Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/132

LOCATION OF AFFECTED AREA

21 AMYGDALINA RISE, HONEYWOOD

DESCRIPTION OF DEVELOPMENT PROPOSAL

DWELLING AND OUTBUILDING

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 **21/01/2025**. 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

SCAN ME

Brighton
going places

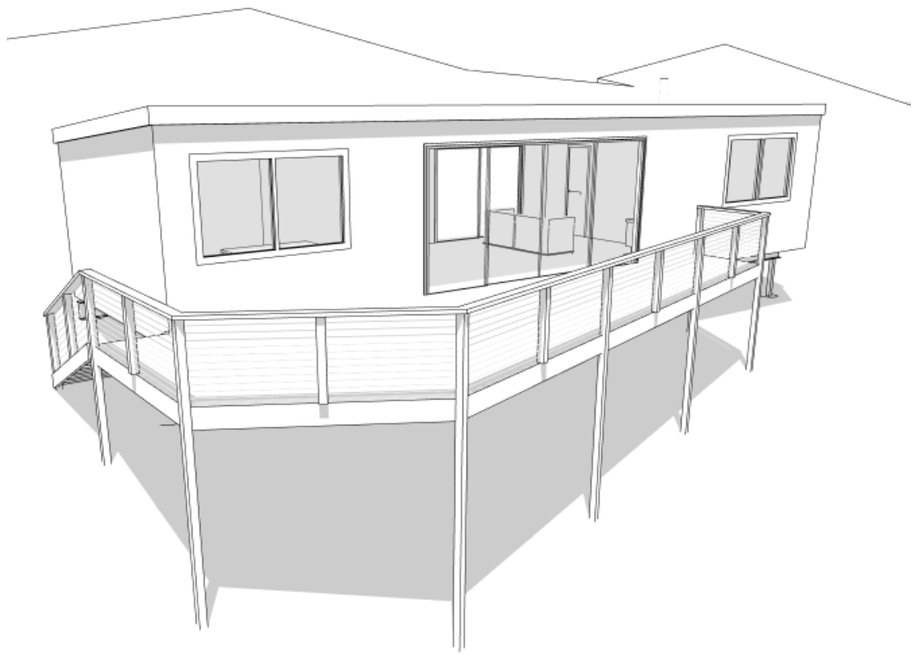
PROPOSED NEW DWELLING AND SHED
21 AMYGDALINA RISE, HONEYWOOD
FOR STEPHANIE COZZANI

SITE INFORMATION

BUILDING DESIGNER	-	STEPHEN LAWES
ACCREDITATION	-	CC 4667 J
LAND TITLE REFERENCE No	-	VOLUME 174861 FOLIO 7
PID	-	3577294
LAND AREA	-	10,280 m2
PROPOSED DWELLING AREA	-	67.5 m2
PROPOSED DECK AREA	-	40 m2
PROPOSED SHED AREA	-	36 m2
DESIGN WIND SPEED	-	N2
SOIL CLASSIFICATION	-	S
CLIMATE ZONE	-	7
FLOODING	-	NO
BAL RATING	-	29
CORROSION ENVIROMENT	-	MEDIUM

DRAWING SCHEDULE

DWG -SHEET 1	COVER SHEET
DWG -SHEET 2	SITE PLAN
DWG -SHEET 3	FLOOR PLAN / WINDOW SCHEDULE
DWG -SHEET 4	ELEVATIONS
DWG -SHEET 5	ELEVATIONS
DWG -SHEET 6	SECTION A-A
DWG -SHEET 7	WALL CONSTRUCTION DETAILS
DWG -SHEET 8	ROOF & ELECTRICAL PLAN
DWG -SHEET 9	DRAINAGE PLAN
DWG -SHEET 10	WATER PROOFING DETAILS
DWG -SHEET 11	SPECIFICATION SHEET
DWG -SHEET 12	AERIAL VIEW
DWG -SHEET 13	BAL 29 NOTES
DWG -SHEET 14	BAL 29 NOTES



ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA
ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4
PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

ADORN DRAFTING
MBL 0413 235 160
E-MAIL : stephenlawes@aapt.net.au

STEPHEN LAWES
CC 4667 J
CATEGORY ABP I
25 JILLIAN ST
KINGSMEADOWS 7249
DRAWN BY FC

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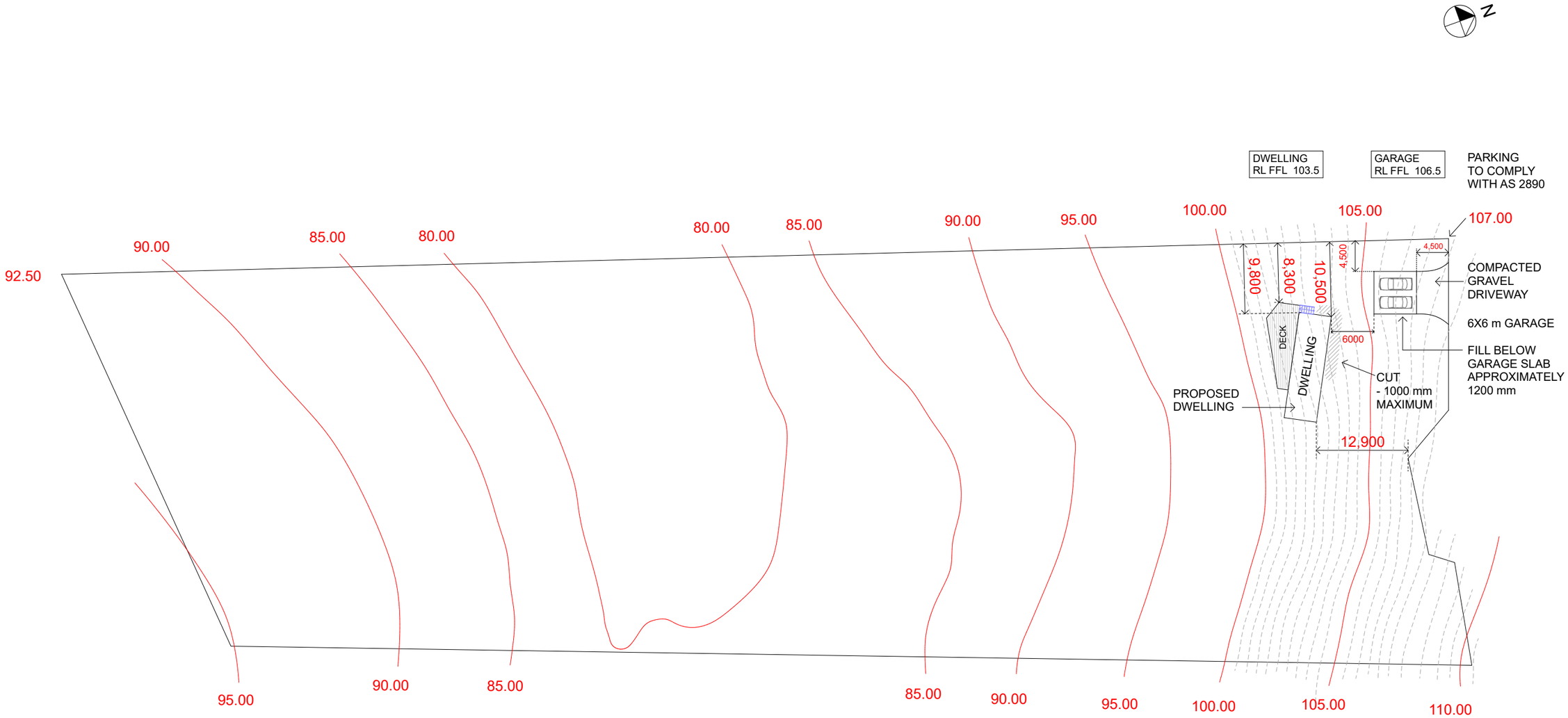
DRAWING	COVER SHEET
DATE	6/8/2025
DWG 770	SHEET 1
SCALE	



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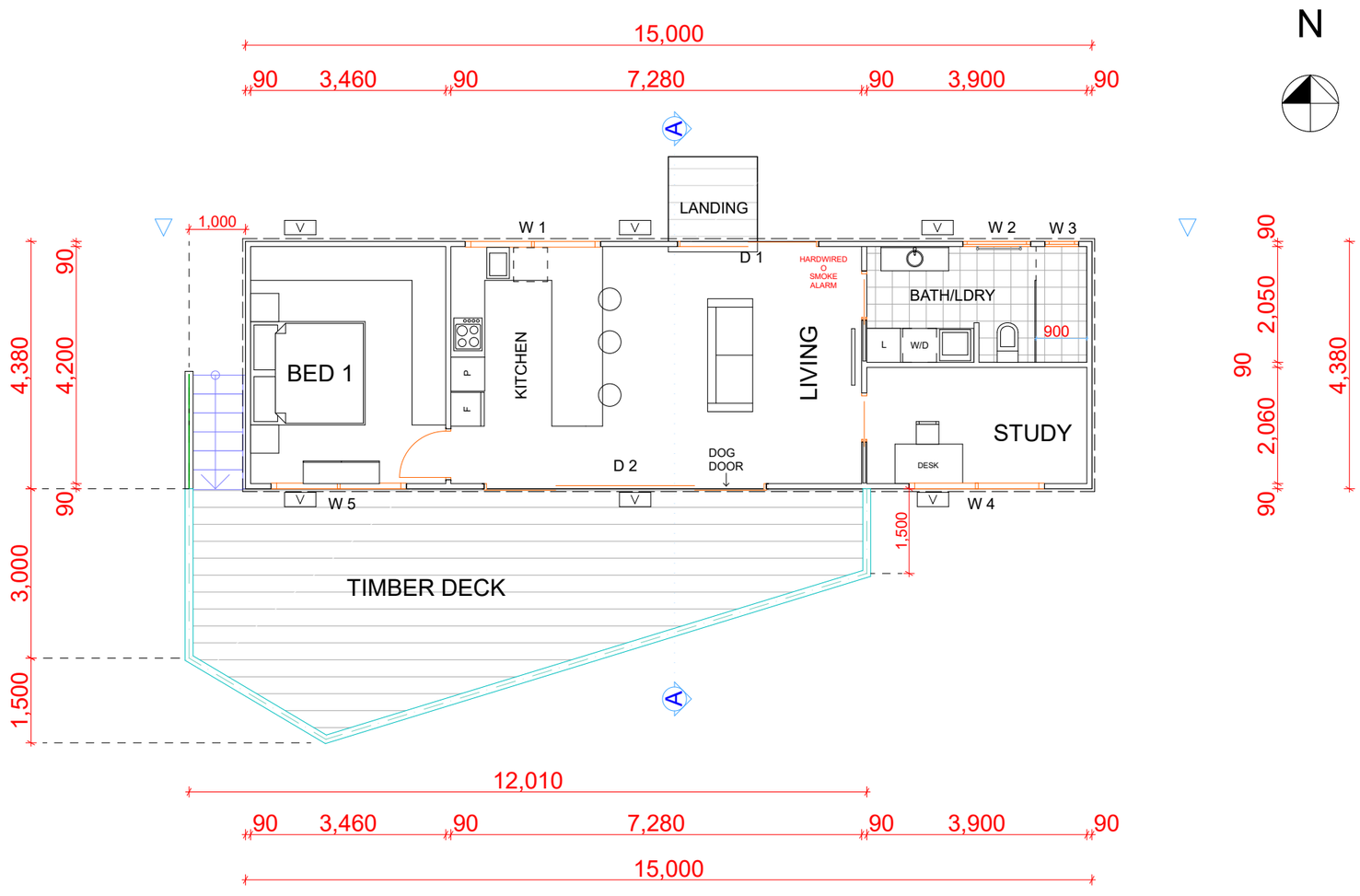
DRAWING	SITE PLAN
DATE	6/8/2025
DWG 770	SHEET 2
SCALE	NTS



WINDOWS AND DOOR SIZES WRITTEN IN SCHEDULE ARE TO BE CROSS CHECKED WITH FLOOR PLANS AND ELEVATIONS BY BUILDER FOR ANY ANOMALIES PRIOR TO QUOTING AND ORDERING

WINDOWS / DOORS TO COMPLY WITH THE NOTED BAL RATING

WINDOW AND DOOR SCHEDULE
-ALL DOORS AND WINDOWS TO BE DOUBLE GLAZED UNLESS NOTED OTHERWISE

WINDOW MANUFACTURER -SEE ENERGY EFFICIENCY CERTIFICATE, WHERE ALTERATIVE WINDOW AND DOORS ARE USED THEY MUST HAVE EQUAL OR BETTER ENERGY EFFICIENCY RATING.

	HEIGHT WIDTH	TYPE	GLASS
W 1	1000X2400	AWN	
W 2	1000X1200	AWN	OBS
W 3	1000X600	FXD	OBS
W 4	1500X2400	AWN	
W 5	1500X2400	AWN	

	DOORS		
D 1	2100X2500	SLD	FULL GLASS
D 2	2400X5000	SLD	FULL GLASS
	WITH DOG DOOR		

INTERNAL DOORS
2040X720 UNLESS SHOWN
OTHERWISE ON FLOOR PLAN

TIMBER LINTELS MGP IO	
0-1000	1/90X45
1000-1500	1/140X45
1500-2000	1/190X45
2000-2500	1/240X45
2500-3000	2/240X45

CONDENSATION MANAGEMENT

PROVIDE ROOF VENTILATION
IN ACCORDANCE WITH NCC 2022
H4D9 CONDENSATION MANAGEMENT

INSTALL VENTS TO EAVES AND GABLE ENDS
WHERE SHOWN ON FLOOR PLAN AND ELEVATIONS
67.5 m2 - MINIMUM 0.45 m2 OF VENTS

EXHAUST SYSTEMS FROM KITCHEN, LAUNDRY, TOILETS AND BATHROOMS TO BE VENTED TO OUTDOOR AIR IN ACCORDANCE WITH NCC 2022 H4D9 CONDENSATION MANAGEMENT

PERMEABLE VAPOUR BARRIER TO WALLS AND GABLE ENDS

SARKING TO FINISH AT EACH TOP BATTEN TO ALLOW AIRFLOW THROUGH RIDGECAP

REFER TO GUIDANCE IN THE
" GUIDE FOR CONTROL OF CONDENSATION AND MOULD IN TASMANIAN HOMES"
THAT SHOULD BE ADHERED TO WHERE POSSIBLE.

ABCB - LIVABLE HOUSING DESIGN

Reinforcement of bathroom in accordance with Figure 8.1
Reinforcement of toilet walls in compliance with Figure 8.2
Step-free shower access in accordance with Part 7.2.2 and Figure 7.1
Front door width in accordance with Part 4.3 and Figure 4.1
Internal doors and corridor width in accordance with Part 5.2, 5.3 and Figure 5.1
Toilets to have circulation in accordance with Part 6.4 and Figure 3.6
Step-free, level entry to compliance with Part 4.3 and Figure 4.2

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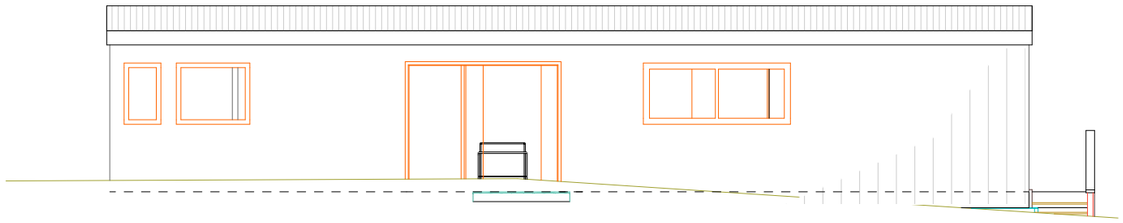
DRAWING	FLOOR PLAN
DATE	6/8/2025
DWG 770	SHEET 3
SCALE	1:100



North Elevation 1:100

South ELEVATION 1:100

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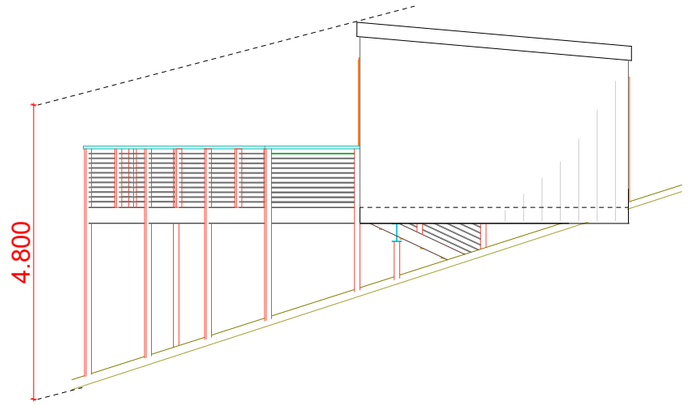
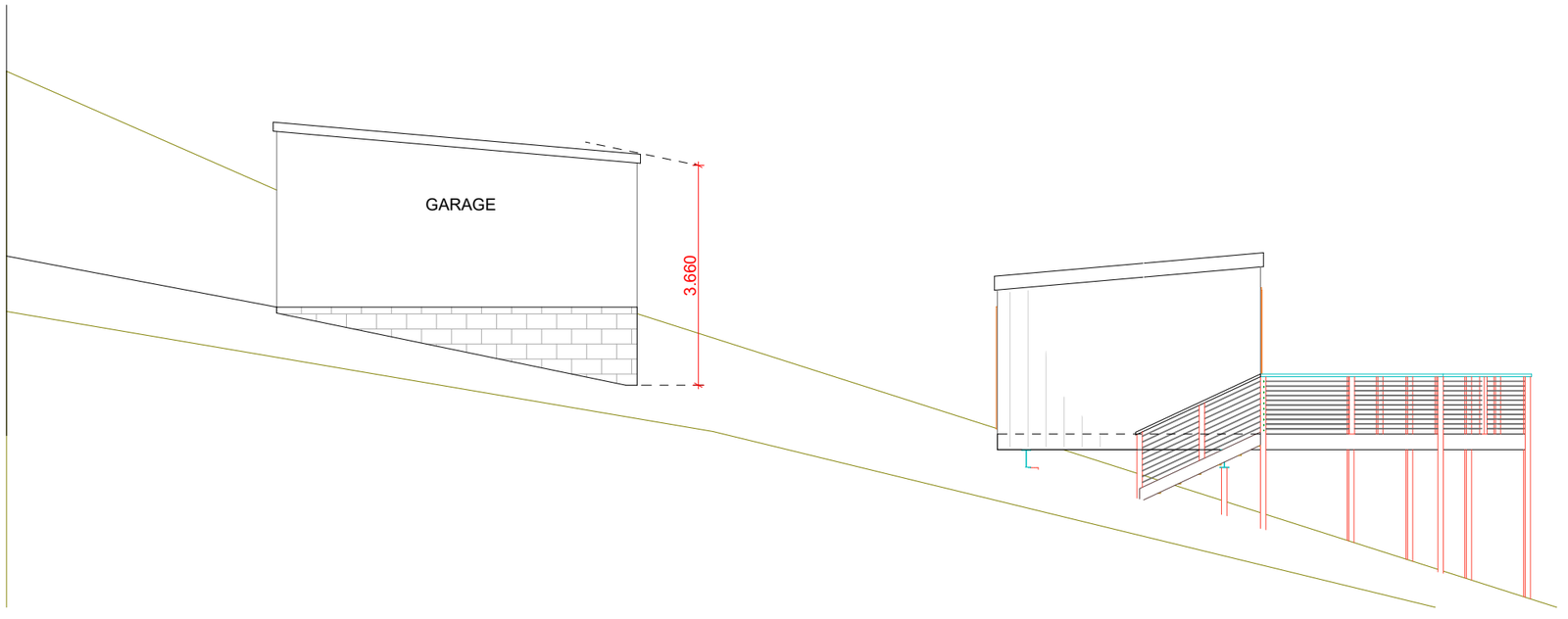
DRAWING	NS ELEVATIONS
DATE	6/8/2025
DWG 770	SHEET 4
SCALE	1:100



East Elevation 1:100



West Elevation 1:100

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DRAWING	EW ELEVATIONS
DATE	6/8/2025
DWG 770	SHEET 5
SCALE	1:100

WALL FRAMING

TO COMPLY WITH NCC 2022 AND AS 1684
2400 mm TO 2775 mm HIGH TIMBER FRAMED WALLS
90X35 MGP IO PINE STUDS AND NOGGINGS
90X35 MGP IO PINE TOP AND BOTTOM PLATES

VAPOUR PRMABLE MEMBRANE INSTALLED TO FRAME
FORM 25 mm AIRSPACE BETWEEN FACE
AND EXTERNAL LINING/CLADDING WITH BATTENS
INSTALL CLADDING IN ACCORDANCE WITH
MANUFACTURERES SPECIFICATIONS

BRACING AND TIE DOWNS TO ENGINEER'S DRAWINGS

10mm PLASTERBOARD TO WALLS AND CEILINGS
INSULATION BATTS TO WALLS
INSULATION BATTS TO CEILINGS
INSULATION BATTS TO SUBFLOOR

- SEE ENEGRY EFFICIENCY CERTIFICATE

ROOF FRAMING

ROOF PITCH - 5 DEGREES
CUSTOM ORB ROOF SHEETS

SARKING TO BE FIXED AS PER
MANUFACTURERS SPECIFICATIONS
REFER TO CONDENSATION IN BUILDINGS
TASMANIAN DESIGNERS GUIDE - VERSION 2

- SEE STRUCTURAL DRAWINGS

FLOOR FRAMING

19 mm PARTICLE BOARD SHEET FLOORING
FLOOR JOISTS @ 450 CRS

-SEE STRUCTURAL DRAWINGS

DECK

BAL 29 RATED DECKING
FLOOR JOISTS@450 CRS

90X90 BAL 29 RATED TIMBER POSTS
/GALVANIZED STIRRUPS BOLTED TO
CONCRETE PADS
ALTERNATIVELY, STEEL POSTS
- SEE STRUCTURAL DRAWINGS

HANDRAIL-MINIMUM 1000 mm HIGH

BALLUSTRADE

STAINLESS STEEL WIRE BARRIER
TO COMPLY WITH NCC 2022 PART 11.3.6
MINIMUM HEIGHT - 1000 mm.

STAIRS

STAIRS' BALUSTRADE AND HANDRAIL
TO COMPLY WITH THE
NCC 2022 VOL 2 PART 11.2

TIMBER STAIRCASE TO BE
BAL 19 RATED AND
DESIGNED BY ENGINEER

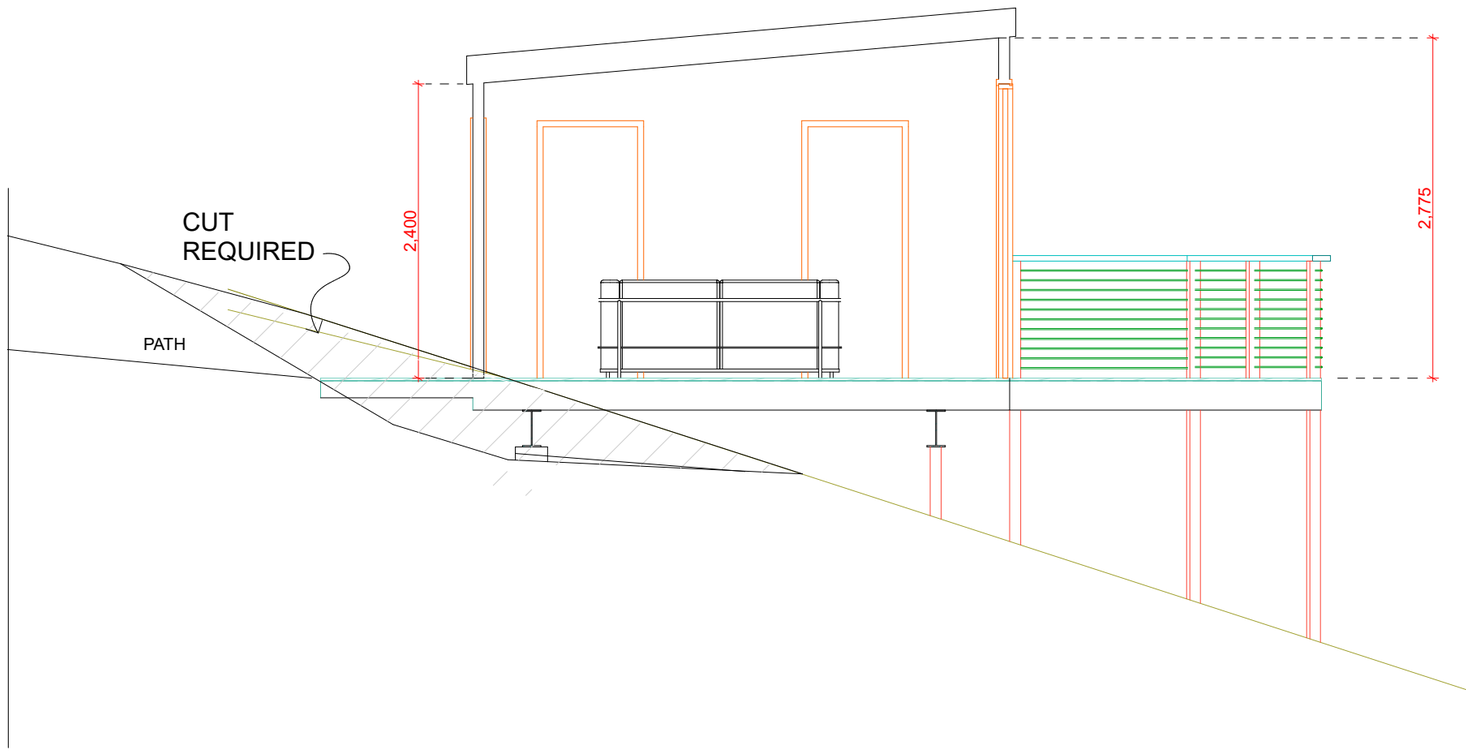
APPROXIMATE DIMENSIONS
GOING 290 mm
RISE 160 mm

WATERPROOFING

WATER PROOFING TO COMPLY WITH
NCC 2022 PART 10.2.6 AND AS 3740

-FIXTURES ARE INSTALL LED
-ENTIRE FLOORS AND WALLS WHERE TO TILED
-SHOWER FLOORS AND HOBS
-1800mm HIGH ABOVE SHOWER FLOOR
-150 mm ABOVE BATH AND LAUNDRY TUB
-WALL JUNCTIONS AND WALL/FLOOR JUNCTIONS
-ALL PENETRATIONS

AND TO BE APPLIED
IN ACCORDANCE WITH MANUFACTURERS
INSTRUCTIONS
VILLA BOARD OR MOISTURE RESISTANT
PLASTERBOARD TO BE USED IN WET AREAS



SECTIONS AA 1:50

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DRAWING	SECTIONS AA
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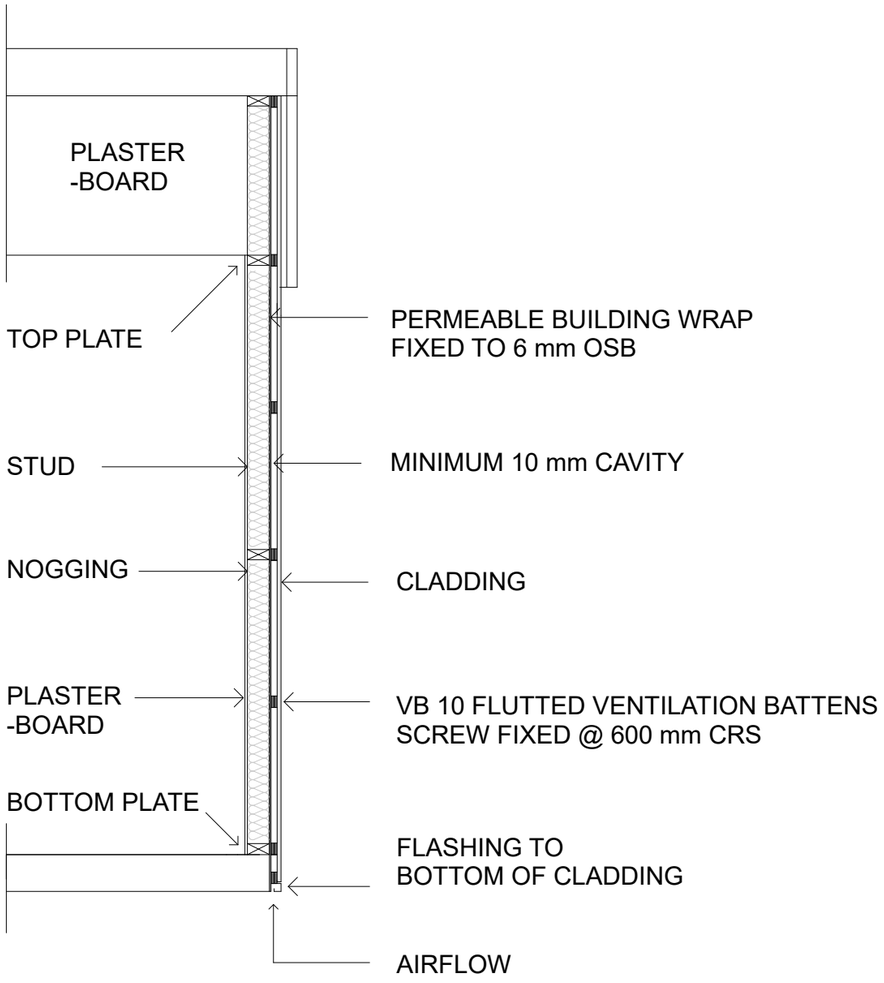
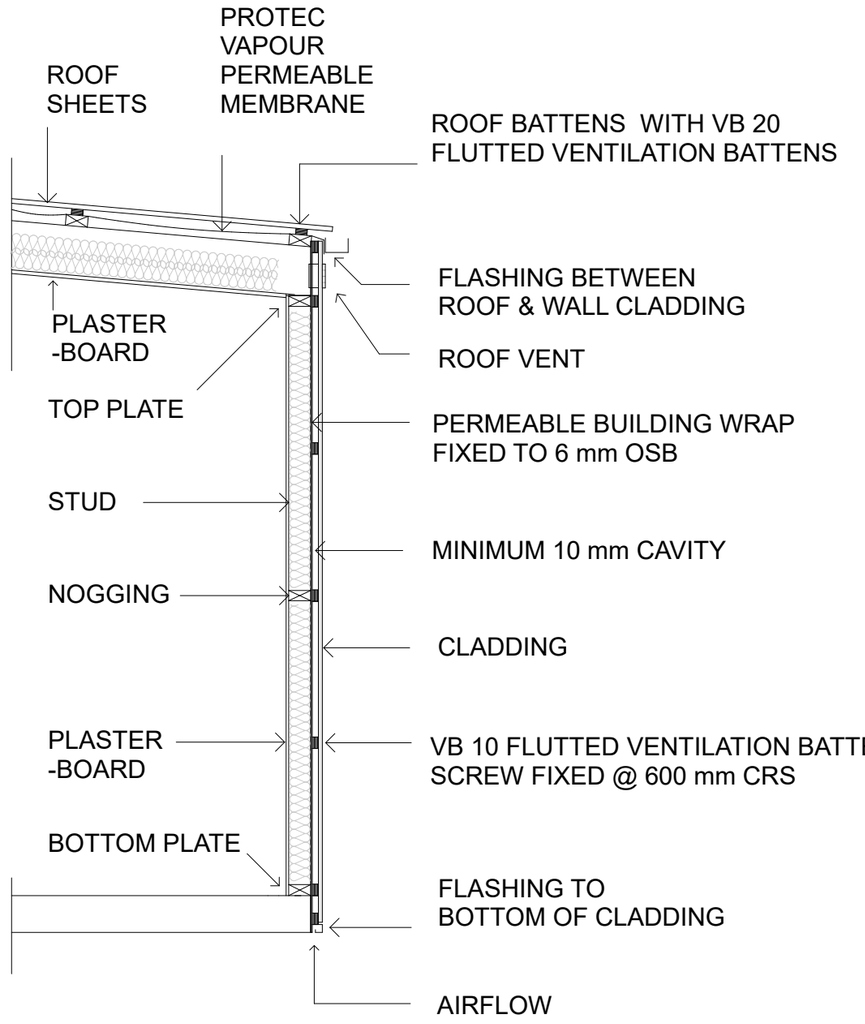
DWG 770	SHEET 6
SCALE	1:100

CONDENSATION MANAGEMENT
IN ACCORDANCE WITH TAS H4D9

RANGEHOOD, TOILET AND BATHROOM VENTS TO BE VENTED EXTERNALLY AND FITTED IN ACCORDANCE WITH NCC 2022 PART 10.8.2 AND HAVE A MINIMUM FLOW RATE OF 25 L/s FOR TOILETS AND BATHROOMS.

TIMBER CLADDING
TO BE FIXED IN
ACCORDANCE WITH
NCC 2022 PART 7.5





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DATE	6/8/2025
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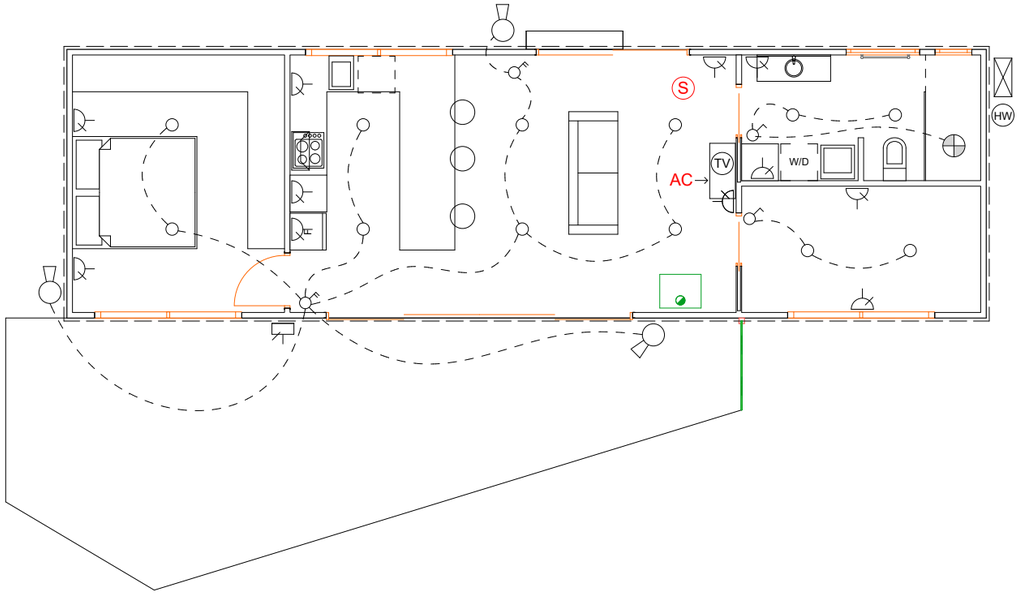
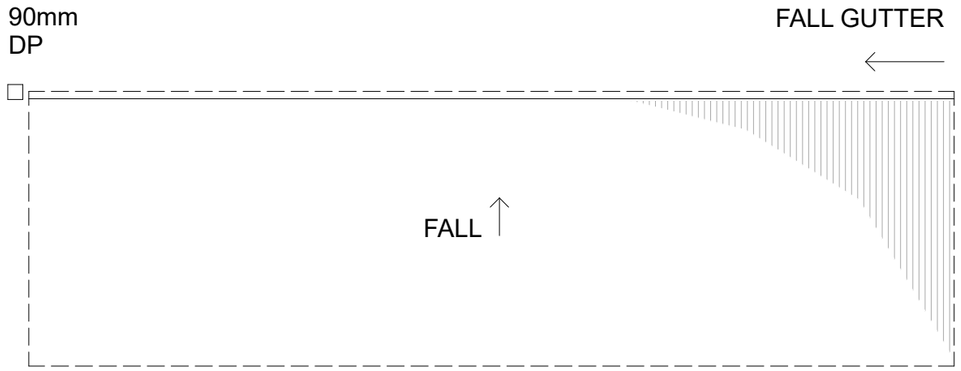
SCALE	1:25





ROOF PITCH
-5 DEGREES

ALL ROOFING TO COPLY WITH
NCC 2022 PART 7.2 AND 7.4

ELECTRICAL LEGEND	
	DOUBLE POWER POINT
	EXTERNAL POWER POINT
P	PENDENT LIGHT
	LIGHT SWITCH
	DOWNLIGHT
	EXTERNAL SENSOR LIGHT
	1 WAY SWITCH
	2 WAY SWITCH
	SWTCH BOARD
S	SMOKE ALARM
	RANGHOOD
HW	HOT WATER
	EXHAUST FAN
TV	TELEVISION POINT
	HOT PLATE

ALL LIGHTING AND ELECTRICAL
TO COPLY WITH NCC 2022
PART 10.5.2 AND
AS/NZS 3000 : 2018

VENTILATION TO COMPLT
WITH NCC 2022 PART 10.6

COLORBOND ROOF SHHETS
D GUTTER
METAL FASCIA
RIDGE CAP
BARDGE CAPPINGS

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DRAWING	ROOF & ELECTRICAL PLAN
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DWG 770	SHEET 8
SCALE	1:100

PLUMBING

GENERALLY TO COMPLY WITH AND BE INSTALLED
IN ACCORDANCE WITH AS 3500
,THE PLUMBING CODE OF AUSTRALIA
AND THE RELEVANT STATE PLUMBING CODE

ALL PLUMBING WORK TO BE COMPLETED BY A
QUALIFIED AND LICENSED PLUMBER.

SEWER AND STORMWATER CONNECTION POINTS
ARE APPROXIMATE ONLY.

LEGEND

- WET AREAS
- IO - INSPECTION POINT
- ORG - OVERFLOW RELIEF GULLY
- EV - VENT PIPE
- DP - DOWN PIPE
- STORM WATER PIPE - MINIMUM FALL OF 1:100
- SEWER PIPE - MINIMUM FALL OF 1:60
- SILT PIT

PVC WASTE PIPES

BATH, BASIN AND FLOOR WASTE TO BE 40 mm
SINK, LAUNDRY TUB, SHOWER AND VENT TO BE 50 mm
STORM WATER AND DOWNPIPES TO BE 90 mm
SEWER TO BE 100 mm

MATERIALS

WATER PIPES TO COMPLY WITH
AS/NZS 3500.1 AND AS/NZS 3500.5
COPPER OR POLY TYPE PIPES
HOT AND COLD WATER BRANCHES TO BE DN 16 mm
MAIN LINE TO BE DN 20 mm

WATER TEMPERATURE

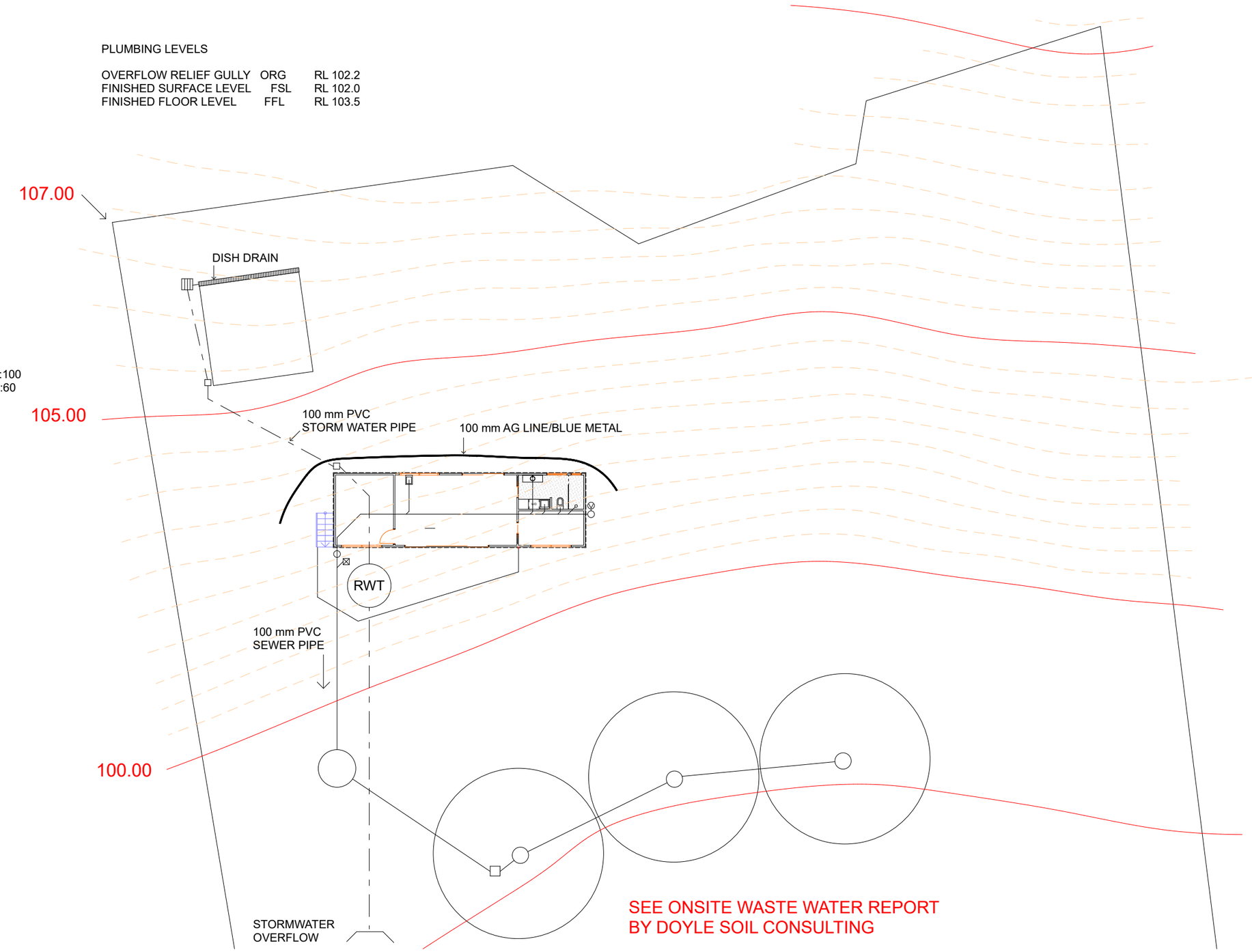
50 DEGREES TO SANITARY FIXTURES
60 DEGREES TO LAUNDRY AND KITCHEN SINK
OUTLET PIPES FROM THE HOT WATER UNIT MUST
BE COPPER FOR AT LEAST 1 METER BEFORE
CONNECTING TO POLY TYPE PIPES.

WATER FLOW SUPPLY BACK FLOW PREVENTION
DEVICE TO BE FITTED TO OUTSIDE TAPS

PRESSURE REGULATOR TO BE FITTED BETWEEN
MAINS WATERLINE AND HOUSE.

PLUMBING LEVELS

OVERFLOW RELIEF GULLY	ORG	RL 102.2
FINISHED SURFACE LEVEL	FSL	RL 102.0
FINISHED FLOOR LEVEL	FFL	RL 103.5



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DRAWING	DRAINAGE PLAN
DATE	6/8/2025
DWG 770	SHEET 9
SCALE	1:250

WET AREA WATERPROOFING
ABCB HOUSING PROVISION Part 10.2

Compliance with AS 3740:2021 or Part 10.2 of the ABCB Housing Provisions satisfies
Performance Requirement H4P1 for wet areas provided the wet areas are protected
in accordance with the appropriate requirements of 10.2.1 to 10.2.6 and 10.2.12 of the ABCB Housing Provisions.

Figure 10.2.19a: Typical preformed shower base wall/floor junction

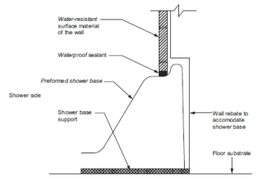
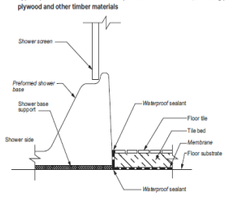


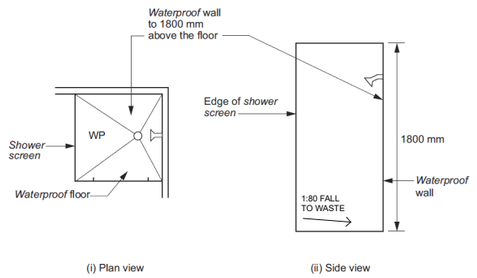
Figure 10.2.19b: Typical preformed shower base/floor junction on timber floors, including particleboard, plywood and other timber materials



10.2.19 Preformed shower bases

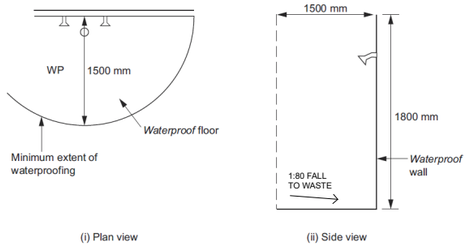
Preformed shower bases must- (a)have an upturn lip (see Figure 10.2.19a and Figure 10.2.19b); and
(b)be recessed into the wall to allow the water resistant surface materials and substrate materials to pass down inside the perimeter upturn lip of the shower base (see Figure 10.2.19a and Figure 10.2.19b); and
(c be supported to prevent distortion or cracking.

Figure 10.2.2: Extent of treatment for shower areas — concrete compressed fibre-cement and fibre-cement sheet floors



(i) Plan view (ii) Side view

(a) Enclosed shower



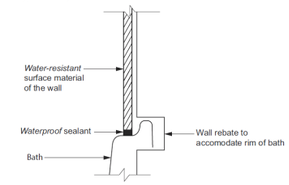
(i) Plan view (ii) Side view

(b) Unenclosed shower

10.2.25 Shower area floor membrane application

For hobless showers, or showers with hobs or stepdowns, the membrane must be applied over the floor and up the vertical face of the wall substrate to a minimum height of 1800 mm above the finished tile level of the floor.

Figure 10.2.20: Typical bath junctions



(a) Bath/wall junction - recessed

10.2.20 Baths and spas

Baths and spas, except freestanding baths and spas, must- (a)have an upturn lip; and
(b)be recessed into the wall (see Figure 10.2.20); and
(c)have the water resistant substrate materials of the wall pass down inside the upturn lip (see Figure 10.2.20).

Figure 10.2.27 (explanatory): Typical bond breaker details

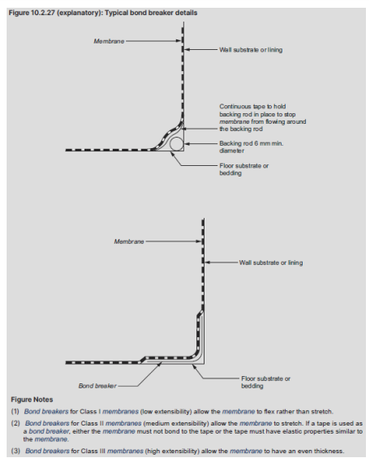


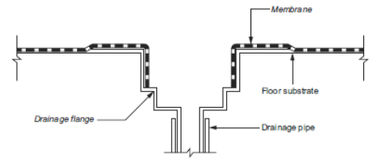
Figure Notes
(1) *Bond breakers* for Class I *membranes* (low extensibility) allow the *membrane* to flex rather than stretch.
(2) *Bond breakers* for Class II *membranes* (medium extensibility) allow the *membrane* to stretch. If a tape is used as a *bond breaker*, either the *membrane* must not bond to the tape or the tape must have elastic properties similar to the *membrane*.
(3) *Bond breakers* for Class III *membranes* (high extensibility) allow the *membrane* to have an even thickness.

10.2.27 Bond breaker installation for bonded membranes

(1)Bond breakers must be installed at all wall/wall, wall/floor, hob/wall junctions and at movement joints where the membrane is bonded to the substrate.

(2)Bond breakers must be of the type compatible with the flexibility class of the membrane to be used.

Figure 10.2.29: Typical membrane termination at drainage outlet



10.2.29 Membrane to drainage connection

(1)Membrane drainage connections in concrete floors must comply with one of the following: (a)A drainage flange must be installed with the waterproofing membrane terminated at or in the drainage flange to provide a waterproof connection (see Figure 10.2.29).
(b)Where a preformed shower base is used, provision must be made to drain the tile bed and provide a waterproof connection to the drain.

(2)For membrane drainage connections in other floors, a drainage flange must be installed with the waterproofing membrane terminated at or in the drainage flange to provide a waterproof connection (see Figure 10.2.29).
(3)Where a preformed shower base is used, provision must be made to drain the tile bed and provide a waterproof connection to the drain.
(4)Floor wastes must be of sufficient height to suit the thickness of the tile and tile bed at the outlet position.

Figure 10.2.18: Typical termination of membrane at extent of shower area

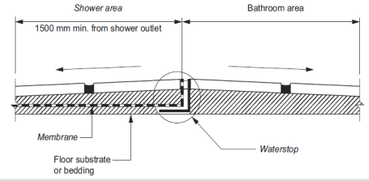


Figure Notes
Fall is to be provided in accordance with 10.2.12.

10.2.18 Unenclosed showers

(1)Unenclosed showers must be constructed as follows: (a) A waterstop must be installed a minimum horizontal distance of 1500 mm from the shower rose.
(b)The vertical leg of the waterstop must finish- (i)flush with the top surface of the floor (see Figure 10.2.18); and
(ii)where the waterstop intersects with a wall or is joined- (the junction must be waterproof; or

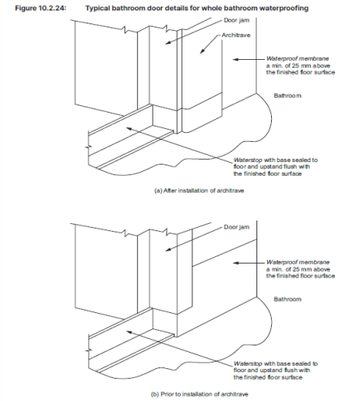
(B)
the whole wet area floor must be waterproofed and drained to a floor waste as for the shower area.
(2)In the case of (1)(b)(ii)(B), at doorways, where the height of the tiling angle needs to be adjusted for tiling purposes, the angle must be fixed with a sealant compatible with the waterproofing membrane without damaging the waterproofing system.

PERFORMANCE REQUIREMENTS FOR WET AREAS WHERE STANDARDS ARE NOT USED .

To protect the structure of the building and to maintain the amenity of the occupants, water must be prevented from penetrating-
(a)behind fittings and linings; or
(b)into concealed spaces,

of sanitary facilities, bathrooms, laundries and the like.

Figure 10.2.24: Typical bathroom door details for whole bathroom waterproofing



10.2.24 Flashings/junctions

Flashings must be installed in accordance with 10.2.2 to 10.2.5 and the following: (a)Perimeter flashing to wall/floor junctions must have a- (i)vertical leg that extends a minimum of 25 mm above the finished floor level, except across doorways; and
(ii)horizontal leg that has a minimum width of not less than 50 mm.

(b)Where a water resistant substrate is used in conjunction with a water resistant surface material, a waterproof sealant must be installed at the substrate junction at the wall/floor junction.

(c)Perimeter flashings at a floor level opening must comply with the following: (i)Where the whole wet area floor is waterproof, at floor level openings, a waterstop must be installed that has a vertical leg finishing flush with the top of the finished floor level with the floor membrane being terminated to create a waterproof seal to the waterstop and to the perimeter flashing (see Figure 10.2.24).
(ii)In any other case, at a floor level opening a waterstop must be installed that has a vertical leg finishing flush with the top of the finished floor level and waterproofed to the perimeter flashing.

(d)A vertical flashing, either external to the wet area or internal, must extend a minimum of 1800 mm above the finished floor level.

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA
ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4
PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

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PROPOSED NEW DWELLING AND SHED
21 AMYGDALINA RISE, HONEYWOOD
FOR STEPHANIE COZZANI

DRAWING	WATERPROOFING
DATE	6/8/2025
DWG 770	SHEET 10
SCALE	

GENERAL SPECIFICATIONS

BEFORE COMMENCING ANY WORK, QUOTING ON OR ORDERING ANY MATERIALS VERIFY DIMENSIONS, SETBACKS AND ALL EXISTING AND PROPOSED LEVELS.

IF DURING THE SETOUT AND CONSTRUCTION OF THE WORKS ANY DISCREPANCIES ARISE IN THE DIMENSIONS OR LOGIC THE DESIGNER SHOULD BE CONTACTED FOR CLARIFICATION AND ADVICE BEFORE WORK CONTINUES.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST "BUILDING REGULATIONS " AND "THE NCC 2022" AND AS 1684.4 RESIDENTIAL TIMBER FRAMED CONSTRUCTION FOR THE RELEVANT SITE WIND VELOCITY AND THE RELEVANT "AUSTRALIAN STANDARDS" FOR EACH ASPECT OF THE WORKS.

WHERE REQUIRED FOR BUILDING APPROVAL, THERE WILL ALSO BE A SOIL TEST AND STRUCTURAL DRAWINGS TO BE SUBMITTED AS PART OF THE THE BUILDING APPLICATION.

NOTE: DOOR AND WINDOW SIZES ARE NOMINAL ONLY/ OPENING SIZES ARE TO SUITE ACTUAL DOORS OR WINDOWS.

ENGINEERING

ARCHITECTURAL PLANS ARE TO BE USED IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS WITH THE ENGINEERING DRAWINGS TO TAKE PRECEDENCE OVER ARCHITECTURAL PLANS .

SITE WORKS AND GROUND LEVELS

EXCAVATION AND FILLING OF THE SITE TO BE IN ACCORDANCE WITH NCC 2022 PART 3.1 AND AS 2870 AND ANY SPECIAL DETAILS OR INSTRUCTIONS ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

SURFACE DRAINAGE-ALL FINISHED GROUND TO FALL AWAY FROM BUILDING 1 IN 50 (1 IN 100 MINIMUM). FINISHED SLAB LEVELS ARE TO BE 150 mm MINIMUM ABOVE FINISHED GROUND LEVEL AND 100 mm ABOVE PATHS AND A MINIMUM OF 50 mm BELOW HARD SURFACE AREAS . GARAGE DOORWAY TO BE SHAPED TO TAKE WATER AWAY.

FOOTINGS AND SLABS

GENERALLY TO BE IN ACCORDANCE WITH AS 2870 . PREPARATION AND PLACEMENT OF CONCRETE AND REINFORCEMENT TO BE TO AS 2870 CONCRETE AND STEEL REINFORCEMENT TO BE IN ACCORDANCE WITH AS 2870 - 2011 AND AS 3500.

ALTERNATIVELY FOOTINGS AND SLABS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATIONS

THE SITE CLASSIFICATION TO BE IN ACCORDANCE WITH AS 2870- 2011. REFER TO SOIL REPORT FOR SITE CLASSIFICATION , IF ANY SOFT GROUND OR GROUND DIFFERENT FROM THE SOIL REPORT IS FOUND DURING EXCAVATION IT SHOULD BE REPORTED TO THE BUILDING SURVEYOR FOR INSTRUCTIONS.

FLOORS

TO COMPLY WITH NCC 2022 PART 3.12 AND AS 1668.2 - SEE PLANS AND ENGINEERS DRAWINGS FOR MEMBER SIZES, SPACING AND RELEVANT SPECIFICATIONS

FRAMING

TIMBER FRAMING TO BE IN ACCORDANCE WITH AS 1684.2 2021 MANUFACTURED TIMBER MEMBERS TO BE IN ACCORDANCE WITH MANUFACTURERS PRESCRIBED FRAMING MANUAL.

SUBFLOOR VENTILATION TO BE IN ACCORDANCE WITH NCC 2022 PART 6.2 SUBFLOOR AREA IS TO FREE OF ORGANIC MATERIAL AND RUBBISH. PROVIDE VENT OPENINGS IN SUBSTRUCTURE WALLS AT A RATE OF 7300 mm 2/M OF WALL LENGTH, WITH VENTS NOT MOE THAN 600 mm FROM CORNERS.

UNDERSIDE OF FLOOR FRAMING MEMBERS TO HAVE A MINIMUM CLEARANCE OF 150 mm WITHIN 2000 mm OF THE EXTERNAL SUBFLOOR WALLS AND 400mm TO ALL OTHER AREAS -SEE NCC TABLE 6.2.1 SUBFLOOR VENTILATION CLEARANCE.

TIE DOWN AND BRACING OF TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH SECTION 8 OF AS 1684.2 AND, AS 4055 AND ANY ENGINEERS DRAWINGS AND SPECIFICATIONS

STRUCTURAL STEEL FRAMING TO BE IN CCORDANCE WITH AS 1250, AS 4100 AND STRUCTURAL ENGINEERS DESIGN AND SPECIFICATIONS.

ROOF TRUSSES

TO BE DESIGNED BY TRUSS MANUFACTURER ON APPROVED OR ACCREDITED SOFTWARE AND AN ENGINEERS CERTIFICATE, IS TO BE SUPPLIED BY THE MANUFACTURER. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ENGINEERING PRINCIPLES

TRUSSES SHALL BE HANDLED, ERECTED, INSTALLED AND BRACED IN ACCORDANCE WITH AS 4440 AND MANUFACTURERS SPECIFICATIONS.

TIE TRUSSES TO TOP PLATE OF EXTERNAL WALLS WITH PRYDA'S UNITIE BRACKETS -FIX WITH 4/35X3.15mm GALVANIZED CONNECTOR NAILS TO EACH END

TRUSS -BOTTOM CORD TO BE TIED TO INTERNAL WALLS WITH PRYDA HITCH STABILIZES -FIX WITH 3/35X3.15mm CONNECTOR NAILS TO TRUSS CORD
AND 3 TO TOP PLATE

PRYDA SPEED BRACING INSTALLATION AS TO TRUSS MANUFACTURERS BRACING LAYOUT PLAN -FIX WITH 2/35X3.15mm CONNECTOR NAILS PER TRUSS AND TO MANUFACTURERS SPECIFICATIONS

MANUFACTURERS SPECIFICATION TO TAKE PRECEDENCE OVER THE ABOVE RECOMMENDED TIE DOWN OPTIONS

METAL FURRING CHANNEL SCREW FIXED @ 450 CRS TO BOTTOM CORD OF ROOF TRUSSES

BUILDING FABRIC

GENERALLY TO BE IN ACCORDANCE WITH THE NCC 2019 13.2 BUILDING FABRIC INSULATION. INSULATION FITTED TO FORM CONTINUOUS BARRIER TO ROOF, CEILINGS WALLS AND FLOORS .

NON-REFLECTIVE PERMABLE BUILDING MEMBRANE INSTALLED TO FORM 20 mm AIRSPACE BETWEEN MEMBRANE AND EXTERNAL LINING/CLADDING FITTED CLOSELY UP TO PENETRATIONS/OPENINGS, ADEQUATELY SUPPORTED AND JOINTS TO BE LAPPED A MINIMUM OF 150 mm .

ROOF AND WALL CLADDING

GENERALLY TO BE IN ACCORDANCE WITH THE NCC 2022 7.2.8 AND : ROOF TILES AS 2049 AND AS 2050, METAL SHEET ROOFING AS 1562.1 , POLYCARB ROOF SHEETING AS/NZS 4256.1.2.3 AND AS 1562.3

GUTTERS AND DOWNPIPES, GENERALLY TO BE IN ACCORDANCE WITH THE NCC 7.4 AND AS/NZS 3500.3 AND THE PLUMBING CODE DOWNPIPES TO BE 90 mm DIA, OR 100 X 50 mm RECTANGULAR SECTION AT MAXIMUM 12,000mm CRS AND TO BE WITHIN 1200 mm OF A VALLEY WALL. CLADDING TO BE IN ACCORDANCE WITH THE NCC 2022 7.2.8 AND MANUFACTURERS SPECIFICATIONS .

GLAZING

GENERALLY BE IN ACCORDANCE WITH AS 1288 - CLASS 'A' SAFETY GLASS TO BATHROOM WINDOWS BELOW 2000 mm , EXTERNAL GLAZING IN ACCORDANCE WITH THE NCC PART 8.2, 8.3 & 8.4. WINDOWS ARE TO COMPLY WITH THE NCC WINDOW SAFETY EQUIREMENTS. REFER ALSO TO DOOR AND WINDOW SCHEDULE

MASONRY

GENERALLY MASONRY WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE NCC 2022
PART 5 AND AS 3700 UNREINFORCED MASONRY TO THE NCC 2022 5.4
MASONRY ACCESSORIES TO THE NCC 2022 NCC 2022 5.6
WEATHERPROOFING OF MASONRY TO THE NCC 2022 5.7

-SEE ENGINEERS DRAWINGS FOR SPECIFIC DETAILS AND POSITION OF CONTROL JOINTS.

INSULATION

TO MAINTAIN THICKNESS AND POSITION AFTER INSTALLATION INSURE CONTINUOUS COVER WITHOUT VOIDS EXCEPT AROUND SERVICES AND FITTINGS .

TYPICAL WALL FRAME

TO COMPLY WITH NCC 2022 PART 6 AND AS 1684. 200 mm HIGH BRICK VENEER WALLS 90X35 MGP IO PINE STUDS AND NOGGINGS, 90X35 MGP IO PINE TOP AND BOTTOM PLATES . BRACING AND TIE DOWNS
TO ENGINEER'S DRAWINGS

10mm PLASTERBOARD TO WALLS AND CEILINGS INSULATION BATTS TO WALLS TO COMPLY WITH THE NCC 2022 PART 6.1

ENERGY EFFICIENCY

GENERALLY TO BE IN ACCORDANCE WITH THE NCC 2019 PART 13 ENERGY EFFICIENCY TO COMPLY WITH THE CLIMATE ZONE AND STATES MINIMUM CURRENT STAR RATING REQUIREMENTS OR ABOVE.

SERVICES

GENERALLY TO BE IN ACCORDANCE WITH THE NCC 2019 13.7 HOT WATER SUPPLY SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH AS/NZS 3500

HEALTH AND AMENITY

GENERALLY IN ACCORDANCE WITH THE NCC 2022 SECTION 10

WET AREA WATERPROOFING

TO BE IN ACCORDANCE WITH AS 3740 AND WATERPROOFING OF SURFACES ADJACENT TO OPEN SHOWER, INCLUDING SHOWER OVER BATH, 1500 mm FROM A VERTICAL LINE PROJECTED FROM SHOWER ROSE TO A HEIGHT 1800 mm ABOVE FINISHED FLOOR

SHOWER AREA TO BE IN ACCORDANCE WITH THE NCC PART 10.2.2

WATERPROOFING TO COMPLY WITH NCC 10.2.6 WATERPROOFING SYSTEMS

FALL TO SHOWER WASTE TO BE 1:80 IN ACCORDANCE WITH AS 3740 4.4
AND NCC 10.2.12

WALL SURFACES ADJACENT TO PLUMING FIXTURES, BATHS ACT TO BE PROTECTED TO A HEIGHT OF 150 mm ABOVE FIXTURES, CEILING HEIGHTS TO BE IN ACCORDANCE WITH THE NCC 2022 PART H4

FACILITIES

GENERALLY TO BE IN ACCORDANCE WITH THE NCC 2022 10.4 REQUIRED FACILITIES IN ACCORDANCE WITH 10.4.1 SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH THE NCC 2022 10.4.2 . PROVISIONS OF NATURAL LIGHT TO BE IN ACCORDANCE WITH THE NCC 2022 10.5.1 WINDOWS/ ROOF LIGHTS TO PROVIDE LIGHT TRANSMISSION ARE EQUAL TO 10 % OF FLOOR AREA OF THE ROOM.

VENTILATION TO BE IN ACCORDANCE WITH THE NCC 2022 10.6 OR AS 1668.2 FOR MECHANICAL VENTILATION. EXHAUST FROM BATHROOM/WC TO BE VENTED OUTSIDE FOR STEAL ROOF ANT TO ROOF SPACE FOR TILE ROOF, NATURAL VENTILATION TO BE PROVIDED AT A RATE OF 5 % OF THE FLOOR AREA, IN ACCORDANCE WITH THE NCC 2022 10.6.2

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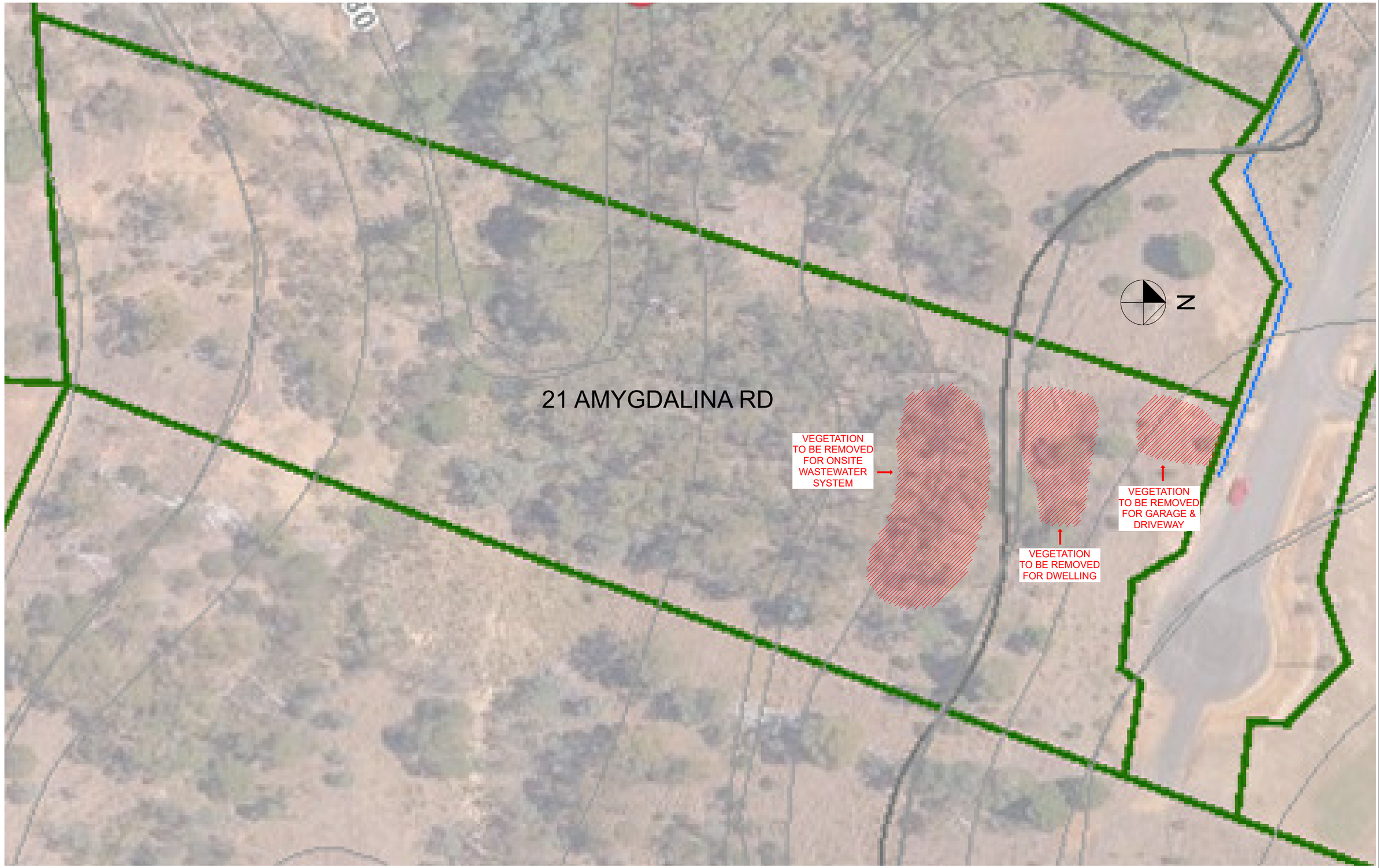
PROPOSED NEW DWELLING AND SHED
21 AMYGDALINA RISE, HONEYWOOD
FOR STEPHANIE COZZANI

DRAWING	SPECIFICATIONS
DATE	6/8/2025
DWG 770	SHEET 11
SCALE	



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21 AMYGDALINA RISE, HONEYWOOD
FOR STEPHANIE COZZANI

DRAWING	AERIAL VIEW
DATE	6/8/2025
DWG 770	SHEET 12
SCALE	NTS

SECTION 7 CONSTRUCTION REQUIREMENTS FOR BAL-29

7.1 GENERAL

A building assessed in Section 2 as being BAL-29 shall conform with Section 3 and Clauses 7.2 to 7.8.

Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 7.2 to 7.8 (see Clause 3.8).

NOTE: BAL-29 is primarily concerned with protection from ember attack and radiant heat greater than 19 kW/m2 up to and including 29 kW/m2.

7.2 SUBFLOOR SUPPORTS

This Standard does not provide construction requirements for subfloor supports where the subfloor space is enclosed with-

(a) a wall that complies with Clause 7.4, except that sarking is not required where specified in Clause 7.4.1 (c); or

(b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or

(c) a combination of Items (a) and (b).

Where the subfloor space is unenclosed, the support posts, columns, stumps, piers and poles shall be-

(i) of non-combustible material; or

(ii) of bushfire-resisting timber (see Appendix F); or

(iii) a combination of Items (i) and (ii).

NOTE: This requirement applies to the subject building only and not to verandas, decks, steps, ramps and landings (see Clause 7.7).

C7.2 Combustible materials stored in the subfloor space may be ignited by embers and impact the building.

7.3 FLOORS

7.3.1 General

This Standard does not provide construction requirements for concrete slabs on the ground.

7.3.2 Elevated floors

7.3.2.1 Enclosed subfloor space

This standard does not provide construction requirements for elevated floors, including bearers, joists and flooring, where the subfloor space is enclosed with-

(a) a wall that complies with Clause 7.4; except that sarking is not required where specified in Clause 7.4.1 (c); or

(b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or

(c) a combination of items (a) and (b).

7.3.2.2 Unenclosed subfloor space

Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400 mm above finished ground level, shall be one of the following:

(a) Materials that conform with the following:

(i) Bearers and joists shall be-

(A) non-combustible; or

(B) bushfire-resisting timber (see Appendix F); or

(C) a combination of items (A) and (B).

(ii) Flooring shall be-

(A) non-combustible; or

(B) bushfire-resisting timber (see Appendix F); or

(C) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking type material or mineral wool insulation; or

(D) a combination of any of items (A), (B) or (C).

or

(b) A system complying with AS 1530.8.1

This Standard does not provide construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside of the element is 400 mm or more above finished ground level.

7.4 WALLS

7.4.1 General

The exposed components of external walls shall be as follows:

(a) Non-combustible material including the following provided the minimum thickness is 90 mm:

(i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.

(ii) Precast or in situ walls of concrete or aerated concrete.

(iii) Earth wall including mud brick.

or

(b) Timber logs of a species with a density of 680 kg/m3 or greater at a 12% moisture content; of a minimum nominal overall thickness of 90 mm and a minimum thickness of 70 mm (see Clause 3.11); and gauge planed.

or

(c) Cladding that is fixed externally to a timber-framed or a steel-framed wall that is sarked on the outside of the frame and is-

(i) fibre-cement, a minimum of 6mm in thickness; or

(ii) steel sheet; or

(iii) bushfire-resisting timber (see Appendix F); or

(iv) a combination of any of Items (i), (ii) or (iii).

or

(d) A combination of any of Items (a), (b) or (c).

7.4.2 Joints

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed.

7.4.3 Vents and weepholes

Except for exclusions provided in Clause 3.6, vents and weepholes in external walls shall be screened with a mesh made of corrosion-resistant steel, bronze or aluminium.

7.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND DOORS

7.5.1 Bushfire shutters

Where fitted, bushfire shutters shall conform with Clause 3.7 and be made from-

(a) non-combustible material; or

(b) bushfire-resisting timber (see Appendix F); or

(c) a combination of any of Items (a) and (b).

7.5.2 Screens for windows and doors

Where fitted, screens for windows and doors shall have a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium.

The frame supporting the mesh or perforated sheet shall be made from-

(a) metal; or

(b) bushfire-resisting timber (see Appendix F).

7.5.3 Windows and sidelights

Window assemblies shall-

(a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 7.5.1;

or

(b) conform with the following:

(i) Frame material Window frames and window joinery shall be made from-

(A) bushfire-resisting timber (see Appendix F); or

(B) metal; or

(C) metal-reinforced uPVC and the reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.

(ii) Hardware Externally fitted hardware that supports the sash in its functions of opening and closing shall be metal.

C7.5.3 Components other than metal may be used provided they are shielded by the metal components of the window/door frame.

Trims or other components may use material other than metal.

(iii) Glazing Glazing shall be toughened glass a minimum of 5 mm thickness or glass blocks with no restriction on glazing methods.

NOTE: Where double-glazed assemblies are used, the requirements apply to the external pane of the glazed assembly only.

(iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.

(v) Screens Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), the glazing shall be screened externally with a screen that conforms with Clause 3.6 and Clause 7.5.1A.

(vi) The openable portions of windows shall be screens internally or externally with screens that comply with Clause 7.5.2.

7.5.4 Doors – Side-hung external doors (including French doors, panel fold and bi-fold doors)

Side-hung external doors, including French doors, panel fold and bi-fold doors, shall-

(a) be completely protected by bushfire shutters that conform with Clause 3.7 and Clause 7.5.1;

or

(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 7.5.2;

or

(c) conform with the following:

(i) Door panel material Materials shall be-

(A) non-combustible; or

(B) solid timber, laminated timber or reconstituted timber, having a minimum thickness of 35mm for the first 400 mm above the threshold; or

(C) for fully framed glazed door panels, the framing shall be made from metal or from bushfire-resisting timber (see Appendix F) or uPVC.

(ii) Door frame material Door frame material shall be-

(A) Bushfire resisting timber (see Appendix F); or

(B) Metal; or

(C) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion resistant steel.

(iii) Hardware Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal.

Trims or other components may use materials other than metal.

(iv) Glazing Where doors incorporate glazing, the glazing shall be toughened glass minimum of 6 mm in thickness.

(v) Seals and weather strips Weather strips, draught excluders or draught seals shall be installed.

(vi) Screens There is no requirement to screen the openable part of the door at this BAL level.

(vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.

7.5.5 Doors – Sliding Doors

Sliding doors shall-

(a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 7.5.1;

or

(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 7.5.2;

or

(c) conform with the following:

(i) Frame material The material for door frames, including fully framed glazed doors, shall be-

(A) bushfire-resisting timber (see Appendix F); or

(B) metal; or

(C) metal-reinforced uPVC and the reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.

(ii) Hardware Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal.

Trims or other components may use materials other than metal.

(iii) Glazing Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 6 mm in thickness.

(iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.

(v) Screens There is no requirement to screen the openable part of the sliding door at this BAL level.

(vi) Sliding panels Sliding panels shall be tight-fitting in the frames.

7.5.6 Doors – Vehicle access doors (garage doors)

The following applies to vehicle access doors:

(a) Vehicle access doors shall be made from-

(i) non-combustible material; or

(ii) bushfire-resisting timber (see Appendix F); or

(iii) fibre-cement sheet, a minimum of 6 mm thickness; or

(iv) a combination of any of Items (i), (ii), or (iii).

(b) All vehicle access doors shall be protected with suitable weather strips, draught excluders, draught seals or brushes. Door assemblies fitted with guide tracks do not need edge gap protection.

NOTES:

1 Refer to AS/NZS 4505 for door types.

2 Gaps of door edges or building elements should be protected as per Section 3.

C7.5.6(b) These guide tracks do not provide a direct passage for embers into the building.

(c) Weather strips, draught excluders, draught seals or brushes to protect edge gaps or thresholds shall be manufactured from materials having a flammability index not exceeding five.

(d) Vehicle access doors with ventilation slots shall be protected in accordance with Clause 3.6.

C7.5.6 Components other than metal may be used provided they are shielded by the metal components of the door assembly.

7.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS AND GABLES, AND GUTTERS AND DOWNPIPES)

7.6.1 General

The following applies to all types of roofs and roofing systems:

(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.

(b) The roof/wall and roof/roof junction shall be sealed or otherwise protected in accordance with Clause 3.6.

(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet conforming with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.

(d) A pipe or conduit that penetrates the roof covering shall be non-combustible.

(e) Only evaporative coolers manufactured in accordance with AS/NZS 60335.2.98 shall be used. Evaporative coolers with an internal damper to prevent the entry of embers into the roof space need not be screened externally.

7.6.2 Tiled roofs

Tiled roofs shall be fully sarked. The sarking shall-

(a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking;

(b) cover the entire roof area including the ridges and hips; and

(c) extend into gutters and valleys.

7.6.3 Sheet roofs

Sheet roofs shall-

(a) be fully sarked in accordance with Clause 7.6.2, except that foil-backed insulation blankets may be installed over the battens; or

(b) have any gaps sealed at the fascia or wall line, hips and ridges by-

(i) a mesh or perforated sheet that conforms with Clause 3.6 and that is made of corrosion-resistant steel, bronze or aluminium; or

(ii) mineral wool; or

(iii) other non-combustible material; or

(iv) a combination of any of Items (i), (ii) or (iii).

C7.6.3 Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may develop in sheet roofing.

7.6.4 Veranda, carport and awning roof

The following applies to veranda, carport and awning roofs:

(a) A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 7.6.1, to 7.6.6.

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ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4

PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

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PROPOSED NEW DWELLING AND SHED
21 AMYGDALINA RISE, HONEYWOOD
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DRAWING	BAL 29 NOTES
DATE	6/8/2025
DWG 770	SHEET 13
SCALE	

(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figure D1 (b) and D1 (c), Appendix D] conforming with Clause 7.4 shall have a non-combustible roof covering and the complete support structure shall be-
(i) of non-combustible material; or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) timber rafters lined on the underside with fibre-cement sheeting a minimum of 6 mm in thickness, or with material conforming with AS 1530.8.1; or
(iv) a combination of any of Items (i), (ii) or (iii).

7.6.5 Roof penetrations

The following applies to roof penetrations:
(a) Roof penetrations, including roof lights, roof ventilators, roof- mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors or the like, shall be sealed. The material used to seal the penetration shall be non-combustible.
(b) Openings in vented roof lights, roof ventilators or vent pipes shall conform with Clause 3.6 and be made of corrosion-resistant steel, bronze or aluminium.
This requirement does not apply to a room sealed gas appliance.
NOTE: A gas appliance designed such that air for combustion does not enter from, or combustion products enter into, the room in which the appliance is located.
In the case of gas appliance flues, ember guards shall not be fitted.
NOTE: AS/NZS 5601 contains requirements for gas appliance flue systems and cowls. Advice can be obtained from manufacturers and State and Territory gas technical regulators.
(c) All overhead glazing shall be Grade A safety glass conforming with AS 1288.
(d) Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, conforming with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass of minimum 4 mm thickness shall be used in the outer pane of the IGU.
(e) Flashing elements of tubular skylights shall be non-combustible. However, they may be of alternative material, provided the integrity of the roof covering is maintained by an under-flashing made of non-combustible material.
(f) Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof level, or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
(g) External single plane glazed elements of rood lights and skylights, where the pitch of the glazed element is 18 degrees or less to the horizontal, shall be protected with ember guards made from a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
(h) Eaves lighting shall be adequately sealed and not compromise the performance of the element.

7.6.6 Eaves linings, fascias and gables

The following applies to eaves linings, fascias and gables:
(a) Gables shall conform with Clause 7.4.
(b) Fascias and bargeboards shall-
(i) where timber is used, be made from bushfire-resisting timber (see Appendix F);
or
(ii) where made from metal, be fixed at 450 mm centres; or
(iii) be a combination of Items (i) and (ii).
(c) Eave linings shall be-
(i) fibre-cement sheet, a minimum 4.5 mm in thickness; or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) a combination of Items (i) and (ii).
(d) Eave penetrations shall be protected as for roof penetrations as specified in Clause 7.6.5.
(e) Eave ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.
(f) Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.

7.6.7 Gutters and downpipes

This Standard does not provide requirements for downpipes.
If installed, gutter and valley leaf guards shall be non-combustible.
With the exception of box gutters, gutters shall be metal or uPVC.
Box gutters shall be non-combustible and flashed at the junction with the roof, with non-combustible materials.

7.7 VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

7.7.1 General

Decking may be spaced.
There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.
C7.7.1 Spaced decking is nominally spaced at 3 mm (in accordance with standard industry practice); however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0 mm – 5 mm during service. It should be noted that recent research studies have shown that gaps at 5mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacing of 10 mm may preclude this from happening but such a spacing regime may not be practical for a timber deck.

7.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings

7.7.2.1 Materials to enclose a subfloor space

The subfloor spaces of verandas, decks, steps, ramps and landings are deemed to be 'enclosed' when-
(a) the material used to enclose the subfloor space conforms with Clause 7.4, except that sarking is not required where specified in Clause 7.4.1 (c); and
(b) all openings greater than 3 mm are screened with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

7.7.2.2 Supports

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

7.7.2.3 Framing

This Standard does not provide construction requirements for the framing of verandas, pergolas, decks, ramps or landings (i.e., bearers and joists).

7.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and landings

Decking, stair treads and the trafficable surfaces of ramps and landings shall be-
(a) of non-combustible material; or
(b) bushfire-resisting timber (see Appendix F); or
(c) a combination of any of Items (a) and (b) above.

7.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings

7.7.3.1 Supports

Support posts, columns, stumps, stringers, piers and poles shall be-
(a) of non-combustible material; or
(b) of bushfire-resisting timber (see Appendix F); or
(c) a combination of Items (a) and (b).

7.7.3.2 Framing

Framing of verandas, decks, ramps or landings (i.e., bearers and joists) shall be-
(a) of non-combustible material; or
(b) of bushfire-resisting timber (see Appendix F); or
(c) a combination of Items (a) and (b).

7.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings

Decking, stair treads and the trafficable surfaces of ramps and landings shall be-
(a) of non-combustible material; or
(b) of bushfire-resisting timber (see Appendix F); or
(c) a combination of Items (a) and (b).

7.7.4 Balustrades, handrails or other barriers

Those parts of the handrails and balustrades less than 125 mm from any glazing or any combustible wall shall be-
(a) of non-combustible material; or
(b) of bushfire-resisting timber (see Appendix F); or
(c) a combination of Items (a) and (b).
Those parts of the handrails and balustrades that are 125 mm or more from the building have no requirements.

7.7.5 Veranda posts

Shall be made from-
(a) non-combustible material; or
(b) bushfire-resisting timber (see Appendix F); or
(c) a combination of Items (a) and (b).

7.8 WATER AND GAS SUPPLY PIPES

Above-ground, exposed water supply pipes shall be metal.
External gas pipes and fittings above ground shall be of steel or copper construction having a minimum wall thickness in accordance with gas regulations or 0.9 mm whichever is the greater. The metal pipe shall extend a minimum of 400 mm within the building and 100 mm below ground.
NOTE: Refer to State and Territory gas regulations, AS/NZS 5601.1 and AS/NZS 4645.1.
C7.8 Concern is raised for the protection of bottled gas installations. Location, shielding and venting of the gas bottles needs to be considered.

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PROPOSED NEW DWELLING AND SHED
21 AMYGDALINA RISE, HONEYWOOD
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BUSHFIRE HAZARD ASSESSMENT REPORT

PROPOSED DWELLING AND SHED
21 AMYGDALINA RISE,
HONEYWOOD

Dated August 2025

Report by Samuel Walters BFP-130

Report Code: A25-9

Bushfire Tasmania

TABLE OF CONTENTS

APPENDICES

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1. Report Summary

This report provides a Bushfire Hazard Management Plan (BHMP) and Bushfire Attack Level (BAL) assessment for a proposed class 1a dwelling and class 10a shed at 21 Amygdalina Rise, Honeywood (C.T 174861/7).

Our findings conclude that the potential bushfire hazard for the proposal is tolerable providing the recommendations and findings of this report are followed and implemented in accordance with Australian Standard 3959 2018 (incorporating Amendments 1 & 2) and the Director's Determination – Bushfire Hazard Areas Version 1.2 2024 (Director's Determination).
Table 4(B) within the Director's Determination states that a minimum BAL-29 solution must be achieved

Bushfire prone A. Forest, B. Woodland and G. Grassland vegetation poses the greatest threat to the proposal.

Circumstances of this proposal will allow a BAL-29 compliant solution for all aspects of the proposed dwelling and deck providing minimum separation distances stated in this report are adhered to. Separation distances from the subject building are required to create a hazard management area (HMA) with dimensions of:

- A minimum 16m on the eastern aspect,
- A minimum 37m on the southern aspect,
- To the property boundary on the western and northern aspects.

This HMA must be maintained as low threat and in accordance with Clause 2.2.3.2 of AS3959 2018 and in line with recommendations of this report.

Proposed class 10a shed is intended to be >6m from the class 1a dwelling and will not be subject to specific bushfire construction measures.

The entire proposal is within a 120m hose lay from a compliant reticulated fire hydrant on Amygdalina Rise and deemed to comply with Table 3A of the Directors Determination.

Property access does not provide access to a firefighting water supply and is deemed to comply with Table 2(A) of the Directors Determination.

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2. Introduction

2.1. The Proposal

The proposal involves constructing a new class 1a dwelling and class 10a shed at 21 Amygdalina Rise, Honeywood (C.T 174861/7).

2.2. Scope of Report

Bushfire Tasmania was engaged by Stephanie and Brent Harwood to undertake a Bushfire Hazard Management Plan (BHMP) and BAL assessment to determine vegetation management requirements, water supply requirements, site access requirements and construction requirements to comply with Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas 2018 (incorporating Amendments 1 & 2) and the Director's Determination – Bushfire Hazard Areas Version 1.2 2024.

The proposal is assessed in accordance with Table 2(A), Table 3A, and Table 4(B) of the Director's and a Fire Danger Index (FDI) of 50. The area assessed includes a radius of 150m from the proposal.

2.3. Property Information

Address: 21 Amygdalina Rise, Honeywood

Zoning: Rural Living Zone B

Municipality: Brighton

Planning Scheme: Tasmanian Planning Scheme Brighton

2.4. Planning Overlays

Based on the Brighton Local Provisions Schedule:

- Bushfire Prone Areas Code
- Landslip Hazard Code – Low landslip hazard band
- Natural Assets Code – Priority vegetation area
- Natural Assets Code – Waterway and coastal protection area

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3. Site Conditions and Observations

3.1. Site Description

The subject property is located on the down-slope southern side of the cul-de-sac at the end of Amygdalina Rise. It is located within a relatively recent subdivision comprising larger sized 'lifestyle' lots. The property is approximately 10,280m^2 in size and backs onto a large privately owned parcel of land to the east. Natural site slopes range between approximately 10-20° with a south-south westerly to aspect on the northern half to a northerly aspect on the southern half.

Current site conditions consist of grass ground cover and forest through the upper middle, middle and southern middle sections. Grass and shrubs make up the northern upper slopes as well as the southern-most portion.

The property is vacant. A partially sealed cross-over provides access directly off Amygdalina Rise.

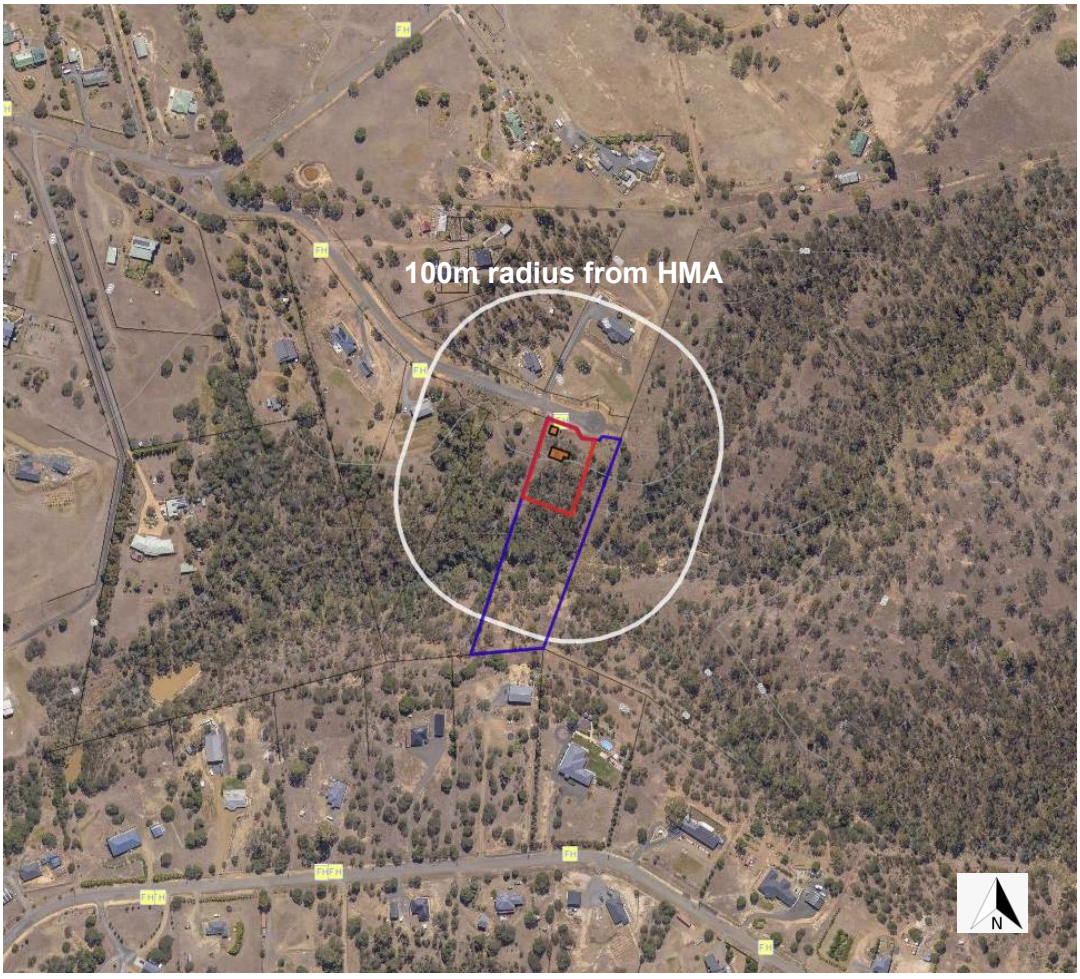

Figure 1: contoured listmap. www.thelist.tas.gov.au. Property in blue outline, proposal in orange and black. Yellow squares indicate fire hydrants. White 100m radius is from proposed hazard management area (HMA) shown in red.

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3.2. Surrounding Area

The subject site is located within rural living zone B zoning on the border with rural zoning on the neighbouring property to the east.

Rural living zone B land continues to the south, west and north, extending approximately 500-600m on the southern aspect, approximately 750m to the west and 700m to the north. It includes similar sized properties as the subject one and most lots are developed with dwellings/sheds typically surrounded immediately by managed vegetation and remnant wooded vegetation beyond. Several lots remain vacant – some with remnant wooded vegetation and others with most large vegetation removed.

Rural land to the east consists of large undeveloped lots comprising remnant wooded vegetation and grassland. This continues for approximately 1.2kms.

A very large landscape conservation zoned property starts approximately 300m to the north east and consists of remnant dry forest, woodland and grassland vegetation with no development other than trails, tracks and dams. It appears to be used for agricultural based activities.

Figure 2 below gives the TasVeg4.0 listmap of the area and bushfire prone vegetation within 100m of the proposal.

Figure 2: contoured TasVeg4.0 listmap. www.thelist.tas.gov.au Property in blue outline, proposal in orange and black.

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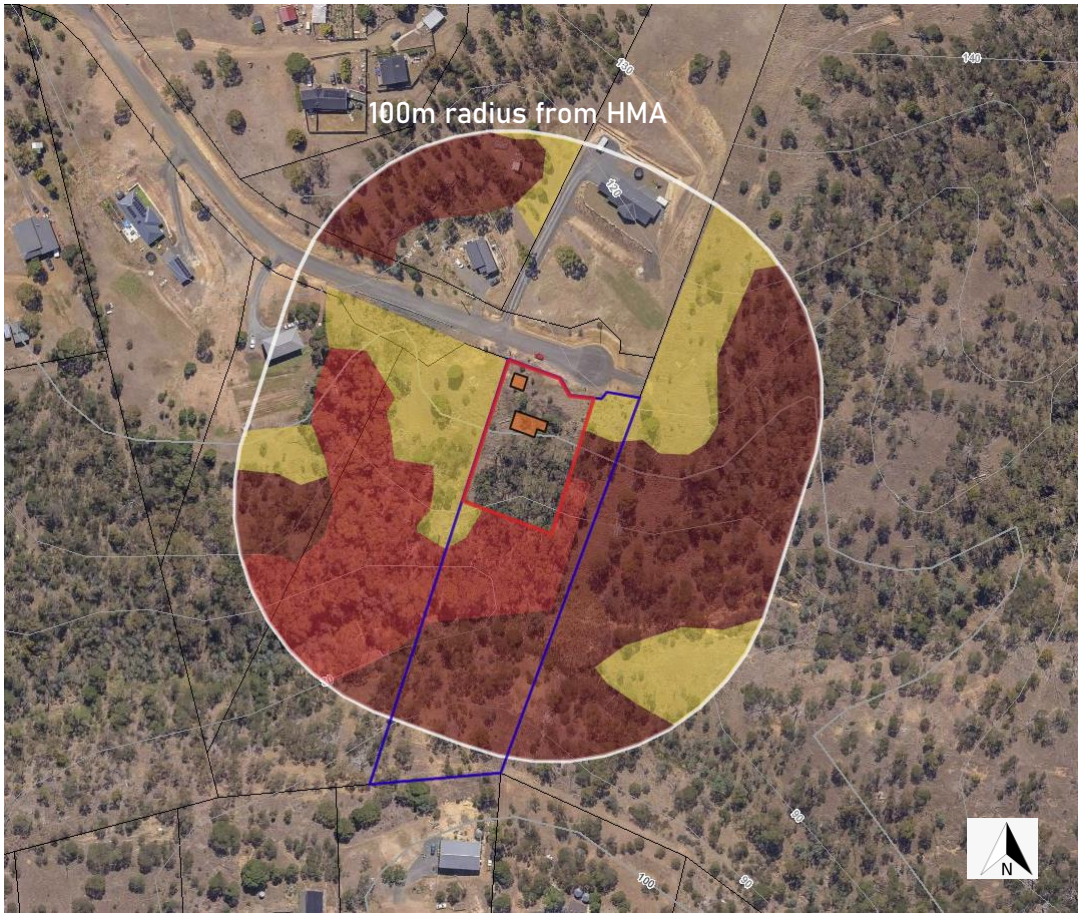

Figure 3: contoured listmap. www.thelist.tas.gov.au Property outline in blue, proposal in orange and black. Red shading shows forest bushfire prone vegetation within 100m of the subject property boundaries, brown woodland and yellow grassland.

3.3. Additional Information

Construction not expected to be staged.

According to thelist fire history overlay, the site has been impacted by and surrounded by several fires. The largest and the one that had directly affected the subject site was the widespread destructive 1967 fires. This occurred when the surrounding area was almost entirely bush and other bushfire prone vegetation.
Fires in the immediate area include the deliberately lit 2003 Broadmarsh-Bluff Road fire approximately 4.5kms to the north west, an unknown cause 1982 Dromedary fire 6.5kms to the west north west, the 2013 Tea Tree Road fire of unknown cause approximately 8kms to the north east and east and smaller fires to the east and south approximately 8.5kms and 6.5kms away respectively.
Several planned burns have taken place on land in the vicinity, most starting at least 2.5kms from the proposal.

See Figure 4 below for these events on a listmap.

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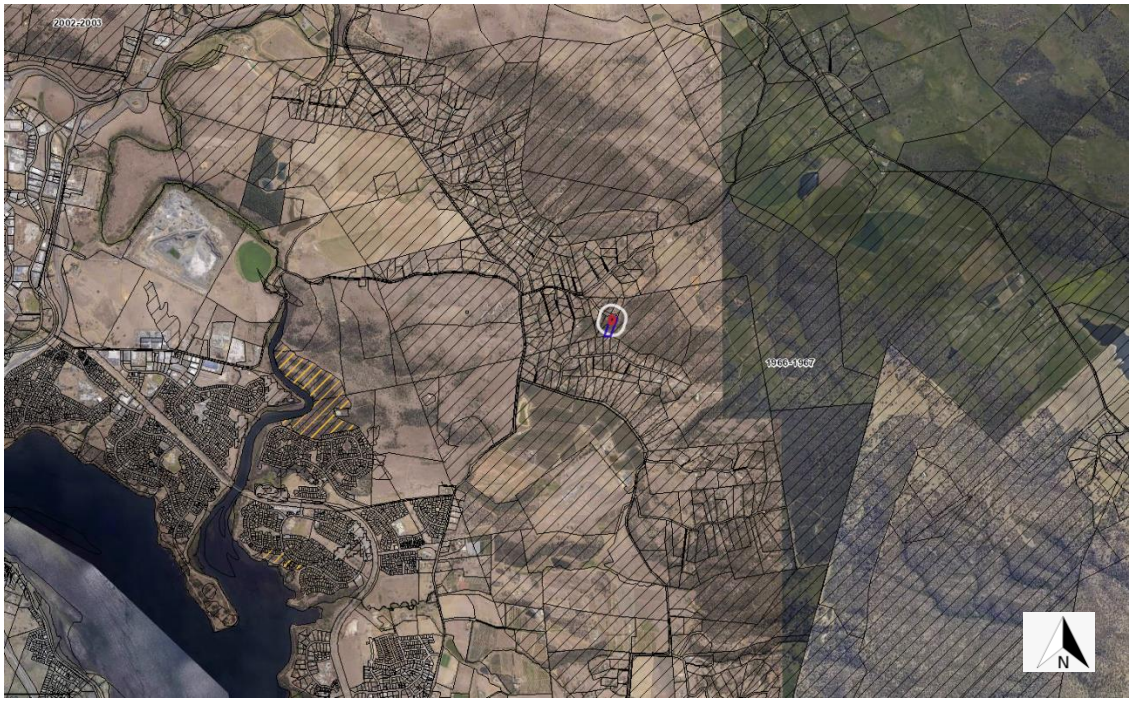

Figure 4: Fire History listmap. www.thelist.tas.gov.au Fire events denoted by hashed areas with dates inserted.

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4. Bushfire Attack Level Assessment

4.1. Vegetation

According to TasVeg4.0 the proposal is situated within vegetation classified as (FAG) agricultural and (DAS) Eucalyptus *amygdalina* forest and woodland on sandstone.

(FAG) encompasses the very northern tip of the subject property as well as lots to the north and north west. Vegetation generally consists of grassland or managed lawns in combination with sparse remnant Eucalyptus which includes a few small isolated stands. Most properties are developed with dwellings and sheds in addition to managed gardens immediately surrounding.
The neighbouring lot to the west (19 Amygdalina Rise) and 21 Amygdalina Rise have a larger proportion of remnant (DAS) forest and woodland. This also includes 44 Honeywood Drive. Wooded vegetation extends approximately 225m to the west, 300m to the south west and 75/80m to the south (on the proposed lot). Outside of these specific properties is cleared land – grassland and/or managed lawns.
(DAS) vegetation occupies the adjoining 20 Amygdalina Rise to the east. Whilst patchy in areas consistent with grassland or grassy woodland, there are dense pockets that meet a forest classification. The property is large and almost the entirety of land is made up of (DAS) vegetation, extending approximately 700m from the eastern boundary of the proposed site, but continuing up to 1km onto other properties.

Braeview Drive to the south has similar style properties and have been classified as (FAG). These have the same composition as the (FAG) properties described above.

<u>Fire Behaviour</u>

Fire behaviour suggests that the major threat to the proposal may include:

- An across/down-slope head/flanking fire from the north through managed properties/small remnant woodland stand, fanned by warm to hot northerly to north westerly winds. This burns down/across slope over variable ground;
- An across/down-slope head/flanking fire from the east through woodland/forest fanned by north easterly to easterly to south easterly winds;
- An up-slope head/flanking fire from the south west and south through forest, fanned by westerly to south westerly to southerly winds. This may burn through the gully with a 200-300m run-up and as such may fire intensity may be heightened as wind speeds are funnelled;
- An up-slope head/flanking fire from the west and south west through grassland/woodland, fanned by north westerly to westerly winds.

All fire scenarios would likely result in ember attack/spot fires and thick smoke ahead of any fire, with the possibility/likelihood of these being unpredictable depending on wind conditions.

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Grass fires can travel very quickly, particularly under strong winds and can result in significant damage. They must be treated with extreme caution and be prepared for.

Conditions may be exponentially worse in extreme and catastrophic fire danger conditions.
It is highly recommended that occupants develop and rehearse a bushfire survival plan and to follow it in case of a fire in the area. As part of this we recommend installing the TasAlert app for mobile phones. A perimeter warning system can be set up to alert of any fires in the area (25km radius is recommended).

The following tables give the predominant bushfire prone vegetation types for ground cover, middle growth and canopy for the surrounding area within 150m:

Table 1: Predominant bushfire-prone forest vegetation on the south western and southern aspect as well as woodland vegetation to the north and east.

Vegetation Height	Species
Canopy	Eucalyptus *amygdalina* (Black Peppermint) Acacia *dealbata* subsp *dealbata* (Silver Wattle) Acacia *mearnsii* (Black Wattle)
Middle Growth	Acacia *dealbata* subsp *dealbata* (Silver Wattle) Exocarpos *cupressiformis* (Native Cherry) Bursaria *spinosa* (Pricklybox) Acacia *mearnsii* (Black Wattle)
Ground Cover	Assorted native and introduced pasture species Lomandra longifolia (Sagg)

Table 2: Predominant bushfire-prone grassland vegetation on the western aspect.

Vegetation Height	Species
Canopy	Sparse Eucalyptus *amygdalina* (Black Peppermint) Sparse Acacia *mearnsii* (Black Wattle)
Middle Growth	N/A
Ground Cover	Assorted native and introduced pasture species

Vegetation on the south western, southern and eastern aspect has been assessed as A. Forest, vegetation on the western aspect has been assessed as G. Grassland and vegetation on the northern aspect has been assessed as B. Woodland.
See photographs in appendix A for an indication of the surrounding vegetation.

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4.2. Slope

Effective slopes beneath across-slope forest bushfire prone vegetation to the east ranges between approximately 10-15° with a south-south westerly aspect.

Effective slopes beneath across/up-slope woodland bushfire prone vegetation to the north ranges between approximately 10-15° with a south easterly to south westerly aspect.

Effective slopes beneath down-slope grassland bushfire prone vegetation to the west ranges between approximately 5-15° with a south westerly aspect.

Effective slopes beneath down-slope forest bushfire prone vegetation to the south west ranges between approximately 10-15° with a south westerly aspect.

Effective slopes beneath down-slope forest bushfire prone vegetation to the south ranges between approximately 10-20° with a south-south westerly aspect.

4.3. Separation Distances

Refer to Table 3 indicating the minimum defendable space distances required from the nearest bushfire prone vegetation of greatest threat in order to achieve a minimum BAL-29.

Table 3: Defendable Space Table for proposed dwelling

	North	East	South	West/South west
Vegetation Type	B. Woodland	A. Forest	A. Forest	G. Grassland / A. Forest
Surrounding land relative to site	Up-slope / Across/flat	Up-slope / Across/flat	Down-slope 15-20°	Down-slope 10-15°
Minimum Defendable Space Required to achieve BAL-29	≥10m	≥16m	≥37m	≥8m (G) ≥30m (F)
Defendable Space achieved with HMA	≥75m	≥16m	≥37m	≥10m (G) ≥30m (F)

All separation distances are in accordance with Table 2.6 in AS3959 2018. Separation distances from the subject building are required to create a hazard management area (HMA) with dimensions of:

- A minimum 16m on the eastern aspect,
- A minimum 37m on the southern aspect,
- To the property boundary on the western and northern aspects.

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This provides sufficient separation to satisfy BAL-29 for all aspects of the proposed dwelling and deck.

To satisfy HMA vegetation requirements, grass must be regularly mown to a nominal 100mm or less height as per AS3959 2018 clause 2.2.3.2(f). Vegetation should be planted and managed in line with below as a guide in conjunction with the TFS Building for Bushfire Booklet 2020:

General Vegetation Management Information:

New vegetation may be planted within and existing vegetation may be retained within the HMA but must satisfy low threat conditions in accordance with AS3959 2018 clause 2.2.3.2(d)(e)(f). Note, dwellings refer to any class 1a building and/or class 10a building within 6m of a class 1a building.
Vegetation 0.1-1m in height may be planted/retained with spacing between foliage of at least 1.5m and not closer than 2m from a dwelling.
Shrubs 1-2m in height can be planted/retained either individually or in single rows but must be spaced with a minimum 6m between foliage and should not be within 6m of a dwelling.
Large plants 4m or more in height can be planted/retained and should have low and mid-level growth up to 2m in height to be trimmed and maintained over time. Spacing between crowns is to be a minimum of 25m.
Vegetation 2m or more in height should not be planted/retained within 12m of dwellings.
All vegetation 1-2m in height should be spaced from large vegetation (>4m) at least 8m from tree crown (measured vertically) and all vegetation 2-4m in height should be at least 10m from tree crowns.
Plant debris should be regularly cleared/removed and firewood be stored appropriately either undercover, protected from possible ember attack or stacked more than 6m from the dwelling.
Future plantings must take into account the requirement to maintain the HMA as low threat. Site should not impede firefighter access to bushfire prone vegetation.

HMA should be designed and maintained in line with the TFS guidelines for HMA's contained within the Building for Bushfire Booklet dated June 2020 at www.fire.tas.gov.au.

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4.4. BAL

Based on all the assessed variables, the BAL rating can be seen in Table 4. This is in accordance with Table 2.6 of AS3959 2018. Table 3.1 of AS3959, 2018 (incorporating Amendments 1 & 2) describes BAL-29:

Table 4: BAL Ratings

Bushfire Attack Level (BAL)	Heat flux exposure thresholds for classified vegetation within 100m of site	Predicted bushfire attack and levels of exposure	Construction Sections
BAL-29 Dwelling and Deck All aspects	>19 kW/m^2 ≤29 kW/m^2	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux	3 & 7

5. Construction Requirements

The proposed dwelling and deck must comply with construction standards as detailed by AS3959, 2018 sections 3 and 7, specifically Clauses 7.2 to 7.8 for BAL-29.

6. Access and Water

6.1. Property Access

Property access will not provide access to a firefighting water supply and is deemed to comply with Table 2(A) of Director's Determination.

Refer to Table 2 below:

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Table 2 - Requirements for Property Access

Column 1		Column 2
Element		**Requirement**
A.	Property access length is less than 30 metres, or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.
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.

Column 1		Column 2
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	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 must be provided every 100 metres.
E.	Additional requirements for Certain Class 9 Buildings	Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.

6.2. Water Supply

The entirety of the proposed dwelling is within a 120m hose lay from the closest reticulated firefighting water supply on Amygdalina Rise. Deemed to comply with Table 3A of the Directors Determination.

Refer to Table 3A below:

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Table 3A - Requirements for Reticulated Water Supply for Firefighting

Column 1		Column 2
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 120 metres of a fire hydrant; and (b) the distance must be measured as a hose lay between the firefighting water point and the furthest part of the building.
B.	Design criteria for proposed fire hydrants	The following requirements apply: (a) fire hydrant system must be designed and constructed in accordance with *TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA* Edition V2.0 as amended from time to time; and (b) fire hydrants are not installed in parking areas.
C.	Hardstand associated with proposed fire hydrants	A hardstand area for fire appliances must be provided: (a) no more than thirty metres from the hydrant measured as a hose lay; (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.
D.	Additional requirements for Certain Class 9 Buildings	Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.

7. Regulations

Regulations governing construction in bushfire prone areas encompass all documents relating to planning, design and implementation. These documents include:

- Tasmania Building Act 2016
- Tasmania Building Regulations 2016
- Director's Determination – Bushfire Hazard Areas Version 1.2 2024
- Tasmania Planning Scheme – State Planning Provisions 2023
- National Construction Code – 2022
- AS3959 (2018) (incorporating Amendments 1 & 2) – Construction of buildings in bushfire prone areas
- The ABCB Performance Standard for Private Bushfire Shelters Part 1

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8. Report Limitations and General Information

This report aims to provide sound advice, best practice strategies and measures in accordance with AS3959 2018 (incorporating Amendments 1 & 2), Tasmania Planning Scheme 2023 and the Director's Determination – Bushfire Hazard Areas Version 1.2 2024 relevant to the site assessed.

We rely on information provided to us by clients and agents on behalf of clients. The assessment provided in this report relates only to the subject proposal/land/property, which has been identified in this report.

It is outside the scope of our accreditation to provide performance solutions. Bushfire Tasmania can provide performance solutions only with the advice and approval of the Tasmania Fire Service.

The purpose of recommendations contained in this report are to deliver clarity of circumstances relating to potential bushfire hazard(s). in addition, they are designed to assist in developing mitigation measures and on-going management of the site and surrounding area to provide a tolerable level of risk in accordance with all relevant standards. Any proposed future building(s) or changes in vegetation that may impact this site from a bushfire hazard perspective have not been considered in this report. No responsibility is taken for any loss as a result of actions taken which may be contrary to AS3959 2018 or the Directors Determinations. All findings and conclusions in this report are based on these.
Of particular note and importance from AS3959:
This standard is primarily concerned with improving the ability of buildings in designated bushfire-prone areas to better withstand attack from bushfire thus giving a measure or protection to the building occupants (until the fire front passes) as well to the building itself.
Improving the design and construction of buildings to minimize damage from the effects of bushfire is but one of several measures available to property owners and occupiers to address damage during bushfire. Property owners should be aware that this Standard is part of a process that aims to lessen the risk of damage to buildings occurring in the event of the onslaught of bushfire. Other measures of mitigating damage from bushfire fall within the areas of planning, subdivision, siting, building design, landscaping and maintenance.

Furthermore, compliance with AS3959 does not guarantee that no loss will occur to life or property as a result of bushfire, as stated in AS3959:
It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.

The survivability of buildings is also dependent on a combination of measures such as landscaping, water supplies, access, building design and maintenance. Care should also be exercised when siting and designing for these measures when constructing a building under this Standard.

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Monitoring current TFS advice is imperative and landowners should be aware in Extreme and Catastrophic Fire Danger Rating conditions, even very well-prepared buildings may not be safe. Residents in bushland areas should not plan to defend any building, regardless of any preparations they have made.

It is the intention that based on the implementation of sound bushfire prevention measures in conjunction with on-going maintenance and keeping informed of possible fire threats that loss of property and/or life may be reduced.

If your property is within a bushfire prone area or if likely to be impacted by bushfire in some way, it is highly recommended that property owners/managers develop and implement a bushfire survival plan. This should address all aspects of bushfire safety and bushfire prevention measures applicable to the property. In addition, an evacuation plan should be developed and rehearsed to ensure occupants can realistically enforce it should the need arise. Please read the attached TFS Bushfire Emergency Planning Guidelines V3.0 2021 as a reference to better plan evacuation procedures as part of any bushfire survival plan and listen to ABC local radio for updates in the event of a fire in your area.

This report and corresponding BHMP is valid for 6 years from the date of issue.

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9. Recommendations

- In accordance with Table 2.6 in AS3959 2018:

  Separation distances from the subject building are required to create a hazard management area (HMA) with dimensions of:

  - A minimum 16m on the eastern aspect,
  - A minimum 37m on the southern aspect,
  - To the property boundary on the western and northern aspects.

  To satisfy HMA vegetation requirements, grass must be regularly mown/slashed to a nominal 100mm or less height as per AS3959 2018 clause 2.2.3.2(f) and shrubs/trees planted/retained in line with AS3959 2018 clause 2.2.3.2(d)(e)(f). Refer to Section 4.3 for more detail on HMA compliance.

- With the implementation of the HMA, site and vegetation circumstances will allow for a BAL-29 building solution for all aspects of the proposed dwelling and deck. Construction requirements must comply as detailed by AS3959 2018, construction sections 3 and 7, specifically Clauses 7.2 to 7.8 for BAL-29.
  Proposed class 10a shed is intended to be more than 6m from the dwelling and based on that will not be subject to specific bushfire construction measures.

- Property access will not provide access to a firefighting water supply and is deemed to comply with Table 2(A) of the Directors Determination Bushfire Hazard Areas Version 1.2 2024.

- The entire proposed dwelling will be within a 120m hose lay from the closest reticulated firefighting water supply on Amygdalina Rise. Deemed to comply with Table 3A of the Directors Determination.

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10. Conclusion

Forest, woodland and grassland bushfire prone vegetation poses the greatest threat to the proposal. In order to achieve a BAL-29 compliant building solution for the proposed dwelling, minimum setbacks as outlined in this report must be implemented and maintained appropriately in accordance with Table 2.6 and clause 2.2.3.2 in AS3959 2018.

Reticulated firefighting water supply is compliant with Table 3A of Director's Determination.
Property access deemed to comply with Table 2(A) within the Director's Determination.
All construction for the proposed building must adhere to a minimum BAL-29, sections 3 and 7 of AS3959 2018.

The site has been assessed in accordance with Australian Standard 3959 – *Construction of Buildings in Bushfire Prone Areas 2018* (incorporating Amendments 1 & 2) and the Director's Determination – Bushfire Hazard Areas Version 1.2 2024.

Samuel Walters B.Agr Sc.; BFP-130

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11. References

- AS3959-2018 Construction of buildings in bushfire prone areas, Standards Australia, Sydney (incorporating Amendments 1 & 2).
- Wiltshire.R and Jordan,G. *Treeflip*, School of Plant Science, University of Tasmania, 2009.
- Wiltshire.R and Potts,B. *Eucaflip*, School of Plant Science, University of Tasmania, 2007.
- Tasmania Planning Scheme – State Planning Provisions 2023.
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- Tasmania Building Regulations 2016.
- From Forest to Fjaeldmark, *Descriptions of Tasmania's Vegetation*. Department of Primary Industries, Water and Environment, 2005.
- Tasmanian Planning Scheme Brighton.
- www.thelist.tas.gov.au
- Chladil, M and Sheridan, J. *Fire Resisting Garden Plants for the urban fringe and rural areas*. Tasmania Fire Service, 2017.
- TasVeg4.0 Tasmanian Vegetation Monitoring and Mapping Program, Biodiversity Conservation Branch, DPIPWE, 2013.
- Bushfire Planning Group, *Guidelines for Development in Bushfire Prone Areas of Tasmania*, Tasmania Fire Service, Hobart, 2017.
- www.fire.tas.gov.au
- TFS *Bushfire Emergency Planning Guidelines* Version 3.0, November 2021. Tasmania Fire Service.
- TFS *Building for Bushfire booklet*, Tasmania Fire Service, June 2020.
- TFS *Water Supply Signage Guideline* Version 1.0, Tasmania Fire Service, February 2017.
- TFS Firefighting Water Supplies booklet, Tasmania Fire Service.

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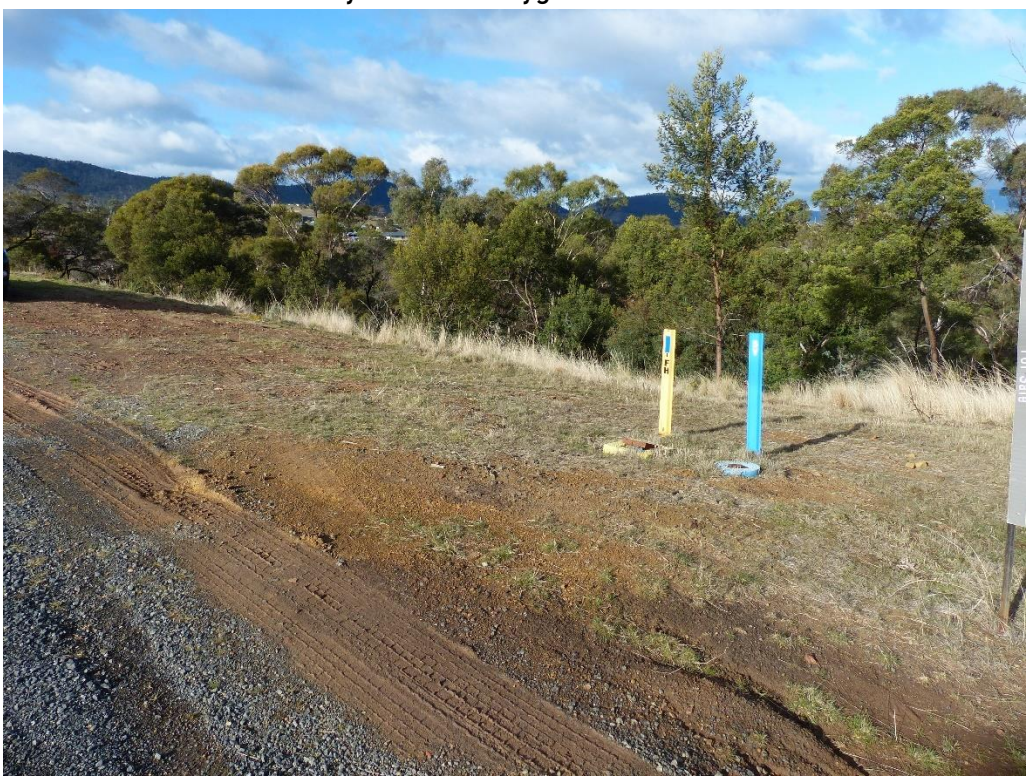
Appendix A – Site Photographs

Photograph 1 – Looking south east from in front of existing cross-over to reticulated fire hydrant on Amygdalina Rise.



Photograph 2 – Looking south over Amygdalina Rise cul-de-sac from northern side of it.

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Photograph 3 – Looking north toward 18 Amygdalina Rise from end of cul-de-sac.

Photograph 4 – Looking east into neighbouring 20 Amygdalina Rise from cross-over to that property.

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Photograph 5 – Looking north east from same location as photo 4.

Photograph 6 – Looking east from western boundary toward proposed dwelling location.

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Photograph 7 – Looking south from same location as photo 6.

Photograph 8 – Looking west from same location as photo 7.

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Photograph 9 – Looking south west into neighbouring 19 Amygdalina Rise. Grassland with a few trees moving toward forest down-slope.

Photograph 10 – Looking west from same location as photo 9.

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Photograph 11 – Looking north east from near lowest point into forest on subject property.

Photograph 12 – Looking south east into forest from same location as photo 11.

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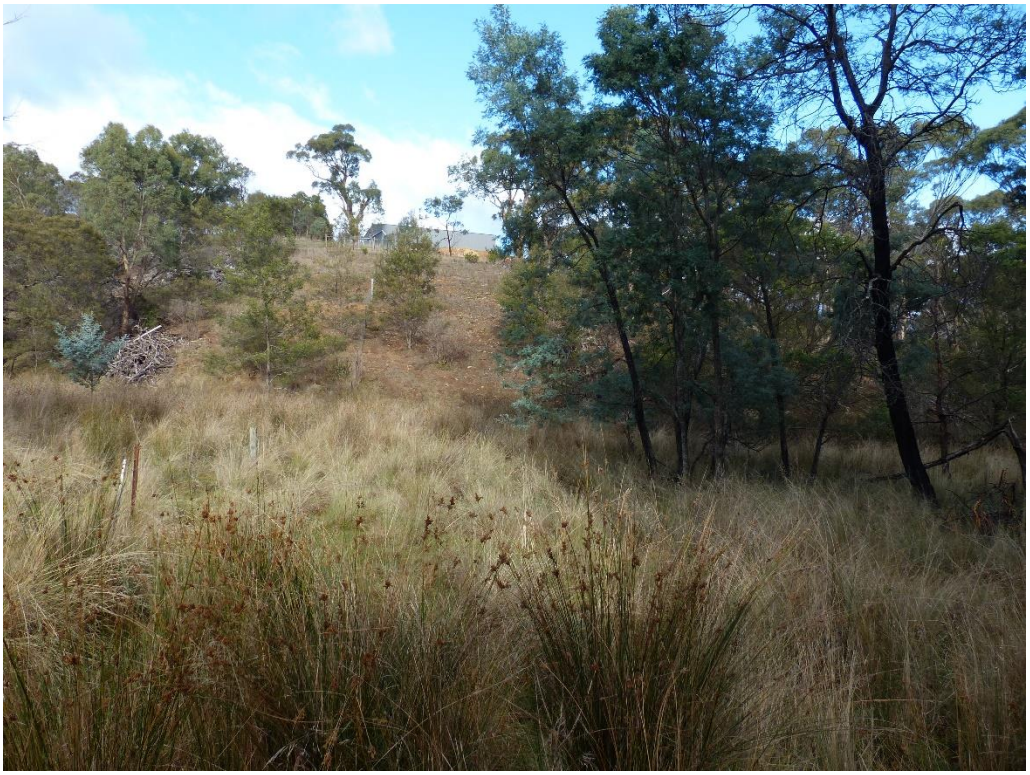
Photograph 13 – Looking south toward woodland vegetation on the north facing southern section of subject site. Building upper mid photo is on 67 Braeview Drive, Old Beach



Photograph 14 – Looking east north east from eastern boundary (east of photo 13) toward 20 Amygdalina Rise.

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Photograph 15 – Looking west from middle of northern boundary of proposal.

Photograph 16 – Looking east from out the front of 19 Amygdalina Rise.

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Appendix B – Architectural/Designer Plans

PROPOSED NEW DWELLING AND SHED
21 AMYGDALINA RISE, HONEYWOOD
FOR STEPHANIE COZZANI

DRAWING SCHEDULE

DWG -SHEET 1	COVER SHEET
DWG -SHEET 2	SITE PLAN
DWG -SHEET 3	FLOOR PLAN / WINDOW SCHEDULE
DWG -SHEET 4	ELEVATIONS
DWG -SHEET 5	ELEVATIONS

SITE INFORMATION

BUILDING DESIGNER	-	STEPHEN LAWES
ACCREDITATION	-	CC 4667 J
LAND TITLE REFERENCE No	-	VOLUME 174861 FOLIO 7
PID	-	3577294
LAND AREA	-	10,280 m2
PROPOSED DWELLING AREA	-	67.5 m2
PROPOSED DECK AREA	-	40 m2
PROPOSED SHED AREA	-	36 m2
DESIGN WIND SPEED	-	TBA
SOIL CLASSIFICATION	-	TBA
CLIMATE ZONE	-	7
FLOODING	-	NO
BAL RATING	-	EXEMPT
CORROSION ENVIROMENT	-	MEDIUM

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA
ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4
PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

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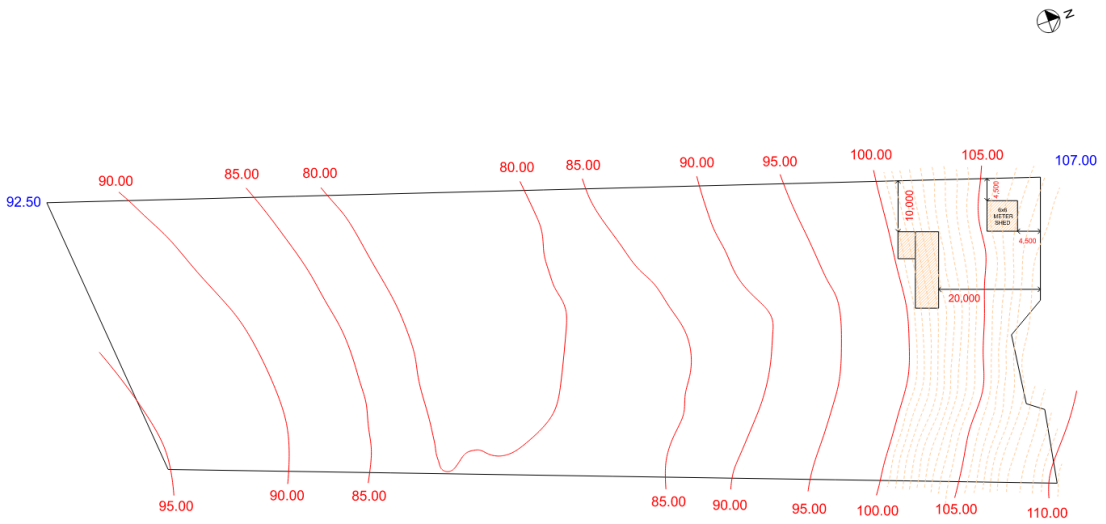
MBL 0413 235 160
E-MAIL : stephenlawes@aapt.net.au

STEPHEN LAWES
CC 4667 J
CATEGORY ABP I
25 JILLIAN ST
KINGSMEADOWS 7249
DRAWN BY FC

PROPOSED NEW DWELLING AND SHED
21 AMYGDALINA RISE, HONEYWOOD
FOR STEPHANIE COZZANI

DRAWING	COVER SHEET
DATE	6/8/2025
DWG 770	SHEET 1
SCALE	



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25 JILLIAN ST
KINGSMEADOWS 7249
DRAWN BY FC

PROPOSED NEW DWELLING AND SHED
21 AMYGDALINA RISE, HONEYWOOD
FOR STEPHANIE COZZANI

DRAWING	SITE PLAN
DATE	6/8/2025
DWG 770	SHEET 2
SCALE	1:100

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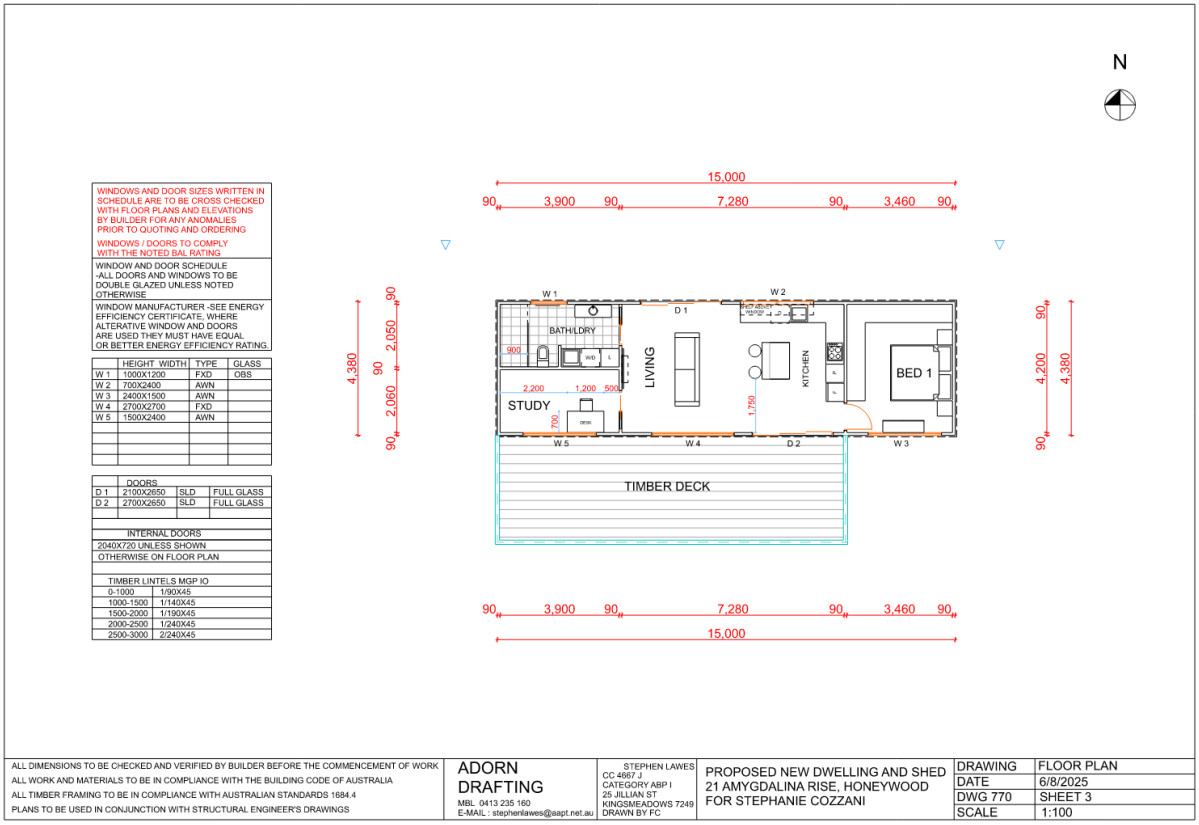

WINDOWS AND DOOR SIZES WRITTEN IN SCHEDULE ARE TO BE CROSS CHECKED WITH FLOOR PLANS AND ELEVATIONS BY BUILDER FOR ANY ANOMALIES PRIOR TO QUOTING AND ORDERING

WINDOWS / DOORS TO COMPLY WITH THE NOTED BAL RATING

WINDOW AND DOOR SCHEDULE
-ALL DOORS AND WINDOWS TO BE DOUBLE GLAZED UNLESS NOTED OTHERWISE.

WINDOW MANUFACTURER -SEE ENERGY EFFICIENCY CERTIFICATE. WHERE ALTERATIVE WINDOW AND DOORS ARE USED THEY MUST HAVE EQUAL OR BETTER ENERGY EFFICIENCY RATING.

	HEIGHT	WIDTH	TYPE	GLASS
W 1	1000	X1200	FXD	OBS
W 2	700	X2400	AWN	
W 3	2400	X1500	AWN	
W 4	2700	X2700	FXD	
W 5	1500	X2400	AWN	

DOORS			
D 1	2100X2650	SLD	FULL GLASS
D 2	2700X2650	SLD	FULL GLASS

INTERNAL DOORS
2040X720 UNLESS SHOWN
OTHERWISE ON FLOOR PLAN

TIMBER LINTELS MGP IO

0-1000	1/90X45
1000-1500	1/140X45
1500-2000	1/190X45
2000-2500	1/240X45
2500-3000	2/240X45

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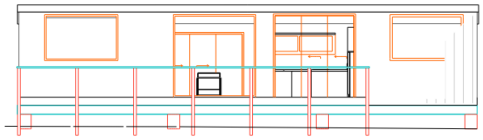
PROPOSED NEW DWELLING AND SHED
21 AMYGDALINA RISE, HONEYWOOD
FOR STEPHANIE COZZANI

DRAWING	FLOOR PLAN
DATE	6/8/2025
DWG 770	SHEET 3
SCALE	1:100

North Elevation 1:100



South ELEVATION 1:100

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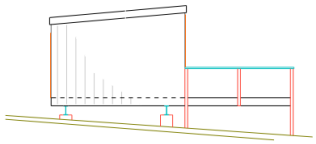
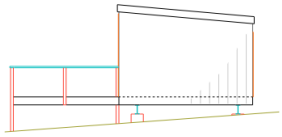
PROPOSED NEW DWELLING AND SHED
21 AMYGDALINA RISE, HONEYWOOD
FOR STEPHANIE COZZANI

DRAWING	NS ELEVATIONS
DATE	6/8/2025
DWG 770	SHEET 4
SCALE	1:100

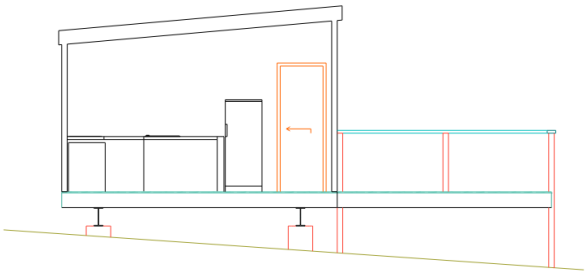


West Elevation 1:100



East Elevation 1:100

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS	ADORN DRAFTING MBL 0413 235 160 E-MAIL : stephenlawes@aapt.net.au	STEPHEN LAWES CC 4667 J CATEGORY ABP I 25 JILLIAN ST KINGSMEADOWS 7249 DRAWN BY FC	PROPOSED NEW DWELLING AND SHED 21 AMYGDALINA RISE, HONEYWOOD FOR STEPHANIE COZZANI	DRAWING DATE DWG 770 SCALE	EW ELEVATIONS 6/8/2025 SHEET 5 1:100



SECTION A-A

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS	ADORN DRAFTING MBL 0413 235 160 E-MAIL : stephenlawes@aapt.net.au	STEPHEN LAWES CC 4667 J CATEGORY ABP I 25 JILLIAN ST KINGSMEADOWS 7249 DRAWN BY FC	PROPOSED NEW DWELLING AND SHED 21 AMYGDALINA RISE, HONEYWOOD FOR STEPHANIE COZZANI	DRAWING DATE DWG 770 SCALE	SECTION AA 6/8/2025 SHEET 6 1:50

Appendix C – Bushfire Hazard Management Plan

See attached

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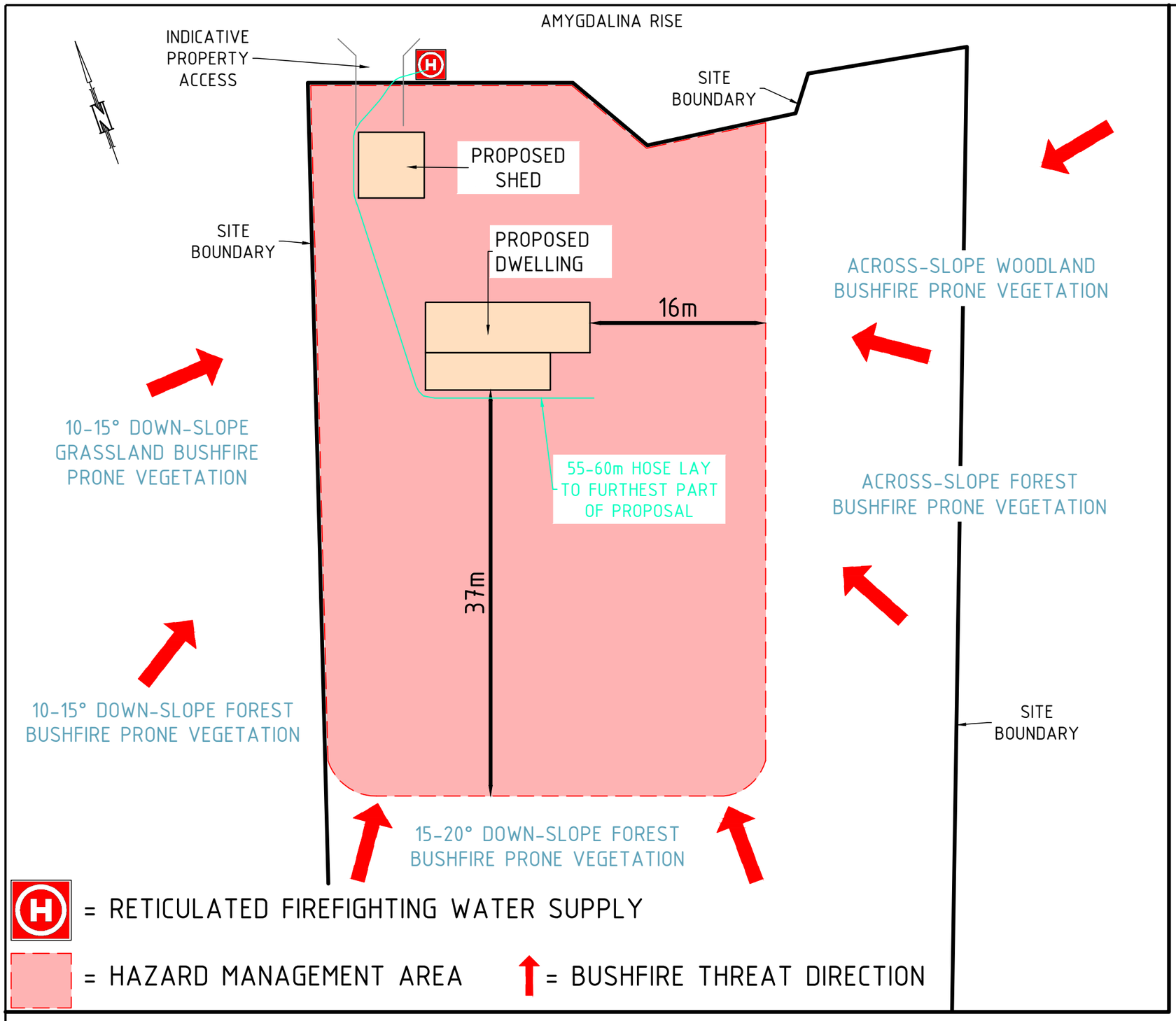

BUSHFIRE HAZARD MANAGEMENT PLAN

SCALE 1:300

VEGETATION:

IN ACCORDANCE WITH TABLE 2.6 IN AS3959, 2018.

FROM THE PROPOSED DWELLING, SEPARATION DISTANCES ARE REQUIRED TO CREATE A HAZARD MANAGEMENT AREA (HMA) WITH DIMENSIONS OF:

- A MINIMUM 16m ON THE EASTERN ASPECT,
- A MINIMUM 37m ON THE SOUTHERN ASPECT,
- TO THE PROPERTY BOUNDARY ON THE WESTERN AND NORTHERN ASPECT.

TO SATISFY HMA VEGETATION REQUIREMENTS, GRASS MUST BE REGULARLY MOWN TO A NOMINAL 100mm OR LESS HEIGHT AS PER AS3959 2018 CLAUSE 2.2.3.2(F). HMA TO BE MAINTAINED IN LINE WITH BELOW AS A GUIDE IN CONJUNCTION WITH TFS BUILDING FOR BUSHFIRE BOOKLET (2020).

GENERAL VEGETATION MANAGEMENT INFORMATION:

NEW VEGETATION MAY BE PLANTED AND EXISTING VEGETATION MAY BE RETAINED WITHIN THE HMA BUT MUST SATISFY LOW THREAT CONDITIONS IN ACCORDANCE WITH AS3959 2018 CLAUSE 2.2.3.2(D)(E)(F). NOTE: DWELLING REFERS TO ANY CLASS 1A BUILDING AND/OR CLASS 10A BUILDING WITHIN 6m OF A CLASS 1A BUILDING.
AS A GENERAL RULE/GUIDE:
VEGETATION 0.1-1m IN HEIGHT MAY BE PLANTED WITH SPACING BETWEEN FOLIAGE OF AT LEAST 1.5m AND NOT BE CLOSER THAN 2m FROM ANY DWELLING.
SHRUBS 1-2m IN HEIGHT CAN BE PLANTED EITHER INDIVIDUALLY OR IN SINGLE ROWS BUT MUST BE SPACED WITH A MINIMUM 6m BETWEEN FOLIAGE AND SHOULD NOT BE WITHIN 6m OF A DWELLING.
LARGE PLANTS 4m OR MORE IN HEIGHT CAN BE PLANTED AND SHOULD HAVE LOW AND MID-LEVEL GROWTH UP TO 2m IN HEIGHT TO BE TRIMMED AND MAINTAINED OVER TIME. SPACING BETWEEN CROWNS IS TO BE A MINIMUM OF 25m.
VEGETATION 2m OR MORE IN HEIGHT SHOULD NOT BE PLANTED WITHIN 12m OF A DWELLING.
ALL VEGETATION 1-2m IN HEIGHT SHOULD BE SPACED FROM LARGE VEGETATION (>4m) AT LEAST 8m FROM TREE CROWN (MEASURED VERTICALLY) AND VEGETATION 2-4m IN HEIGHT SHOULD BE AT LEAST 10m FROM TREE CROWNS.
PLANT DEBRIS SHOULD BE REGULARLY CLEARED/REMOVED AND FIREWOOD BE STORED APPROPRIATELY EITHER UNDERCOVER, PROTECTED FROM POSSIBLE EMBER ATTACK OR STACKED MORE THAN 6m FROM DWELLING.
HIGHLY RECOMMENDED THE HMA IS DESIGNED AND MAINTAINED IN LINE WITH ADVICE FROM THE TFS BUILDING FOR BUSHFIRE BOOKLET (JUNE 2020).

PROPERTY ACCESS:

PROPERTY ACCESS DOES NOT PROVIDE ACCESS TO A FIREFIGHTING WATER SUPPLY AND DEEMED TO COMPLY WITH TABLE 2(A) OF DIRECTOR'S DETERMINATION - BUSHFIRE HAZARD AREAS VERSION 1.2 2024.

WATER SUPPLY:

ENTIRE PROPOSAL IS WITHIN A 120m HOSE LAY FROM THE CLOSEST RETICULATED FIREFIGHTING HYDRANT WATER SUPPLY ON AMYGDALINA RISE. DEEMED TO COMPLY WITH TABLE 3A OF DIRECTOR'S DETERMINATION - BUSHFIRE HAZARD AREAS VERSION 1.2 2024.

RECOMMENDATIONS:

MINIMUM SEPARATION DISTANCES TO BE MAINTAINED AS LOW THREAT AND IN ACCORDANCE WITH CLAUSE 2.2.3.2 OF AS3959 2018, BHMP AND BHMP REPORT.
THE HMA CREATED BY THESE SETBACKS WILL ALLOW A BAL-29 COMPLIANT BUILDING SOLUTION FOR ALL ASPECTS OF THE PROPOSED DWELLING AND DECK.
PROPOSED CLASS 10a SHED IS INTENDED TO BE >6m FROM DWELLING AND BASED ON THAT WILL NOT BE SUBJECT TO BUSHFIRE CONSTRUCTION MEASURES.

WE RECOMMEND ANY LANDSCAPING USE PLANTS OF LOW FLAMMABILITY RATINGS AS LISTED IN THE TASMANIA FIRE SERVICE BOOKLET FIRE RESISTING GARDEN PLANTS FOR THE URBAN FRINGE AND RURAL AREAS, 2017. EXAMPLE OF A LOW THREAT MANAGED GARDEN/HMA IN THE TFS BUILDING FOR BUSHFIRE BOOKLET (JUNE 2020) AT WWW.FIRE.TAS.GOV.AU

CONSTRUCTION REQUIREMENTS FOR THE PROPOSED DWELLING AND DECK MUST COMPLY WITH CONSTRUCTION STANDARDS AS DETAILED BY AS3959, 2018 SECTIONS 3 AND 7, SPECIFICALLY CLAUSES 7.2 TO 7.8 FOR BAL-29.

REV.	DESCRIPTION	DATE
A	BUILDING APPROVAL	25/08/2025

Bushfire Tasmania
21 Dysart Street
Clifton Beach
0438 559 371
sam@bushfiretasmania.com.au

CLIENT: STEPHANIE & BRENT HARWOOD

ADDRESS: 21 AMYGDALINA RISE
HONEYWOOD

SHEET: BUSHFIRE HAZARD MANAGEMENT PLAN

PROJECT: PROPOSED CLASS 1a DWELLING & CLASS 10a SHED

ISSUE: BUILDING APPROVAL

DRAWN: SW | APPROVED: SW BFP-130
SCALE: 1:300 | SIZE: A3 | DATE: 25/08/2025
PROJECT No.: A25-9 | SHEET No.: | REV No.: A

DRAWING DETAILS: 21 Amygdalina Rise, Honeywood.dwg - SAM WALTERS - PLOTTED: 02/Sep/2025, 1:47 PM

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Stephanie & Brent Harwood *Owner /Agent*

1/1 Zenith Court, *Address*

Howrah, TAS 7018 *Suburb/postcode*

Form **55**

Qualified person details:

Qualified person: Samuel Walters

Address: 21 Dysart Street

Clifton Beach, TAS 7020

Phone No: 0438559371

Fax No:

Licence No: BFP-130

Email address: sam@bushfiretasmania.com.au

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

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

Details of work:

Address: 21 Amygdalina Rise,

Honeywood, TAS 7017

Lot No: 7

Certificate of title No: 3577294

The assessable item related to this certificate: Bushfire Hazard Assessment for proposed class 1a dwelling and class 10a shed

(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: Bushfire Hazard *(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 Assessment Report for 21 Amygdalina Rise, Honeywood dated August 2025 Rev 1, Report code A25-9 and Bushfire Hazard Management Plan for 21 Amygdalina Rise, Honeywood dated 25/08/2025 Rev A
Relevant calculations:	
References:	Australian Standard 3959, 2018 Director's Determination - Bushfire Hazard Areas Version 1.2 2024 National Construction Code 2022

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

Bushfire Hazard Assessment report that includes bushfire attack level assessment to AS3959 2018 and Director's Determination - Bushfire Hazard Areas Version 1.2 2024.

Conclusion: Proposed dwelling and deck can achieve a BAL-29 compliant building solution with the creation and management of a HMA with separation distances of to the property boundary on the western and northern aspects, a minimum 16m on the eastern aspect and a minimum 37m on the southern aspect. Proposed class 10a shed is intended to be >6m from the dwelling and based on that not subject to bushfire construction measures.

Property access will not provide access to a firefighting water supply and is deemed to comply with Table 2(A) of the Directors Determination.

The entire proposal is within a 120m hose lay from closest reticulated firefighting water supply on Amygdalina Rise, satisfying Table 3A of the Directors Determination.

Scope and/or Limitations

Scope: to provide assessment of potential hazard relating to bushfire and classifying of bushfire prone vegetation in relation to the site. All recommendations and conclusions in this report are in accordance with, and subject to compliance with AS 3959-2018, Directors Determination – Bushfire Hazard Areas Version 1.2 2024, NCC 2022 and the Building Code of Australia.

Limitations: Report is based on site investigations at the time of inspection and from information provided to us by proposal agent/owner and is limited to bushfire hazard assessment only. The assessment is based solely on this proposal and confined to the site only. Any proposed future building(s) or changes in vegetation that may impact this site from a bushfire hazard perspective other than that assessed have not been considered in this report.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		A25-9 008	02.09.2025

DOYLE SOIL CONSULTING

DISPERSION ASSESSMENT

SOIL AND WATER MANAGEMENT PLAN

21 Amygdalina Rise

Honeywood

August 2025

Doyle Soil Consulting: 6/76 Auburn Rd Kingston Beach -0488 080 455 robyn@doylesoilconsulting.com.au

SITE INFORMATION

Client: Stephani Cozzani

Address: 21 Amygdalina Rise, Honeywood (CT 174861/7)

Site Area: Approximately 1.0 ha

Date of inspection: 16/07/2025

Nature of development: new house and shed

Services: Tank water supply and onsite wastewater management

Mapped Geology - Mineral Resources Tasmania 1:25 000 Richmond sheet: **Rqm** =Triassic siltstone, shale, mudstone and sandstone

Soil Depth: 1.0 – 1.4 m

Subsoil Drainage: Moderately well drained

Drainage lines/water courses: Minor tributary within property to south of development

Vegetation: pasture and mature woodland

Rainfall in previous 7 days: Approximately 1 mm

Slope: Approximately 17 - 20° S

Site Assessment and Sample Testing

Site assessment completed to identify the soil material and underlying geology on the site. Site assessment and published geological information were integrated to complete a detailed soil dispersion assessment with reference to the DPIWE Dispersive Soil Management Technical Reference Manual.

- Two test hole (TH) cores:
  - TH1 with refusal at 1.4 m (Layers of weathered bedrock from 0.6 m)
  - TH2 with refusal at 1.4 m (Layers of weathered bedrock from 0.5 m)
- One Dynamic Cone Penetrometer (DCP) test:
  - DCP1 with refusal at 1.0 m (Layers of weathered bedrock from 0.6 m)

Emerson Dispersion testing on all subsoil layers.

Site and Soil Comments

This dispersive soil assessment considers the area of proposed development and the surrounding area for evidence of potentially dispersive soils.

The site is on Permo-Triassic sedimentary units (muddy sandstone and micaceous siltstone) – see Figure 1.

The soil profiles are formed from windblown sands over silty clayey colluvium derived from the underlying sedimentary units. The profiles are moderately shallow, with refusal at 0.8 - 1.2 m. The silty clay subsoils are strongly structured with slight to moderate dispersion characteristics (Emerson class 2(1) and 2(2)).

The site has moderately steep slopes, with average slopes of 10-15 degrees (Figure 2). All nearby dams are cloudy, with dispersed clays in suspension (Figure 3).

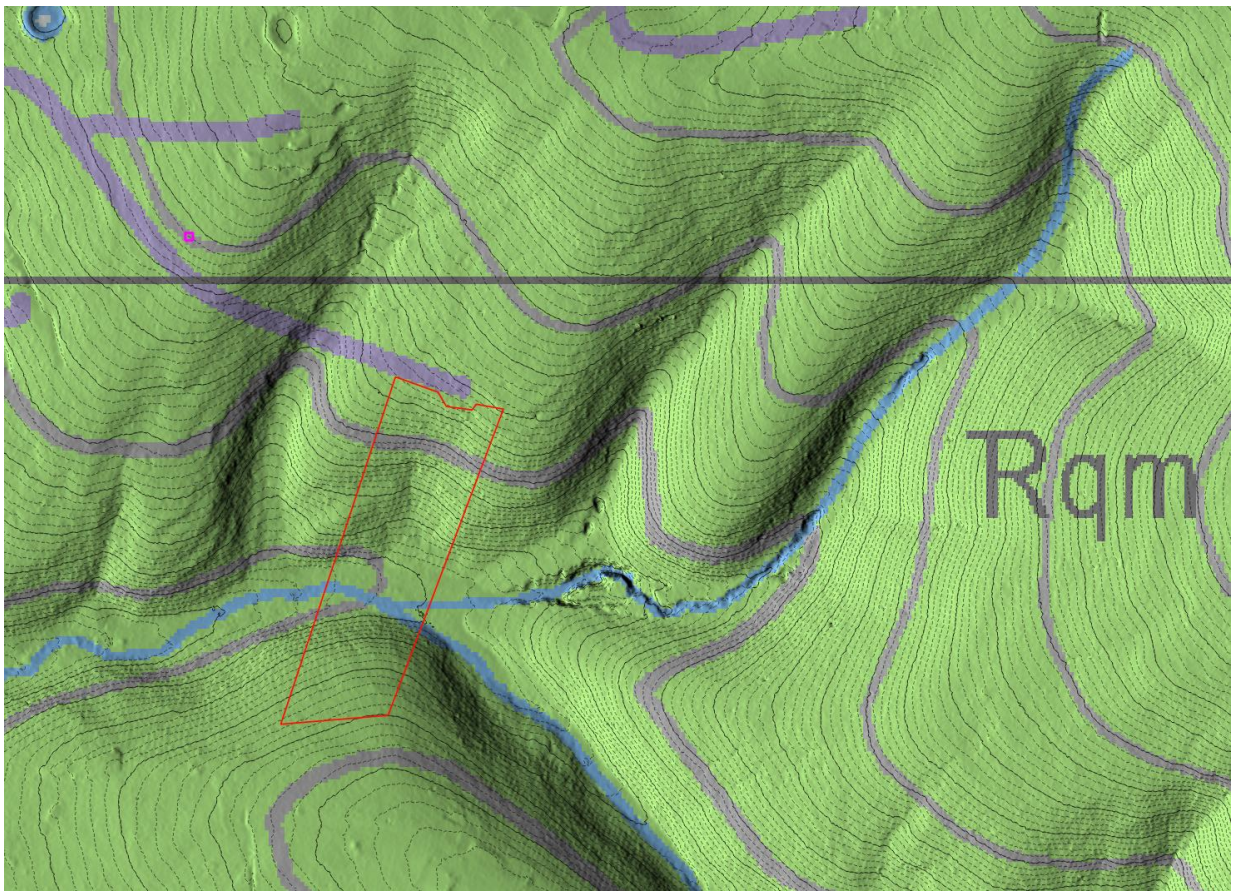

Figure 1: mapped lithologies in the environs around 21 Amygdalina Rise, Honeywood (red). Rqm = Permo-Triassic siltstone, shale, mudstone and sandstone. 1 m contours.

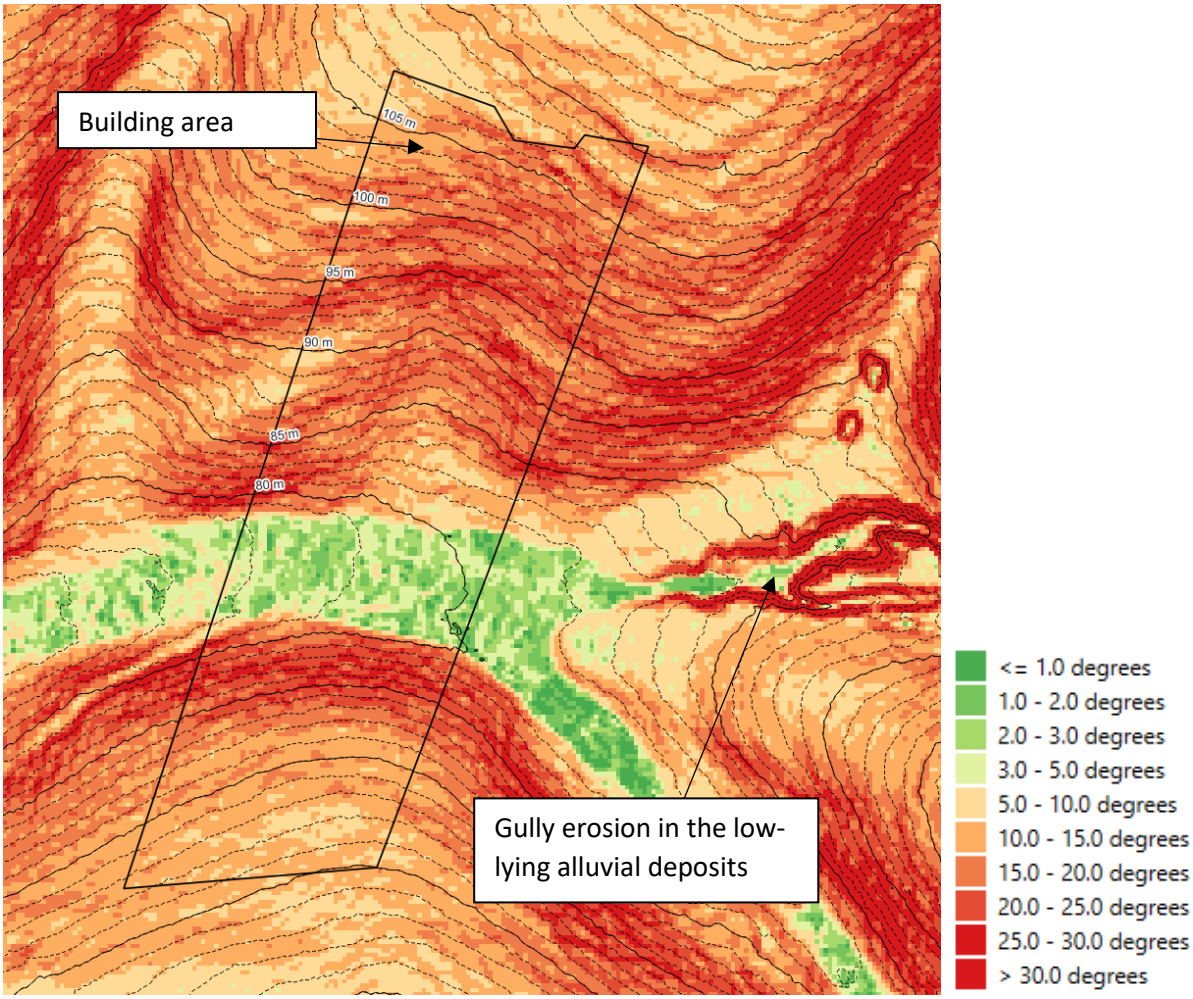

Figure 2: Slope map of the property. Generated using 1 m DEM from LiDAR data collected 2013. Approximate building area indicated. 1 m contours.

SOIL PROFILES – Test Holes 1 & 2

Depth (m) TH1	Depth (m) TH2	Horizon	Description and field texture grade	USCS Class
0 – 0.2	0 – 0.05	A1	Black (10YR 2/1), **Loam**, moderate fine polyhedral structure, slightly moist loose consistency, common roots	**ML**
0.2 – 0.3	0.05 – 0.2	B1	Very dark greyish brown (10YR 3/2), **Silty Clay Loam**, strong fine angular blocky structure, dry soft consistency, common roots	**ML**
0.3 – 0.6	0.2 – 0.5	B2	Brown (7.5YR 5/4) and yellowish brown (10YR 3/4), **Silty Light Clay**, strong medium to fine sub angular blocky structure, dry firm friable consistency	**CL**
0.6 – 1.4	0.5 – 1.4	C_w	5-10cm layers of platy siltstone bedrock with 10-20cm layers of **Silty Light Clay**, weak fine platy and crumbly structure, dry loose consistency **<u>Refusal on highly weathered siltstone bedrock</u>**	**GC/CL**

Key to Soil Horizon Nomenclature	
Horizon name	**Meaning**
A1	Dark topsoils, zone of maximum organic activity
A2 or E	Leached, light/pale washed-out sandy layer
A3 or AB	Transition from A to B, more like A
B1 or BA	Transition from A to B, more like B
B2	Main subsoils layer with brown colouration, accumulations of clay, humus, iron oxide, etc
B3	Transitional from B2 to C
C	Weakly weathered soil parent materials
Subscript	**Meaning**
r	Reducing conditions (anaerobic)
t	Enriched in translocated clay
s	Iron/aluminium oxide accumulations in subsoil
g	Mottled, suggesting periodic/seasonal wetness
m	Cemented layer (oxides, carbonates, humus, silica etc)
k	Calcium carbonate (lime) accumulation
h	Humus accumulation in subsoil

Soil sampling and testing

The subsoil was tested for dispersion using the Emerson Aggregate Test (EAT). The Class 2(1) is indicative of a slightly dispersive characteristic. Photos of results in Appendix 1.

The subsoils tested were found to be ***slightly*** dispersive. However as explained below. The field survey of the property, and the surrounding area identified tunnel and rill erosion in the road cutting immediately upslope of the property. To minimise this, we recommend coverage of exposed subsoil with topsoil or regular treatment with gypsum at 0.5 – 1.0 Kg/m^2 along with minimising subsoil disturbance whenever possible.

TH #	Depth (m)	Visual sign	Class
1	0.3 - 0.6	Some dispersion (obvious milkiness < 50% of aggregate affected)	2(1)
2	0.2 - 0.5	Some dispersion (Slight milkiness immediately adjacent to aggregate)	2(1)

Potential for dispersive soils

The Triassic sediments are known to produce soils with an excess of sodium on the soil exchange complex of clays. This can cause soil dispersion when exposed to fresh water. Under some circumstances, the presence of dispersive soils can also lead to significant erosion, including tunnel and gully erosion.

Tunnel and gully erosion mostly occurs on moderate, to steep, slopes (>10% / 5.5 degrees). The area of proposed development has slopes of 15-20 degrees (Figure 2).

While lab testing found the clays to be slightly to be only slightly dispersive (Emerson class 2(1)), observations in the field found evidence that some of the local soil materials are moderately to highly dispersive. This was evidenced by the active tunnel erosion occurring in the soil and weathered rock exposures in upslope road cutting (photos below).

In its current state, the site itself does not appear to be affected by tunnel or gully erosion. Further, the property is effectively protected from most run-on water from upslope by the new road drains which are graded cross-slope and on the bedrock.

However, the proposed development has does have the potential to contribute to soil dispersion and to initiate tunnel erosion it if construction is not sensitive to this site feature.

Conclusions and recommendations

There is a **Moderate** risk associated with dispersive soils on the site. If the following risk reduction measures are followed, during and after construction, the risk associated with dispersive soils at the site can be reduced to **low**.

- Plan to minimise exposure of clay subsoils as much as possible
- Cover all exposed soils and cut/fill batters with topsoil and/or mulch and vegetate.
- During construction treat exposed clay subsoils with gypsum at 0.5 – 1.0 kg/m^2

- Eliminate uncontrolled discharge of water from all drainage infrastructure, including stormwater run-off, onsite wastewater, and other plumbing fixtures.

- All service trenching on site (e.g. power supply, sewerage, stormwater overflows, etc) should utilise '*improved*' trenching techniques, as described in Section 5.4 (*Trenches and Supply of Services)* of Hardie (2009) – Figure 23 (left) is extracted from the referenced report.

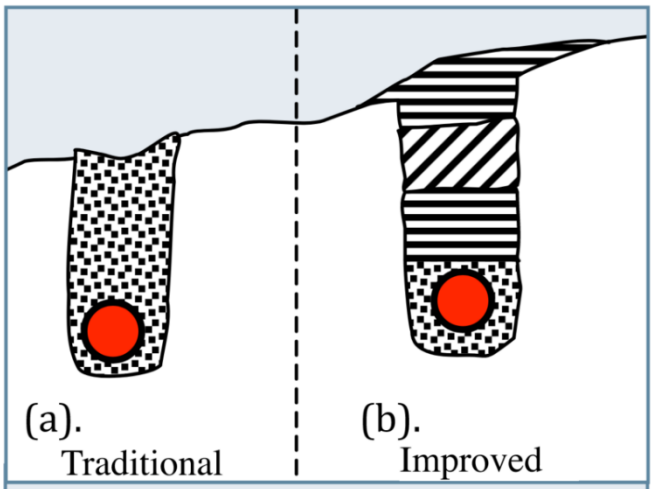

Figure 23. Improved trench design. (a). Traditional Trench. Note surface sinks allowing water to pond above trench. (b) Improved trench with individually compacted clay layers. The surface is finished above the ground surface to prevent ponding on top of the trench.

- surface application of secondary treated effluent using a very low irrigation rate is preferable because it involves the least disturbance to the subsoil and the effluent is spread over a very wide area. Effluent is applied to the topsoil rather than the subsoil clays (layers most likely to disperse).
- Controlled discharge of rainwater tank overflow should be directed to the foot of the slope, into the creek, with adequate scour protection at the outlet.

Several site management recommendations have been made in this report and a summary of the recommendations can be found in the soil and water management plan (SWMP) for the site in Appendix 2. Further information can also be found in the publication "Dispersive soils and their management – Technical manual" (DPIWE, 2009)

Works to comply with BRI-S7.7.1 (East Baskerville Dispersive Soils Specific Area Plan)

Acceptable Solution:	**Comments:**
A1 Buildings and works must be for: (a) works not involving the release of concentrated water or the disturbance of soils; (b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is not more than 100m^2; or forestry operations in accordance with a certified Forest Practices Plan.	Non-compliance: roof structure and paved areas will concentrate stormwater; excavation for foundation likely to disturb subsoil N/A

Performance Criteria:	**Comments:**
P1 Building and works must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment, having regard to: (a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally; (b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion;	Complies if practices area employed to: - minimise the exposure of the clay subsoils. - apply gypsum, topsoil and re-vegetating of all exposed subsoils after construction completion. Complies if: - site management recommendations for building design and construction techniques within this report are followed. - property is well protected from run-on water from upslope by the upslope road drains.

(c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas;	Complies if: - surface application of secondary treated effluent using a very low irrigation rate is employed. - controlled discharge of rainwater tank overflow (and other stormwaters), directed to foot of slope, with adequate scour protection at the outlet.
(d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;	The level of risk is reduced to LOW if subsoil management program outlined in this report is followed. i.e: - Minimise subsoil exposure - treat exposed clay subsoils with gypsum at 0.5 – 1.0 kg/m^2 - topsoil and re-vegetate as soon as possible, post-construction - Eliminate uncontrolled discharge of water from all drainage infrastructure – stormwater run-off, onsite wastewater, etc..
(e) management measures that would reduce risk to an acceptable level; and the advice contained in a dispersive soil management plan.	Outlined above.

It is recommended that during construction, Doyle Soil Consulting and/or the design engineer be notified of any major variation to the subsoil conditions as described in this report.

Rowan Mason
B.Agr.Sc.(Hons).
Soil Scientist

Robyn Doyle
B.Agr.Sc.
CPSS (Certified Prof Soil Scientist)
Soil Scientist and Wastewater Designer
Licence no. CC7418

APPENDIX 1 – Dispersion Test Photos

Test Hole 1	Depth: 0.3 – 0.6 m

Test Hole 2	Depth: 0.2 – 0.5 m

APPENDIX 2 - Soil & Water Management Plan

Detail of works:

Construction of a house, shed and driveway in the NW corner of the property.

Site Management recommendations:

1. Plan construction to avoid exposing dispersive clay subsoils where possible.
2. Utilise '*improved*' trenching techniques for installation of service trenches (i.e., trenches for conduits and pipes associated with power supply, sewerage, stormwater infrastructure), using individually compacted clay layers and finish proud of the ground surface.
3. Plan construction activities to minimize subsoil excavation and vegetation stripping.
4. Monitor any exposed subsoils for clay dispersion (milky, cloudy water) after rain and if noted, immediately cover with gypsum at 0.5 – 1 kg/m^2 and topsoil.
5. Identify areas for the stockpiling of excavated soil material or an off-site destination.
6. Minimize the length of steep slopes to reduce the pace of run-off flows.
7. Interception and safe disposal of run-on water using appropriate spoon and interception drains.
8. Apply mulch or gravel (low fines) to disturbed areas that will be uncovered for more than 1-2 weeks.
9. Install permanent storm water drainage infrastructure as part of the first phase of construction e.g. culverts and trenches.
10. Ensure runoff from hard areas is discharged into an appropriate stormwater trench to avoid erosion of the sandy soil.
11. Connect guttering and pipe work to SW infrastructure as soon as possible after roof construction.
12. Maintain existing vegetation cover that may act as sediment traps, e.g. on slopes.
13. Install sediment traps as close as possible to sediment sources.

Maintenance recommendations:

1. Display a copy of the SWMP on site and inform all contractors of the content.
2. Check and clean sediment fences weekly to avoid overloading and failure.
3. Check condition of staked straw bale sediment traps weekly and restock with straw bales as required.
4. Monitor soil and building material stockpile levels and move sediment fences to accommodate changes.
5. Check all storm water drains weekly and remove any material which is causing blockages.
6. Ensure all erosion control measures are in place until vegetation is re-established on site.

DISPERSIVE SOILS *and their* MANAGEMENT

Guidelines for Landholders, Planners and Engineers

1.0 WHY MANAGEMENT OF DISPERSIVE SOILS IS IMPORTANT

In recent years, urban expansion has occurred in areas with dispersive soils. Disturbance of dispersive soils has resulted in tunnel erosion, damage to infrastructure, and environmental harm. Greater awareness of the difficulties posed by development on dispersive soils is required to prevent future damage. Tunnel erosion results in the formation of underground cavities that can collapse causing gully erosion and damage to infrastructure such as optical fibre cables, septic systems, roads, culverts and dwellings. Unlike other forms of erosion, tunnel erosion involves both chemical and physical processes associated with the dispersion of sodic clays. Given the difficulty of repairing tunnel erosion, management effort is focused on prevention of tunnel formation through increased understanding and awareness of the issues associated with construction and development on dispersive soils.

Figure 1. Tunnel and gully erosion resulting from construction of a stormwater culvert in dispersive clay.

2.0 WHERE DO DISPERSIVE SOILS OCCUR?

Dispersive soils and tunnel erosion occur in all municipalities in southern Tasmania, as well as parts of the Northern Midlands, Tamar Valley and Break O'Day municipalities. Dispersive soils are generally associated with soils derived from Triassic sandstone, or Permian mudstone. The location and extent of dispersive soils has not been specifically mapped in Tasmania, although broad scale land systems mapping indicates that approximately 103,000 ha of private freehold land in Tasmania contains a tunnel erosion hazard.

Tunnel erosion mostly occurs on;

- Dispersive, or sodic soils.
- Soils derived from Triassic sandstone and Permian mudstone.
- Deep sedimentary soils.
- North and northeast facing slopes.
- Drainage lines.
- Areas in which vegetation, soils or hydrology have been disturbed.
- Areas with less than 700 mm annual rainfall.

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Department of Primary Industries and Water

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3.0 IDENTIFICATION OF DISPERSIVE SOILS

- Dispersive soils can be identified by dribble patterns and pitting (Figure 2).
- Early stages of tunnel erosion can be identified by the development of 'spew holes' and fans of dispersed material ejected from tunnels (Figure 3).
- Simple field tests can be used to identify the presence of dispersive soils.
- For engineering works or infrastructure development, a combination of analytical and physical tests may be required to predict dispersive behaviour in soils.

Figure 2 (a). Example of dribble pattern on an exposed subsoil, the photograph was taken from within an actively eroding tunnel system. (b) Dribble patterns on sodic soil ped.

Figure 3. Sediment fans or 'spew holes' are often the first obvious sign of tunnel erosion

SIMPLE TEST FOR IDENTIFYING DISPERSIVE SOILS.

Field testing for dispersive soils can be conducted by observing the behaviour of air dried soil aggregates in distilled water or rainwater.

1) Collect soil aggregates (1-2 cm diameter) from each layer in the soil profile.
2) If moist, dry the aggregates in the sun for a few hours until approximately air dried.
3) Place the aggregates in a shallow glass jar or dish of distilled water or rainwater (not tap water). It may help to place the jar on black card or a dark surface. (Distilled water can be purchased at most supermarkets).
4) Leave the aggregates in water without shaking or disturbing them for 1 hour.
5) Observe and record if you can see a milky ring around the aggregates. Don't worry if the soil collapses or bubbles (figure 4).

Caution: Aggregates may not disperse when they should if they haven't been sufficiently dried. Importantly, while the presence of a milky halo indicates the presence of dispersion, the absence of a milky halo does not necessarily mean that soil will not disperse, especially after disturbance. Further testing using an approved Australian Standard technique may be required.

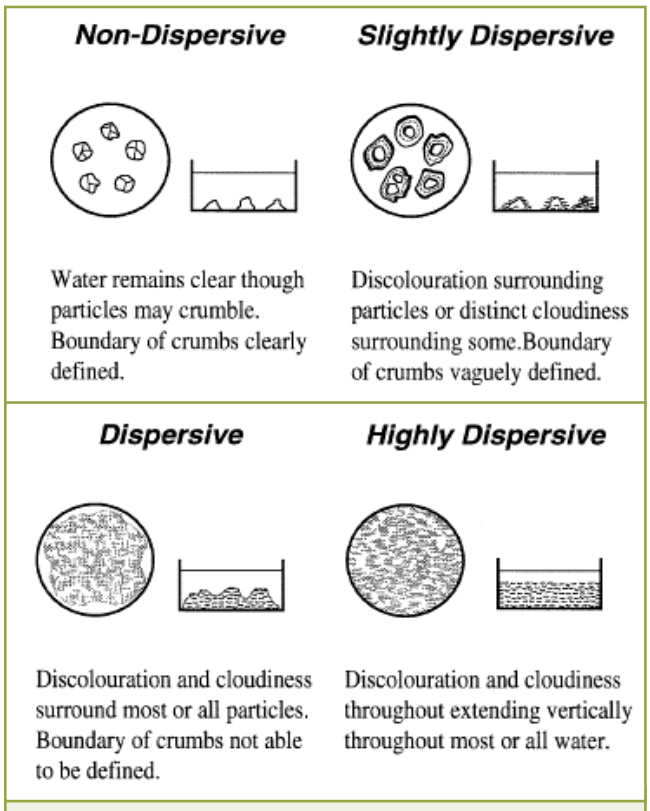

Figure 4. Field test for aggregate dispersion (Sorensen 1995).

4.0 ACTIVITIES THAT INCREASE THE RISK OF INITIATING TUNNEL EROSION

In almost all cases tunnel erosion results from some form of disturbance which allows rainwater to come into direct contact with dispersive subsoils. Activities that increase the risk of exposing dispersive subsoils to rainfall include;

- Removal of topsoil.
- Subsoil excavations (cut and fill).
- Supply of services by trenches.
- Construction of roads and culverts in dispersive soils
- Sewage and grey water disposal systems in dispersive soils
- Dam construction from dispersive clays.

Changes to hydrology, such as concentration of flow in culverts, runoff from hardened areas and ponding of rainfall may also increase the likelihood of tunnel erosion.

Figure 5. Piping failure or tunnel erosion in a dam constructed from soils derived from Permian mudstone. This dam is known to have failed on first filling. The image was taken from the dam floor.

5.0 STRATEGIES TO REDUCE RISK ASSOCIATED WITH DISTURBANCE OF DISPERSIVE SOILS

In order to prevent or repair tunnel erosion it is important to understand that unlike other forms of erosion, tunnel erosion results from chemical processes associated with dispersion of sodic subsoils. The risk of initiating tunnel erosion during construction or development of land containing dispersive soils can be minimised by;

- Identifying and avoiding disturbance to areas with dispersive subsoils.
- Minimising excavation of dispersive soils.
- Not allowing water to pond on the soil surface, or exposed subsoils.
- Keeping dispersive soils buried under topsoil.
- Maintaining vegetation cover.
- Use of gypsum or hydrated lime at appropriate rates.

Figure 6 (a). Tunnel erosion resulting from construction of a culvert in dispersive clay (b). Tunnel erosion caused by installation of optical fibre cable in dispersive soil.

RECOMMENDATIONS FOR REDUCING THE RISK OF TUNNEL EROSION IN PERI-URBAN AREAS

- Where possible do not remove or disturb topsoil or vegetation.
- Ensure that dispersive subsoils are covered with an adequate layer of topsoil.
- Avoid construction techniques that result in exposure of dispersive subsoils.
- Do not allow rainwater to pond or sit on exposed dispersive subsoils.
- Use alternatives to 'cut and fill' construction such as pier and post foundations.
- Where possible avoid the use of trenches for the supply of services i.e., water & power.
- If trenches must be used, ensure that repacked spoil is properly compacted, treated with gypsum and topsoiled.
- Consider alternative trenching techniques that do not expose dispersive subsoils.
- Ensure runoff from hard areas is not discharged into areas with exposed dispersive soils.
- If necessary create safe areas for discharge of runoff.
- If possible do not excavate culverts and drains in dispersive soils.
- Ensure that culverts and drains excavated into dispersive subsoils are capped with non-dispersive soil / spoil mixed with gypsum and vegetated.
- Avoid use of septic trench waste disposal systems. Consult your local council about the use of above ground treatment systems.
- Where possible do not construct dams from dispersive soils, or in areas containing dispersive soils.
- If dams are to be constructed from dispersive clays, ensure you consult an experienced, qualified civil engineer or soil specialist before commencing construction.

With all forms of construction on dispersive soils, ensure you obtain advice and support from a suitably experienced and qualified soil professional or civil engineer before commencing work.

6.0 FURTHER INFORMATION

Comprehensive information on the management of dispersive soils in Tasmania is available in the companion document '*Dispersive Soils and Their Management : Technical Reference Manual*'. Hardie 2008, DPIW, Tasmania

Dispersive soils - high risk of tunnel erosion. Fact Sheet 2. Soil and water management on construction sites series, Department of Tourism, Arts and the Environment (DTAE).

Seek advice from your local council, the Department of Primary Industries and Water (DPIW), a suitably qualified and experienced soil specialist, or a civil engineer.

CONTACT DETAILS

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ISBN 978-0-7246-6773-4

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DOYLE SOIL CONSULTING

SITE AND SOIL EVALUATION REPORT

FOUNDATION AND WINDLOADING ASSESSMENT

21 Amygdalina Rise

Honeywood

August 2025

Doyle Soil Consulting: 6/76 Auburn Rd Kingston Beach 7050 – 0488 080 455 – robyn@doylesoilconsulting.com.au

SITE INFORMATION

Client: Stephanie Cozzani

Address: 21 Amygdalina Rise, Honeywood (CT 174861/7)

Site Area: Approximately 1.0 ha

Date of inspection: 16/07/2025

Building type: New house

Relevant Planning Overlays: Dispersive soil overlay, waterway and coastal protection area, low landslide hazard area

Mapped Geology - Mineral Resources Tasmania 1:25 000 Richmond sheet: **Rqm** =Triassic siltstone, shale, mudstone and sandstone

Soil Depth: 1.0 – 1.4

Subsoil Drainage: Well drained

Vegetation: pasture and bush

Rainfall in previous 7 days: Approximately 13 mm

Slope: Approximately 17° to the south

SITE ASSESSMENT AND SAMPLE TESTING

Site investigation and soil classification in accordance with AS 2870-2011 *Residential slabs and footings* and in accordance with AS 4055-2021 *Wind load for Housing.* Test holes were dug using a Christie Post Driver Soil Sampling Kit, comprising CHPD78 Christie Post Driver with Soil Sampling Tube (50 mm OD x 1600/2100 mm). For test hole and DCP locations, see Appendix 1.

- Two test hole (TH) core(s):
  - TH1 with refusal at 1.4 m
  - TH2 with refusal at 1.4 m
- One Dynamic Cone Penetrometer (DCP) test(s):
  - DCP1 with refusal at 1.0 m
- Emerson Dispersion test on subsoils and linear shrinkage tests on all likely founding layers.

SOIL PROFILES – Test Hole 1

Depth (m) TH1	Depth (m) TH2	Horizon	Description and field texture grade	USCS Class
0 – 0.2	0 – 0.05	A1	Black (10YR 2/1), **Loam**, moderate fine polyhedral structure, slightly moist loose consistency, common roots	**OL**
0.2 – 0.3	0.05 – 0.2	B1	Very dark greyish brown (10YR 3/2), **Silty Clay Loam**, strong fine angular blocky structure, dry soft consistency, common roots	**ML**
0.3 – 0.6	0.2 – 0.5	B2	Brown (7.5YR 5/4) and yellowish brown (10YR 3/4), **Silty Light Clay**, strong medium to fine sub angular blocky structure, dry firm friable consistency	**CL**
0.6 – 1.4	0.5 – 1.4	C_w	5-10cm layers of platy siltstone bedrock with 10-20cm layers of **Silty Light Clay**, weak fine platy and crumbly structure, dry loose consistency **<u>Refusal on highly weathered siltstone bedrock</u>**	**GC/CL**

SITE AND SOIL COMMENTS

The soil profiles are formed from windblown sands over clayey colluvium derived from Triassic sandstone and siltstone. The profiles are moderately deep with refusal occurring at approximately 1.0 - 1.4 m. The subsoils layers are clay loam and light clay, which are reactive, well-structured and moderately dispersive. The DCP indicates a low bearing capacity to at least 0.4 m. Founding on the underlying, highly competent weathered sandstone/siltstone bedrock, at approximately 1.0 to 1.4 m depth, is recommended.

The deep road cutting (shown below), upslope of the property, reveals variably weathered layers of sandstone and siltstone bedrock at minimum depth of approximately 1 m.

Emerson test results indicated slightly dispersive soil, however moderately to highly dispersive soil materials are widespread at the location, as shown in the (above) photos of the nearby road cutting.

LINEAR SHRINKAGE AND SOIL REACTIVITY

Samples of the clayey subsoils were tested for reactivity using the linear shrinkage test. Linear shrinkage provides an approximate guide to aid site classification (for foundations) based on the reactivity of clays. The results suggest the clays are slightly reactive (refer to tables below and *AS2870-2011 clause 2.1.2 table 2.1*).

TH #	Depth (m)	Length of mould (mm)	Longitudinal Shrinkage (LS) in mm	LS (%)	Soil Class
1	B2	125	6	4.8	S
2	B2	125	8	6.4	S

DCP TESTS AND ESTIMATED BEARING CAPACITY

A minimum bearing capacity of 100 kPa is required for strip and pad footings and under the edge footings and associated slab foundations (refer to tables below and *AS2870-2011 clause 2.4.5*). We provide an estimated allowable soil bearing capacity based on a review of published literature relating field Dynamic Cone Penetrometer (DCP) readings to triaxial soil strength tests.

The DCP penetrometer is a method of estimating *in situ* strength of the soil. Soil moisture level at the time of measurement will greatly affect DCP readings. Moisture-related variability in soil bearing capacity is most pronounced in coherent soils (clays and silty clays) which may be stiff/hard when dry but become soft/firm when moist/slightly moist.

Surface layers (upper ~0.7 m) are subject to seasonal variation in soil moisture content, leading to possible higher DCP values in summer/drought conditions. Soil moisture below ~0.7 m will vary less with the season, meaning DCP values; hence, soil-bearing capacity at these depths is likely to be representative of year-round conditions.

When estimating the suitable foundation depth, we take into account the interplay between soil bearing capacity and seasonally variable soil moisture conditions in the upper layers (refer to *soil consistency* in Soil Profile descriptions). The subsoils in the upper 0.7 m were slightly moist when tested (August ’25).

The data from DCP1 indicate the bearing capacity of the soil is at a *suitable* strength below 0.4 m. However, the highly competent Triassic Sandstone at approximately 1.0 m would be the *recommended* foundation material.

Based on the DCP data and core depths, the recommended foundation depth can range from approximately 1.0 to 1.4 m.

DCP 1				
Depth (mm)	**DCP n-number (Blows/100 mm)**	**DCP Penetration Index (mm/Blow)**	**Estimated Allowable Bearing Capacity (kPa = n x 30)**	**Likely Variance (+/-)**
0 - 100	1	100.0	30	10
100 - 200	4	25.0	120	40
200 - 300	7	14.3	210	70
300 - 400	9	11.1	270	90
400 - 500	17	5.9	510	170
500 - 600	32	3.1	960	320
600 - 700	25	4.0	750	250
700 - 800	18	5.6	540	180
800 - 900	24	4.2	720	240
900 - 1000	30	3.3	900	300

EMERSON AGGREGATE DISPERSION TEST

Soils with an excess of exchangeable sodium ions on the cation exchange complex (clays), can cause clay dispersion. Under some circumstances, the presence of dispersive soils can also lead to significant erosion, and in particular, tunnels leading to eventual gully erosion. Dispersive clay subsoil materials can also cause sealing of the soil surface – if left out in wet weather, they then dry and set very hard in dry weather. A field survey of the property and the surrounding area found no erosion due to soil dispersion.

The subsoil was tested for dispersion using the Emerson Aggregate Test (EAT). Testing resulted in Emerson class 2(1), indicating presence of soils with slight dispersion characteristics. As such, exposure to rainfall may lead to spontaneous clay dispersion and erosion, as previously discussed.

To minimise this, we recommend coverage of exposed subsoil with topsoil or regular treatment with gypsum at 0.5 Kg/m^2 along with minimising subsoil disturbance whenever possible.

TH #	Depth (m)	Visual sign	Class
1	B2	Some dispersion (Slight milkiness immediately adjacent to aggregate)	2(1)
2	B2	Some dispersion (Slight milkiness immediately adjacent to aggregate)	2(1)

WIND CLASSIFICATION

The following wind classification for the site is in accordance with AS 4055-2021 (*Wind loads for Housing*). For structures other than class 1 and class 10 structures, or that exceed the geometric limits in Clause 1.2 of AS 4055-2021, the wind classification shall be calculated in accordance with AS 1170.2-2021 (*Structural Design Actions – Wind Actions)*.

The wind classification for the site, per AS 4055-2021:

Region:	**A**
Terrain Category:	**TC2.5**
Shielding Classification:	**PS - Partial Shielding**
Topographic Classification:	**T1 – middle 3rd of 1:5.5 slope feature**
Wind Classification:	**N2**
Design Wind Gust Speed ($V_{h,u}$):	**40 m/sec**

SITE CLASSIFICATION AND RECOMMENDATIONS

For standard foundations (100 kPa bearing capacity), the site meets the criteria for a **Class S** (or slightly reactive) site classification. The dominant reactivity of expected surface movement under normal soil moisture ranges for the location is 0 – 20 mm. Founding on the underlying and highly competent weathered sandstone/siltstone bedrock at approximately 1.0 – 1.4 m depth, is recommended.

Note 1 – All foundations require ongoing adequate drainage and vegetation management – please refer to the attached CSIRO foundation management BTF 18 sheet.

Note 2 – If any foundations are placed on FILL that is > 0.5 m in depth, then **Class P** is applicable.

Note 3 – Based on the upper 0.6 m of soil, all plumbing fixtures and fittings should be installed using **Class S** as per *Appendix G AS/NZS 3500.2.2021*.

General Notes – Important points pertinent to the maintenance of foundation soil conditions

This report relates to the soil and site conditions on the property at the time of the site assessment. The satisfactory long-term performance of footings is dependent upon ongoing site maintenance by the owner.

Examples of abnormal moisture conditions developing after construction include the following:

A) The effect of trees too close to the footings.
B) Excessive or irregular watering of gardens adjacent to the footings.
C) Failure to maintain site drainage affecting footings.
D) Failure to repair plumbing leaks affecting footings.
E) Loss of vegetation from near the building.

All earthworks on site must comply with AS 3798-2007 Guidelines on Earthworks for commercial and residential developments.

REPORT LIMITATIONS

Whilst every attempt is made to describe sub-surface conditions, natural variation will occur that cannot be determined by limited investigative soil testing. Therefore, discrepancies are possible between test results and observations during construction. It is our intention to accurately indicate the most probable soil type(s) and conditions for the area assessed. However, due to the nature of sampling an area, variations in soil type, soil depth and site conditions may occur.

We accept no responsibility for any differences between what we have reported and actual site and soil conditions for particular regions we could not directly assess at the time of inspection.

It is recommended that during construction, Doyle Soil Consulting and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report. Any changes to the site through excavations may alter the site classification.

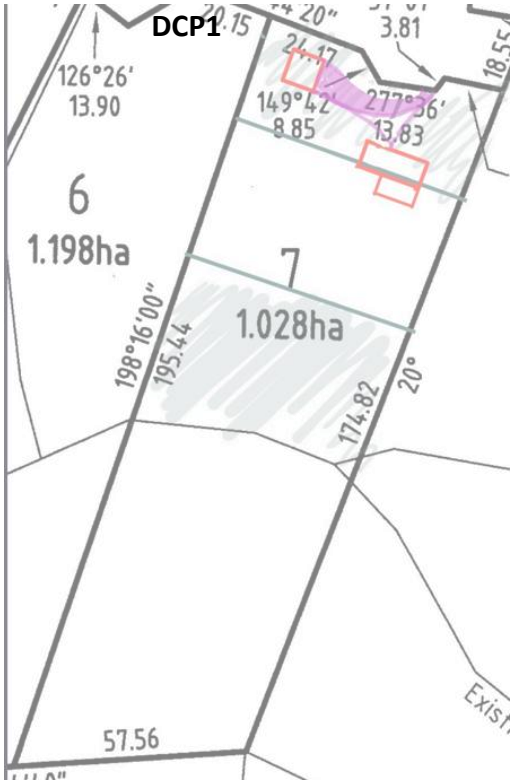
In these cases, it is expected that the owner consults the author for a reclassification. This report requires certification via a form 55 certificate from Doyle Soil Consulting to validate its contents.

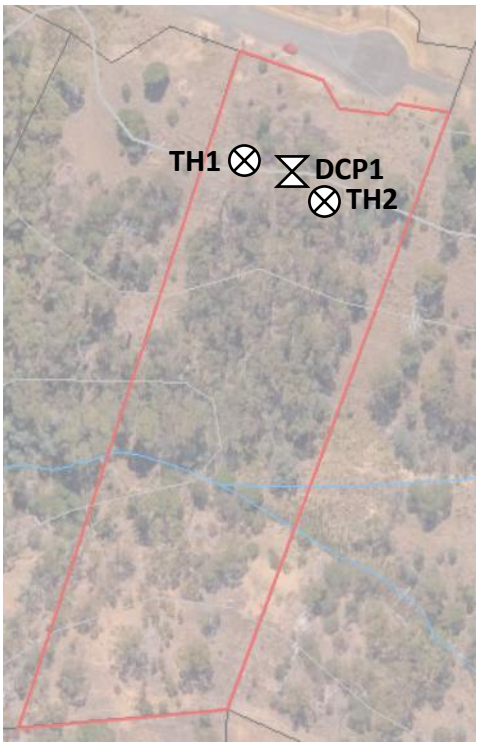
Because site discrepancies may occur between this report and actual site conditions, it is a condition of certification of this report that the builder be provided with a copy of this report.

Rowan Mason
B.Agr.Sc.(Hons).
Soil Scientist

Robyn Doyle
B.Agr.Sc.
CPSS (Certified Prof Soil Scientist)
Soil Scientist and Wastewater Designer
Licence no. CC7149

APPENDIX 1 – Approximate test hole and DCP locations





APPENDIX 2 – Definitions of Soil Horizons

Horizon name	Meaning
A1	Dark topsoils, zone of maximum organic activity
A2 or E	Leached, light/pale washed-out sandy layer
A3 or AB	Transition from A to B, more like A
B1 or BA	Transition from A to B, more like B
B2	Main subsoils layer with brown colouration, accumulations of clay, humus, iron oxide, etc
B3	Transitional from B2 to C
C	Weakly weathered soil parent materials
Subscript	**Meaning**
r	Reducing conditions (anaerobic)
t	Enriched in translocated clay
s	Iron/aluminium oxide accumulations in subsoil
g	Mottled, suggesting periodic/seasonal wetness
m	Cemented layer (oxides, carbonates, humus, silica etc)
k	Calcium carbonate (lime) accumulation
h	Humus accumulation in subsoil

DOYLE SOIL CONSULTING

SITE AND SOIL EVALUATION REPORT

ONSITE WASTEWATER ASSESSMENT

21 Amygdalina Rise

Honeywood

August 2025

ATTENTION:
Printed Copies of this report must be printed in colour, and in full.
No responsibility is otherwise taken for its contents

Doyle Soil Consulting: 6/76 Auburn Rd Kingston Beach 7050 – 0488 080 455 – robyn@doylesoilconsulting.com.au

SITE INFORMATION

Client: Stephanie Cozzani

Address: 21 Amygdalina Rise, Honeywood (CT 174861/7)

Site Area: Approximately 1.028 ha

Date of inspection: 16/07/2025

Building type: New house

Services: Reticulated water supply and onsite wastewater management

Relevant Planning Overlays: Dispersive soil overlay, waterway and coastal protection area, low landslide hazard area

Mapped Geology - Mineral Resources Tasmania 1:25 000 Richmond sheet:
Rqm =Triassic siltstone, shale, mudstone and sandstone

Soil Depth: 1.0 – 1.4

Subsoil Drainage: Moderately-well drained

Vegetation: pasture and bush

Rainfall in previous 7 days: Approximately 13 mm

Slope at proposed LAA: Approximately 20° to the south

SITE ASSESSMENT AND SAMPLE TESTING

Site and soil assessment in accordance with AS1547-2012 *Onsite domestic wastewater assessment and design*.

Emerson Dispersion test on subsoils.

Test holes were dug using a Christie Post Driver Soil Sampling Kit, comprising CHPD78 Christie Post Driver with Soil Sampling Tube (50 mm OD x 1600/2100 mm).

SITE AND SOIL COMMENTS

The natural soil profiles are formed from clayey colluvium derived from Triassic siltstone and sandstone. The profiles are shallow with no weathered bedrock at approximately 0.5 – 0.6 m depth.

For land application purposes, the soil profiles are limited by medium clays, which are weakly structured and moderately dispersive. The limiting soil materials are considered category 6 material, per AS1547:2012, due to their dispersive nature. According to Table L1 (Note 2) of AS1547:2012, category 6 soils shall "rely on more processes than absorption by the soil".

Site constraints (to be addressed by suitably designed OWMS):

- Shallow profiles – weathered bedrock at 0.5 - 0.6m depth
- Steep site – approximately 20° at the proposed LAA

Site strengths: (to be exploited by suitably designed OWMS):

- Large site area available for LAA
- Low average annual rainfall (487 and 500 mm/annum at Brighton and Bridgewater BOM stations, respectively)
- Mature native woodland on site with high ET
- Estimated maximum linear loading rate (LLR) of approx. 34 L/m/day

The site and soil constraints can be addressed by installing an aerated wastewater treatment system (AWTS) and surface irrigation into the established bush, downslope of the proposed dwelling.

This precludes the use of an OZZI-KLEEN AWTS due to known and ongoing issues with their sludge wasting, storage and disposal system which, in turn, causes blockages in small aperture irrigation systems.

The irrigation area should be bordered with light (three-wire) fencing and include suitable signage to mitigate risk of human contact with effluent.

Suitable sprinkler heads, compliant with AS1547:2012 for surface irrigation of secondary treated effluent are stipulated within the Wastewater Classification and Design section. Hydraulic design calculations provided in Appendix 2.

Planning overlays

Regarding the Priority Vegetation Area overlay – surface irrigating secondary treated effluent using a conservative design irrigation rate (DIR) is considered the lowest impact method for Land application. Tree roots will not be damaged during installation since no trenches are required.

Regarding the Potentially Dispersive Soils overlay - surface application is preferable because it involves the least disturbance to the subsoil and the effluent is spread over a very wide area. Effluent is applied to the topsoil rather than the subsoil clays (layers most likely to disperse).

Regarding the Low Landslide Hazard overlay – the soil fraction of the profiles is shallow, with weathered bedrock at 0.5 – 0.6 m depth. The property is effectively protected from all run-on water by the road (road drains), immediately upslope. Further, the vast majority of the 1 mm/day of effluent applied to the LAA will be transpired by the established woodland vegetation.

SOIL PROFILES – Test Hole 1

Depth (m) TH1	Depth (m) TH2	Horizon	Description and field texture grade	USCS Class
0.0 – 0.2	0.0 – 0.05	A1	Black (10YR 2/1), **Loam**, moderate fine polyhedral structure, slightly moist loose consistency, common roots	**ML**
0.2 – 0.3	0.05 – 0.2	B1	Very dark greyish brown (10YR 3/2), **Silty Clay Loam**, strong fine angular blocky structure, dry soft consistency, common roots	**ML**
0.3 – 0.6	0.2 – 0.5	B2	Brown (7.5YR 5/4) and yellowish brown (10YR 3/4), **Silty Light Clay**, strong medium to fine sub angular blocky structure, dry firm friable consistency	**CL**
0.6 – 1.4	0.5 – 1.4	C_w	5-10cm layers of platy siltstone bedrock with 10-20cm layers of **Silty Light Clay**, weak fine platy and crumbly structure, dry loose consistency **<u>Refusal on highly weathered siltstone bedrock</u>**	**GC/CL**

Key to Soil Horizon Nomenclature	
Horizon name	**Meaning**
A1	Dark topsoils, zone of maximum organic activity
A2 or E	Leached, light/pale washed-out sandy layer
A3 or AB	Transition from A to B, more like A
B1 or BA	Transition from A to B, more like B
B2	Main subsoils layer with brown colouration, accumulations of clay, humus, iron oxide, etc
B3	Transitional from B2 to C
C	Weakly weathered soil parent materials
Subscript	**Meaning**
r	Reducing conditions (anaerobic)
t	Enriched in translocated clay
s	Iron/aluminium oxide accumulations in subsoil
g	Mottled, suggesting periodic/seasonal wetness
m	Cemented layer (oxides, carbonates, humus, silica etc)
k	Calcium carbonate (lime) accumulation
h	Humus accumulation in subsoil

EMERSON AGGREGATE DISPERSION TEST

Soils with an excess of exchangeable sodium ions on the cation exchange complex (clays), can cause clay dispersion. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnels leading to eventual gully erosion. Dispersive clay subsoil materials can also cause sealing of the soil surface – if left out in wet weather, they then dry and set very hard in dry weather. A field survey of the property and the surrounding area identified tunnel and rill erosion in the road cutting immediately upslope of the property.

The subsoil was tested for dispersion using the Emerson Aggregate Test (EAT). Photos of test results are available on request. Testing resulted in Emerson class 2(1), indicating clays with slight dispersion characteristics. However, the field observations indicate higher (probably medium-high) levels of dispersion characteristic in some of the local clays. Exposure to rainfall/low-electrolyte water may therefore, lead to spontaneous clay dispersion.

To minimise the likelihood of this, we recommend treating the base of the land application area with gypsum at 1.0 - 0.5 Kg/m^2. During and after construction, cover any exposed subsoil with topsoil and grass seed (or regular treatment gypsum at 1.0 - 0.5 Kg/m^2). Minimise subsoil disturbance where possible.

TH #	Depth (m)	Visual sign	Class
1	B2	Some dispersion (Slight milkiness immediately adjacent to aggregate)	2(1)
2	B2	Some dispersion (Slight milkiness immediately adjacent to aggregate)	2(1)

WASTEWATER LAND APPLICATION AREA SETBACKS

Required setback from foundations: 6 m

Adopted setback from downslope surface water: 65 m (see Risk Assessment)

Required setback from downslope boundary: 40

Adopted setback from upslope and side boundaries: 15 m (see Risk Assessment)

Required vertical setback to bedrock: 0.5 m below the LAA (Table R1 of AS1547-2012)

Required vertical setback to groundwater: N/A

WASTEWATER CLASSIFICATION AND DESIGN

In accordance with AS1547-2012, the soil is assessed as **category 6** (Dispersive Light Clay).

Secondary treatment recommended.

Wastewater loading: 2 persons @ 120 L/day (tank) - 240 L/day.

Maximum Design Irrigation Rate (DIR): 1 mm/day for LAA.

Total minimum Land Application Area required: 240 m^2 surface irrigation area in existing mature native woodland.

The proposed one-bedroom dwelling requires a design flow allowance of 240 L/day. Using a DIR of 1 mm/day, a minimum land application area (LAA) area of 240 m^2 is required. This may be installed as surface irrigation, via an AWTS with tertiary disinfection (chlorination). Locate LAA in the grassed area immediately downslope of the dwelling.

A **cylindrical screen filter (100 micron / 150 mesh)** is required on the distribution main of the AWTS. All valves to be housed in lilac-coloured boxes, installed flush with the ground.

For surface application of treated effluent, use **Senninger Mid-Angle Xcel-Wobblers® (#8 Nozzle - Lavender – 3.18 mm)** mounted on rigid 500 mm risers to reduce vegetation interference with sprinkler plume. Secure risers to durable stakes for (e.g. steel droppers with stainless steel hose clips).

To achieve the adopted DIR, **three wobbler sprinklers** are required and are to be installed at minimum 10.4 m centres. The effective LAA is approximately 255 m^2 and the effective DIR is 0.9 mm/day (see Appendix 2). Laterals (runs of sprinklers) to be installed along the contour.

The minimum irrigation pump capacity for the proposed design is **16 L/min @ 5.2 m head**. If the minimum pump capacity is not achievable with the standard pump of the AWTS unit (check pump curve data), a **Davey D15A or Reefe RVS200** are suitable unit. See Appendix 2 for hydraulic design calculations and minimum pump capacity requirements.

Per M11.1 (d) of the standard, the distribution pump shall run for approximately 3 minutes per cycle. To achieve this for the proposed irrigation system, the pump float on/off switches shall be set to deliver approximately 50 L per cycle/dose. This means the irrigation pump will pump approximately 5 times per day (at maximum flows).

Target pressure at each sprinkler heads is 7.0 m head / 10.0 psi. The low pressure is to achieve a larger droplet size, less prone to spray drift. To achieve correct operating pressure, install a **Senninger PMR-10 MF** (10 psi outlet pressure) valve at the start of the run of sprinklers (see Site Plan). Alternatively, install a gate valve at the same location and adjust during system testing to set target throw diameter (approx. 10.4 m). Measure throw distance and adjust the gate valve accordingly until correct.

½ inch **Hunter Check Valves** (product info attached) to be installed before each sprinkler head to eliminate low head drainage between pumping cycles. Set check valve to compensate for the maximum elevation change (3 m / 10 feet).

25 mm lilac LDPE effluent supply line from the AWTS to be buried at min depth of 200 mm and irrigation lateral lines to 100-150 mm to mitigate the risk of damage from vehicles, frost and solar exposure.

When subjected to the maximum design hydraulic load of 240 L/day, the pump will run for a maximum of 15 minutes per day.

The specified LAA design results in a linear loading rate (LLR) of up to 8 L/m/day. This is below the estimated maximum rate (34 L/m/day) for the soil/site (per Table 2.2 of *Designing and Installing, Sydney Catchment Authority Current Recommended Practice*). Therefore, all effluent

applied to the soil should remain subsurface (when effluent flows are consistently and below the specified design loading rate).

Exclude human contact with irrigated effluent with light wire fencing. Warning signs to be displayed around the disposal area indicating that reclaimed water is being used i.e. “Recycled Water, Avoid Contact, Do Not Drink”.

Compliance with *Directors Guidelines 2016* is shown in the attached table for acceptable criteria. It is recommended that during construction Doyle Soil Consulting be notified of any major variation to the soil conditions or loading rate as predicted in this report.

Doyle Soil Consulting should be notified prior to plumber commencing work. The plumber is to provide photos of the key stages of the installation, showing:

- Irrigation system laid out, with pressure testing prior to covering with topsoil
- All specified filters and valves
- Pump unit (or info on make/model)

A Form 71b and as-installed plan should accompany these photos.

Doyle Soil will not be providing a certificate of compliance until all have been sited.

Robyn Doyle
B.Agr.Sc.
CPSS (Certified Prof Soil Scientist)
Soil Scientist and Wastewater Designer
Licence no. CC7149

Rowan Mason
B.Agr.Sc.(hons)
Soil Scientist

APPENDIX 1 – TRENCH™

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

OWMS for proposed 1-bedroom dwelling

Assessment for	Stephanie Cozzani	Assess. Date	1-Sep-25
		Ref. No.	
Assessed site(s)	21 Amygdalina Rise, Honey wood	Site(s) inspected	16-Jul-25
Local authority	Brighton Council	Assessed by	R Doyle

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem 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 = 240 (using the 'No. of bedrooms in a dwelling' method)
Septic tank wastewater volume (L/day) = 80
Sullage volume (L/day) = 160
Total nitrogen (kg/year) generated by wastewater = 3.9
Total phosphorus (kg/year) generated by wastewater = 0.8

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)	39	30	33	28	38	40	36	51	44	51	49	50
Adopted rainfall (R, mm)	39	30	33	28	38	40	36	51	44	51	49	50
Retained rain (Rr, mm)	27	21	23	19	27	28	25	35	31	36	34	35
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	156	137	104	70	47	31	34	50	72	104	118	149
Evapotr. less rain (mm)	**129**	**116**	**81**	**50**	**20**	**3**	**9**	**14**	**41**	**68**	**83**	**114**

Annual evapotranspiration less retained rain (mm) = 730

Soil characterisitics

Texture = Dispersive Light Clay Category = 6 Thick. (m) = 0.5
Adopted permeability (m/day) = 0.12 Adopted LTAR (L/sq m/day) = 1 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 a package treatment plant
The preferred method of on-site secondary treatment:	Above-ground
The preferred type of in-ground secondary treatment:	None
The preferred type of above-ground secondary treatment:	Surface irrigation
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	24
Width (m) =	10
Depth (m) =	0.2
Total disposal area (sq m) required =	240
comprising a Primary Area (sq m) of:	240
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The Adopted DIR for the category 6 soil on 20 degree slope is 1 mm/day and an irrigation area of 240 sq m is required. Therefore the system should have the capacity to cope with predicted climatic and loading events.

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

OWMS for proposed 1-bedroom dwelling

Assessment for	Stephanie Cozzani	Assess. Date	1-Sep-25
		Ref. No.	
Assessed site(s)	21 Amygdalina Rise, Honey wood	Site(s) inspected	16-Jul-25
Local authority	Brighton Council	Assessed by	R Doyle

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 Trench	Limitation Amended	Remarks
	Expected design area	sq m	3,000		Very low		
	Density of disposal systems	/sq km	20		Moderate		
AA	Slope angle	degrees	20		Very high		
AA	Slope form	Concave converging			Very high		
	Surface drainage		Good		Very low		
	Flood potential	Site floods <1:100 yrs			Very low		
	Heavy rain events		Very rare		Very low		
AA	Aspect (Southern hemi.)		Faces S		Very high		
A	Frequency of strong winds		Rare		High		
	Wastewater volume	L/day	240		Very low		
A	SAR of septic tank effluent		4.4		High		
A	SAR of sullage		4.4		High		
	Soil thickness	m	0.5		Moderate		
AA	Depth to bedrock	m	0.5		Very high		
	Surface rock outcrop	%	0		Very low		
	Cobbles in soil	%	5		Low		
	Soil pH		6.0		Low		
	Soil bulk density	gm/cub. cm	1.4		Very low		
AA	Soil dispersion	Emerson No.	2		Very high		
	Adopted permeability	m/day	0.12		Very low		
AA	Long Term Accept. Rate	L/day/sq m	1		Very high		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The site is suitable for onsite wastewater disposal with a very large area available.The site is limited by depth of soil, dispersive light clay subsoils and 20 degree slope angles. Secondary treatment via an AWTS and surface irrigation with a very conservative DIR of 1mm/day is recommended to address these limtations

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

OWMS for proposed 1-bedroom dwelling

Assessment for	Stephanie Cozzani	Assess. Date	1-Sep-25
		Ref. No.	
Assessed site(s)	21 Amygdalina Rise, Honey wood	Site(s) inspected	16-Jul-25
Local authority	Brighton Council	Assessed by	R Doyle

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 Trench	Limitation Amended	Remarks
A	Cation exchange capacity	mmol/100g	50		High		
	Phos. adsorp. capacity	kg/cub m	0.8		Moderate		
	Annual rainfall excess	mm	-730		Very low		
	Min. depth to water table	m	3		Very low		
	Annual nutrient load	kg	4.7		Very low		
	G'water environ. value	Agric sensit/dom irrig			Moderate		
AA	Min. separation dist. required	m	100		Very high		
	Risk to adjacent bores						Factor not assessed
	Surf. water env. value	Agric non-sensit			Low		
A	Dist. to nearest surface water	m	65		High		
	Dist. to nearest other feature	m	65		Low		
	Risk of slope instability		Low		Low		
	Distance to landslip	m	1000		Very low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

There will be a low environmental risk due to the large available area and surface application of effluent to mature woodland vegetation with high predicted rates of ET. The distance to the near (cross-slope) boundary is approximately 15 m - there is a near zero chance of spray drift over property boundaries. A risk assessment has been completed for the adopted (65m) distance to downslope surface water - risk considered LOW.

APPENDIX 2 – Design Hydraulics, System Componentry & Pumping Capacity

System Sizing and Componentry - Surface Irrigation System - 21 Amygdalina Rise, Honeywood				
Design Hydraulic Load (L/day)	Min. DIR (L/m^2/day)	Min. LAA (m^2)	Sprinkler model	
240	1.0	240	Senninger Xcel-Wobbler® #8 Nozzle - lavender - 3.18 mm - Mid Angle	
Target operating pressure	Riser height (m)	Sprinkler throw diameter (m)	Wetted area/sprinkler (m^2)	Spinklers required
10 psi / 7 m (head)	0.5	10.4	84.9	3
Spinkler spacing (m)	Sprinkler overlap @ 10.4 m spacing (sq m)	Sprinkler flow rate (L/hr)	System flow rate (L/hr)	System flow rate (L/min)
10.4	0	318	954	16
Supply line material	Supply line internal dia. (mm)	Supply line length (m)		
Lilac LDPE	25.4	30		
Filter Type	Filter grade	Filter gauge (mm)		
Cylindrical Screen	150 mesh (100 micron)	25.4		

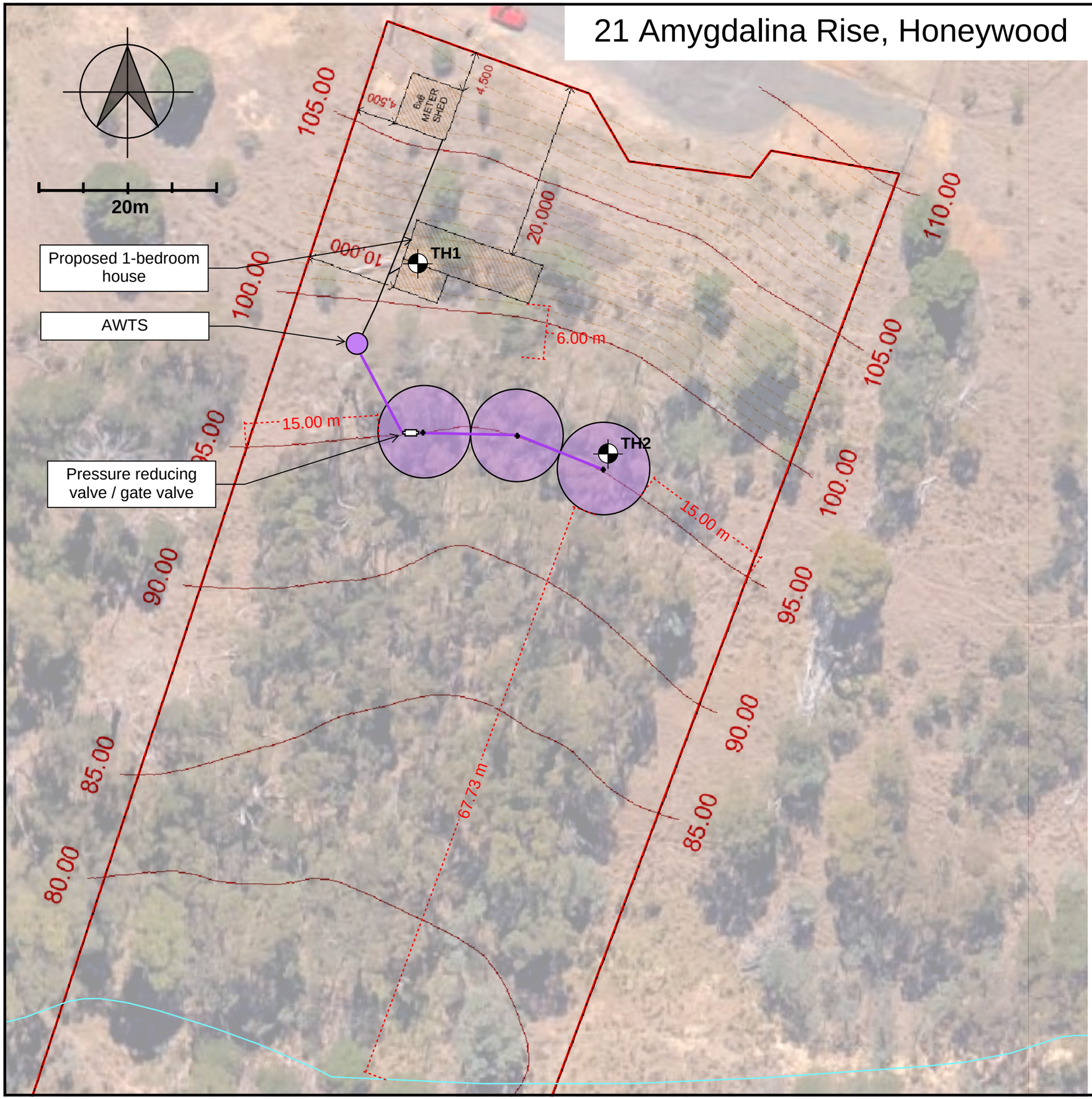
Dynamic Head Calculation	
Component	Approx. Head loss (m)
Supply line (friction @ flow rate)	0.4
Filter (friction @ flow rate)	0.5
Other Fittings (friction)	0.2
Approx. Elevation differential (from bottom of AWTS to highest point of LAA)	-3
Target pressure @ Wobbler	7.0
Total	**5.2**

Pump Requirements	
Min. pump capacity	Max. pump time @ design hydraulic load
16 L/min @ 5.2 m Head	15 mins/day

Actual System Sizing	
Actual wetted area (m^2)	Actual DIR (L/m^2/day)
255	0.9

Suitable Pumps
Davey D15A
Reefe RVS200

21 Amygdalina Rise, Honeywood



DOYLE SOIL CONSULTING

Onsite wastewater management system:

New AWTS.

150 mesh/100 micron cylindrical screen filter and non-return valve at AWTS and in valve box.

Total surface irrigation area: 255 m^2

Use three Senninger Mid-Angle Xcel-Wobbler® sprinklers (#8 Nozzle - lavender (3.18 mm) on rigid 500 mm risers. Install in one run along the contour. Installed at min. 10.4 m centres. Secure risers to durable supports, e.g. steel droppers with stainless steel hose clips.

Install pressure reducing valve with 10 psi outlet pressure (e.g. Senninger PMR-10 MF) on supply main before the first riser. Alternatively, install a gate valve at same position and adjust gate valve to set wobbler throw diameter to 10.4 m during system testing.

Effluent distribution line from AWTS to be buried min. 200 mm below the ground surface. Laterals (between sprinklers) buried at 100-150 mm.

Min irrigation pump capacity: 32 L/min @ 20.4 m head.

Light weight wire, fencing recommended to be installed around the LAA. Mount warning signs on fence e.g. stating “Reclaimed Effluent, Do Not Drink, Avoid Contact”. It is recommended

Approximate test hole locations

Prepared by
Rowan Mason
1/9/25

Robyn Doyle
Building Services Designer
Hydraulic
CC7418
7/9/2025

NOTE: Designs for onsite wastewater management systems are site-specific. Installer to refer closely to DSC report and design spec sheets. Contact the system designer with any questions or proposed changes to the system prior to proceeding with changes. Failure to do so may prevent designer certification/sign-off

Are you purchasing a new aerated waste water treatment system?

This guide will help you to choose the best system and contractor to suit your needs. Read on for handy tips and information designed to help you make an informed investment choice.

PROCESS IN BRIEF

Property requires an aerated waste water treatment system solution.

↓

Property owner engages an accredited designer to design a system to suit the owners land.

↓

Owner decides what brand of aerated waste water treatment system they wish to have.

↓

Design completed and submitted to council for approval.

↓

If system design is approved a plumbing permit will be issued to the owner by council.

↓

A licensed plumbing contractor is engaged by the owner to install the system.

↓

System is installed as per the approved plumbing permit or design.

↓

Installation is inspected by the designer upon completion and a completion certificate is sent to council to confirm the installation meets with the design requirements.

↓

Owner must enter into a maintenance contract with a service contractor and notify the council of such. The owner must also provide council with a copy of the maintenance contract.

↓

Quarterly servicing begins.

Department of Justice
Consumer, Building and Occupational Services
PO Box 56, Rosny TAS 7018
P: 1300 65 44 99
E: cbosinfo@justice.tas.gov.au
W: www.justice.tas.gov.au

This guide is a resource and reference document and is for general information only. Published April 2016

CBOS
Consumer Building and Occupational Services

A GUIDE TO PURCHASING, INSTALLING & MAINTAINING

AERATED WASTE WATER TREATMENT SYSTEMS

Department of Justice
Consumer, Building and Occupational Services

Tasmanian Government

OWNERSHIP

- Purchasing, installing and maintaining a waste water treatment system can be a significant up-front investment, and will have ongoing maintenance costs. We recommend that you choose a system and maintenance contractor which best suits your needs.
- An aerated waste water treatment system accepts normal domestic household waste from toilets, basins, showers, baths and kitchen sinks. It is designed to treat the waste and then distribute treated waste water on site to the garden area.
- It is important to understand that this treated water is not suitable for vegetable gardens or fruit trees or any other produce producing plants
- Even after treatment of the waste water, bare skin contact and contact by pets and livestock should be avoided.

WARNINGS

- Waste water treatment systems that are not working or are working incorrectly can be a serious health hazard.
- Ponding of water and leaking waste water distribution systems should be rectified immediately.
- Keep pets and children clear of waste water distribution areas.

RESPONSIBILITIES

- You, as the owner, will be responsible for the overall operation and monitoring of your system and for making sure the scheduled maintenance is carried out at regular intervals, such as quarterly.
- Your local council will issue a plumbing permit – with permit conditions attached – for your new installation. As long as you own the property you will be responsible for making sure these conditions are met.
- We recommend that you choose a suitable maintenance contractor to work with you to ensure you meet the permit conditions. Perhaps ask other owners who services their system.

INSTALLATION

- Before your system can be installed, an accredited designer will need to complete a design for the waste water system including the irrigation area. The design will require approval from your local authority (council).
- A licensed plumber must be used to install your waste water management system.

CHOOSING YOUR SYSTEM

- There are various waste water systems on the market for you to choose from. Ask your local council, accredited designer or plumbing contractor for some advice on a suitable system.

MAINTENANCE

- Aerated waste water treatment systems require regular maintenance, usually 4 services per year.
- Servicing needs to be carried out by a qualified person (ask your local council for a list of suitable maintenance contractors).
- You will need to enter into a formal maintenance contract with the maintenance contractor.
- You will need to agree on the service costs with the maintenance contractor. This amount should be contained within a Maintenance Service Contract.
- The local council will require a copy of the formal contract once it's been agreed to and signed by both parties.
- The local council will require a 'receipt of servicing' from your contractor after every service.
- You, as the owner, will also receive a copy of this service receipt.
- Generally a service of a typical aerated waste water treatment system takes between 0.5-1.0 hour to complete correctly.

MAINTENANCE CONTRACTORS AND CONTRACTS

- Seek good advice and be prepared to speak with more than one maintenance contractor.
- Maintenance contractors differ when it comes to terms and conditions within a contract, and these terms and conditions are often negotiable.
- You may wish to change contractors or your circumstances may change, which could require you to terminate the contract. Be aware that contractors offer varying exit options from the contract, and make sure you compare the contract exit options when deciding on a contractor.
- Contractors offer varying lengths of time for which the contract is active. You should compare contract lengths to ensure you are entering a contract with a timeframe appropriate for you.
- Make sure you understand all of the terms and conditions prior to signing the contract.
- Ensure that your contract contains all the basic terms including price, services to be provided and service intervals.

Clockwise from above: Example of an aerated waste water system being delivered. Example of a typical installation. Example of regular maintenance.

Plants Suitable for Aerobic Wastewater Treatment Systems

(Reference - Clarence City Council Fact Sheet)

Plants that are suitable for this type of system should have a shallow root system, be capable of processing moisture throughout the year and be tolerant of a high nutrient loading. You should consult with your local nursery regarding other suitable plants that may suit your location and personal requirements.

Conifers:
Generally, NOT suitable as they need a drier environment.
Exceptions exist within the Juniperus genus, including:
Juniperus conferta
Juniperus sabina
Juniperus X media variants.

Perennials:
Perennials such as Hosta, Hellebores, Delphinium and Foxgloves are NOT suitable as they have a dormant period during which they cannot process moisture. If you wish to use them, they must form only a small percentage of the total planting.

Deciduous:
Such as roses, fruit trees, flowering cherry and maples are NOT suitable for the same reason as perennials; they do not process moisture during their dormant phase.

Grevilleas, Proteas, Leucadendrons:
These plants cannot process the Phosphorus content of the wastewater. Some of the faster growing and broader leaf grevilleas seem to handle the drier areas of the beds.
For example:
Grevillea 'Forest Rambler'
Grevillia 'Copper Rocket'
Grevillia 'Bronze Rambler'
Grevillia arenaria

Natives:
Most natives will perform well planted in the irrigation area of a waste treatment system, including:
Acacias except Acacia iteaphylla
Callistemon except Callistemon 'Little John'
Melaleuca species
Boronia with the exception of B. megastigma
Brachyscome species
Felicia species
Westringia species Correa species
Eriostemon species especially the larger growing ones
Dodonea species
Myoporum species
Dietes species especially D. bicolor and D. grandiflora

Eucalyptus species but mainly the ornamental ones
Leptospermum species Banksia, some success

Exotics:
Including the following species:
Pittosporum, especially in the drier areas of the beds
Cistus
Coleonema
Acemena (Lillypilly)
Ceanothus
Hebe (excluding Hebe 'Emerald Green' Coprosma)
Pelargonium hybrids in the drier areas of the bed
Penstemon
Abelia
Buxus
Calluna
Salvia species except S. uliginosa

HABITAT PLANTS - TASMANIAN NATIVE PLANT GROWERS

www.habitaplants.com.au

The plants listed below were chosen for their general tolerance to higher nutrient levels and to moderate salt levels. They are rated according to their ability to tolerate periods of high soil moisture:
1 = tolerates short periods of wet, through to – 5 = tolerates permanent wet.

Small Plants & Ground Covers (to approx. 0.5 m)			
	Derwentia derwentiana	*Derwent Speedwell*	*2*
	Dichondra repens	*Kidney Weed*	*2*
	Euryomyrtus ramosissima	*Creeping Heathmyrtle*	*2*
	Gonocarpus micranthus	*Creeping Raspwort*	*2*
	Goodenia elongata	*Lanky Goodenia*	*3*
	Grevillea australis	*Alpine Grevillea*	*2*
	Hibbertia procumbens	*Spreading Guineaflower*	*2*
	Lobelia anceps	*Creeping Lobelia*	*3*
	Pratia pedunculata	*Matted Pratia*	*2*
	Senecio pinnatiflolius	*Variable Groundsel*	*2*
	Scleranthus biflorus	*Cushion Plant*	*2*
	Stackhousia monogyna	*Forest Candles*	*1*
	Tetratheca pilosa	*Blackeyed Susan*	*1*
	Trachymene humilis	*Alpine Trachymene*	*2*
	Veronica gracilis	*Slender Speedwell*	*2*

	Viola hederacea	*Wild Violet*	*2*
	Xerochrysum subundulatum	*Orange Everlasting*	*2*
			2
Grasses, Lilies, Sedges….			
	Bulbine glauca	*Rock Lily*	*1*
	Dianella brevicaulis	*Arching Flax Lily*	*1*
	Dianella tasmanica	*Tasman Flax Lily*	*2*
	Diplarrena latifolia	*Western Flag Iris*	*4*
	Diplarrena moraea	*White Flag Iris*	*2*
	Gahnia rodwayi	*Dwarf Sawsedge*	*2*
	Lomandra longifolia	*Sagg*	*3*
	Patersonia occidentalis	*Long-stalked Purple Iris*	*2*
	Poa clivicola	*Fine-leafed Snowgrass*	*2*
	Poa fawcettiae	*Snow Grass*	*2*
	Poa labillardierei	*Tussock Grass*	*2*
	Themeda triandra	*Kangaroo Grass*	*2*
Ferns			
	Blechnum minus	*Soft Water Fern*	*3*
	Blechnum nudum	*Fishbone Water Fern*	*3*
	Blechnum penna-marina	*Alpine Water Fern*	*2*
	Blechnum wattsii	*Hard Water Fern*	*2*
	Polystichum proliferum	*Mother Shield Fern*	*2*
	Todea barbara	*King Fern*	*2*
Water & Bog Plants			
	Baloskion australe	*Mountain Cord Rush*	*4*
	Baloskion tetraphyllum	*Tassel Cord Rush*	*5*
	Bolboschoenus caldwellii	*Sea Clubsedge*	*5*
	Carex appressa	*Tall Sedge*	*4*
	Carex fascicularis	*Tassel Sedge*	*5*
	Carex inversa	*Knob Sedge*	*4*
	Carex tasmanica	*Curly Top Sedge*	*4*
	Cyperus lucidus	*Leafy Flatsedge*	*4*
	Gahnia grandis	*Cutting Grass*	*4*
	Gunnera cordifolia	*Heart Leaved Gunnera*	*4*
	Isolepis nodosa	*Knobby Clubsedge*	*4*
	Juncus gregiflorus	*Manifold Rush*	*4*
	Juncus pallidus	*Pale Rush*	*4*
	Juncus krausii	*Sea Rush*	*4*

	Mazus pumilio	*Swamp Mazus*	*4*
	Myriophyllum variifolium	*Variable Watermilfoil*	*5*
	Neopaxia australasica	*White Purslane*	*5*
	Ranunculus prasinus	*Tunbridge Buttercup*	*4*
	Villarsia reniformis	*Marsh Flower*	*5*

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Adorn Drafting
ATTENTION: Stephen Lawes
21a Grenadier Court
Trevallyn TAS 7250

15 December 2025

Dear Stephen

RE: 21 Amygdalina Rise, Honeywood (PID 3577294; C.T. 174861/7; LPI GHZ92)
Natural Values Assessment: Priority Vegetation Area Overlay
DA 2025/132

Preamble

Environmental Consulting Options Tasmania (ECO*tas*) was engaged by Brent & Stephanie Harwood (owners) to provide a natural values assessment of 21 Amygdalina Rise, Honeywood (PID 3577294; C.T. 174861/7; LPI GHZ92), specifically to address matters related to the Priority Vegetation Area overlay present on the title such that the implications under the *State Planning Provisions* (Natural Assets Code) can be duly considered during further project planning. It is noted that a development application for a single residential dwelling and outbuilding (Figure 1) has been submitted to Brighton Council, now referred to as DA 2015/132. Correspondence from Brighton Council indicated the following information is required:

> **Priority Vegetation Area overlay**
>
> 8. Provide a Natural Values Assessment prepared by a suitably qualified person that fully addresses Clause C7.6.2 P1.1 and P1.2.
>
> ***Reason**: The proposal involves vegetation clearance for buildings, associated works, and maintaining the Bushfire Hazard Management Area. The proposed tree removal area is located within a Priority Vegetation Area and contains Eucalyptus amygdalina forest and woodland on sandstone, which is listed as a threatened native vegetation community under the Nature Conservation Act 2002.*

Site details

Address: 21 Amygdalina Rise, Honeywood (Figures 1-3)

PID 3577294; C.T. 174861/7; LPI GHZ92

Zoning: Rural Living Zone B (Figure 4)

Overlays (relevant to the present assessment): Priority Vegetation Area (Natural Assets Code) overlay occurs over most of the title apart from the northern part (Figure 5a) with the Waterway and Coastal Protection Area overlay placed loosely over the two upper tributaries of Cove Creek that dissects the title (Figure 5b – note the blue hydrographic line, contours and the overlay do

not precisely match) – this latter overlay is not considered further as it is outside the proposal area

Total area: computed area = 10,270.279 m^2, measured area = 10,280 m^2 (ca. 1.03 ha)

Topography, elevation and drainage: relatively steep south-facing slope (ca. 80-105 m a.s.l.) north of tributaries of Cove Creek and gentler north-facing slopes (ca. 80-95 m a.sl.) south of tributaries of Cove Creek

Geology: while 1:250,000 scale geological mapping (Figure 6a) indicates that the subject title and surrounds is Triassic-age "dominantly quartz sandstone" (Rq), 1:25,000 scale mapping (Figure 6b) indicates that the substrate is Permian-Triassic-age "interbedded micaceous brown, red-purple, green and grey carbonaceous siltstone, shale and mudstone with notable thin beds of bioturbated silicified sandstone, and planar-bedded, ripple cross-laminated and cross-bedded quartzose and muddy quartzose sandstone" (geocode: Rqm) – site assessment clearly indicated the whole site and immediate surrounds are on various interbedded fine-grained sedimentary sequences with no obvious coarser-grained sandstone present (Plates 1-6); the geology is mentioned because of its influence on vegetation classification and potential for threatened flora (and to a lesser extent, threatened fauna) – in this case, the broader-scale and older geology mapping has been used to classify the vegetation as *Eucalyptus amygdalina* forest and woodland on sandstone (TASVEG code: DAS), a vegetation type classified as threatened under Schedule 3A of the Tasmanian *Nature Conservation Act 2002*, which was by site assessment to the non-threatened *Eucalyptus amygdalina* forest on mudstone (TASVEG code: DAM), which has significant implications under the Natural Assets Code


Plates 1 & 2. Exposed geology in cul-de-sac of Amygdalina Rise opposite subject title – the substrate is very clearly a fine-grained sedimentary rock and not a coarser-grained sandstone


Plates 3 & 4. Exposed geology on upper slope of subject title (within hazard management area) – the substrate is very clearly a fine-grained sedimentary rock and not a coarser-grained sandstone

Plates 5 & 6. Extensive exposed rock in southern part of subject title – the substrate is very clearly a fine-grained sedimentary rock and not a coarser-grained sandstone

Current land use: lightly forested across most of title except for upper slopes close to cul-de-sac (developed as part of subdivision creation) and long-cleared areas in south and east (presumably part of a once broader primary production area).

Proposal

The proposal is for a single residential dwelling and shed located in the northeast of the title and subject to a hazard management area to achieve a BAL-29 compliant building solution (Figure 1). Plates 1-5 show the current status of the parts of the title proposed for development.

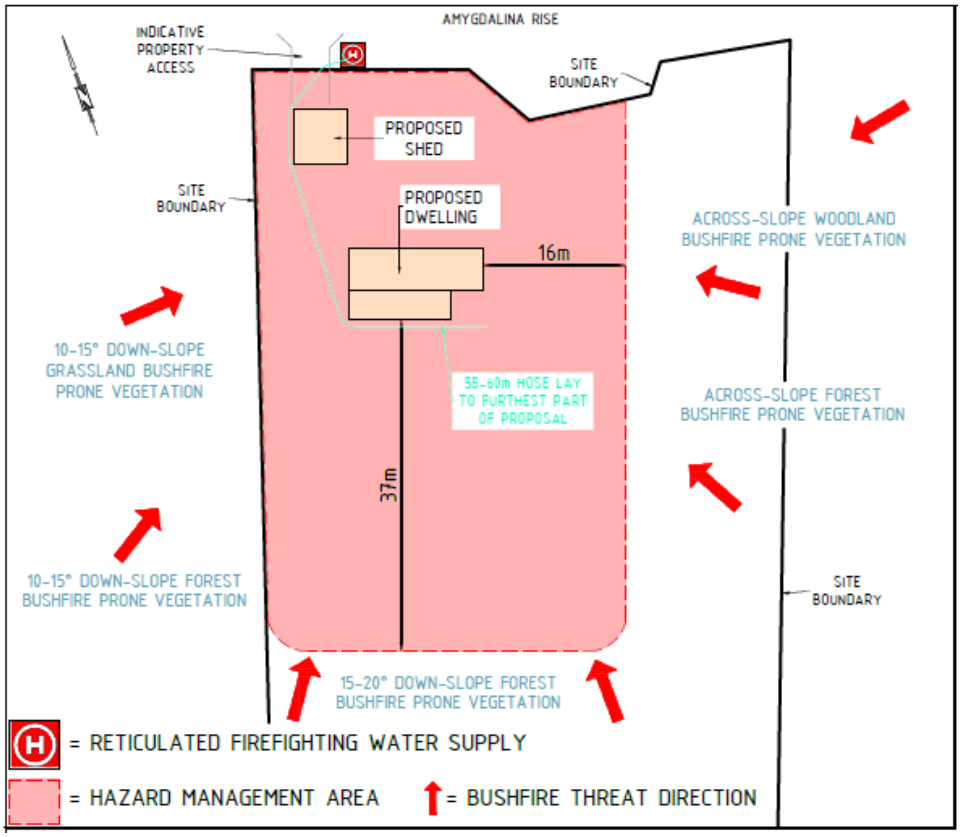

Figure 1. BAL-29 hazard management area [source: Bushfire Tasmania 2025]

Plates 1-4. Views of proposed development site taken from approximate centre of indicative hazard management area: clockwise from top left – looking north, east, south and west

Plate 5. Looking into subject title from cul-de-sac showing formed access point

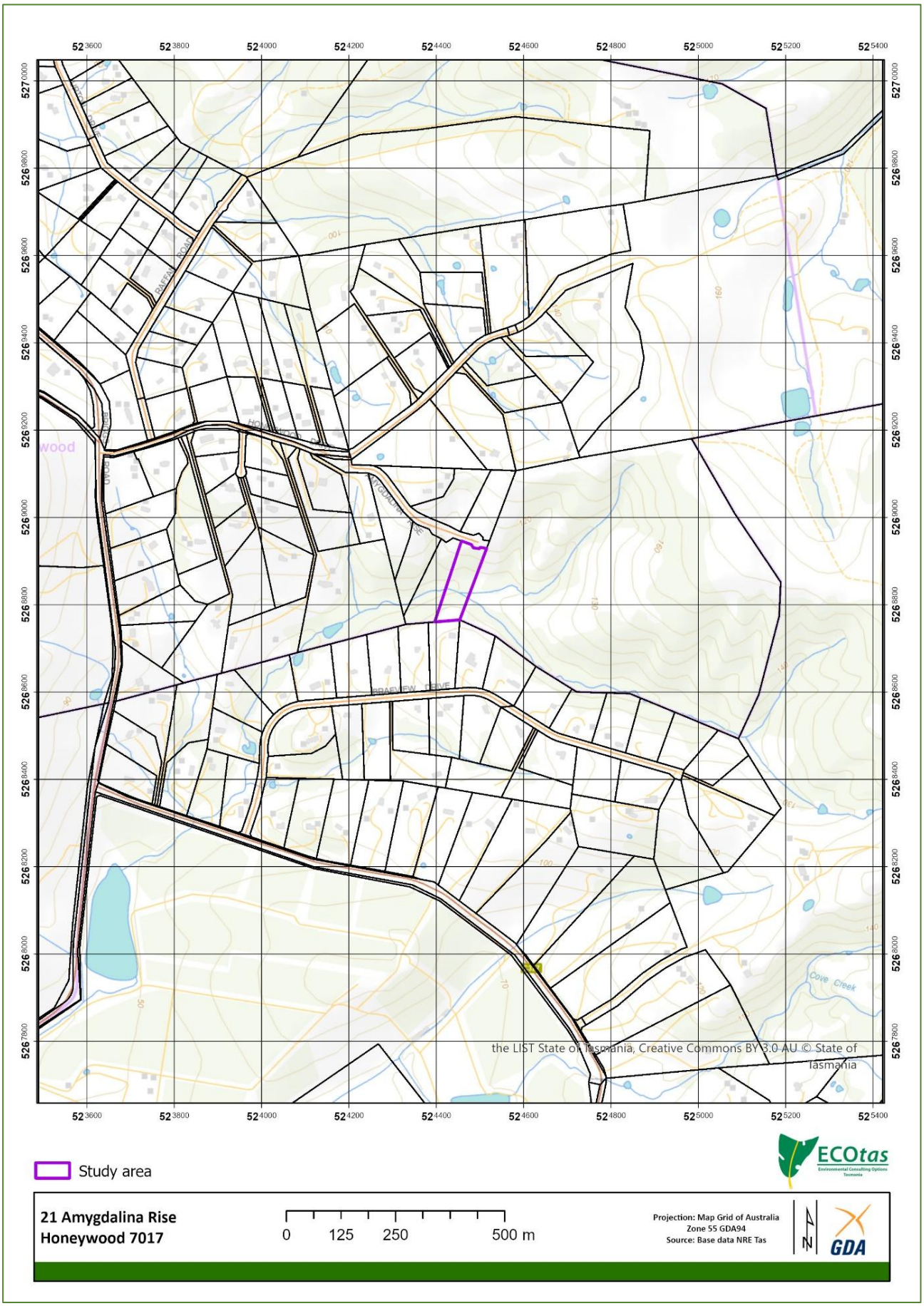

Figure 1. General location of study area

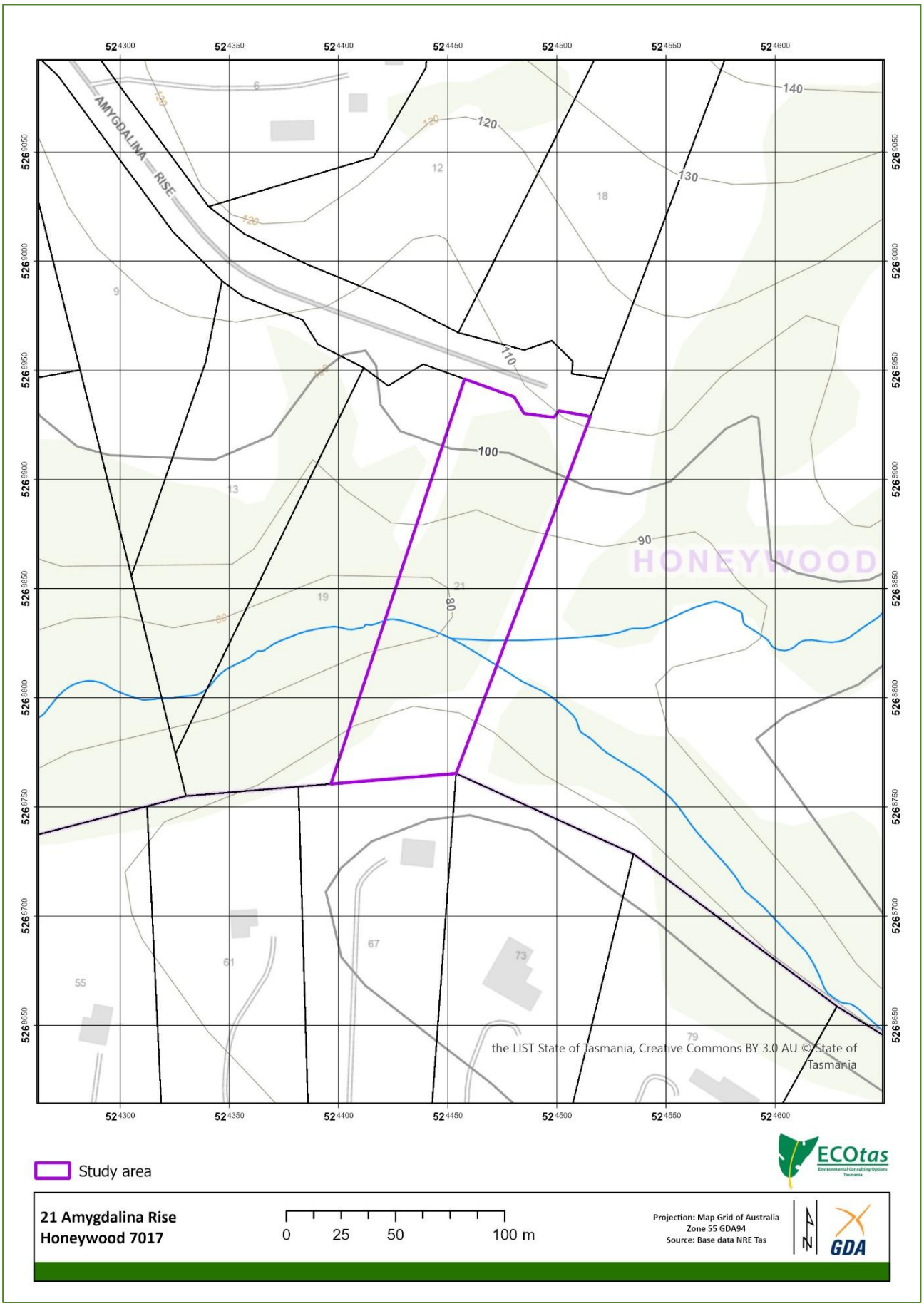

Figure 2. Detailed location of study area, showing topographic and cadastral features

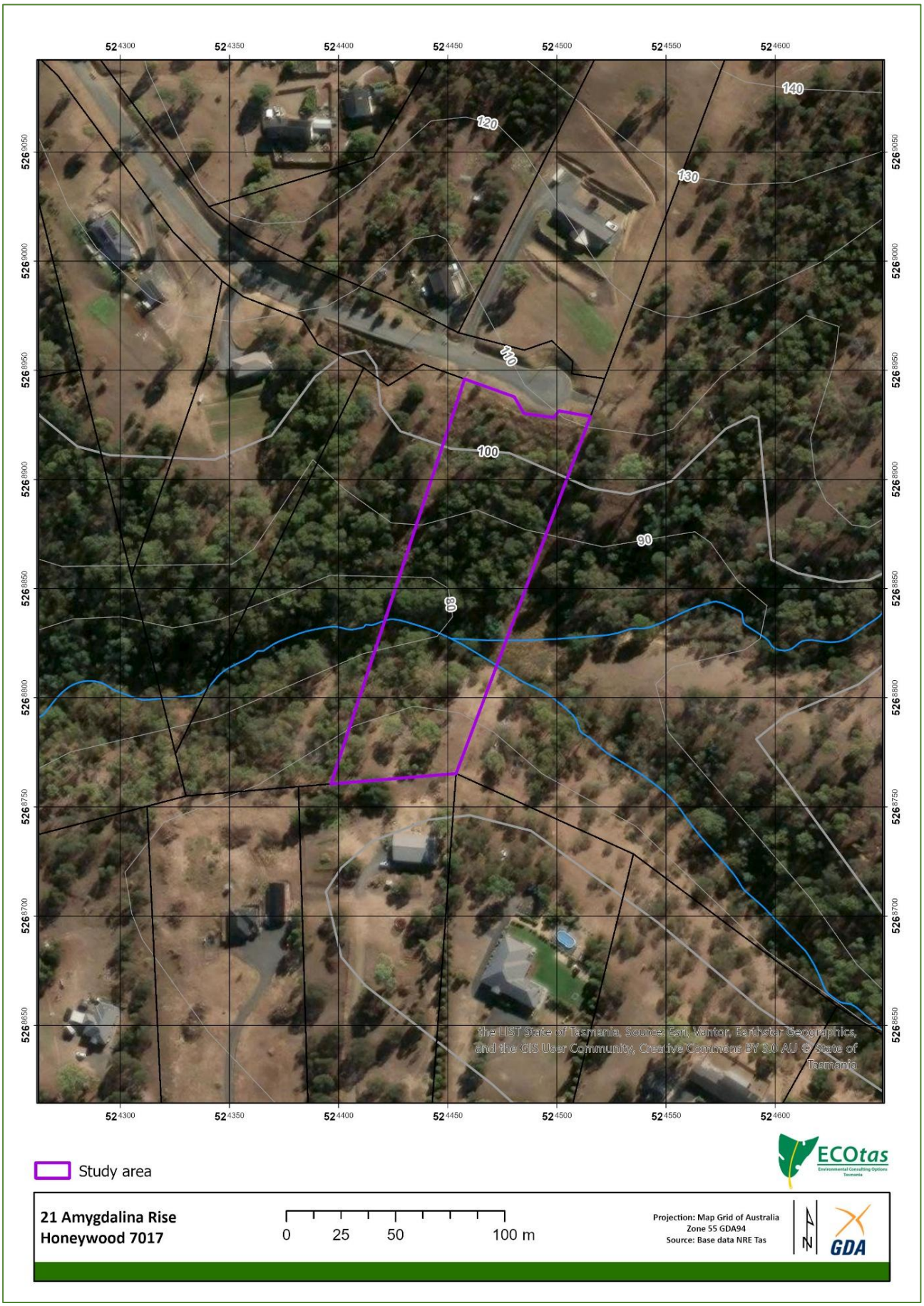

Figure 3. Detailed location of study area, showing recent aerial imagery (LISTmap)

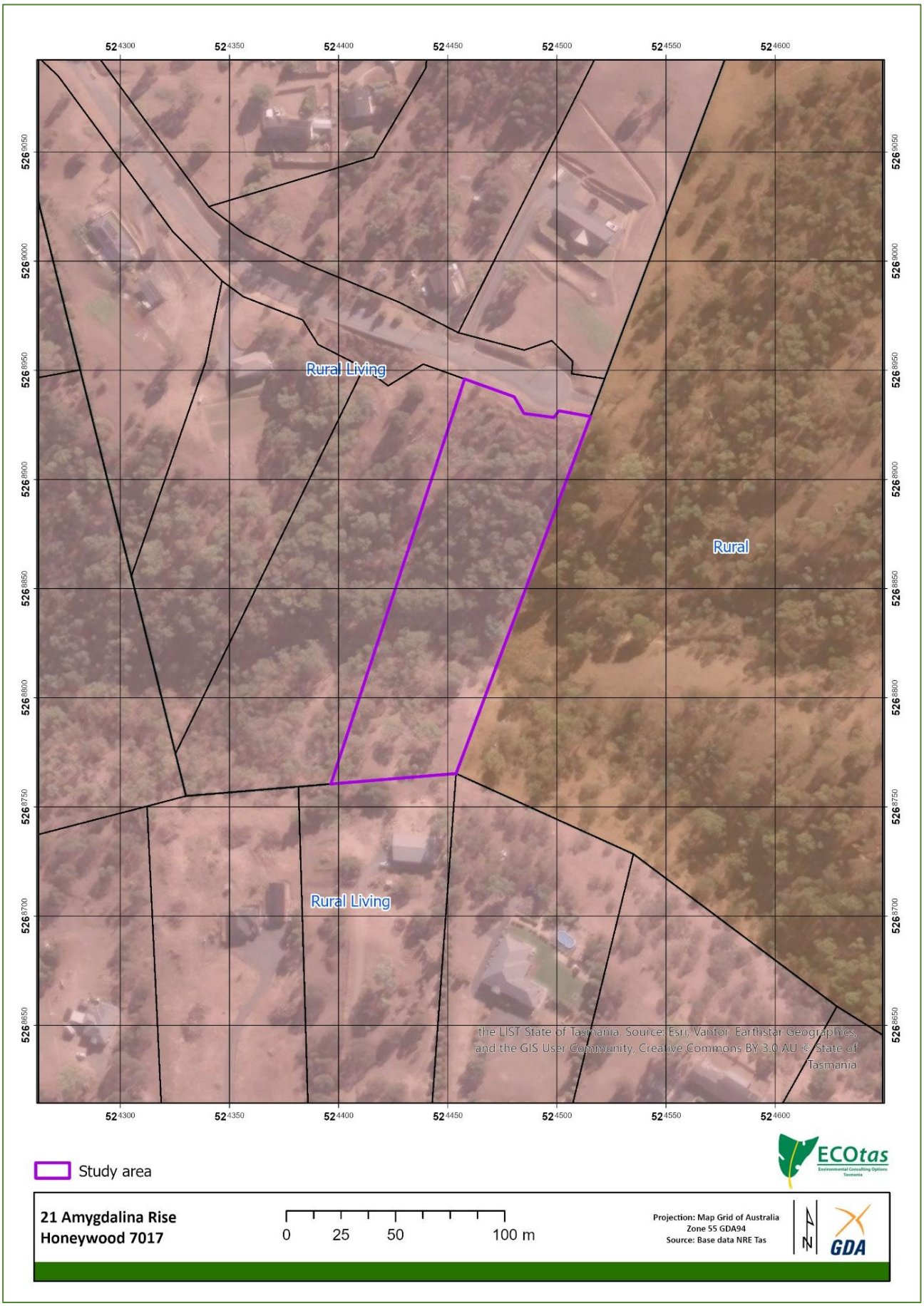

Figure 4. Zoning of study area and surrounds pursuant to *Tasmanian Planning Scheme – Brighton Local Provisions Schedule*

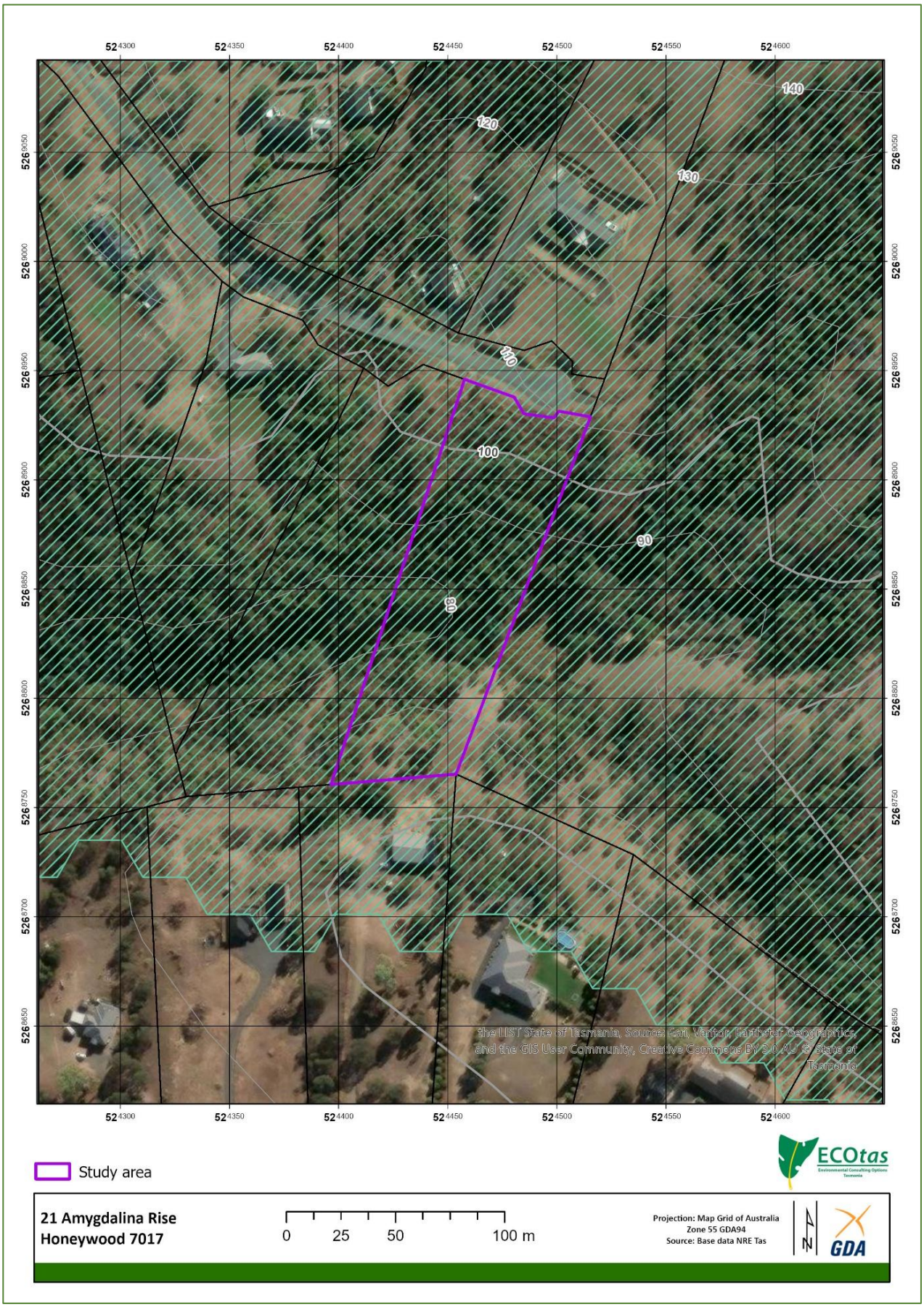

Figure 5a. Detail of study area, showing extent of Priority Vegetation Area overlay pursuant to *Tasmanian Planning Scheme – Brighton Local Provisions Schedule* (indicative hazard management area shown)

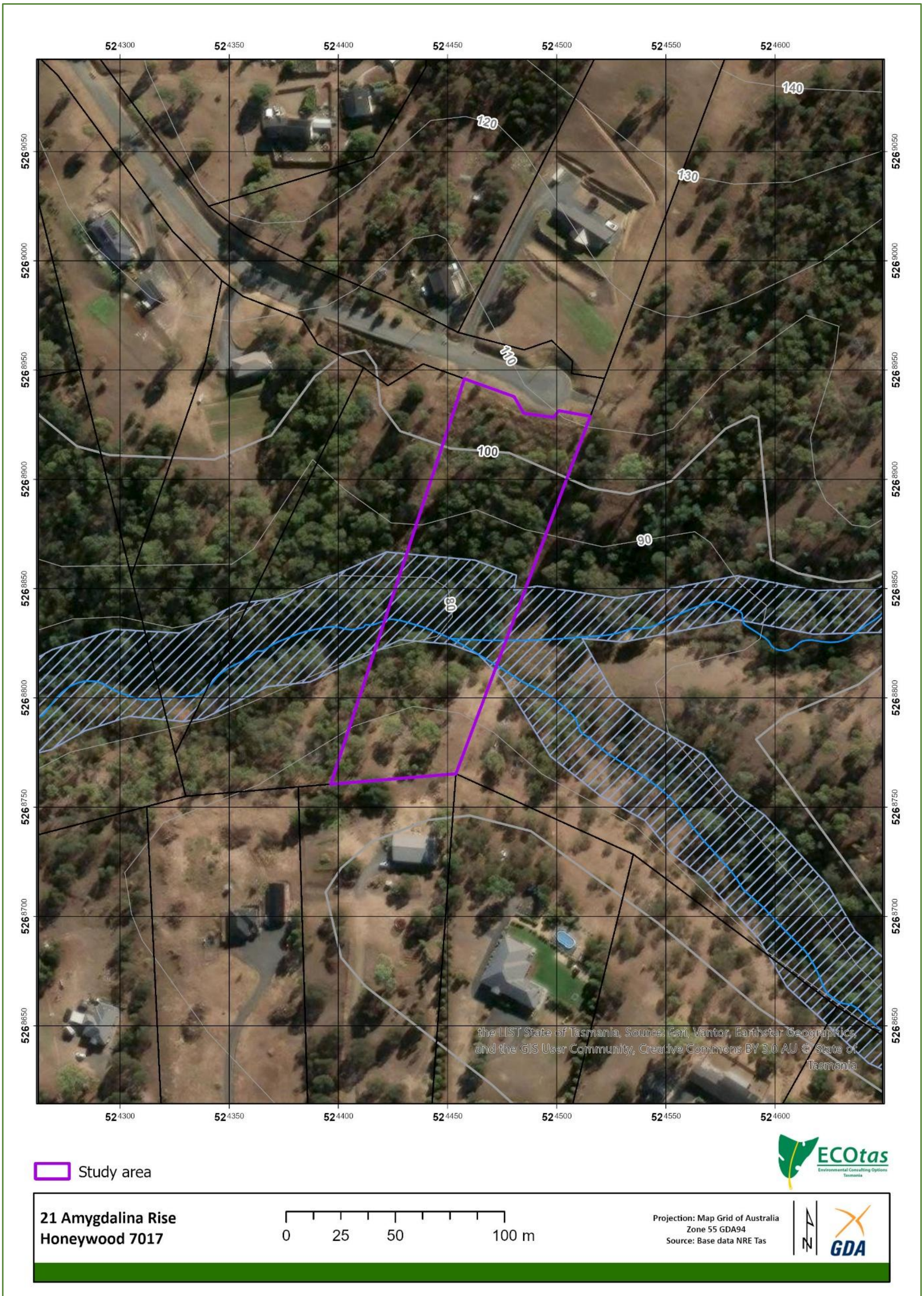

Figure 5a. Detail of study area, showing extent of Waterway and Coastal Protection Area overlay pursuant to *Tasmanian Planning Scheme – Brighton Local Provisions Schedule* (indicative hazard management area shown)

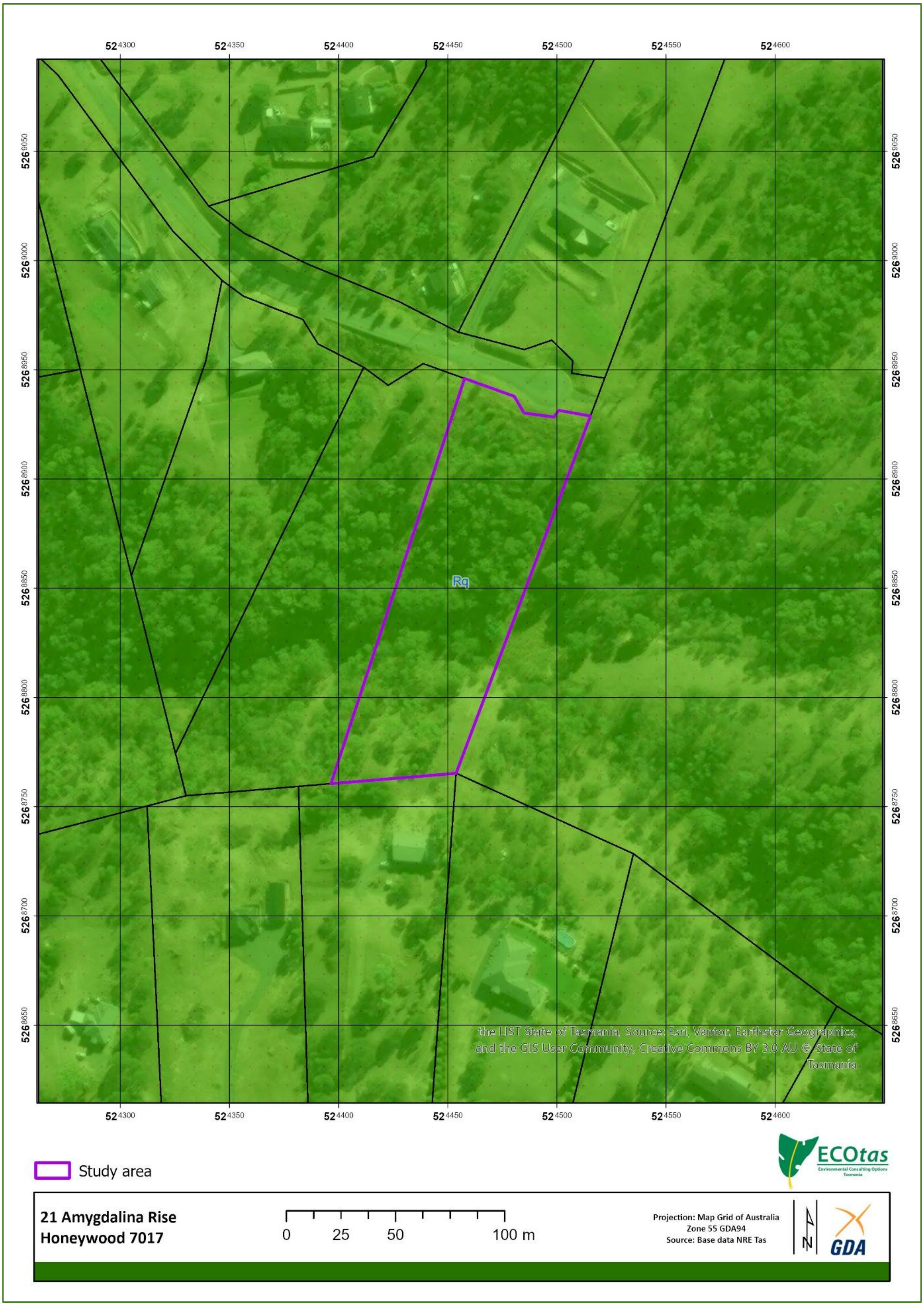

Figure 6a. 1:250,000 scale geological mapping of study area and surrounds (refer to text for codes)

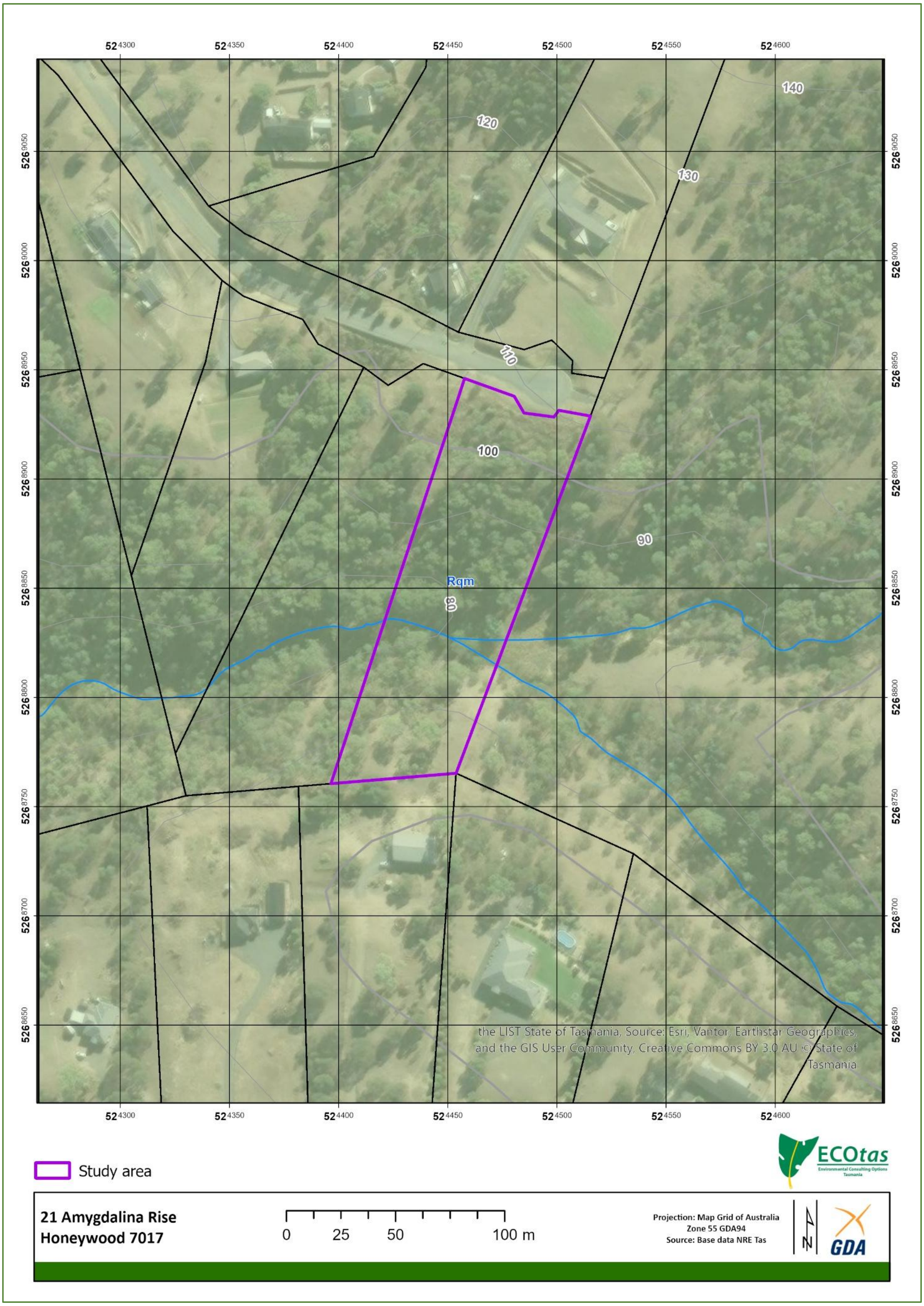

Figure 6b. 1:25,000 scale geological mapping of study area and surrounds (refer to text for codes)

Assessment

Preliminary database checks

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

Site assessment

Mark & James Wapstra (ECO*tas*) attended the site on 12 Dec. 2025. The focus of the assessment was on the part of the title proposed for development (as defined approximately by the indicative hazard management area) but the balance of the title was assessed to provide context to findings.

Summary of key natural values findings

Vegetation types

TASVEG 3.0, 4.0, 5.0 & Live map the subject title virtually identically (Figure 7) as:

- *Eucalyptus amygdalina* forest and woodland on sandstone (TASVEG code: DAS)

  Mapped across whole title and surrounds in TASVEG 3.0 but corrected to excluded cleared areas (re-coded to FAG or FAL – see below) in later versions. The coding as DAS would have been based on broader-scale geology mapping that indicated the site was on Triassic-age sandstone (geocode: Rq) rather than fine-grained sedimentary rocks (Rqm), the latter confirmed by site assessment (refer introductory remarks and Plates 1-6). It is the coding as DAS that would have resulted in the application of the Priority Vegetation Area overlay (Figure 5a).

- agricultural land (TASVEG code: FAL – coded as FAG in earlier versions of TASVEG)

  Mapped in later post-TASVEG 3.0 versions to coincide with areas of obvious cleared land, including the upper parts of the subject title.

The survey found the vegetation of the title was different with revised vegetation mapping indicated in Figure 8 with descriptions of the vegetation types present within the title provided in Table 1. The following mapping units were detected within the title area:

- *Eucalyptus amygdalina* forest on mudstone (TASVEG code: DAM)

  Occurs across most of title, effectively replacing existing TASVEG mapping of DAS, based on vegetation structure and composition and geology.

- lowland grassland complex (TASVEG code: GCL)

  Localised to in east and southeast (long-cleared and now semi-natural canopy gaps in DAM).

- extra-urban miscellaneous (TASVEG code: FUM)

  Mapped across northern portion of title associated with development of subdivision and Amygdalina Rise cul-de-sac.

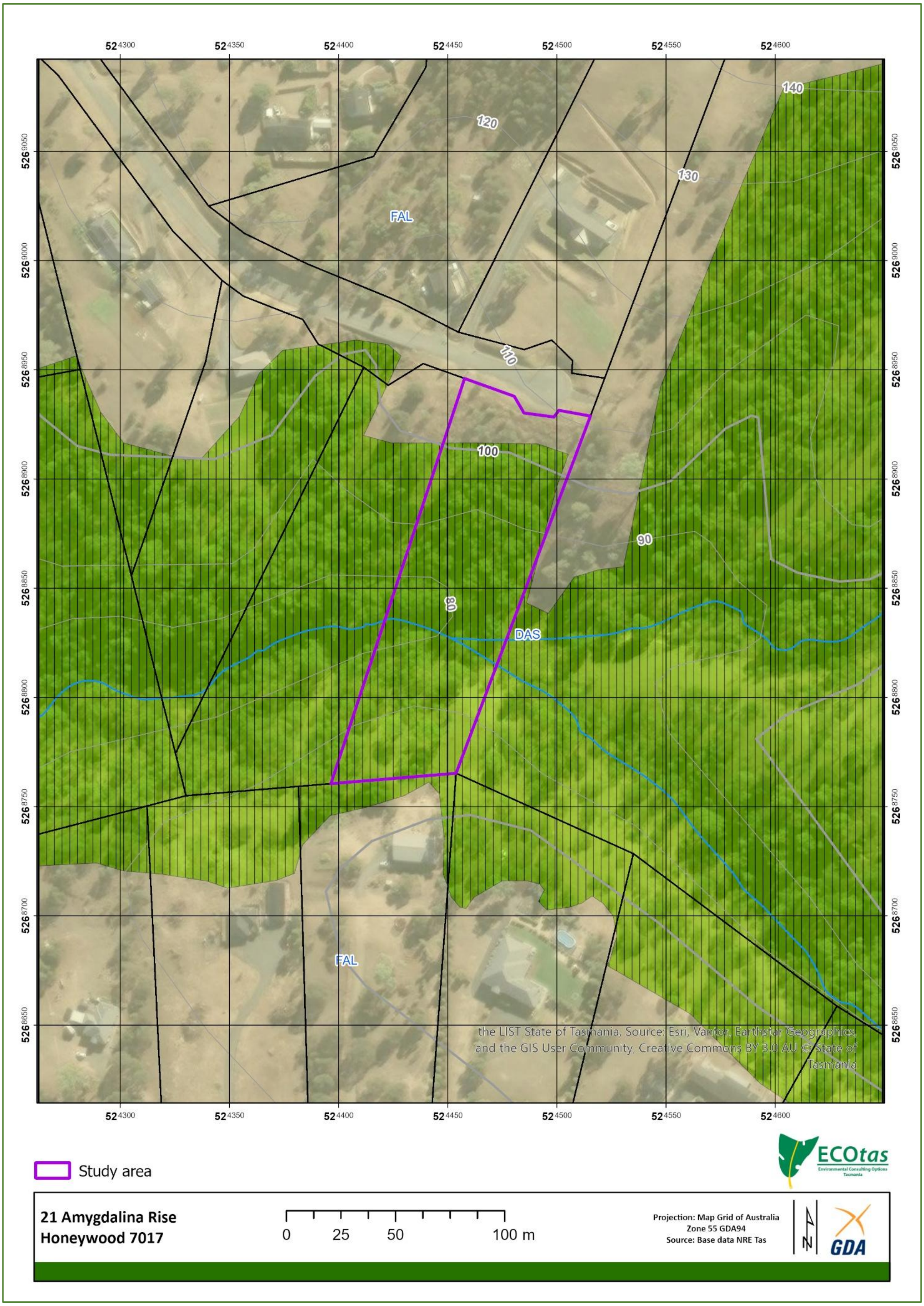

Figure 7. Existing TASVEG vegetation mapping for subject title and surrounds (refer to text for codes)

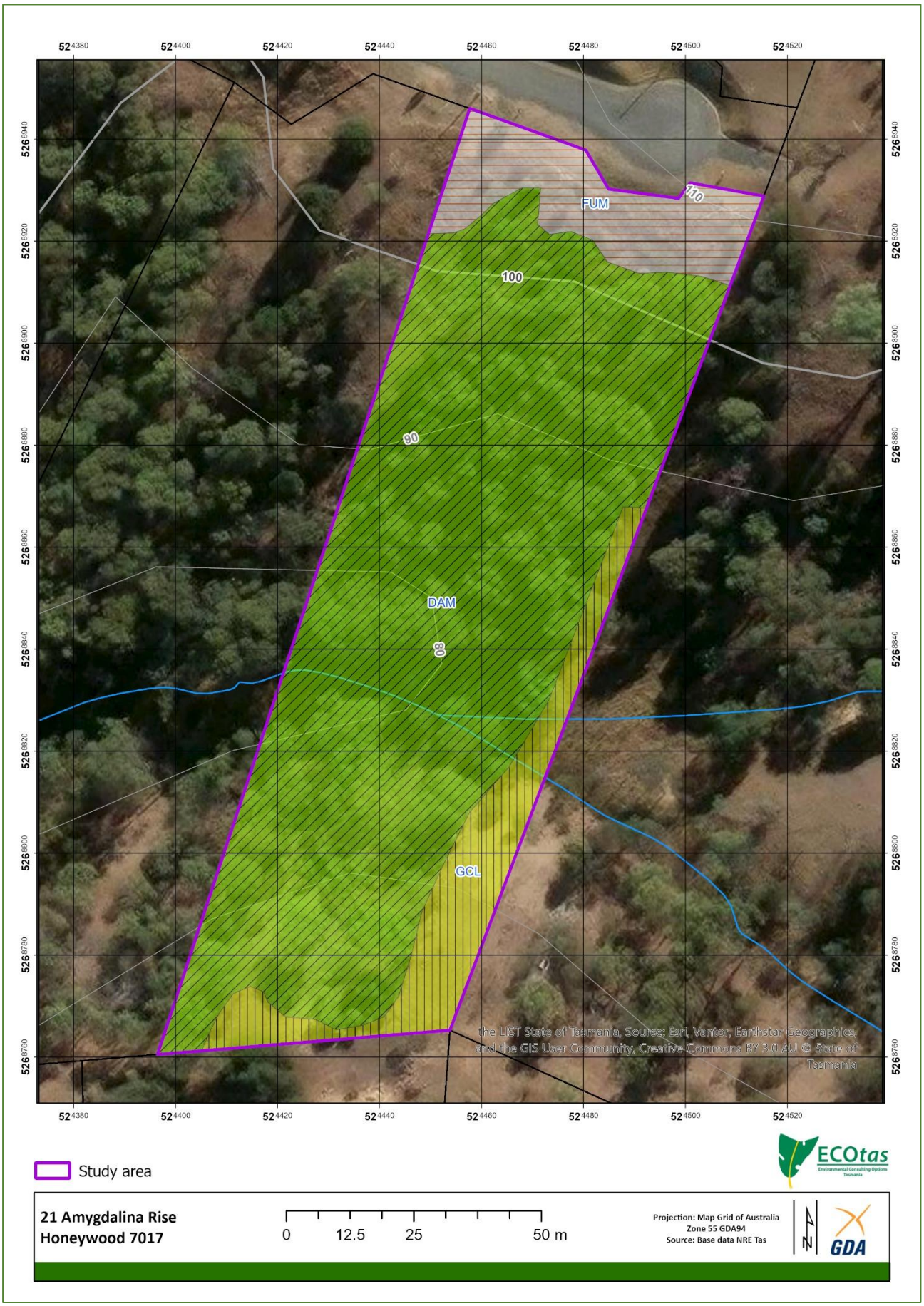

Figure 8a. Revised vegetation mapping of subject title (refer to text for codes)

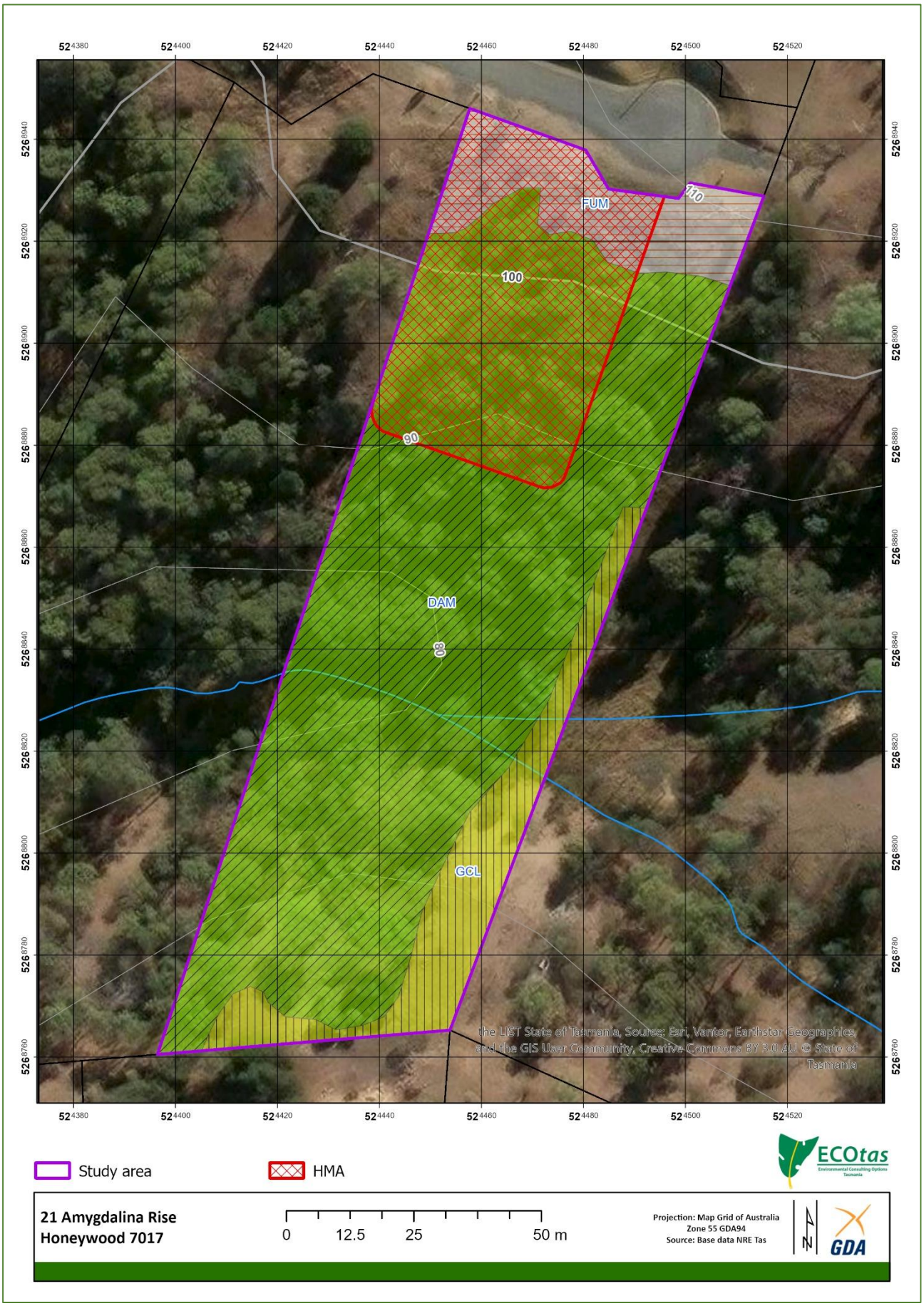

Figure 8b. Revised vegetation mapping of subject title (refer to text for codes), showing indicative hazard management area

Table 1. Vegetation mapping units present in study area

[conservation status: NCA – as per Schedule 3A of the Tasmanian *Nature Conservation Act 2002*, using units described by Kitchener & Harris (2013+), relating to TASVEG mapping units (DNRET 2025); EPBCA – as per the listing of ecological communities on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*, relating to communities as described under that Act, but with equivalencies to TASVEG units]

TASVEG equivalent (Kitchener & Harris 2013+)	**Conservation priority** TASVEG *EPBCA*	**Comments**
Dry eucalypt forest and woodland		
Eucalyptus amygdalina forest on mudstone (DAM)	not threatened *not threatened*	Most of the title supports a low woodland to open forest structure (ca. 9-20 m tall, 20% cover) dominated by *Eucalyptus amygdalina* with occasional *E. viminalis* over a sparse tall shrub layer (ca. 3-7 m tall, 10% cover) dominated by *Acacia dealbata*, *A. mearnsii* and *Bursaria spinosa*, and a very sparse low shrub layer (<0.5 m tall, <5% cover) that includes *Styphelia humifusa*. Graminoids are absent except in the gully where *Juncus pallidus* is locally dominant. Herbs are scattered to locally dense and quite diverse. Grass is variably dense: on the south-facing slopes it is a cover of ca. 80% dominated by species of *Austrostipa*, *Poa* and *Rytidosperma* (with some contribution from naturalised grass species); on the north-facing slope, the cover is sparser (ca. 5-25%) with extensive exposed siltstone with locally high lichen cover. Classification as DAM is strongly supported by the substrate across the whole title. On the insolated north-facing slopes, the structure and composition of the vegetation is typical of DAM at other sites such as the Meehan Range (i.e. extensive bare soil and exposed rock). On the south-facing slope, the structure and composition is reflective of the slightly moister conditions allowing a denser grass cover to develop and persist. Refer to introductory remarks and images that clearly show the mudstone-siltstone rather than mudstone substrate.
Native grassland		
lowland grassland complex (GCL)	not threatened *not threatened*	GCL has been mapped in the southeast and south of the title where the canopy of *Eucalyptus* and *Acacia* species has been historically removed (presumably when the title was part of a much larger primary production area). Areas mapped as GCL support a diverse suite of mainly native grasses in the genera of *Austrostipa*, *Poa* and *Rytidosperma* (with some contribution from naturalised grass and herb species) and a relatively low diversity of native herb and low shrub species. In many ways, the area mapped as GCL could be easily subsumed into the broader mapping of DAM but the low-level mapping allows for this finescale differentiation to be undertaken.
Modified land		
extra-urban miscellaneous (FUM)	not threatened *not threatened*	FUM has been mapped on the upper slopes (northern part) of the title, where native vegetation has been heavily modified as part of the development of the approved subdivision of Amygdalina Rise including the formation of the cul-de-sac and provisions of services.

Occurrences of DAM, GCL & FUM do not equate to any native vegetation communities listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002* or to threatened ecological communities listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

Priority vegetation is defined in cl. C7.3.1 of the *State Planning Provisions* as:

C7.3 Definition of Terms

C7.3.1 In this code, unless the contrary intention appears:

means native vegetation where any of the following apply:

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

(b) is a threatened flora species;

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

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

That is, occurrences of DAM, GCL & FUM do not form "an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*", such that **C7.3.1(a) is not applicable.**

Threatened flora

No plant species listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* are known from database information, from the study area or immediate surrounds (Figure 9).

On this basis, no part of the title should be construed as "priority vegetation" (see previously cited definition), specifically in that it is "a threatened flora species", such that **C7.3.1(b) is applicable.**

Threatened fauna

No fauna species listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* are known from database information, or were detected as a consequence of field survey, from the title area or surrounds (Figure 10).

On this basis, no part of the title should be construed as "priority vegetation" (see previously cited definition), specifically because of the absence of "significant habitat for a threatened fauna species", where "significant habitat" is defined as follows:

"the habitat within the known or core range of a threatened fauna species, where any of the following applies:

(a) is known to be of high priority for the maintenance of breeding populations throughout the species' range; or

(b) the conversion of it to non-priority vegetation is considered to result in a long-term negative impact on breeding populations of the threatened fauna species".

Problematically, the *Scheme* does not define the terms "known" or "core" range, which means this could rely on those used by other agencies such as the Forest Practices Authority and/or the Department of Natural Resources and Environment Tasmania, which are effectively presented in the relevant database reports (DNRET 2025; FPA 2025). While the subject site is within the so-called "known or core range" of some listed fauna species, in no manner can any part of the title(s) proposed for development be assigned as being of "high priority for the maintenance of breeding populations throughout the species' range" at any reasonable scale or be in any way construed as meeting the intent of a scenario in which "the conversion of it [i.e. "significant habitat"] to non-priority vegetation [could be] considered to result in a long-term negative impact on breeding populations of the threatened fauna species". The title does not meet the intent of sub-clauses (a) or (b) of "significant habitat", such that **C7.3.1(c) is not applicable.**

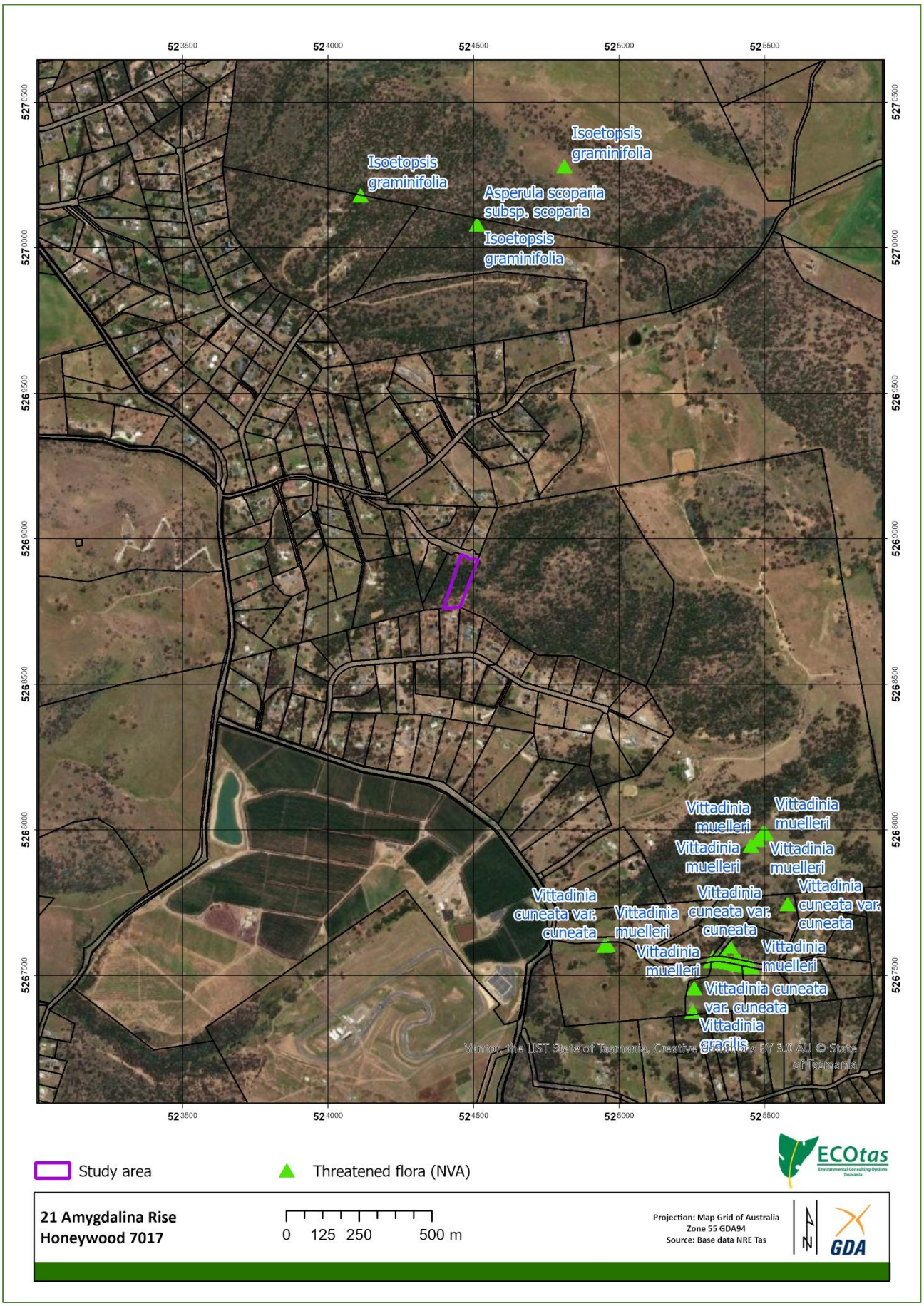

Figure 9. Distribution of threatened flora in vicinity of study area (overview)

Figure 10. Distribution of threatened fauna in vicinity of study area (overview)

Other values

The definition of priority vegetation incudes the concept of "(d) it has been identified as native vegetation of local importance". This is a challenging concept to assign to any particular site. It is noted that the Tasmanian Planning Commission's (TPC) original information sheet on the Natural Assets Code did not even include reference to C7.3.1(d) but it is presumed that the values included referred back to the Regional Ecosystem Model. This would have been variables such as relative reservation status, relative rarity, priority species, forest structure, landscape function, connectivity, remnant and riparian vegetation. None of these variables have specific relevance to the native vegetation identified from the subject site. Subsequently, the TPC have released a guidance document (Sep. 2024) that attempts to provide further information on the concept of "native vegetation of local importance" but in this case it provides little of direct relevance to the subject title.

Logically, the concept of "native vegetation of local importance" cannot refer to simply any area of native vegetation because this defies the purpose of the other elements of the definition of priority vegetation that assigns clear priority to particular values associated with native vegetation. It is accepted that there may be "native vegetation of local importance" present in every municipality. However, for these to be assigned to priority vegetation would logically and reasonably require some level of assessment, peer and planning authority review and incorporation into some form of policy recognised through a local provisions schedule (e.g. a Special Area Plan that identifies mapped habitat of a particular non-threatened but biogeographically important flora or fauna species). In the absence of any such values at this site, C7.3.1(d) should not have application and hence there is no rationale (either when constructed through the Regional Ecosystem Model or based on current assessment) for any part of the site to be assigned to the Priority Vegetation Area overlay.

Assessment against Natural Assets Code of **Tasmanian Planning Scheme**

The purpose of the Natural Assets Code is stated below:

C7.1 The purpose of the Natural Assets Code is:

C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

C7.1.4 To minimise impacts on identified priority vegetation.

C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

The above purpose statements are essentially addressed through the relevant development standards. However, as a general statement, the proposal should not compromise the intent of the purpose statements. Of the purpose statements, C7.1.1 and C7.1.4 is technically relevant to the title because of the presence of the Waterway and Coastal Protection Area and Priority Vegetation Area overlays, although it is noted that the preceding assessment has clearly demonstrated that "priority vegetation" is absent rendering C7.1.4 moot, and no part of the development will impinge on the Waterway and Coastal Protection Area overlay such that C7.1.1 will not have direct application. C7.1.2 or C7.1.3 are not considered relevant. C7.1.5 is not considered relevant at any reasonable scale (see previous consideration of the concept of "significant habitat").

The application of the Natural Assets Code is stated below:

C7.2 Application of this Code:

C7.2.1 This code applies to development on land within the following areas:

(a) a waterway and coastal protection area;

(b) a future coastal refugia area; and

(c) a priority vegetation area only if within the following zone:

(i) Rural Living Zone

C7.2.2 This code does not apply to use.

The subject title is currently zoned as Rural Living Zone B such that the Code could have application in relation to the part of the title covered by the Priority Vegetation Area overlay and Waterway and Coastal Protection Area overlays.

At this point, however, it is worth reiterating that no part of the title reasonably qualifies as "priority vegetation" pursuant to C7.3.1 (see previous discussion) and no part of the development will impinge on the Waterway and Coastal Protection Area overlay.

On the basis of the above review, the site does not support "priority vegetation" but is still subject to the Priority Vegetation Area overlay. While acknowledging the apparent disconnect between C7.2.1(c), which refers to the "priority vegetation area", and C7.3.1, which defines "priority vegetation", the balance of the Natural Assets Code provisions is reviewed below to ensure that the application can be considered with respect to an alternative interpretation.

The relevant development standards of the Natural Assets Code are C7.6.2 (Clearance within a priority vegetation area), and have the following objective:

C7.6 Development Standards for Buildings and Works

C7.6.2 Clearance within a priority vegetation area

Objective: That clearance of native vegetation within a priority vegetation area:

(a) does not result in unreasonable loss of priority vegetation;

(b) is appropriately managed to adequately protect identified priority vegetation; and

(c) minimises and appropriately manages impacts from construction and development activities.

Unfortunately, definitions and limits are not provided for terms and phrases such as "unreasonable loss", "appropriately managed", "adequately protect" and "minimises". However, all these terms clearly contemplate some level of impact as being acceptable, such that it falls to professional opinion to assess a particular proposal against these objective statements.

It is also noted that the *State Planning Provisions* fail to provide a definition of "clearing", although it does indicate that "clearance and conversion" means" as defined in the *Forest Practices Act 1985*" (that Act's definition of such is only applicable to threatened vegetation types so has no application here).

As a general statement, the proposal should not compromise the intent of the objective statements, noting that these specifically refer to "priority vegetation", which has been demonstrated as not being present. However, these statements are more formally addressed through the relevant acceptable solutions or performance criteria.

t is further noted that the subdivision associated with Amygdalina Rise was approved with the knowledge intent that the created relatively small lots would be residentially occupied. It is assumed that the original subdivision approval process would have included the consideration of natural values and that the created lots took relevant account of any higher priority natural values.

The acceptable solution for C7.6.2 is stated as:

> C7.6.2 Clearance within a priority vegetation area
>
> Acceptable Solutions
>
> A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.

It is assumed that A1 is not satisfied.

There are two performance criteria (P1.1 & P1.2) that must be satisfied under C7.6.2. Both are addressed below.

The performance criteria P1.1 are stated as:

> C7.6.2 Clearance within a priority vegetation area
>
> Performance Criteria
>
> P1.1 Clearance of native vegetation within a priority vegetation area must be for:
>
> (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person;
>
> (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;
>
> (c) subdivision in the General Residential Zone or Low Density Residential Zone;
>
> (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;
>
> (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or
>
> (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

The fact that P1.1 (a) through (f) are linked by the disjunctive "or" means that only one of these provisions needs to be satisfied. In this case, P1.1(b) appears to be directly satisfied.

The performance criteria P1.2 are stated as:

> C7.6.2 Clearance within a priority vegetation area
>
> Performance Criteria
>
> P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:
>
> (a) the design and location of buildings and works and any constraints such as topography or land hazards;
>
> (b) any particular requirements for the buildings and works;
>
> (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;
>
> (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;

(e) any on-site biodiversity offsets; and

(f) any existing cleared areas on the site.

P1.2 refers to "minimis[ing] adverse impacts on priority vegetation". There will be "clearance of native vegetation" (notwithstanding that "clearance" is not defined under the *State Planning Provisions*). However, since there is no "priority vegetation" present, it becomes a logical impossibility to have "an adverse impact" (indeed, any impact) on "priority vegetation". On this basis, the balance of P1.2 is not examined; however, the proposal satisfies P1.2 (c) as the proposal "minimises impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings" and P1.2 (f) as the proposed dwelling is to take part advantage of the an "existing cleared area on the site".

In conclusion, the proposed development should meet the intent of P1.1 & P1.2 of the Natural Assets Code, without specific permit conditions in relation to natural values.

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

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

Kind regards

Mark Wapstra
Senior Scientist/Manager

References

Bushfire Tasmania (2025). *Bushfire Hazard Assessment Report: Proposed Dwelling and Shed: 21 Amygdalina Rise, Honeywood*. Report by Samuel Walters BFP-130, Report Code: A25-9, August 2025.

CofA (Commonwealth of Australia) (2025). *Protected Matters Report* for a polygon defining the subject title, buffered by 5 km, dated 2 Dec. 2025 – appended for reference.

de Salas, M.F. (Ed.) (2025+). *Flora of Tasmania Online*. Tasmanian Herbarium, Hobart. [for nomenclature of vascular flora species]

de Salas, M.F. & Baker, M.L. (2025). *A Census of the Vascular Plants of Tasmania, including Macquarie Island*. Tasmanian Herbarium, Hobart. [for nomenclature of vascular flora species]

DNRET (Department of Natural Resources and Environment Tasmania) (2025). *Natural Values Atlas* report ECOtas_*21AmygdalinaRise* for a polygon defining the subject title (centred on 524455mE 5268850mN), buffered by 5 km, dated 15 July 2025 – appended for reference.

DPIPWE (Department of Primary Industries, Parks, Water & Environment) (2015, updated by NRE Tas 2021). *Guidelines for Natural Values Surveys – Terrestrial Development Proposals*. Department of Primary Industries, Parks, Water & Environment, Hobart. [for assessment standards]

DPIPWE (Department of Primary Industries, Parks, Water & Environment) (2015). *Weed and Disease Planning and Hygiene Guidelines – Preventing the Spread of Weeds and Diseases in*

Tasmania. Department of Primary Industries, Parks, Water & Environment, Hobart. [for recommended weed management at the site]

FPA (Forest Practices Authority) (2025). *Biodiversity Values Database* report, specifically the species' information for grid reference centroid 524455mE 5268850mN (i.e. a point defining the approximate centre of the assessment area), buffered by 5 km and 2 km for threatened fauna and flora records, respectively, hyperlinked species' profiles and predicted range boundary maps, dated 2 Dec. 2025 – appended for reference.

Kitchener, A. & Harris, S. (2013+). *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation*. Edition 2 (online edition). Department of Primary Industries, Parks, Water & Environment, Hobart. [nomenclature and classification of vegetation types]

Wapstra, H., Wapstra, A., Wapstra, M. & Gilfedder, L. (2005+, updated online at www.nre.tas.gov.au). *The Little Book of Common Names for Tasmanian Plants*. Department Primary Industries, Parks, Water & Environment, Hobart. [nomenclature of vascular flora species]

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: 02-Dec-2025

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:	1
Wetlands of International Importance (Ramsar	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	3
Listed Threatened Species:	55
Listed Migratory Species:	28

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:	12
Commonwealth Heritage Places:	None
Listed Marine Species:	36
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:	4
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	9
Key Ecological Features (Marine):	None
Biologically Important Areas:	5
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

National Heritage Places [Resource Information]

Name	State	Legal Status	Buffer Status
Indigenous			
Jordan River Levee site	TAS	Listed place	In buffer area only

Wetlands of International Importance (Ramsar Wetlands) [Resource Information]

Ramsar Site Name	Proximity	Buffer Status
Pitt water-orielton lagoon	Within 10km of Ramsar site	In buffer area only

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	Buffer Status
Lowland Native Grasslands of Tasmania	Critically Endangered	Community likely to occur within area	In buffer area only
Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (Eucalyptus ovata / E. brookeriana)	Critically Endangered	Community likely to occur within area	In feature area
Tasmanian white gum (Eucalyptus viminalis) wet forest	Critically Endangered	Community likely to occur within area	In feature 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	Buffer Status
BIRD			
Aquila audax fleayi			
Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Breeding likely to occur within area	In feature area
Ardenna grisea			
Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat known to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Ceyx azureus diemenensis Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat may occur within area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea antipodensis gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Limosa lapponica baueri Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat known to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Pardalotus quadragintus Forty-spotted Pardalote [418]	Endangered	Foraging, feeding or related behaviour may occur within area	In buffer area only
Pterodroma leucoptera leucoptera Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area	In feature area
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche bulleri platei Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area
Tyto novaehollandiae castanops (Tasmanian population) Masked Owl (Tasmanian) [67051]	Vulnerable	Breeding known to occur within area	In feature area
FISH			

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Prototroctes maraena](#) Australian Grayling [26179]	Vulnerable	Species or species habitat known to occur within area	In feature area
FROG			
[Litoria raniformis](#) Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	Vulnerable	Species or species habitat likely to occur within area	In feature area
INSECT			
[Antipodia chaostola leucophaea](#) Tasmanian Chaostola Skipper, Heath-sand Skipper [77672]	Endangered	Species or species habitat likely to occur within area	In feature area
MAMMAL			
[Dasyurus maculatus maculatus (Tasmanian population)](#) Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Dasyurus viverrinus](#) Eastern Quoll, Luaner [333]	Endangered	Species or species habitat likely to occur within area	In feature area
[Perameles gunnii gunnii](#) Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Sarcophilus harrisii](#) Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area	In feature area
PLANT			
[Barbarea australis](#) Native Wintercress, Riverbed Wintercress [12540]	Endangered	Species or species habitat likely to occur within area	In buffer area only
[Caladenia caudata](#) Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Colobanthus curtisiae](#) Curtis' Colobanth [23961]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Dianella amoena Matted Flax-lily [64886]	Endangered	Species or species habitat known to occur within area	In feature area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat known to occur within area	In feature area
Hibbertia basaltica Basalt Guinea-flower [81675]	Endangered	Species or species habitat known to occur within area	In buffer area only
Lepidium hyssopifolium Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat known to occur within area	In feature area
Leucochrysum albicans subsp. tricolor Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat may occur within area	In feature area
Ozothamnus reflexifolius Reflexed Everlasting [77384]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Prasophyllum apoxychilum Tapered Leek-orchid [64947]	Endangered	Species or species habitat may occur within area	In buffer area only
Pterostylis commutata Midland Greenhood [64535]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pterostylis wapstrarum Fleshy Greenhood [66694]	Critically Endangered	Species or species habitat known to occur within area	In buffer area only
Pterostylis ziegeleri Grassland Greenhood, Cape Portland Greenhood [64971]	Vulnerable	Species or species habitat known to occur within area	In feature area
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area	In feature area
SNAIL			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Ammoniropa vigens			
Ammonite Pinwheel Snail [90200]	Critically Endangered	Species or species habitat likely to occur within area	In feature area

Listed Migratory Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Ardenna grisea			
Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Diomedea antipodensis			
Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora			
Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans			
Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi			
Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes giganteus			
Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes halli			
Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche bulleri			
Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche cauta			
Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche chrysostoma			
Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida			
Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche melanophris			
Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche salvini			
Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi			
White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Migratory Marine Species			
Lamna nasus			
Porbeagle, Mackerel Shark [83288]		Species or species habitat likely to occur within area	In buffer area only
Migratory Terrestrial Species			
Hirundapus caudacutus			
White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Migratory Wetlands Species			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Calidris ruficollis Red-necked Stint [860]		Species or species habitat likely to occur within area	In buffer area only
Charadrius bicinctus Double-banded Plover [895]		Species or species habitat likely to occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat likely to occur within area	In buffer area only
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pluvialis fulva Pacific Golden Plover [25545]		Species or species habitat likely to occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Commonwealth Lands [Resource Information]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Commonwealth Land Name	State	Buffer Status
Defence		
Defence - PONTVILLE RIFLE RANGE [60022]	TAS	In buffer area only
Unknown		
Commonwealth Land - [60248]	TAS	In buffer area only
Commonwealth Land - [60254]	TAS	In buffer area only
Commonwealth Land - [60350]	TAS	In buffer area only
Commonwealth Land - [60279]	TAS	In buffer area only
Commonwealth Land - [60249]	TAS	In buffer area only
Commonwealth Land - [60253]	TAS	In buffer area only
Commonwealth Land - [60252]	TAS	In buffer area only
Commonwealth Land - [60251]	TAS	In buffer area only
Commonwealth Land - [60250]	TAS	In buffer area only
Commonwealth Land - [60244]	TAS	In buffer area only
Commonwealth Land - [60256]	TAS	In buffer area only

Listed Marine Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Ardenna grisea as Puffinus griseus			
Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris ruficollis Red-necked Stint [860]		Species or species habitat likely to occur within area overfly marine area	In buffer area only
Charadrius bicinctus Double-banded Plover [895]		Species or species habitat likely to occur within area overfly marine area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea antipodensis gibsoni as Diomedea gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat likely to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pachyptila turtur Fairy Prion [1066]		Species or species habitat known to occur within area	In buffer area only
Pluvialis fulva Pacific Golden Plover [25545]		Species or species habitat likely to occur within area	In buffer area only
Sterna striata White-fronted Tern [799]		Migration route may occur within area	In feature area
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche bulleri platei as Thalassarche sp. nov. Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area

Extra Information

State and Territory Reserves [Resource Information]

Protected Area Name	Reserve Type	State	Buffer Status
Jordan	Nature Reserve	TAS	In buffer area only
Meehan Range	Nature Recreation Area	TAS	In buffer area only
Mount Direction	Conservation Area	TAS	In buffer area only
River Derwent	Marine Conservation Area	TAS	In buffer area only

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	Buffer Status
Tasmania RFA	Tasmania	In feature area

EPBC Act Referrals [Resource Information]

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Bagdad Bypass Project	2011/5982		Completed	In buffer area only

Controlled action

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
Brighton Bypass, Northern Project	2009/4762	Controlled Action	Post-Approval	In buffer area only
Brighton Bypass Southern Project - Upgrade of the Midland Highway	2009/4757	Controlled Action	Post-Approval	In buffer area only
Duckhole Rivulet Dam	2009/4917	Controlled Action	Post-Approval	In buffer area only
Tasmania Natural Gas Project - Stage 3	2001/212	Controlled Action	Post-Approval	In feature area
Not controlled action				
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
Tea Tree Secondary Road Pavement Widening and Junction Improvements	2008/4344	Not Controlled Action	Completed	In buffer area only
Not controlled action (particular manner)				
Brighton Transport Hub, road and rail line construction	2008/4537	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
South East Irrigation Scheme	2013/6843	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only

Biologically Important Areas			[Resource Information]
Scientific Name	Behaviour	Presence	Buffer Status
Seabirds			
Ardenna grisea Sooty Shearwater [82651]	Foraging	Known to occur	In buffer area only
Ardenna tenuirostris Short-tailed Shearwater [82652]	Foraging	Known to occur	In buffer area only
Pelecanoides urinatrix Common Diving-petrel [1018]	Foraging	Known to occur	In buffer area only
Pterodroma mollis Soft-plumaged Petrel [1036]	Foraging	Known to occur	In buffer area only
Thalassarche cauta cauta Shy Albatross [82345]	Foraging likely	Likely to occur	In buffer area only

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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Threatened Fauna Range Boundaries

Search Point 524455E,5268850N is within the following fauna range boundaries as at Tue Dec 02 2025 13:03:53 GMT+1100 (Australian Eastern Daylight Time)

Common name	Species name	Range Class
grey goshawk	Accipiter novaehollandiae	Potential Range
chaostola skipper	Antipodia chaostola subsp. leucophaea	Potential Range
wedge-tailed eagle	Aquila audax subsp. fleayi	Potential Range
spotted-tailed quoll	Dasyurus maculatus subsp. maculatus	Potential Range
eastern quoll	Dasyurus viverrinus	Potential Range
eastern quoll	Dasyurus viverrinus	Core Range
white-bellied sea-eagle	Haliaeetus leucogaster	Potential Range
swift parrot	Lathamus discolor	SE Potential Range
swift parrot	Lathamus discolor	Core Breeding Range
green and golden frog	Litoria raniformis	Potential Range
blue wing parrot	Neophema chrysostoma	Potential Range
forty-spotted pardalote	Pardalotus quadragintus	Potential Range
australian grayling	Prototroctes maraena	Potential Range
tussock skink	Pseudemoia pagenstecheri	Potential Range
tasmanian devil	Sarcophilus harrisii	Potential Range
masked owl	Tyto novaehollandiae	Core Range
masked owl	Tyto novaehollandiae	Potential Range

Showing 1 to 17 of 17 entries

Threatened Fauna Records

Fauna Records within 5000m of 524455E,5268850N
NVA Data Currency: 2/12/2025 (7am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Lathamus discolor	swift parrot	18500	520571	5267081	4268	Sighting	1980-12-31	Present	raou	NVA
Lathamus discolor	swift parrot	18500	520571	5267081	4268	Sighting	1981-09-24	Present	raou	NVA
Tyto novaehollandiae	masked owl	18500	520571	5267081	4268	Sighting	1981-09-24	Present	raou	NVA
Tyto novaehollandiae	masked owl	18500	520571	5267081	4268	Sighting	1977-05-16	Present	raou	NVA
Lathamus discolor	swift parrot	18500	520571	5267081	4268	Sighting	1980-02-18	Present	raou	NVA
Lathamus discolor	swift parrot	18500	520571	5267081	4268	Sighting	1980-09-30	Present	raou	NVA
Lathamus discolor	swift parrot	100	519512	5268483	4957	Sighting	1994-10-05	Present	swp	NVA
Alcedo azurea subsp. diemenensis	azure kingfisher or azure kingfisher (tasmanian)	10000	520987	5267852	3609	Sighting	1899-12-31	Present	wakd	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	1000	526212	5264733	4476	Nest	1985-01-01	Present	rnd 622	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	10	527772	5266323	4170	Nest	2018-06-07	Present	rnd 2518	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	10	528303	5266463	4528	Nest	2024-02-20	Present	rnd 2519	NVA

Showing 1 to 11 of 11 entries

Summary of Threatened Flora Species in Search

Species name	Common name
Asperula scoparia subsp. scoparia	prickly woodruff
Vittadinia cuneata var. cuneata	fuzzy new-holland-daisy
Vittadinia gracilis	woolly new-holland-daisy
Isoetopsis graminifolia	grass cushion
Scleranthus diander	tufted knawel
Scleranthus fasciculatus	spreading knawel
Vittadinia muelleri	narrowleaf new-holland-daisy

Showing 1 to 7 of 7 entries

Threatened Flora Records

Flora Records within 2000m of 524455E, 5268850N
NVA Data Currency: 2/12/2025 (7am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
Asperula scoparia subsp. scoparia	prickly woodruff	100	524512	5270083	1234	Sighting	1993-01-01	Present	NVA
Isoetopsis graminifolia	grass cushion	100	524112	5270183	1376	Sighting	1993-01-01	Present	NVA
Isoetopsis graminifolia	grass cushion	100	524512	5270083	1234	Sighting	1993-01-01	Present	NVA
Vittadinia cuneata var. cuneata	fuzzy new-holland-daisy	6	525258	5267459	1606	Sighting	2009-12-09	Present	NVA
Vittadinia cuneata var. cuneata	fuzzy new-holland-daisy	6	525579	5267748	1574	Sighting	2009-12-03	Present	NVA
Vittadinia cuneata var. cuneata	fuzzy new-holland-daisy	5	525381	5267603	1553	Sighting	2009-12-03	Present	NVA
Vittadinia cuneata var. cuneata	fuzzy new-holland-daisy	6	524950	5267605	1340	Sighting	2009-12-09	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	6	525253	5267379	1674	Sighting	2009-12-09	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	525453	5267949	1345	Sighting	2010-02-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	525477	5267969	1349	Sighting	2010-02-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	525493	5267992	1347	Sighting	2010-02-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	525499	5267993	1351	Sighting	2010-02-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	525499	5267990	1353	Sighting	2010-02-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	525503	5267991	1355	Sighting	2010-02-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525455	5267532	1654	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525448	5267535	1648	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525440	5267537	1641	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525435	5267538	1638	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525428	5267540	1632	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525413	5267541	1622	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525406	5267543	1616	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525400	5267544	1612	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525392	5267546	1606	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525386	5267547	1601	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525370	5267550	1590	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525365	5267552	1585	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525360	5267552	1582	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525355	5267552	1579	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525343	5267553	1572	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525339	5267553	1570	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525332	5267554	1565	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525323	5267554	1560	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525316	5267553	1557	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525323	5267565	1551	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525347	5267565	1564	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525354	5267564	1569	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525362	5267563	1574	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525400	5267557	1602	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525407	5267554	1608	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	525412	5267554	1611	Sighting	2021-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	524960	5267608	1341	Sighting	2021-04-22	Present	NVA
Isoetopsis graminifolia	grass cushion	100	524812	5270283	1477	Specimen	1992-10-30	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	50	525372	5267548	1593	Specimen	2021-04-22	Present	NVA
Scleranthus diander	tufted knawel	10	525141	5270560	1842	Sighting	2022-07-04	Present	NVA
Scleranthus diander	tufted knawel	10	525138	5270349	1647	Sighting	2022-07-04	Present	NVA
Scleranthus fasciculatus	spreading knawel	10	525067	5270387	1654	Sighting	2022-07-04	Present	NVA
Scleranthus diander	tufted knawel	10	525079	5270375	1648	Sighting	2022-07-04	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	25	523862	5270723	1965	Sighting	2022-07-04	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	25	523863	5270674	1918	Sighting	2022-07-04	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	25	523962	5270674	1889	Sighting	2022-07-04	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	25	523964	5270623	1840	Sighting	2022-07-04	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	25	524064	5270623	1816	Sighting	2022-07-04	Present	NVA

Showing 1 to 52 of 52 entries

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:	ECOtas_21AmygdalinaRise
Requested For:	MWapstra
Report Type:	Summary Report
Timestamp:	01:02:31 PM Tuesday 02 December 2025
Threatened Flora:	buffers Min: 500m Max: 5000m
Threatened Fauna:	buffers Min: 500m Max: 5000m
Raptors:	buffers Min: 500m Max: 5000m
Tasmanian Weed Management Act Weeds:	buffers Min: 500m Max: 5000m
Priority Weeds:	buffers Min: 500m 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

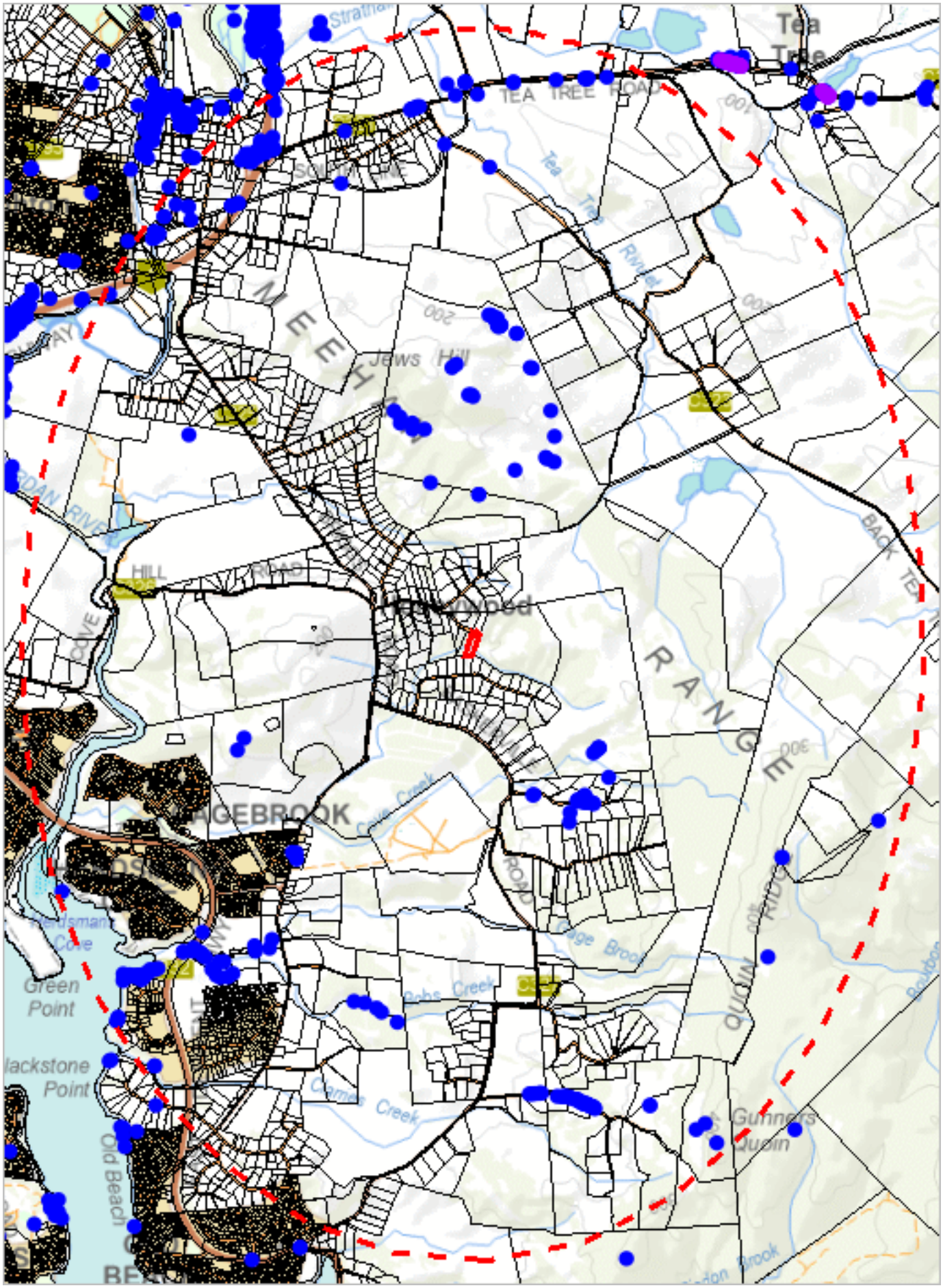
The centroid for this query GDA94: 524455.0, 5268850.0 falls within:

Property: 3577294

*** No threatened flora found within 500 metres ***

Threatened flora within 5000 metres

528357, 5274152



520549, 5263553

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

Legend: Cadastral Parcels

Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Asperula minima	mossy woodruff	r		n	1	19-Jun-1995
Asperula scoparia subsp. scoparia	prickly woodruff	r		n	3	04-Jul-2022
Austrostipa bigeniculata	doublejointed speargrass	r		n	99	11-Feb-2022
Bolboschoenus caldwellii	sea clubsedge	r		n	18	01-Jun-2017
Calocephalus citreus	lemon beautyheads	r		n	30	16-Oct-2023
Calocephalus lacteus	milky beautyheads	r		n	4	01-Dec-1992
Carex gunniana	mountain sedge	r		n	1	01-Jan-1912
Coronidium gunnianum	swamp everlasting	e		n	1	01-Jan-1900
Cryptandra amara	pretty pearlflower	e		n	9	16-Sep-2020
Damasonium minus	starfruit	r		n	1	21-Apr-1917
Desmodium varians	slender ticktrefoil	e		n	4	09-Jan-2016
Dianella amoena	grassland flaxlily	r	EN	n	372	16-Oct-2023
Eryngium ovinum	blue devil	v		n	6	15-Nov-2013
Glycine latrobeana	clover glycine	v	VU	n	2	17-Nov-2000
Goodenia paradoxa	spur velleia	v		n	2	01-Jan-1999
Gratiola pubescens	hairy brooklime	r		n	1	01-Feb-1892
Haloragis aspera	rough raspwort	v		n	1	05-Mar-1945
Haloragis heterophylla	variable raspwort	r		n	6	23-Nov-2021
Hibbertia basaltica	basalt guineaflower	e	EN	e	117	12-Jan-2022
Isoetopsis graminifolia	grass cushion	v		n	87	13-Jan-2022
Lepidium hyssopifolium	soft peppercress	e	EN	n	2	01-Jun-2006
Pellaea calidirupium	hotrock fern	r		n	5	12-Jan-2022
Pterostylis wapstrarum	fleshy greenhood	e	CR	e	1	17-Nov-2000
Pterostylis ziegeleri	grassland greenhood	v	VU	e	11	04-Nov-2016
Pultenaea prostrata	silky bushpea	v		n	25	16-Nov-2017
Scleranthus diander	tufted knawel	v		n	7	04-Jul-2022
Scleranthus fasciculatus	spreading knawel	v		n	1	04-Jul-2022
Senecio squarrosus	leafy fireweed	r		n	2	14-Nov-2007
Stenopetalum lineare	narrow threadpetal	e		n	2	17-Nov-2000
Stuckenia pectinata	fennel pondweed	r		n	1	22-Jan-2018
Triptilodiscus pygmaeus	dwarf sunray	v		n	44	09-Nov-2021
Vittadinia burbidgeae	smooth new-holland-daisy	r		e	1	14-Sep-1988
Vittadinia cuneata var. cuneata	fuzzy new-holland-daisy	r		n	9	04-Jul-2022
Vittadinia gracilis	woolly new-holland-daisy	r		n	60	04-Jul-2022
Vittadinia muelleri	narrowleaf new-holland-daisy	r		n	129	04-Jul-2022
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy	p		n	10	28-Mar-2007
Xanthoparmelia amphixantha		e		n	8	01-Oct-2008
Xanthoparmelia molliuscula		e		n	4	31-Mar-2004
Xanthoparmelia vicaria		r		e	3	28-Apr-1992
Xanthoparmelia vicariella		r		e	5	17-Mar-2023

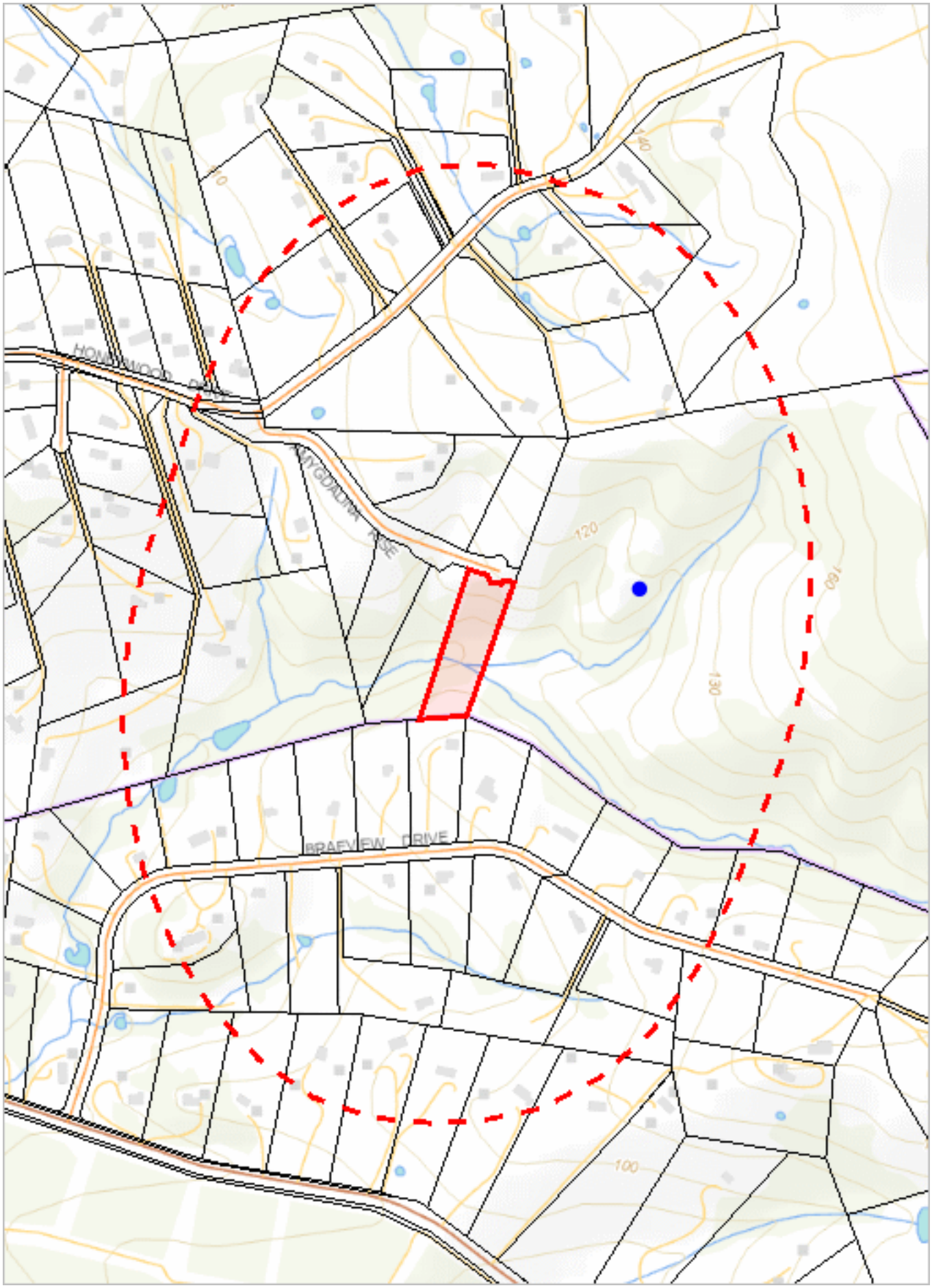
Unverified Records

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

Threatened fauna within 500 metres

525032, 5269647



523878, 5268060

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

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	12-Aug-1975

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres

(based on Range Boundaries)

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

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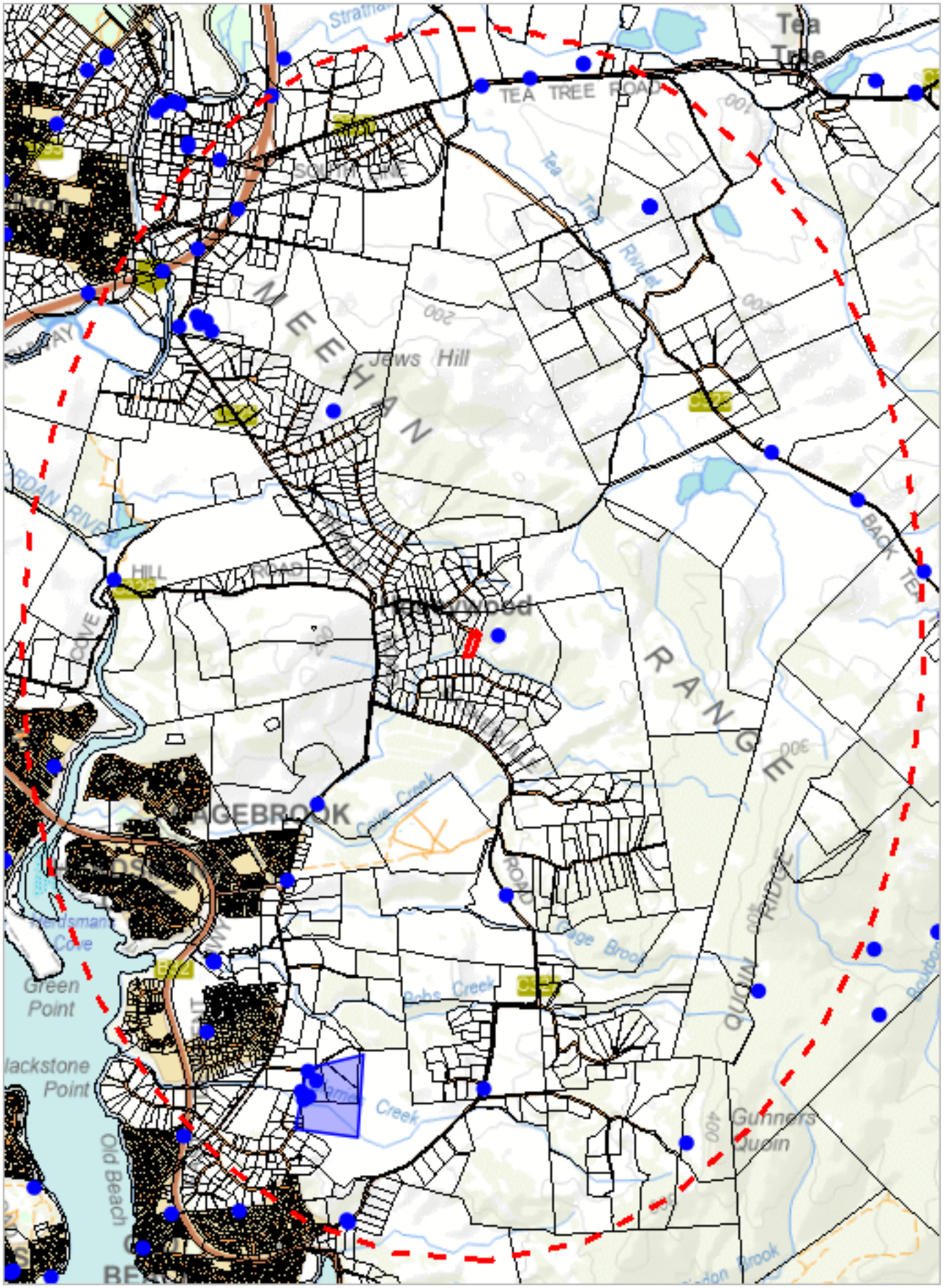
Threatened fauna within 5000 metres

528357, 5274152



520549, 5263553

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Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

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- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Accipiter novaehollandiae	grey goshawk	e		n	2	27-Feb-2023
Alcedo azurea subsp. diemenensis	azure kingfisher or azure kingfisher (tasmanian)	e	EN	e	1	01-Jan-1900
Aquila audax	wedge-tailed eagle	pe	PEN	n	19	12-Jun-2023
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	20	05-Jan-2025
Botaurus poiciloptilus	australasian bittern		EN	n	1	13-Mar-1981
Dasyurus maculatus	spotted-tailed quoll	r	VU	n	2	06-Dec-2022
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	16-Feb-2024
Gallinago hardwickii	Lathams snipe		VU	n	2	25-Sep-1981
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	5	24-Jun-2023
Hirundapus caudacutus	white-throated needletail		VU	n	2	31-Dec-1980
Lathamus discolor	swift parrot	e	CR	mbe	5	06-Oct-1994
Neophema chrysostoma	blue-winged parrot	v	VU	n	1	27-Oct-1978
Perameles gunnii	eastern barred bandicoot		VU	n	15	15-Mar-2025
Poliocephalus cristatus subsp. australis	great crested grebe	pv			1	07-Dec-1981
Sarcophilus harrisii	tasmanian devil	e	EN	e	13	20-May-2025
Tyto novaehollandiae	masked owl	pe	PVU	n	2	24-Sep-1981
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	2	13-Feb-2019

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
Lathamus discolor	swift parrot	e	CR	mbe	1	0	1
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Discocharopa vigens	Ammonite Pinwheel Snail	e	CR		1	0	0
Antipodia chaostola	chaostola skipper	e	EN	ae	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	3	0	0
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	1	0	1
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Litoria raniformis	green and gold frog	v	VU	ae	1	0	1
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Pardalotus quadragintus	forty-spotted pardalote	e	EN	e	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

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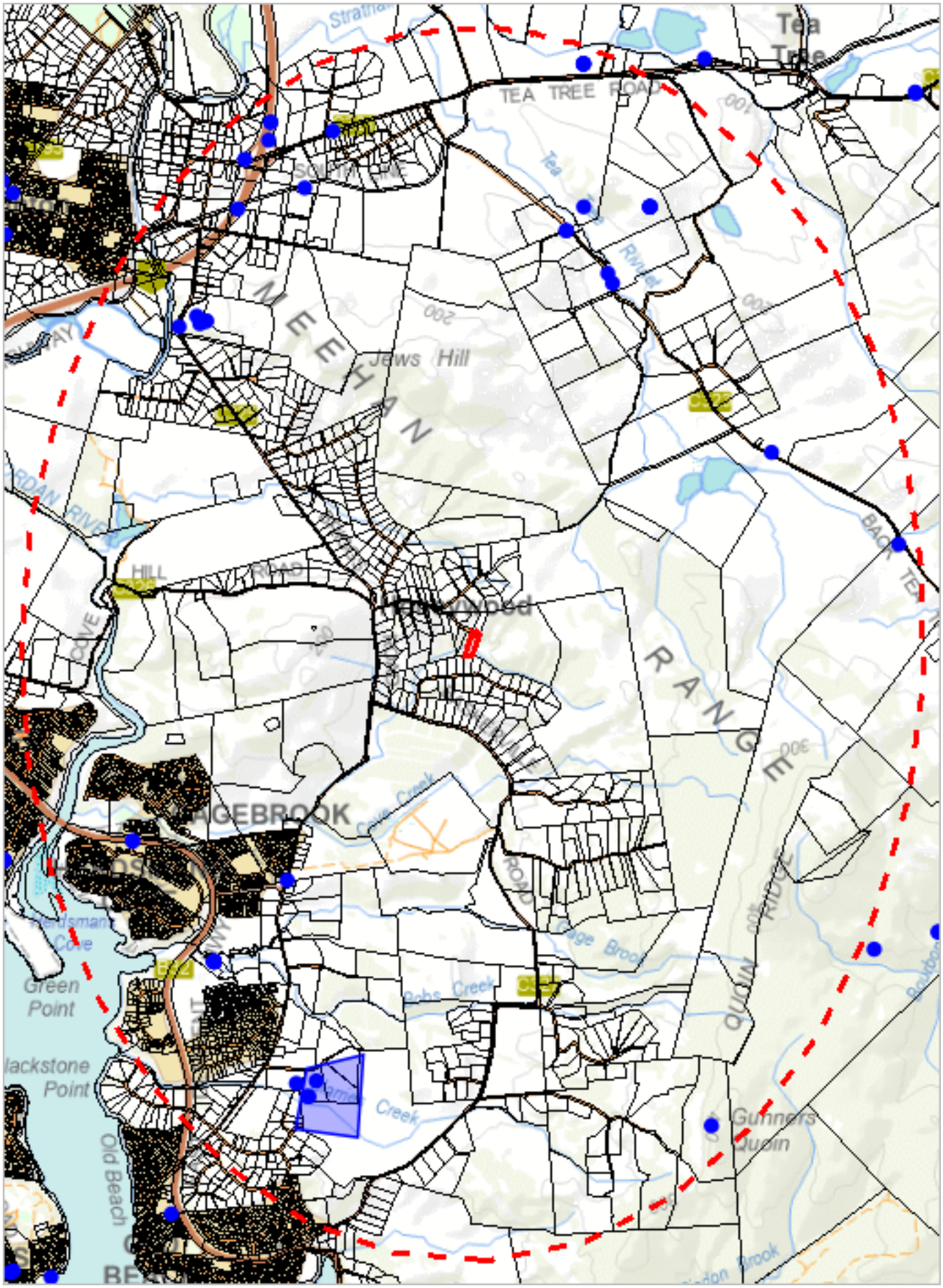
*** No Raptor nests or sightings found within 500 metres. ***

Raptor nests and sightings within 5000 metres

528357, 5274152



520549, 5263553

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
- Point Unverified
- Line Verified
- Line Unverified
- Polygon 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
2518	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	07-Jun-2018
2519	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	20-Feb-2024
372	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	12	07-Jun-2018
373	Falco peregrinus	peregrine falcon	Nest	1	01-Jan-1985
622	Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	Nest	1	01-Jan-1985
	Accipiter novaehollandiae	grey goshawk	Not Recorded	1	01-Dec-1903
	Accipiter novaehollandiae	grey goshawk	Sighting	1	27-Feb-2023
	Aquila audax	wedge-tailed eagle	Not Recorded	13	10-Sep-2017
	Aquila audax	wedge-tailed eagle	Sighting	6	12-Jun-2023
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	5	05-Jan-2025
	Falco cenchroides	nankeen kestrel	Not Recorded	11	05-Aug-2018
	Falco peregrinus	peregrine falcon	Not Recorded	5	14-Oct-2017
	Falco peregrinus	peregrine falcon	Sighting	5	20-Jan-2025
	Haliaeetus leucogaster	white-bellied sea-eagle	Not Recorded	3	10-Jul-2017
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	2	24-Jun-2023
	Tyto novaehollandiae	masked owl	Sighting	2	24-Sep-1981

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		3	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.
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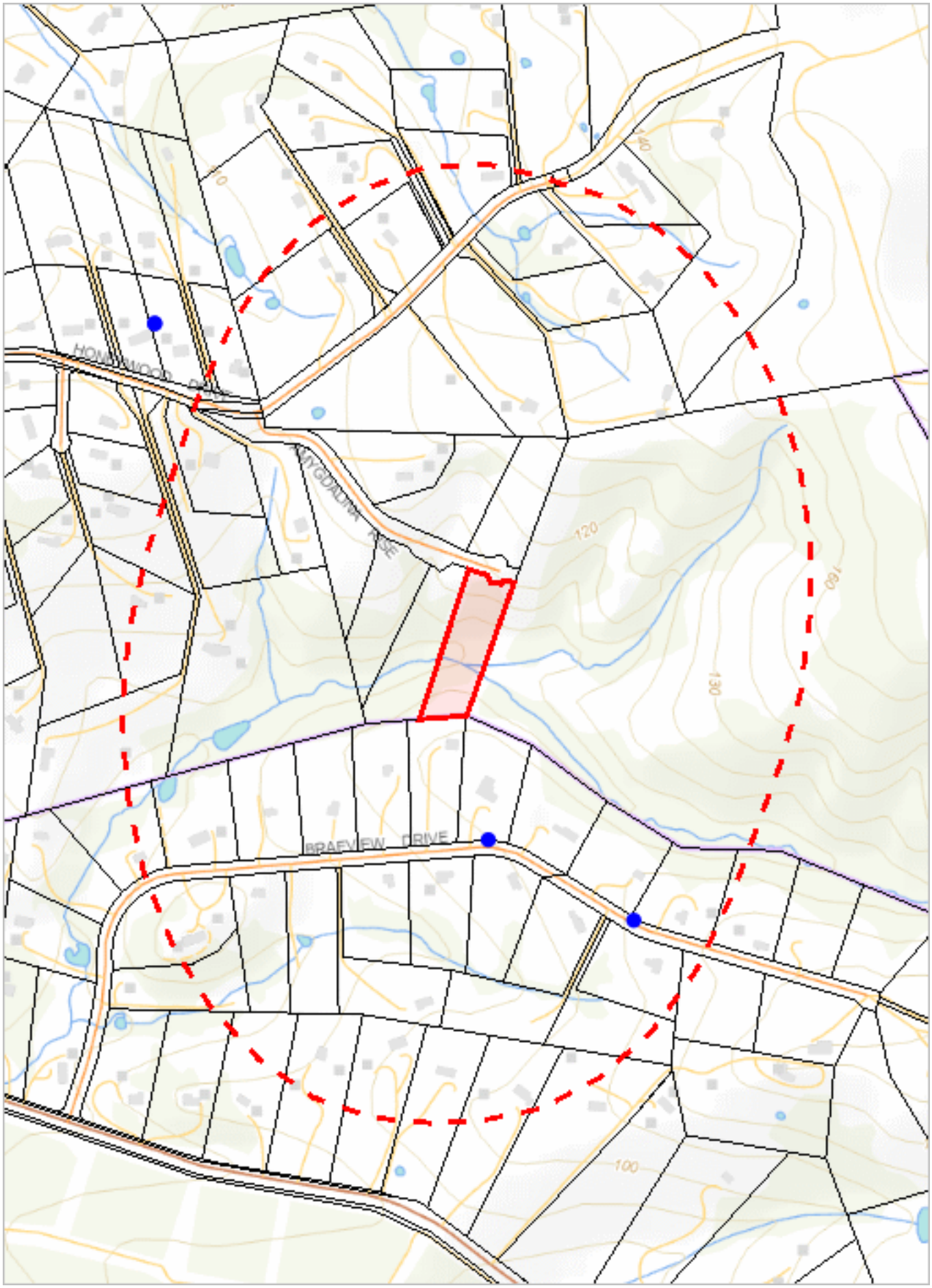
Tas Management Act Weeds within 500 m

525032, 5269647



523878, 5268060

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Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
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- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Tas Management Act Weeds within 500 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Lycium ferocissimum	african boxthorn	1	11-Apr-2008
Nassella trichotoma	serrated tussock	2	24-May-2023
Rubus fruticosus	blackberry	1	11-Apr-2008

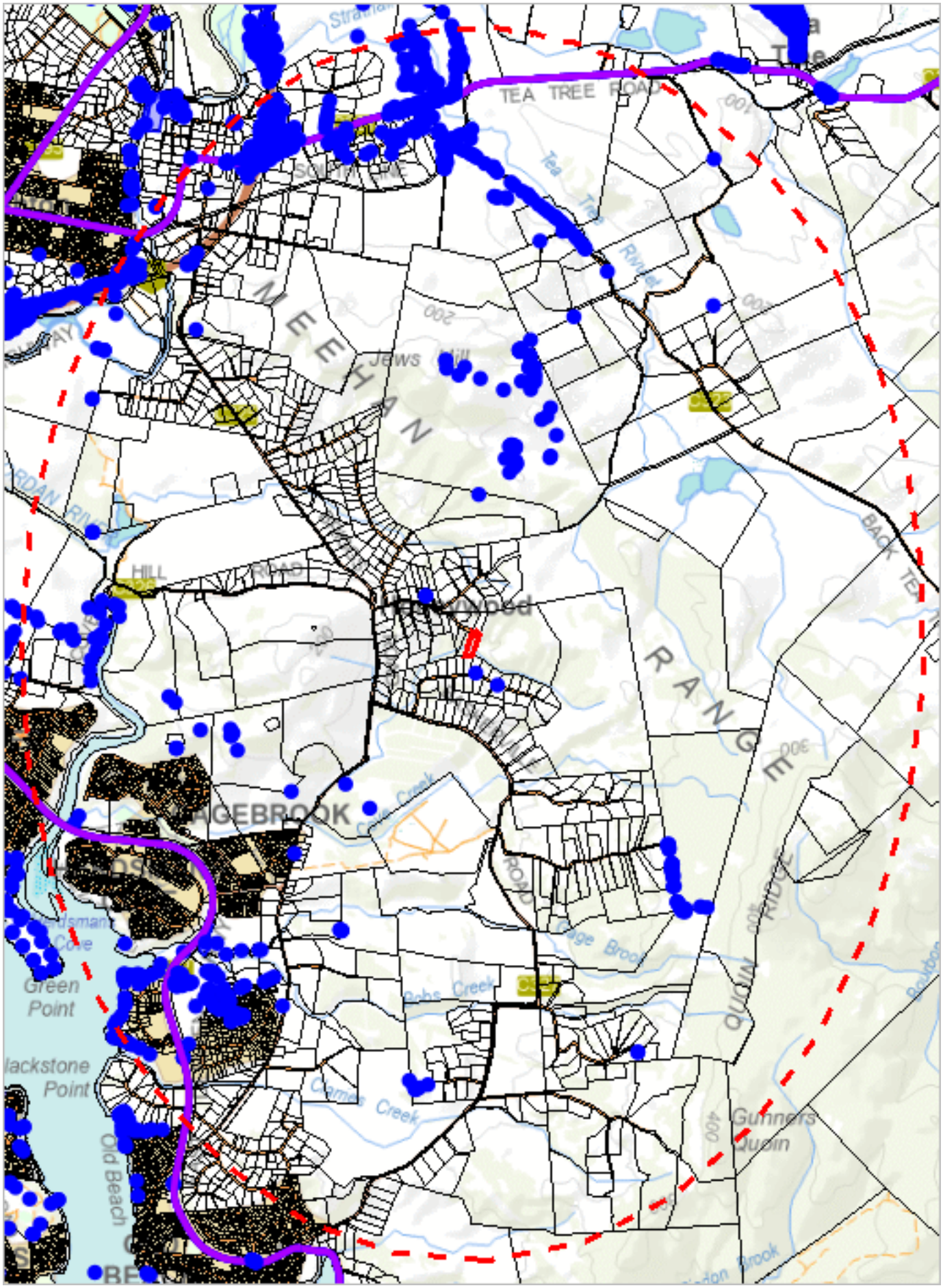
Unverified Records

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

Tas Management Act Weeds within 5000 m

528357, 5274152



520549, 5263553

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Tas Management Act Weeds within 5000 m

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- Line Unverified
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- Polygon Unverified

Legend: Cadastral Parcels

Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Asparagus asparagoides	bridal creeper	122	18-Jul-2024
Carduus nutans	nodding thistle	1	01-Jan-1993
Carduus pycnocephalus	slender thistle	15	29-Aug-2024
Carduus tenuiflorus	winged thistle	2	30-Nov-2021
Chrysanthemoides monilifera subsp. monilifera	boneseed	64	15-Aug-2024
Cirsium arvense var. arvense	creeping thistle	21	09-Feb-2023
Cytisus scoparius	english broom	6	30-Nov-2021
Echium plantagineum	patersons curse	7	24-Nov-2024
Echium vulgare	vipers bugloss	3	25-Jul-2024
Elodea canadensis	canadian pondweed	3	09-Jun-1994
Foeniculum vulgare	fennel	56	25-Mar-2024
Genista monspessulana	montpellier broom or canary broom	24	16-Oct-2023
Lepidium draba	hoary cress	50	16-Oct-2023
Lycium ferocissimum	african boxthorn	256	25-Mar-2024
Marrubium vulgare	white horehound	43	25-Jul-2024
Nassella neesiana	chilean needlegrass	1398	29-Nov-2023
Nassella trichotoma	serrated tussock	35	24-May-2023
Rubus fruticosus	blackberry	116	16-Oct-2023
Salix x fragilis nothovar. fragilis	crack willow	2	09-Jun-1994
Ulex europaeus	gorse	48	25-Jul-2024

Unverified Records

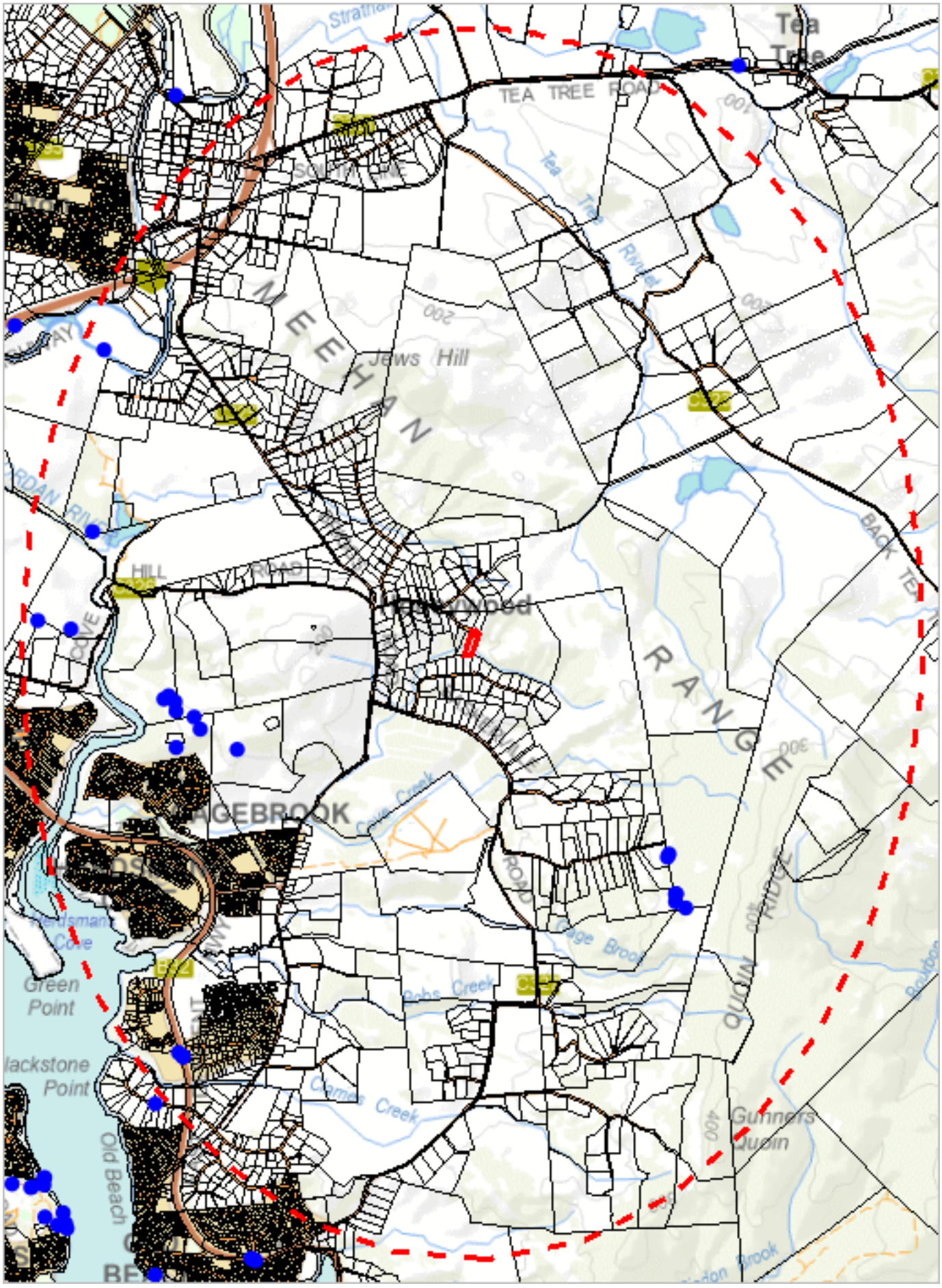
For more information about introduced weed species, please visit the following URL for contact details in your area:

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

*** No Priority Weeds found within 500 metres ***

Priority Weeds within 5000 m

528357, 5274152



520549, 5263553

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
Acacia baileyana	cootamundra wattle	2	11-Oct-2013
Billardiera heterophylla	bluebell creeper	2	13-Jan-2004
Dipsacus fullonum	wild teasel	4	30-Nov-2021
Echium candicans	pride-of-madeira	2	25-Jul-2024
Reseda luteola	weld	12	11-Apr-2008
Verbascum thapsus	great mullein	5	25-Jul-2024

Unverified Records

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

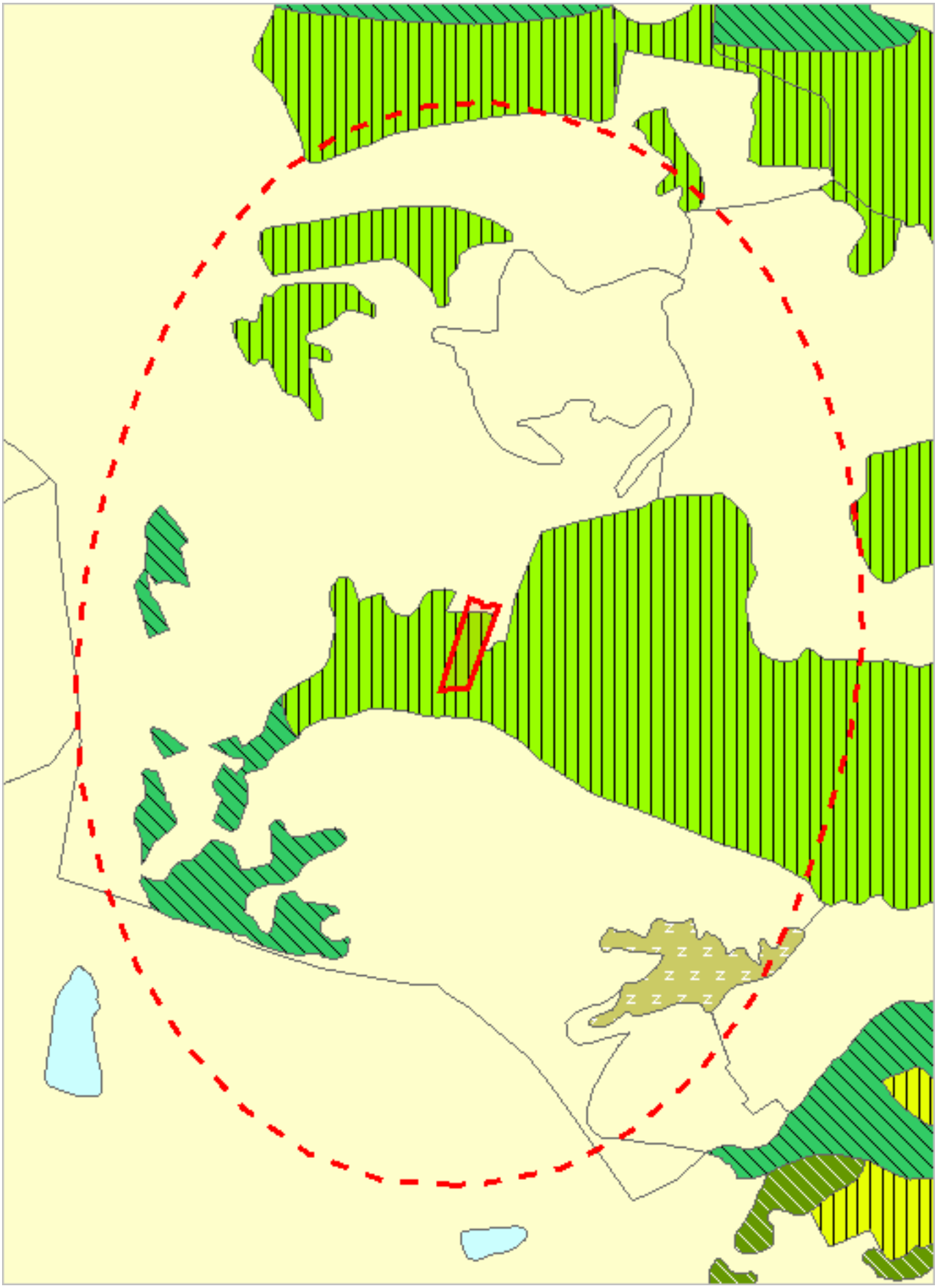
https://www.nre.tas.gov.au/invasive-species/weeds

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

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

TASVEG 5.0 Communities within 1000 metres

525402, 5270147

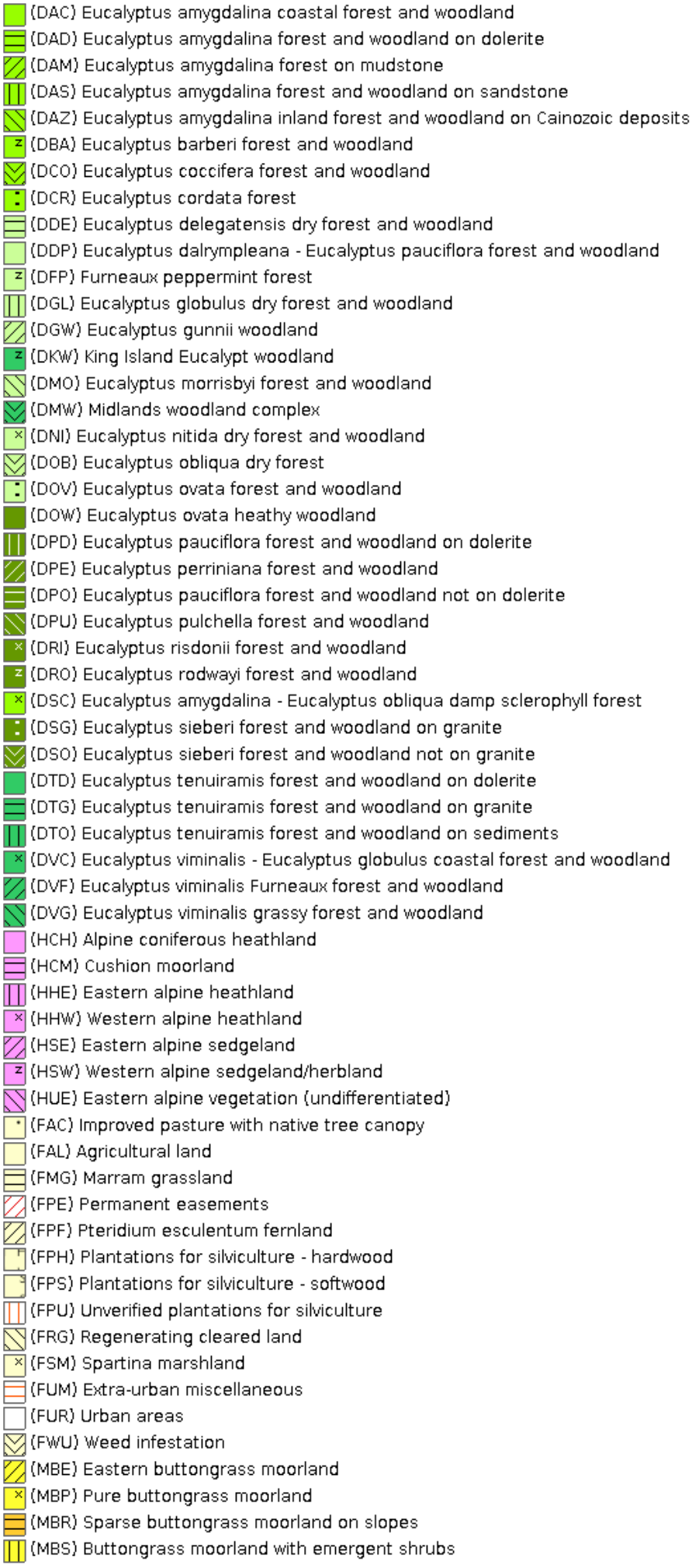


523508, 5267559

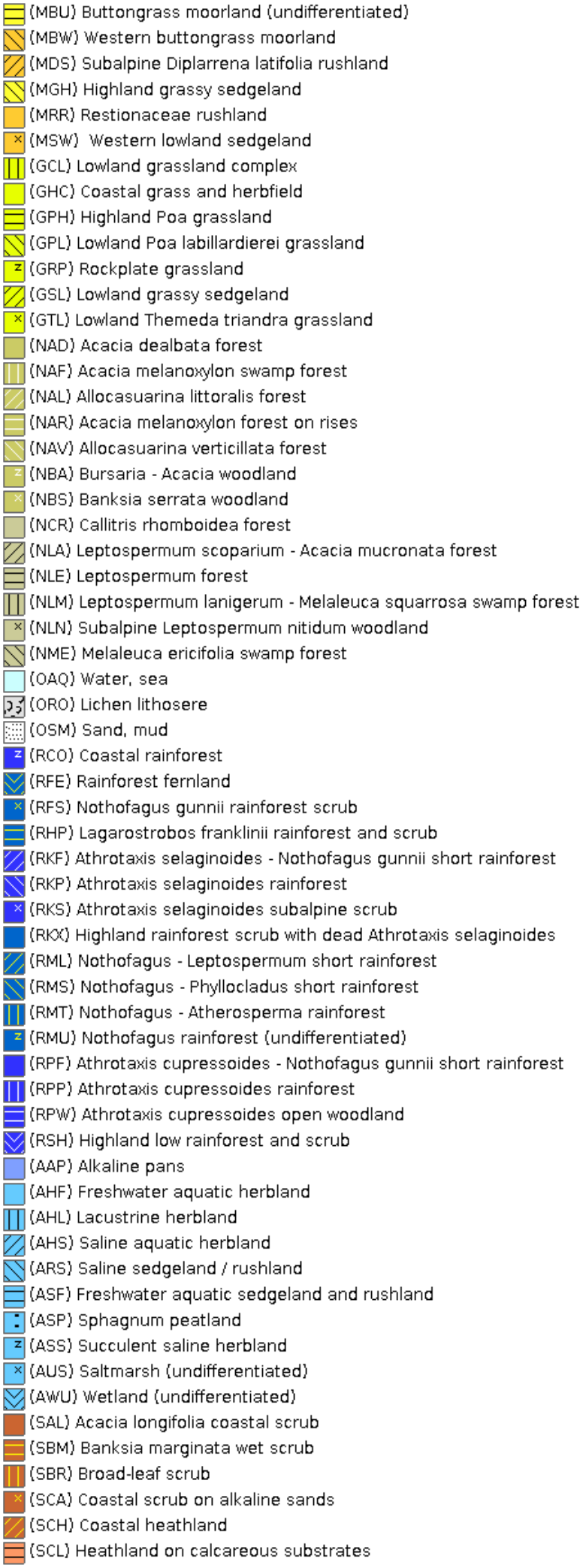
Please note that some layers may not display at all requested map scales

TASVEG 5.0 Communities within 1000 metres

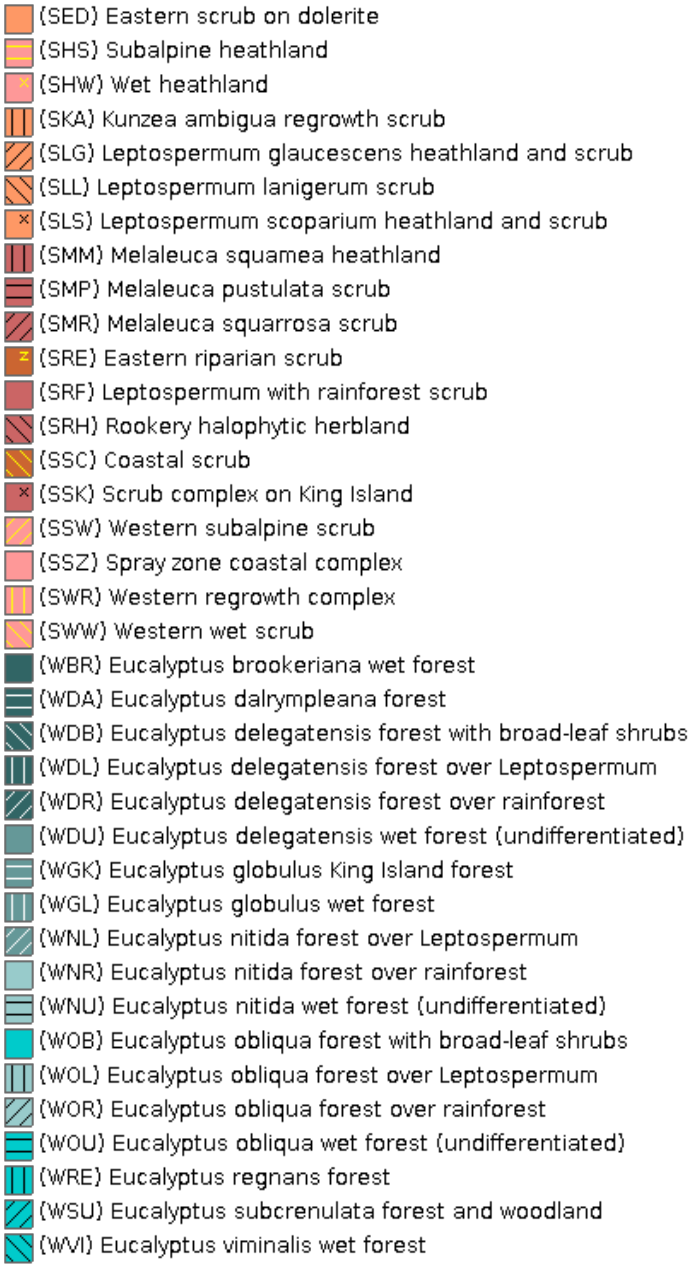
Legend: TASVEG 5.0



TASVEG 5.0 Communities within 1000 metres



TASVEG 5.0 Communities within 1000 metres



Legend: Cadastral Parcels

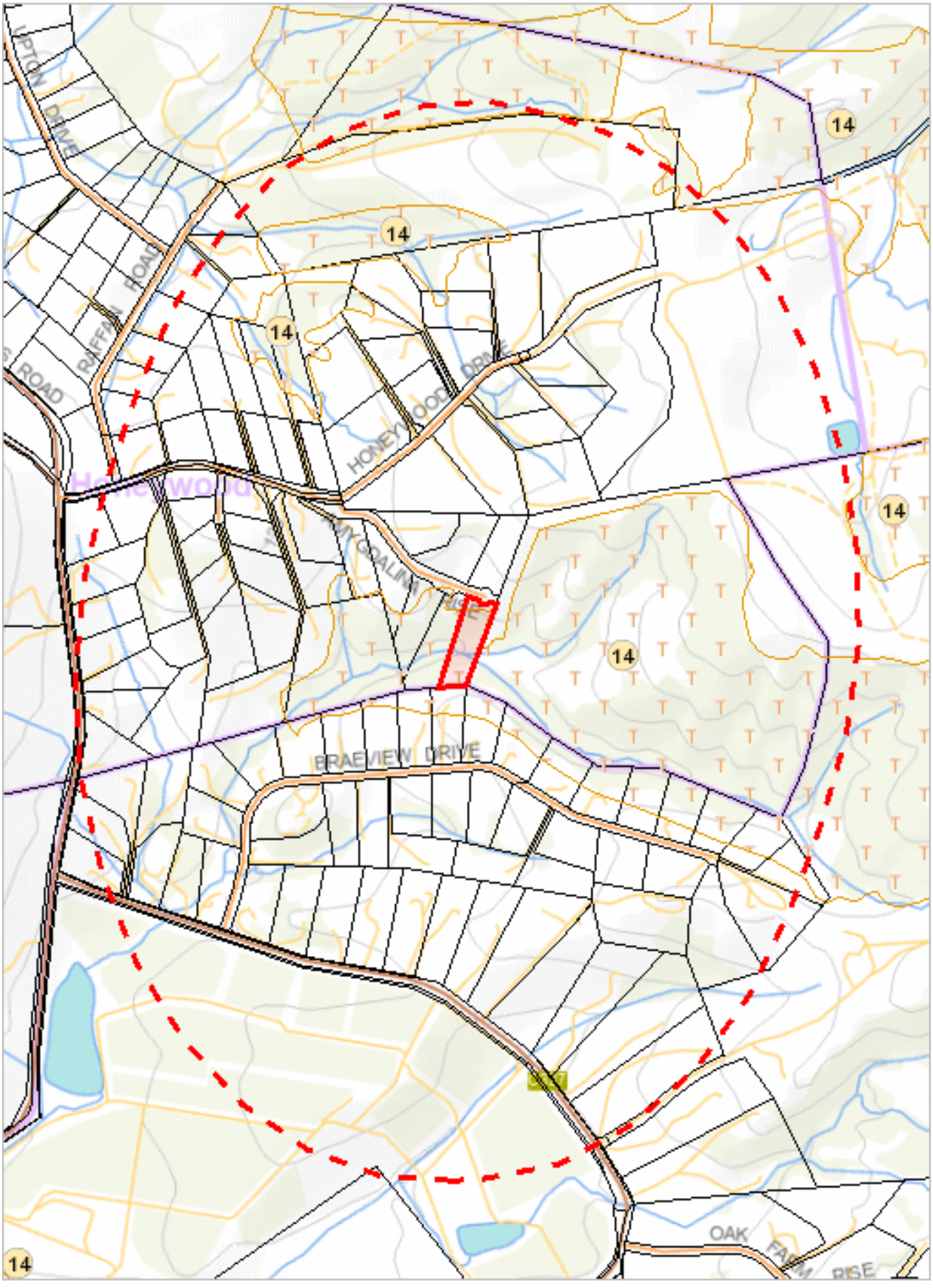
TASVEG 5.0 Communities within 1000 metres

Code	Community	Notable Tree
DAS	(DAS) Eucalyptus amygdalina forest and woodland on sandstone	
DVG	(DVG) Eucalyptus viminalis grassy forest and woodland	
FAL	(FAL) Agricultural land	(EA) E. amygdalina
FAL	(FAL) Agricultural land	(EV) E. viminalis
FAL	(FAL) Agricultural land	
NBA	(NBA) Bursaria - Acacia woodland	

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

Threatened Communities (TNVC 2020) within 1000 metres

525402, 5270147



523508, 5267559

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 sedgeland
- 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

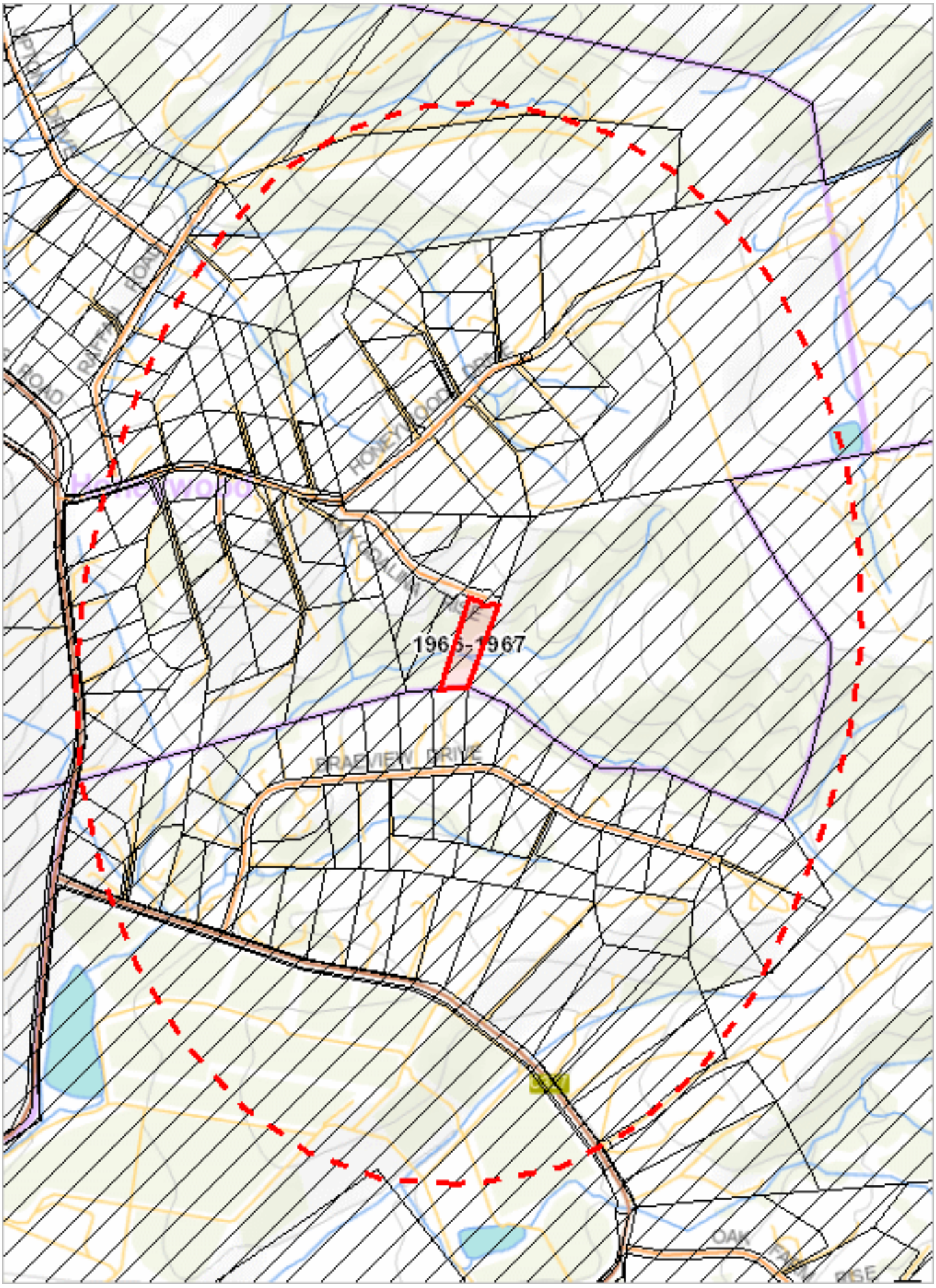
Threatened Communities (TNVC 2020) within 1000 metres

Scheduled Community Id	Scheduled Community Name
14	Eucalyptus amygdalina forest and woodland on sandstone

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

Fire History (All) within 1000 metres

525402, 5270147



523508, 5267559

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

Bushfire

Completed Planned Burn

Legend: Cadastral Parcels

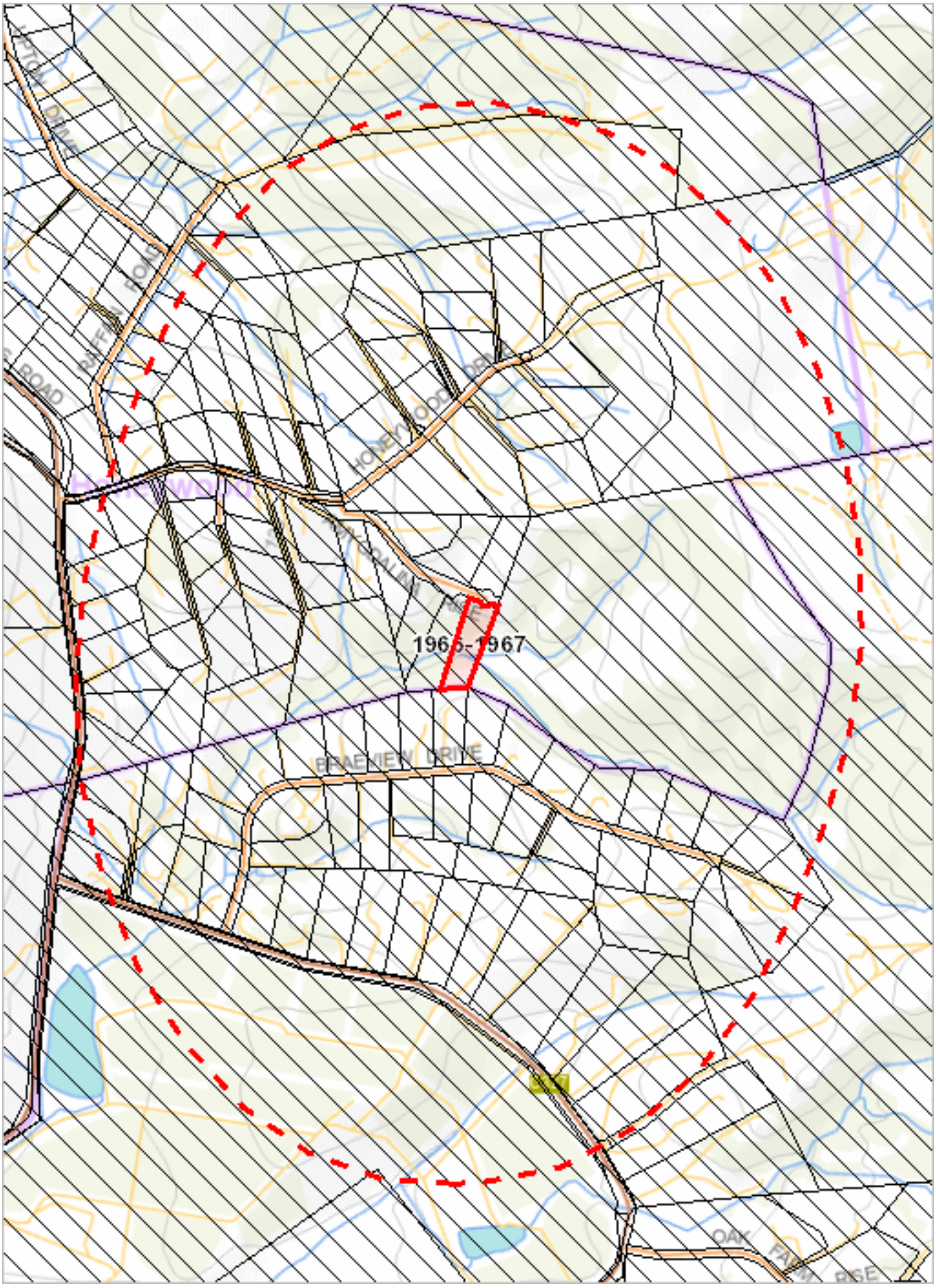
Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
	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

Fire History (Last Burnt) within 1000 metres

525402, 5270147



523508, 5267559

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

Bushfire

Completed Planned Burn

Legend: Cadastral Parcels

Fire History (Last Burnt) within 1000 metres

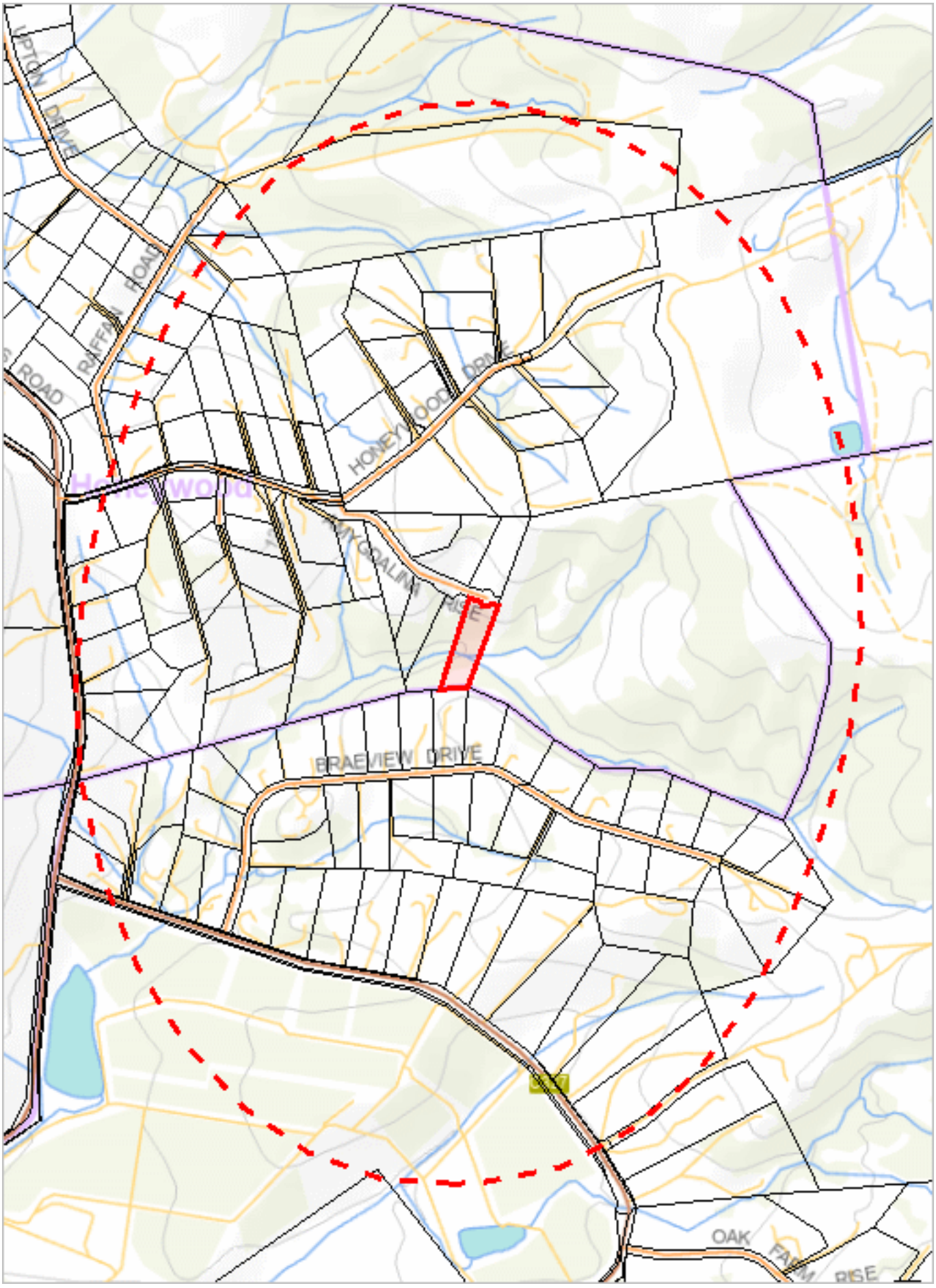
Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
	1967 Fire	07-Feb-1967	Bushfire	Undetermined	198781.03618169

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 ***

Known biosecurity risks within 1000 meters

525402, 5270147



523508, 5267559

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
- 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 though 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