Epacris impressa</i> , <i>Pimelea linifolia</i>
Low Shrubs:	<i>Aotus ericoides</i> , <i>Astroloma humifusum</i> , <i>Leucopogon virgatus</i>
Herbs:	<i>Dianella revoluta</i> var. <i>revoluta</i> , <i>Goodenia lanata</i> , <i>Ranunculus</i> sp., <i>Senecio minimus</i> , <i>Senecio quadridentatus</i> , <i>Stylidium graminifolium</i> , <i>Thelymitra</i> sp.
Graminoids:	<i>Juncus filicaulis</i> , <i>Lomandra longifolia</i>
Grasses:	<i>Anthosachne scabra</i> , <i>Austrostipa mollis</i> , <i>Poa rodwayi</i> , <i>Poa</i> sp.
Ferns:	<i>Pteridium esculentum</i> subsp. <i>esculentum</i>
Weeds:	<i>Aira caryophylla</i> , <i>Arctotheca calendula</i> , <i>Brassica Xnapus</i> , <i>Briza maxima</i> , <i>Cerastium</i> sp., <i>Galium murale</i> , <i>Holcus lanatus</i> , <i>Hypochaeris radicata</i> , <i>Leontodon saxatilis</i> , <i>Logfia gallica</i> , <i>Lysimachia arvensis</i> , <i>Malva sylvestris</i> , <i>Medicago polymorpha</i> , <i>Plantago lanceolata</i> , <i>Poa pratensis</i> , <i>Sonchus asper</i> subsp. <i>asper</i> , <i>Vulpia bromoides</i>