



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/146

LOCATION OF AFFECTED AREA

323 CHURCH ROAD, DROMEDARY

DESCRIPTION OF DEVELOPMENT PROPOSAL

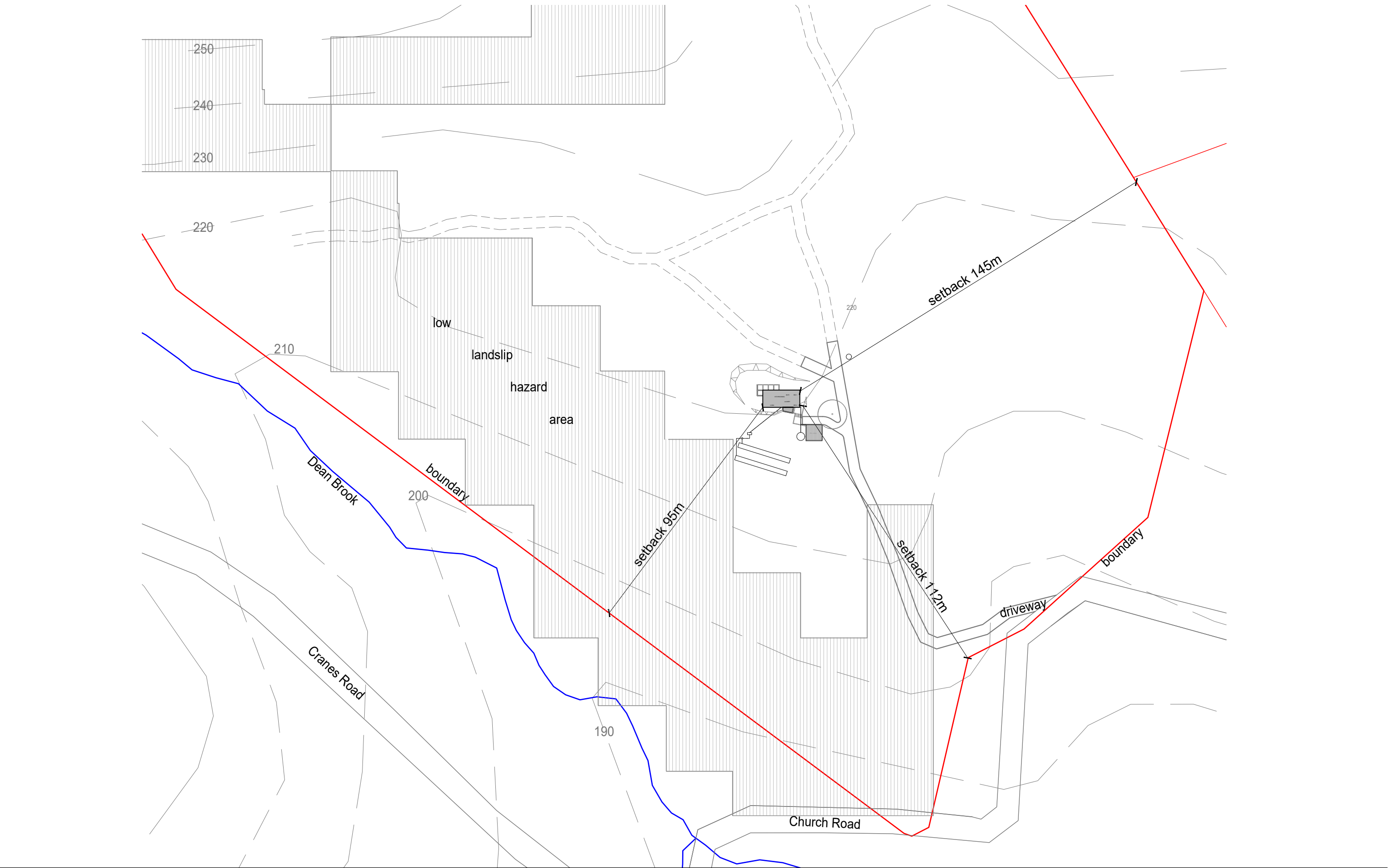
SINGLE DWELLING & CARPORT

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 IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **14/09/2026**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER 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.

JAMES DRYBURGH
Chief Executive Officer



Brighton
going places



REV. AMENDMENT DATE:

This drawing is to be read in conjunction with the other contract documents including the project specification and any instructions issued during the course of the contract.
Contractors must verify all dimensions on site before commencing any work.
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PROJECT:

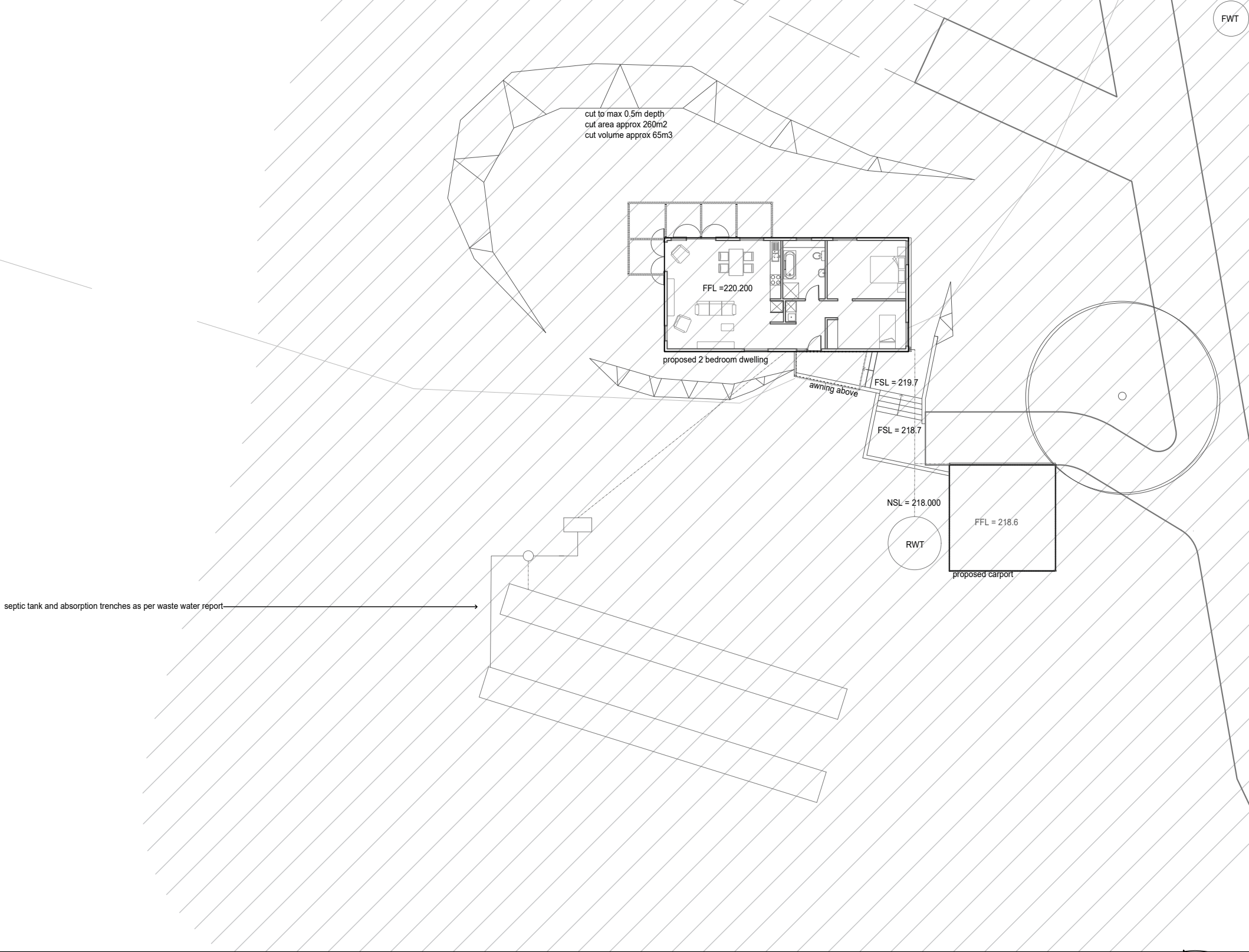
Ned & Izzy's Place
323 Church Road Dromedary, Tasmania
Ned Johnston

DRAWING: Site Plan

SCALE: 1:2000 ISSUE: RFI DRAWING NO: Project Code TBC
as shown @A3 DATE: 29/07/2026 REVISION:


 Bushfire hazard management area for BAL19
 as specified in bushfire hazard assessment report
 =4350m2

- Hazard management area setback distances
- N - 23m
 - NE - 27m
 - E - 34m
 - SE - 34m
 - S - 41m
 - SW - 41m
 - W - 23m
 - NW - 23m



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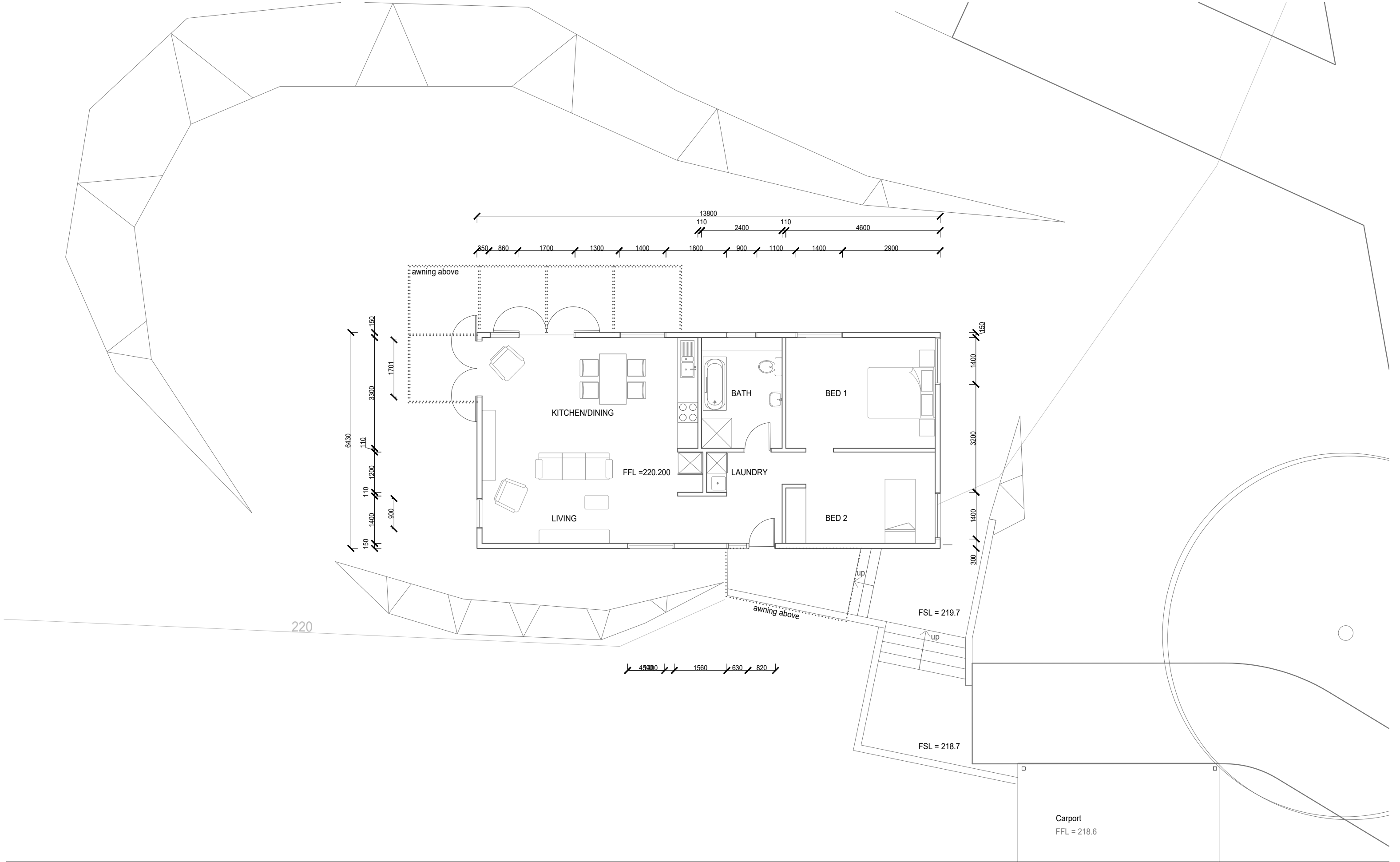
PROJECT:

Ned & Izzy's Place
 323 Church Road Dromedary, Tasmania
 Ned Johnston

DRAWING: Bushfire Hazard Management Area

SCALE: 1: 250	ISSUE : RFI	DRAWING NO: Project Code TBC
as shown @A3	DATE : 29/07/2026	REVISION:

REV. AMENDMENT DATE:



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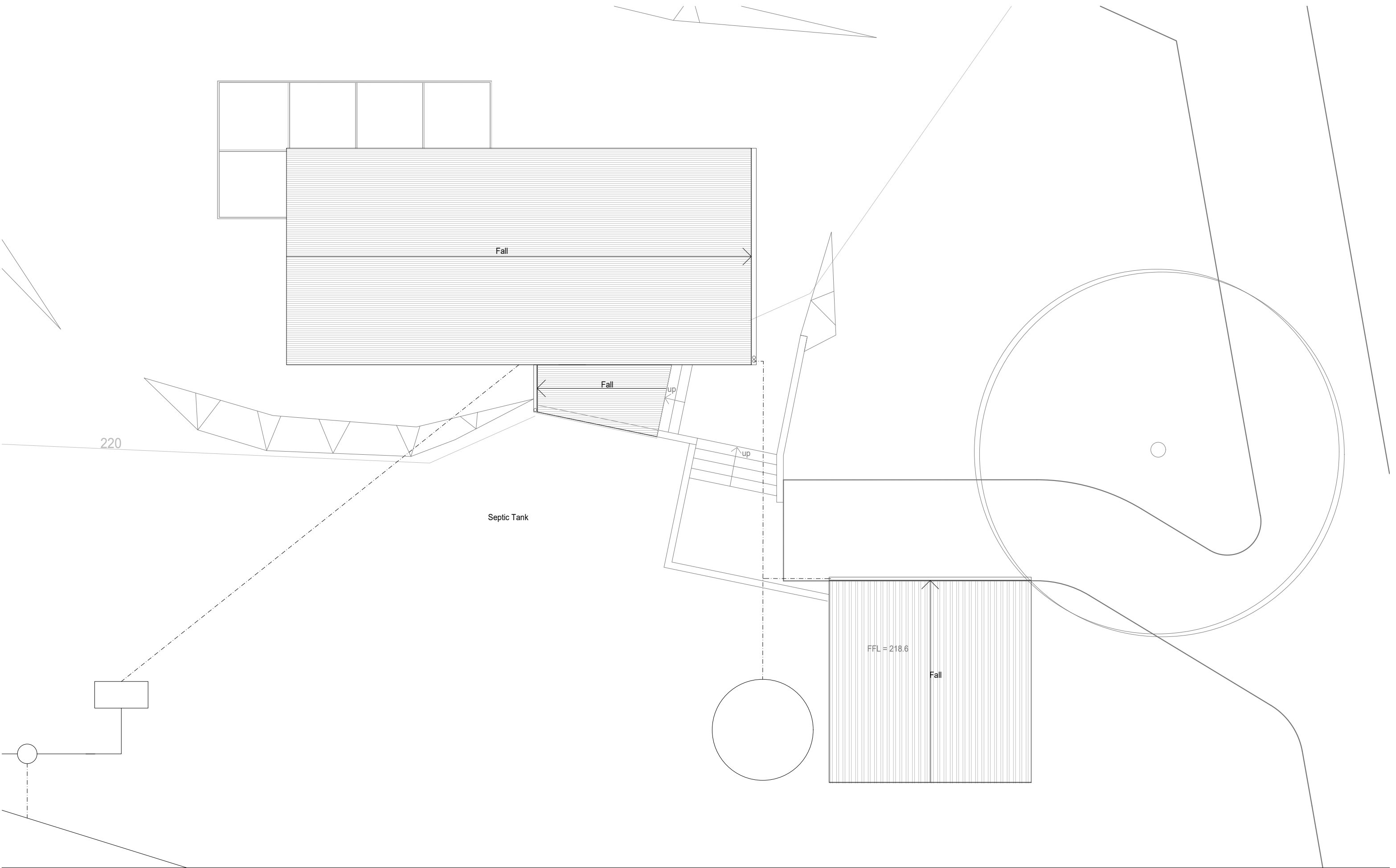
PROJECT:

Ned & Izzy's Place
323 Church Road Dromedary, Tasmania
Ned Johnston

DRAWING: Floor Plan

SCALE: 1:100	ISSUE: RFI	DRAWING NO: Project Code TBC
as shown @A3	DATE: 29/07/2026	REVISION:

REV.	AMENDMENT	DATE:
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REV.	AMENDMENT	DATE:
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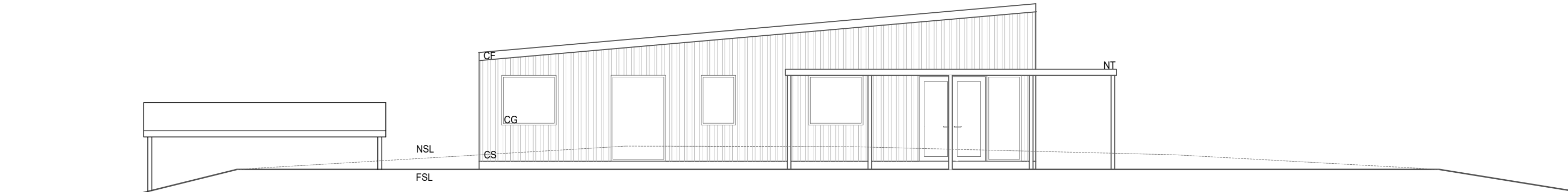
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PROJECT:

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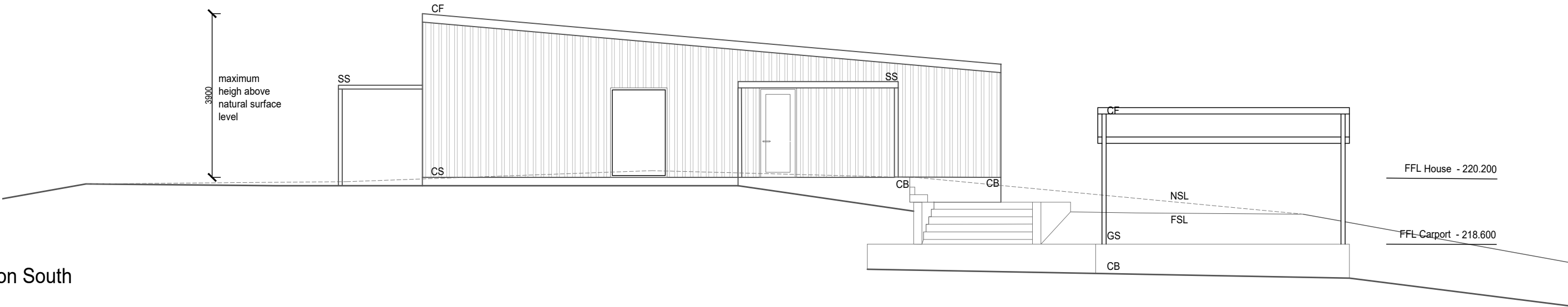
DRAWING: Roof and Drainage Plan

SCALE: 1:100	ISSUE: RFI	DRAWING NO: Project Code TBC
as shown @A3	DATE: 29/07/2026	REVISION:



Elevation North

- Materials Legend
- CS Colorbond Sheet, Night Sky, LRV 4
 - CF Colorbond flashing, Night Sky, LRV 4
 - CG Clear Glazing, LRV NA
 - SS Structural Steel, black paint finish, LRV <10
 - CB Concrete blockwork, LRV 30



Elevation South

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PROJECT:

Ned & Izzy's Place

323 Church Road Dromedary, Tasmania
Ned Johnston

DRAWING: Elevations N + S

SCALE: 1:100

as shown @A3

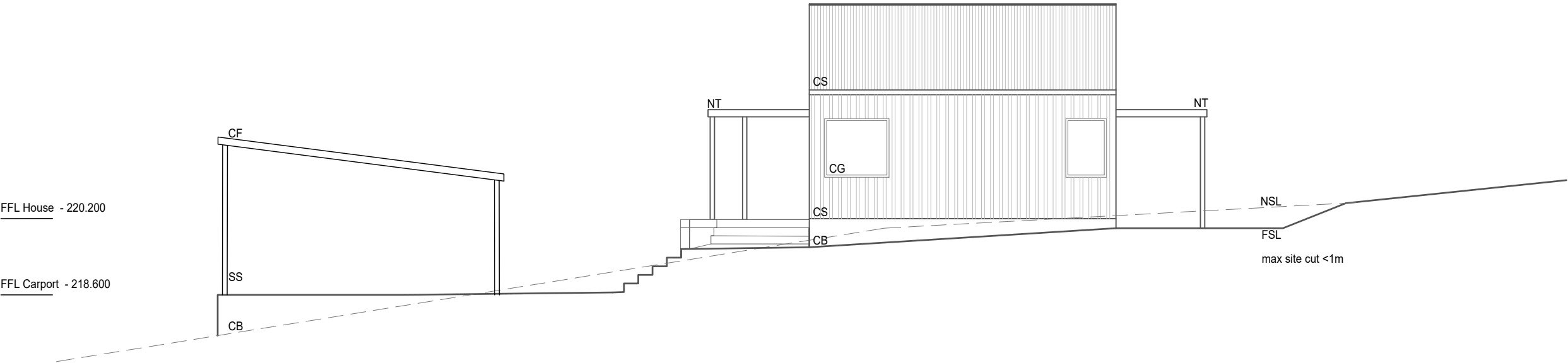
ISSUE: RFI

DATE: 29/07/2026

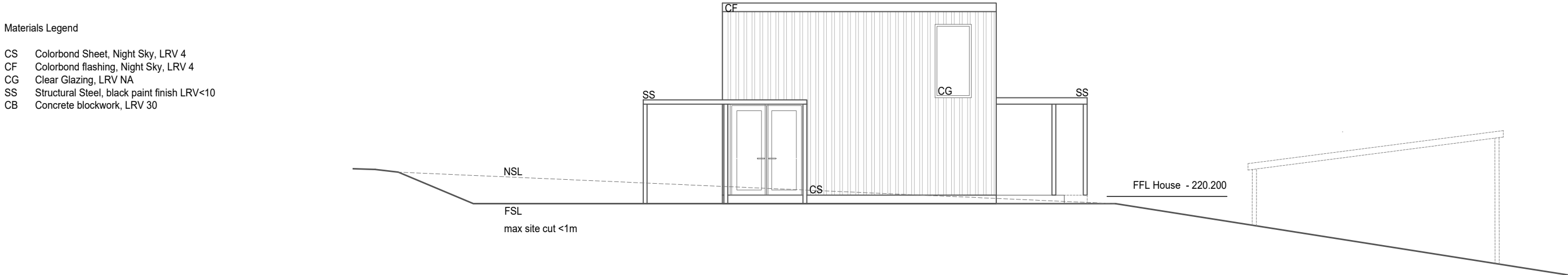
DRAWING NO: Project Code TBC

REVISION:

REV. AMENDMENT DATE:



Elevation East



Elevation West

- Materials Legend
- CS Colorbond Sheet, Night Sky, LRV 4
 - CF Colorbond flashing, Night Sky, LRV 4
 - CG Clear Glazing, LRV NA
 - SS Structural Steel, black paint finish LRV<10
 - CB Concrete blockwork, LRV 30

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PROJECT:

Ned & Izzy's Place

323 Church Road Dromedary, Tasmania
Ned Johnston

DRAWING: Elevations E + W

SCALE: 1:100

as shown @A3

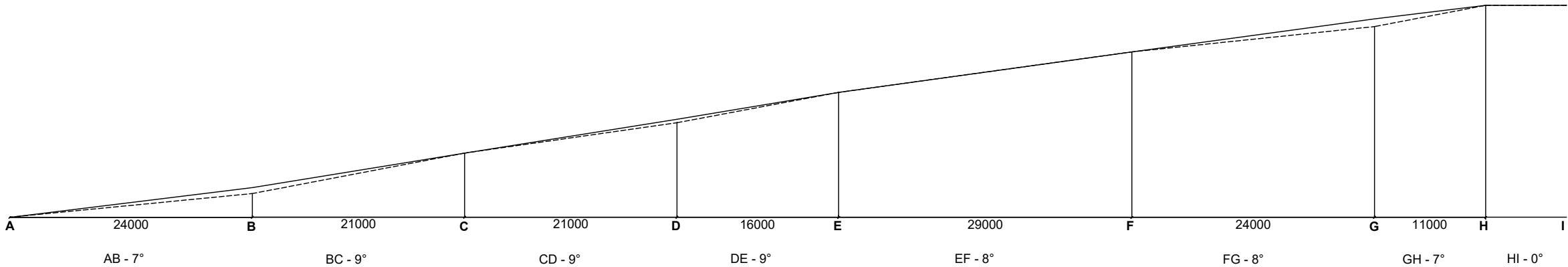
ISSUE: RFI

DATE: 29/07/2026

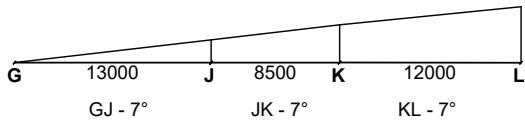
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REVISION:

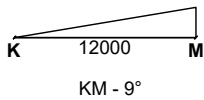
REV. AMENDMENT DATE:



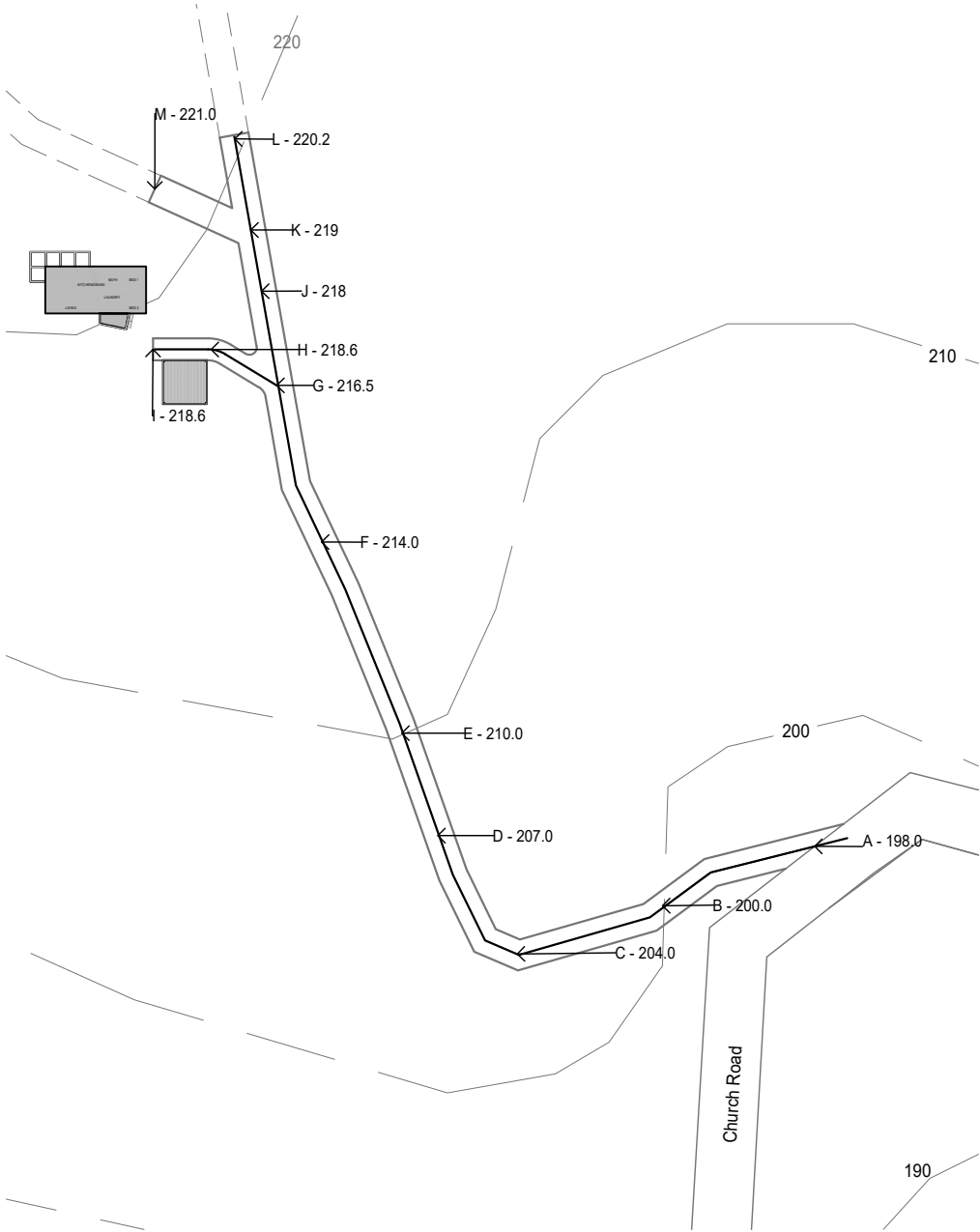
Driveway Section A-I 1:500



Driveway Section G-L 1:500



Driveway Section K-M 1:500



Proposed Driveway 1:500

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PROJECT:
Ned & Izzy's Place
323 Church Road Dromedary, Tasmania
Ned Johnston

DRAWING: Driveway Long Section		
SCALE: 1: 500	ISSUE : RFI	DRAWING NO: Project Code TBC
as shown @A3	DATE : 29/07/2026	REVISION:

BUSHFIRE HAZARD ASSESSMENT

Building Work – Class 1a Dwelling

Address: 323 Church Road, Dromedary TAS 7030

Title Reference: 15606/1



Figure 1: View of site location 1, facing SE

Prepared by Luke Harris, Bushfire Hazard Practitioner
(Provisional – Scopes 1,2)
VERSION – 04
Date: 20/03/2026

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Disclaimer: The information contained within this report is based on the instructions of AS 3959-2018 the standard states that “Although this Standard is designed to improve the performance of building when subjected to bushfire attack in a designated bushfire-prone area there can be no guarantee that a building will survive a bushfire event of every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.” (Standards Australia Limited, 2011)

1 INTRODUCTION

1.1 Introduction and Proposal

This Bushfire Hazard Report and Bushfire Attack Level (BAL) Assessment has been prepared by Luke Harris of LH Bushfire, on behalf of the proponent, to accompany the development documentation submitted in support of a proposed Class 1a dwelling at 323 Church Road, Dromedary (Title Reference 15606/1).

The client is in preliminary stages of the development process and does not have a proposed building layout to use to provide a HMA area around, therefore a building area of 25m x 25m has been used in compliance with local zoning provisions.

The client has requested that two separate locations to be represented within the report to demonstrate the varying requirements dependant on the chosen building location on the property.

1.2 Scope of Assessment

This Bushfire Report offers an investigation and assessment of the bushfire risk to establish the level of bushfire threat and vulnerability on the land for the purpose of building work. This report includes the following:

- A description of the land and adjacent land, and description of the use or development that may be at threat by a bushfire on the subject site.
- Calculates the Bushfire Attack Level in accordance with AS3959:2018
- Offers opinions for bushfire mitigation measures that are compliant with AS3959:2018, the Building Act 2016, Building Regulations 2016 (Part 5 Division 6), and the Directors Determination – Bushfire Hazard Areas (v1.2)
- Site Photos (Appendix A)
- Bushfire Hazard Management Plan (Appendix B) and
- FORM 55 Certificate of Specialist (Appendix C).

1.3 Scope of BFP Accreditation

I, Luke Harris, am a Provisional Bushfire Practitioner for scopes of work 1 & 2 to assess bushfire hazard and endorse BHMP's under the *Chief Officers Scheme for the Accreditation of Bushfire Hazard Practitioners*. I have successfully completed the *Planning for Bushfire Prone Areas Short Course* run by the University of Technology Sydney.

1.4 Limitations

The site assessment has been conducted and report written on the understanding that:

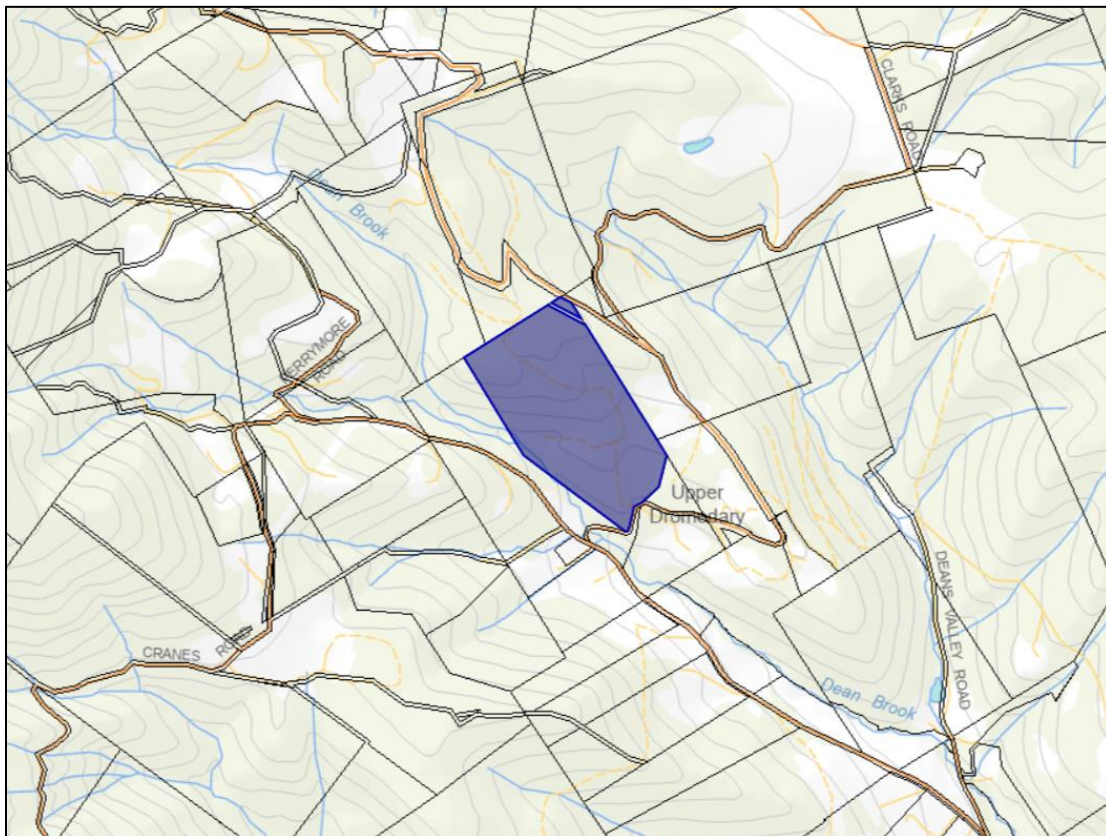
- The report only deals with the potential bushfire risk; all other statutory assessments are beyond the scope of this report.
- The report only classifies the size, volume and status of the vegetation at the time the site assessment was conducted. and
- Impacts on future development and vegetation growth have not been considered in this report. No action or reliance is to be placed on this report, other than which it was commissioned.

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Owner Name(s)	Isabel A. Britten & Edward T. Johnston
Location	323 Church Road, Dromedary TAS 7030
Title Reference	15606/1
Property ID	7345343
Municipality	Brighton
Zoning	22.0 Landscape Conservation
Planning Overlays	7 — Priority vegetation area, 13 — Bushfire-prone areas, 15 — Low & Medium landslip hazard bands
Water Supply for Firefighting	The property is not serviced by reticulated water.
Public Access	There is an existing bitumen crossover at the entrance to the property.
Fire History	1966-1967 & 2002-2003
Existing Development	There are two storage containers onsite and an existing gravel access track.

Table 1: Site Details



3 SITE ASSESSMENT

The site assessment was conducted by Luke Harris (BFP-P) on the 16th of August 2025.

GPS coordinates per GDA94 MGA55 coordinate system (The LIST):

Site location 1- 511995E, 5270640N

Site location 2- 514008E, 5270484N

3.1 Bushfire-prone areas Definition

Regulation 62 of the Building Regulations 2016 defines Bushfire-prone areas as follows:

a) Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or

b) Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on such map, land that is within 100m of an area of bushfire –prone vegetation equal or greater than 1ha.

The proposed development is located within a ‘bushfire-prone area’ overlay for the Tasmanian Planning Scheme. The subject site is also within 100m of an area of bushfire-prone vegetation equal to or greater than 1ha. Therefore, this proposed development is within a ‘bushfire-prone area’.

3.2 Vegetation and Effective Slope

Key factors affecting bushfire behaviour are fuel, weather conditions and topography. This section of the report considers these factors in context of AS 3959:2018.

For the purposes of the BAL Assessment, vegetation within 100m of the development site were assessed and classified in accordance with AS3959:2018 Simplified Procedure (Method 1) (relevant fire danger index: 50 – which applies across Tasmania).

Effective slopes within 100m of the proposed subdivision have been inspected and classified in accordance with AS 3959:2018. Effective Slope refers to the slope of the land underneath the classified bushfire-prone vegetation relative to the building site and not the slope between the vegetation and the building site. The effective slope affects a fires rate of spread and flame length and is an acute aspect of bushfire behaviour.

Prevailing Winds: The prevailing winds for this site are primarily North Westerly.

WITHIN THE SITE

323 Church Road, Dromedary sits within a broad Landscape Conservation zoned area of Dromedary. It is located around 3km northwest of the Derwent River, 6km west of the Bridgewater Urban locality, and 2km east of Mount Dromedary.

Site Location 1:

The site is located half-way up the property, around 75m setback from the eastern boundary and is moderately sloping from north to south.

The vegetation that can be found within the site is predominantly covered in foliage with 30-70% of cover, with various types of grasses, shrubs that range from 1m-4m, and trees that reach over 30m in height. Therefore, the site can be classed as GROUP A FOREST per Table 2.3 of AS3959:2018.

Photos for site location 1 can be found in figures 1 & 18.

Site Location 2:

The site is located a quarter up the property, siting towards the centre of the property running horizontally, around 110m from Church Road, 140m from the eastern boundary and 86m from the western boundary. The site has a low to moderate slope from north to south.

The vegetation that can be found within the site is reasonably sparse with vegetation with foliage cover less than 30%, various bushes and shrubs that are 1m-4m in height, and trees that are 10m-30m in height. Therefore, the site can be classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.

It is evident that the vegetation in this area has had deliberate fuel reductions to reduce the density of vegetation. Without ongoing intervention, the area would be reminiscent of the surrounding vegetation which would therefore class it as GROUP A FOREST per Table 2.3 of AS3959:2018.

Photos for site location 2 can be found in figures 20 & 23.

NORTH OF THE SITE

Site Locations 1 & 2:

To the north of the site, upslope, is land within the same property. The vegetation is a predominantly covered in foliage with 30-70% of cover, with various types of grasses, shrubs that range from 1m-4m, and trees that reach over 30m in height. Therefore, the site can be classed as GROUP A FOREST per Table 2.3 of AS3959:2018.

Photos north of site location 1 can be found in figures 14, 17 & 18.

Site Location 2:

To the south of the site, upslope, is land within the same property. Nearby the site are multiple existing tracks used for access throughout the property, with two existing storage containers located approximately 28m from the site. The area nearby the site between the storage containers and the site has minimal foliage cover of less than 30%, with grass and a few varieties of trees that are 10m-30m, therefore it can be classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018. The rest of the vegetation further from the site is a predominantly covered in foliage with 30-70% of cover, with various types of grasses, shrubs that range from 1m-4m, and trees that reach over 30m in height. Therefore, it can be classed as GROUP A FOREST per Table 2.3 of AS3959:2018.

Photos north of site location 2 can be found in figures 24, 25 & 26.

EAST OF THE SITE

Site Location 1:

To the east of the site, downslope, is land within the same property. The existing access track is located approximately 30m away from the site location. The vegetation is a predominantly covered in foliage with 30-70% of cover, with various types of grasses, shrubs that range from 1m-4m, and trees that reach over 30m in height. Therefore, it can be classed as GROUP A FOREST per Table 2.3 of AS3959:2018.

Photos east of site location 1 can be found in figure 19.

Site Location 2:

To the east of the site, downslope, is land within the same property. The existing access track is located approximately 6m away from the site location and is approximately 3m in width. The vegetation is a predominantly covered in foliage with 30-70% of cover, with various types of grasses, shrubs that range from 1m-4m, and trees that reach over 30m in height. Therefore, it can be classed as GROUP A FOREST per Table 2.3 of AS3959:2018. There is a small area of vegetation between the track and the site that has reduced foliage cover of less than 30%, with grass and a few varieties of trees that are 10m-30m, therefore it can be classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.

Photos east of site location 2 can be found in figures 23 & 24.

SOUTH OF THE SITE

Site Location 1 & 2:

To the south of the site, downslope, is land within the same property. The vegetation is a predominantly covered in foliage with 30-70% of cover, with various types of grasses, shrubs that range from 1m-4m, and trees that reach over 30m in height. Therefore, it can be classed as GROUP A FOREST per Table 2.3 of AS3959:2018.

Photos south of site location 1 can be found in figures 15 & 19.

Photos south of site location 2 can be found in figures 20, 22, 23 & 24.

WEST OF THE SITE

Site Location 1:

To the west of the site, downslope, is land within the same property. The vegetation is predominantly covered in foliage with 30-70% of cover, with various types of grasses, shrubs that range from 1m-4m, and trees that reach over 30m in height. Therefore, it can be classed as GROUP A FOREST per Table 2.3 of AS3959:2018.

Photos west of site location 1 can be found in figures 14, 15 & 16.

Site Location 2:

To the west of the site, downslope, is land within the same property. There is an existing track approximately 8m from the site used for access throughout the property and is approximately 3m in width. The vegetation is predominantly covered in foliage with 30-70% of cover, with various types of grasses, shrubs that range from 1m-4m, and trees that reach over 30m in height. Therefore, it can be classed as GROUP A FOREST per Table 2.3 of AS3959:2018.

Photos west of site location 2 can be found in figures 20 & 21.

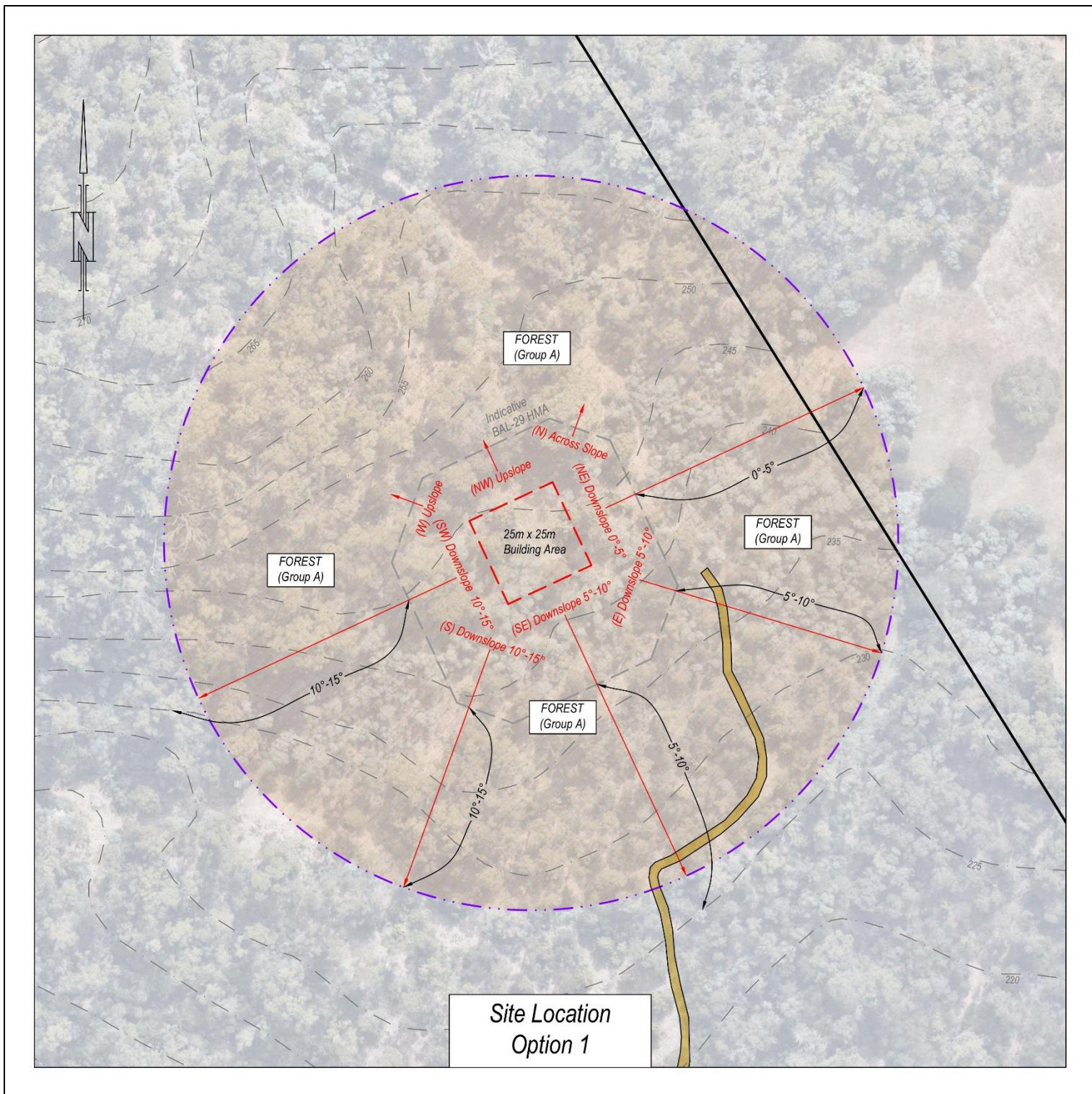


Figure 4: Site Analysis Site Location 1

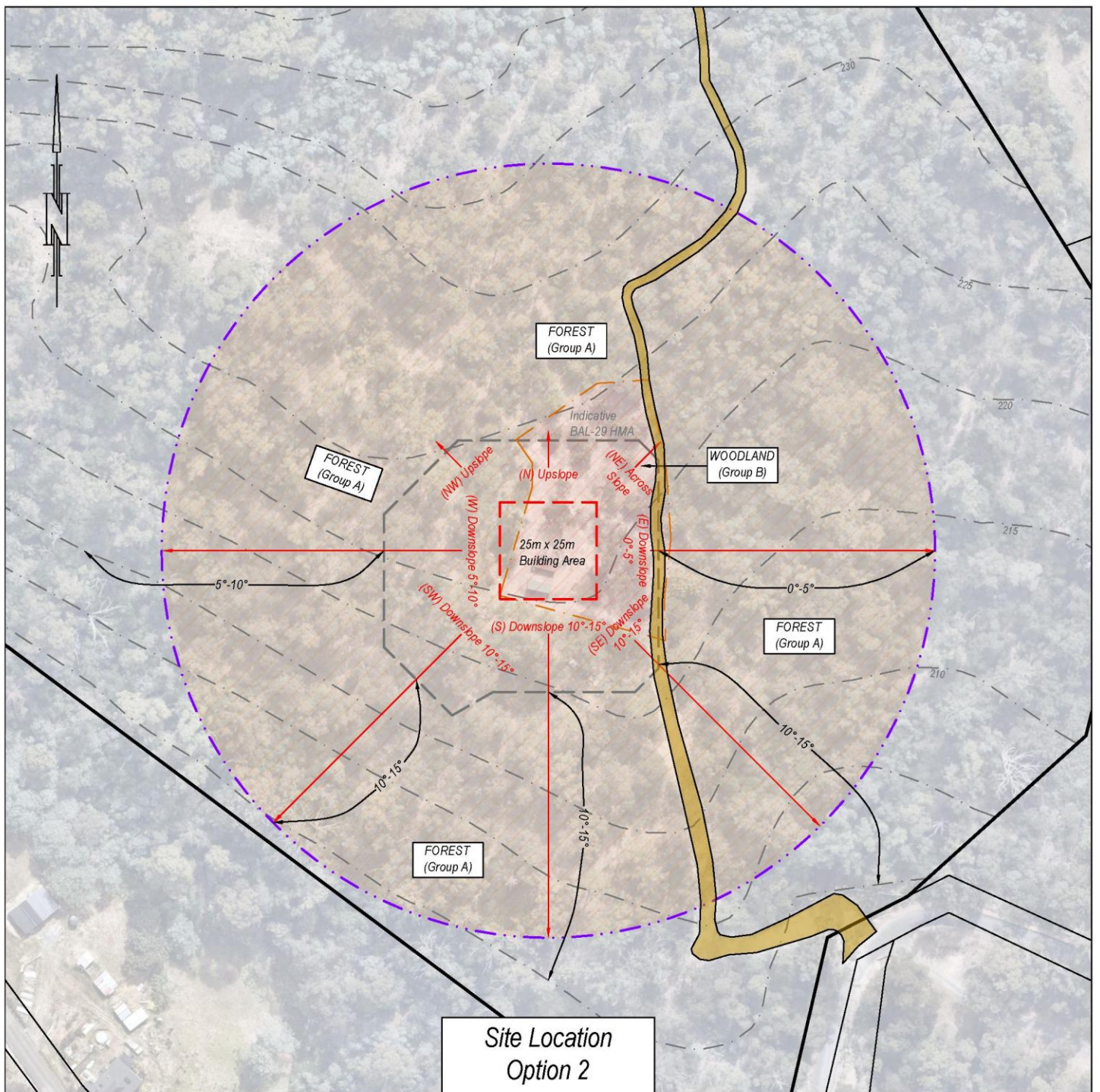


Figure 5: Site Analysis Site Location 2

3.3 Bushfire Attack Level (BAL)

Proposed Site Location 1				
DIRECTION OF SLOPE	NW/N	NE/E	SE/S	SW/W
Vegetation Classification	FOREST	FOREST	FOREST	FOREST
Existing Horizontal distance to classified vegetation	0m-100m (A)	0m-100m (A)	0m-100m (A)	0m-100m (A)
Effective Slope under vegetation	(NW) Upslope (N) Across Slope	(NE) Downslope >0°-5° (E) Downslope >5°-10°	(SE) Downslope >5°-10° (S) Downslope >10°-15°	(SW) Downslope >10°-15° (W) Upslope
Exemption (*, **)	N/A	N/A	N/A	N/A
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-12.5	(NW) 32m (N) 32m	(NE) 38m (E) 46m	(SE) 46m (S) 56m	(SW) 56m (W) 32m
Separation distances to achieve BAL-19	(NW) 23m (N) 23m	(NE) 27m (E) 34m	(SE) 34m (S) 41m	(SW) 41m (W) 23m
Separation distances to achieve BAL-29	(NW) 16m (N) 16m	(NE) 19m (E) 24m	(SE) 24m (S) 30m	(SW) 30m (W) 16m

Table 2: BAL rating and required separation distances for Site Location 1

Proposed Site Location 2				
DIRECTION OF SLOPE	N/NE	E/SE	S/SW	W/NW
Vegetation Classification	FOREST	FOREST	WOODLAND FOREST	FOREST
Existing Horizontal distance to classified vegetation	0m-100m (A)	0m-100m (A)	0m-54m (B) 40m-100m (A)	0m-100m (A)
Effective Slope under vegetation	(N) Upslope (NE) Across Slope	(E) Downslope >0°-5° (SE) Downslope >10°-15°	(S) Downslope >10°-15° (SW) Downslope >10°-15°	(W) Downslope >5°-10° (NW) Across slope
Exemption (*, **)	N/A	N/A	N/A	N/A
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-12.5	(N) 32m (NE) 32m	(E) 38m (SE) 56m	(S) 56m (SW) 56m	(W) 46m (NW) 32m
Separation distances to achieve BAL-19	(N) 23m (NE) 23m	(E) 27m (SE) 41m	(S) 41m (SW) 41m	(W) 34m (NW) 23m
Separation distances to achieve BAL-29	(N) 16m (NE) 16m	(E) 19m (SE) 30m	(S) 30m (SW) 30m	(W) 24m (NW) 16m

Table 3: BAL rating and required separation distances for Site Location 2

BAL ratings are as stated below:

BAL Rating	Bushfire impact
BAL-LOW	There is insufficient risk to warrant any specific construction requirements, but there is still some risk.
BAL-12.5	Ember attack and radiant heat below 12.5 kW/m ² .
BAL-19	Increasing ember attack and windborne debris, radiant heat between 12.5 kW/m ² and 19 kW/m ² .
BAL-29	Increasing ember attack and windborne debris, radiant heat between 19kW/m ² and 29 kW/m ² .
BAL-40	Increasing ember attack and windborne debris, radiant heat between 29 kW/m ² and 40 kW/m ² . Exposure to flames from fire front likely.
BAL-FZ	Direct Exposure to flames, radiant heat and embers from the fire front

Table 4: BAL Rating Definitions

3.4 Definition of Low Threat

(*) The Bushfire Attack Level shall be classified Low Threat per Section 2.2.3.2 of AS3959-2018 where the vegetation is one or a combination of any of the following Exemptions:

- Vegetation of any type that is more than 100m from the site.
- Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.
- Multiple areas of vegetation less than 0.25 ha in area and not within 20m of the site, or each other.
- Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified.
- Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTES:

- Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).
- A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

The BAL level will also be classified as BAL-LOW if Grassland fuel is <50m from the site for any effective slope per Table 2.6 of AS3959:2018.

(**) Vegetation shall be classed as BAL-LOW per Bushfire Hazard Advisory Note No. 01 2014 Version 3 08/11/2017 (BHAN-01) from the Tasmanian Fire Service (TFS) website. (see below).

BHAN-01 states that vegetation may be assumed low threat vegetation if located on land that meets the following criteria:

- a) The land is zoned Inner Residential, General Residential or Village
- b) The land within any given title has a maximum area of 1,500m² or
- c) The vegetation is on land that is shown on a bushfire prone areas map, endorsed by the TFS, as not being within a bushfire prone area.

^ denotes low threat vegetation.

4 BUSHFIRE PROTECTION MEASURES AND COMPLIANCES

4.1 Specified Hazard Management Areas

Hazard Management Area as described in the Director's Determination "*maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire*".

The definition for minimal fuel condition can be found described in AS3959:2018 Clause 2.2.3.2, Part (f)1: "*Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm)*".

Compliance with Clause 2.3.4 of the Directors Determination – Bushfire Hazard Areas (v1.2):

The proposed dwelling requires a Hazard Management Area to be established and maintained between the bushfire vegetation and the building area at a distance equal to, or greater than specified for the Bushfire Attack Level in table 2.6 of AS3959:2018.

The HMA must be established prior to the substantial commencement of construction of the proposed dwelling begins.

The distances defined within the BHMP must be maintained for the HMA to comply.

The Tasmania Fire Service provides the following advice regarding the implementation and maintenance of Hazard management areas:

- Removing of fallen limbs, sticks, leaf and bark litter
- Maintaining grass at less than a 100mm height
- Removing pine bark and other flammable mulch (especially from against buildings)
- Thinning out understory vegetation to provide horizontal separation between fuels
- Pruning low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers
- Pruning larger trees to maintain horizontal separation between canopies
- Minimize the storage of flammable materials such as firewood
- Maintaining vegetation clearance around vehicular access and water supply points
- Use of low-flammability species for landscaping purposes where appropriate
- Clearing out any accumulated leaf and other debris from roof gutters.

Additional site-specific fuel reduction or management may be required. An effective hazard management area does not require removal of all vegetation. Rather, vegetation must be designed and maintained in a way that limits opportunity for vertical and horizontal fire spread in the vicinity of the building being protected. Retaining some established trees can even be beneficial in terms of protecting the building from wind and ember attack

4.2 Public and Fire Fighting Access

Property Access

Current Conditions:

The existing access to the property is off Boyer Road, approximately 3.2km up Church Road. Church Road is a bitumen surface and 6m in width.

Both site locations will utilise the same gravel driveway access from Church Road. The access is approximately 8m in width at Church Road, reducing to 3-4m in width for the remainder of the distance to site location 1.



Figure 6: Public access to site, Church Road, facing S



Figure 7: Existing access to site from Church Road, facing NW



Figure 8: Existing access to site towards Church Road, facing E



Figure 9: Existing access nearby Church Road, facing N



Figure 10: Existing access nearby site location 2, facing S



Figure 11: Existing track through property NE of site location 2, facing S



Figure 12: Existing track through property heading towards site location 1, facing SW

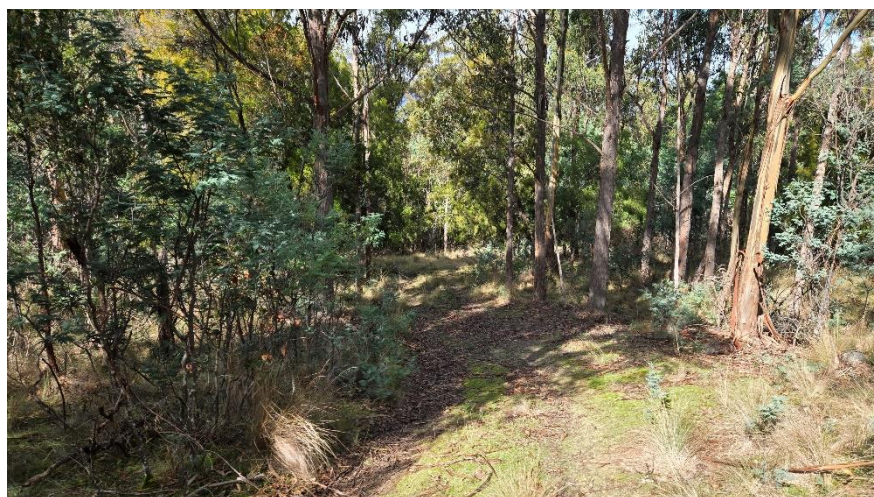


Figure 13: Existing track through property nearby site location 1, facing S

Compliance with Clause 2.3.2 of the Directors Determination – Bushfire Hazard Areas (v1.2):

Site Location 1:

The proposed access to site location 1 is approximately 335m in length, therefore it will be greater than 200m in length. See Table 5 for compliance requirements.

Site Location 2:

The proposed access to site location 2 is approximately 171m in length, therefore it will be greater than 30m but less than 200m in length. The additional length creates the need for a 20m x 6m passing bay to be instated on the site. See Table 5 for compliance requirements.

Element		Requirement
B.	Property access length is 30 metres or greater, or access is required for a fire appliance to access a firefighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction (b) load capacity of at least 20 tonnes, including for bridges and culverts; (c) minimum carriageway width of 4 metres; (d) minimum vertical clearance of 4 metres; (e) minimum horizontal clearance of 0.5 metres from the edge of the carriageway, excluding gate posts; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10 metres; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10 metres; (ii) a property access encircling the building; or (iii) a hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
C.	Property access length is 200 metres or greater.	The following design and construction requirements apply to property access: (a) complies with requirements for B above; and (b) passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

Table 5: “Directors Determination Table 2 - Requirements for property access”

4.3 Water Supply for Fire Fighting

Current Conditions:

The site assessment confirmed that there is no existing reticulated water supply to the property.

Compliance with Clause 2.3.3 of the Directors Determination – Bushfire Hazard Areas (v1.2):

A 10,000-litre water tank is to be installed for each building including associated Class 10 Building or deck to be protected, in accordance with the static water supply requirements. See Table 6 for compliance requirements.

The water tank must be fitted with approved 'Storz' fittings. See Table 6 for compliance requirements.

A hardstand area with a minimum width of 3 metres and a minimum length of 6 metres is also required. See Table 6 for compliance requirements.

Element		Requirement
A.	Distance between building to be protected and water supply	The following requirements apply: (a) the building to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) the distance must be measured as a hose lay between the firefighting water point and the furthest part of the building.
B.	Static Water Supplies	A static water supply: (a) may have a remotely located offtake connected to the static water supply; (b) may be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) must be a minimum of 10,000 litres per building including associated Class 10 Building or deck to be protected. This volume of water must not be used for any other purpose, including firefighting sprinkler or spray systems; (d) must be metal, concrete or lagged by non-combustible materials if above ground; and (e) if a tank can be located, so it is shielded in all directions in compliance with Section 3.5 of AS 3959, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness
C.	Fittings, pipework and accessories (including	Fittings and pipework associated with a firefighting water point for a static water supply must: (a) have a minimum nominal internal diameter of 50mm;

	stands and tank supports)	(b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (e) provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) where a remote offtake is installed, ensure the offtake is in a position that is: (i) visible; (ii) accessible to allow connection by firefighting equipment; (iii) at a working height of 450mm – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles
D.	Signage for static water connections	The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within AS 2304; or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service
E.	Hardstand	A hardstand area for fire appliances must be provided: (a) no more than three metres from the firefighting water point measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than six metres from the building to be protected; (c) with a minimum width of three metres and a minimum length of six metres constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

Table 6: "Directors Determination Table 3B - Requirements for Static Water Supply for Firefighting"

4.4 Construction Standards

Compliance with Clause 2.3.1 of the Directors Determination – Bushfire Hazard Areas (v1.2):

The proposed dwelling, any future proposed dwellings and any future proposed Class 10a buildings within 6m of the proposed dwelling must be designed and constructed to a minimum BAL rating of BAL-29 as specified in the Bushfire Hazard Management Plan (Appendix C) and in accordance with AS3959:2018 or subsequent edition as applicable at the time of building approval.

5 CONCLUSION & RECOMMENDATIONS

The two site locations have been assessed in accordance with AS 3959:2018 – Construction of Buildings in Bushfire Prone Areas. The applicable BAL rating will be determined by the clients preferred siting and associated separations distances from classified vegetation. The dwelling may be constructed to comply with BAL-12.5, BAL-19 or BAL-29 requirements, provided the corresponding setbacks are achieved. Construction to a higher BAL rating will also be acceptable.

The proposed dwelling must comply with the Director's Determination – Bushfire Hazard Areas (v1.2). A Bushfire Hazard Management Plan (BHMP) has been prepared that specifies minimum standards for building construction, hazard management areas, private access and firefighting water supplies. Subject to implementing the BHMP the proposed building work will achieve compliance with the Director's Determination.

All aspects of the BHMP must be maintained for the life of the building in order to be effective.

Recommendations

- That the Hazard Management Area within the development be implemented in accordance with section 4.1 of the report and the Bushfire Hazard Management Plan (Attachment B) prior to the practical completion of the proposed new dwelling.
- A 10,000-litre compliant water tank must be installed prior to completion of any future building work.
- The applicable BAL rating (BAL-12.5, BAL-19, or BAL-29) is to be determined by the final approved building siting and the achieved separation distances from classified vegetation. Any current or future proposed building must be constructed to the BAL rating applicable to the approved setbacks.

6 REFERENCES

- Department of Primary Industries and Water, The LIST, viewed August 2025, <https://www.thelist.tas.gov.au/>
- Director of Building Control, 2024, *Director's Determination – Bushfire Hazard Areas (v1.2)* Department of Justice (Tasmania).
- Standards Australia, 2018, *AS 3959:2018 – Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney.
- Tasmanian Planning Commission 2015, *Tasmanian Planning Scheme*, viewed August 2025 <https://www.planning.tas.gov.au/>
- Building Act 2016. The State of Tasmania Department of Premier and Cabinet. <https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

7 APPENDIX A – SITE PHOTOS



Figure 14 – Forest fuel NW of Site Location 1, Facing SW



Figure 15 – Forest fuel SW of Site Location 1, Facing S



Figure 16 – Forest fuel W of Site Location 1, Facing W



Figure 17 – Forest fuel N of Site Location 1, Facing N



Figure 18 – Various vegetation N of Site Location 1, Facing N



Figure 19 – Forest Vegetation SE of Site Location 1, Facing S



Figure 20 – Existing storage container and Woodland fuel N of site Location 2, Facing W



Figure 21 – Woodland and forest fuel NW of site Location 2, Facing NW



Figure 22 – Forest fuel SW of site Location 2, Facing S



Figure 23 – Existing tracks, woodland and forest fuel SE of site Location 2, Facing S



Figure 24 – Existing track and Forest fuel NE of site location 2, facing E

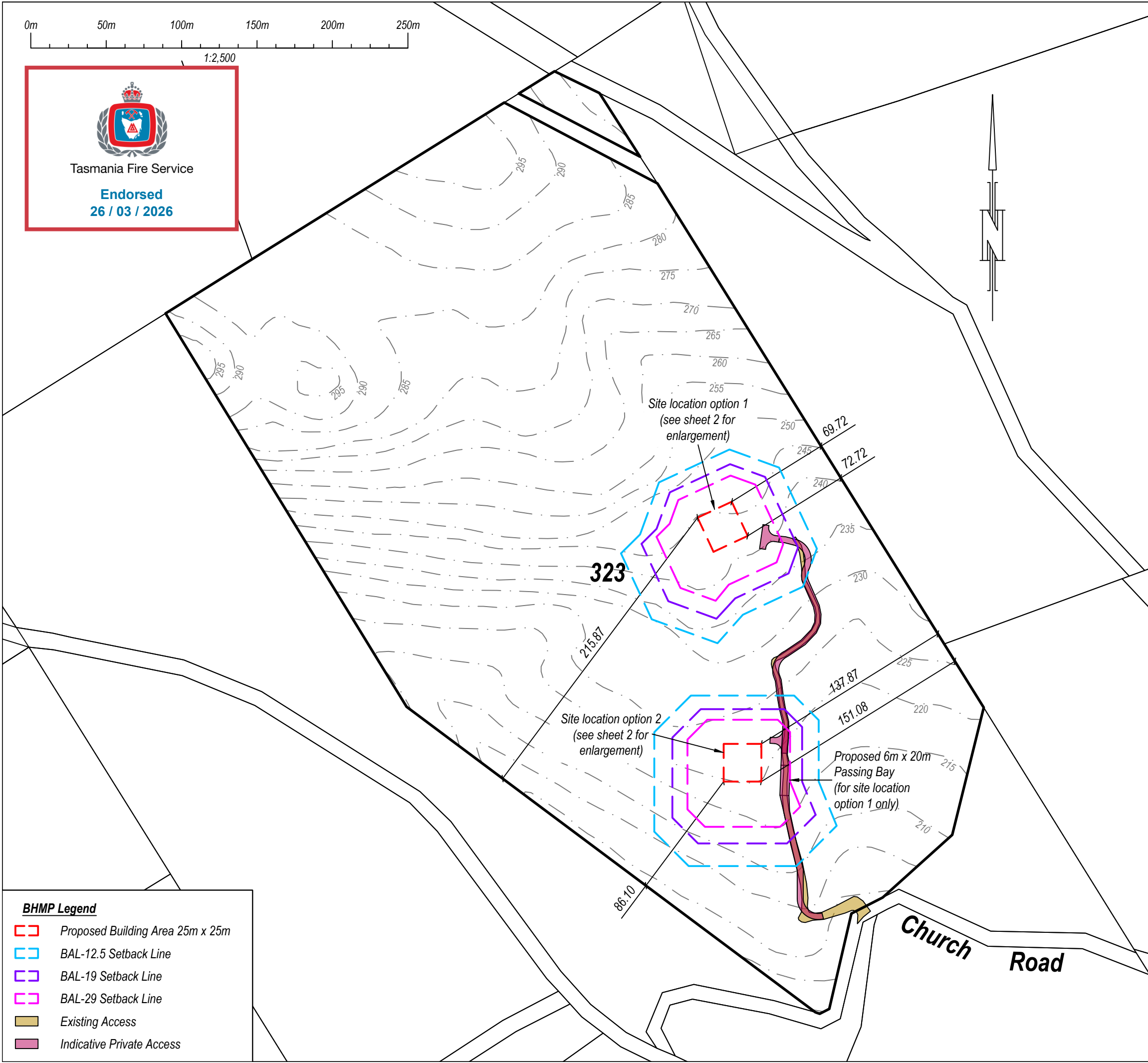
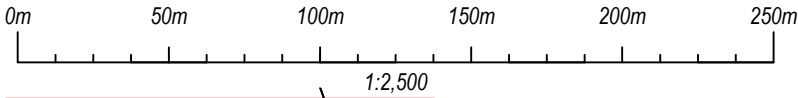


Figure 25 – Forest vegetation N of site location 2, facing N



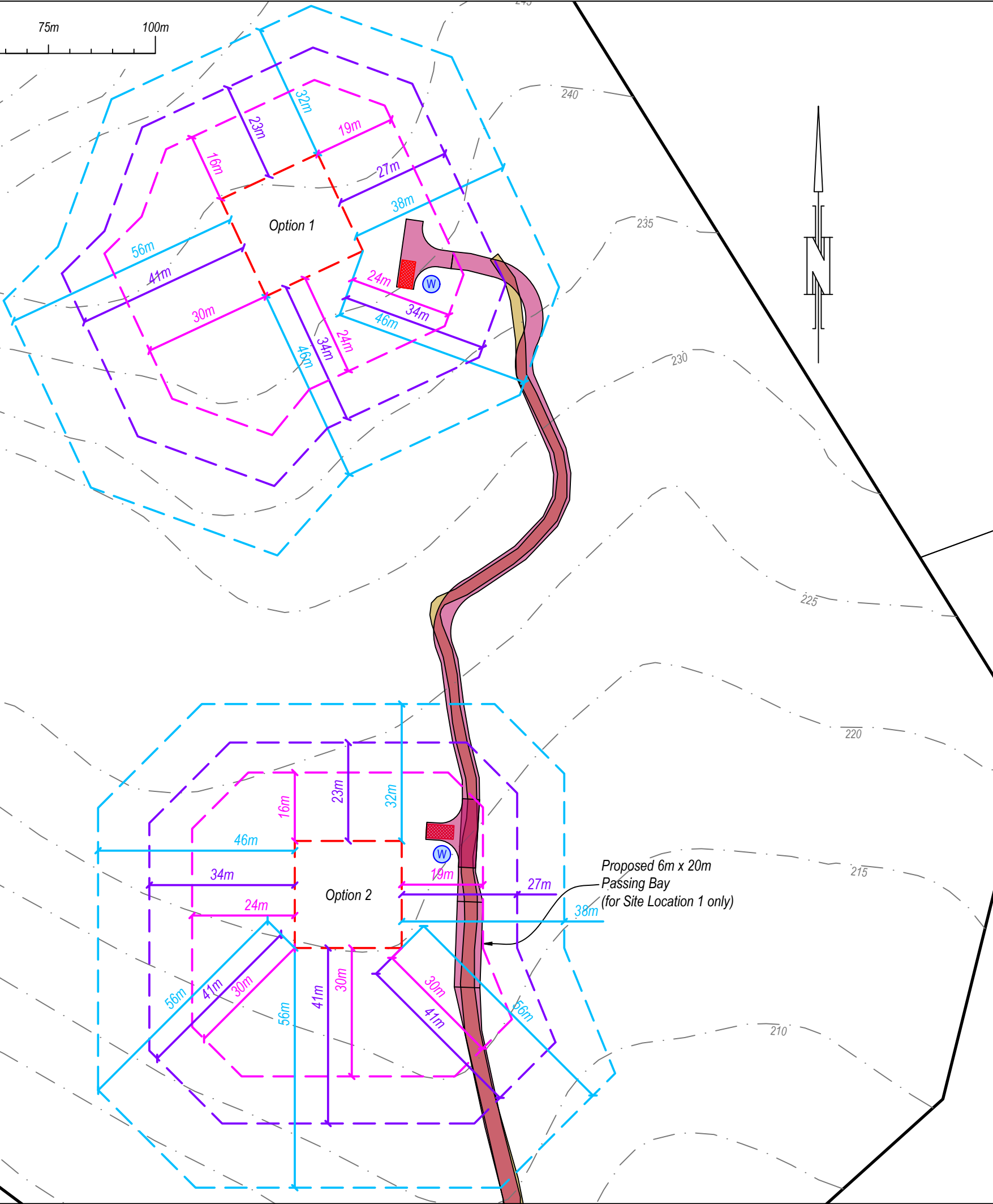
Figure 26 – Existing track and forest vegetation NE of site location 2, facing E

8 APPENDIX B – BUSHFIRE HAZARD MANAGEMENT PLAN



BHMP Legend	
	Proposed Building Area 25m x 25m
	BAL-12.5 Setback Line
	BAL-19 Setback Line
	BAL-29 Setback Line
	Existing Access
	Indicative Private Access

LH Bushfire	
BUSHFIRE HAZARD MANAGEMENT PLAN VER. 4 LOCATION PLAN (Sheet 1 of 2)	
LOCATION:	323 Church Road, Dromedary TAS 7030
TITLE REFERENCE:	15606/1
PROPERTY ID:	7345343
MUNICIPALITY:	Brighton
DATE:	25/02/2026
SCALE: 1:2500 @ A3	REFERENCE: JOHNE01
REQUIREMENTS	
1. HAZARD MANAGEMENT AREAS (HMA)	
1.1.	HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
1.2.	Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
1.3.	Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
1.4.	No trees to overhang houses to prevent branches or leaves from falling on the building.
1.5.	Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
1.6.	Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).
2. CONSTRUCTION STANDARDS	
2.1.	Future dwellings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
2.2.	Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.
3. PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS	
3.1.	Access to all lots must comply with the design and construction requirements specified in Section 4.2 of the Bush Fire Report.
4. STATIC FIRE-FIGHTING WATER SUPPLY	
4.1	New habitable dwellings and existing dwellings must be supplied with a static water supply that is; - Dedicated solely for fire fighting purposes; - Minimum capacity of 10,000L; - is accessible by fire fighting vehicles and within 3.0m of a hardstand area; and - Consistent with the specifications outlined in section 4.3 of the Bushfire Report.
This plan is to be read in conjunction with the preceding Bushfire Hazard Report "Class 1a Dwelling, 323 Church Road, Dromedary TAS 7030" dated 20/03/26	
This BHMP has been prepared in accordance with Bushfire Hazard Advisory Note No.4 Ver. 3 (2017) by Luke Harris, provisionally accredited practitioner (Scopes 1, 2).	



BHMP Legend	
	3x6m Hardstand Area
	Proposed Building Area 25m x 25m
	Indicative Static Water Supply
	BAL-12.5 Setback Line
	BAL-19 Setback Line
	BAL-29 Setback Line
	Existing Access
	Indicative Private Access

LH Bushfire

BUSHFIRE HAZARD MANAGEMENT PLAN VER. 4 ENLARGEMENT (Sheet 2 of 2)

LOCATION:	323 Church Road, Dromedary TAS 7030
TITLE REFERENCE:	15606/1
PROPERTY ID:	7345343
MUNICIPALITY:	Brighton
DATE:	25/02/2026
SCALE: 1:500 @ A3	REFERENCE: JOHNE01

REQUIREMENTS

- HAZARD MANAGEMENT AREAS (HMA)**
 - HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
 - Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
 - Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
 - No trees to overhang houses to prevent branches or leaves from falling on the building.
 - Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
 - Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).
- CONSTRUCTION STANDARDS**
 - Future habitable buildings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
 - Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.
- PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS**
 - Access to all lots must comply with the design and construction requirements specified in Section 4.2 of the Bush Fire Report.
- STATIC FIRE-FIGHTING WATER SUPPLY**
 - New habitable dwellings and existing dwellings must be supplied with a static water supply that is;
 - Dedicated solely for fire fighting purposes;
 - Minimum capacity of 10,000L;
 - is accessible by fire fighting vehicles and within 3.0m of a hardstand area; and
 - Consistent with the specifications outlined in section 4.3 of the Bushfire Report.

This plan is to be read in conjunction with the preceding **Bushfire Hazard Report "Class 1a Dwelling, 323 Church Road, Dromedary TAS 7030" dated 20/03/26**

This BHMP has been prepared in accordance with Bushfire Hazard Advisory Note No.4 Ver. 3 (2017) by Luke Harris, provisionally accredited practitioner (Scopes 1, 2).

9 APPENDIX C – FORM 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable items, at any stage, as part of – (*tick one*)

☒ building work, plumbing work or plumbing installation or demolition work

OR

☐ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Hazard Report, prepared by Luke Harris, Ver. 4 (20/03/2026)

Bushfire Hazard Management Plan, prepared by Luke Harris, Ver. 4,
Ref: JOHNE01 (endorsed by TFS 26/03/2026).

Relevant
calculations:

References:

Australian Standard 3959:2018 Construction of buildings in bushfire
prone areas
Director's Determination – Bushfire Hazard Areas (v1.2)
Building Regulations 2016 (Part 5 Division 6)

Substance of Certificate: (what it is that is being certified)

The bushfire hazard management plan prescribes requirements for construction, hazard management areas, access and water supplies. All requirements must be implemented prior to occupancy.

Class 1a buildings (and class 10a buildings and decks within 6m) must be designed and constructed to either BAL 12.5, BAL 19 or BAL 29 under AS3959:2018, as allowed for on the bushfire hazard management plan.

Subject to the implantation of the bushfire hazard management plan the proposed development will satisfy the Deemed-to-Satisfy Provisions of the Directors Determination – Bushfire Hazard Areas (v1.2).

Scope and/or Limitations

1. The effectiveness of the measures and recommendations made in the Above mentioned documentation is dependent on their implementation and maintenance for the life of the subject building.
2. The assessed Bushfire Attack Level is correct at the time of certification. No liability can be accepted for the actions of other parties that compromise the effectiveness of the recommended hazard management area or construction standards.
3. Whilst implementation of the bushfire hazard management plan will enhance the likelihood of the building work surviving a bushfire, no guarantee is made that the building will survive every bushfire event.

I certify the matters described in this certificate.

Qualified person:

Signed:



Tom O'Connor
Obo Chief Officer

Certificate No:

A26/88175

Date:

26/03/26

NATURAL VALUES REPORT

PROPOSED DWELLING – 323 Church Rd, Dromedary



Landowner(s)	Ned Johnston
Report Author	Dr Matthew Taylor – Ecotec Environmental
Assessment Date	09/02/2026





Metadata and Report Information

Report Title:	Natural Values Report – 323 Church Rd, Dromedary
Prepared for:	Ned Johnston
Prepared by:	Dr. Matthew Taylor – Ecotec Environmental mtaylor@ecotec.au, www.ecotec.au
Date of Assessment:	11 February 2026

Version Control

Version	Date	Author(s)	Notes/Changes
1.1	09 March 2026	Dr Matthew Taylor	Initial report
1.2	07 August 2026	Dr Matthew Taylor	

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Acknowledgements

We acknowledge the Palawa people of Lutruwita (Tasmania) who are the Traditional Owners of the land on which this assessment was conducted and pay our respects to Elders past, present, and emerging.



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INTRODUCTION

This report presents the findings of a natural values assessment of a private property at 323 Church Rd, Dromedary (Figure 1) and provides supporting information for a residential development application. The property is within Brighton Municipality and is zoned Landscape Conservation under the Tasmanian Planning Scheme. The property is also covered by a Natural Assets overlay that stipulates requirements for environmental management under Tasmania's planning regulations. Table 1 presents administrative information about the property.

The site was surveyed in February 2026. Native vegetation communities (including priority vegetation) within and adjacent to the development footprint were mapped and a list of plant species was compiled, including introduced species. An assessment of fauna was also conducted including habitat values.

Table 1. Property information

Owner(s):	Ned Johnston
Address:	323 Church Rd, Dromedary TAS 7030
Property Area:	17 hectares
Title:	15606 / 1
Local Government Area:	Brighton
Zoning:	Landscape Conservation

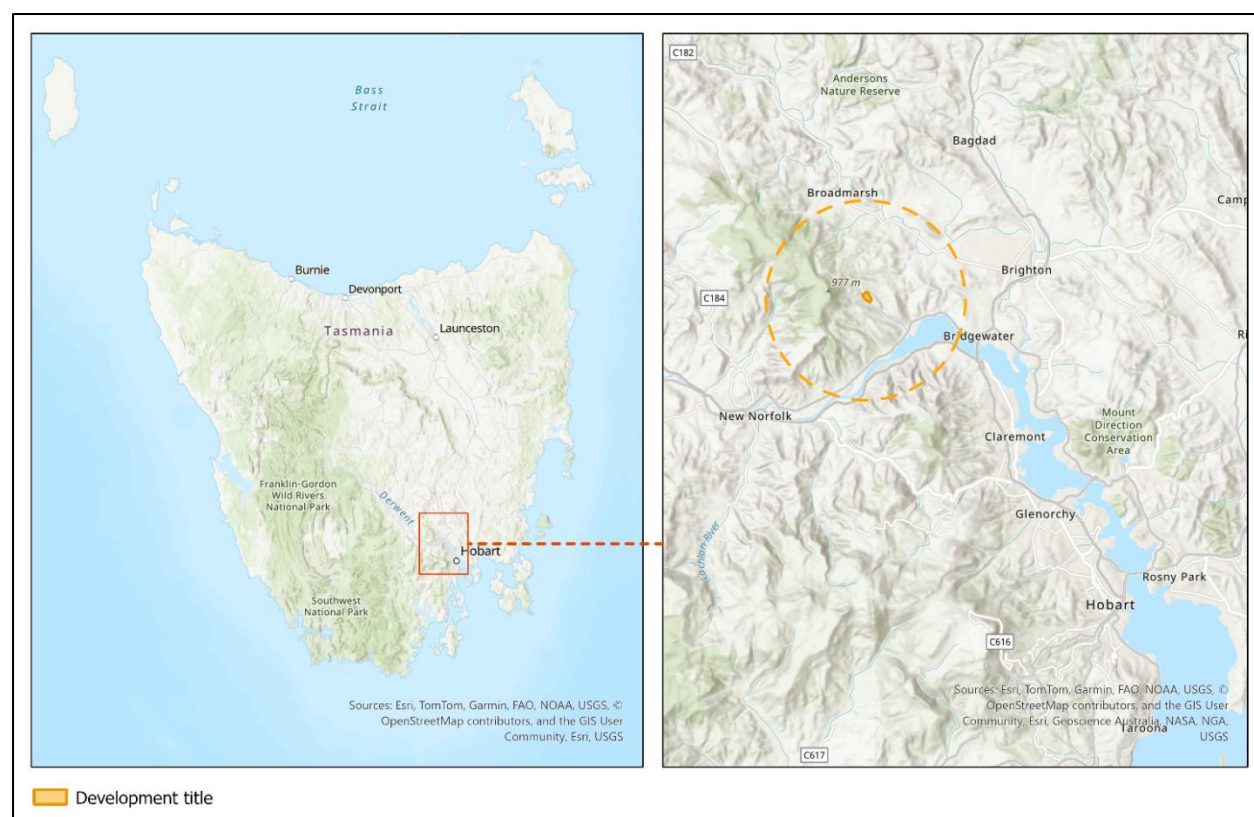


Figure 1. Location of subject property northwest of Bridgewater in the Derwent Valley of Tasmania



NATURAL VALUES

Native vegetation

- The property was surveyed, and vegetation was mapped in accordance with the Tasmanian TASVEG 4.0 vegetation classification system. Native vegetation values are summarised in Table 2 and presented in Figure 2.
- An area of *Eucalyptus pulchella* forest (DPU) that had been mapped in the development area was found to be *Eucalyptus obliqua* dry forest (DOB). This area has been remapped and data will be uploaded to the Natural Values Atlas. This change is also reflected in this report.
- As noted above, *Eucalyptus obliqua* dry forest (DOB) occupies the entire development area. This forest community is widespread in Tasmania and not listed as threatened.
- Blue gum (*Eucalyptus globulus*) occurs at low densities within this vegetation community. Blue gum is of conservation significance as it provides foraging habitat for the critically endangered swift parrot (*Lathamus discolor*).

Priority vegetation

- Vegetation within the development area is not considered priority vegetation because:
 - Foraging habitat for swift parrots (e.g. *Eucalyptus globulus*) is not present within the area.
 - No mature or hollow bearing trees (including bluegum) were identified in the development footprint, therefore it does not provide habitat for hollow-nesting threatened species such as swift parrot and masked owl
 - Understorey vegetation is sparse and not preferred habitat for eastern quoll and eastern barred bandicoot.

Table 2. Vegetation description

Vegetation community	<i>Eucalyptus obliqua</i> dry forest
TASVEG code	DOB
Description	- Open woodland dominated by mature <i>Eucalyptus obliqua</i>, with scattered <i>E. globulus</i>. - There is good recruitment of canopy tree species, with seedlings, saplings, mature trees and old-growth trees present across most of the property. - The mid-storey is open and dominated by low trees and shrubs such as native cherry (<i>Exocarpus cupressiformis</i>), varnished wattle (<i>Acacia verniciflua</i>), prickly box (<i>Bursaria spinosa</i>), prickly beauty (<i>Pultenaea juniperina</i>) and silver banksia (<i>Banksia marginata</i>). - The ground layer is dominated by sedges such as <i>Lomandra longifolia</i>, with sparse native grasses (e.g. <i>Austrostipa stiposa</i>), prostrate shrubs such as <i>Astroloma humifusum</i> and native herbs.
Condition	- The tree canopy is in good condition with limited evidence of dieback or senescence. - Good recruitment of canopy species was observed, with saplings and seedlings present across the property. - There are few weeds or introduced plant species of any kind. - There is limited evidence of timber or firewood harvesting.
Status	- Not threatened - Not priority vegetation



Native flora

A comprehensive botanical survey was undertaken as part of the natural values assessment. Twenty-three species of native vascular plants were recorded. No threatened flora species were found during the field survey. A search of the Natural Values Atlas found no threatened plant species within 1km of the property and 21 species within 5km. Wetland and aquatic species have been excluded from the assessment as not aquatic habitat is present on the property. Despite a targeted search of suitable habitat, no threatened plants were observed during the survey (Table 3). A list of plant species observed during the survey is provided in Appendix 2 – Species List.

Table 3. Conservation status and habitat suitability for threatened flora recorded within 5km of property

Species	Tas Status	EPBC Status	Suitable Habitat
Conical sheoak <i>Allocasuarina duncanii</i>	r	–	Suitable habitat absent within the study area – dolerite substrates; species not recorded during the assessment.
Prickly woodruff <i>Asperula scoparia</i> subsp. <i>scoparia</i>	r	–	Suitable habitat present within native grassland/woodland areas; species not recorded during the assessment.
Cutleaf daisy <i>Brachyscome rigidula</i>	v	–	Suitable habitat absent - open grassland areas; species not recorded during the assessment.
Milky beautyheads <i>Calocephalus lacteus</i>	r	–	Suitable habitat absent - native grassland communities; species not recorded during the assessment.
Tasmanian daisy tree <i>Olearia bracteolata</i>	r	–	Suitable habitat present in woodland and forest margins; species not recorded during the assessment.
Risdon peppermint <i>Eucalyptus risdonii</i>	r	–	Suitable habitat present on dry slopes and woodland areas; species not recorded during the assessment.
Fine frillyheath <i>Pentachondra ericifolia</i>	r	–	Suitable habitat absent - heathland or open woodland areas; species not recorded during the assessment.
Soft tussockgrass <i>Poa mollis</i>	r	–	Suitable habitat absent - native grassland areas; species not recorded during the assessment.
Spreading knawel <i>Scleranthus fasciculatus</i>	v	–	Suitable habitat absent - open grassland areas; species not recorded during the assessment.
Forest germander <i>Teucrium corymbosum</i>	r	–	Suitable habitat present within woodland and forest margins; species not recorded during the assessment.



Native fauna

A fauna survey was undertaken as part of the natural values assessment including an assessment of the habitat values for fauna present on the property. Southeast Tasmania is a hotspot for endemic and threatened bird species. The suitability of the site for swift parrots, masked owls and other threatened species was a focus for the survey. However habitat quality in the development area is low. The understorey is sparse, there are no mature hollow bearing trees, and no preferred swift parrot foraging species (bluegum or black gum). Ten bird species were observed directly during the survey, either visually or calling. Indirect observations were made of four mammal species either through scats or diggings. A search of the Natural Values Atlas found eleven threatened fauna species have been recorded within 5km of the property (excluding coastal/marine species). A summary of the suitability of habitat for those species is presented in Table 4.

Table 4. Conservation status and habitat suitability for threatened fauna recorded within 5km of property

Species	Tas Status	EPBCA Status	Habitat suitability in development area
Grey goshawk <i>Accipiter novaehollandiae</i>	e	–	- Not preferred habitat – development area is open, dry sclerophyll forest. - Species prefers denser wet forest environments. - Species not recorded during the assessment.
Tasmanian wedge-tailed eagle <i>Aquila audax</i> subsp. <i>fleayi</i>	e	EN	- No suitable habitat in development area. - Species requires mature trees in deep gullies for nesting. - Species not recorded during the assessment.
Australasian bittern <i>Botaurus poiciloptilus</i>	–	EN	- No suitable habitat in development area - Species requires dense wetland habitat - Species not recorded during the assessment.
Spotted-tailed quoll <i>Dasyurus maculatus</i>	r	VU	- Not preferred habitat – development area has a sparse understorey and significant areas of bare ground. - Suitable habitat present on other parts of the property within forested areas and rocky shelter sites - Not recorded during the assessment.
Eastern quoll <i>Dasyurus viverrinus</i>	n	EN	- Not preferred habitat – development area has a sparse understorey and significant areas of bare ground. - Suitable habitat present on other parts of the property with a denser understorey. - Not recorded during the assessment.
White-bellied sea-eagle <i>Haliaeetus leucogaster</i>	v	–	- No suitable habitat in development area. - Species requires mature trees in deep gullies for nesting. - Not recorded during the assessment.
Swift parrot <i>Lathamus discolor</i>	e	CR	- Not preferred habitat in development area - Prefers mature forest with high density of blue gum and black gum for foraging, requires old-growth trees with hollows for nesting. - Not recorded during the assessment
Blue-winged parrot <i>Neophema chrysostoma</i>	v	VU	- Not preferred habitat - Species prefers native grassland and open woodland - Not recorded during the assessment.
Eastern barred bandicoot <i>Perameles gunnii</i>	n	VU	- Not preferred habitat - Species prefers native grassland and grassy woodland - Not recorded during the assessment.
Tasmanian devil <i>Sarcophilus harrisii</i>	e	EN	- Not preferred habitat – sparse understorey and low productivity and prey availability. - Wide ranging species present in most Tasmanian locations. - Not recorded during assessment
Masked owl <i>Tyto novaehollandiae</i>			- Suitable foraging habitat in development area. - Nesting habitat not present (mature trees with hollows) - Not recorded during assessment.

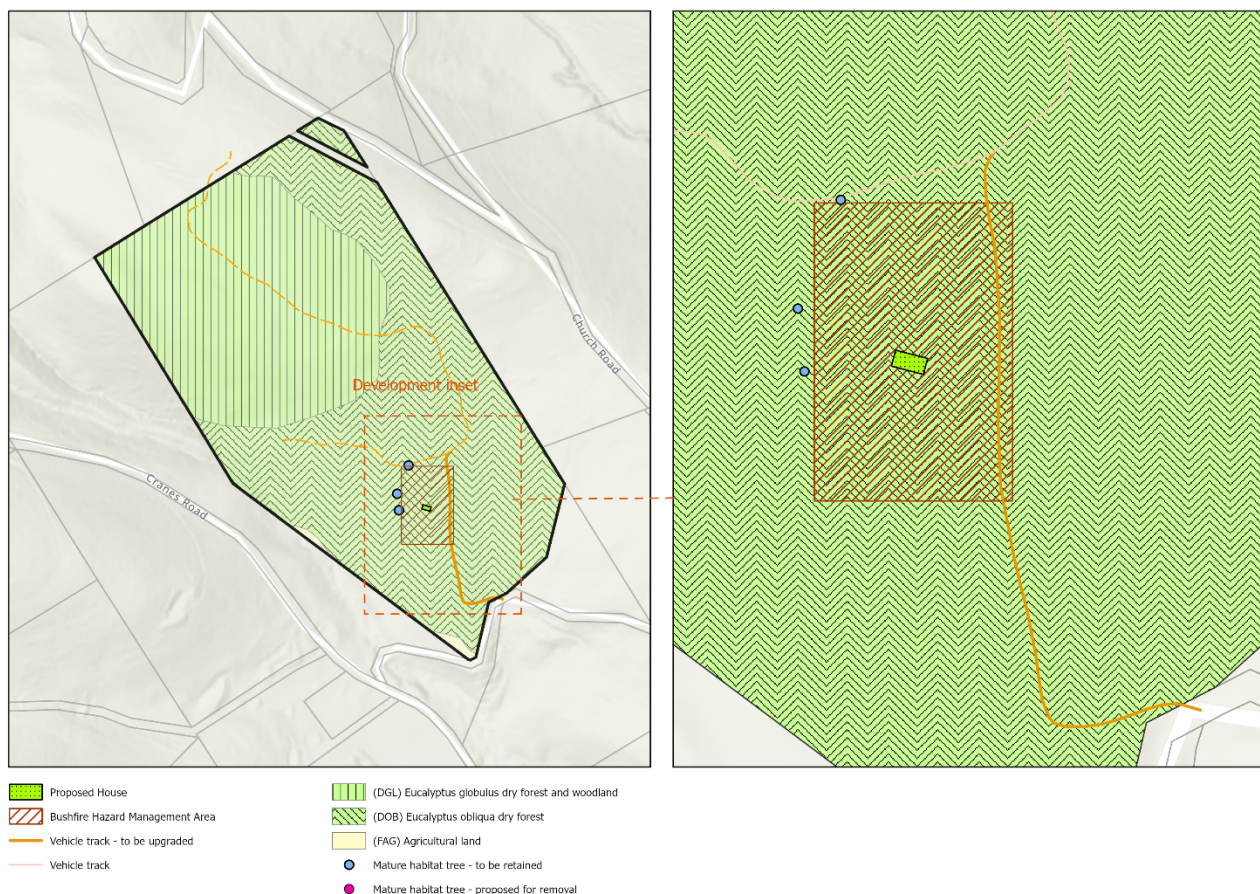


Figure 2. Natural values assessment

Matters of National Environmental Significance (MNES)

A search for Matters of National Environmental Significance was performed using the Protected Matters Search Tool ([Protected Matters Search Tool - DCCEEW](#)). An EPBC Act Protected Matters Report has been provided as an attachment to this report (Appendix 4). The report identified that several MNES may be present on the property, including threatened species, threatened ecological communities and migratory species.

No MNES were identified in the development area and a referral under the EPBCA 1999 is not required

For further information refer to report sections on native vegetation, fauna and flora.



DEVELOPMENT IMPACTS AND RISKS

The proposed development of a dwelling, outbuildings, driveway, wastewater system and associated structures on the property, and the requirements of the Bushfire Hazard Management Plan (BHMP) for bushfire hazard mitigation, will necessitate the clearance of native vegetation on the property. The total area of native vegetation proposed for clearing is 0.2ha and the area to be partially cleared for the BHMA is 0.5ha. Clearing of mature blue gums (*Eucalyptus globulus*) is not required for this development. A summary of the development impacts is provided in Table 5.

Table 5. Summary of impacts on natural values

NATURAL VALUES	IMPACT OF DEVELOPMENT
Native vegetation including threatened communities	- No threatened communities will be impacted by the development. - An area of approximately 1000m² of vegetation will need to be cleared to accommodate the footprint of buildings, roads, wastewater system and associated structures. - Widening and extending an existing track will result in additional clearance of approximately 1000m² of native vegetation. - An additional 5000m² will need to be partially cleared as required by the Bushfire Hazard Management Plan - No potential swift parrot or eastern quoll habitat will be removed. <i>Eucalyptus ovata</i> and <i>Eucalyptus globulus</i> are not present in the development area, including the Bushfire Hazard Management Area.
Threatened flora	- Not Applicable – no threatened flora values identified
Threatened fauna	- No threatened fauna species have been recorded on the property - Because limited vegetation clearance is proposed, the development will have a minor impact on threatened species habitat values.
Habitat trees	- No habitat trees with hollows will be cleared for this development.

Response to Natural Assets Code

The following table addresses the relevant Performance Criteria of clause C7.6.2 of the Natural Assets Code, with reference to the findings and mitigation measures presented in this report.

CRITERIA	RESPONSE
C7.6.2 P1.1	The clearance is associated with construction of a single dwelling and associated buildings and works, satisfying P1.1(b). It is also limited in scale relative to the vegetation retained on the 17 ha property: approximately 0.2 ha will be cleared and a further 0.5 ha selectively managed for bushfire protection, satisfying P1.1(f).
C7.6.2 P1.2	Adverse impacts have been minimised by locating the dwelling within relatively low-density <i>Eucalyptus obliqua</i> dry forest and using an existing vehicle track for access. This vegetation community is not threatened, and no threatened flora, hollow-bearing trees or mature blue gums require removal. Bushfire-related vegetation modification will be confined to that required by the Bushfire Hazard Management Plan, with native vegetation retained wherever practicable. Vegetation outside the development footprint and Bushfire Hazard Management Area—particularly blue gums, old-growth and other habitat trees—will be retained, supported by erosion, sediment and weed-control measures. Given the limited residual impact and avoidance of identified priority habitat features, an on-site biodiversity offset is not considered necessary.



Introduced species

No declared weeds were observed on the property during the survey. Monitoring to ensure the prevention of weed establishment should be a priority, with special attention paid to Spanish heath (*Erica lusitanica*) and gorse (*Ulex europaeus*), which are widespread in the area and can be introduced to a property via windblown seed, vehicles, machinery and foot traffic.

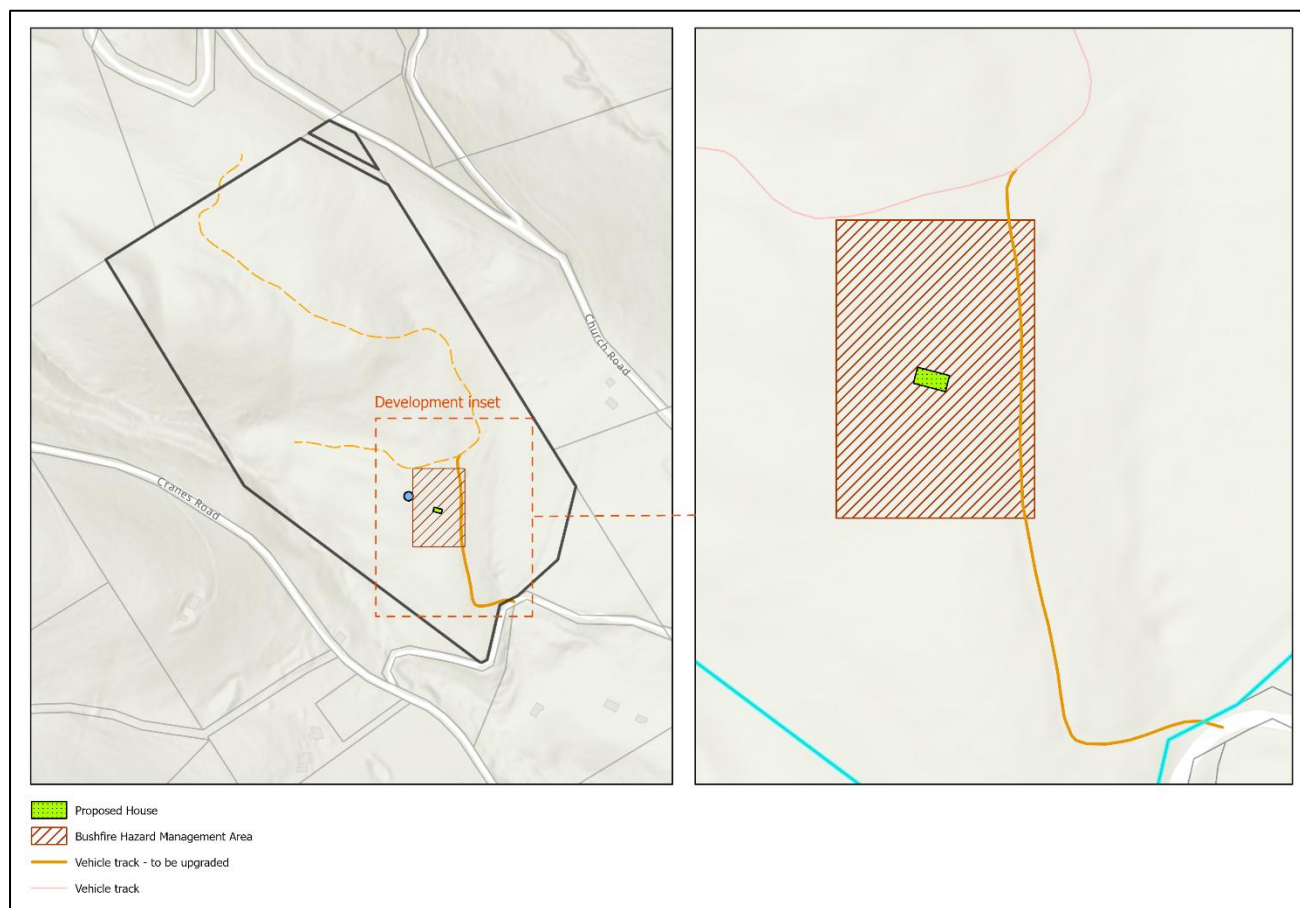


Figure 3. Development location and proposed infrastructure



MITIGATION OF IMPACTS ON NATURAL VALUES

Mitigation measures

To ensure compliance with planning provisions and minimize ecological impacts, mitigation measures are proposed to address key environmental considerations. By adopting these mitigation measures, the proposed development can minimize impacts on natural values, align with the requirements of the Tasmanian Planning Scheme, and balance the needs for development with environmental sustainability.

1. Preservation of Native Vegetation

- Minimize clearing of native vegetation within the Bushfire Hazard Management Area, while still mitigating bushfire risk, in accordance with the Bushfire Hazard Management Plan and Tree Plan (if applicable) for the property.
- Retain existing native vegetation outside the Bushfire Hazard Management Area, particularly old-growth trees (habitat for a wide range of species) and blue gum (*E. globulus*), which provide foraging habitat for the critically endangered swift parrot (*Lathamus discolor*).

2. Habitat Protection

- Preserve habitats for native fauna outside the Hazard Management Area, including those reliant on old-growth trees, and specialist species such as swift parrot, which required specific foraging species (blue gum)

3. Erosion and Sediment Control

- Implement effective erosion and sediment control measures during construction to prevent runoff of sediment into areas of native vegetation and adjacent lands.

4. Weed and Pest Control

- Actively monitor weeds to prevent establishment on the property. Special attention should be paid to tracks and the area around the residence.
- Avoid planting non-native species in garden areas that have the potential to spread into native vegetation. This can include non-Tasmanian, Australian native species such as wattles and melaleucas, which can become invasive in bushland settings.



SUMMARY AND RECOMMENDATIONS

The natural values assessment for the proposed residential development at 323 Church Rd, Dromedary has evaluated the ecological characteristics, pressures and threats, and mitigation measures relevant to the property. The assessment confirms that:

- A total area of 0.2ha of native vegetation will be cleared for this development, and 0.5ha will be partially cleared for bushfire hazard management.
- The required clearing for the proposed development, including the Bushfire Hazard Management Area, avoids significant impacts on priority vegetation or critical habitat features.
- Clearing of native vegetation has been minimised (less than 0.5ha) to comply with the requirements of the Natural Assets Code.
- The property is predominantly covered by *Eucalyptus obliqua* forest and woodland (DOB). Although this community is not listed as threatened, it nevertheless provides important habitat value for a range of native species, including threatened species.
- Despite a targeted survey, no threatened fauna or flora species were observed on the property during the survey.
- There is the potential for wide ranging threatened species such as eastern quoll and swift parrot occur on the property. However, the proposed development is located in a cleared area of the property and will have negligible impact on these or other species for the following reasons:
 - The small amount of habitat clearing required in relation to the extremely wide range of these species
 - The low suitability of habitat in the development area.
- The vegetation within the development area does not constitute priority vegetation, is not preferred habitat for threatened species, and threatened vegetation communities are not present. Therefore no offset or mitigation measures are recommended.

Through careful planning, adherence to the recommendations outlined in this report, and compliance with the relevant provisions of the Tasmanian Planning Scheme, the proposed development can proceed with negligible impact on the property's ecological values. Key measures, such as the retention of native vegetation, minimisation of habitat disruption, and proactive monitoring and weed management, will ensure the long-term conservation of the site's natural values. By integrating these measures into the development process, this project demonstrates a commitment to sustainable land use that respects and preserves Tasmania's unique ecological heritage.



APPENDIX 1 – SITE PHOTOS



Stringybark (*Eucalyptus obliqua*) forest



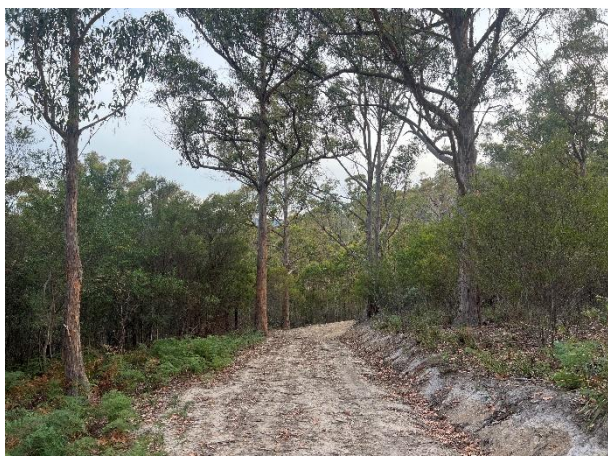
Understorey with scatter native cherry (*E. cuppresiformis*)



Prickly box (*Bursaria spinosa*) provides good foraging habitat for native birds and arboreal mammals.



Common heath (*Epacris impressa*) is an important nectar source for native honeyeaters.



Driveway providing access to building area.



Building area in location with low-density vegetation



APPENDIX 2 – SPECIES LIST

PLANTS	BIRDS	MAMMALS
<u>Canopy Trees</u> <i>Eucalyptus pulchella</i> <i>Eucalyptus globulus</i> <i>Eucalyptus ovata</i> <u>Sub-Canopy Trees</u> <i>Acacia dealbata</i> <i>Acacia verniciflua</i> <i>Exocarpos cupressiformis</i> <u>Shrubs</u> <i>Astroloma humifusum</i> <i>Banksia marginata</i> <i>Beyeria viscosa</i> <i>Bursaria spinosa</i> <i>Epacris impressa</i> <i>Leptospermum scoparium</i> <i>Pomaderris elliptica</i> <i>Pultenaea daphnoides</i> <i>Pultenaea juniperina</i> <u>Grasses and sedges</u> <i>Dianella tasmanica</i> <i>Poa labillardierei</i> <i>Gahnia radula</i> <i>Lomandra longifolia</i> <i>Themeda triandra</i> <i>Austrostipa stipoides</i> <i>Austrodanthonia spp.</i> <u>Herbs</u> <i>Acaena novaehollandiae</i> <i>Dichondra repens</i> <i>Drosera peltata</i> <i>Leptorhynchus squamatus</i> <i>Oxalis perennans</i> <i>Ranunculus sepilifolius</i> <i>Viola hederaceae</i> <u>Ferns</u> <i>Pteridium esculentum</i>	Black currawong (<i>Strepera fuliginosa</i>) Black-headed honeyeater (<i>Melithreptus affinis</i>) Brown thornbill (<i>Acanthiza pusilla</i>) Dusky robin (<i>Melanodryas vittata</i>) Eastern spinebill (<i>Acanthorhynchus tenuirostris</i>) Fantail cuckoo (<i>Cacomantis flabelliformis</i>) Flame robin (<i>Petroica boodang</i>) Forest raven (<i>Corvus tasmanicus</i>) Golden whistler (<i>Pachycephala pectoralis</i>) Green rosella (<i>Platycercus caledonicus</i>) Grey fantail (<i>Rhipidura albiscapa</i>) Grey shrike-thrush (<i>Colluricincla harmonica</i>) Pallid cuckoo (<i>Cacomantis pallidus</i>) Scarlet robin (<i>Petroica multicolor</i>) Silvereye (<i>Zosterops lateralis</i>) Strong-billed honeyeater (<i>Melithreptus validirostris</i>) Superb fairy wren (<i>Malurus cyaneus</i>) Tasmanian thornbill (<i>Acanthiza ewingii</i>) Yellow-throated honeyeater (<i>Lichenostomus flavicollis</i>)	Long-nosed potoroo (<i>Potorous tridactylus</i>) Tasmanian pademelon (<i>Thylogale billardieri</i>) Bennett's wallaby (<i>Macropus rufrogriseus</i>) Short-beaked echidna (<i>Tachyglossus aculeatus</i>) Brushtail possum (<i>Trichosurus vulpecula</i>) AMPHIBIANS Brown treefrog (<i>Litoria ewingii</i>) WEEDS None



APPENDIX 3 – NATURAL VALUES REPORT (NVA)

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference: Johnston - Dromedary

Requested For: Matthew Taylor - Ecotec Environmental

Report Type: Summary Report

Timestamp: 10:48:22 AM Thursday 12 March 2026

Threatened Flora: buffers Min: 1000m Max: 5000m

Threatened Fauna: buffers Min: 1000m Max: 5000m

Raptors: buffers Min: 1000m Max: 5000m

Tasmanian Weed Management Act Weeds: buffers Min: 1000m Max: 5000m

Priority Weeds: buffers Min: 1000m Max: 5000m

Geoconservation: buffer 1000m

Acid Sulfate Soils: buffer 1000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

Fire History: buffer 1000m

Tasmanian Reserve Estate: buffer 1000m

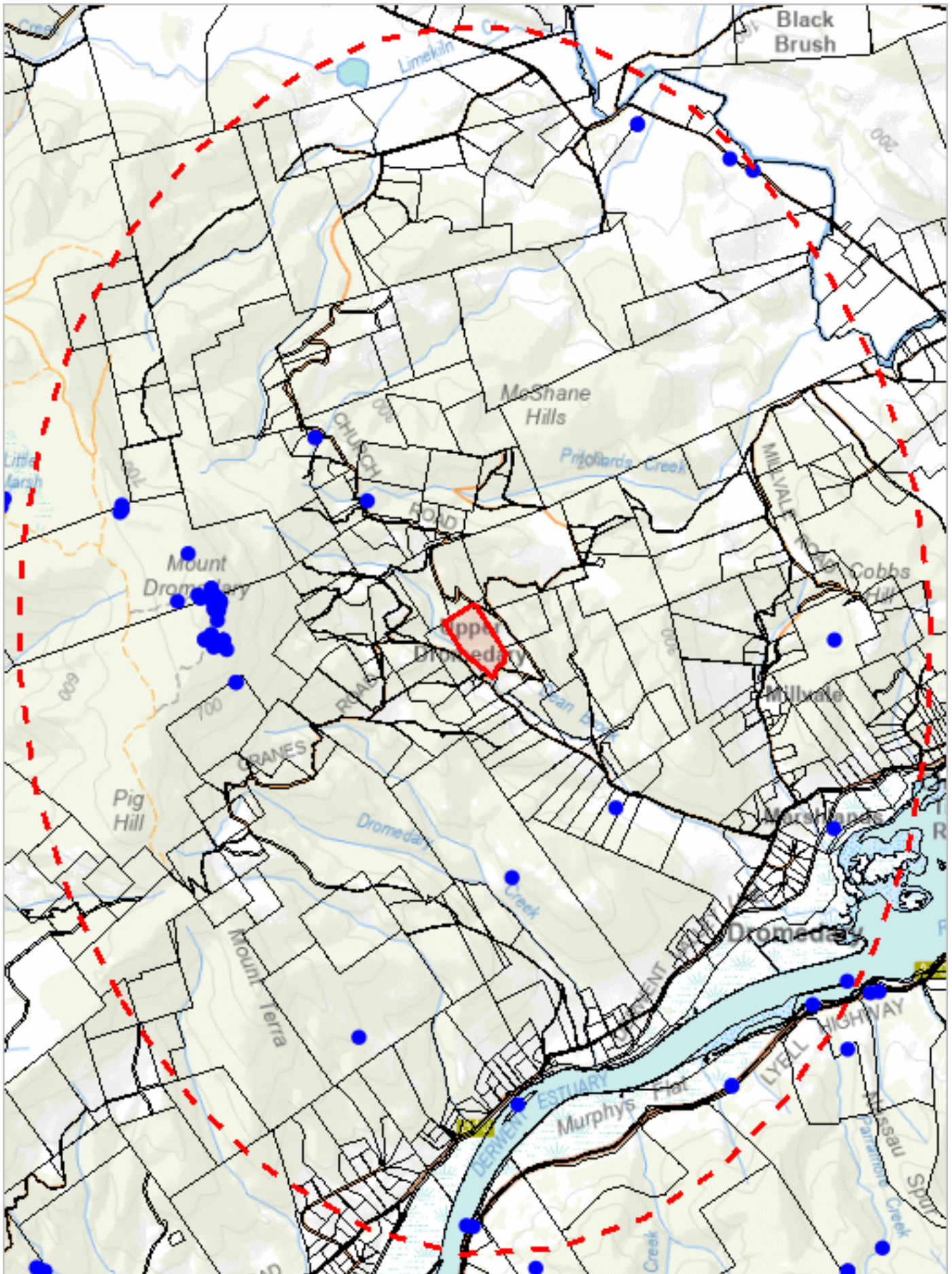
Biosecurity Risks: buffer 1000m



The centroid for this query GDA94: 511913.0, 5270641.0 falls within:

Property: 7345343

*** No threatened flora found within 1000 metres ***



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Please note that some layers may not display at all requested map scales

Threatened flora within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Allocasuarina duncanii</i>	conical sheoak	r		e	11	16-Aug-2013
<i>Althenia patentifolia</i>	spreading watermat	r		ae	1	27-Feb-1976
<i>Asperula scoparia</i> subsp. <i>scoparia</i>	prickly woodruff	r		ae	1	26-Jun-1999
<i>Brachyscome rigidula</i>	cutleaf daisy	v		n	2	31-Mar-1995
<i>Calocephalus lacteus</i>	milky beautyheads	r		n	1	04-Mar-1945
<i>Carex gunniana</i>	mountain sedge	r		n	1	30-Nov-1892
<i>Centropappus brunonis</i>	tasmanian daisytree	r		e	35	28-Dec-2013
<i>Eucalyptus risdonii</i>	risdon peppermint	r		e	12	11-May-2006
<i>Lythrum salicaria</i>	purple loosestrife	v		n	2	07-Feb-2018
<i>Pentachondra ericifolia</i>	fine frillyheath	r		e	6	28-May-1996
<i>Poa mollis</i>	soft tussockgrass	r		e	1	27-Nov-1985
<i>Ranunculus pumilio</i> var. <i>pumilio</i>	fernny buttercup	r		n	2	27-Sep-1993
<i>Schoenoplectus tabernaemontani</i>	river clubsedge	r		n	1	21-Mar-1999
<i>Scleranthus fasciculatus</i>	spreading knawel	v		n	1	01-Jun-2006
<i>Stuckenia pectinata</i>	fennel pondweed	r		n	1	06-Feb-1869
<i>Teucrium corymbosum</i>	forest germander	r		n	2	22-Jan-2024
<i>Uncinia elegans</i>	handsome hooksedge	r		t	2	28-May-1996
<i>Vittadinia cuneata</i> var. <i>cuneata</i>	fuzzy new-holland-daisy	r		n	3	17-Apr-1998
<i>Vittadinia gracilis</i>	woolly new-holland-daisy	r		n	5	01-Feb-2007
<i>Vittadinia muelleri</i>	narrowleaf new-holland-daisy	r		n	1	17-Nov-1998
<i>Vittadinia muelleri</i> (broad sense)	narrow leaf new holland daisy	p		n	2	01-Oct-1993

Unverified Records

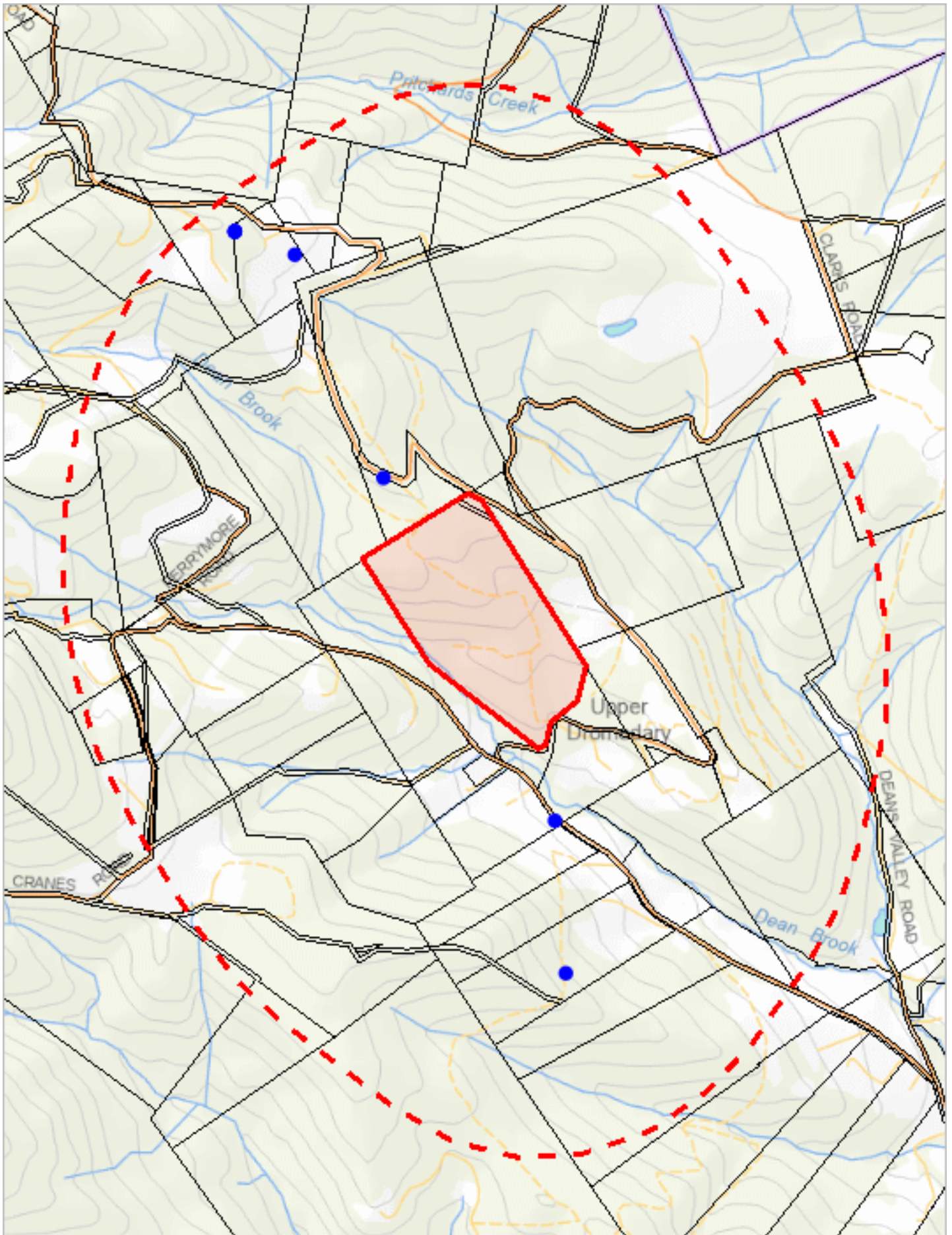
No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



510740, 5269121

Please note that some layers may not display at all requested map scales

Threatened fauna within 1000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 1000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	2	01-Mar-1996
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	2	01-May-1996
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	4	14-Apr-2022

Unverified Records

No unverified records were found!

Threatened fauna within 1000 metres

(based on Range Boundaries)

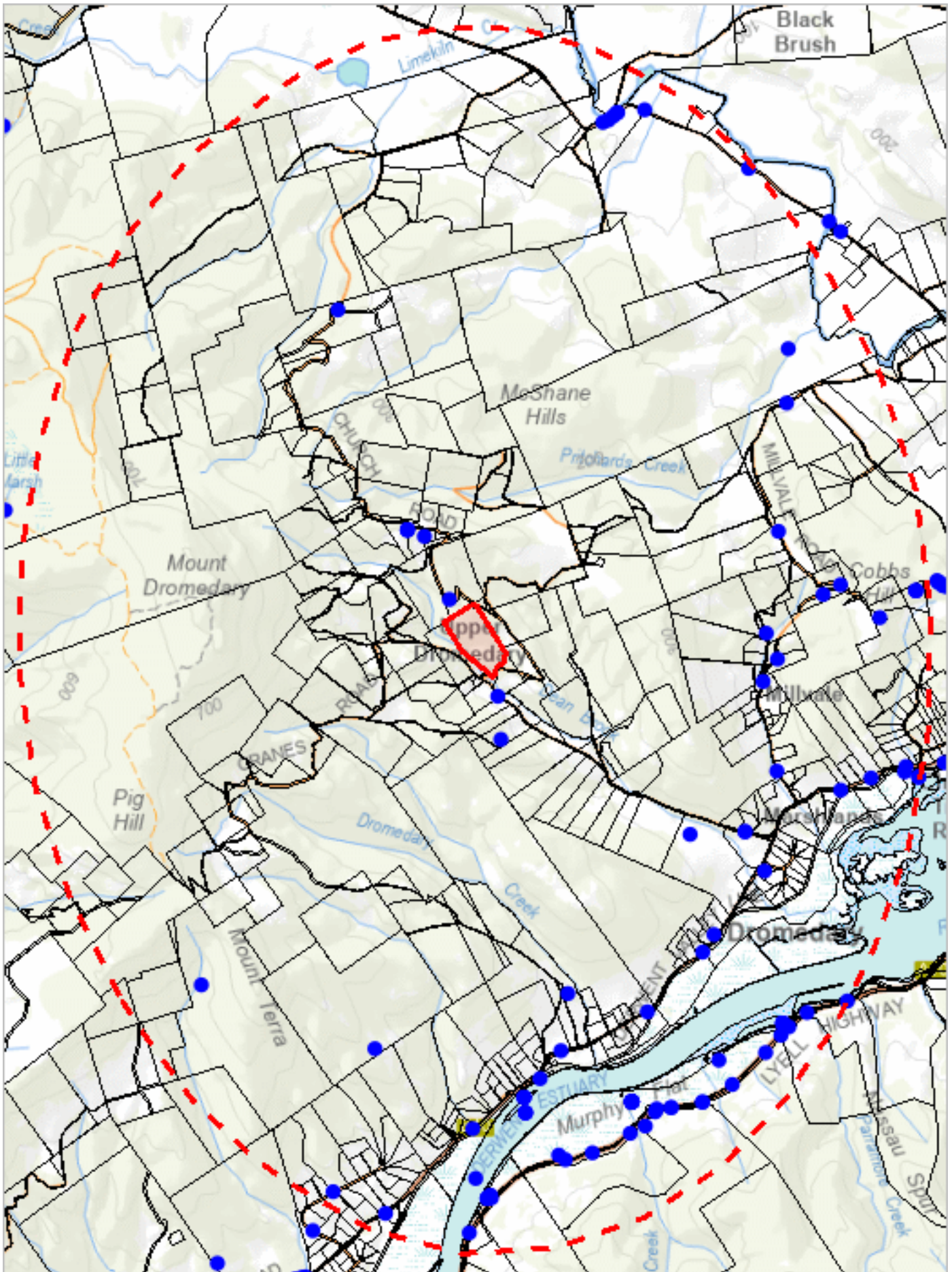
Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	1	0	0
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	Tasmanian masked owl	e	VU	e	1	0	1
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN	e	1	0	0
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

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Please note that some layers may not display at all requested map scales

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	2	16-Nov-2017
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	6	18-Jul-2024
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	6	21-Feb-2024
<i>Botaurus poiciloptilus</i>	australasian bittern		EN	n	15	25-Nov-2023
<i>Dasyurus maculatus</i>	spotted-tailed quoll	r	VU	n	1	12-Feb-2023
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tailed quoll	r	VU	n	2	01-Mar-1996
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	9	09-Dec-2019
Eagle sp.	Eagle	e	EN	n	3	07-May-2020
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	16	12-Mar-2023
<i>Neophema chrysostoma</i>	blue-winged parrot	v	VU	n	14	18-Sep-2021
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	13	02-Mar-2024
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	7	28-Oct-1987
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	42	03-May-2024
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	n	2	09-Oct-1989

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	2	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	2	0	0
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Tyto novaehollandiae subsp. castanops</i>	Tasmanian masked owl	e	VU	e	1	0	1
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN	e	1	0	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	1
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

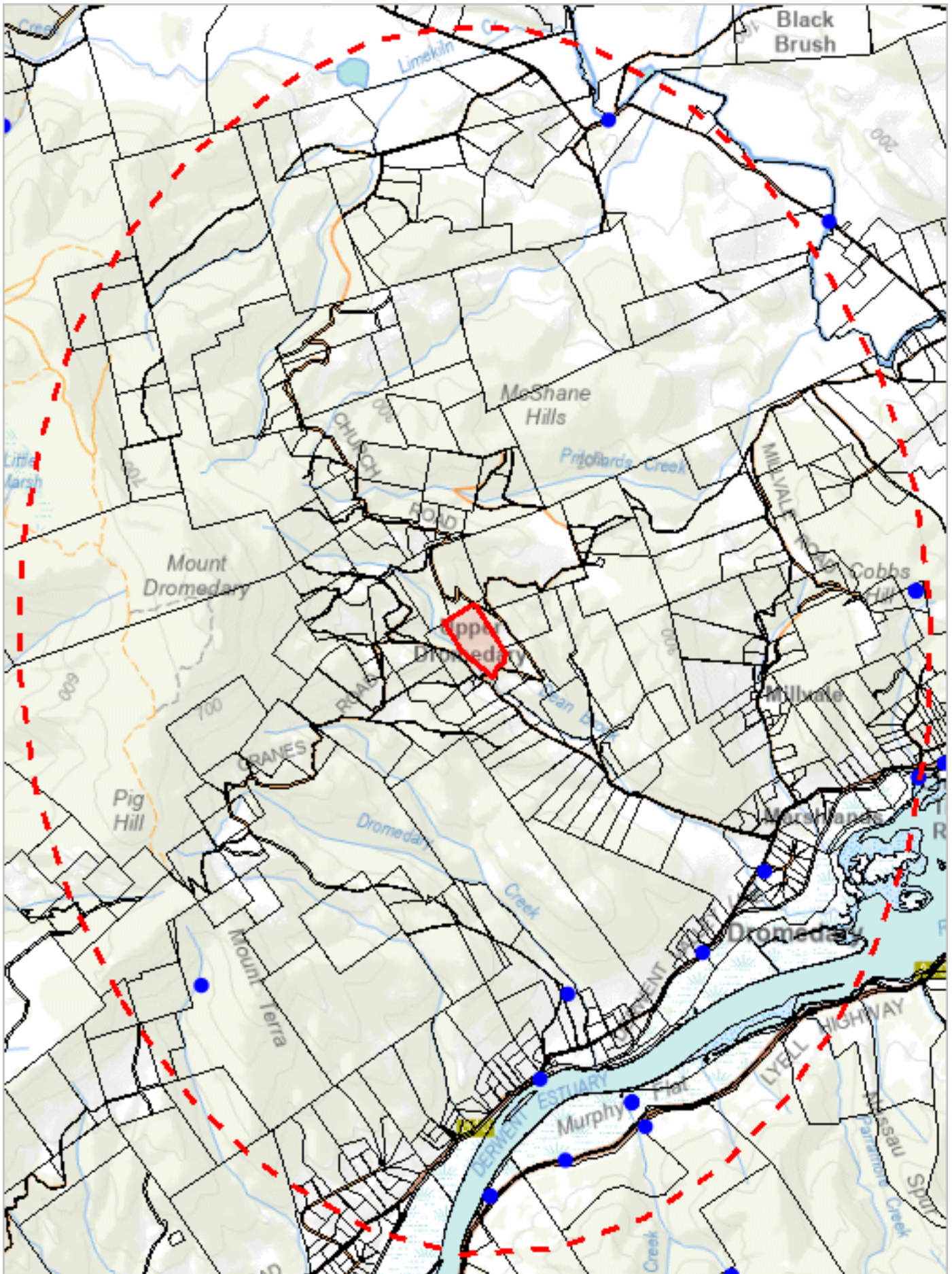
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Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No Raptor nests or sightings found within 1000 metres. ***



507798, 5265127

Please note that some layers may not display at all requested map scales

Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
1689	Eagle sp.	Eagle	Nest	1	30-Jul-2008
1778	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	21-Feb-2024
1778	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	4	07-May-2020
2927	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	21-Feb-2024
2927	Eagle sp.	Eagle	Nest	1	07-May-2020
2928	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	21-Feb-2024
2928	Eagle sp.	Eagle	Nest	1	07-May-2020
494	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	21-Feb-2024
494	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	2	07-May-2020
	Accipiter novaehollandiae	grey goshawk	Not Recorded	1	16-Nov-2017
	Accipiter novaehollandiae	grey goshawk	Sighting	1	12-Jun-2016
	Aquila audax	wedge-tailed eagle	Carcass	1	18-Jul-2024
	Aquila audax	wedge-tailed eagle	Not Recorded	2	10-Jun-2018
	Aquila audax	wedge-tailed eagle	Sighting	3	28-Sep-2022
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Carcass	1	05-Jul-2019
	Haliaeetus leucogaster	white-bellied sea-eagle	Not Recorded	2	29-Aug-2017
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	8	12-Mar-2023
	Tyto novaehollandiae	masked owl	Sighting	2	09-Oct-1989

Unverified Records

No unverified records were found!

Raptor nests and sightings within 5000 metres (based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0

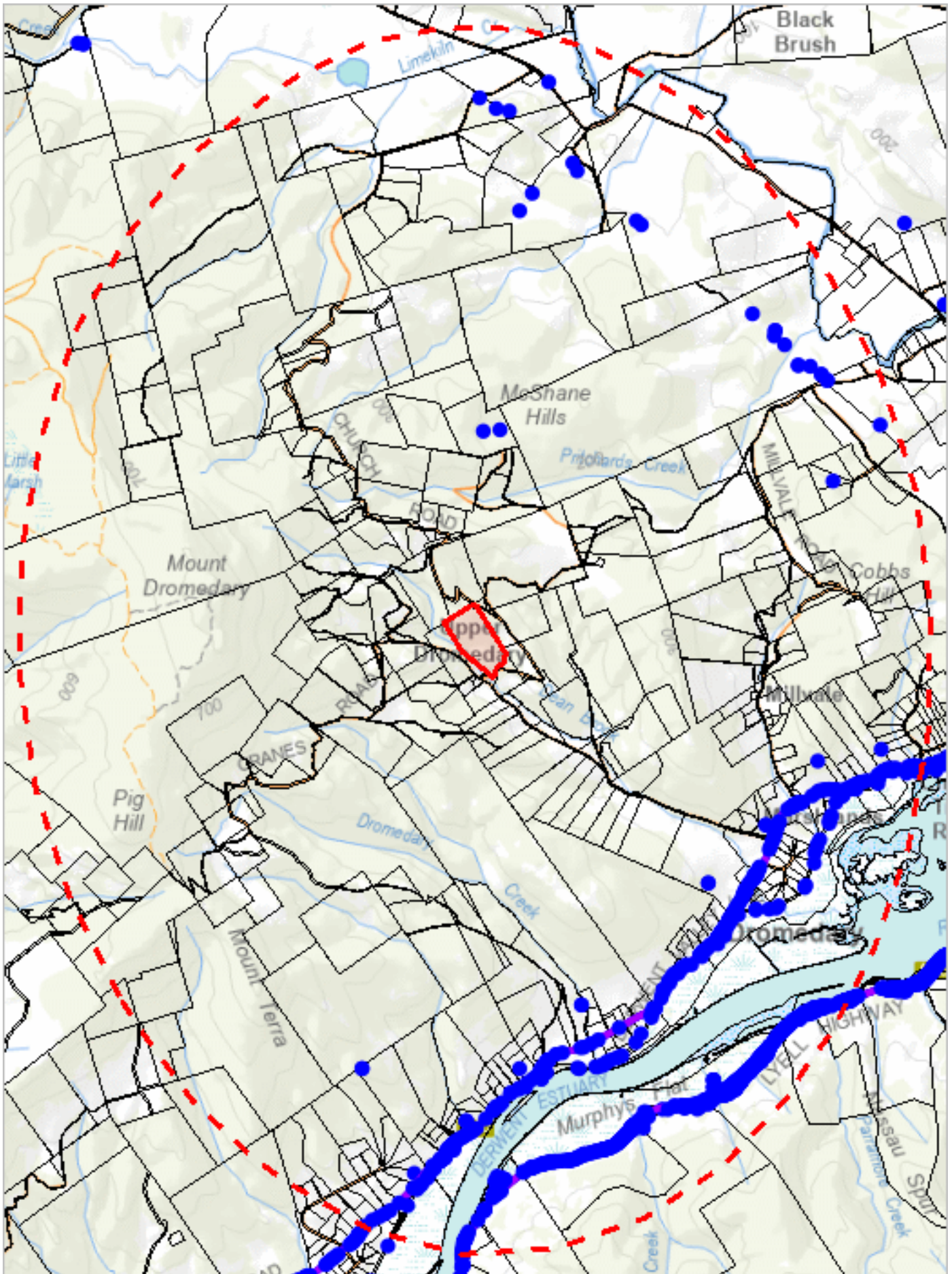
For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No Tas Management Act Weeds found within 1000 metres ***



507798, 5265127

Please note that some layers may not display at all requested map scales

Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Tas Management Act Weeds within 5000 m

Verified Records

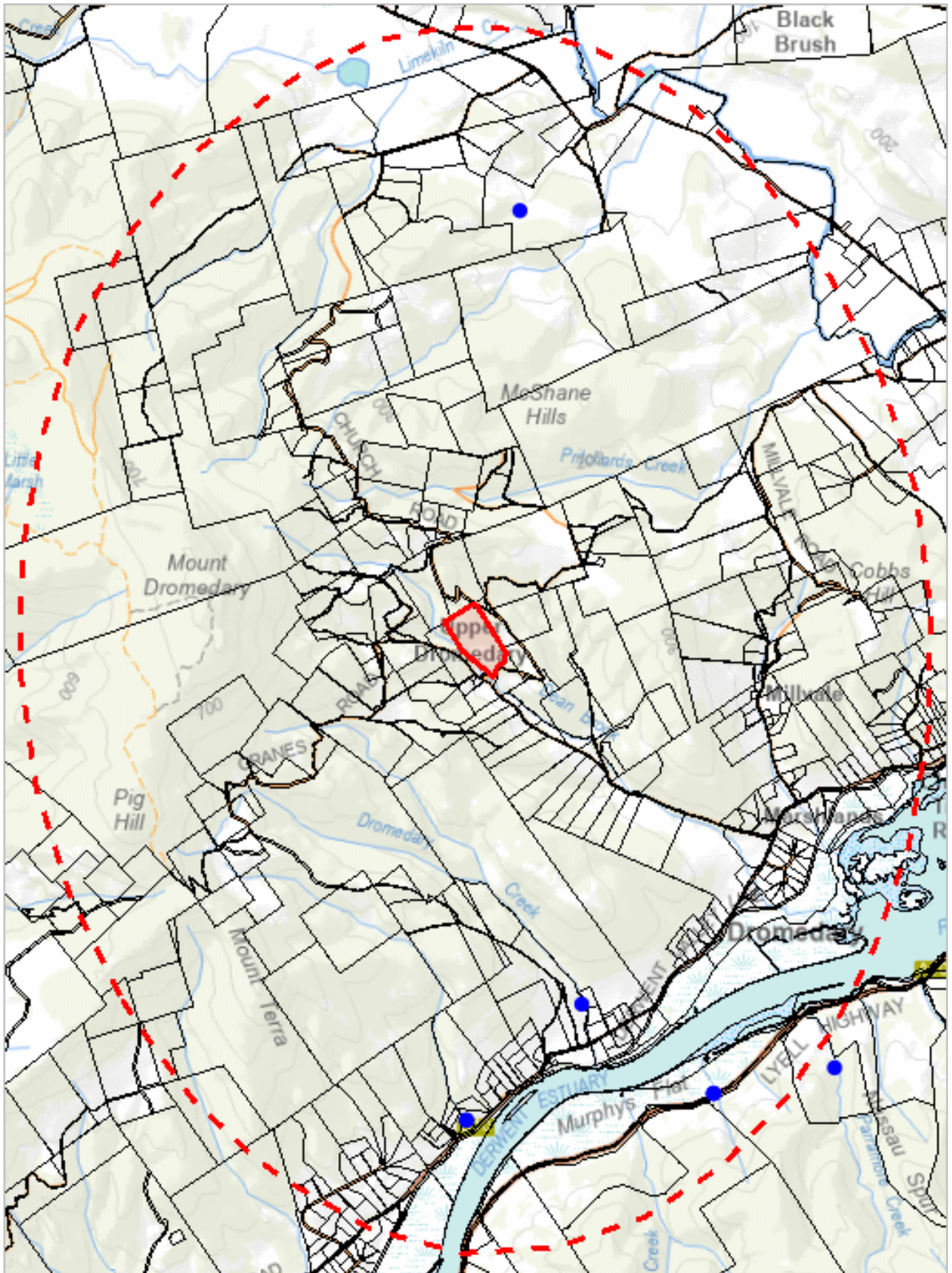
Species	Common Name	Observation Count	Last Recorded
<i>Amelichloa caudata</i>	espartillo	1	01-Jan-2022
<i>Asparagus asparagoides</i>	bridal creeper	17	20-Jun-2024
<i>Asphodelus fistulosus</i>	onion weed	1	01-Sep-1930
<i>Carduus pycnocephalus</i>	slender thistle	9	15-Dec-2022
<i>Carduus tenuiflorus</i>	winged thistle	10	05-May-2020
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	204	05-Dec-2024
<i>Cirsium arvense</i> var. <i>arvense</i>	creeping thistle	19	09-Sep-2022
<i>Cortaderia</i> sp.	pampas grass	2	30-Dec-2024
<i>Cytisus multiflorus</i>	white spanish broom	2	18-May-2023
<i>Cytisus scoparius</i>	english broom	145	30-Dec-2024
<i>Echium plantagineum</i>	patersons curse	9	05-Dec-2024
<i>Eragrostis curvula</i>	african lovegrass	10	18-Mar-2022
<i>Erica lusitanica</i>	spanish heath	3	31-Jan-2019
<i>Foeniculum vulgare</i>	fennel	395	30-Dec-2024
<i>Genista monspessulana</i>	montpellier broom or canary broom	40	30-Dec-2024
<i>Hypericum perforatum</i>	perforated st johns-wort	6	30-Dec-2024
<i>Hypericum perforatum</i> subsp. <i>veronense</i>	perforated st johns-wort	3	18-Aug-2008
<i>Lepidium draba</i>	hoary cress	162	24-Nov-2024
<i>Lycium ferocissimum</i>	african boxthorn	212	30-Dec-2024
<i>Marrubium vulgare</i>	white horehound	2	30-Dec-2024
<i>Nassella trichotoma</i>	serrated tussock	1	01-Jan-2022
<i>Rubus anglocandicans</i>	blackberry	2	20-Aug-2019
<i>Rubus fruticosus</i>	blackberry	797	30-Dec-2024
<i>Salix x fragilis</i> nothovar. <i>fragilis</i>	crack willow	21	02-Oct-2020
<i>Ulex europaeus</i>	gorse	22	15-Dec-2022

Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

<https://www.nre.tas.gov.au/invasive-species/weeds>

*** No Priority Weeds found within 1000 metres ***



507798, 5265127

Please note that some layers may not display at all requested map scales

Priority Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified

●

Point Unverified

▬

Line Verified

▬

Line Unverified

▭

Polygon Verified

▭

Polygon Unverified

Legend: Cadastral Parcels



Priority Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Dipsacus fullonum	wild teasel	5	25-Mar-2010
Reseda luteola	weld	7	17-May-2006
Verbascum thapsus	great mullein	1	08-Nov-1995

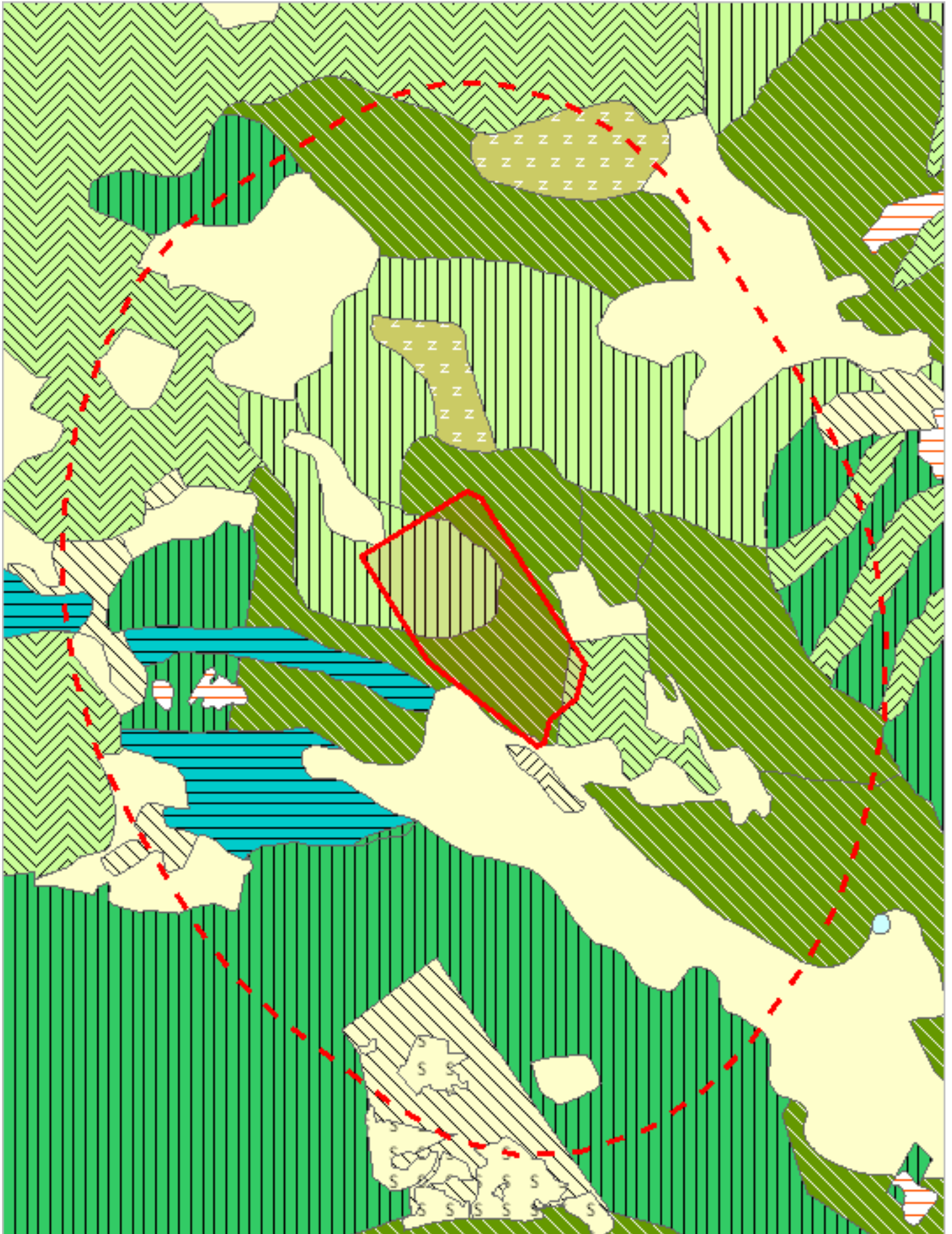
Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

<https://www.nre.tas.gov.au/invasive-species/weeds>

*** No Geoconservation sites found within 1000 metres. ***

*** No Acid Sulfate Soils found within 1000 metres ***



510740, 5269121

Please note that some layers may not display at all requested map scales

Legend: TASVEG 5.0

	(DAC) Eucalyptus amygdalina coastal forest and woodland
	(DAD) Eucalyptus amygdalina forest and woodland on dolerite
	(DAM) Eucalyptus amygdalina forest on mudstone
	(DAS) Eucalyptus amygdalina forest and woodland on sandstone
	(DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
	(DBA) Eucalyptus barberi forest and woodland
	(DCO) Eucalyptus coccifera forest and woodland
	(DCR) Eucalyptus cordata forest
	(DDE) Eucalyptus tasmaniensis dry forest and woodland
	(DDP) Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
	(DFP) Furneaux peppermint forest
	(DGL) Eucalyptus globulus dry forest and woodland
	(DGW) Eucalyptus gunnii woodland
	(DKW) King Island Eucalypt woodland
	(DMO) Eucalyptus morrisbyi forest and woodland
	(DMW) Midlands woodland complex
	(DNI) Eucalyptus nitida dry forest and woodland
	(DOB) Eucalyptus obliqua dry forest
	(DOV) Eucalyptus ovata forest and woodland
	(DOW) Eucalyptus ovata heathy woodland
	(DPD) Eucalyptus pauciflora forest and woodland on dolerite
	(DPE) Eucalyptus perriniana forest and woodland
	(DPO) Eucalyptus pauciflora forest and woodland not on dolerite
	(DPU) Eucalyptus pulchella forest and woodland
	(DRI) Eucalyptus risdonii forest and woodland
	(DRO) Eucalyptus rodwayi forest and woodland
	(DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
	(DSG) Eucalyptus sieberi forest and woodland on granite
	(DSO) Eucalyptus sieberi forest and woodland not on granite
	(DTD) Eucalyptus tenuiramis forest and woodland on dolerite
	(DTG) Eucalyptus tenuiramis forest and woodland on granite
	(DTO) Eucalyptus tenuiramis forest and woodland on sediments
	(DVC) Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
	(DVF) Eucalyptus viminalis Furneaux forest and woodland
	(DVG) Eucalyptus viminalis grassy forest and woodland
	(HCH) Alpine coniferous heathland
	(HCM) Cushion moorland
	(HHE) Eastern alpine heathland
	(HHW) Western alpine heathland
	(HSE) Eastern alpine sedgeland
	(HSW) Western alpine sedgeland/herbland
	(HUE) Eastern alpine vegetation (undifferentiated)
	(FAC) Improved pasture with native tree canopy
	(FAL) Agricultural land
	(FMG) Marram grassland
	(FPE) Permanent easements
	(FPF) Pteridium esculentum fernland
	(FPH) Plantations for silviculture - hardwood
	(FPS) Plantations for silviculture - softwood
	(FPU) Unverified plantations for silviculture
	(FRG) Regenerating cleared land
	(FSM) Spartina marshland
	(FUM) Extra-urban miscellaneous
	(FUR) Urban areas
	(FWU) Weed infestation
	(MBE) Eastern buttongrass moorland
	(MBP) Pure buttongrass moorland
	(MBR) Sparse buttongrass moorland on slopes
	(MBS) Buttongrass moorland with emergent shrubs

TASVEG 5.0 Communities within 1000 metres

	{MBU} Buttongrass moorland (undifferentiated)
	{MBW} Western buttongrass moorland
	{MDS} Subalpine <i>Diplarrena latifolia</i> rushland
	{MGH} Highland grassy sedgeland
	{MRR} Restionaceae rushland
	{MSW} Western lowland sedgeland
	{GCL} Lowland grassland complex
	{GHC} Coastal grass and herbfield
	{GPH} Highland <i>Poa</i> grassland
	{GPL} Lowland <i>Poa labillardierei</i> grassland
	{GRP} Rockplate grassland
	{GSL} Lowland grassy sedgeland
	{GTL} Lowland <i>Themeda triandra</i> grassland
	{NAD} <i>Acacia dealbata</i> forest
	{NAF} <i>Acacia melanoxylon</i> swamp forest
	{NAL} <i>Allocasuarina littoralis</i> forest
	{NAR} <i>Acacia melanoxylon</i> forest on rises
	{NAV} <i>Allocasuarina verticillata</i> forest
	{NBA} <i>Bursaria</i> - <i>Acacia</i> woodland
	{NBS} <i>Banksia serrata</i> woodland
	{NCR} <i>Callitris rhomboidea</i> forest
	{NLA} <i>Leptospermum scoparium</i> - <i>Acacia mucronata</i> forest
	{NLE} <i>Leptospermum</i> forest
	{NLM} <i>Leptospermum lanigerum</i> - <i>Melaleuca squarrosa</i> swamp forest
	{NLN} Subalpine <i>Leptospermum nitidum</i> woodland
	{NME} <i>Melaleuca ericifolia</i> swamp forest
	{OAQ} Water, sea
	{ORO} Lichen lithosere
	{OSM} Sand, mud
	{RCO} Coastal rainforest
	{RFE} Rainforest fernland
	{RFS} <i>Nothofagus gunnii</i> rainforest scrub
	{RHP} <i>Lagarostrobos franklinii</i> rainforest and scrub
	{RKF} <i>Athrotaxis selaginoides</i> - <i>Nothofagus gunnii</i> short rainforest
	{RKP} <i>Athrotaxis selaginoides</i> rainforest
	{RKS} <i>Athrotaxis selaginoides</i> subalpine scrub
	{RKK} Highland rainforest scrub with dead <i>Athrotaxis selaginoides</i>
	{RML} <i>Nothofagus</i> - <i>Leptospermum</i> short rainforest
	{RMS} <i>Nothofagus</i> - <i>Phyllocladus</i> short rainforest
	{RMT} <i>Nothofagus</i> - <i>Atherosperma</i> rainforest
	{RMU} <i>Nothofagus</i> rainforest (undifferentiated)
	{RPF} <i>Athrotaxis cupressoides</i> - <i>Nothofagus gunnii</i> short rainforest
	{RPP} <i>Athrotaxis cupressoides</i> rainforest
	{RPW} <i>Athrotaxis cupressoides</i> open woodland
	{RSH} Highland low rainforest and scrub
	{AAP} Alkaline pans
	{AHF} Freshwater aquatic herbland
	{AHL} Lacustrine herbland
	{AHS} Saline aquatic herbland
	{ARS} Saline sedgeland / rushland
	{ASF} Freshwater aquatic sedgeland and rushland
	{ASP} Sphagnum peatland
	{ASS} Succulent saline herbland
	{AUS} Saltmarsh (undifferentiated)
	{AWU} Wetland (undifferentiated)
	{SAL} <i>Acacia longifolia</i> coastal scrub
	{SBM} <i>Banksia marginata</i> wet scrub
	{SBR} Broad-leaf scrub
	{SCA} Coastal scrub on alkaline sands
	{SCH} Coastal heathland
	{SCL} Heathland on calcareous substrates

TASVEG 5.0 Communities within 1000 metres

	{SED} Eastern scrub on dolerite
	{SHS} Subalpine heathland
	{SHW} Wet heathland
	{SKA} Kunzea ambigua regrowth scrub
	{SLG} Leptospermum glaucescens heathland and scrub
	{SLL} Leptospermum lanigerum scrub
	{SLS} Leptospermum scoparium heathland and scrub
	{SMM} Melaleuca squamea heathland
	{SMP} Melaleuca pustulata scrub
	{SMR} Melaleuca squarrosa scrub
	{SRE} Eastern riparian scrub
	{SRF} Leptospermum with rainforest scrub
	{SRH} Rookery halophytic herbland
	{SSC} Coastal scrub
	{SSK} Scrub complex on King Island
	{SSW} Western subalpine scrub
	{SSZ} Spray zone coastal complex
	{SWR} Western regrowth complex
	{SWW} Western wet scrub
	{WBR} Eucalyptus brookeriana wet forest
	{WDA} Eucalyptus dalrympleana forest
	{WDB} Eucalyptus tasmaniensis forest with broad-leaf shrubs
	{WDL} Eucalyptus tasmaniensis forest over Leptospermum
	{WDR} Eucalyptus tasmaniensis forest over rainforest
	{WDU} Eucalyptus tasmaniensis wet forest (undifferentiated)
	{WGL} Eucalyptus globulus King Island forest
	{WGL} Eucalyptus globulus wet forest
	{WNL} Eucalyptus nitida forest over Leptospermum
	{WNR} Eucalyptus nitida forest over rainforest
	{WNU} Eucalyptus nitida wet forest (undifferentiated)
	{WOB} Eucalyptus obliqua forest with broad-leaf shrubs
	{WOL} Eucalyptus obliqua forest over Leptospermum
	{WOR} Eucalyptus obliqua forest over rainforest
	{WOU} Eucalyptus obliqua wet forest (undifferentiated)
	{WRE} Eucalyptus regnans forest
	{WSU} Eucalyptus subcrenulata forest and woodland
	{WVI} Eucalyptus viminalis wet forest

Legend: Cadastral Parcels



TASVEG 5.0 Communities within 1000 metres

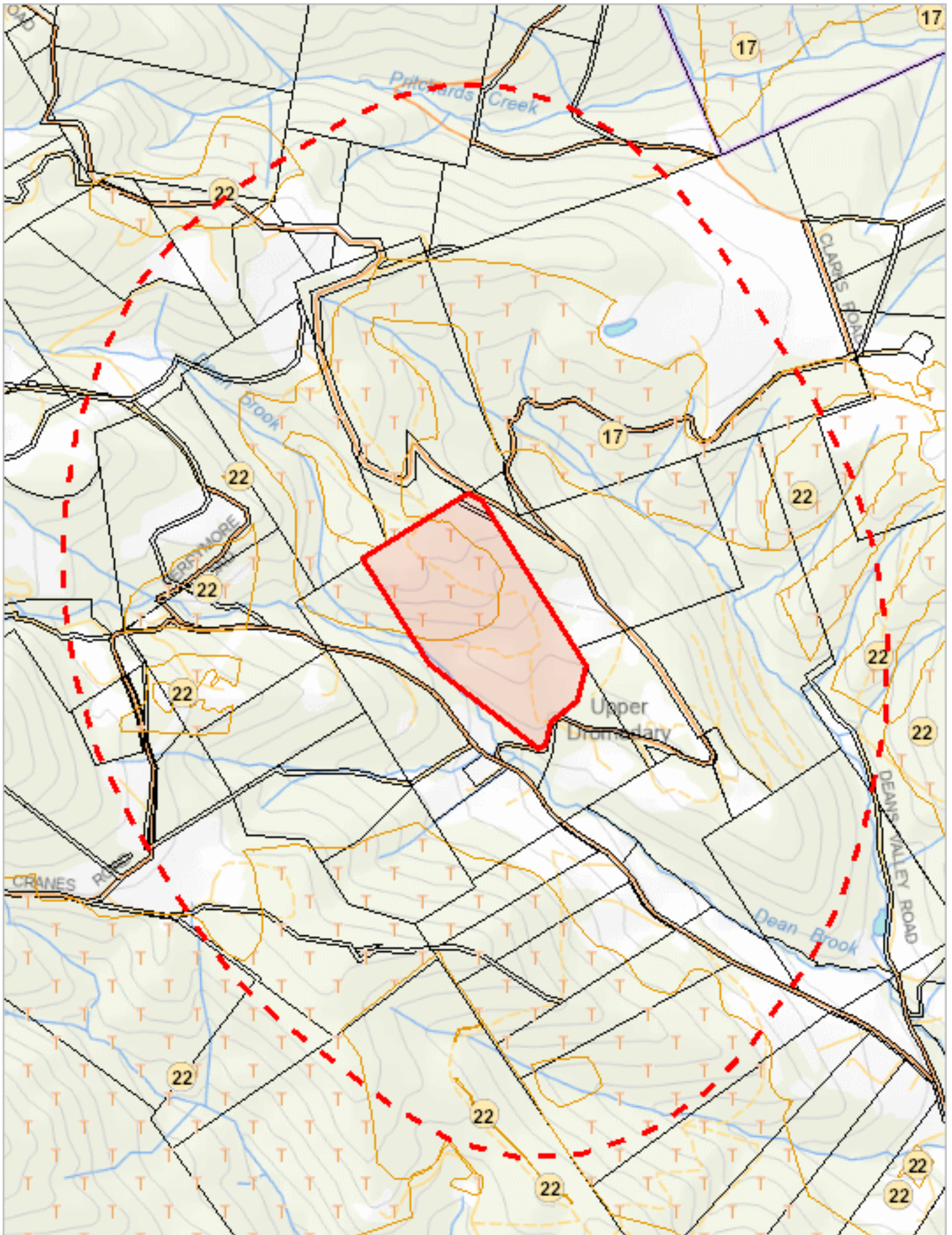
Code	Community	Notable Tree
DGL	(DGL) Eucalyptus globulus dry forest and woodland	
DOB	(DOB) Eucalyptus obliqua dry forest	
DPU	(DPU) Eucalyptus pulchella forest and woodland	
DTO	(DTO) Eucalyptus tenuiramis forest and woodland on sediments	
FAL	(FAL) Agricultural land	
FPS	(FPS) Plantations for silviculture - softwood	
FRG	(FRG) Regenerating cleared land	(EL) E. obliqua
FRG	(FRG) Regenerating cleared land	
FUM	(FUM) Extra-urban miscellaneous	
FWU	(FWU) Weed infestation	
NBA	(NBA) Bursaria - Acacia woodland	
WOU	(WOU) Eucalyptus obliqua wet forest (undifferentiated)	

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



510740, 5269121

Please note that some layers may not display at all requested map scales

Threatened Communities (TNVC 2020) within 1000 metres

Legend: Threatened Communities

- ☐ 1 - Alkaline pans
- ☐ 2 - Allocasuarina littoralis forest
- ☐ 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- ☐ 4 - Athrotaxis cupressoides open woodland
- ☐ 5 - Athrotaxis cupressoides rainforest
- ☐ 6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
- ☐ 7 - Athrotaxis selaginoides rainforest
- ☐ 8 - Athrotaxis selaginoides subalpine scrub
- ☐ 9 - Banksia marginata wet scrub
- ☐ 10 - Banksia serrata woodland
- ☐ 11 - Callitris rhomboidea forest
- ☐ 13 - Cushion moorland
- ☐ 14 - Eucalyptus amygdalina forest and woodland on sandstone
- ☐ 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- ☐ 16 - Eucalyptus brookeriana wet forest
- ☐ 17 - Eucalyptus globulus dry forest and woodland
- ☐ 18 - Eucalyptus globulus King Island forest
- ☐ 19 - Eucalyptus morrisbyi forest and woodland
- ☐ 20 - Eucalyptus ovata forest and woodland
- ☐ 21 - Eucalyptus risdonii forest and woodland
- ☐ 22 - Eucalyptus tenuiramis forest and woodland on sediments
- ☐ 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- ☐ 24 - Eucalyptus viminalis Furneaux forest and woodland
- ☐ 25 - Eucalyptus viminalis wet forest
- ☐ 26 - Heathland on calcareous substrates
- ☐ 27 - Heathland scrub complex at Wingaroo
- ☐ 28 - Highland grassy sedge land
- ☐ 29 - Highland Poa grassland
- ☐ 30 - Melaleuca ericifolia swamp forest
- ☐ 31 - Melaleuca pustulata scrub
- ☐ 32 - Notelaea - Pomaderris - Beyeria forest
- ☐ 33 - Rainforest fernland
- ☐ 34 - Riparian scrub
- ☐ 35 - Seabird rookery complex
- ☐ 36 - Sphagnum peatland
- ☐ 36A - Spray zone coastal complex
- ☐ 37 - Subalpine Diplarrena latifolia rushland
- ☐ 38 - Subalpine Leptospermum nitidum woodland
- ☐ 39 - Wetlands

Legend: Cadastral Parcels



Threatened Communities (TNVC 2020) within 1000 metres

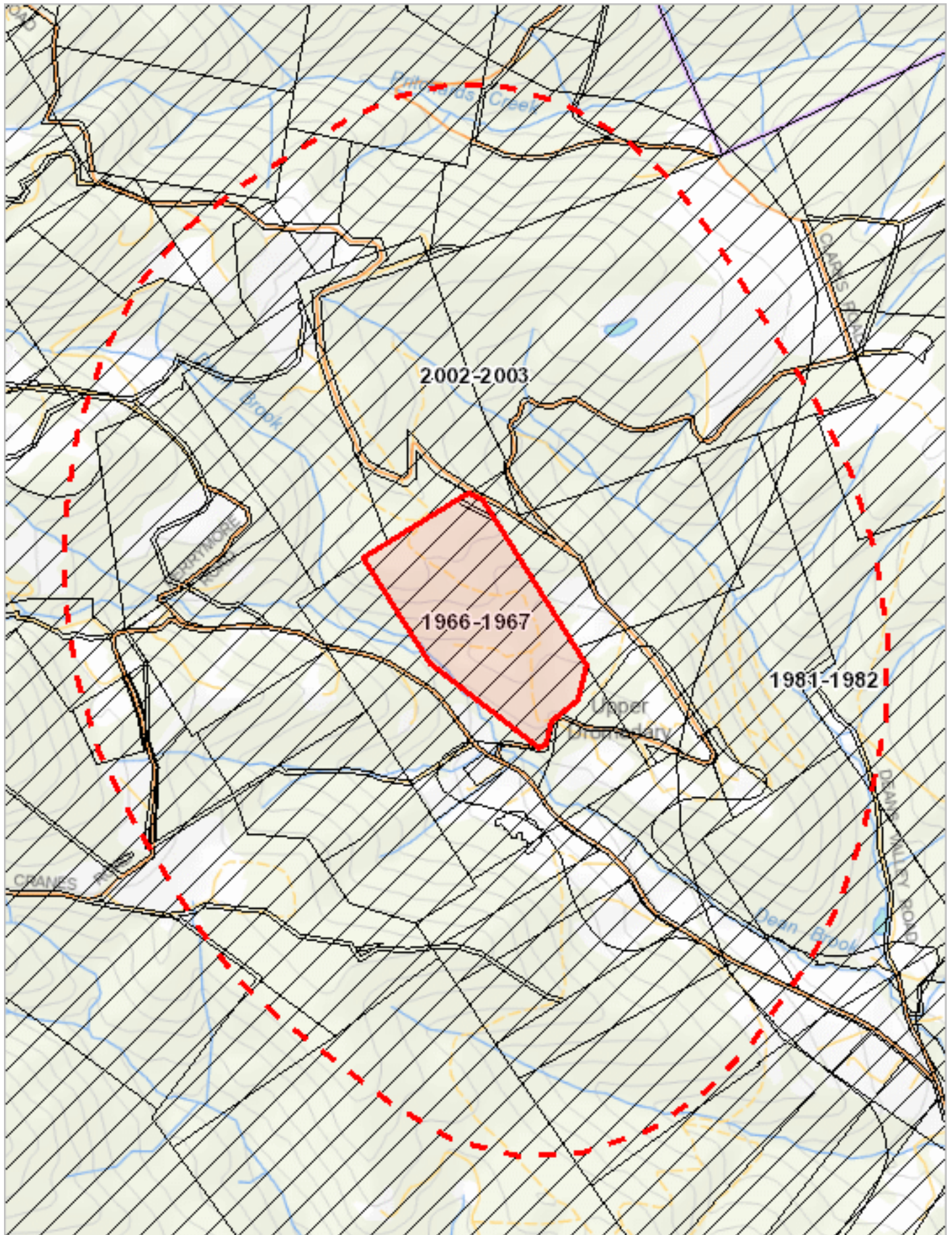
Scheduled Community Id	Scheduled Community Name
17	Eucalyptus globulus dry forest and woodland
22	Eucalyptus tenuiramis forest and woodland on sediments

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



510740, 5269121

Please note that some layers may not display at all requested map scales

Fire History (All) within 1000 metres

Legend: Fire History All

- 

Bushfire-Unknown Category
- 

Completed Planned Burn
- 

Bushfire

Legend: Cadastral Parcels



Fire History (All) within 1000 metres

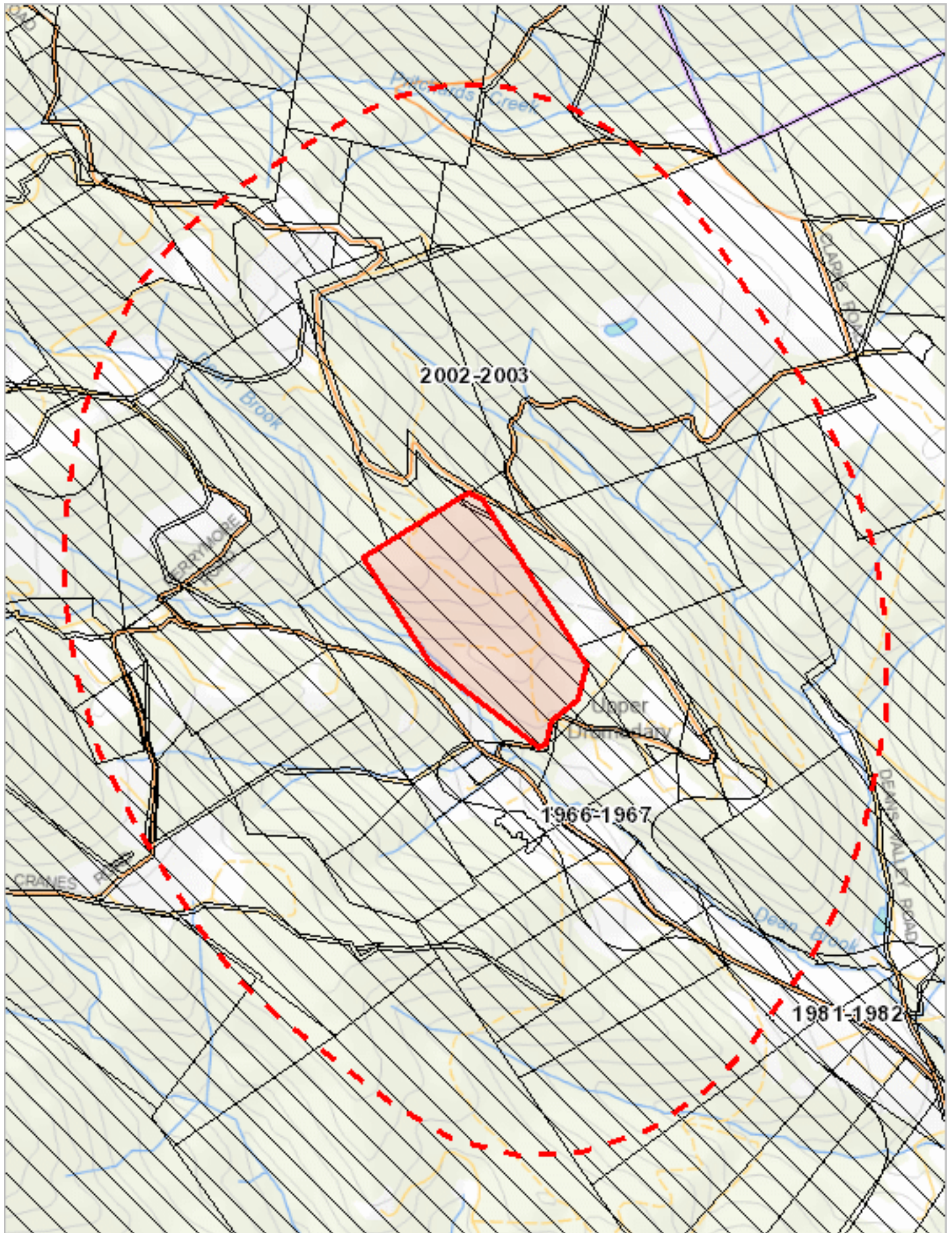
Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
213	Broadmarsh-Bluff rd (TFS)	21-Jan-2003	Bushfire	Deliberate	14345.8624222
23007374	Church Road	21-Feb-2023	Bushfire	Undetermined	0.5871459
430	Dromedary 2 (FT)	15-Feb-1982	Bushfire	Undetermined	10888.14968844
	1967 Fire	07-Feb-1967	Bushfire	Undetermined	198781.03618169

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

Telephone: 1800 000 699

Email: planning@fire.tas.gov.au

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000



510740, 5269121

Please note that some layers may not display at all requested map scales

Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

-  Bushfire-Unknown category
-  Completed Planned Burn

 Bushfire

Legend: Cadastral Parcels



Fire History (Last Burnt) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
213	Broadmarsh-Bluff rd (TFS)	21-Jan-2003	Bushfire	Deliberate	14345.8624222
23007374	Church Road	21-Feb-2023	Bushfire	Undetermined	0.5871459
430	Dromedary 2 (FT)	15-Feb-1982	Bushfire	Undetermined	10888.14968844
	1967 Fire	07-Feb-1967	Bushfire	Undetermined	198781.03618169

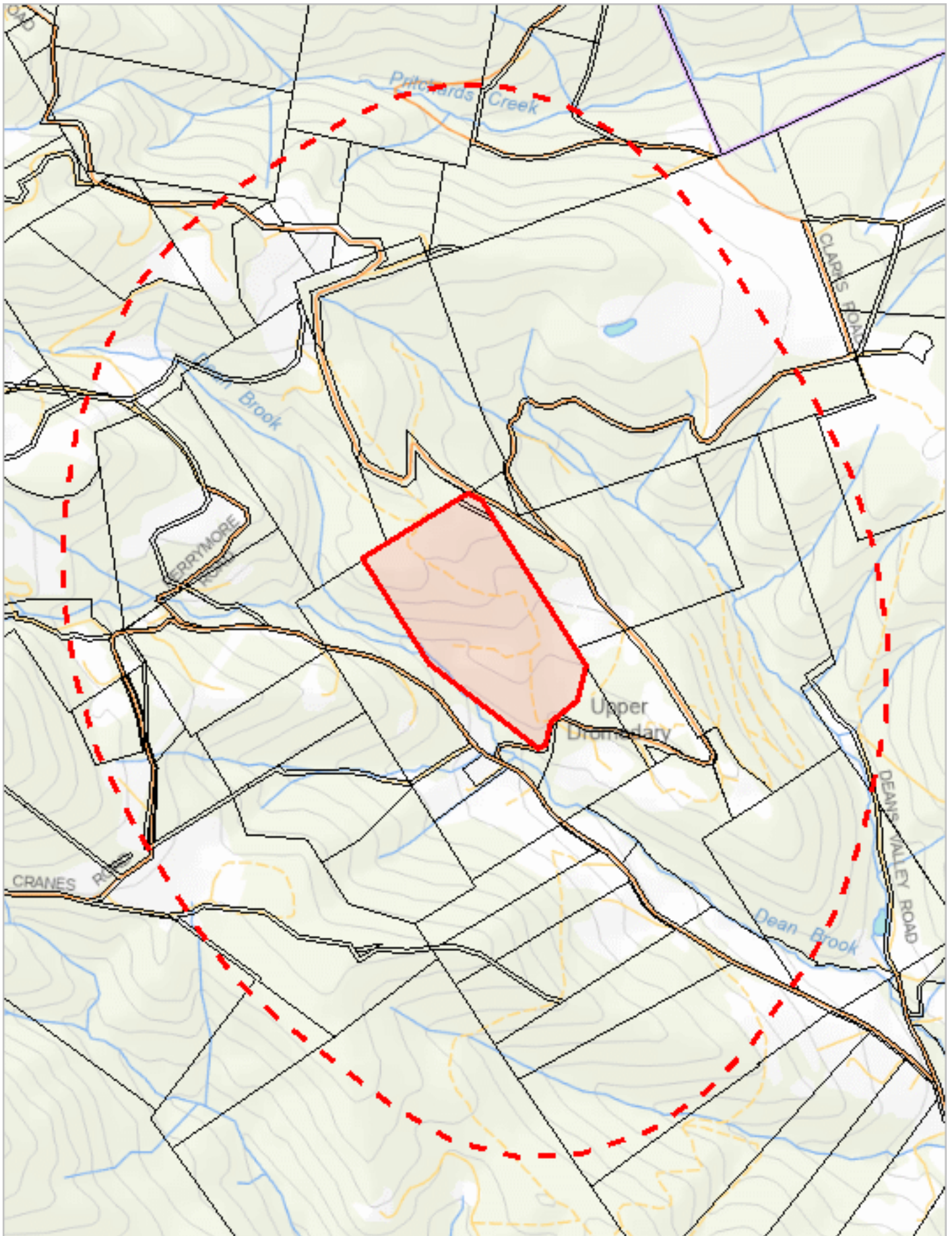
For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

Telephone: 1800 000 699

Email: planning@fire.tas.gov.au

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

*** No reserves found within 1000 metres ***



510740, 5269121

Please note that some layers may not display at all requested map scales

Known biosecurity risks within 1000 meters

Legend: Biosecurity Risk Species

- | | | |
|---|--|--|
|  Point Verified |  Point Unverified |  Line Verified |
|  Line Unverified |  Polygon Verified |  Polygon Unverified |

Legend: Hygiene infrastructure

- | | |
|---|---|
|  Location Point Verified |  Location Point Unverified |
|  Location Line Verified |  Location Line Unverified |
|  Location Polygon Verified |  Location Polygon Unverified |

Legend: Cadastral Parcels



Known biosecurity risks within 1000 meters

Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed <https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles <https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant <https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town through a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres



APPENDIX 4 – PROTECTED MATTERS REPORT EPBCA



Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 07-Aug-2026

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	2
Listed Threatened Species:	30
Listed Migratory Species:	9

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <https://www.dcceew.gov.au/parks-heritage/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	15
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	None
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	2
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities

[Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text
Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (Eucalyptus ovata / E. brookeriana)	Critically Endangered	Community likely to occur within area
Tasmanian white gum (Eucalyptus viminalis) wet forest	Critically Endangered	Community likely to occur within area

Listed Threatened Species

[Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.

Number is the current name ID.

Scientific Name	Threatened Category	Presence Text
BIRD		
Aquila audax fleayi Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Species or species habitat likely to occur within area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Ceyx azureus diemenensis Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat may occur within area

Scientific Name	Threatened Category	Presence Text
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pardalotus quadragintus Forty-spotted Pardalote [418]	Endangered	Species or species habitat may occur within area
Pterodroma leucoptera leucoptera Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area
Tyto novaehollandiae castanops (Tasmanian population) Masked Owl (Tasmanian) [67051]	Vulnerable	Species or species habitat likely to occur within area
FISH		
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area
FROG		
Ranoidea raniformis listed as Litoria raniformis Southern Bell Frog, Growling Grass Frog, Green and Golden Frog [94668]	Vulnerable	Species or species habitat likely to occur within area
INSECT		

Scientific Name	Threatened Category	Presence Text
Antipodia chaostola leucophaea Tasmanian Chaostola Skipper, Heath-sand Skipper [77672]	Endangered	Species or species habitat may occur within area
MAMMAL		
Dasyurus maculatus maculatus (Tasmanian population) Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat likely to occur within area
Dasyurus viverrinus Eastern Quoll, Luaner [333]	Endangered	Species or species habitat likely to occur within area
Perameles gunnii gunnii Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat likely to occur within area
Sarcophilus harrisii Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area
PLANT		
Caladenia caudata Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat may occur within area
Colobanthus curtisiae Curtis' Colobanth [23961]	Vulnerable	Species or species habitat likely to occur within area
Epacris virgata Pretty Heath [20375]	Endangered	Species or species habitat may occur within area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat may occur within area
Lepidium hyssopifolium Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat likely to occur within area
Leucochrysum albicans subsp. tricolor Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat may occur within area

Scientific Name	Threatened Category	Presence Text
Prasophyllum apoxychilum Tapered Leek-orchid [64947]	Endangered	Species or species habitat may occur within area
Pterostylis ziegeleri Grassland Greenhood, Cape Portland Greenhood [64971]	Vulnerable	Species or species habitat may occur within area
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat may occur within area

Listed Migratory Species

[Resource Information]

Scientific Name	Threatened Category	Presence Text
Migratory Marine Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area

Migratory Terrestrial Species

Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area
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Migratory Wetlands Species

Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area

Scientific Name	Threatened Category	Presence Text
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species	[Resource Information]	
Scientific Name	Threatened Category	Presence Text
Bird		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area

Scientific Name	Threatened Category	Presence Text
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area overfly marine area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area overfly marine area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat likely to occur within area overfly marine area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area overfly marine area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Sterna striata White-fronted Tern [799]		Migration route may occur within area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area

Extra Information

Regional Forest Agreements

[Resource Information]

Note that all areas with completed RFAs have been included. Please see the associated resource information for specific caveats and use limitations associated with RFA boundary information.

RFA Name	State
Tasmanian	Tasmania

EPBC Act Referrals

[Resource Information]

Title of referral	Reference	Referral Outcome	Assessment Status
Controlled action			
Tasmania Natural Gas Project - Stage 3	2001/212	Controlled Action	Post-Approval
Not controlled action			
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data is available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on the contents of this report.

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions when time permits.

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded breeding sites; and
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- [-Natural history museums of Australia](#)
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- [-Other groups and individuals](#)

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact us](#) page.

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Priority Vegetation Area/Natural Values Report

8. Please clarify the potential impacts on priority vegetation. In particular:

a. Confirm whether any vegetation to be removed or modified is considered priority vegetation under clause C7.3.1, including vegetation that may provide significant habitat

for threatened fauna species.

- **Response:** Added a section in the Natural Values section, indicating that priority vegetation values are not present in the development area.

b. Provide an EPBC Act Protected Matters Report for the site and a written statement confirming whether referral of the proposal under the Environment Protection and Biodiversity Conservation Act 1999 is required.

- **Response:** Added a section in the Natural Values section confirming that EPBCA MNES are not present and proposal does not require referral. Provided Protected Matters report as Appendix 4.

c. Provide a written response addressing the relevant Performance Criteria of the Natural

Assets Code, including clause C7.6.2 P1.2.

- **Response:** Added a section addressing the Natural Assets Code in the Development Impacts and Risks section, which addresses the natural assets code.

d. Provide further information regarding potential swift parrot and eastern quoll habitat.

- **Response:** Added additional detail in the native fauna section on the suitability of habitat in the development area for each species.

i. Confirm whether any Eucalyptus globulus or Eucalyptus ovata will be removed, lopped, or managed as part of the development or BHMA.

- **Response:** Updated the native vegetation information in the Development Impacts section to make it clear that no blue gum or black gum will be cleared.

ii. Identify the location of any blue gum, black gum, or other important foraging trees within or near the development footprint and BHMA.

- **Response:** Mapped the location of 3 bluegums adjacent to the BHMA

iii. Clarify the basis for concluding that the impact on swift parrot and eastern quoll habitat is negligible, given the report states there is a high likelihood the species may occur on the property.

- **Response:** Added further justification about the negligible impact

iv. If no suitable alternative location for the development exists on the site, please advise whether any offsets or other mitigation measures are recommended to address the loss or disturbance of potential Swift Parrot or Eastern Quoll habitat, including any impacts on priority vegetation identified on the site.

- **Response:** The site does not constitute priority vegetation, is not preferred habitat for threatened species, and threatened vegetation communities are not present. Therefore no offset or mitigation measures are proposed.

9. Please correct the report title on page 2 of the Natural Values Report, which refers to “Swanport Rd, Alonnah”, while the report otherwise relates to 323 Church Road, Dromedary.

- **Response:** Typo - corrected

Response from Mathew Taylor, Principal Consultant, Ecotec Environmental

ONSITE-WASTEWATER ASSESSMENT

323 Church Road

Dromedary

April 2026



GEO-ENVIRONMENTAL

S O L U T I O N S

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	Edward Thomas Johnston
Site Address:	323 Church Road, Dromedary
Date of Inspection:	16/02/2026
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	15606/1
Title Area:	Approx. 17.09 ha
Applicable Planning Overlays:	Bushfire-prone areas, Priority Vegetation
Slope & Aspect:	6° SE facing slope
Vegetation:	Grass & Weeds
Ground Surface:	Disturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Permian Siltstone
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017 & AS1547:2012

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below.

Wastewater Soil Profile Summary

TH 1 Depth (m)	TH 2 Depth (m)	TH 3 Depth (m)	USCS	Description
0.00-0.40	0.00-0.50	0.00-0.60	SM	Silty SAND trace gravels: Fine grained, grey, dry, dense (TH1 refusal on boulder).
	0.50-1.20	0.60-1.70	CI	Silty CLAY; Low to medium plasticity, pale brown-grey mottles, slightly moist, stiff
	1.20-1.30	1.70-1.80	ML	Clayey SILT trace gravels: Low plasticity, brown-grey, slightly moist, refusal on rock.

Site Notes

The soils on site consist of windblown sand topsoils overlying clay subsoils which have developed from Permian Siltstone.

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as a moderately structured Silty Clay Loam (Category 4). It is proposed to install a dual-purpose septic tank with on-site absorption. A Design Loading Rate (DLR) of 7L/m²/day has been assigned for primary treated effluent.

The proposed two-bedroom dwelling has a calculated maximum wastewater output of 480L/day. This is based on a tank water supply and a maximum occupancy of 4 people (120L/day/person).

Using the DLR of 7L/m²/day, an absorption area of at least 72m² will be required to accommodate the expected flows. This can be accommodated by two 20m x 1.8m x 0.6m terraced absorption trenches connected to a dual-purpose septic tank (min 3000L) via a two-way splitter box with speed levelers to ensure equal distribution. For all calculations please refer to the Trench summary reports. A cut-off drain will be required upslope of the absorption area and the area excluded from traffic or any future building works. A 100% reserve area should be set aside for future wastewater requirements. There is sufficient space available on site to accommodate the reserve due to the large property size (>2ha). Therefore, a formal reserve area has not been assigned.

The following setback distances are required to comply with the Building Act 2016:

Upslope or level buildings:	3m
Downslope buildings:	11m
Upslope or level boundaries:	1.5m
Downslope boundaries:	14m
Downslope surface water:	100m

Compliance with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table.

During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for Edward Johnston	Assess. Date	20-Feb-26
	Ref. No.	
Assessed site(s) 323 Church Road Dromedary	Site(s) inspected	16-Feb-26
Local authority Brighton	Assessed by	John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 480 (using the 'No. of bedrooms in a dwelling' method)
 Septic tank wastewater volume (L/day) = 160
 Sullage volume (L/day) = 320
 Total nitrogen (kg/year) generated by wastewater = 1.5
 Total phosphorus (kg/year) generated by wastewater = 0.9

Climatic assumptions for site

(Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	41	36	36	45	36	29	46	47	40	48	44	56
Adopted rainfall (R, mm)	41	36	36	45	36	29	46	47	40	48	44	56
Retained rain (Rr, mm)	35	31	31	38	31	25	39	40	34	41	37	48
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	95	79	60	25	11	5	-8	2	29	43	68	78

Annual evapotranspiration less retained rain (mm) = 489

Soil characteristics

Texture = Clay loam Category = 4 Thick. (m) = 1.2
 Adopted permeability (m/day) = 0.78 Adopted LTAR (L/sq m/day) = 7 Min depth (m) to water = 3

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site
 The preferred method of on-site primary treatment: In dual purpose septic tank(s)
 The preferred method of on-site secondary treatment: In-ground
 The preferred type of in-ground secondary treatment: Trench(es)
 The preferred type of above-ground secondary treatment: None
 Site modifications or specific designs: Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) = 40
 Width (m) = 1.8
 Depth (m) = 0.6
 Total disposal area (sq m) required = 72
 comprising a Primary Area (sq m) of: 72
 and a Secondary (backup) Area (sq m) of:

Sufficient area is available on site

Comments

Using the DLR of 7L/m²/day an absorption area of at least 72m² is required.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for Edward Johnston

Assess. Date

20-Feb-26

Ref. No.

Assessed site(s) 323 Church Road Dromedary

Site(s) inspected

16-Feb-26

Local authority Brighton

Assessed by John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	5,000	V. high	Very low		
	Density of disposal systems	/sq km	5	Mod.	Very low		
	Slope angle	degrees	7	High	Low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces N		V. high	Very low		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	480	High	Low		
	SAR of septic tank effluent		1.2	High	Low		
	SAR of sullage		2.1	High	Moderate		
	Soil thickness	m	1.2	V. high	Very low		
	Depth to bedrock	m	1.2	Mod.	Moderate		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		7.0	High	Very low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
	Soil dispersion	Emerson No.	7	V. high	Very low		
	Adopted permeability	m/day	0.78	Mod.	Moderate		
	Long Term Accept. Rate	L/day/sq m	7	High	Moderate		

Comments

The site has the capability to accept onsite wastewater.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for Edward Johnston

Assess. Date

20-Feb-26

Ref. No.

Assessed site(s) 323 Church Road Dromedary

Site(s) inspected

16-Feb-26

Local authority Brighton

Assessed by John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Cation exchange capacity	mmol/100g	75	High	Moderate		
A	Phos. adsorp. capacity	kg/cub m	0.5	High	High		
	Annual rainfall excess	mm	-489	High	Very low		
	Min. depth to water table	m	3	High	Very low		
	Annual nutrient load	kg	2.3	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	3	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
A	Dist. to nearest surface water	m	110	V. high	High		
	Dist. to nearest other feature	m	81	V. high	Low		
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	180	V. high	Low		

Comments: There is low risk of environmental harm associated with onsite wastewater disposal at this site.

Demonstration of wastewater system compliance to *Building Act 2016 Guidelines for On-site Wastewater*

Acceptable Solutions	Performance Criteria	Compliance
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Consistent with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building. Consistent with A1 (b) (ii) Land application area will be located with a minimum separation distance of 11m from a downslope building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A2 (a) Land application area located > 100m from downslope surface water

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Consistent with A3 (b) (ii) Land application area will be located with a minimum separation distance of 14m from a downslope property boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Consistent with A4 No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Consistent with A5 (a) No groundwater encountered
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Consistent with P6 vertical setback of 0.6m consistent with AS/NZS 1547 Appendix R
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Consistent

ASSESSMENT OF HORIZONTAL AND VERTICAL SETBACK DISTANCES

(adapted from Table R1 in AS1547 - to be used in conjunction with Site Constraint Table)

Site feature	Setback distance range (m)	Site constraint items of specific concern (from Site Constraint Table)	Assessment	Adopted setback distance (m)
	<i>Horizontal setback distance</i> (m)			
Property boundary	1.5 – 50	A, D, J	14	>14
Buildings/houses	2.0 – > 6	A, D, J	2	>2m
Surface water	15 – 100	A, B, D, E, F, G, J	100	100
Bore, well	15 – 50	A, C, H, J	N/A	N/A
Recreational areas (Children's play areas, swimming pools and so on)	3 – 15	A, E, J	N/A	N/A
In-ground water tank	4 – 15	A, E, J	N/A	N/A
Retaining wall and Embankments, escarpments, cuttings	3.0 m or 45° angle from toe of wall (whichever is greatest)	D, G, H	N/A	N/A
	<i>Vertical setback distance</i> (m)			
Groundwater	0.6 – > 1.5	A, C, F, H, I, J	0.6	N/A
Hardpan or bedrock	0.5 – $\geq$ 1.5	A, C, J	0.5	0.6

SITE CONSTRAINT RATING

(adapted from Table R2 in AS1547 - used as a guide in determining appropriate setback distances)

Item	Site/system feature	Constraint scale (see Note 1)		Sensitive features	Comment	Constraint Rating
		LOWER	HIGHER			
Examples of constraint factors (see Note 2)						
A	Microbial quality of effluent	Effluent quality consistently producing ≤ 10 cfu/100 mL <i>E. coli</i> (secondary treated effluent with disinfection)	Effluent quality consistently ≥ 6 <i>E. coli</i> (for example, primary treated effluent)	Groundwater and surface pollution hazard, public health hazard	Primary treated effluent	Moderate
B	Surface water	Category 1 to 3 soils, no surface water down gradient within > 100 m, low rainfall area	Category 4 to 6 soils, permanent surface water <50 m down gradient, high rainfall area, high resource/environmental value	Surface water pollution hazard for low permeable soils, low lying or poorly draining areas	Downslope surface water 100m	Consistent with Acceptable Solutions
C	Groundwater	Category 5 and 6 soils, low resource/environmental value	Category 1 and 2 soils, gravel aquifers, high resource/environmental value	Groundwater pollution hazard	Clay loam (category 4) soil No groundwater encountered	Low
D	Slope	0 – 6% (surface effluent application) 0 – 10% (subsurface effluent application)	> 10% (surface effluent application), > 30% subsurface effluent application	Off-site export of effluent, erosion	12% slope subsurface effluent	Low
E	Position of land application area in landscape.	Downgradient of surface water, property boundary, recreational area	Upgradient of surface water, property boundary, recreational area	Surface water pollution hazard, off-site export of effluent	Downslope boundary minimum 14m	Consistent with Acceptable Solutions
F	Drainage	Category 1 and 2 soils, gently sloping area	Category 6 soils, sites with visible seepage, moisture tolerant vegetation, low lying area	Groundwater pollution hazard	Clay loam (category 4) soil No visible seepage or moisture tolerant sp	Consistent with Acceptable Solutions
G	Flood potential	Above 1 in 20 year flood contour	Below 1 in 20 year flood contour	Off-site export of effluent, system failure, mechanical faults	Above 1:20 year flood contour	Consistent with Acceptable Solutions

SITE CONSTRAINT RATING (cont)

Item	Site/system feature	Constraint scale (see Note 1)		Sensitive features	Comment	Constraint Rating
		LOWER	HIGHER			
		Examples of constraint factors (see Note 2)				
H	Geology and soils	Category 3 and 4 soils, low porous regolith, deep, uniform soils	Category 1 and 6 soils, fractured rock, gravel aquifers, highly porous regolith	Groundwater pollution hazard for porous regolith and permeable soils	Clay loam (category 4) soil High permeability	Consistent with Acceptable Solutions
I	Landform	Hill crests, convex side slopes, and plains	Drainage plains and incise channels	Groundwater pollution hazard, resurfacing hazard	side slope	Consistent with Acceptable Solutions
J	Application method	Drip irrigation or subsurface application of effluent	Surface/above ground application of effluent	Off-site export of effluent, surface water pollution	Subsurface application	Low

AS1547:2012 – Loading Certificate – Septic System Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 323 Church Road Dromedary

System Capacity: 4 people @ 120L/person/day

Summary of Design Criteria

DLR: 7L/m²/day.

Absorption area: 72m²

Reserve area location /use: Not Assigned - more than 100% available

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to capacity of system and site area (provided loading changes within 25% of design)

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to visible signs of overloading and owner monitoring.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Risk considered acceptable.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the absorption area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Septic tank de-sludging must also be monitored to prevent excessive sludge and scum accumulation. Monitoring and regulation by the property owner required to ensure compliance.

Other operational considerations: Owners/occupiers must be aware of the operational requirements and limitations of the system, including the following; the absorption area must not be subject to traffic by vehicles or heavy stock and should be fenced if required. The absorption area must be kept with adequate grass cover to assist in evapotranspiration of treated effluent in the absorption trenches. The septic tank must be desludged at least every 3 years, and any other infrastructure such as septic tank outlet filters must also be cleaned regularly (approx. every 6 months depending upon usage). Foreign materials such as rubbish and solid waste must be kept out of the system.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Owner name
 Address
 Suburb/postcode

Designer details:

Name: Category:
 Business name: Phone No:
 Business address:
 Fax No:
 Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
Address: Lot No:

Type of work: Building work ☐ Plumbing work ☒ (X all applicable)

Description of work:

On-site wastewater management system - design

(new building / alteration / addition / repair / removal / re-erection
water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ (X the appropriate box)

Other details:

Septic tank and absorption trenches

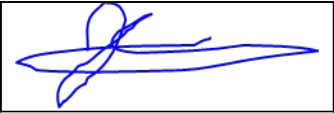
Design documents provided:

The following documents are provided with this Certificate –
 Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Apr-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Apr-26
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Apr-26

Standards, codes or guidelines relied on in design process:	
AS1547:2012 On-site domestic wastewater management.	
AS3500 (Parts 0-5)-2013 Plumbing and drainage set.	

Any other relevant documentation:	
Onsite Wastewater Assessment - 323 Church Road Dromedary - Apr-26	
Onsite Wastewater Assessment - 323 Church Road Dromedary - Apr-26	

Attribution as designer:	
I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate; The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the <i>Building Act 2016</i> and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act; This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.	
Name: (print) Designer: John-Paul Cumming Licence No: CC774A	Signed  Date 29/04/2026

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

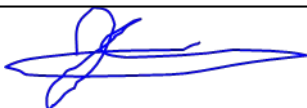
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☒ The works will not increase the demand for water supplied by TasWater
- ☒ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☒ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☒ The works will not damage or interfere with TasWater's works
- ☒ The works will not adversely affect TasWater's operations
- ☒ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☒ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☒ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

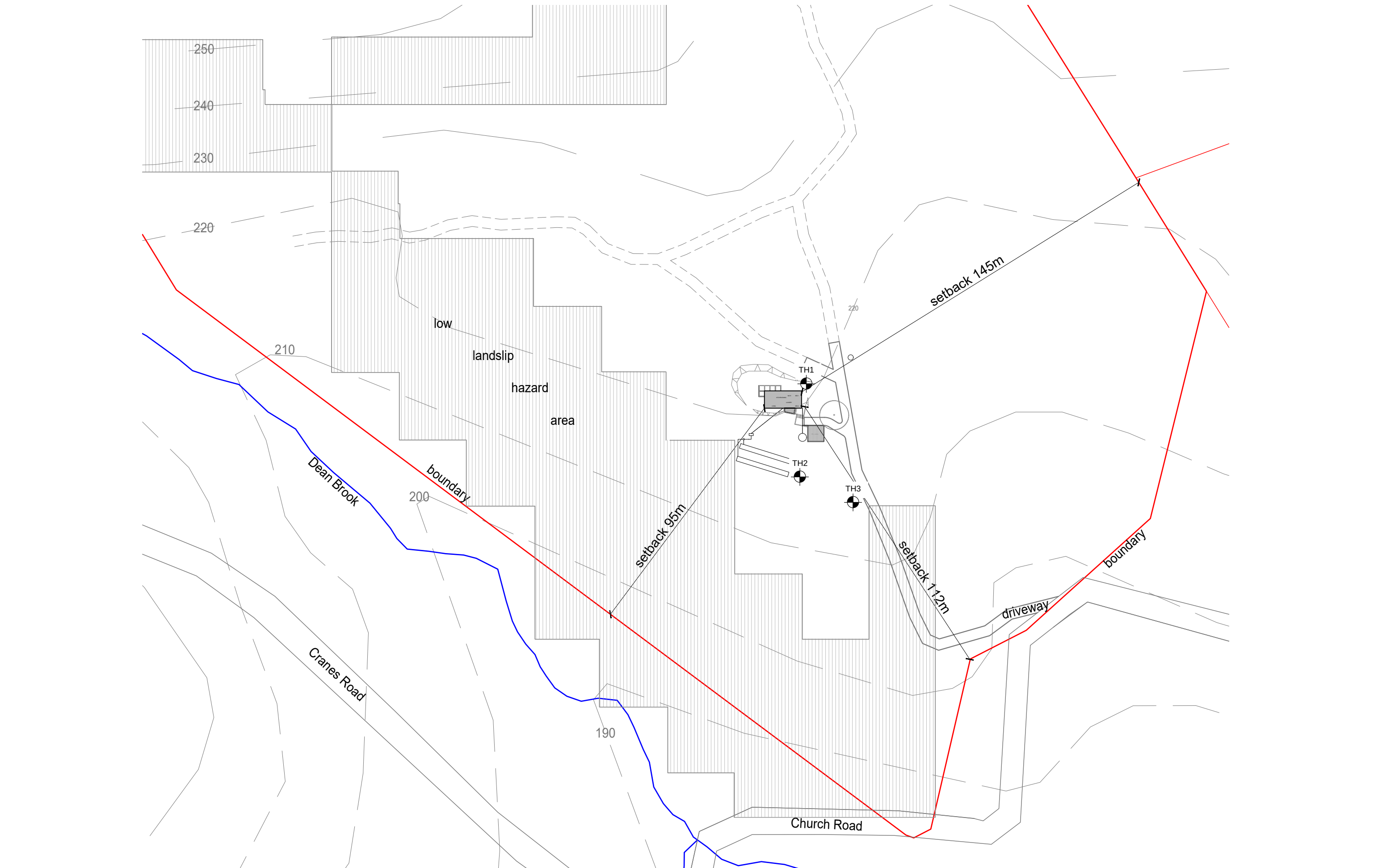
Certification:

I John-Paul Cumming..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	Signed	Date
Designer:	John-Paul Cumming		29/04/2026






 Bushfire hazard management area for BAL19
 as specified in bushfire hazard assessment report
 =4350m2

Hazard management area setback distances
 N - 23m
 NE - 27m
 E - 34m
 SE - 34m
 S - 41m
 SW - 41m
 W - 23m
 NW - 23m

cut to max 0.5m depth
 cut area approx 260m2
 cut volume approx 65m3

FFL =220.200

proposed 2 bedroom dwelling

awning above

TH1

FSL = 219.7

FSL = 218.7

NSL = 218.000

RWT

FFL = 218.6

proposed carport

FWT

DUAL-PURPOSE SEPTIC TANK (min 3000L)

TWO-WAY SPLITTER BOX

septic tank and absorption trenches as per waste water report

ABSORPTION TRENCHES
 2 x 20m x 1.8m x 0.6m
 MIN 3m SEPARATION

TH2

This drawing is to be read in conjunction with the other
 contract documents including the project specification and any
 instructions issued during the course of the contract.
 Contractors must verify all dimensions on site before
 commencing any work.
 Do not scale any dimensions from drawings.
 Confirm with architect all discrepancies in documents.
 These drawings and designs are subject to copyright laws.

PAUL JOHNSTON
 ARCHITECTS

upper level market place Hobart
 Tasmania 7001
 m. 0402 908 751
 paul@pauljohnstonarchitects.com

PROJECT:

Ned & Izzy's Place
 323 Church Road Dromedary, Tasmania
 Ned Johnston

DRAWING: Bushfire Hazard Management Area

SCALE: 1: 250
 as shown @A3

ISSUE : RFI
 DATE : 29/07/2026

DRAWING NO: Project Code TBC
 REVISION:

Wastewater system:

Dual-purpose septic tank (min 3000L)

Cut-off drain
 Two-way splitter box

Terraced Absorption Trenches
 2 x 20m x 1.8m x 0.6m

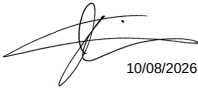
Min 3m separation

Min 3m from upslope buildings
 Min 11m from downslope buildings
 Min 1.5m from upslope or level boundaries
 Min 14m from downslope boundary
 Min 100m from downslope surface water

Refer to GES report

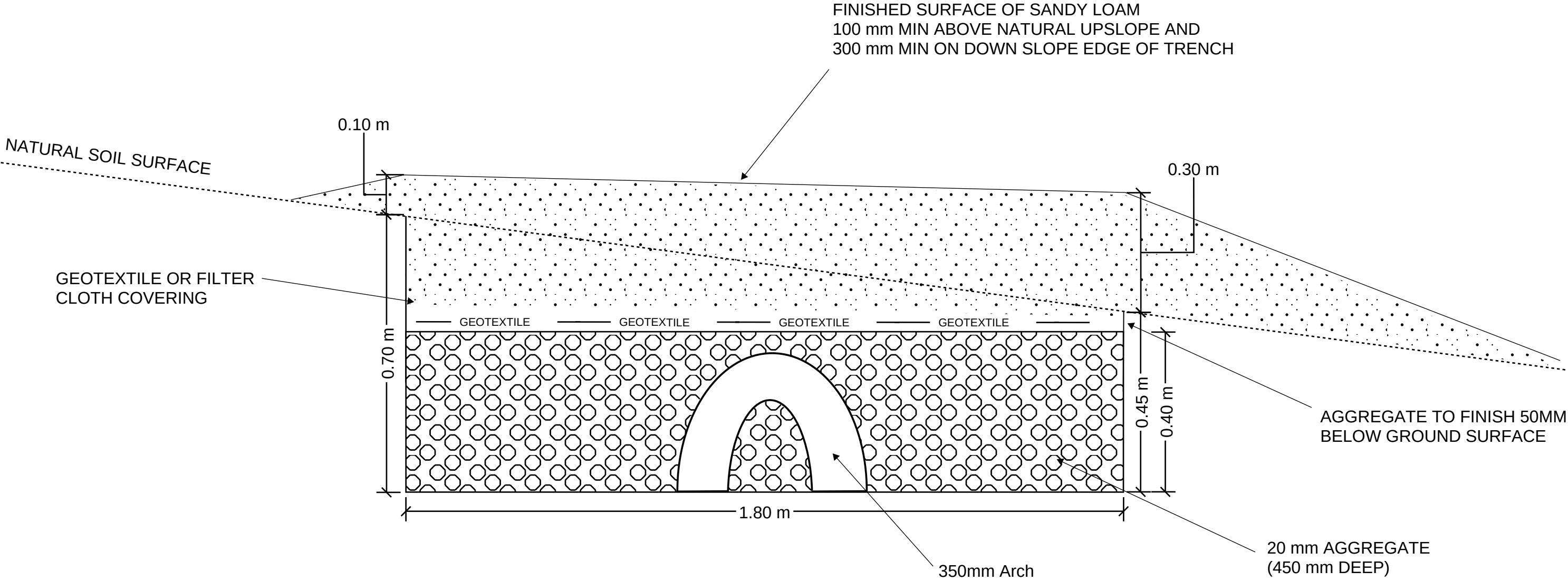
GES
 GEO-ENVIRONMENTAL
 SOLUTIONS
 29 Kirkway Place Battery Point
 Tj 62231839 E| office@geosolutions.net.au

Dr. John Paul Cumming
 Building Services Designer-
 Hydraulic
 CCC774A


 10/08/2026

Design notes:

- 1.Absorption trench dimensions of up to 20m long by 0.45m deep by 1.8m wide
– total storage volume calculated at average 35% porosity.
- 2.Base of trenches to be excavated level and smearing and compaction avoided.
- 3.350mm Arch should be placed in the centre of trench
- 4.Geotextile or filter cloth to be placed over the distribution arch to prevent clogging
- 5.Construction on slopes up to 20% to allow trench depth range 700mm upslope edge to 450mm on down slope edge
- 6.Dispersive soils gypsum to be incorporated into the base of the trench at a rate of 1kg/m²
- 7.All works on site to comply with AS3500 and Tasmanian Plumbing code.

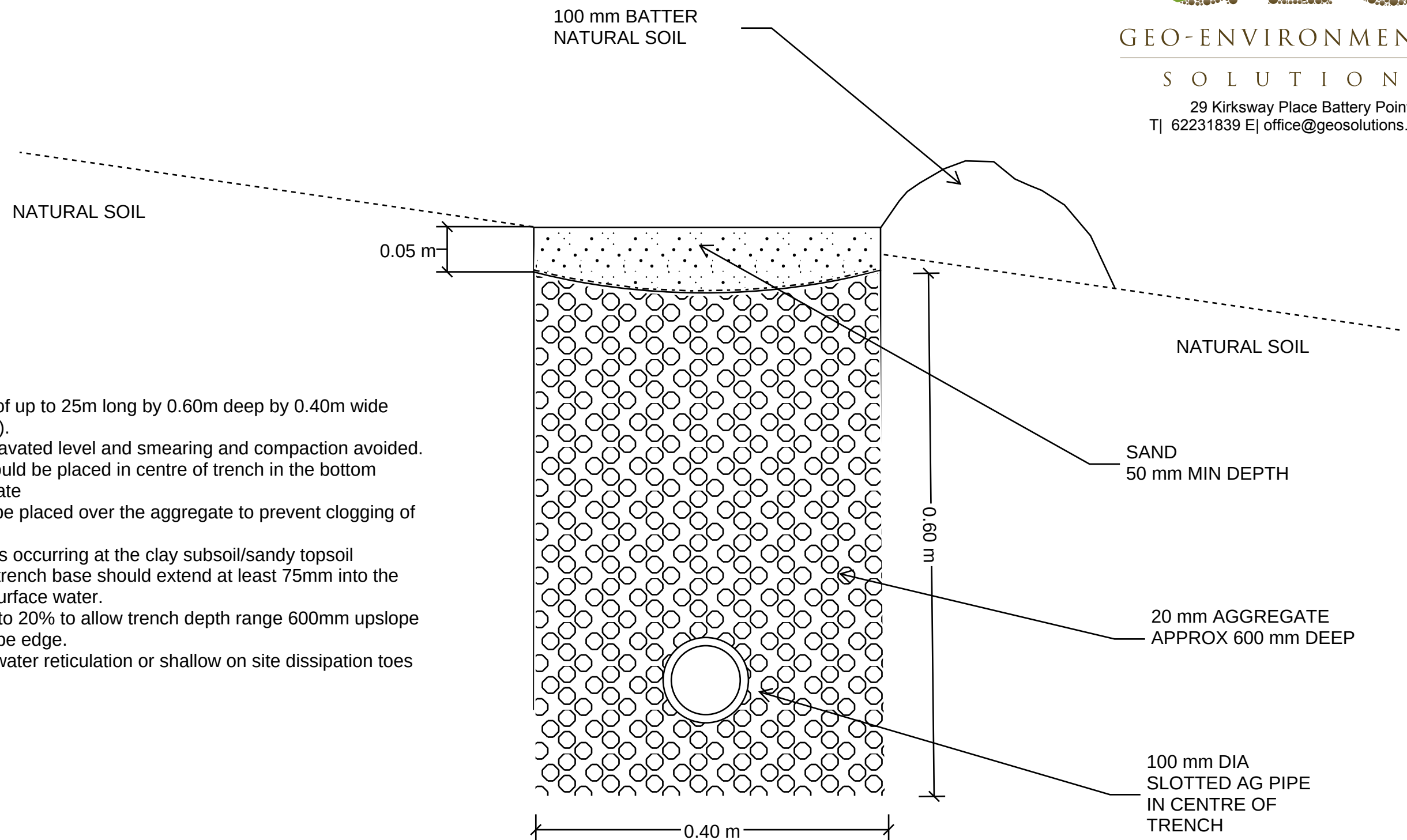


Do not scale from these drawings.
Dimensions to take precedence
over scale.

Geo-Environmental Solutions

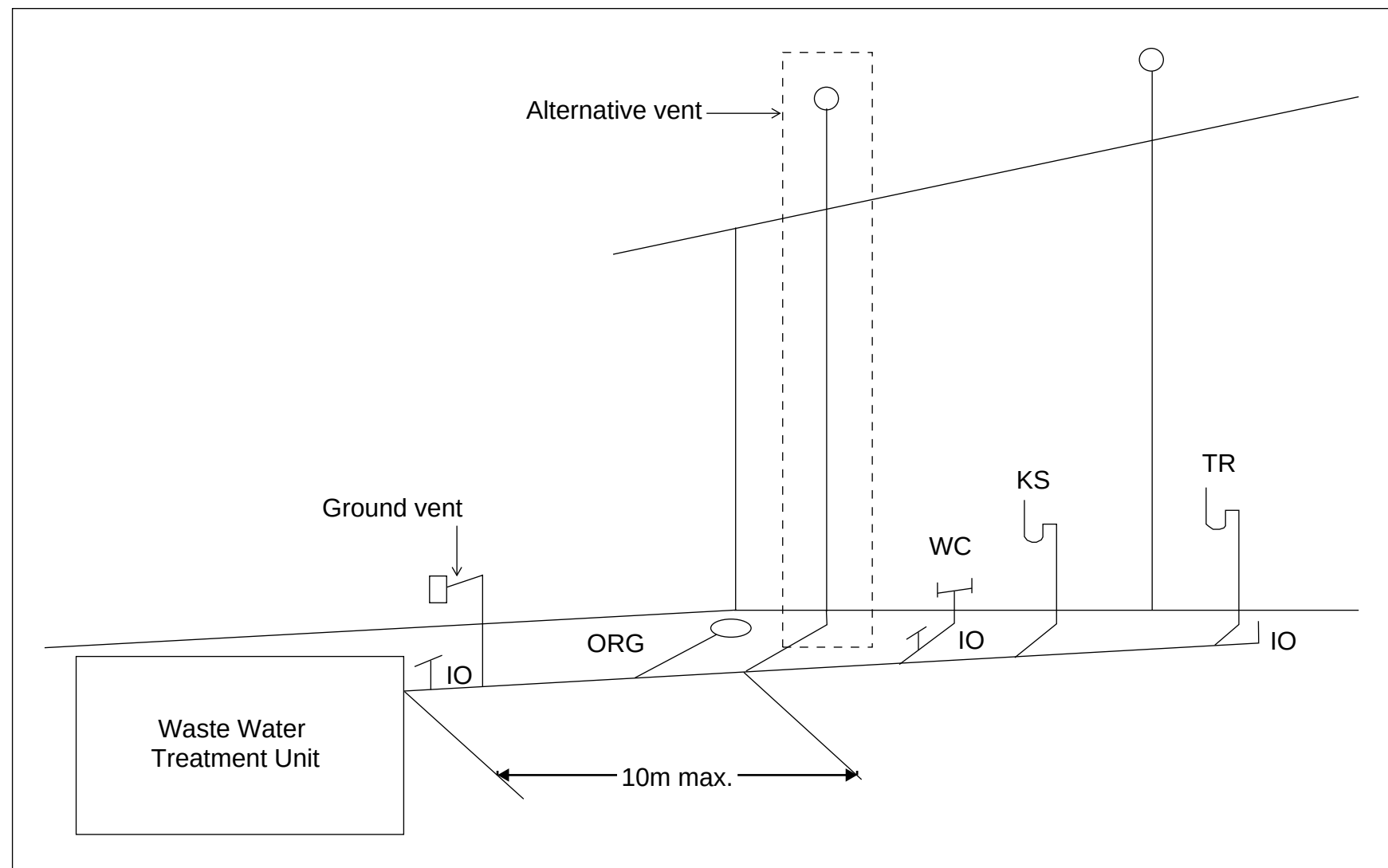
Terraced Absorption Trench Detail

Sheet 1 of 1



Design notes:

1. Cut-off trench dimensions of up to 25m long by 0.60m deep by 0.40m wide (depths and widths minimum).
2. Base of trenches to be excavated level and smearing and compaction avoided.
3. 100mm slotted ag-pipe should be placed in centre of trench in the bottom 100mm of the 20mm aggregate
4. Geotextile or filter cloth to be placed over the aggregate to prevent clogging of the pipes and aggregate
5. If shallow subsurface flow is occurring at the clay subsoil/sandy topsoil boundary (duplex soils), the trench base should extend at least 75mm into the subsoil clay to capture sub-surface water.
6. Construction on slopes up to 20% to allow trench depth range 600mm upslope edge to 400mm on down slope edge.
7. Trench discharge to stormwater reticulation or shallow on site dissipation toes across the contour.



Tas Figure C2D6 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent is not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment units must terminate at or above finished surface level

AS2870:2011 SITE ASSESSMENT

323 Church Road

Dromedary

March 2026



GEO-ENVIRONMENTAL

SOLUTIONS

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	Edward Thomas Johnston
Site Address:	323 Church Road, Dromedary
Date of Inspection:	16/02/2026
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	15606/1
Title Area:	Approx. 17.09 ha
Applicable Planning Overlays:	Bushfire-prone areas, Priority Vegetation
Slope & Aspect:	6° SE facing slope
Vegetation:	Grass & Weeds
Ground Surface:	Disturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Permian Siltstone
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.40	0.00-0.50	0.00-0.60	SM	Silty SAND trace gravels: Fine grained, grey, dry, dense.
	0.50-1.20	0.60-1.70		Silty CLAY; Low to medium plasticity, pale brown-grey mottles, slightly moist, stiff
	1.20-1.30	1.70-1.80	ML	Clayey SILT trace gravels: Low plasticity, brown-grey, slightly moist, .

Site Notes

The soils on site consist of windblown sand topsoils overlying clay subsoils which have developed from Permian Siltstone.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 “*Residential Slabs and Footings*”.

The site has been classified as:

Class M

Y^s range: **20-40mm**

Notes: Soils on site are have plastic and reactive characteristics, however, these soils are shallow and not likely to exhibit maximum ground surface movement potential with an indicative Y’s range of 20-40mm. All foundations must be founded into the underlying bedrock

Wind Loading Classification

According to "AS4055:2021 - Wind Loads for Housing" the house site is classified below:

Wind Classification:	N2
Region:	A
Terrain Category:	2.0
Shielding Classification:	PS
Topographic Classification:	T1
Wind Classification:	N2
Design Wind Gust Speed – m/s ($V_{h,u}$):	40

Construction Notes & Recommendations

The site has been classified as **Class M**.

It is recommended that all footing loads are transferred to bedrock (either directly or via piers/piles).

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Director

Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	0mm
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	0 – 20mm
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	20 – 40mm
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	40 – 60mm
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	60 – 75mm
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	>75mm

*Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as **Class P**.*

A site is classified as **Class P** when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsidence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

NON COHSIVE – SAND & GRAVEL		
Consistency Description	Field Test	Dynamic Cone Penetrometer blows/100 mm
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation; 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

COHESIVE - SILT & CLAY		
Consistency Description	Field Test	Indicative undrained shear strength kPa
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^3}{(D_{10})(D_{60})}$	NOTES
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse 20	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils.
		medium 6	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
		fine 2.36	GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	(2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse 0.6	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
		medium 0.2	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
		fine 0.075	SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit ≤50%)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Plasticity Chart For classification of fine grained soils and fine fraction of coarse grained soils. Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'					
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays						
		OL	Organic silts and clays of low plasticity						
	SILTS & CLAYS (Liquid Limit >50%)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts						
		CH	Inorganic clays of high plasticity, fat clays						
		OH	Organic silts and clays of high plasticity						
	HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils						

Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

1.4 Bearing Capacities and DCP testing.

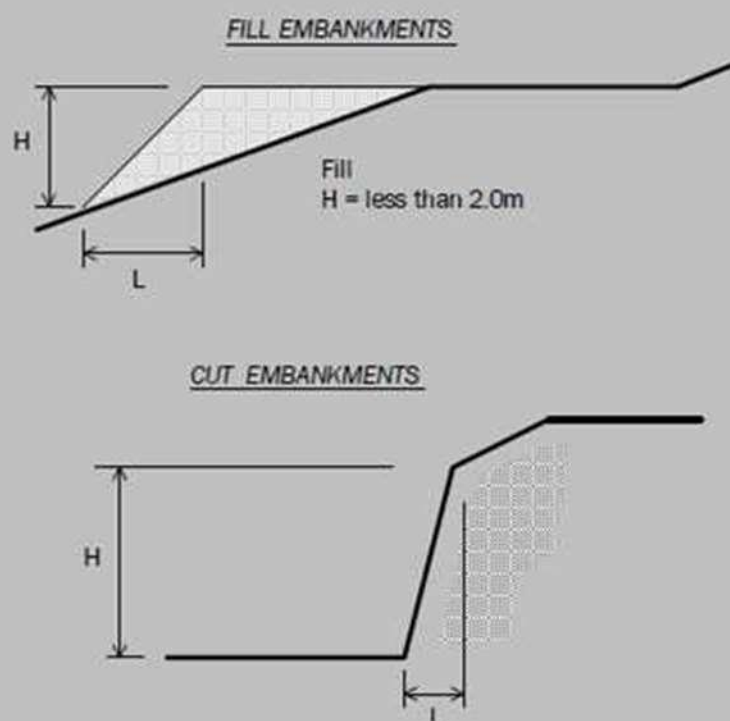
DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as predicted in this report.

1.5 Batter Angles for Embankments (Guide Only)

Note : Retaining walls or other form of soil retaining methods must be adopted where the slope ratio is greater than that indicated in the table below :-



MATERIAL TYPE (refer soils report)		EMBANKMENT SLOPES (Height : Length)	
		Compacted Fill	Cutting
Stable Rock (A*)		2 : 3	6 : 1
Sand (A*)		1 : 2	2 : 3
Silt (P*)		1 : 4	1 : 4
Clay	Firm Clay	1 : 2	1 : 1
	Soft Clay	Not Suitable	2 : 3
Soft Soils (P*)		Not Suitable	Not Suitable

Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (Ys) – Design movement (mm) at the surface of a reactive site caused by moisture changes.

Disclaimer

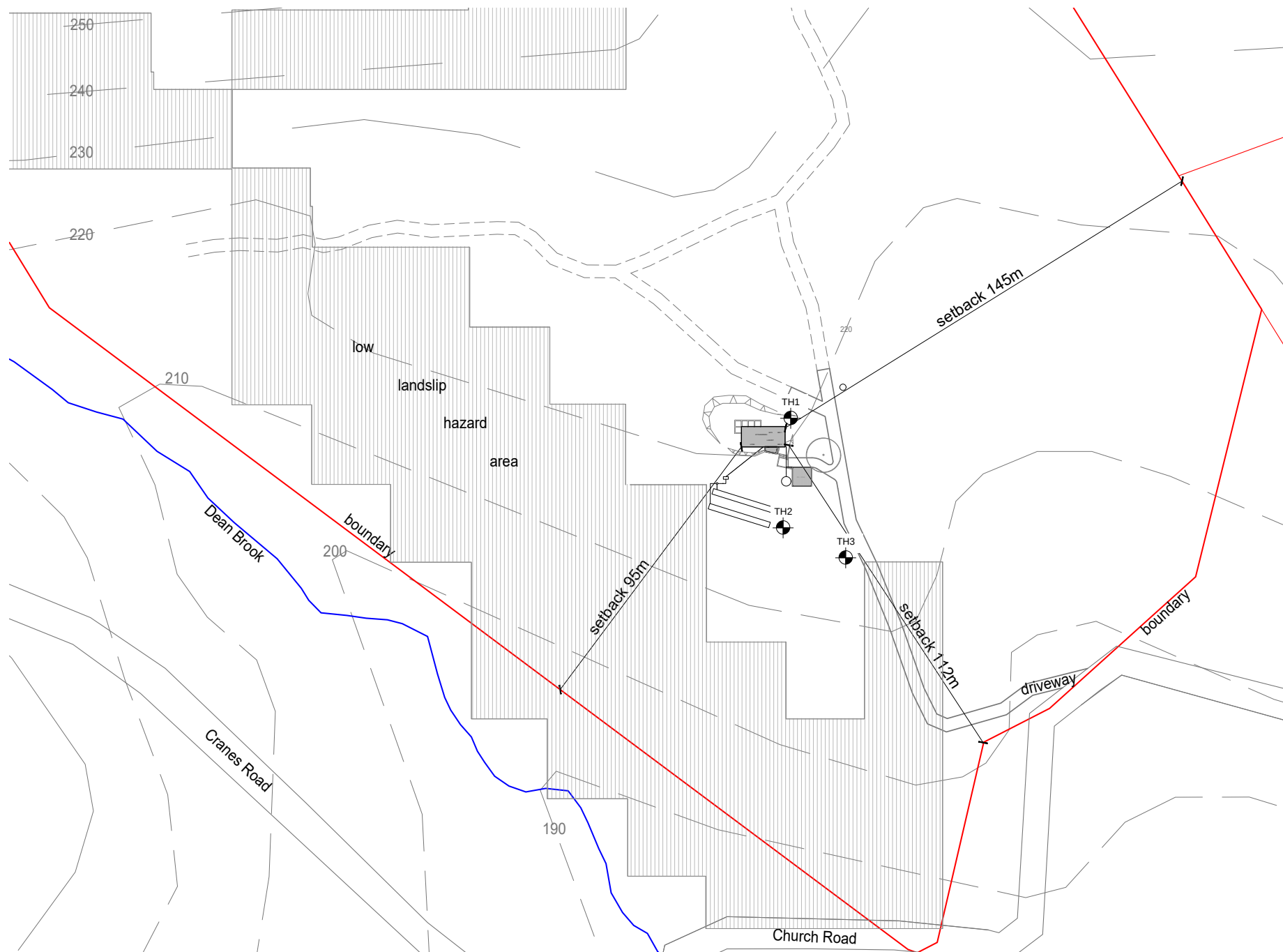
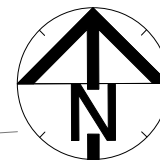
This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third a party.

Site Investigation Plan



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work ☒
or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

Substance of Certificate: (what it is that is being certified)

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No:

Date:

J12679

04/03/2026



A handwritten signature in black ink, appearing to be "John Paul Cumming", written over a light grey circular stamp.