PLANNING NOTICE

An application has been received for a Permit under s.57 of the *Land Use Planning Approvals Act 1993*:

APP NO.:	PA\26\0069
APPLICANT:	Wilson Homes Tasmania Pty Ltd
SITE:	100 Hawleys Lane, Weegena (CT: 158369/2)
PROPOSAL:	Single dwelling & Rainwater tank - driveway, priority vegetation, landslip-hazard area.

The application can be inspected until Friday, 10 April 2026, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Notified on 21 March 2026.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

Meander Valley Council
Working Together

- Application form & details MUST be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No: | | | | | | **Assessment No:** | | - | | | | | - | | | | |

DA | | **PA** | | **PC** | |

- Is your application the result of an illegal building work? ☐ Yes ☑ No
- Have you already received a Planning Review for this proposal? ☐ Yes ☑ No
- Is a new vehicle access or crossover required? ☐ Yes ☑ No

Indicate by ✓ box

PROPERTY DETAILS:

Address: 100 HAWLEYS LANE, Certificate of Title: 158369/2

Suburb: WEEGENA TAS 7304 Lot No: 2

Land area: 137,500m2 *m^2 / ha*

Present use of land/building: Vacant Land *(vacant, residential, rural, industrial, commercial or forestry)*

- Does the application involve Crown Land or Private access via a Crown Access Licence: ☐ Yes ☑ No
- Heritage Listed Property: ☐ Yes ☑ No

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

☑ Building work ☐ Change of use ☐ Subdivision ☐ Demolition
☐ Forestry ☐ Other

Total cost of development *(inclusive of GST):* $ 414,195 *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work: New Dwelling

Use of building: residential (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: 96.09 m^2 New building height: 5.35 m

Materials: External walls: Brick Veneer Cladding Colour: TBC

Roof cladding: Sheet Metal Colour: TBC

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
158369	2
EDITION	DATE OF ISSUE
2	16-Jan-2019

SEARCH DATE : 22-Jun-2025
SEARCH TIME : 03.52 PM

DESCRIPTION OF LAND

Parish of MIDHURST Land District of DEVON
Lot 2 on Plan 158369
Derivation : Part of Lot 10574 Gtd. to R.T. Gregory
Prior CT 9108/1

SCHEDULE 1

M734132 TRANSFER to KEVIN JOHN CRATES and NICOLA JANE CRATES Registered 16-Jan-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C931035 BENEFITING EASEMENT: a Pump Power and Pipeline Easement over the land marked Pump Power and Pipeline Easement 5.00 wide shown on P158369 (Subject to the provisions)
C749369 BURDENING EASEMENT: A right of carriageway (appurtenant to Lot 1 on P158369) over the Right of Way 20.00 wide on P158369 Registered 13-Nov-2009 at 12.04 PM
C412692 INSTRUMENT creating Restrictive Covenant pursuant to section 37B of the National Parks & Wildlife Act 1970(affecting part of the said land within described) Registered 07-May-2003 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER

FOLIO REFERENCE CT.237517-1 CT.9108-1

GRANTEE

WHOLE OF LOT 23791 (39A-0R-0P) GTD TO JOHN THOMAS HOOPER

PART OF LOT 10574 (49A-0R-0P) GTD TO ROSANNA TERESA GREGORY

PLAN OF TITLE

LOCATION

DEVON - MIDHURST

FIRST SURVEY PLAN No. 109/2 LO, 29/39 LO

COMPILED BY LDRB

SCALE 1: 4000 LENGTHS IN METRES

Registered Number

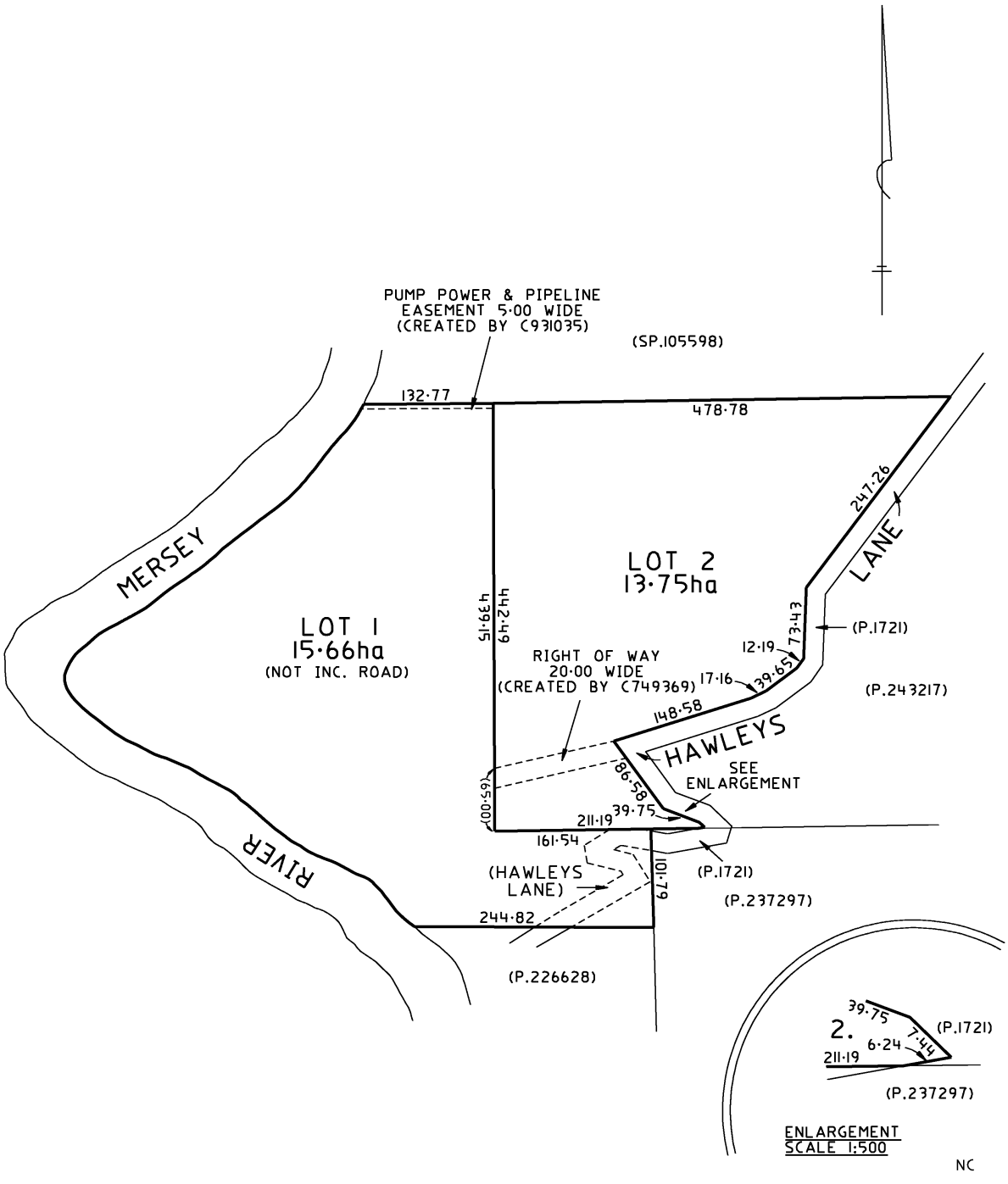
P.158369

APPROVED 5 NOV 2009

Alice Kava

Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 121 (4440)	LAST UPI No 4500237 4500235	LAST PLAN No. P.237517, SP.9108	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



DA

TASMANIAN PLANNING SCHEME

SHEET INDEX

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR

LIVING	93.99
PORCH	2.10
	96.09 m²

HIGHLY REACTIVE / PROBLEMATIC SOIL TYPE. REFER TO HYDRAULICS PLANS AND DETAILS PREPARED BY GANDY AND ROBERTS

ON SITE WASTEWATER TREATMENT REQUIRED. REFER TO REPORT PREPARED BY HED (20.10.2025)

ON SITE STORMWATER MANAGEMENT. REFER TO REPORT PREPARED BY G&R (21.10.2025)

LANDSLIP HAZARD REFER TO RECOMMENDATIONS AS PER REPORT PREPARED BY GES (30.01.2026)

AS & NCC COMPLIANCE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.

- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
- BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
- ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
- INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
- TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
- GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
- SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
- INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
- EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
- WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
- CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.8.
- BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
- SERVICES IN ACCORDANCE WITH NCC 2022.
- EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
- EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
- EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

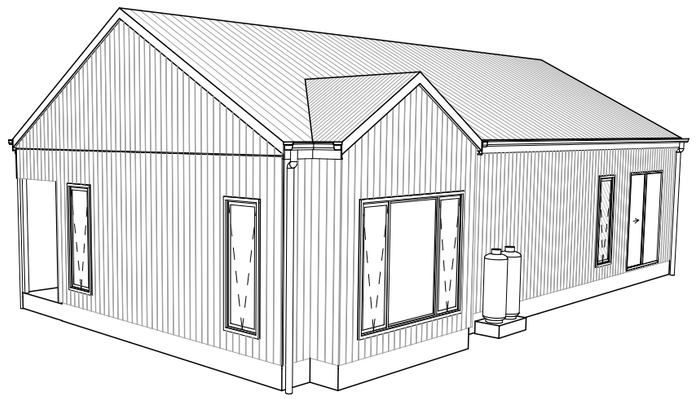
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	BAL-19
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	LOW
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	P
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2
TOPOGRAPHIC CLASSIFICATION	T2
WATERWAY & COASTAL OVERLAY	YES
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	33.00km
ZONING	RURAL LIVING
PRIORITY VEGETATION AREA	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 20,000mm	20,109mm
SIDE A	MIN. 10,000mm	91,698mm
SIDE B	MIN. 10,000mm	212,142mm
REAR	MIN. 10,000mm	332,733mm
BULK & SCALE		
SITE AREA	137,500m²	
SITE COVERAGE	MAX. 0.29%	0.07%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	105mm
FILL DEPTH	MAX. 1,000mm	95mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

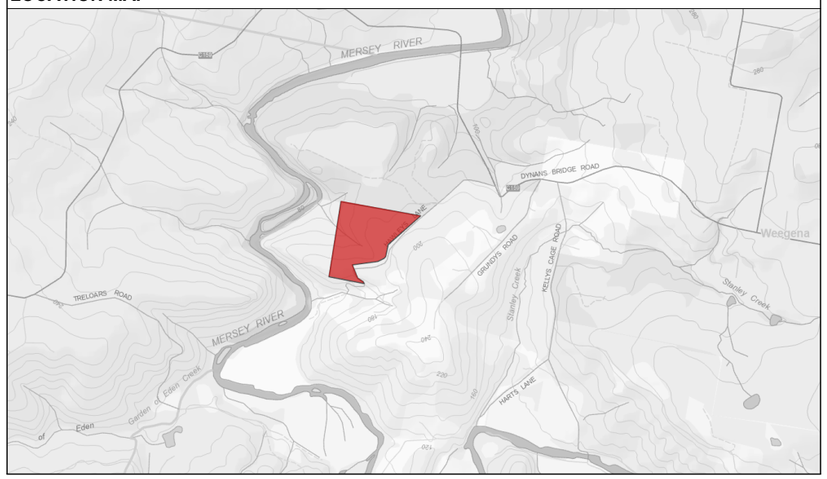
3D PERSPECTIVE



NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

LOCATION MAP



BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2595mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	30.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	DARK
WALL MATERIAL	CLADDING
SLAB CLASSIFICATION	M

INSULATION

ROOF	MIN. 50mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE)
INT. WALLS	NO ADDITIONAL INSULATION
FLOOR	NO ADDITIONAL INSULATION

NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: WC
ACCESSIBLE SHOWER LOCATION: BATH

GENERAL NOTES:

- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM
- 1 EXTERIOR DOOR NOMINATED AS 870 OR GREATER TO ACHIEVE MIN 820MM CLEAR OPENING
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS OR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

BUSHFIRE REQUIREMENTS - BAL-19

THE BUILDER USES MATERIALS THAT COMPLY WITH AS 3959-2018 OR HAVE BEEN TESTED TO AS 1530.8.1 IN ACCORDANCE WITH AS 3959-2018 (CLAUSE 3.8).

ROOF:
- PROVIDE FOIL FACED BLANKET INSULATION TO ALL COLORBOND SHEET ROOFING.
- PROVIDE SARKING TO ALL TILED ROOFING INCLUDING PRESSTITE TO VALLEYS.
- PROVIDE BAL-19 RATED DEKTITE TO ALL AIR VENTS ON ROOF.
- PROVIDE BAL-19 RATED ALUMINIUM MESH TO ALL SOFFIT AND EAVE VENTS.
- PROVIDE BAL-19 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS.

WALLS, POSTS AND BEAMS:
- EXTERNAL TIMBER POSTS WITHIN 400mm OF ADJACENT FINISHED FLOOR LEVEL TO BE BUSHFIRE-RESISTING TIMBER UNLESS MOUNTED ON STIRRUPS TO PROVIDE MIN. 75mm CLEARANCE ABOVE ADJACENT FINISHED FLOOR LEVEL.
- PROVIDE SPARK ARRESTORS TO ALL EXTERNAL BRICKWORK.

WINDOWS AND DOORS:
- PROVIDE FLYSCREENS WITH CORROSION RESISTANT MESH TO ALL OPERABLE WINDOW SASHES (NO REQUIREMENT TO SCREEN BI-FOLD / FRENCH / SLIDING / STACKER DOORS).
- PROVIDE BAL-19 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING / STACKER DOORS.
- SPECIFIED ALUMINIUM FRENCH DOORS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS.
- SPECIFIED ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS TO FIXED PANELS.
- PROVIDE ALUMINIUM DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS.
- PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH TO EXTERNAL TIMBER HUNG DOORS (IF REQUIRED).
- PROVIDE SEAL TO ALL GARAGE PANELIFT / ROLLER DOORS.

OTHER:
- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

BA PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
8	BA PLAN SET - LANDSLIP HAZARD REPORT RECOMMENDATIONS NOTES ON PLAN	ALL	2026.03.18	RT2	-
7	BA PLAN SET - ADDITIONAL LANDSLIP RECOMMENDATIONS NOTE TO SITE PLAN	ALL	2026.03.16	PL1	-
6	BA PLAN SET - LANDSLIP RECOMMENDATIONS	ALL	2026.03.05	PL1	-
5	BA PLAN SET - PLANNING RFI - RESPONDED- CONSERVATION AREA ZONE ADDED	ALL	2026.02.05	RT2	-

WILSON HOMES

SPECIFICATION: BARN HOUSE
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	REVISION	DRAWN	
4	BA PLAN SET - AMENDMENTS	PL1	16/12/2025
5	BA PLANS- RFI UPDATE	RT2	05/02/2026
6	BA PLANS - LANDSLIP RECOMMENDATIONS	PL1	03/05/2026
7	BA PLANS - COUNCIL RFI	PL1	16/03/2026
8	BA PLANS- LANDSLIP REPORT NOTE UPDATE	RT2	18/03/2026

CLIENT: NICOLA JANE & KEVIN JOHN CRATES
ADDRESS: 100 HAWLEYS LANE, WEEGENA TAS 7304
LOT / SECTION / CT: 2 / - / 158369
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: BARN HOUSE 10B
FACADE DESIGN: BARN FACADE
SHEET TITLE: COVER SHEET
SHEET No.: 1 / 24
HOUSE CODE: H-WBH10B10SA
FACADE CODE: F-WBH10B10BARNA
SCALES:

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

714417

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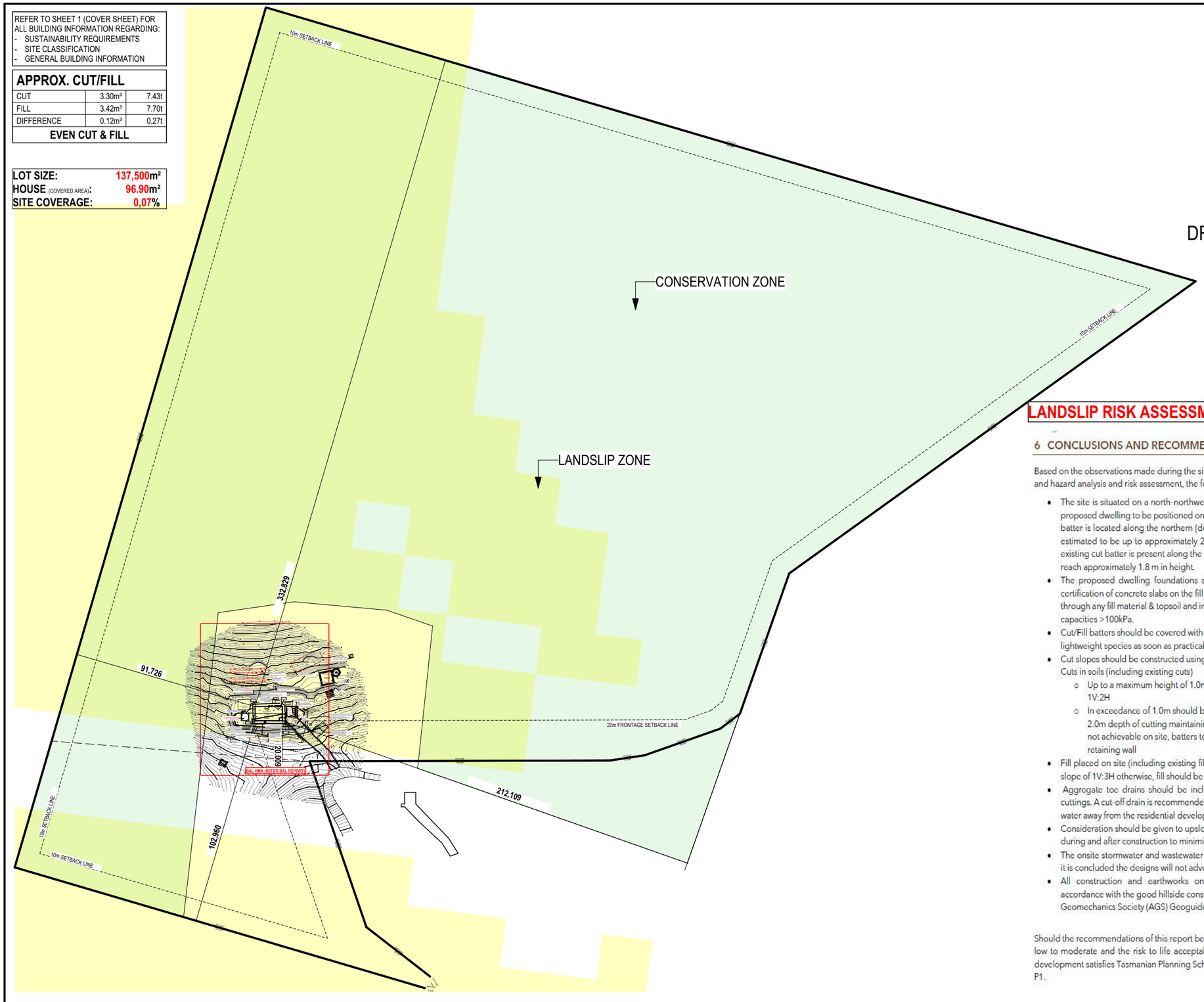
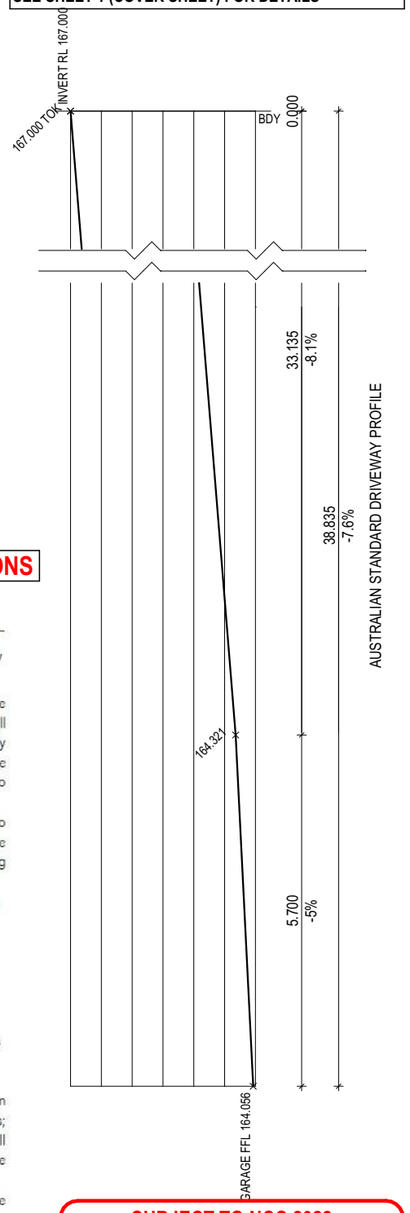
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

APPROX. CUT/FILL		
CUT	3.30m³	7.43t
FILL	3.42m³	7.70t
DIFFERENCE	0.12m³	0.27t
EVEN CUT & FILL		

LOT SIZE:	**137,500m²**
HOUSE (COVERED AREA)**:**	**96.90m²**
SITE COVERAGE:	**0,07%**



DRIVEWAY DETAILS
SCALE: 1:100



LANDSLIP RISK ASSESSMENT RECOMMENDATIONS

6 CONCLUSIONS AND RECOMMENDATIONS

Based on the observations made during the site visit and the outcome of the slope stability and hazard analysis and risk assessment, the following conclusions are made:

- The site is situated on a north-northwest-facing gentle to moderate slopes, with the proposed dwelling to be positioned on an existing cut-and-fill bench. The existing fill batter is located along the northern (downslope) side of the bench and was visually estimated to be up to approximately 2.1 m high from the top edge to the toe. The existing cut batter is present along the southern (upslope) side, visually estimated to reach approximately 1.8 m in height.
- The proposed dwelling foundations should not be placed within the fill and no certification of concrete slabs on the fill can be made. All foundations must penetrate through any fill material & topsoil and into the residual soil/gravel below with bearing capacities >100kPa.
- Cut/Fill batters should be covered with geotextile cloth and suitably vegetated with lightweight species as soon as practicable to prevent riling and erosion.
- Cut slopes should be constructed using the following slope angles:
  Cuts in soils (including existing cuts)
  - Up to a maximum height of 1.0m should have slope angles not exceeding 1V:2H
  - In exceedance of 1.0m should be benched with 1.0m wide terrace at every 2.0m depth of cutting maintaining a minimum batter slope of 1V:2H. If this is not achievable on site, batters to be retained using suitably engineered retaining wall
- Fill placed on site (including existing fill) are not exceed 1.0m and have a maximum slope of 1V:3H otherwise, fill should be retained by suitably designed retaining walls;
- Aggregate toe drains should be included into the design along the base of all cuttings. A cut-off drain is recommended above the development to intercept surface water away from the residential development and any cutting/retaining wall faces.
- Consideration should be given to upslope drainage and landscaping controls on site during and after construction to minimise the potential for foundation movement.
- The onsite stormwater and wastewater absorption designs have been reviewed and it is concluded the designs will not adversely affect slope stability.
- All construction and earthworks on site should be adequately designed in accordance with the good hillside construction practices as outlined in the Australian Geomechanics Society (AGS) Geoguide LR8.

Should the recommendations of this report be followed the risk to property is thought to be low to moderate and the risk to life acceptable to tolerable. As such, the proposed site development satisfies Tasmanian Planning Scheme (2021) - Meander Valley, Code C15.6.1 P1.

BAL-19 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

SUBJECT TO NCC 2022 (1 MAY 2023)
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CONDENSATION MANAGEMENT

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WILSON HOMES

SPECIFICATION: BARN HOUSE
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ADDRESS: 100 HAWLEYS LANE, WEEGENA TAS 7304
LOT / SECTION / CT: 2 / - / 158369
COUNCIL: MEANDER VALLEY

HOUSE DESIGN: BARN HOUSE 10B
FACADE DESIGN: BARN FACADE
SHEET TITLE: SITE PLAN 1:2000
SHEET No.: 2 / 24

HOUSE CODE: H-WBH10B10SA
FACADE CODE: F-WBH10B10BARNA
SCALES: 1:2000, 1:100

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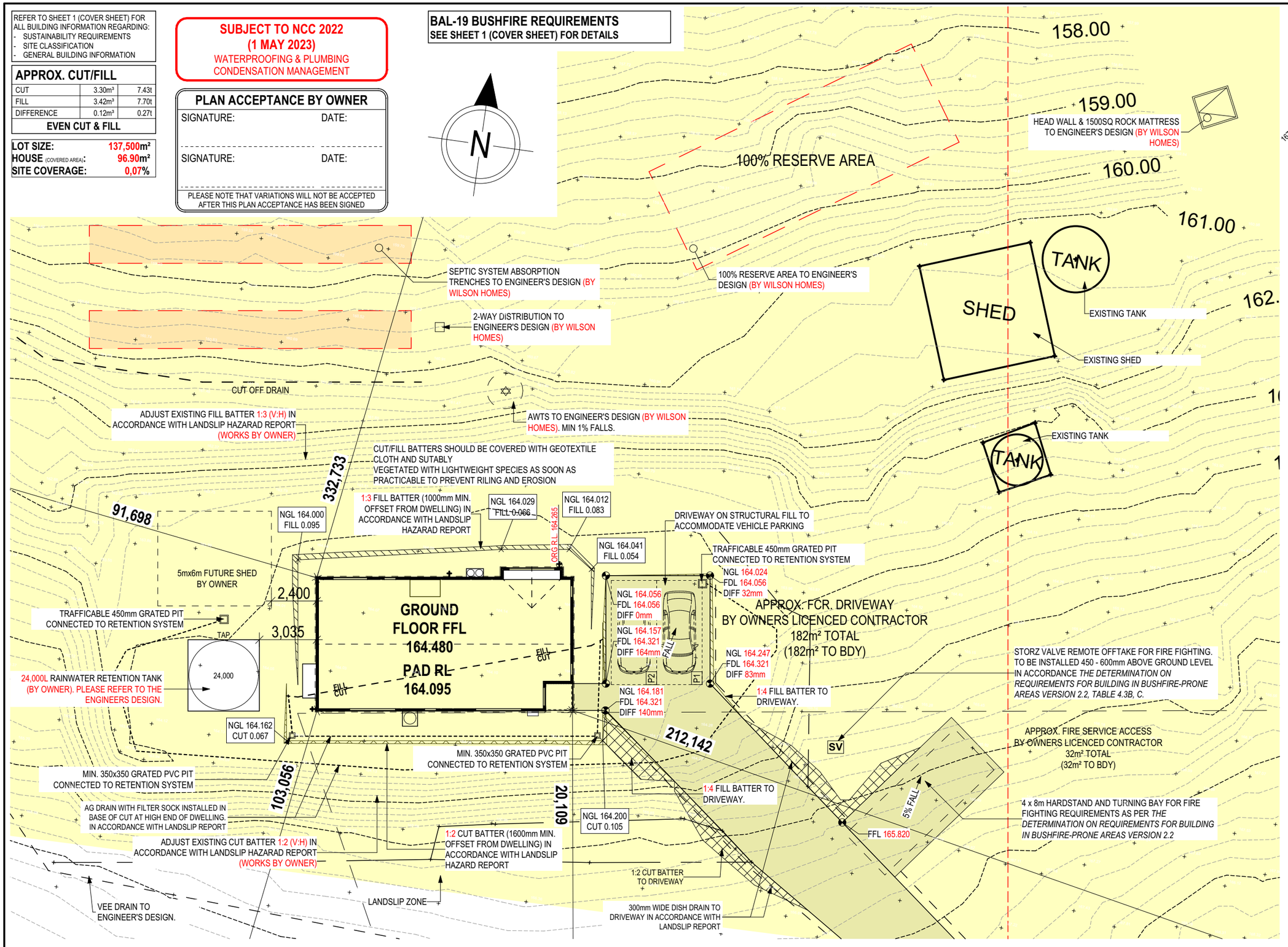

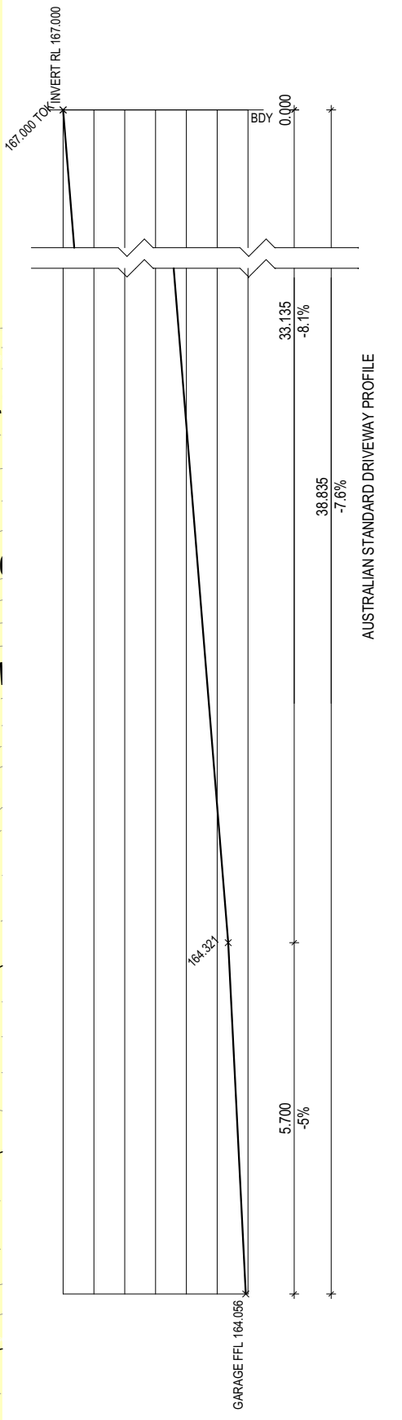

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SCALE: 1:100

WILSON HOMES

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COUNCIL: MEANDER VALLEY

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FACADE DESIGN: BARN FACADE
SHEET TITLE: SITE PLAN 1:200
SHEET No.: 3 / 24

HOUSE CODE: H-WBH10B10SA
FACADE CODE: F-WBH10B10BARNA
SCALES: 1:100, 1:200

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- Consideration should be given to upslope drainage and landscaping controls on site during and after construction to minimise the potential for foundation movement.
- The onsite stormwater and wastewater absorption designs have been reviewed and it is concluded the designs will not adversely affect slope stability.
- All construction and earthworks on site should be adequately designed in accordance with the good hillside construction practices as outlined in the Australian Geomechanics Society (AGS) Geoguide LR8.

Should the recommendations of this report be followed the risk to property is thought to be low to moderate and the risk to life acceptable to tolerable. As such, the proposed site development satisfies Tasmanian Planning Scheme (2021) – Meander Valley, Code C15.6.1 P1.

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

BAL-19 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

WILSON HOMES

SPECIFICATION: BARN HOUSE		REVISION	DRAWN	
COPYRIGHT: © 2026	4	BA PLAN SET - AMENDMENTS	PL1	16/12/2025
	5	BA PLANS- RFI UPDATE	RT2	05/02/2026
	6	BA PLANS - LANDSLIP RECOMMENDATIONS	PL1	03/05/2026
	7	BA PLANS - COUNCIL RFI	PL1	16/03/2026
	8	BA PLANS- LANDSLIP REPORT NOTE UPDATE	RT2	18/03/2026

CLIENT: NICOLA JANE & KEVIN JOHN CRATES
ADDRESS: 100 HAWLEYS LANE, WEEGENA TAS 7304
LOT / SECTION / CT: 2 / - / 158369
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: BARN HOUSE 10B
FACADE DESIGN: BARN FACADE
SHEET TITLE: LANDSLIP RECOMMENDATIONS
SHEET No.: 4 / 24
HOUSE CODE: H-WBH10B10SA
FACADE CODE: F-WBH10B10BARNA
SCALES:

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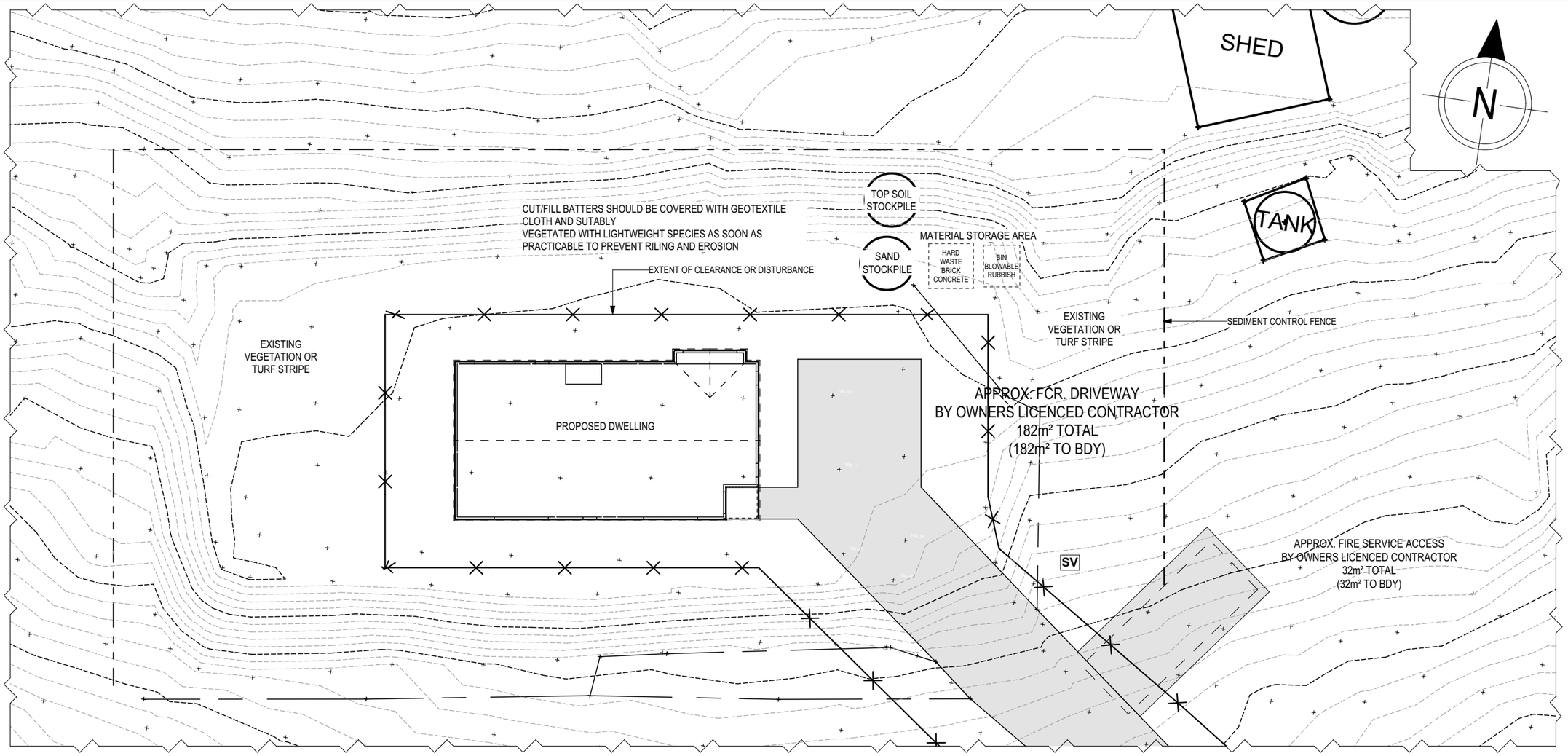
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

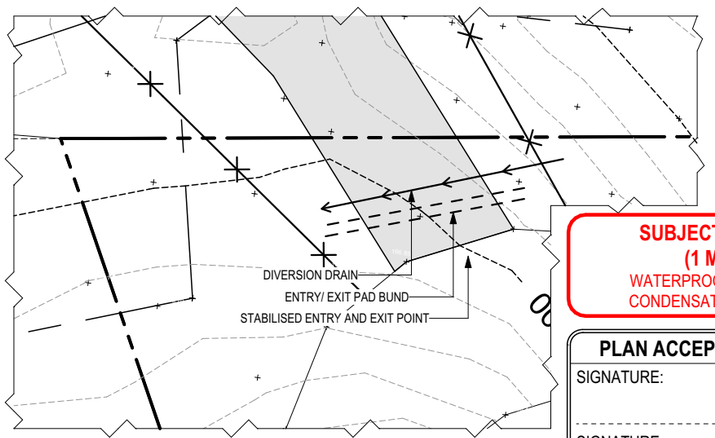
OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

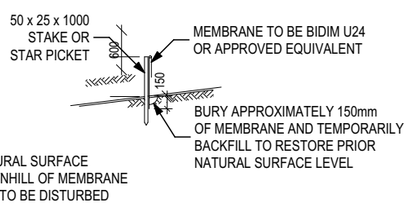
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMAMENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.

6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.







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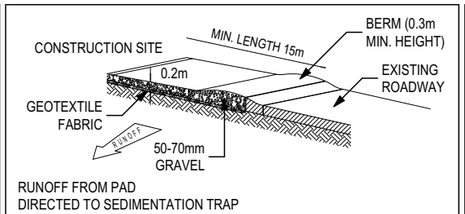
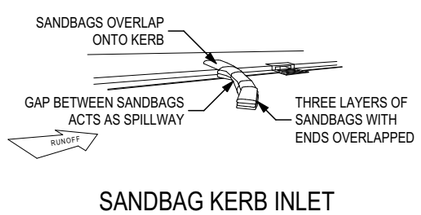


TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET SEDIMENTATION TRAP

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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WILSON HOMES

SPECIFICATION: BARN HOUSE	CLIENT: NICOLA JANE & KEVIN JOHN CRATES	HOUSE DESIGN: BARN HOUSE 10B	HOUSE CODE: H-WBH10B10SA
COPYRIGHT: © 2026	ADDRESS: 100 HAWLEYS LANE, WEEGENA TAS 7304	FACADE DESIGN: BARN FACADE	FACADE CODE: F-WBH10B10BARNA
	LOT / SECTION / CT: 2 / - / 158369 — COUNCIL: MEANDER VALLEY	SHEET TITLE: SOIL & WATER MANAGEMENT PLAN — SHEET No.: 5 / 24	SCALES: 1:200

	REVISION	DRAWN	
4	BA PLAN SET - AMENDMENTS	PL1	16/12/2025
5	BA PLANS- RFI UPDATE	RT2	05/02/2026
6	BA PLANS - LANDSLIP RECOMMENDATIONS	PL1	03/05/2026
7	BA PLANS - COUNCIL RFI	PL1	16/03/2026
8	BA PLANS- LANDSLIP REPORT NOTE UPDATE	RT2	18/03/2026

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BAL-19 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2100 ABOVE FFL UNLESS NOTED OTHERWISE

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS: A, B, C, D

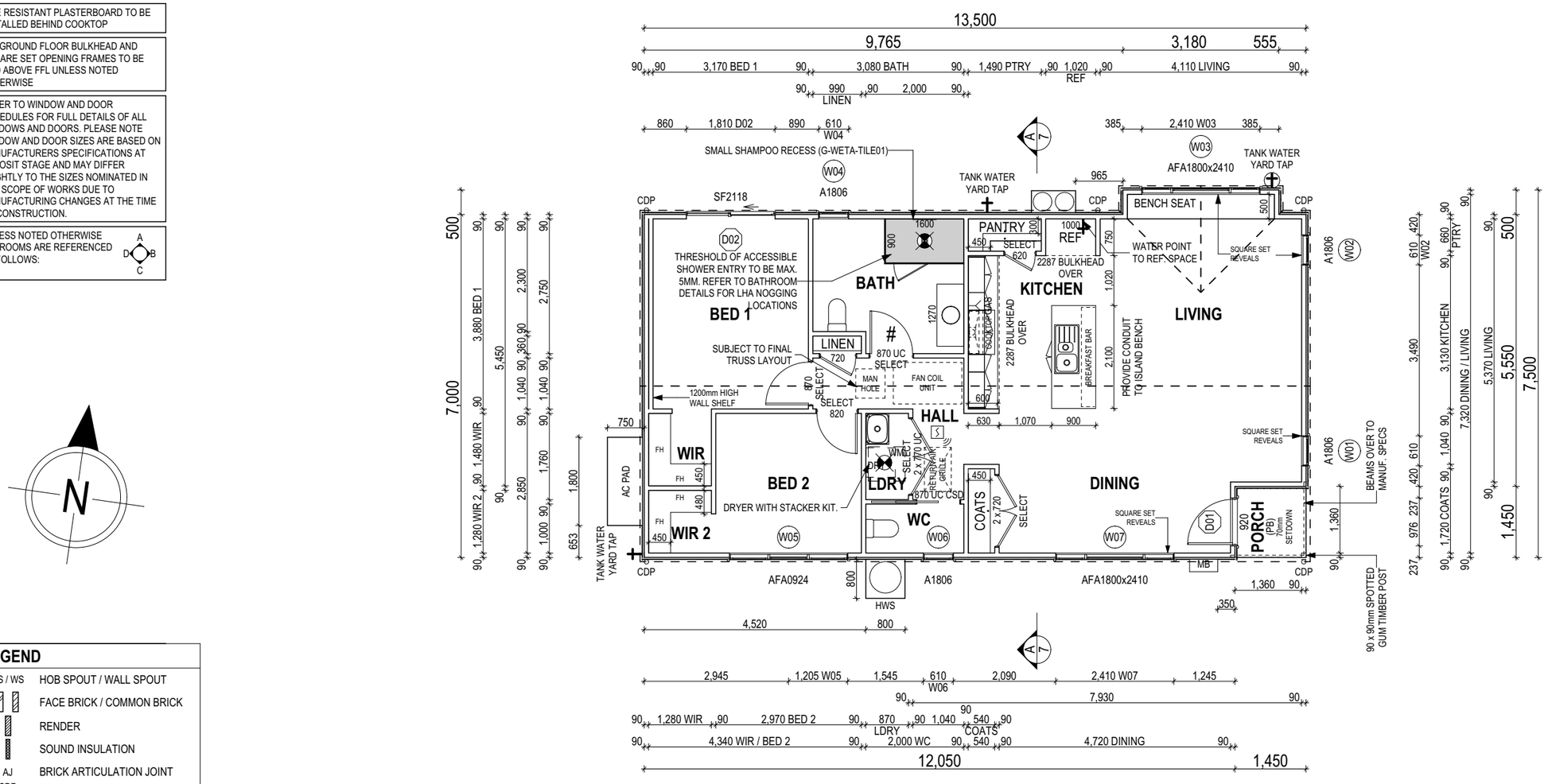
MAIN DWELLING, GROUND FLOOR	
LIVING	93.99
PORCH	2.10
	96.09 m²

PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
3D	DENOTES DRAWER SIDE
	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
	THIS DOOR OPENS FIRST
	SMOKE ALARM
#	LIFT OFF HINGE
	WATER POINT
FW	FLOOR WASTE
GAS	GAS BAYONET

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

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ALL DIMENSIONS ARE FRAME DIMENSIONS

WILSON HOMES

SPECIFICATION:		REVISION	DRAWN	
BARN HOUSE	4	BA PLAN SET - AMENDMENTS	PL1	16/12/2025
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	7	BA PLANS - COUNCIL RFI	PL1	16/03/2026
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CLIENT: NICOLA JANE & KEVIN JOHN CRATES	HOUSE DESIGN: BARN HOUSE 10B	HOUSE CODE: H-WBH10B10SA	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
ADDRESS: 100 HAWLEYS LANE, WEEGENA TAS 7304	FACADE DESIGN: BARN FACADE	FACADE CODE: F-WBH10B10BARNA	
LOT / SECTION / CT: 2 / - / 158369	COUNCIL: MEANDER VALLEY	SHEET TITLE: GROUND FLOOR PLAN	SHEET No.: 6 / 24
		SCALES: 1:100	714417

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BAL-19 BUSHFIRE REQUIREMENTS
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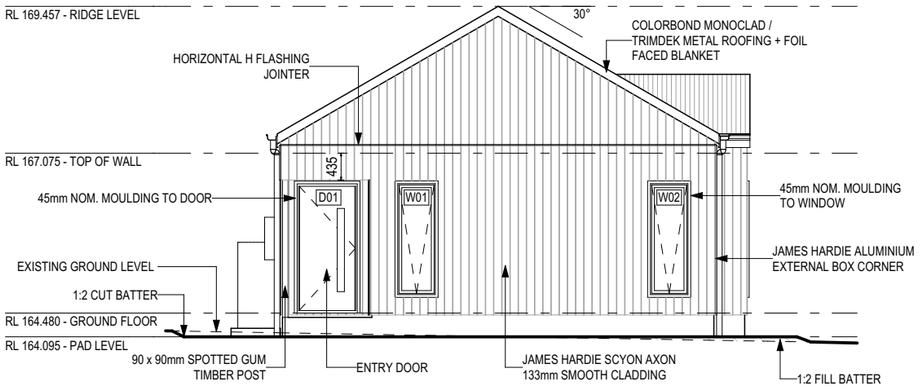
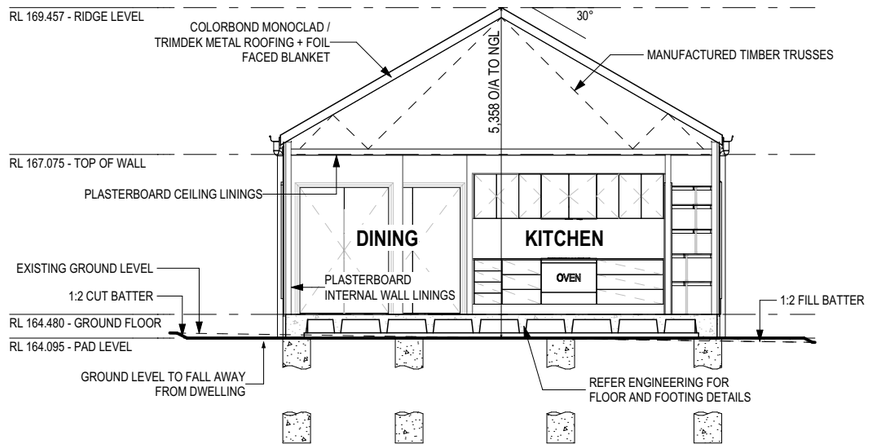
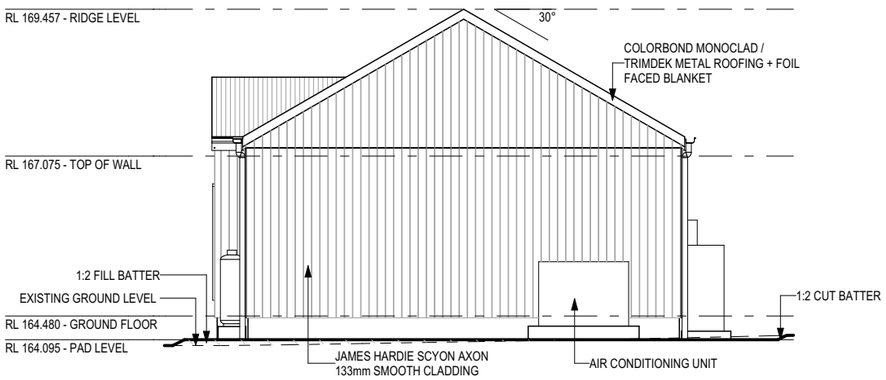


EAST ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

REFER TO THE FOLLOWING DETAILS:
CLADDING W-CLAD-001

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

GLASS TYPE LEGEND
CLEAR OBSCURE

WINDOW TYPE LEGEND
AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

PLAN ACCEPTANCE BY OWNER
SIGNATURE: DATE:
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LOT / SECTION / CT: 2 / - / 158369
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: BARN HOUSE 10B
FACADE DESIGN: BARN FACADE
SHEET TITLE: ELEVATIONS / SECTIONS
SHEET No.: 7 / 24
HOUSE CODE: H-WBH10B10SA
FACADE CODE: F-WBH10B10BARNA
SCALES: 1:100

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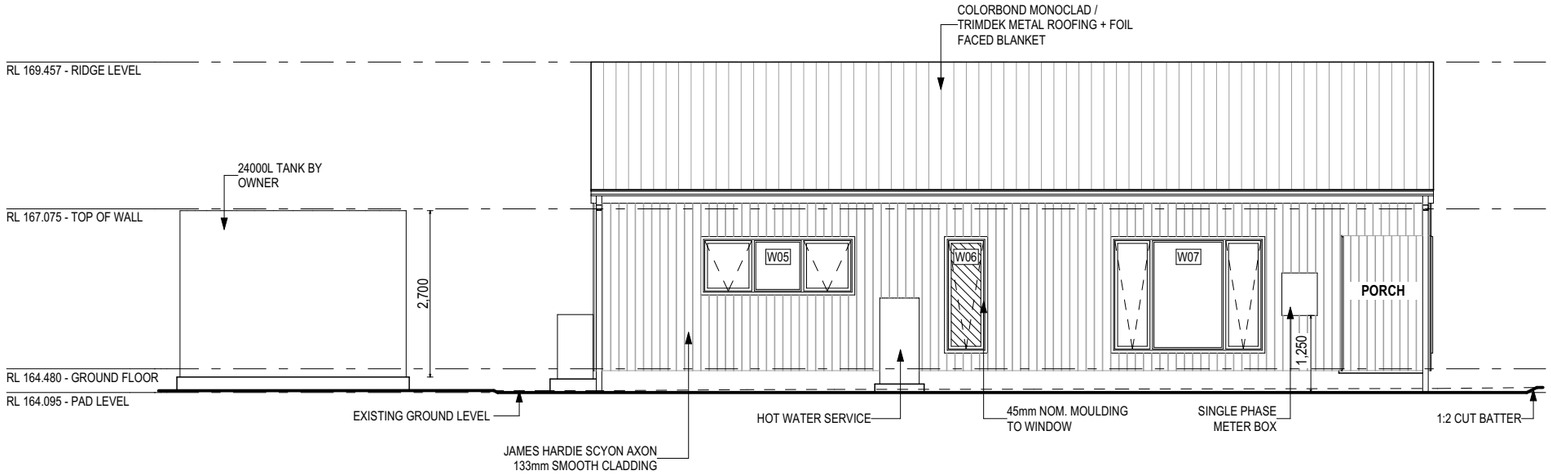
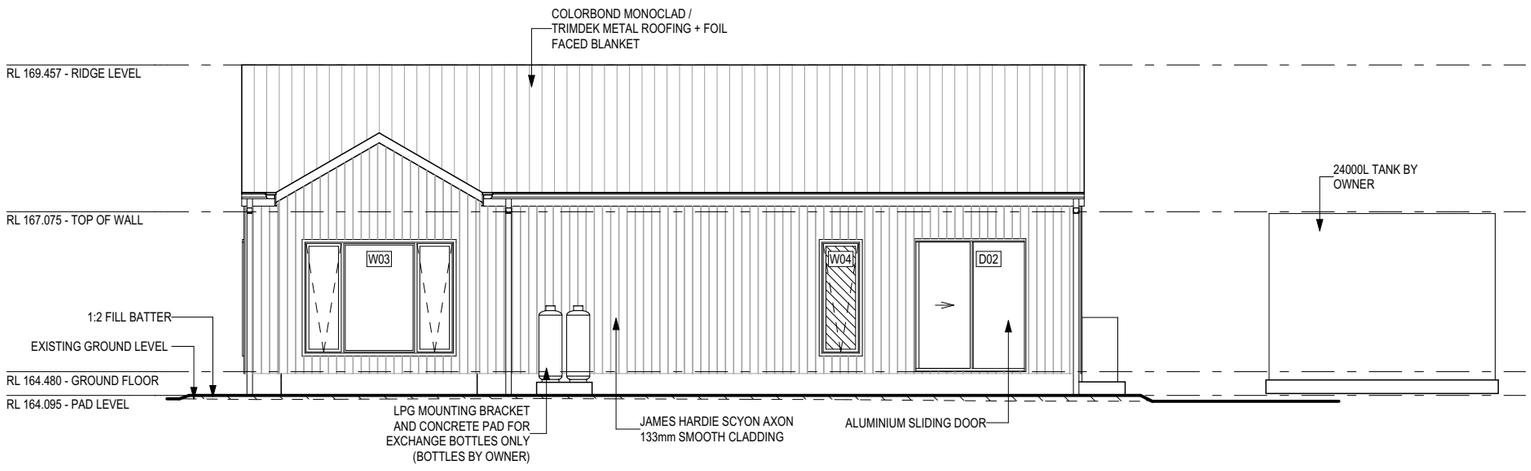


SOUTH ELEVATION
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100

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- SITE CLASSIFICATION
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SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

GLASS TYPE LEGEND

CLEAR OBSCURE

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AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

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SIGNATURE: DATE:

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LOT / SECTION / CT: 2 / - / 158369
COUNCIL: MEANDER VALLEY

HOUSE DESIGN: BARN HOUSE 10B
FACADE DESIGN: BARN FACADE
SHEET TITLE: ELEVATIONS
SHEET No.: 8 / 24

HOUSE CODE: H-WBH10B10SA
FACADE CODE: F-WBH10B10BARNA
SCALES: 1:100

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EXTERIOR WINDOW & DOOR SCHEDULE [1,2] ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE[1]	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION[2]
WINDOW															
GROUND FLOOR	W01	A1806	AWNING	LIVING	1,800	610	4,820	1.10	ALUMINIUM	BAL-19	NONE	E	0.81	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W02	A1806	AWNING	LIVING	1,800	610	4,820	1.10	ALUMINIUM	BAL-19	NONE	E	0.81	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W03	AFA1800x2410	SPECIAL	LIVING	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-19	NONE	N	3.55	CLEAR, DOUBLE GLAZED, TOUGHENED	MP 610-1190
GROUND FLOOR	W04	A1806	AWNING	BATH	1,800	610	4,820	1.10	ALUMINIUM	BAL-19	NONE	N	0.81	OBSCURE, DOUBLE GLAZED	
GROUND FLOOR	W05	AFA0924	AWNING	BED 2	857	2,410	6,534	2.07	ALUMINIUM	BAL-19	NONE	S	1.56	CLEAR, DOUBLE GLAZED, TOUGHENED	MP 803-803
GROUND FLOOR	W06	A1806	AWNING	WC	1,800	610	4,820	1.10	ALUMINIUM	BAL-19	NONE	S	0.81	OBSCURE, DOUBLE GLAZED	
GROUND FLOOR	W07	AFA1800x2410	SPECIAL	DINING	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-19	NONE	S	3.55	CLEAR, DOUBLE GLAZED, TOUGHENED	MP 610-1190
							42,654 mm	**15.13**					**11.89**		
DOOR															
GROUND FLOOR	D01	920	SWINGING	DINING	2,097	976	6,146	2.05	ALUMINIUM	BAL-19	NONE	E	1.41	CLEAR	
GROUND FLOOR	D02	SF2118	SLIDING	BED 1	2,158	1,810	7,936	3.91	ALUMINIUM	BAL-19	NONE	N	3.41	CLEAR, DOUBLE GLAZED, TOUGHENED	
							14,082 mm	**5.95**					**4.82**		
							56,736 mm	**21.09**					**16.72**		

NOTE:
Provide BAL-19 rated aluminium windows and external glass sliding doors in lieu of standard.

Provide flyscreens with corrosion resistant mesh to all opening window sashes only.

Window Manufacturer: Dowell Windows

No BAL / BAL 12.5			
Window Type	**WERS Code**	**U Value**	**SHGC**
Sliding Window	DOW-022-003	2.9	0.64
Awning Window	DOW-005-001	3.9	0.58
Fixed External Window	DOW-038-001	3.03	0.71
Sliding Door	DAR-034-001	3.97	0.63
Stacking Door	DAR-034-001	3.97	0.63
Hinged Door	DOW-017-001	4.1	0.55
Bi-Fold Door	DOW-020-001	4.1	0.54
BAL 19			
Window Type	**WERS Code**	**U Value**	**SHGC**
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AUW-009-009	4.03	0.58
Stacking Door	AUW-009-009	4.03	0.58
Hinged Door	GRN-009-001	4.25	0.53
Bi-Fold Door	DOW-020-001	4.1	0.54
BAL 29			
Window Type	**WERS Code**	**U Value**	**SHGC**
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AMJ-007-005	4.03	0.59
Stacking Door	AMJ-007-005	4.03	0.59
Hinged Door	GRN-009-001	4.29	0.53

NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 11.3.6.

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	2 x 720	SWINGING	2,040	1,440	N/A	SELECT
GROUND FLOOR	1	2 x 770 UC	SWINGING	2,040	1,540	N/A	SELECT, 20mm UNDERCUT
GROUND FLOOR	1	620	SWINGING	2,040	620	N/A	SELECT
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	1	820	SWINGING	2,040	820	N/A	SELECT
GROUND FLOOR	1	870	SWINGING	2,040	870	N/A	SELECT
GROUND FLOOR	1	870 UC	SWINGING	2,040	870	N/A	SELECT, 20mm UNDERCUT, LIFT-OFF HINGES
GROUND FLOOR	1	870 UC CSD	CAVITY SLIDING	2,040	870	N/A	20mm UNDERCUT

PICTURE, TV RECESS AND SS WINDOW OPENINGS

QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

BAL-19 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

WILSON HOMES

SPECIFICATION: BARN HOUSE

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	REVISION	DRAWN	
4	BA PLAN SET - AMENDMENTS	PL1	16/12/2025
5	BA PLANS- RFI UPDATE	RT2	05/02/2026
6	BA PLANS - LANDSLIP RECOMMENDATIONS	PL1	03/05/2026
7	BA PLANS - COUNCIL RFI	PL1	16/03/2026
8	BA PLANS- LANDSLIP REPORT NOTE UPDATE	RT2	18/03/2026

CLIENT: NICOLA JANE & KEVIN JOHN CRATES

ADDRESS: 100 HAWLEYS LANE, WEEGENA TAS 7304

LOT / SECTION / CT: 2 / - / 158369

COUNCIL: MEANDER VALLEY

HOUSE DESIGN: BARN HOUSE 10B

FACADE DESIGN: BARN FACADE

SHEET TITLE: WINDOW & DOOR SCHEDULES

SHEET No.: 9 / 24

HOUSE CODE: H-WBH10B10SA

FACADE CODE: F-WBH10B10BARNA

SCALES:

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

714417

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BAL-19 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

NATURAL LIGHT AND VENTILATION

ROOM	AREA (m2)	WINDOW ID	LIGHT REQUIRED (m2)	LIGHT ACHIEVED (m2)	VENTILATION REQ`D (m2)	VENTILATION ACH`D (m2)
OPEN KITCHEN/ LIVING/ DINING	44.58 m²	W01,W02,W03,W07	4.46 m²	8.56 m²	2.23 m²	4.80 m²
BED 1	12.31 m²	D02	1.23 m²	3.40 m²	0.62 m²	1.70 m²
BED 2	8.46 m²	W05	0.85 m²	1.53 m²	0.42 m²	0.98 m²

PART 10.5.1 LIGHT: Minimum 10% of the floor area of a habitable room required (natural light)

PART 10.6 VENTILATION: Minimum 5% of the floor area of a habitable room required. (An exhaust fan may be used for sanitary compartment, laundry or bathroom provided contaminated air discharges directly to the outside of the building by way of ducts).

ABCB

National Construction Code

Lighting

Class 1 & 10a buildings

Calculator

Building name/description	Classification
714417 - CRATES	Class 1

Number of rows preferred in table below: 10 *(as currently displayed)*

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor	Adjustment factor: Dimming % area	Adjustment factor: Dimming % of full power	Adjustment factor: Design lumen depreciation factor	SATISFIES PART 13.7.6: Lamp or illumination power density: System allowance	SATISFIES PART 13.7.6: Lamp or illumination power density: System design	SATISFIES PART 13.7.6: System share of % of aggregate allowance used
						Adjustment factors						
1	BATH	Bathroom	8.0 m²	10 W	Class 1 building					5.0 W/m²	1.3 W/m²	3% of 42%
2	OPEN LIVING	Living room	42.7 m²	77 W	Class 1 building					5.0 W/m²	1.8 W/m²	4% of 42%
3	HALL	Corridor	5.9 m²	21 W	Class 1 building					5.0 W/m²	3.6 W/m²	9% of 42%
4	LDY	Laundry	1.5 m²	10 W	Class 1 building					5.0 W/m²	6.5 W/m²	16% of 42%
5	BED 1	Bedroom	12.3 m²	10 W	Class 1 building					5.0 W/m²	0.8 W/m²	2% of 42%
6	WIR BED 1	Other	2.0 m²	10 W	Class 1 building					5.0 W/m²	5.1 W/m²	12% of 42%
7	BED 2	Bedroom	8.5 m²	10 W	Class 1 building					5.0 W/m²	1.2 W/m²	3% of 42%
8	WIR BED 2	Other	1.7 m²	10 W	Class 1 building					5.0 W/m²	5.8 W/m²	14% of 42%
9	WC	Toilet	2.0 m²	10 W	Class 1 building					5.0 W/m²	5.0 W/m²	12% of 42%
10	PTY	Other	1.0 m²	10 W	Class 1 building					5.0 W/m²	10.2 W/m²	25% of 42%

			Allowance	Design average
85.5 m²	178 W	Class 1 building	5.0 W/m²	2.1 W/m²

if inputs are valid ✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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- GENERAL BUILDING INFORMATION

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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WILSON HOMES

SPECIFICATION: BARN HOUSE

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	REVISION	DRAWN	
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CLIENT: NICOLA JANE & KEVIN JOHN CRATES

ADDRESS: 100 HAWLEYS LANE, WEEGENA TAS 7304

LOT / SECTION / CT: 2 / - / 158369

COUNCIL: MEANDER VALLEY

HOUSE DESIGN: BARN HOUSE 10B

FACADE DESIGN: BARN FACADE

SHEET TITLE: CALCULATIONS

SHEET No.: 10 / 24

HOUSE CODE: H-WBH10B10SA

FACADE CODE: F-WBH10B10BARNA

SCALES: 1:1

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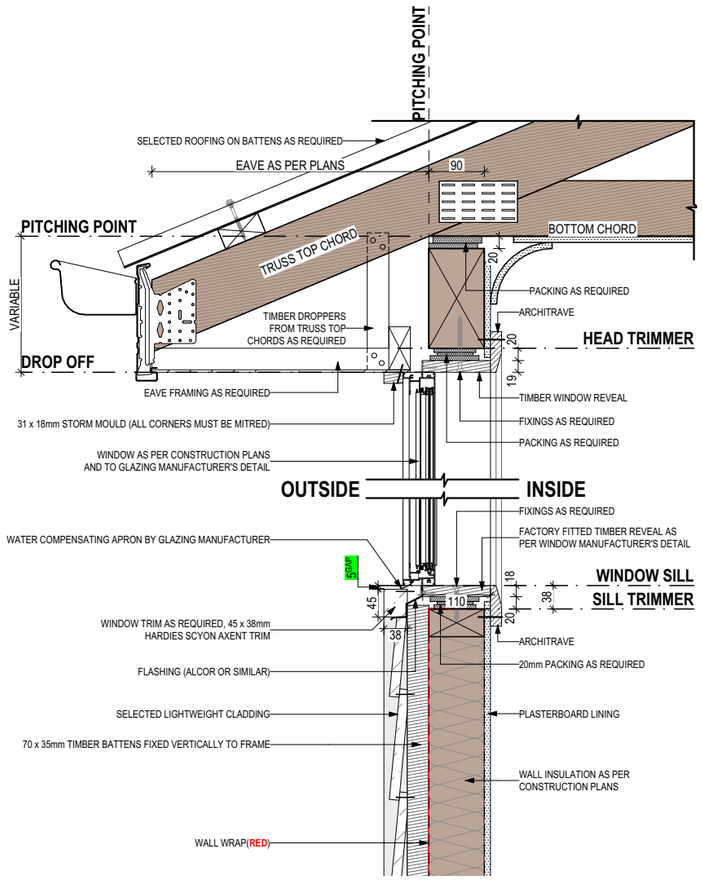
REFER TO W-CLAD-001 & W-CLAD-002 FOR FULL DETAIL



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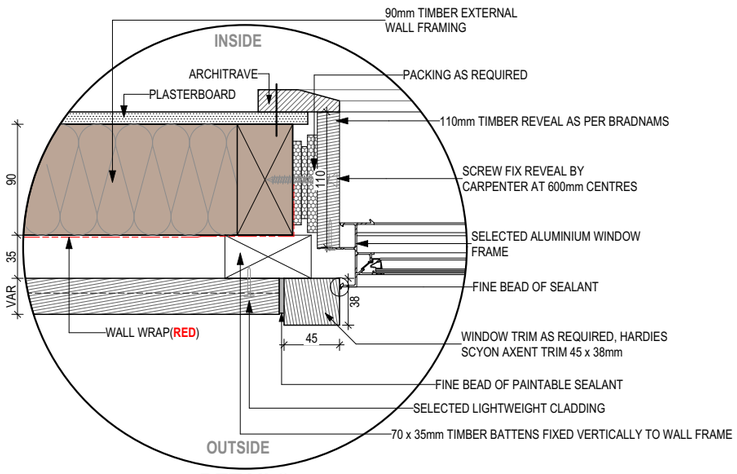

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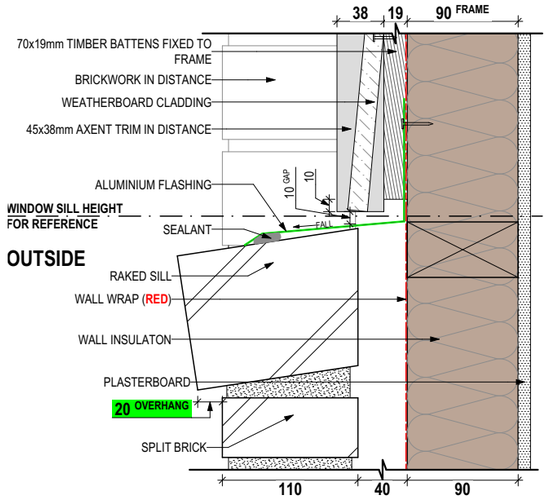

BRICK HOBWALL DETAIL 02
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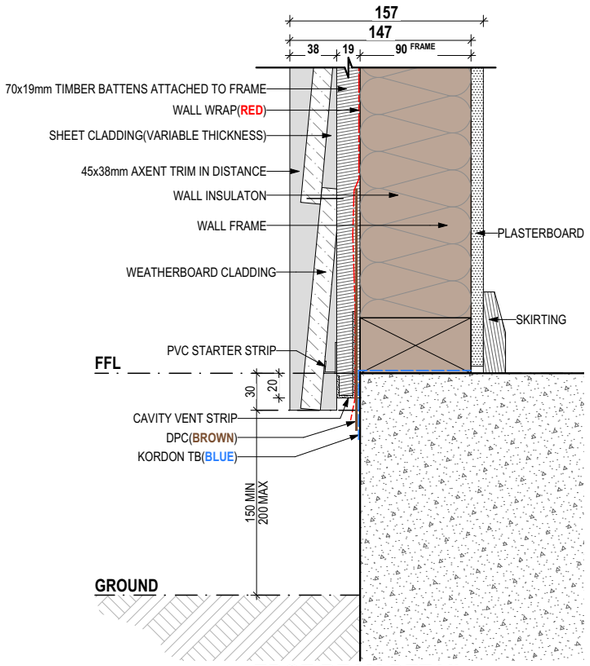
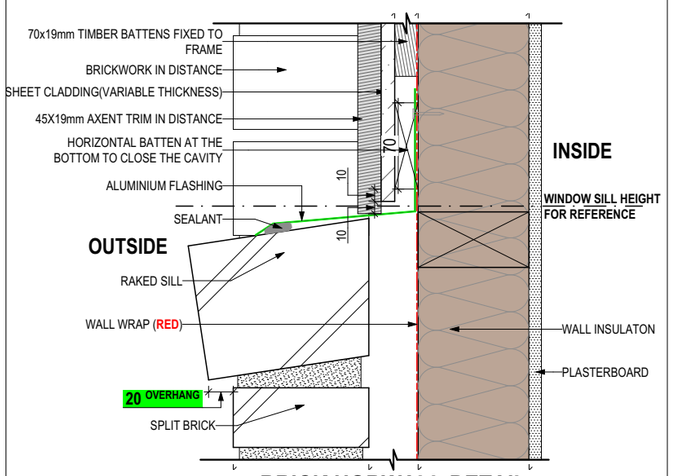
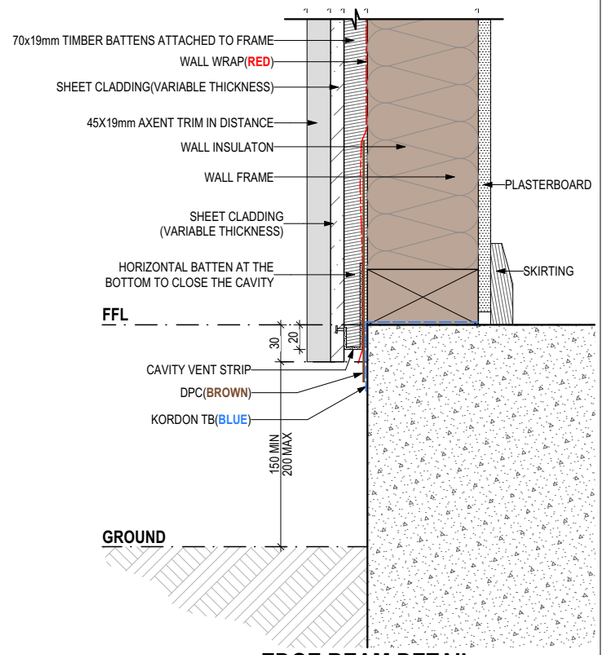


EDGE BEAM DETAIL
SCALE: 1:5

SHEET CLADDING



BRICK HOBWALL DETAIL



EDGE BEAM DETAIL

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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

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WILSON HOMES

SPECIFICATION:	BARN HOUSE
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	REVISION	DRAWN	
4	BA PLAN SET - AMENDMENTS	PL1	16/12/2025
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CLIENT:	NICOLA JANE & KEVIN JOHN CRATES	HOUSE DESIGN:	BARN HOUSE 10B
ADDRESS:	100 HAWLEYS LANE, WEEGENA TAS 7304	FACADE DESIGN:	BARN FACADE
LOT / SECTION / CT:	2 / - / 158369	COUNCIL:	MEANDER VALLEY
SHEET TITLE:	DETAILS (CLADDING)	SHEET No.:	11 / 24
HOUSE CODE:	H-WBH10B10SA		
FACADE CODE:	F-WBH10B10BARNA		
SCALES:	1:1		

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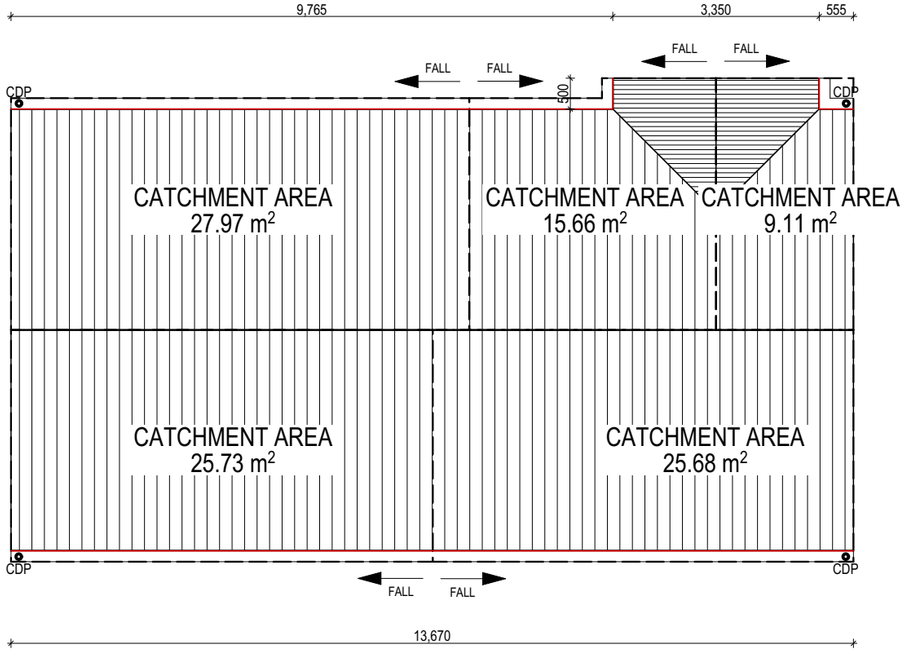

WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data

	99.69	Flat Roof Area (excluding gutter and slope factor) (m^2)
	115.11	Roof Surface Area (includes slope factor, excludes gutter) (m^2)

Downpipe roof calculations (as per AS/NZA3500.3:2021)

Ah	104.14	Area of roof catchment (including 115mm Slotted Quad Gutter) (m^2)
Ac	126.01	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m^2)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm^2)
DRI	108	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m^2)
Required Downpipes	1.97	Ac / Acdp
Downpipes Provided	5	

EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

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CLIENT: NICOLA JANE & KEVIN JOHN CRATES

ADDRESS: 100 HAWLEYS LANE, WEEGENA TAS 7304

LOT / SECTION / CT: 2 / - / 158369

COUNCIL: MEANDER VALLEY

HOUSE DESIGN: BARN HOUSE 10B

FACADE DESIGN: BARN FACADE

SHEET TITLE: ROOF DRAINAGE PLAN

SHEET No.: 12 / 24

HOUSE CODE: H-WBH10B10SA

FACADE CODE: F-WBH10B10BARNA

SCALES: 1:1

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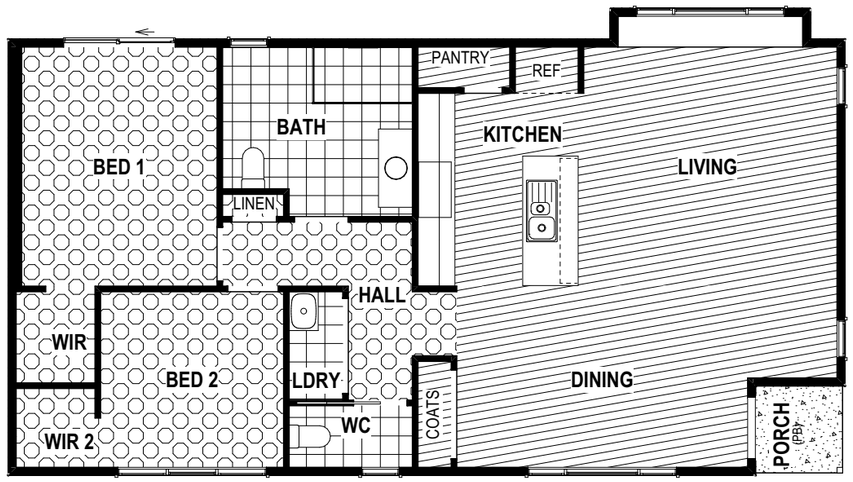
FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

- NO COVERING
- COVER GRADE CONCRETE
- CARPET
- LAMINATE
- TILE (STANDARD WET AREAS)
- TILE (UPGRADED AREAS)
- DECKING



SUBJECT TO NCC 2022
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BAL-19 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

WILSON HOMES

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CLIENT: NICOLA JANE & KEVIN JOHN CRATES
ADDRESS: 100 HAWLEYS LANE, WEEGENA TAS 7304
LOT / SECTION / CT: 2 / - / 158369
COUNCIL: MEANDER VALLEY

HOUSE DESIGN: BARN HOUSE 10B
FACADE DESIGN: BARN FACADE
SHEET TITLE: FLOOR COVERINGS
SHEET No.: 13 / 24

HOUSE CODE: H-WBH10B10SA
FACADE CODE: F-WBH10B10BARNA
SCALES: 1:100

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BAL-19 BUSHFIRE REQUIREMENTS
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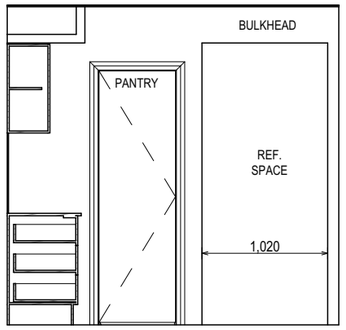
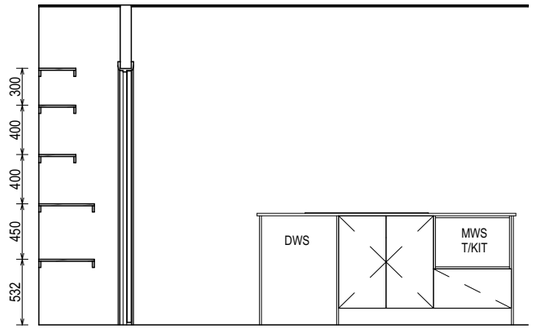
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETRY AS REQUIRED.

GAS CONNECTION FOR COOKTOP TO BE LOCATED 700mm TO RIGHT HAND SIDE OF CENTRE OF COOKTOP



ELEVATION A
SCALE: 1:50



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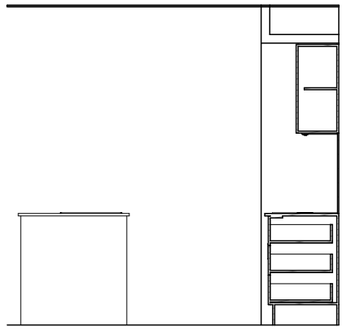

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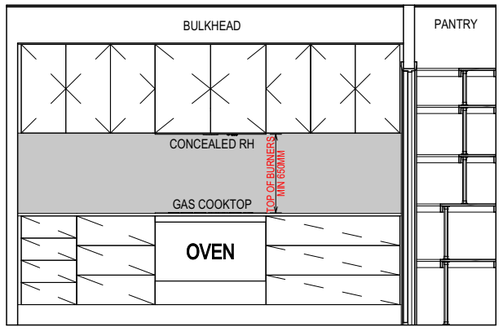

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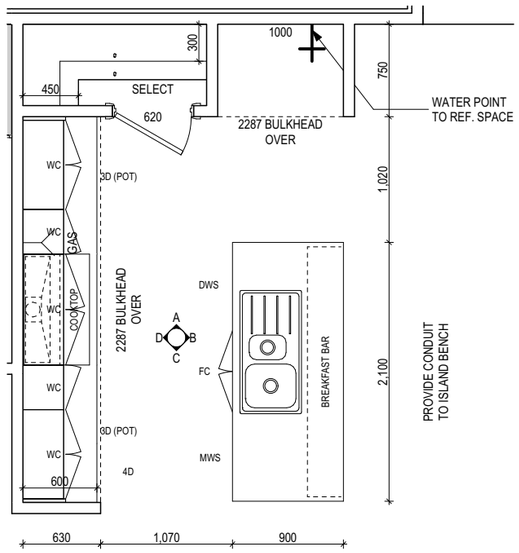
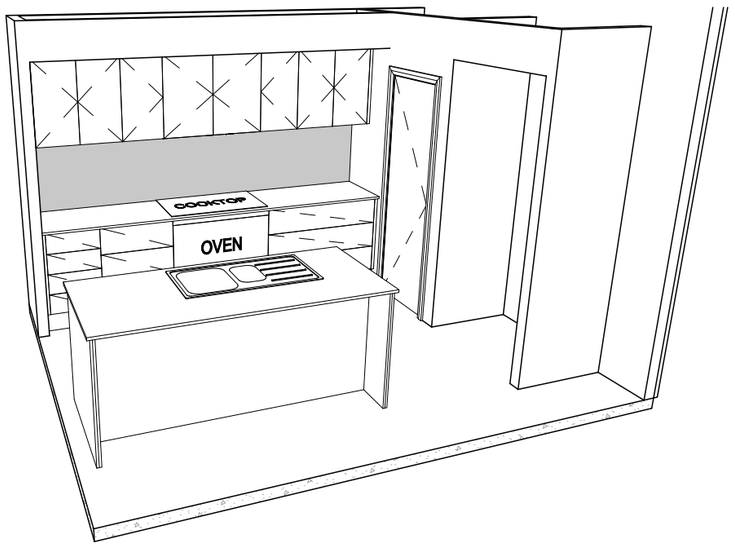
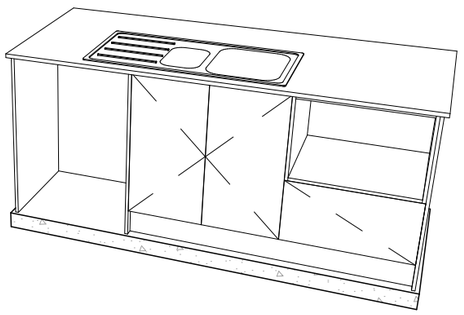


KITCHEN PLAN
SCALE: 1:50





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ALL DIMENSIONS ARE FRAME DIMENSIONS

WILSON HOMES

SPECIFICATION:		REVISION	DRAWN		CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
BARN HOUSE	4	BA PLAN SET - AMENDMENTS	PL1	16/12/2025	NICOLA JANE & KEVIN JOHN CRATES	BARN HOUSE 10B	H-WBH10B10SA	
COPYRIGHT:	5	BA PLANS- RFI UPDATE	RT2	05/02/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2026	6	BA PLANS - LANDSLIP RECOMMENDATIONS	PL1	03/05/2026	100 HAWLEYS LANE, WEEGENA TAS 7304	BARN FACADE	F-WBH10B10BARNA	
	7	BA PLANS - COUNCIL RFI	PL1	16/03/2026	LOT / SECTION / CT: / COUNCIL:	SHEET TITLE: / SHEET No.:	SCALES:	
	8	BA PLANS- LANDSLIP REPORT NOTE UPDATE	RT2	18/03/2026	2 / - / 158369 MEANDER VALLEY	KITCHEN DETAILS 14 / 24	1:50	714417

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BAL-19 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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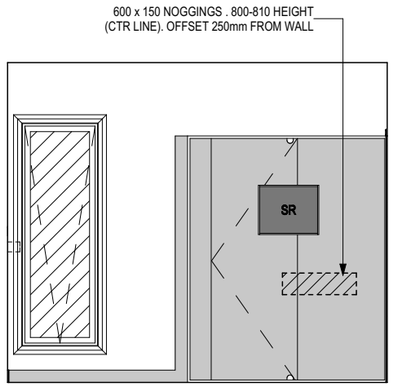
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

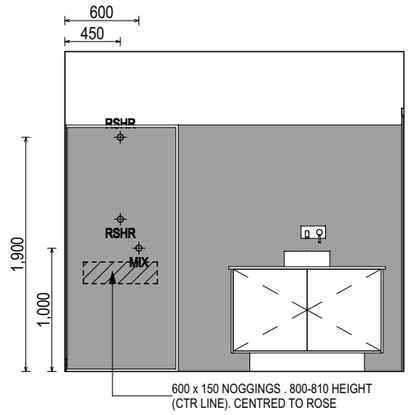
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER



ELEVATION A
SCALE: 1:50



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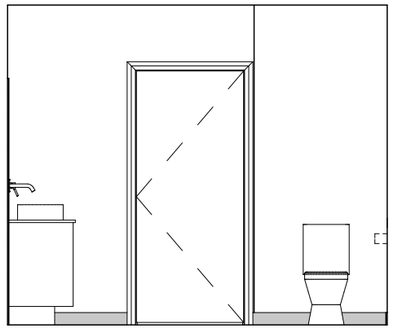

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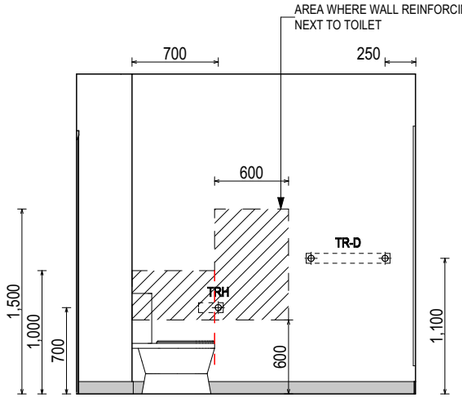

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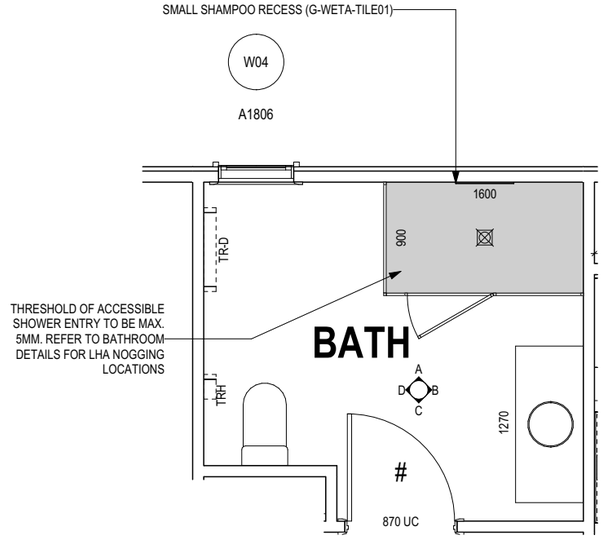

BATHROOM PLAN
SCALE: 1:50

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

ALL DIMENSIONS ARE FRAME DIMENSIONS

WILSON HOMES

SPECIFICATION:		REVISION	DRAWN	
BARN HOUSE	4	BA PLAN SET - AMENDMENTS	PL1	16/12/2025
COPYRIGHT:	5	BA PLANS- RFI UPDATE	RT2	05/02/2026
© 2026	6	BA PLANS - LANDSLIP RECOMMENDATIONS	PL1	03/05/2026
	7	BA PLANS - COUNCIL RFI	PL1	16/03/2026
	8	BA PLANS- LANDSLIP REPORT NOTE UPDATE	RT2	18/03/2026

CLIENT: NICOLA JANE & KEVIN JOHN CRATES	HOUSE DESIGN: BARN HOUSE 10B	HOUSE CODE: H-WBH10B10SA	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
ADDRESS: 100 HAWLEYS LANE, WEEGENA TAS 7304	FACADE DESIGN: BARN FACADE	FACADE CODE: F-WBH10B10BARNA	
LOT / SECTION / CT: 2 / - / 158369 — COUNCIL: MEANDER VALLEY	SHEET TITLE: BATHROOM DETAILS — SHEET No.: 15 / 24	SCALES: 1:50	714417

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BAL-19 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

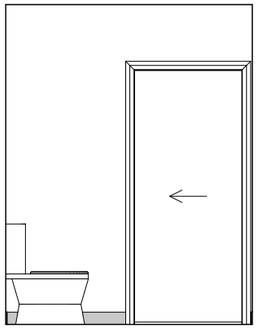
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER



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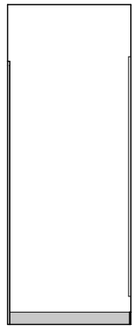

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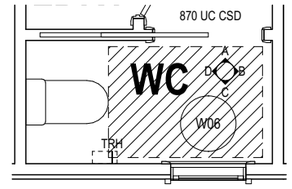
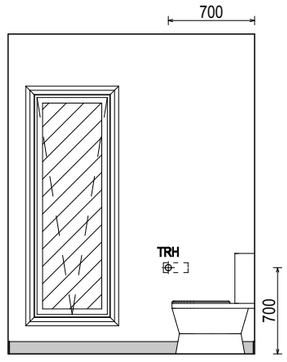


WC PLAN
SCALE: 1:50



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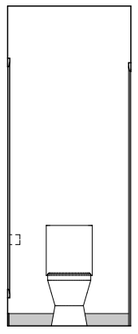

ELEVATION D
SCALE: 1:50

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

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WILSON HOMES

SPECIFICATION: BARN HOUSE
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	REVISION	DRAWN	
4	BA PLAN SET - AMENDMENTS	PL1	16/12/2025
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8	BA PLANS- LANDSLIP REPORT NOTE UPDATE	RT2	18/03/2026

CLIENT: NICOLA JANE & KEVIN JOHN CRATES
ADDRESS: 100 HAWLEYS LANE, WEEGENA TAS 7304
LOT / SECTION / CT: 2 / - / 158369
COUNCIL: MEANDER VALLEY

HOUSE DESIGN: BARN HOUSE 10B
FACADE DESIGN: BARN FACADE
SHEET TITLE: WC DETAILS
SHEET No.: 16 / 24

HOUSE CODE: H-WBH10B10SA
FACADE CODE: F-WBH10B10BARNA
SCALES: 1:50

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BAL-19 BUSHFIRE REQUIREMENTS
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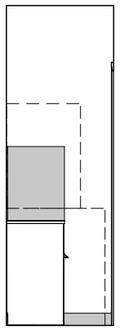

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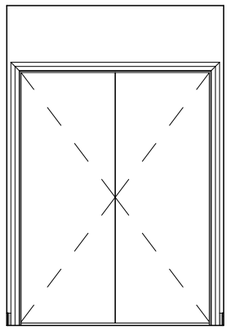

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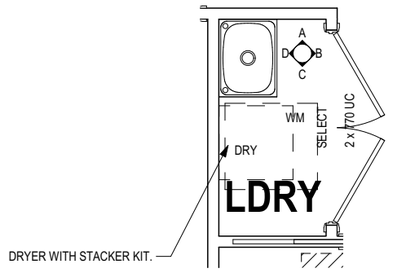
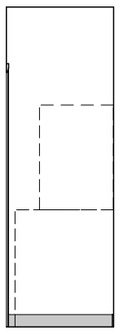


LAUNDRY PLAN
SCALE: 1:50



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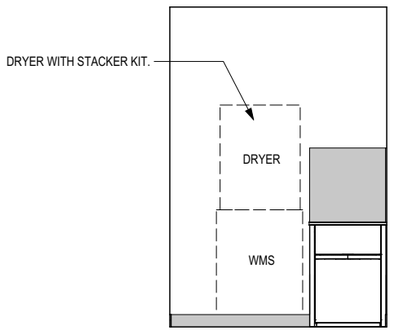

ELEVATION D
SCALE: 1:50

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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WILSON HOMES

SPECIFICATION: BARN HOUSE
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	REVISION	DRAWN	
4	BA PLAN SET - AMENDMENTS	PL1	16/12/2025
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8	BA PLANS- LANDSLIP REPORT NOTE UPDATE	RT2	18/03/2026

CLIENT: NICOLA JANE & KEVIN JOHN CRATES
ADDRESS: 100 HAWLEYS LANE, WEEGENA TAS 7304
LOT / SECTION / CT: 2 / - / 158369
COUNCIL: MEANDER VALLEY

HOUSE DESIGN: BARN HOUSE 10B
FACADE DESIGN: BARN FACADE
SHEET TITLE: LAUNDRY DETAILS
SHEET No.: 17 / 24

HOUSE CODE: H-WBH10B10SA
FACADE CODE: F-WBH10B10BARNA
SCALES: 1:50

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BAL-19 BUSHFIRE REQUIREMENTS
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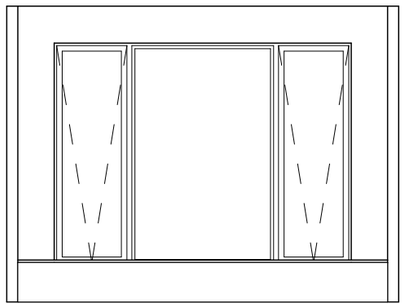
GAS CONNECTION FOR COOKTOP TO BE LOCATED 700mm TO RIGHT HAND SIDE OF CENTRE OF COOKTOP



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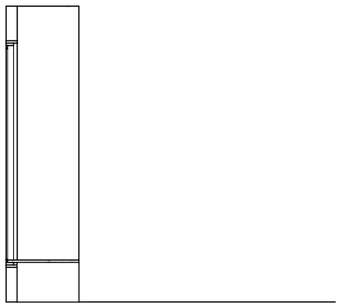

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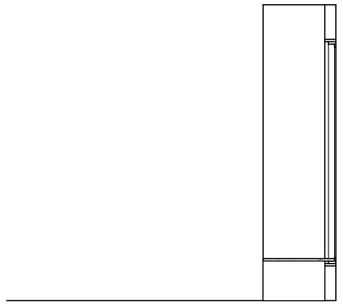

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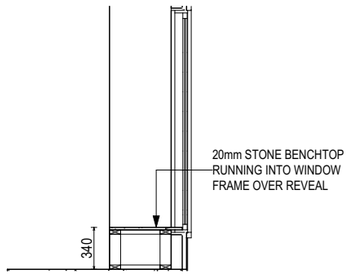
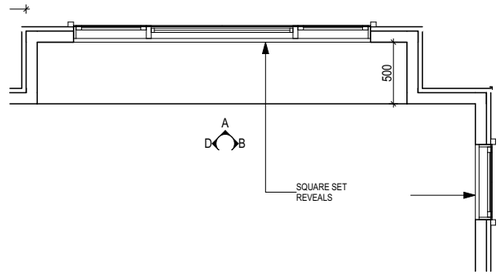


SECTION
SCALE: 1:50

W03

AFA1800x2410



BENCH SEAT PLAN
SCALE: 1:50

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

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WILSON HOMES

SPECIFICATION: BARN HOUSE
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	REVISION	DRAWN	
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CLIENT: NICOLA JANE & KEVIN JOHN CRATES
ADDRESS: 100 HAWLEYS LANE, WEEGENA TAS 7304
LOT / SECTION / CT: 2 / - / 158369
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: BARN HOUSE 10B
FACADE DESIGN: BARN FACADE
SHEET TITLE: JOINERY DETAILS
SHEET No.: 18 / 24
HOUSE CODE: H-WBH10B10SA
FACADE CODE: F-WBH10B10BARNA
SCALES: 1:50

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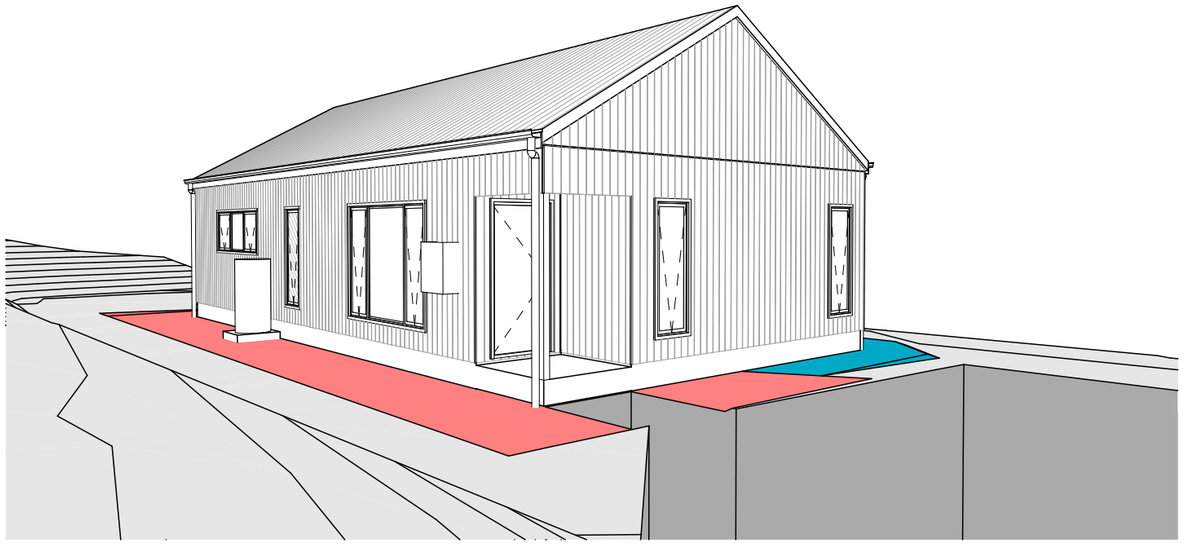

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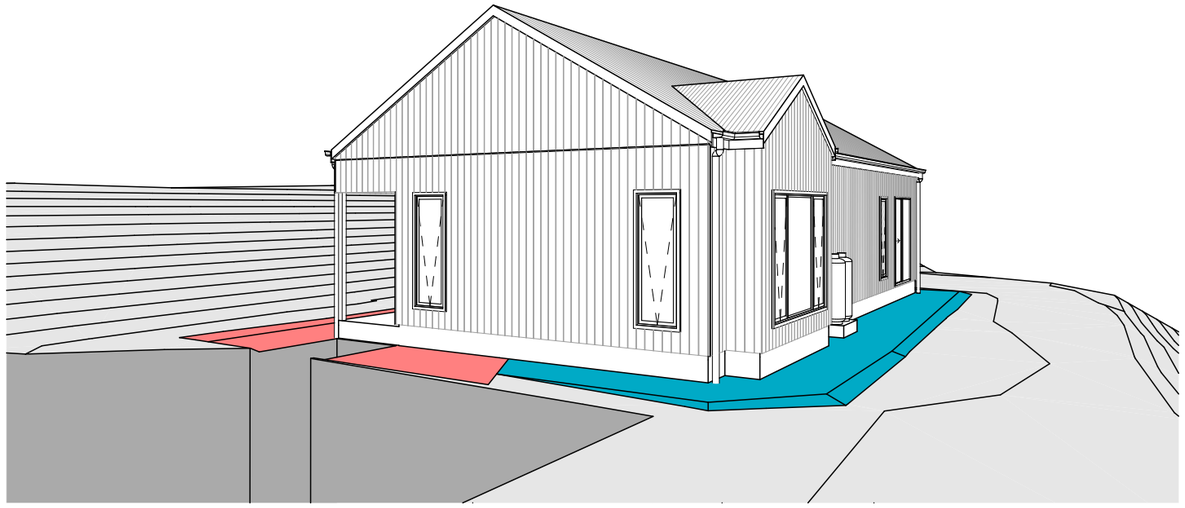

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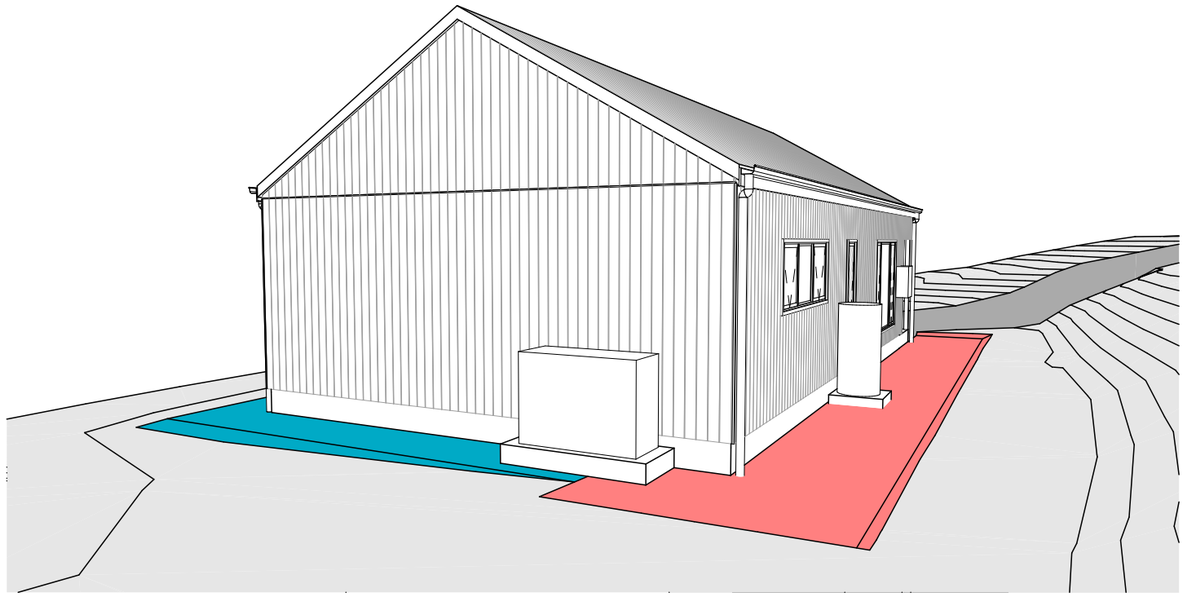

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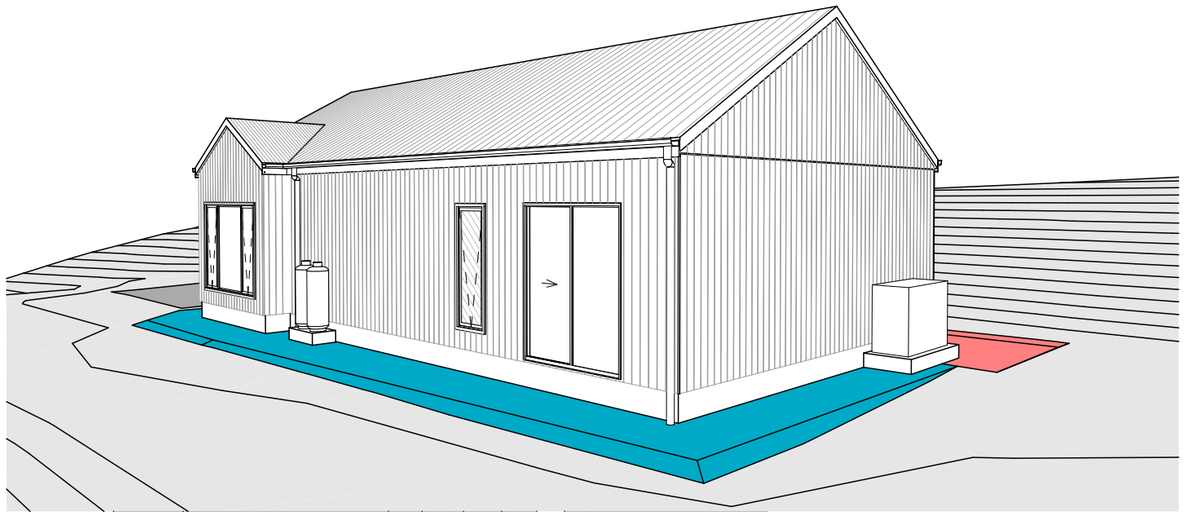

REAR RIGHT

SUBJECT TO NCC 2022
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WILSON HOMES

SPECIFICATION: BARN HOUSE

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	REVISION	DRAWN	
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CLIENT: NICOLA JANE & KEVIN JOHN CRATES

ADDRESS: 100 HAWLEYS LANE, WEEGENA TAS 7304

LOT / SECTION / CT: 2 / - / 158369

COUNCIL: MEANDER VALLEY

HOUSE DESIGN: BARN HOUSE 10B

FACADE DESIGN: BARN FACADE

SHEET TITLE: 3D VIEWS

SHEET No.: 19 / 24

HOUSE CODE: H-WBH10B10SA

FACADE CODE: F-WBH10B10BARNA

SCALES:

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GENERAL

- BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC)
- INTERNAL DIMENSIONS ARE TO WALL FRAMING ONLY AND DO NOT INCLUDE WALL LININGS

SITE WORKS

- CUT AND FILL BATTERS ARE INDICATIVE ONLY. BATTER TO COMPLY WITH THE NCC TABLE 3.2.1
- ALL CUTS AND FFL'S SHOWN (DA DRAWINGS) ARE SUBJECT TO ENGINEERING ADVICE ONCE A SATISFACTORY SOIL TEST HAS BEEN RECEIVED AND REVIEWED
- ALL EMBANKMENTS THAT ARE LEFT EXPOSED MUST BE STABILISED WITH VEGETATION OR SIMILAR TO PREVENT EROSION
- EMBANKMENTS CANNOT EXCEED 2.0m IN HEIGHT WITHOUT THE AID OF RETAINING WALLS OR OTHER APPROVED TYPES OF SOIL RETAINING METHODS
- ALL UNPROTECTED EMBANKMENTS MUST COMPLY WITH THE SLOPE RATIOS FOR SOIL TYPE IN TABLE 3.2.1 OF THE NCC

SOIL TYPE / CLASSIFICATION	EMBANKMENT OF SLOPE	
	COMPACTED FILL	CUT
STABLE ROCK (A)	3 : 3	8 : 1
SAND (A)	1 : 2	1 : 2
SILT (P)	1 : 4	1 : 4
FIRM CLAY	1 : 2	1 : 1
SOFT CLAY	NOT SUITABLE	2 : 3
SOFT SOILS (P)	NOT SUITABLE	NOT SUITABLE

MASONRY

- ALL MASONRY TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700
- EXTERNAL WALLS TO BE 110mm BRICKWORK UNLESS NOTED OTHERWISE
- MORTAR MIXED @ 1:1:6 CEMENT:LIME:SAND UNLESS STATED OTHERWISE BY ENGINEER
- DAMP-PROOF COURSE IN ALL PERIMETER WALLS CUT INTO EXTERNAL WALLS BELOW FLOOR LEVEL WITH WEEP HOLES @ 1200 CTRS IN ACCORDANCE WITH AS2904
- VERTICAL ARTICULATION JOINTS TO BE PROVIDED @ 6m MAX. CTRS FOR UNREINFORCED MASONARY WALLS EXCEPT WHERE BUILT ON CLASS A OR S SOIL AND SPACED AS PER AS3700 SECTION 12.6.4. WILSON HOMES REQUEST THAT @ 5M CTRS.
- WHERE NECESSARY, STEEL LINTELS ARE TO BE PROVIDED IN ACCORDANCE WITH AS4100 AND AS3700a

TIMBER FRAMING

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT NCC
- ALL TIMBER FRAMING TO BE CARRIED OUT IN ACCORDANCE WITH AS1684
- MGP10 PINE FRAMING OR F17 SOLID AND FINGER JOINED FRAMING TO ALL STRUCTURAL COMPONENTS. 90 x 35mm FRAMING TO INTERNAL AND EXTERNAL WALLS. TIMBER COMPOSITE ENGINEERED ROOF TRUSSES WITH HARDWOOD AND MGP COMPONENTS
- GALVANISED WALL TIES TO MASONRY @ 450 CTRS HORIZONTALLY AND 600 CTRS VERTICALLY, WITH SPACING REDUCED BY 50% AROUND OPENINGS

BRACING / LINTELS

- WALL BRACING AS PER AS1684-2 2021 AND AS1170 WIND LOADS
- WALL BRACING AS SHOWN ON PLAN IS A MINIMUM ONLY. BUILDER TO PROVIDE ADDITIONAL BRACING TO SUIT THE CONSTRUCTION OF WALL FRAMES IN ACCORDANCE WITH GOOD BUILDING PRACTICE.
- PLYWOOD BRACING IN ACCORDANCE WITH AS1684 TABLE 8.18 (H) METHOD B. 900 WIDE SHEET PLY BRACING PANELS (6mm THICK F11 OR 4mm THICK F14) TO BE FIXED TO STUD FRAME WITH 2.8mm DIA x 30mm LONG MIN. FLAT HEAD NAILS.
- 65 x 19mm HW DIAGONAL TIMBER BRACING CHECKED INTO STUDS AND FIXED IN ACCORDANCE WITH AS1684

TIMBER LINTELS FOR SINGLE (OR UPPER STORY) TO BE F17 HARDWOOD AS FOLLOWS:

0 - 1500 120 x 35
1500 - 2400 140 x 35
2400 - 2700 190 x 35

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

STEEL LINTELS FOR SINGLE (OR UPPER STOREY) TO BE AS FOLLOWS:

0 - 2700 90 x 90 x 6 EA
2700 - 3200 100 x 100 x 8 EA
3200 - 4000 150 x 90 x 8 EA

****LINTELS REQUIRE 150mm BEARING EITHER SIDE OF OPENING***

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

CONCRETE

- CONCRETE FOOTING AND SLABS TO BE IN ACCORDANCE WITH AS2870
- CONCRETE TO BE MANUFACTURED TO COMPLY WITH AS3600 AND:
  - HAVE A STRENGTH @ 28 DAYS OF NOT LESS THAN 25MpA (N25 GRADE)
  - HAVE A 20mm NOMINAL AGGREGATE SIZE
  - HAVE A NOMINAL 80mm SLUMP
- CONCRETE SLAB TO BE LAID OVER 0.2mm POLYTHENE MEMBRANE, 50mm WELL BEDDED SAND AND MINIMUM COMPACTED FCR (20mm)
- SLAB THICKNESS AND REINFORCEMENT TO BE AS PER ENGINEERS DESIGN

WINDOWS

- WINDOWS TO BE ALUMINIUM FRAMED SLIDING UNLESS NOTED OTHERWISE
- ALL WINDOWS TO BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AS1288 AND AS2047 TO SPECIFIC WIND SPEED AS PER ENGINEERS REPORT
- ALL OPENING WINDOWS TO COMPLY WITH NCC 8 REQUIREMENTS
- AS PER NCC 11.3.6 ALL BEDROOM WINDOWS WHERE THE LOWEST OPENABLE PORTION OF THE WINDOW IS WITHIN 1.7m OF FFL AND THE FFL IS 2m OR MORE ABOVE NGL, REQUIRE A PERMANANTLY FIXED DEVICE RESTRICTING ANY OPENINGS OF THE WINDOW OR SCREEN SO THAT A 125mm SPHERE CANNOT PASS THROUGH; AND RESISTING OUTWARDS HORIZONTAL ACTION OF 250N AGAINST THE WINDOW. WHERE THE DEVICE OR SCREEN CAN BE REMOVED, UNLOCKED OR OVER-RIDDEN, THE DEVICE OR SCREEN MUST HAVE A CHILD RESISTANT RELEASE MECHANISM INSTALLED AND BARRIER BELOW THE WINDOW THAT IS 865mm HIGH ABOVE FFL AND RESTRICTS ANY OPENING WITHIN THE BARRIER SO THAT A 125mm SPHERE CANNOT PASS THROUGH, AND HAS NO HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150mm AND 760mm FROM FFL.
- GLAZING INSTALLED IN AREAS WITH HIGH POTENTIAL FOR HUMAN IMPACT TO COMPLY WITH NCC PART 8.4

DRAINAGE / WATER

- DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500 AND LOCAL AUTHORITY
- STORMWATER PIPES TO BE UPVC CLASS HD
- SEWER PIPES TO BE UPVC CLASS SH
- PROVIDE Ø20mm K2 POLYETHYLENE WATER RETICULATION
- TYPE B STOP VALVE TO BE LOCATED ADJACENT TO ENTRY
- BACKFILL ALL TRENCHES BENEATH VEHICLE PAVEMENT AND SLABS ON GRADE TO FULL DEPTH WITH 20 FCR
- PROVIDE OVERFLOW RELIEF GULLY WITH TAP OVER. INVERT LEVEL TO BE 150 MIN. BELOW LOWEST SANITARY DRAINAGE POINT.
- CUT AND BATTER ARE INDICATIVE. BATTER TO COMPLY WITH CURRENT NCC TABLE 3.1.1.1
- AG DRAIN REQUIRED AROUND PERIMETER OF DWELLING FOR ALL CLASS M, H, E SITES. LOCATE AG DRAIN NOT CLOSER THAN 1.5m FROM FOOTINGS IN ACCORDANCE WITH AS2870 SECTION 5.6
- PROVIDE SURFACE DRAINAGE IN ACCORDANCE WITH AS2870 SECTION 5.6.3
- PROVIDE FLEXIBLE JOINTS IN ALL DRAINAGE EMERGING FROM UNDERNEATH OR ATTACHED TO BUILDING IN ACCORDANCE WITH AS2870 SECTION 5.6.4 FOR ALL CLASS H AND E SITES. REFER TO GEOTECH FOR FURTHER INFORMATION
- DOWNPIPES AND GUTTERS DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3

STAIRCASES / BALUSTRADES / HANDRAILS

STAIR TREADS 240mm MIN. - 355mm MAX.
STAIR RISERS 115mm MIN. - 190mm MAX.

- HANDRAIL REQUIRED WHERE CHANGE OF LEVEL BETWEEN FLOOR / LANDINGS > 1m AS PER CURRENT NCC 11.3.5
- NO GAPS IN STAIRCASES OR BALUSTRADE TO BE GREATER THAN 125mm
- BALUSTRADE REQUIRED WHERE LEVEL OF LANDING OR DECK IS GREATER THAN 1000mm ABOVE ADJACENT GROUND LEVEL
- BALUSTRADE TO BE MINIMUM 1000mm ABOVE FFL (INCLUDING ANY FLOOR COVERINGS)
- DOORS OPENING OUTWARDS EXTERNALLY MUST OPEN TO A LANDING (MIN. 750mm WIDE) WHERE THE DIFFERENCE IN LEVELS IS GREATER THAN 570mm
- NON-SLIP TREADS TO ALL TREADS AND TO COMPLY WITH NCC 11.2.4
- WHERE LANDINGS ARE NOT NOMINATED TO EXTERNAL DOORS, OPERATING DOOR LEAFS ARE TO BE SCREWED FIXED SHUT, OR PROVIDED WITH A FORMED FCR LANDING NOMINALLY 180mm BELOW FLOOR LEVEL.
- GLAZED BALUSTRADE AND HANDRAILS TO COMPLY WITH NCC PART 8.4, 11.3 AND AS1288 REQUIREMENTS

ROOFING

- ROOF TO BE COLORBOND 'CUSTOM ORB' METALDECK UNLESS NOTED OTHERWISE. PROVIDED AND INSTALLED IN ACCORDANCE WITH AS1562.1 (IF TILED REFER TO AS2050)
- PREFABRICATED ROOF TRUSSES TO BE SUPPLIED AND INSTALLED TO MANUFACTURERS SPECIFICATIONS. TRUSS MANUFACTURER TO CONFIRM LINTEL SIZES.

ELECTRICAL

- EXHAUST FAN TO COMPLY WITH CURRENT NCC PART 10.6.2 SECTION C
- EXHAUST FANS TO BE SEALED AND DUCTED TO OUTSIDE OF DWELLING IN ACCORDANCE WITH NCC VOLUME 2, PARTS 10.8.2 AND 10.8.3
- IF VENTING OCCURS DIRECTLY THROUGH WALLS/ROOF ADJACENT TO FAN, THEN UNIT REQUIRES SELF CLOSING BAFFLES TO BE CLASSIFIED AS A SEALED UNIT
- ELECTRICIAN IS TO ENSURE THAT ALL GPO'S IN WET AREAS MEET ALL STANDARD AND CODE REQUIREMENTS - ALL GPO'S TO BE 300mm FROM FFL UNLESS NOTED OTHERWISE

WET AREAS

- WALLS TO WET AREAS TO BE FINISHED WITH WET AREA PLASTERBOARD
- COMPLIANCE WITH NCC PART 10.2 AND AS3740
- ALL UNENCLOSED SHOWERS ABOVE BATHS TO HAVE MINIMUM 900mm SHOWER SCREEN OR FLOORWASTE WITHIN 1500mm OF SHOWER CONNECTION AS PER AS3740

CONDENSATION

- WHERE RAKED CEILINGS EXIST, IT IS HIGHLY RECCOMENDED THAT SUITABLE SPACING BETWEEN SARKING AND BULK INSULATION EXISTS. (NO CONTACT BETWEEN PRODUCTS). THE BUILDER IS TO ENSURE ADEQUATE SIZED TIMBER IS USED TO ENSURE THIS SEPARATION IS PROVIDED.
- IN STANDARD ROOF SPACES, IT IS HIGHLY RECOMMENDED TO PROVIDE SEPARATION BETWEEN SARKING AND CEILING INSULATION AROUND THE BUILDING PERIMETER, TO ENSURE AIRFLOW FROM EAVE VENTS IS MAINTAINED
- IT IS HIGHLY RECOMMENDED THAT ALL LIGHTWEIGHT CLADDING IS BATTENED OUT FROM STUDS (METAL / FC SHEET / TIMBER)

WOOD HEATERS

- ALL WOOD HEATERS ARE TO COMPLY WITH MANUFACTURERS SPECIFICATION AND NCC PART 12.4

FIRE SAFETY

- SMOKE ALARMS TO BE MAINS POWERED AND INSTALLED AS PER AS3786. LOCATIONS AS PER NCC 9.5.
- SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM
- INSTALLATION OF WOOD HEATERS TO COMPLY WITH AS2918. PROVIDE LOCAL AUTHORITIES WITH INSULATION AND COMPLIANCE CERTIFICATES

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

WILSON HOMES

SPECIFICATION: BARN HOUSE
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8	BA PLANS- LANDSLIP REPORT NOTE UPDATE	RT2	18/03/2026

CLIENT: NICOLA JANE & KEVIN JOHN CRATES
ADDRESS: 100 HAWLEYS LANE, WEEGENA TAS 7304
LOT / SECTION / CT: 2 / - / 158369
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: BARN HOUSE 10B
FACADE DESIGN: BARN FACADE
SHEET TITLE: GENERAL NOTES
SHEET No.: 20 / 24
HOUSE CODE: H-WBH10B10SA
FACADE CODE: F-WBH10B10BARNA
SCALES:

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

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WET AREA NOTES

VESSELS OR AREA WHERE THE FIXTURE IS INSTALLED	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS AND JOINTS	PENETRATIONS
ENCLOSED SHOWER WITH HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING HOB.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH EVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITHOUT HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA, INCLUDING WATERSTOP.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITH STEPDOWN	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING THE STEPDOWN.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICHEVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITH PRE-FORMED SHOWER BASE	N/A	WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
UNENCLOSED SHOWERS	WATERPROOF ENTIRE UNCLOSED SHOWER AREA.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH EVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
AREAS OUTSIDE THE SHOWER AREA FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING	WATER RESISTANT TO ENTIRE FLOOR.	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A
AREAS OUTSIDE THE SHOWER AREA FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS	WATERPROOF ENTIRE FLOOR.	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A
AREAS ADJACENT TO BATHS AND SPAS FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING.	WATER RESISTANT TO ENTIRE FLOOR.	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
AREAS ADJACENT TO BATHS AND SPAS (SEE NOTE 1) FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS.	WATERPROOF ENTIRE FLOOR.	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
INSERTED BATHS	N/A FOR FLOOR UNDER BATH. ANY SHELF AREA ADJOINING THE BATH OR SPA MUST BE WATERPROOF AND INCLUDE A WATERSTOP UNDER THE VESSEL LIP.	N/A FOR WALL UNDER BATH. WATERPROOF TO NOT LESS THAN 150mm ABOVE THE LIP OF THE BATH.	N/A FOR WALL UNDER BATH. WATERPRROF TO NOT LESS THAN 150 mm ABOVE THE LIP OF A BATH OR SPA.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
WALLS ADJOINING OTHER VESSELS (EG. SINKS, LAUNDRY TUBS AND BASINS)	N/A	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL IF THE VESSEL IS WITHIN 75mm OF THE WALL.	WHERE THE VESSEL IS FIXED TO A WALL, WATERPROOF EDGES FOR EXTENT OF VESSEL.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
LAUNDRIES AND WCS	WATER RESISTANT TO ENTIRE FLOOR.	WATERPROOF ALL WALL/FLOOR JUNCTIONS TO NOT LESS THAN 25mm ABOVE THE FINISHED FLOOR LEVEL, SEALED TO FLOOR.	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A

THE ABOVE INFORMATION IS FOR GENERAL GUIDANCE AND IS INDICATIVE ONLY. WATERPROOFING INSTALLERS TO COMPLY WITH ALL CURRENT CODES OF LEGISLATION WHICH TAKE PRECEDENCE OVER THIS SPECIFICATION.

WET AREA WAERPROOFING BY LICENSED AND ACCREDITED INSTALLER. CERTIFICATION TO BE PROVIDED TO BUILDING SURVEYOR. CONTRACTOR OR BUILDER TO DETERMINE THE APPROPRIATE WATERPROOFING IN ACCORDANCE WITH AS3740 PART 10.2 OF N.C.C AND TO NOTIFY THE BUILDING SURVEYOR FOR INSPECTION ARRANGEMENTS DURING INSTALLATION.

ENERGY EFFICIENCY - GENERAL

STATED R VALUES ARE FOR ADDITIONAL INSULATION REQUIRED AND ARE NOT RT VALUES (TOTAL SYSTEM VALUE)

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

BULK INSULATION IS NOT TO BE COMPRESSED AS THIS REDUCES THE EFFECTIVE R RATING

WAFFLE POD ALLOWANCES:
- R0.6 - 175mm DEEP
- R0.7 - 225mm DEEP
- R0.8 - 300mm DEEP
- R0.9 - 375mm DEEP

N.C.C 2022 TAS PART H6

IN TASMANIA, FOR NCC PART H6 REFER TO NCC 2019 AMENDMENT 1 PART 2.6; FOR NCC PART 13.1 REFER TO NCC 2019 PART 3.12

N.C.C 2019 3.12.0 (A)

PERFORMANCE REQUIREMENT P2.6.1 FOR THE THERMAL PERFORMANCE OF THE BUILDING IS SATISFIED BY COMPLYING WITH:

3.12.0.1 - FOR REDUCING THE HEATING AND COOLING LOADS
TO REDUCE HEATING AND COOLING LOADS MUST ACHIEVE AN ENERGY RATING USING HOUSING ENERGY RATING SOFTWARE OF NOT LESS THAN 6 STARS.

3.12.1.1 - FOR BUILDING FABRIC THERMAL INSULATION
BUILDER TO ENSURE THAT ALL INSULATION COMPLIES WITH AS/NZS 4859.1 AND BE INSTALLED TO N.C.C 3.12.1.1.

3.12.1.2(e) - FOR COMPENSATING FOR A LOSS OF CEILING INSULATION
REFER TO ATTACHED THERMAL PERFORMANCE CERTIFICATE
(i) IF ALLOWANCE HAS BEEN MADE FOR CEILING PENERATIONS IN NATHERS (FIRST RATE 5) CERTIFICATION PROCESS THEN NO FURTHER ACTION REQUIRED.
(ii) IF NO ALLOWANCE HAS BEEN MADE FOR CEILING PENETRATIONS IN NATHERS (FIRST RATE 5) CERTIFICATION PROCESS THEN CEILING PENETRATION AREA MUST BE CALCULATED AND THE NECESSARY ADJUSTMENT MADE TO THE SPECIFIED INSULATION AS PER TABLE 3.12.1.1B OF NCC

3.12.1.5(c) AND 3.12.1.5(d) - FOR FLOOR EDGE INSULATION
FOR CONCRETE SLAB ON GROUNG WITH IN SLAB HEATING OR COOLING.

3.12.3 - FOR BUILDING SEALING
3.12.3.1 - CHIMNEYS AND FLUES
THE CHIMNEY OR FLUE OF AN OPEN SOLID FUEL BURNING APPLIANCE MUST BE PROVIDED WITH A DAMPER OR FLAP THAT CAN BE CLOSED TO SEAL THE CHIMNEY OR FLUE.

3.12.3.2 - ROOF LIGHTS
(a) A ROOF LIGHT MUST BE SEALED, OR CAPABLE OF BEING SEALED WHEN SERVING:
  (i) A CONDITIONED SPACE; OR
  (ii) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8
(b) A ROOF LIGHT REQUIRED BY (a) TO BE SEALED, OR CAPABLE OF BEING SEALED MUST BE CONSTRUCTED WITH:
  (i) AN IMPERFORATE CEILING DIFFUSER OR THE LIKE INSTALLED AT A CEILING OR INTERNAL LINING LEVEL; OR
  (ii) A WATERPROOF SEAL; OR
  (iii) A SHUTTER SYSTEM READILY OPERATED MANUALLY, MECHANICALLY OR ELECTRONICALLY BY THE OCCUPANT.

3.12.0.1 - EXTERNAL WINDOWS AND DOORS
(a) A SEAL TO RESTRIC AIR INFILTRATION MUST BE FITTED TO EACH OF AN EXTERNAL DOOR, OPENABLE WINDOW AND OTHER SUCH OPENING:
  (I) WHEN SERVING A CONDITIONED SPACE; OR
  (II) IN CLIMATE ZONES 4, 5, 6, 7 OR 8, WHEN SERVING A HABITABLE ROOM.
(b) A WINDOW COMPLYING WITH THE MAXIMUM AIR INFILTRATION RATES SPECIFIED IN AS2047 NEED NOT COMPLY WITH (a).
(c) A SEAL REQUIRED BY (a)
  (i) FOR THE BOTTOM EDGE OF AN INTERNAL SWING DOOR, MUST BE A DRAFT PROTECTION DEVICE; AND
  (ii) FOR THE OTHER EDGES OF AN EXTERNAL SWING DOOR OR THE EDGES OF AN OPENABLE WINDOW OR OTHER SUCH OPENING, MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE.

3.12.3.4 - EXHAUST FANS
AN EXHAUST FAN MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF CLOSE DAMPER, FILTER OR THE LIKE WHEN SERVING:
(a) A CONDITIONED SPACE; OR
(b) A HABITABLE ROOM IN THE CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.3.5 - CONSTRUCTION OF ROOF, WALLS AND FLOORS
(a) ROOFS, EXTERNAL WALLS, EXTERNAL FLOORS AND AN OPENING SUCH AS A WINDOW FRAME, DOOR FRAME, ROOF LIGHT FRAME OR THE LIKE MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE IN ACCORDANCE WITH (b) WHEN FORMING PART OF THE EXTERNAL FABRIC OF:
  (i) A CONDITIONED SPACE; OR
  (ii) A HABITABLE ROOM IN CLIMATE ZONE 4, 5, 6, 7 OR 8.
(b) CONSTRUCTION REQUIRED BY (a) MUST BE:
  (i) ENCLOSED BY AN INTERNAL LINING SYSTEM THAT ARE CLOSE FITTING AT CEILING, WALL AND FLOOR JUNCTIONS; OR
  (ii) SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

3.12.3.6 - EVAPORATIVE COOLERS
AN EVAPORATIVE COOLER MUST BE FITTED WITH A SELF CLOSING DAMPER OR THE LIKE WHEN SERVING:
(a) A HEATED SPACE; OR
(b) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.5.5 - ARTIFICIAL LIGHTING
(a) LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF AN ARTIFICIAL LIGHT, EXCLUDING HEATING THAT EMITS LIGHT, MUST NOT EXCEED THE ALLOWANCE OF:
  (i) 5W/m² IN A CLASS 1 BUILDING
  (ii) 4W/m² ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING (NOT EXCLUDING EAVE PERIMETER LIGHTS);
  (iii) 3W/m² IN A CLASS 10A BUILDING ASSOCIATED WITH A CLASS 1 BUILDING.
(b) THE ILLUMINATION POWER DENSITY ALLOWANCE IN (a) MAY BE INCREASED BY DIVIDING IT BY THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR FOR A CONTROL DEVICE AS PER N.C.C TABLE 3.12.5.3.

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

WILSON HOMES

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CLIENT: NICOLA JANE & KEVIN JOHN CRATES
ADDRESS: 100 HAWLEYS LANE, WEEGENA TAS 7304
LOT / SECTION / CT: 2 / - / 158369
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: BARN HOUSE 10B
FACADE DESIGN: BARN FACADE
SHEET TITLE: WET AREA & ENERGY EFFICIENCY NOTES
SHEET No.: 21 / 24
HOUSE CODE: H-WBH10B10SA
FACADE CODE: F-WBH10B10BARNA
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Requirements for Building In Bushfire Hazard Areas
Building Act 2016
Directors Determination - Bushfire Hazard Areas
V1.1, dated 08 April 2021

Deemed-to-Satisfy Requirements (Part 2.3)

2.3.1 Design and construction

(1) Building work in a bushfire-prone area must be designed and constructed in accordance with either: -

(a) AS 3959-2018; or

(b) Standard for Steel Framed Construction in Bushfire Areas published by the National Association of Steel Framed Housing Inc. (NASH). as appropriate for a BAL determined for that site using table 2.6 of AS 3959.

(2) Subclause (1)(a) is only applicable to the following:

(a) a Class 1, 2 or 3 building; or

(b) a Class 10a building or deck associated with a Class 1, 2 or 3 building.

(3) Subclause (1)(b) is only applicable to the following:

(a) a Class 1 building; or

(b) a Class 10a building or deck associated with a Class 1 building.

(4) Despite subsection (1) permissible, variations from requirements specified in 1(a) and 1(b) are as specified in Table 1.

(5) Despite subsections (1) and (4), performance requirements for buildings subject to BAL 40 or BAL Flame Zone (BAL-FZ) are not satisfied by compliance with subsections (1) or (4).

2.3.2 Property Access

(1) A new building in a bushfire-prone area must be provided with property access to the building area and the firefighting water point, accessible by a carriageway, designed and constructed as specified in subclause (4).

(2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no property access available property access must be provided to the building area and the firefighting water point accessible by a carriageway as specified in subclause (4).

(3) An addition or alteration to an existing building in a bushfire-prone area must not restrict any existing property access to the building area or to water supply for firefighting.

(4) Vehicular access from a public road to a building must:

(a) comply with the property access requirements specified in Table 2;

(b) include access from a public road to within 90 metres of the furthest part of the building measured as a hose lay; and

(c) include access to the hardstand area for the firefighting water point.

2.3.3 Water Supply for Fire fighting

(1) A new building constructed in a bushfire-prone area, must be provided with a water supply dedicated for fire fighting purposes as specified in Table 3A or Table 3B.

(2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no water supply for firefighting available the building must be provided with a water supply dedicated for firefighting purposes which complies with the requirements specified in Table 3A or Table 3B.

2.3.4 Hazard Management Areas

(1) A new building, and an existing building in the case of an addition or alteration to a building, in a bushfire-prone area must be provided with a hazard management area.

(2) The hazard management area must comply with the requirements specified in Table 4.

(3) The hazard management area for a particular BAL must have the minimum dimensions required for the separation distances specified for that BAL in Table 2.6 of AS 3959.

(4) The hazard management area must be established and maintained such that fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.

2.3.5 Bushfire emergency plan

(1) An emergency plan must be provided for:

(a) a new building;

(b) an existing building in the case of an addition or alteration to a building;

(c) an existing building in the case of a change of building class;

(d) a building associated with the use, handling, generation or storage of a hazardous chemical or explosive; in a bushfire-prone area.

(2) A bushfire emergency plan must comply with the requirements specified in Table 5.

7. Interpretation of Tables

(1) For the purposes of the deemed-to-satisfy provisions in clause 2.3 of this Determination, Tables 1, 2, 3A, 3B, 4, and 5 must be complied with in the following way:

(a) for a particular element specified in column 1, the corresponding requirement specified in column 2 must be complied with.

Table 1 - Construction Requirements & Construction Variations

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Straw Bale Construction	May be used in exposures up to and including BAL 19.
B.	Shielding provisions under Section 3.5 of AS3959-2018	To reduce construction requirements due to shielding, building plans must include suitable detailed elevations or plans that demonstrate that the requirements of Section 3.5 of the Standard can be met. Comment: Application of Section 3.5 of the Standard cannot result in and assessment of BAL-LOW.

Table 2 - Requirements for Property Access

Column 1		
ELEMENT		REQUIREMENT
A.	Property access length is less than 30 metres; or access is not for a fire appliance to access a water connection point.	There are no specified design and construction requirements.
B.	Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	The following design and construction requirements apply to property access: (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway widths of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3° (1:20 or 5%); (7) Dips less than 7° (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and (10) Terminate with a turning area for fire appliances provided by one of the following: (a) A turning circle with a minimum inner radius of 10 metres; (b) A property access encircling the building; or (c) 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: (1) The Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
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: (1) Complies with Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

Table 3A - Reticulated Water Supply for Firefighting

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Distance between building area to be protected and water supply	The following requirements apply: (1) The building area to be protected must be located within 120 metres of a fire hydrant; and (2) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B.	Design criteria for fire hydrants	The following requirements apply: (1) 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 2.0; and (2) Fire hydrants are not installed in parking areas.
C.	Hardstand	A hardstand area for fire appliances must be provided: (1) no more than three metres from the hydrant, measured as a hose lay; (2) No closer than six metres from the building area to be protected; (3) With a minimum width of three metres constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access

Table 3B - Static Water Supply for Firefighting

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Distance between building area to be be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and (b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a water connection point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 - 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	(1)The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within AS 2304; or (b) comply with the TFS Water Supply Signage Guideline.
E.	Hardstand	A hardstand area for fire appliances must be provided: (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Table 4 - Requirements for Hazard Management Area

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Hazard managements areas for new buildings on lots provided with a BAL at the time of subdivision.	A new building must: (a) Be located on the lot so as to be provided wih a HMA no smaller than the required separation distances for the BAL determined at the time of the subdivision; and (b) Have a HMA established in accordance with a certified bushfire hazard management plan.
B.	Hazard management areas for new buildings on lots not provided with a BAL at the time of sub division.	A new building must: (a) Be located on the lot so as to be provided with a HMA no smaller than the separation distances required for BAL 29; and (b) Have an HMA established in accordance with a certified bushfire hazard management plan.
C.	Hazard management areas for alterations or additions to buildings.	An alteration or addition to a building must: (a) Be located on the lot so as to be provided with a HMA which: (i) Has the separation distances required for the BAL assessed for the construction of the existing building; or (ii) In the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL 29; and (b) Have an HMA established in accordance with a certified bushfire hazard management plan.
D.	Hazard management areas for new buildings and additions and alterations to buildings classified as an accommodation building BCA Class 1b, BCA Class 2, or BCA Class 3, other than communal residence for persons with a disability, a respite centre or a residential aged care facility or similar.	A new building or an alteration or addition must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
E.	Hazard management areas for new buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the relevant planning scheme.	A new building or an addition or alteration including change of use must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
F.	Hazard management areas for new buildings or additions and alterations to buildings associated with the use, handling, generation or storage of a hazardous chemical or explosive.	A new building or an alteration or addition, including change of use, for a building determined as a hazardous use must: (a) Be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan; and (b) Have a HMA established in accordance with a certified bushfire hazard management plan.

Table 5 - Requirements for Emergency Planning

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Bushfire emergency plans	An emergency plan must be developed for the site which is: (a) Consistent with TFS Bushfire Emergency Planning Guidelines; and (b) Approved by TFS or a person accredited by the TFS.

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

BAL-19 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

WILSON HOMES

SPECIFICATION: BARN HOUSE

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	REVISION	DRAWN	
4	BA PLAN SET - AMENDMENTS	PL1	16/12/2025
5	BA PLANS- RFI UPDATE	RT2	05/02/2026
6	BA PLANS - LANDSLIP RECOMMENDATIONS	PL1	03/05/2026
7	BA PLANS - COUNCIL RFI	PL1	16/03/2026
8	BA PLANS- LANDSLIP REPORT NOTE UPDATE	RT2	18/03/2026

CLIENT: NICOLA JANE & KEVIN JOHN CRATES

ADDRESS: 100 HAWLEYS LANE, WEEGENA TAS 7304

LOT / SECTION / CT: 2 / - / 158369

COUNCIL: MEANDER VALLEY

HOUSE DESIGN: BARN HOUSE 10B

FACADE DESIGN: BARN FACADE

SHEET TITLE: BUILDING ACT BUSHFIRE HAZARD AREAS

SHEET No.: 22 / 24

HOUSE CODE: H-WBH10B10SA

FACADE CODE: F-WBH10B10BARNA

SCALES:

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

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AS3959 (2018)

All specifications are per AS3959 (2018) and Wilson Homes request. Other materials and options may be available, refer to AS3959 for full list of compliant materials.

6.1 GENERAL

A building assessed in Section 2 as being BAL - 19 shall comply with Section 3 and Clauses 6.2 to 6.8.

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 6.2 to 6.8 (see Clause 3.8).

NOTE: BAL - 19 is primarily concerned with protection from ember attack, and radiant heat greater than 12.5 kW/m^2 up to and including 19 kW/m^2.

6.2 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 6.4; OR
(b) a mesh or perforated sheet with a maxium aperture of 2mm, made of corrosion resistant steel, bronze or aluminium; OR
(c) a combination of Items (a) and (b).

NOTE: This requirement applies to the subject building only and not to verandas, decks, steps, ramps and landings (see Clause 6.7)

C6.2 Combustile materials stored in the subfloor space may be ignited by embers and cause and impact to the building.

6.3 FLOORS

6.3.1 GENERAL

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

6.3.2 ELEVATED FLOORS

6.3.2.1 ENCLOSED SUBFLOOR SPACE

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

(a) a wall that complies with Clause 6.4; OR
(b) a mesh perforated sheet with a maximum aperture of 2mm, made of corrosion resistant steel, bronze or aluminium; OR
(c) a combination of Items (a) and (b) above.

6.3.2.2 UNENCLOSED SUBFLOOR SPACE

Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400mm above finished ground level, shall be one of the following -
(a) Materials that comply 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) above.
(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 Items (A), (B) or (C) above.
OR
(b) A system complying with AS1530.8.1

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

6.4.1 WALLS

The exposed components of an external wall that is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar fittings having an angle of less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D) shall be as follows:

(a) Non-combustible material including, the following provided the thickness is 90mm:
(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 680kg/m^3 or greater at a 12 percent moisture content; of a minimum nominal overall thickness of 90mm and a minimum thickness of 70mm (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) non-combustible material; OR
(ii) fibre cement a minimum of 6mm in thickness; OR
(iii) bushfire-resisting timber (see Appendix F); OR
(iv) a timber species as specified in Paragraph E1, Appendix E; pr
(v) a combination of any of Items (i), (ii), (iii) or (iv) above. OR
(d) A combination of any items (a), (b) or (c) above.
This standard does not provide construction requirements for exposed components of an external wall that are 400mm or more from the ground or 400mm or more above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110mm in width from the wall (see Figure D3, Appendix D).

6.4.2 JOINTS

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

6.4.3 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.

6.5.1 BUSHFIRE SHUTTERS

Where fitted, bushfire shutters shall comply with Clause 3.7 and be made from -
(a) non-combustible material; OR
(b) a timber species as specified in Paragraph E1, Appendix E; OR
(c) bushfire-resisting timber (see Appendix F); OR
(d) a combination of Items (a), (b) and (c) above.

6.5.2 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).
(c) a timber species as specified in Paragraph E2, Appendix E.

6.5.3 WINDOWS AND SIDELIGHTS

Window assemblies shall:
(a) be completely protected by a bushfire shutter that complies with Clause 3.7 and clause 6.5.1; OR

(b) Be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2.
(c) Conform with the following:
(i) Frame material For window assemblies less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having and angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame (see Figure D3, Appendix D), window frames and window joinery shall be made from:
(A) Bushfire-resisting timber (see Appendix F) OR
(B) A timber species as specified in Paragraph E2, Appendix F); OR
(C) Metal. OR
(D) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
There are no specific restrictions on frame material for all other windows.
(ii) Hardware There are no specific restrictions on hardware for windows.
(iii) Glazing Where glazing is less than 400mm from the grounf or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having and angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame (see Figure D3, Appendix D), this glazing shall be Grade A safety glass a minimum of 4mm in thickness or glass blocks with no restriction on glazing methods.
NOTE: Where double-glazed assemblies are used above, the requirements apply to the external pane of the glazed assembly only. For all other glazing, annealed glass may be used in accordance with AS 1288.
(iv) Seals and weather strips THere are no specific requirements for seals and weather strips at this BAL level.
(iv) Screens The openable portions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 6.5.2. Where annealed glass is used, both the fixed and openable portions of the window shall be screened externally with screens that conform with clause 6.5.2.

C6.5.3(c), screening of the openable portions of all windows is required in all BAL's to prevent the entry of embers to the building when the window is open. For Item (c)(v), screening of the openable and fixed portions of some windows is required to reduce the effects of radiant heat on some tpes of glass. If the screening is required to reduce the effects of radiant heat on glass, and has to be externally fixed.
For Item (c)(v), If the screening is required only to prevent the entry of embers, the screening may be fitted externally or internally.

6.5.4 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 comply with Clause 3.7 and Clause 6.5.1.
OR
(b) Be protected externally by screens that comply with Clause 3.6 and Clause 6.5.2.
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 door, having a minimum thickness of 35mm for the first 400mm above the threshold; OR
(C) hollow core, solid timber, laminated timber or reconstituted timber with a non-combustible kickplate on the outside for the first 400mm above the threshold; OR
(D) for fully framed glazed door panels, the framing is made from metal or bushfire resisting timber (see Appendix F), or a timber species as specified in Paragraph E2, Appendix E or uPVC.
(ii) Door frame material Door frames material shall be:
(A) Bushfire-resisting timber (see Appendix F). OR
(B) a timber species as specified in Paragraph E2 of Appendix E; OR
(C) Metal. OR
(D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(iii) Hardware There are no specific requirements for hardwarea at this BAL level.
(iv) Glazing Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 5mm in thickness.
(v) Seals and weather strips Weather strips, draft excluders or draft seals shall be installed.
(vi) Screens There are no specific requirements for hardwarea at this BAL level.
(vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.

6.5.5 DOORS-SLIDING DOORS

Sliding doors shall:
(a) Be completely protected by bushfire shutters that comply with Clause 3.7 and Clause 6.5.1.
OR
(b) Be completely protected externally by screens that comply with Clause 3.6 and Clause 6.5.2.
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) a timber species as specified in Paragraph E2 of Appendix E; OR
(C) Metal. OR
(D) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(ii) Hardware There are no specific requirements for hardwarea at this BAL level.
(iii) Glazing Where doors incorporare glazing, the glazing shall be toughened glass a minimum of 5mm in thickness,
(iv) Seals and weather strips There are no specific requirements for hardwarea at this BAL level.
(v) Screens There are no specific requirements for hardwarea at this BAL level.
(vi) Sliding panels Sliding panels shall be tight-fitting in the frames.

6.5.6 DOORS-VEHICLE ACCESS DOORS (GARAGE DOORS)

The following apply to vehicle access doors:
(a) The lower portion of a vehicle access door that is within 400mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from -
(i) non combustible material; OR
(ii) bushfire-resisting timber (see Appendix F); OR
(iii) fibre- cement sheet, a minimum of 6mm in thickness; OR
(iv) a timber species as specified in Paragraph E1, Appendix E; OR
(iv) a combination of any Items (i), (iii) or (iv) above.
(b) All vehicle access doors doors shall be fitted with suitable weather strips, 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.
C6.5.6(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.

6.6.1 ROOFS - GENERAL

The following apply 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 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) 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 to be screened externally.

6.6.2 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 ridges and hips; and
(c) extend into gutters and valleys.

6.6.3 SHEET ROOFS

Sheet roofs shall—
(a) be fully sarked in accordance with Clause 6.6.2, except that foil-backed insulation blankets may be installed over the battens; and
(b) have any gaps sealed at the fascia or wall line and at valleys, 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) above.
C6.6.3 - 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.

6.6.4 VERANDA, CARPORT AND AWNING ROOFS

The following apply 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 6.6.1, to 6.6.6.
(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] complying with Clause 6.4 shall have a non-combustible roof covering, except where the roof covering is a translucent or transparent material.
NOTE: There is no requirement to line the inderside of a veranda, carport or awning roof that is separated from the main roof space

6.6.5 ROOF PENETRATIONS

The following apply to roof penetrations:
(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors 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 dose not enter from, or combustion products enter into, the room 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 complying with AS 1288.
(d) Glazed elements in roof lights and skylights may be of polymer, provided a Grade A safety glass diffuser, complying 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 in thickness shall be used in the outer pane of the IGU.
(e) Flashing elements of tubular skylights may be of a fire-retardant material, provided the roof integrity is maintained by an under-flashing of a material having a flammability index not exceeding five.
(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 2mm, made of corrosion-resistant steel, bronze or aluminium.
(g) Eaves lighting shall be adequately sealed and not compromise the performance of the element.

6.6.6 EAVES LININGS, FASCIAS AND GABLES

The following apply to eaves linings, fascias and gables:
(a) Gables shall comply with Clause 6.4.
(b) Eaves penetrations shall be protected the same as for roof penetrations, as specified in Clause 6.6.5.
(c) Eaves ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium

Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.

This standard does not provide construction requirements for fascias, bargeboards and eaves linings.

6.6.7 GUTTERS AND DOWNPIPES

This Standard does not provide material requirements for-
(a) gutters, with the exception of box gutters: and
(b) downpipes.

If installed, gutter and valley leaf guards shall be non-combustible.
Box gutters shall be non-combustible and flashed at the junction with the roof with noncombustible material.

6.7.1 VERANDAS, DECKS, STEPS AND LANDINGS - GENERAL

Decking may be spaced.
There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

C6.7.7 - 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 - 5 mm during service. It should be noted that recent research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacings of 10 mm may preclude this from happening but such a spacing regime may not be practical for a timber deck.

6.7.2 ENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

6.7.2.1 Materials to enclose a subfloor space

This standard does not provide construction requirements for the materials used to enclose a subfloor space except where those materials are less than 400mm from the ground.
Where the materials used to enclose a subfloor space are less than 400mm from the ground, they shall conform with Clause 6.4.

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

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

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

This standard does not provide construction requirements for decking, stair treds and the trafficable surfaces and landings that are more than 300mm from a glazed element.

Decking, stair treads and the trafficable surfaces of ramps and landings less than 300mm (measured horizontally at deck level) from glazed elements that are less than 400mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from -
(a) of non-combustible material; or
(b) of bushfire-resisting timber (see Appendix F); or
(c) a timber species as specified in Paragraph E1, Appendix E; or
(d) uPVC; or
(e) a combination of Items (a), (b), (c) or (d).

6.7.3 UNENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

6.7.3.1 Supports

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

6.7.3.2 Framing

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

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

This Standard does not provide construction requirements for deshing, stair treds and the trafficable surfaces of ramps and landings that are more than 300mm from a glazed element.

Decking, stair treads and the trafficable surfaces of ramps and landings less than 300mm (measured horizontally at deck level) from glazed elements that are less than 400mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from-
(a) non-combustible material; or
(b) of bushfire-resisting timber (see Appendix F); or
(c) a timber species as specified in Paragraph E1, Appendix E; or
(d) a combination of any of Items (a), (b), or (c).

6.7.4 BALUSTRADES, HANDRAILS OR OTHER BARRIERS

This Standard does not provide construction requirements for balustrades, handrails and other barriers.

5.7.5 VERANDA POSTS

Verandah Posts -
(a) Shall be timber mounted on galvanised mounted shoes or stirrups with a clearance of no less than 75mm above adjacent ground level; or
(b) if less than 400mm (measured vertically) from the surface of the deck or ground (see Fig D2, Appendix D) shall be made from -
(i) non-combustible material;or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) a timbers species as specified in Paragraph E1, Appendix E; or
(iv) a combination of any of items (a) or (b).

6.8 WATER AND GAS SUPPLY PIPES

Above-ground, exposed water and gas 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 0.9mm whichever is the greater. The metal pipe shall extend a minimum of 400mm within the building and 100mm below ground.
NOTE Refer to State and Territory gas regulations, AS/NZS 5601.1 and AS/NZS 4645.1.
C6.8 Concern is raised for the protection of bottled gas installations. Location, sheilding and venting of the gas bottles needs to be considered.

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

BAL-19 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

WILSON HOMES

SPECIFICATION: BARN HOUSE	CLIENT: NICOLA JANE & KEVIN JOHN CRATES	HOUSE DESIGN: BARN HOUSE 10B	HOUSE CODE: H-WBH10B10SA
COPYRIGHT: © 2026	ADDRESS: 100 HAWLEYS LANE, WEEGENA TAS 7304	FACADE DESIGN: BARN FACADE	FACADE CODE: F-WBH10B10BARNA
	LOT / SECTION / CT: 2 / - / 158369	COUNCIL: MEANDER VALLEY	SHEET TITLE: BAL 19 NOTES
			SHEET No.: 23 / 24
			SCALES:

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

714417

	REVISION	DRAWN	
4	BA PLAN SET - AMENDMENTS	PL1	16/12/2025
5	BA PLANS- RFI UPDATE	RT2	05/02/2026
6	BA PLANS - LANDSLIP RECOMMENDATIONS	PL1	03/05/2026
7	BA PLANS - COUNCIL RFI	PL1	16/03/2026
8	BA PLANS- LANDSLIP REPORT NOTE UPDATE	RT2	18/03/2026

Last Published: Wednesday, 18 March 2026 12:00 PM
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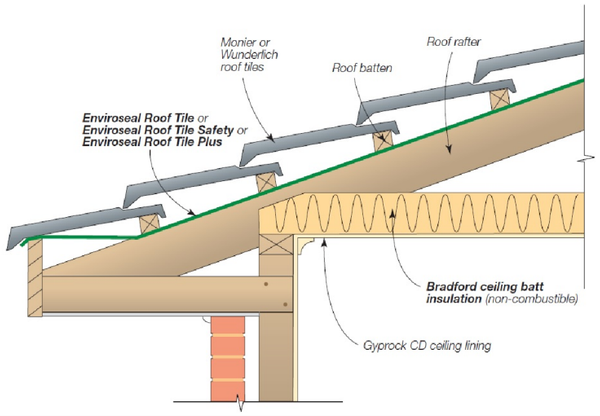
Template Version: 24.041

Rafter Spacing	Product
Up to and including 600mm	EnviroSeal™ Roof Tile or EnviroSeal™ Roof Tile Plus
Over 600m	EnviroSeal™ Roof Tile Safety

Figure 5.1. Tiled Roofs

- Install EnviroSeal roof tile sarking on top of the roof framing and below the roof battens.
- For further fixing details contact CSR technical support.



Application	Product
Sarking	EnviroSeal™ Resiwrap
Foil faced insulation blanket	Bradford Anticon™
Gap seal	Bradford Fireseal BAL 12.5 - 40 Blanket

Figure 5.2.1. Fascia Detail – Metal Roof (BAL12.5-40)

- Install EnviroSeal Resiwrap to the entire roof area over the top of the battens.
- Immediately above the fascia install [redacted] BAL12.5 – 40 Blanket extending up the roof and over the first batten. Compress with the roof sheeting.
- For further fixing details contact CSR technical support.

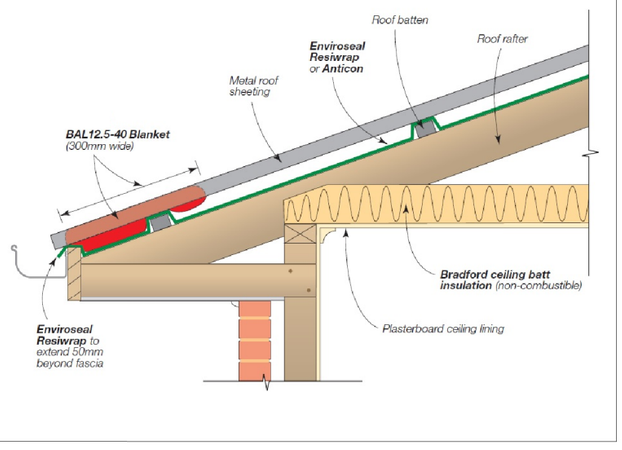


Figure 5.2.2. Valley Detail – Steel Roof (BAL-12.5 – BAL-40)

- Install EnviroSeal Resiwrap to the entire roof area over the top of the battens.
- [redacted] BAL12.5 – 40 Blanket to be laid over the top of the sarking extending into the outer edge of the valley gutter. Compress with roof sheeting.
- For further fixing details contact CSR technical support.

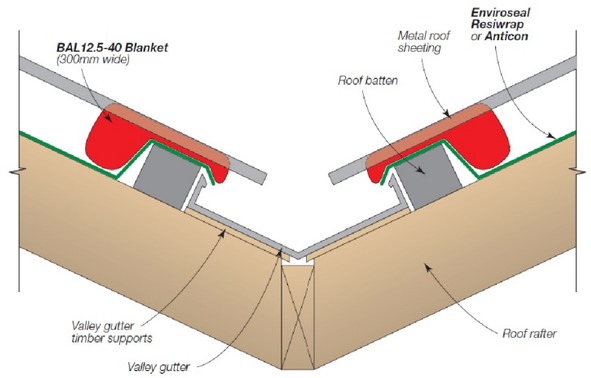


Figure 5.2.3. Barge Detail – Steel Roof (BAL-12.5 – BAL-40)

- Install EnviroSeal Resiwrap to the entire roof area over the top of the battens.
- At barge install [redacted] BAL12.5 – 40 Blanket and compress with roof sheeting.
- For further fixing details contact CSR technical support.

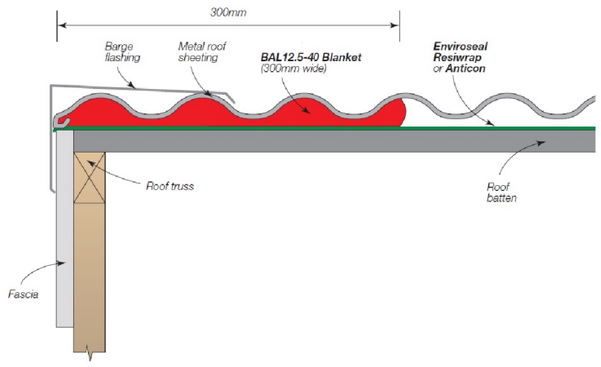
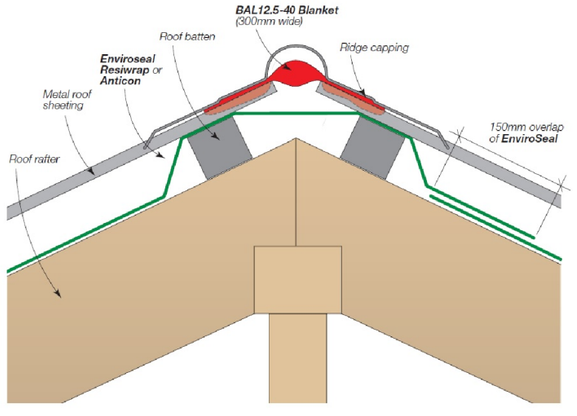


Figure 5.2.4. Hip/Ridge Detail – Steel Roof (BAL-12.5 – BAL-40)

- Install EnviroSeal Resiwrap to the entire roof area over the top of the battens.
- At the ridge/hip lay [redacted] BAL12.5 – 40 Blanket over the gap between the roof sheets and compress with the ridge capping to the roof profile.
- For further fixing details contact CSR technical support.



Details for the purpose of bushfire proofing only.
To be printed in colour.

Images sourced from Bradfords *"Bushfire Roofing System"*, Published 04/11.

Last Published: Wednesday, 18 March 2026 12:00 PM

BAL-19 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

WILSON HOMES

SPECIFICATION: BARN HOUSE
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SHEET TITLE: BAL 12.5 - BAL 40 ROOF DETAILS
SHEET No.: 24 / 24
HOUSE CODE: H-WBH10B10SA
FACADE CODE: F-WBH10B10BARNA
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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: 04-Feb-2026

Summary

Matters of National Environment Significance

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

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	3
Listed Threatened Species:	30
Listed Migratory Species:	9

Other Matters Protected by the EPBC Act

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

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

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

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

Extra Information

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

State and Territory Reserves:	8
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	2
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.
Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Alpine Sphagnum Bogs and Associated Fens	Endangered	Community may 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
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat may occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Ceyx azureus diemenensis			
Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat likely to occur within area	In feature area
Gallinago hardwickii			
Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus			
White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lathamus discolor			
Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area	In feature area
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 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
Tringa nebularia			
Common Greenshank, Greenshank [832]	Endangered	Species or species habitat may 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
CRUSTACEAN			
Astacopsis gouldi			
Giant Freshwater Crayfish, Tasmanian Giant Freshwater Lobster [64415]	Vulnerable	Species or species habitat known to occur within area	In feature area
Engaeus granulatus			
Central North Burrowing Crayfish [78959]	Endangered	Species or species habitat likely 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
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 may occur within area	In buffer area only
[Perameles gunnii gunnii](#) Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat likely 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 feature area
[Caladenia caudata](#) Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat may occur within area	In feature area
[Caladenia pallida](#) Rosy Spider Orchid, Pale Spider-orchid, Summer Spider-orchid [9604]	Critically Endangered	Species or species habitat likely to occur within area	In buffer area only
[Glycine latrobeana](#) Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat may 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 buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pseudocephalozia paludicola			
Alpine Leafy Liverwort [66441]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Pterostylis ziegeleri			
Grassland Greenhood, Cape Portland Greenhood [64971]	Vulnerable	Species or species habitat may occur within area	In feature area
Senecio psilocarpus			
Swamp Fireweed, Smooth-fruited Groundsel [64976]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Xerochrysum palustre			
Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat may occur within area	In buffer area only

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
Migratory Terrestrial Species			
Hirundapus caudacutus			
White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Calidris acuminata			
Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may 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

Scientific Name	Threatened Category	Presence Text	Buffer Status
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely 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 buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat may occur within area	In feature area

Other Matters Protected by the EPBC Act

Listed Marine Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may 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
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 may 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

Scientific Name	Threatened Category	Presence Text	Buffer Status
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
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 buffer area only
Sterna striata White-fronted Tern [799]		Migration route may occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat may 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
Alum Cliffs	State Reserve	TAS	In buffer area only
Dynans Bridge Road	Conservation Covenant	TAS	In feature area
Gog Range	Regional Reserve	TAS	In buffer area only
Harts Lane	Conservation Covenant	TAS	In buffer area only
Hawleys Lane	Conservation Covenant	TAS	In feature area
Hawleys Lane Weegena	Conservation Covenant	TAS	In feature area
Kelly's Cage	Conservation Covenant	TAS	In buffer area only
Unnamed (Mersey River)	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
Tasmanian	Tasmania	In feature area

EPBC Act Referrals [Resource Information]

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Remaining North West Transmission Developments for electricity network	2022/09247		Assessment	In buffer area only
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area

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.

Department of Climate Change, Energy, the Environment and Water
GPO Box 3090
Canberra ACT 2601 Australia
+61 2 6274 1111

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

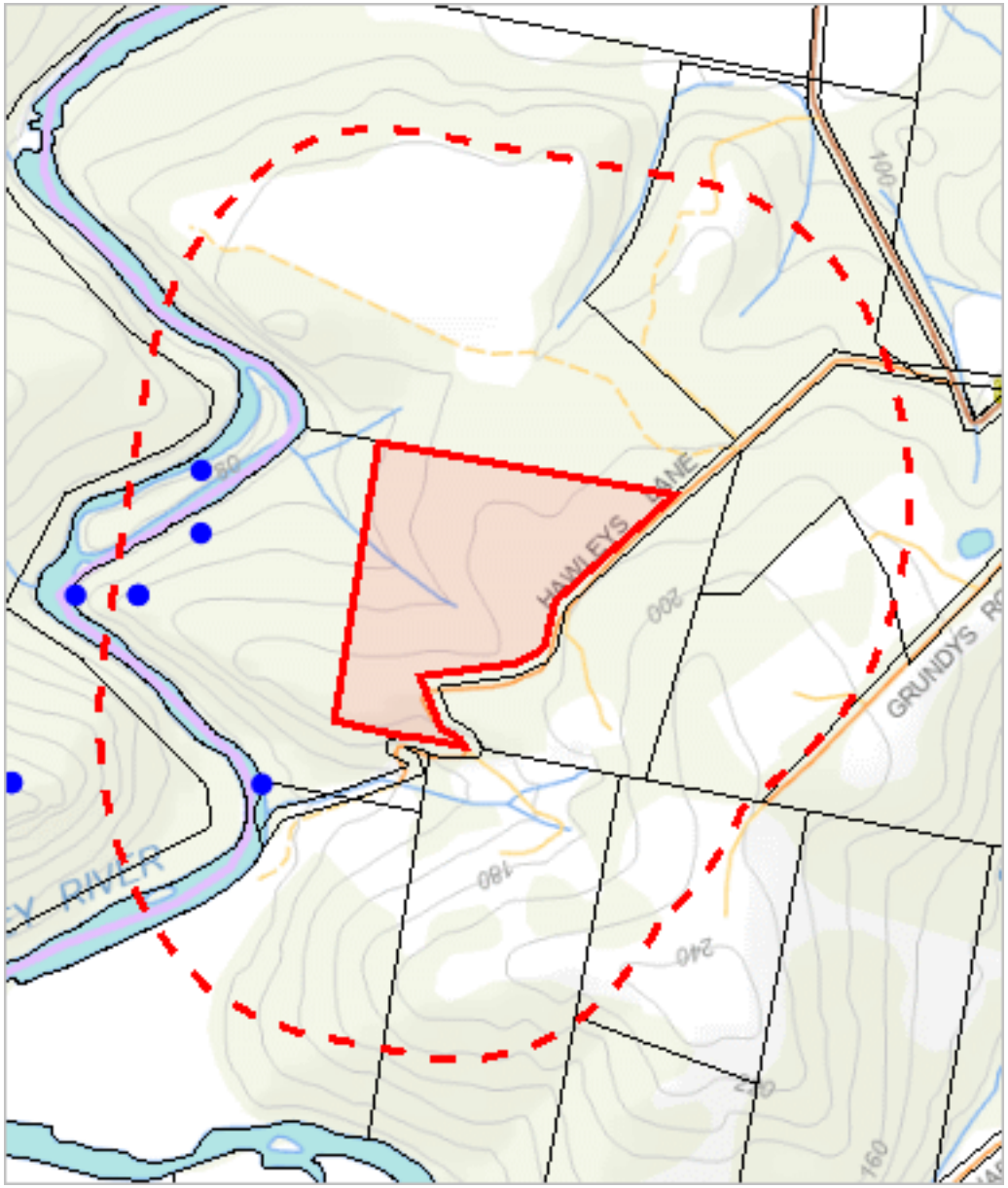
Reference:	ECOtas_100HawleysLne_Weegena
Requested For:	Brian French
Report Type:	Summary Report
Timestamp:	04:06:24 PM Wednesday 04 February 2026
Threatened Flora:	buffers Min: 500m Max: 5000m
Threatened Fauna:	buffers Min: 500m Max: 5000m
Raptors:	buffers Min: 500m Max: 5000m
Tasmanian Weed Management 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: 454735.0, 5409420.0 falls within:

Property: 1581708

Threatened flora within 500 metres

455602, 5410335



453992, 5408442

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

Threatened flora within 500 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Threatened flora within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Anogramma leptophylla	annual fern	v		n	3	30-Dec-1998
Muehlenbeckia axillaris	matted lignum	r		n	1	08-Jan-1999
Pomaderris phylicifolia subsp. ericoides	revolute narrowleaf dogwood	r		n	1	20-Nov-1997
Pomaderris phylicifolia subsp. phylicifolia	narrowleaf dogwood	r		n	1	30-Dec-1998

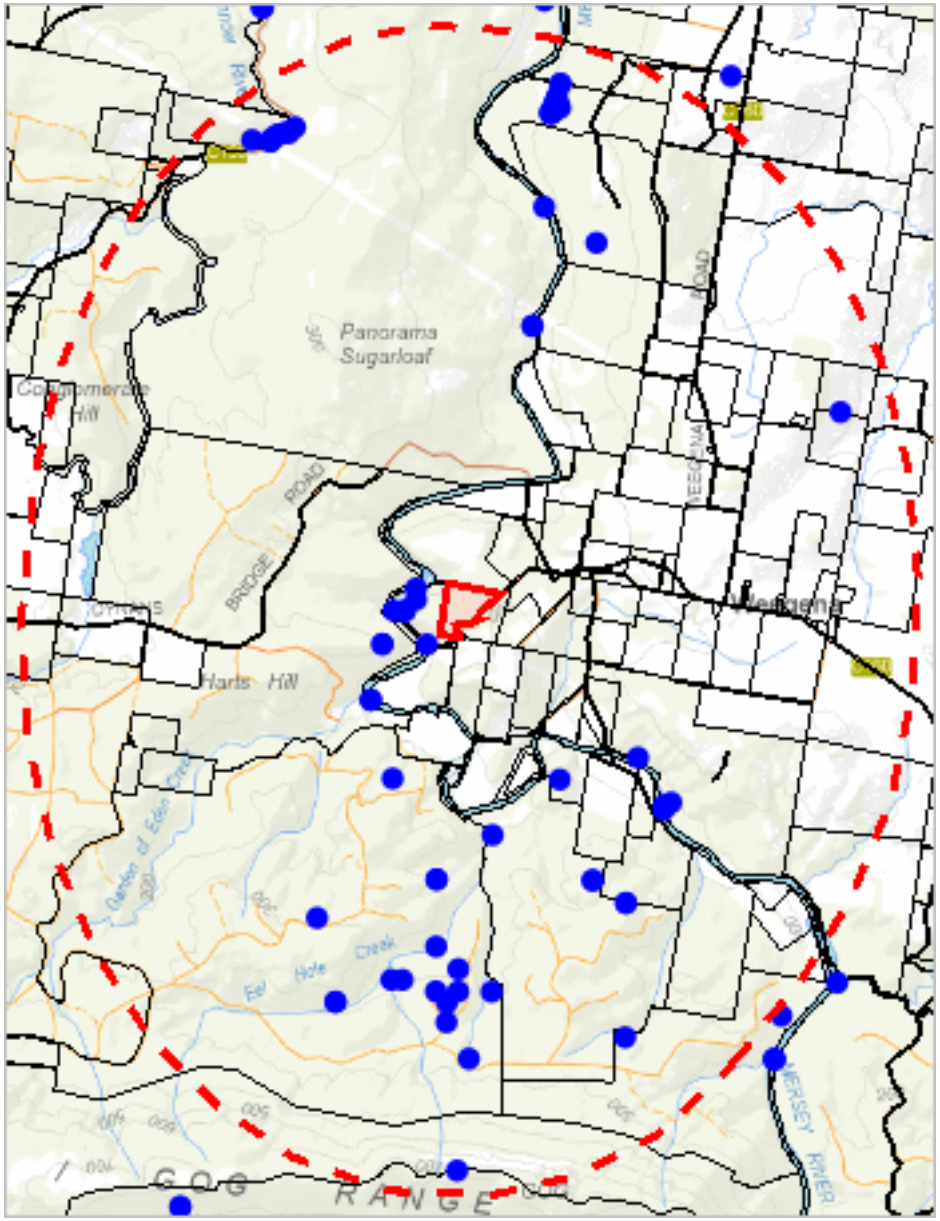
Unverified Records

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 flora within 5000 metres

459009, 5414846



450577, 5403933

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Threatened flora within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
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- 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
Anogramma leptophylla	annual fern	v		n	3	30-Dec-1998
Desmodium gunnii	southern ticktrefoil	v		n	22	13-Oct-2021
Glycine microphylla	small-leaf glycine	v		n	1	12-Nov-1996
Gynatrix pulchella	fragrant hempbush	r		n	16	01-Jul-2024
Hypolepis muelleri	harsh groundfern	r		n	1	01-Aug-1998
Muehlenbeckia axillaris	matted lignum	r		n	2	08-Jan-1999
Pellaea calidirupium	hotrock fern	r		n	2	30-Dec-1998
Persicaria decipiens	slender waterpepper	v		n	1	30-Dec-1998
Pimelea curviflora	curved riceflower	p		n	4	22-Nov-1999
Pimelea curviflora var. gracilis	slender curved riceflower	r		n	12	27-Jan-2005
Pomaderris phylicifolia	narrow-leaf pomaderris	p		n	3	11-Oct-2020
Pomaderris phylicifolia subsp. ericoides	revolute narrowleaf dogwood	r		n	2	11-Oct-2020
Pomaderris phylicifolia subsp. phylicifolia	narrowleaf dogwood	r		n	1	30-Dec-1998
Rhodanthe anthemoides	chamomile sunray	r		n	1	28-Apr-1983

Unverified Records

No unverified records were found!

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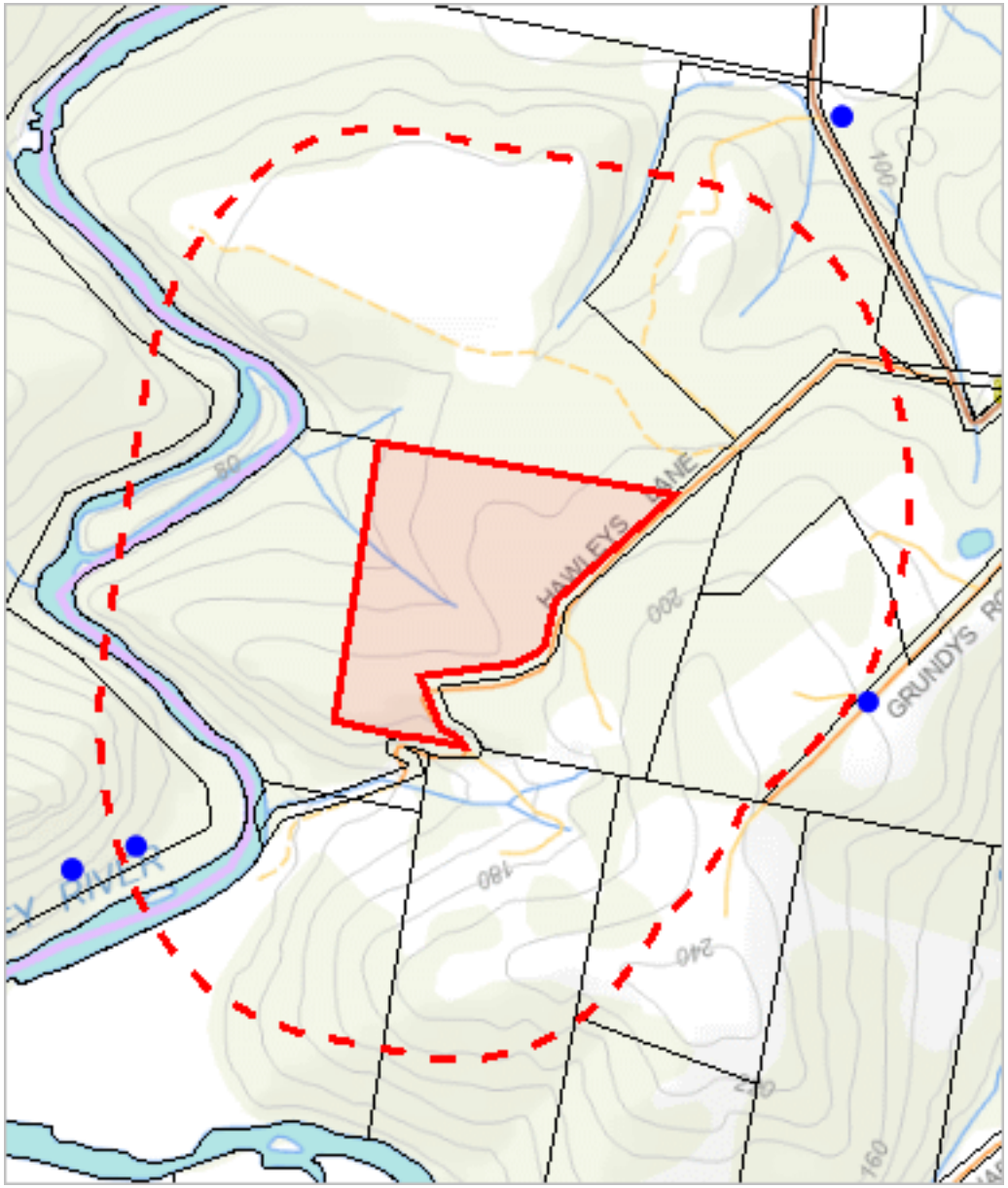
Threatened fauna within 500 metres

455602, 5410335



453992, 5408442

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
Accipiter novaehollandiae	grey goshawk	e		n	3	15-Jun-2005
Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	e	VU	e	1	23-Feb-2008

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
Astacopsis gouldi	lutaralipina or giant freshwater crayfish	v	VU	e	1	0	0
Lathamus discolor	swift parrot	e	CR	mbe	1	0	0
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Ceyx azureus subsp. diemenensis	Tasmanian azure kingfisher	e	EN	e	0	0	1
Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	e	VU	e	1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	1	0	0
Galaxiella pusilla	eastern dwarf galaxias	v	VU	n	1	0	0
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	1
Litoria raniformis	green and gold frog	v	VU	ae	1	0	1
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Engaeus granulatus	Central North burrowing crayfish	e	EN	e	1	0	0
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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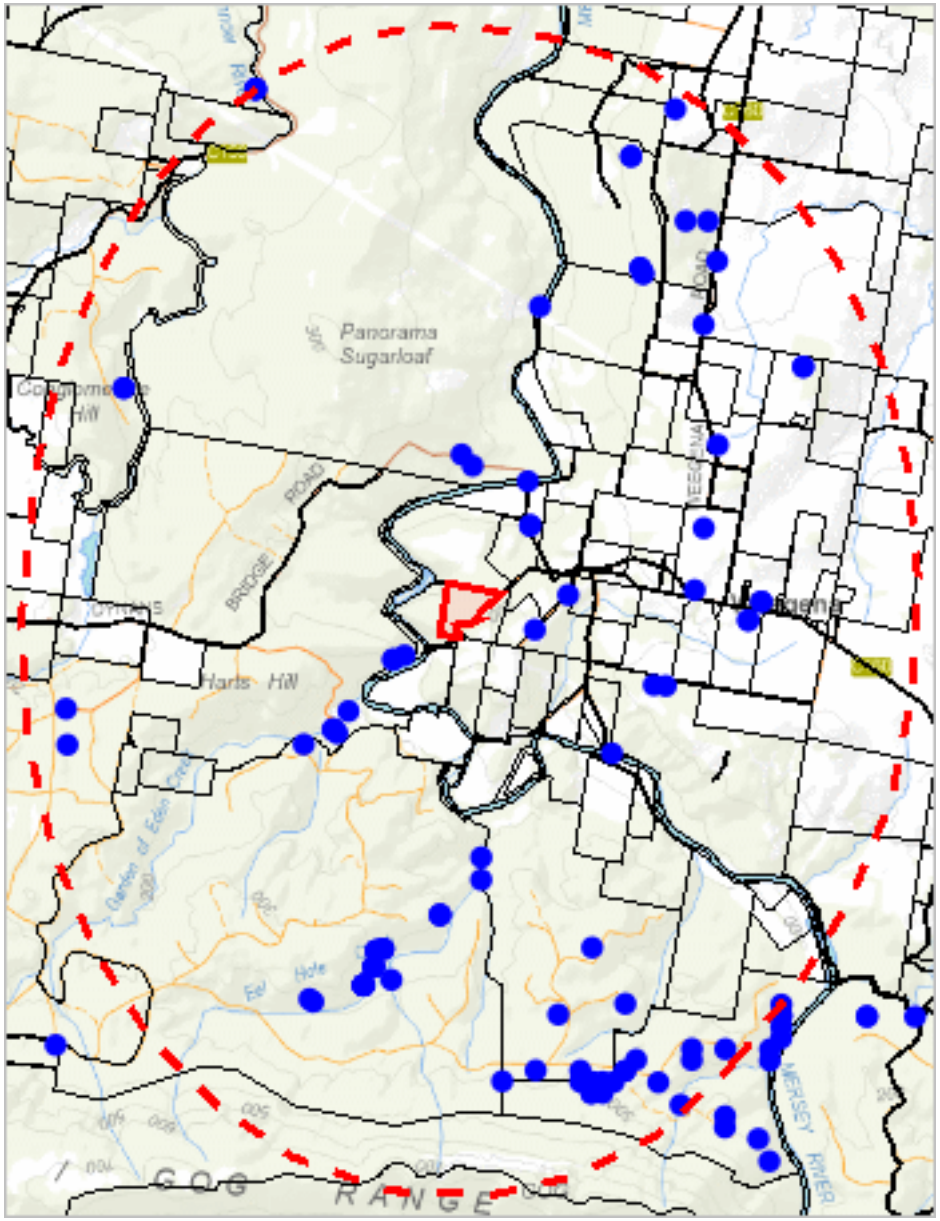
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 5000 metres

459009, 5414846



450577, 5403933

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

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- 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	4	15-Jun-2005
Aquila audax	wedge-tailed eagle	pe	PEN	n	2	25-May-2018
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	37	04-Apr-2025
Astacopsis gouldi	lutaralipina or giant freshwater crayfish	v	VU	e	9	24-Nov-2015
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	01-Jan-1973
Dasyurus viverrinus	eastern quoll		EN	n	2	01-Jan-1992
Eagle sp.	Eagle	e	EN	n	2	21-Feb-2023
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	1	04-Apr-2025
Hickmanoxyomma gibbergunyar	Mole Creek cave harvestman or cave harvestman	r		e	1	01-Jan-1900
Lathamus discolor	swift parrot	e	CR	mbe	30	29-Nov-1995
Litoria raniformis	green and gold frog	v	VU	ae	5	25-Mar-1994
Neophema chrysostoma	blue-winged parrot	v	VU	n	3	19-Feb-2023
Perameles gunnii	eastern barred bandicoot		VU	n	1	06-Dec-1974
Prototroctes maraena	australian grayling	v	VU	ae	2	22-Mar-2004
Sarcophilus harrisii	tasmanian devil	e	EN	e	7	15-Dec-2021
Tyto novaehollandiae	masked owl	pe	PVU	n	1	01-Jan-1950
Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	e	VU	e	2	23-Feb-2008

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
Hickmanoxyomma gibbergunyar	Mole Creek cave harvestman or cave harvestman	r		e	1	1	0
Astacopsis gouldi	lutaralipina or giant freshwater crayfish	v	VU	e	1	0	0
Lathamus discolor	swift parrot	e	CR	mbe	1	0	0
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Ceyx azureus subsp. diemenensis	Tasmanian azure kingfisher	e	EN	e	0	0	1
Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	e	VU	e	1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	1	0	0
Galaxiella pusilla	eastern dwarf galaxias	v	VU	n	1	0	0
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	1
Litoria raniformis	green and gold frog	v	VU	ae	1	0	1
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Engaeus granulatus	Central North burrowing crayfish	e	EN	e	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

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

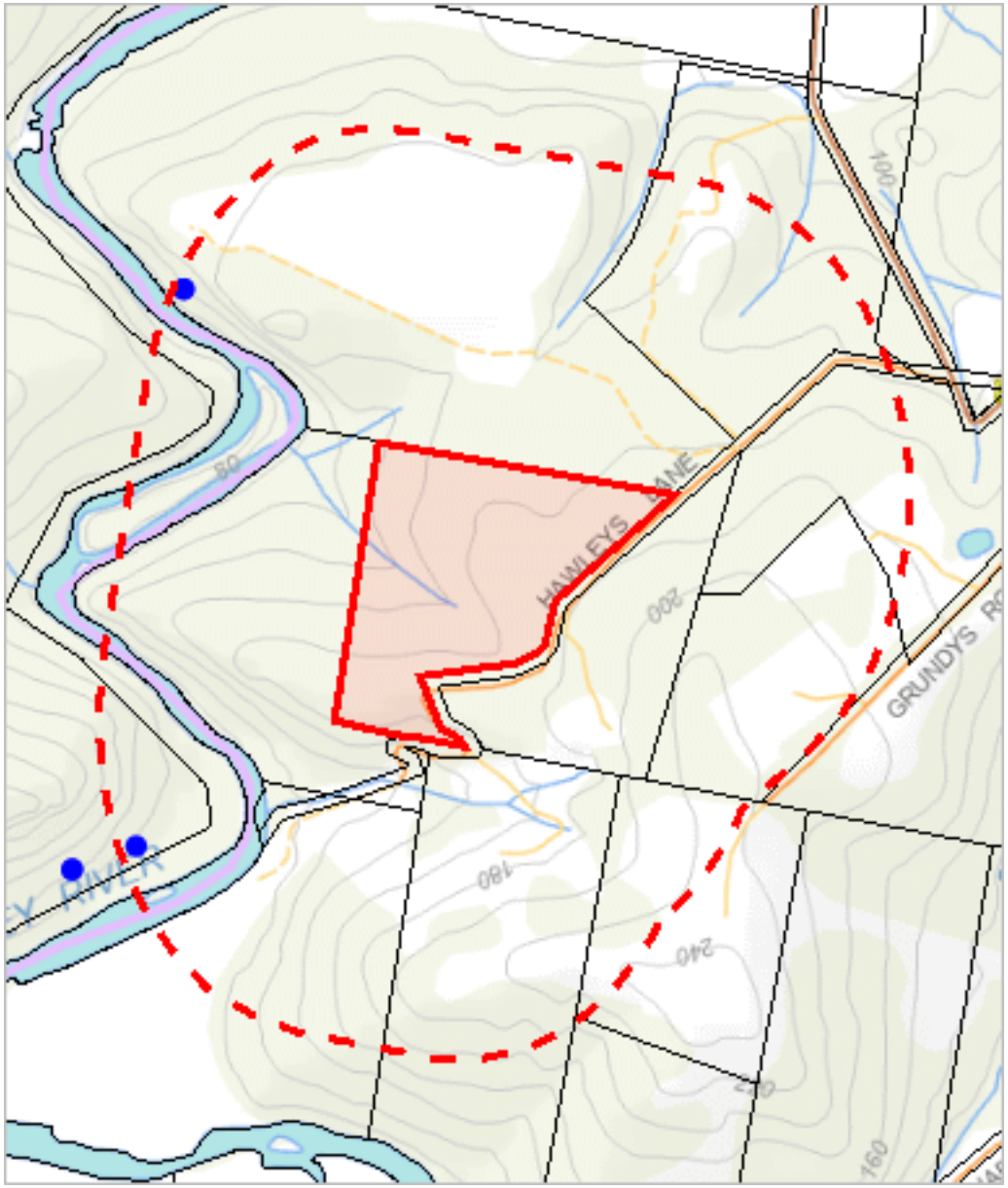
Telephone: 1300 368 550

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

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

Raptor nests and sightings within 500 metres

455602, 5410335



453992, 5408442

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Raptor nests and sightings within 500 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 500 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
11	Accipiter novaehollandiae	grey goshawk	Nest	1	01-Jan-1985
7	Falco peregrinus	peregrine falcon	Nest	2	20-Nov-2019
	Accipiter novaehollandiae	grey goshawk	Sighting	2	15-Jun-2005

Unverified Records

No unverified records were found!

Raptor nests and sightings within 500 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	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		1	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.
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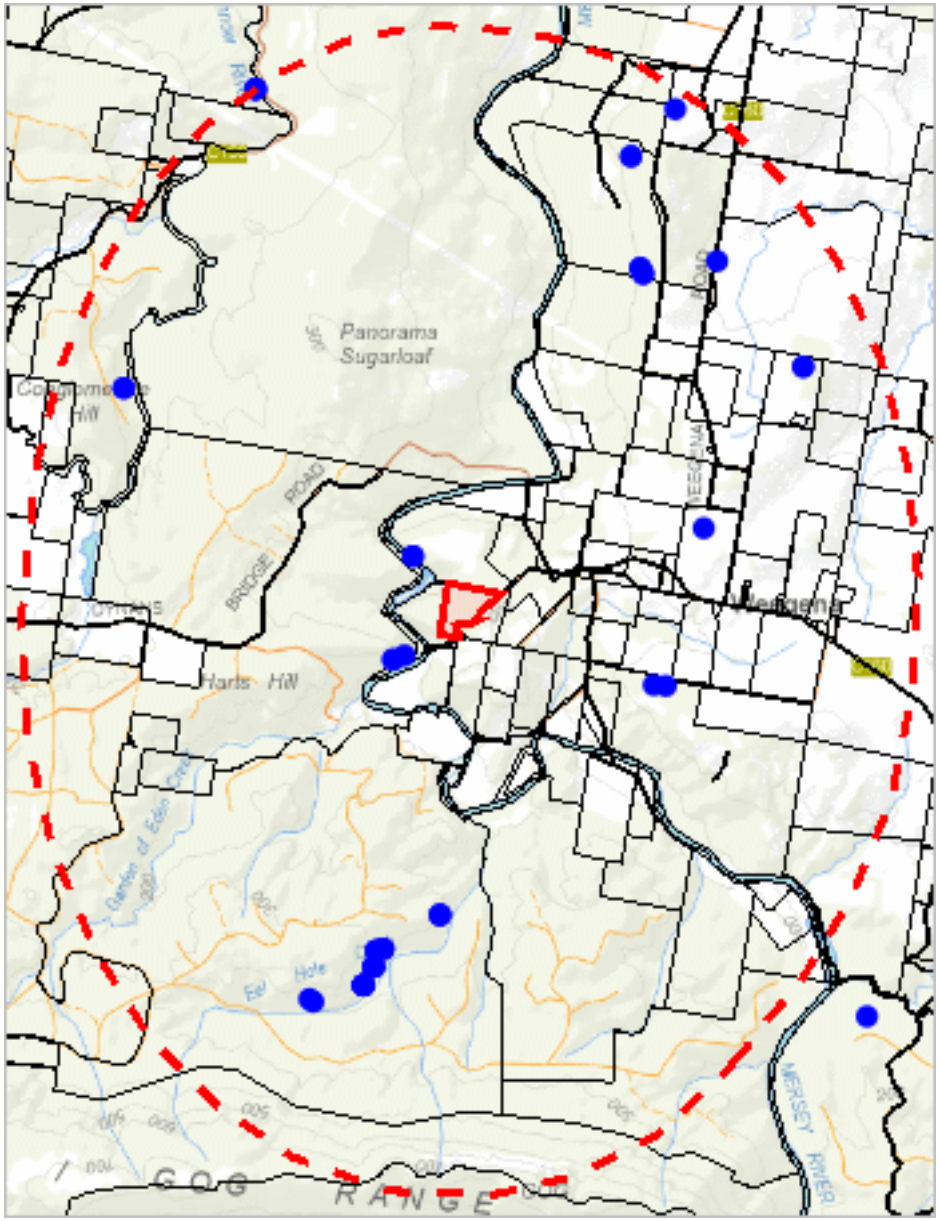
Raptor nests and sightings within 5000 metres

459009, 5414846



450577, 5403933

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Raptor nests and sightings within 5000 metres

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- 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
11	Accipiter novaehollandiae	grey goshawk	Nest	1	01-Jan-1985
1356	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	3	23-Oct-2024
1357	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	3	23-Oct-2024
1358	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	4	23-Oct-2024
1857	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	3	23-Oct-2024
2	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	8	23-Oct-2024
2503	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	23-Oct-2024
3010	Eagle sp.	Eagle	Nest	2	21-Feb-2023
3183	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	23-Oct-2024
3348	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	23-Oct-2024
3351	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	23-Oct-2024
7	Falco peregrinus	peregrine falcon	Nest	2	20-Nov-2019
903	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	4	06-Aug-2007
	Accipiter novaehollandiae	grey goshawk	Sighting	3	15-Jun-2005
	Aquila audax	wedge-tailed eagle	Not Recorded	2	25-May-2018
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	4	04-Apr-2025
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	1	04-Apr-2025
	Tyto novaehollandiae	masked owl	Sighting	1	01-Jan-1950

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	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		1	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.
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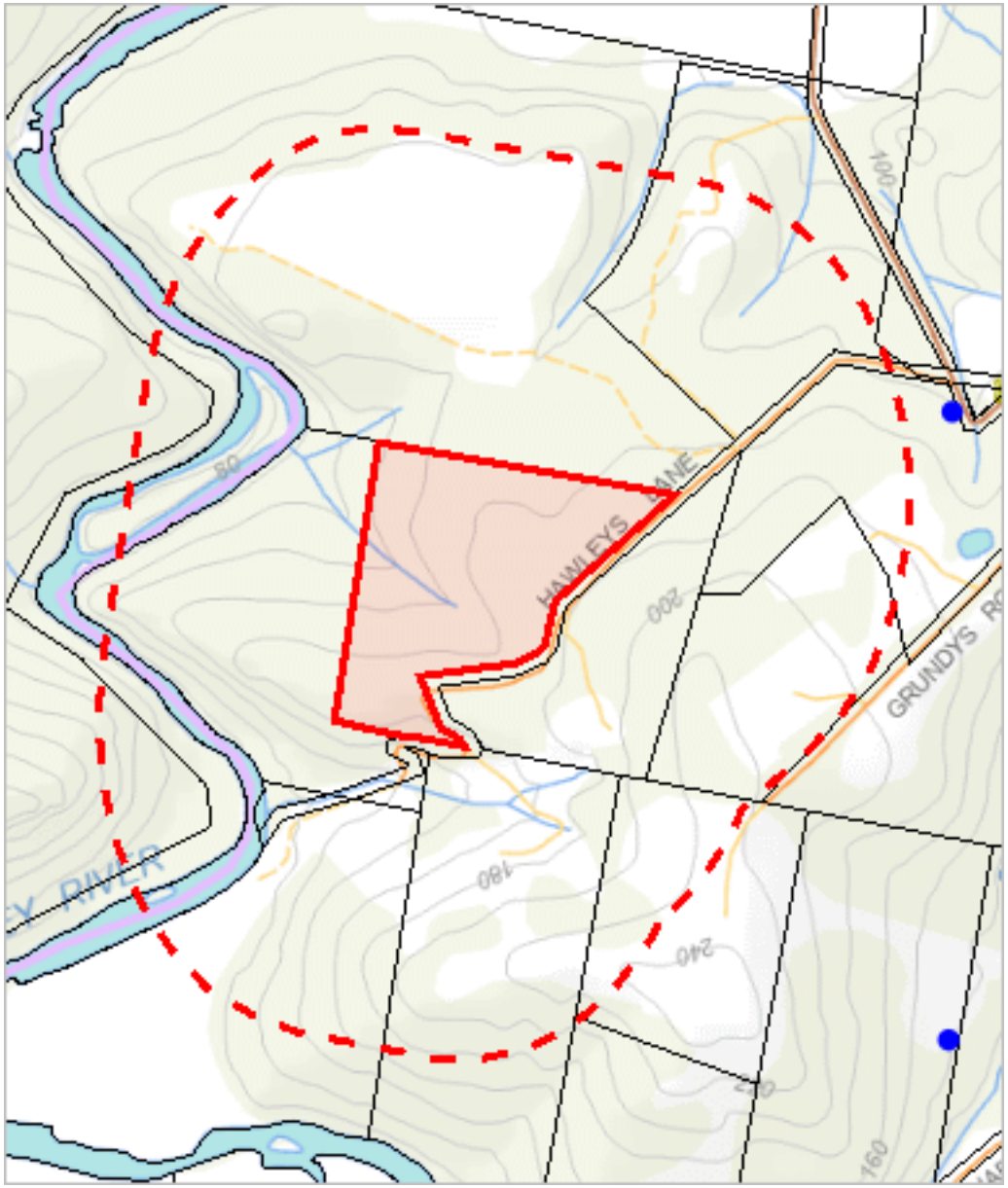
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Tas Management Act Weeds within 500 m

455602, 5410335



453992, 5408442

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Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Tas Management Act Weeds within 500 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Senecio jacobaea	ragwort	1	06-Jan-1995

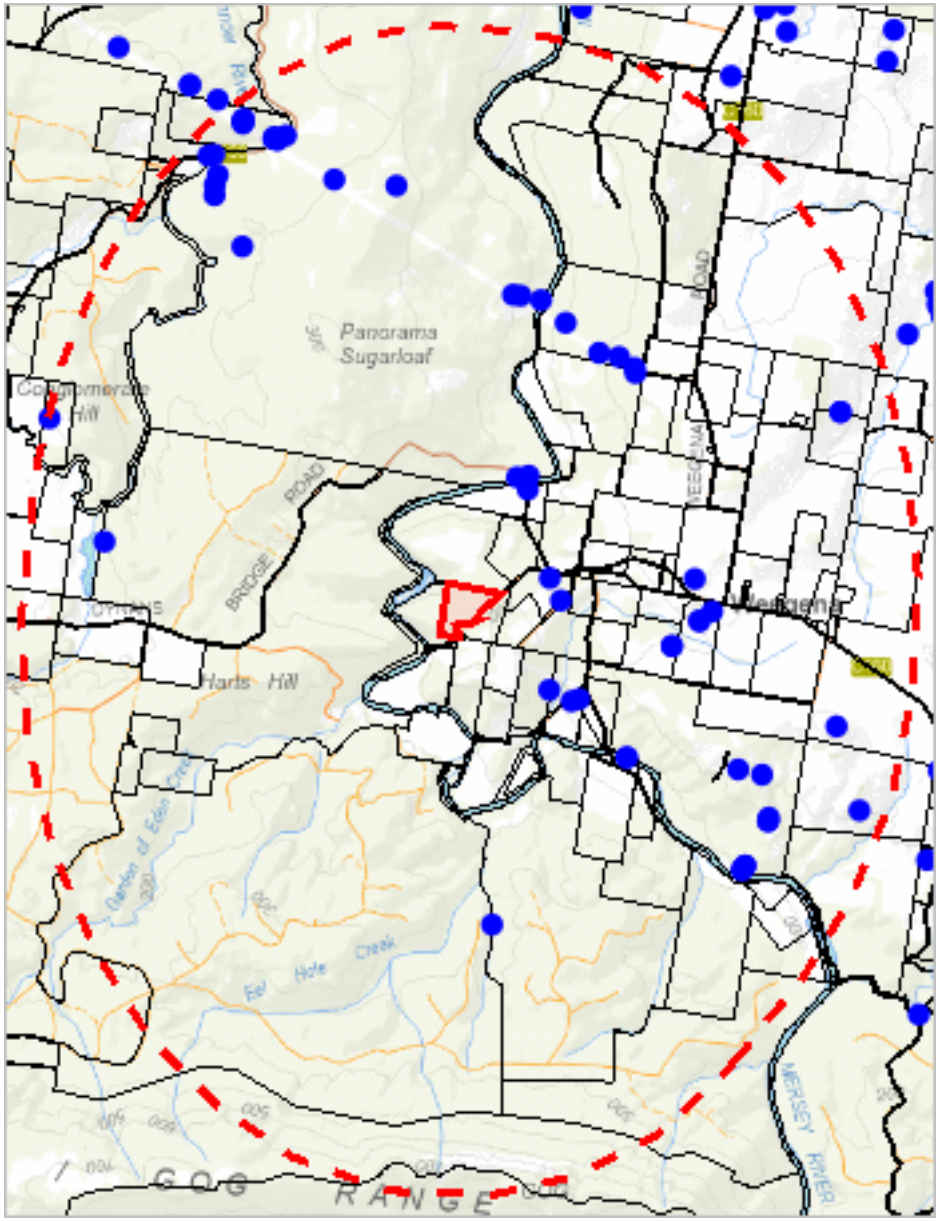
Unverified Records

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

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

Tas Management Act Weeds within 5000 m

459009, 5414846



450577, 5403933

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Tas Management Act Weeds within 5000 m

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- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Cirsium arvense var. arvense	creeping thistle	2	14-Dec-2021
Digitalis purpurea	foxglove	1	20-Oct-2021
Elodea canadensis	canadian pondweed	3	08-Mar-2019
Erica lusitanica	spanish heath	9	14-Dec-2021
Marrubium vulgare	white horehound	1	12-Jan-2025
Rubus fruticosus	blackberry	12	15-Dec-2021
Salix x fragilis nothovar. fragilis	crack willow	2	20-Mar-2020
Senecio jacobaea	ragwort	33	12-May-2020
Ulex europaeus	gorse	10	19-Mar-2020

Unverified Records

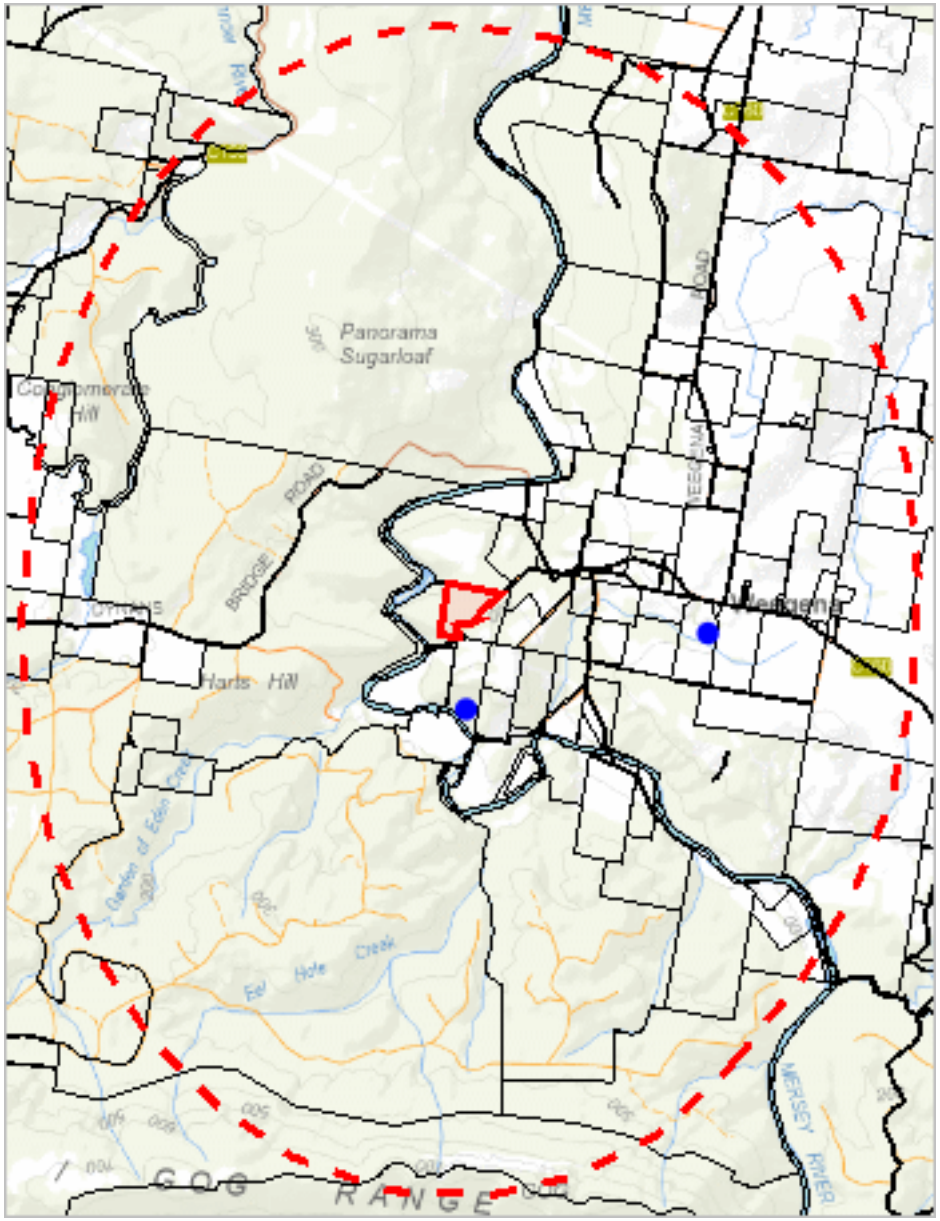
For more information about introduced weed species, please visit the following URL for contact details in your area:

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

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

Priority Weeds within 5000 m

459009, 5414846



450577, 5403933

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Priority Weeds within 5000 m

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- 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
Achillea millefolium	yarrow	1	14-Jan-2025
Prunus laurocerasus	cherry laurel	1	15-May-2023

Unverified Records

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

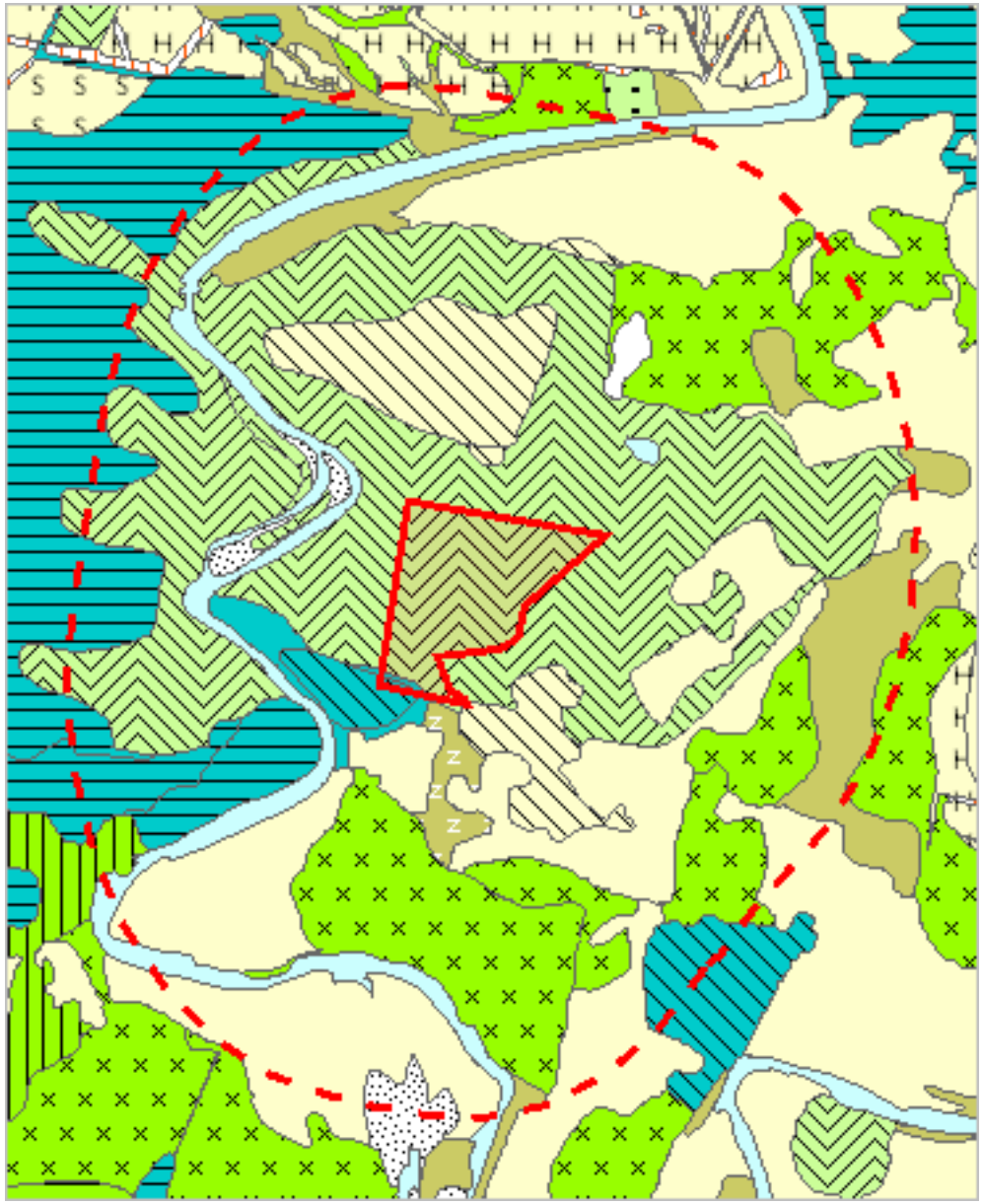
https://www.nre.tas.gov.au/invasive-species/weeds

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

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

TASVEG 5.0 Communities within 1000 metres

455981, 5410836

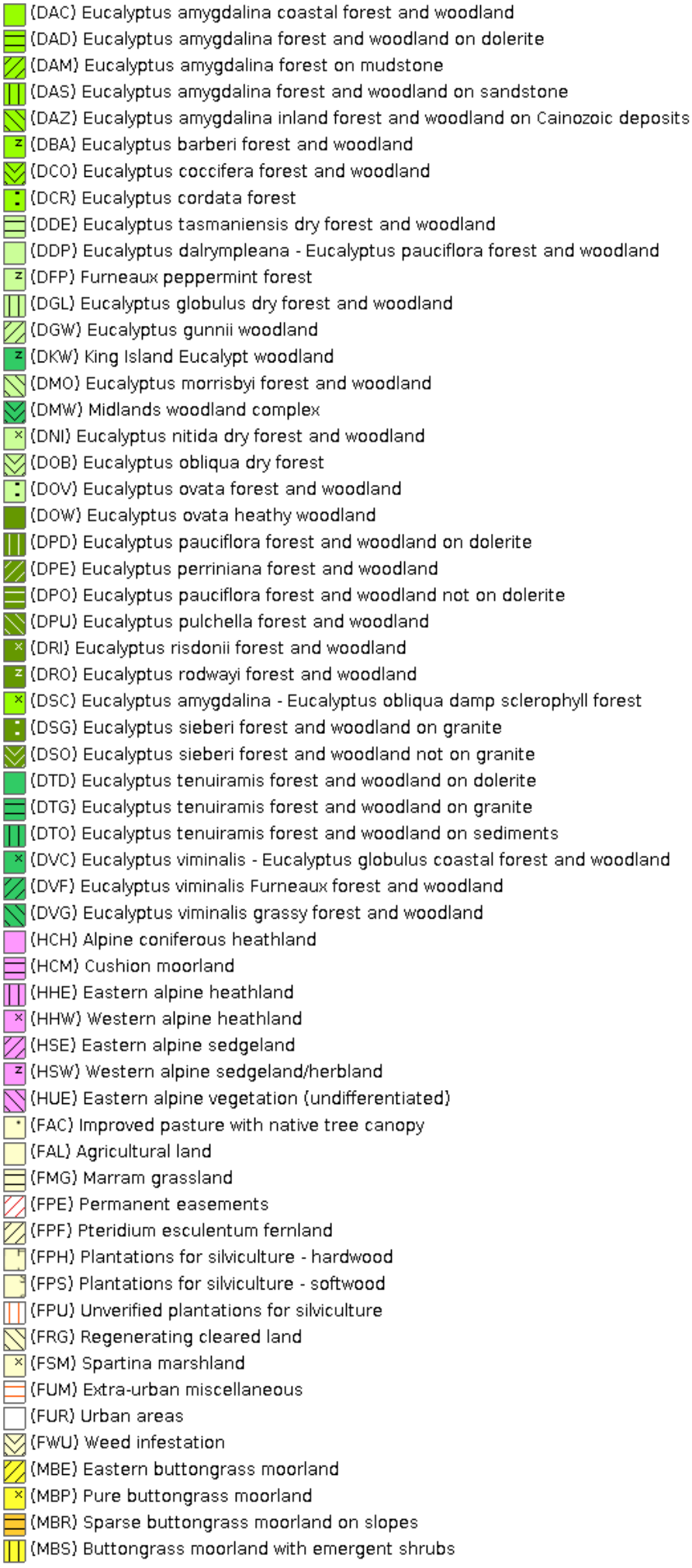


453612, 5407941

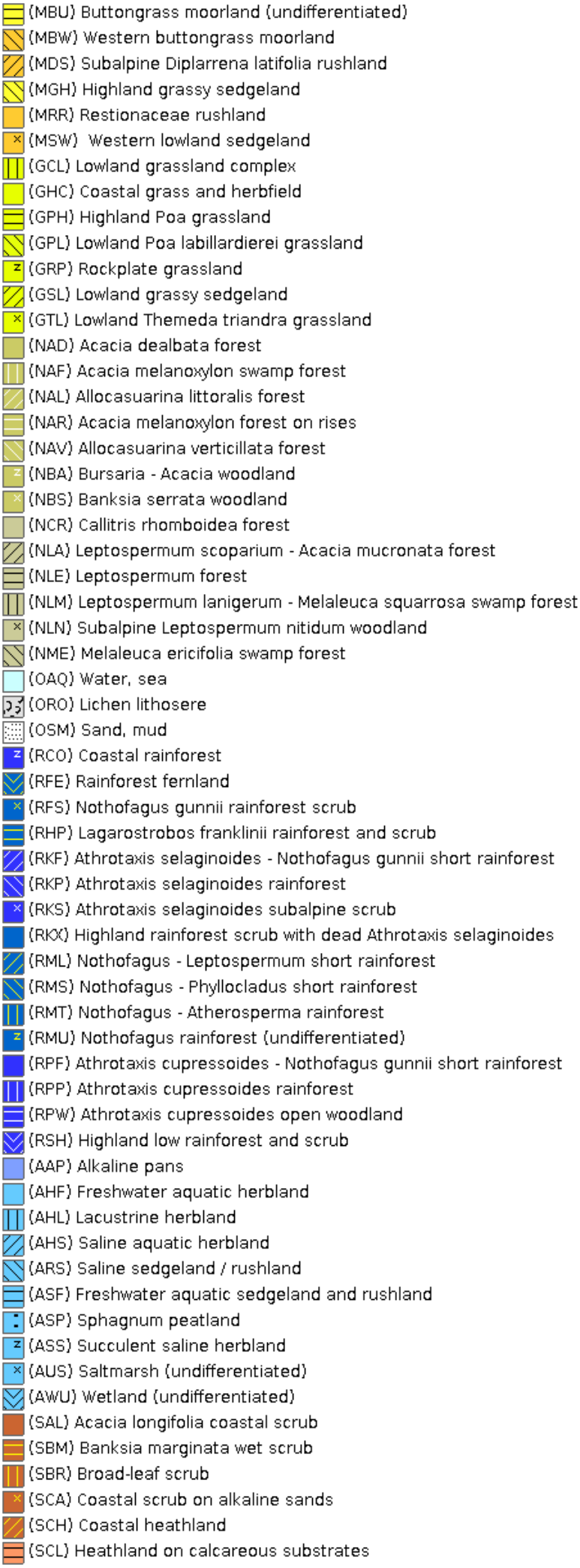
Please note that some layers may not display at all requested map scales

TASVEG 5.0 Communities within 1000 metres

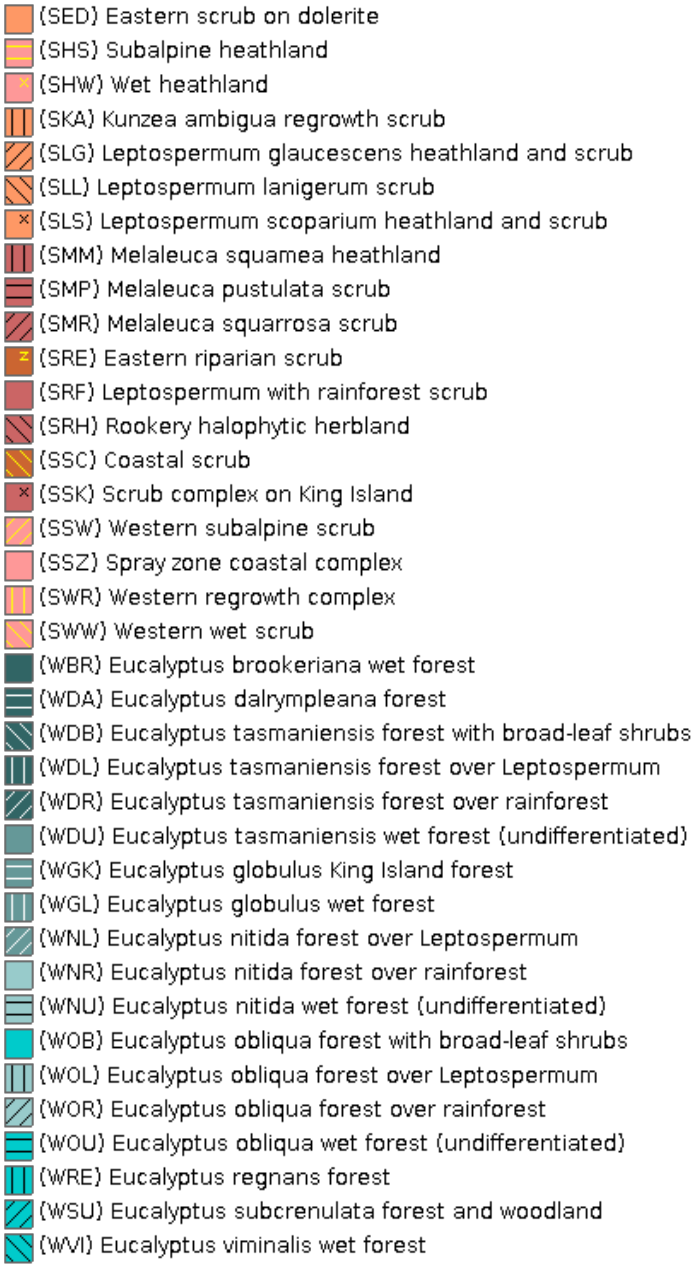
Legend: TASVEG 5.0



TASVEG 5.0 Communities within 1000 metres



TASVEG 5.0 Communities within 1000 metres



Legend: Cadastral Parcels

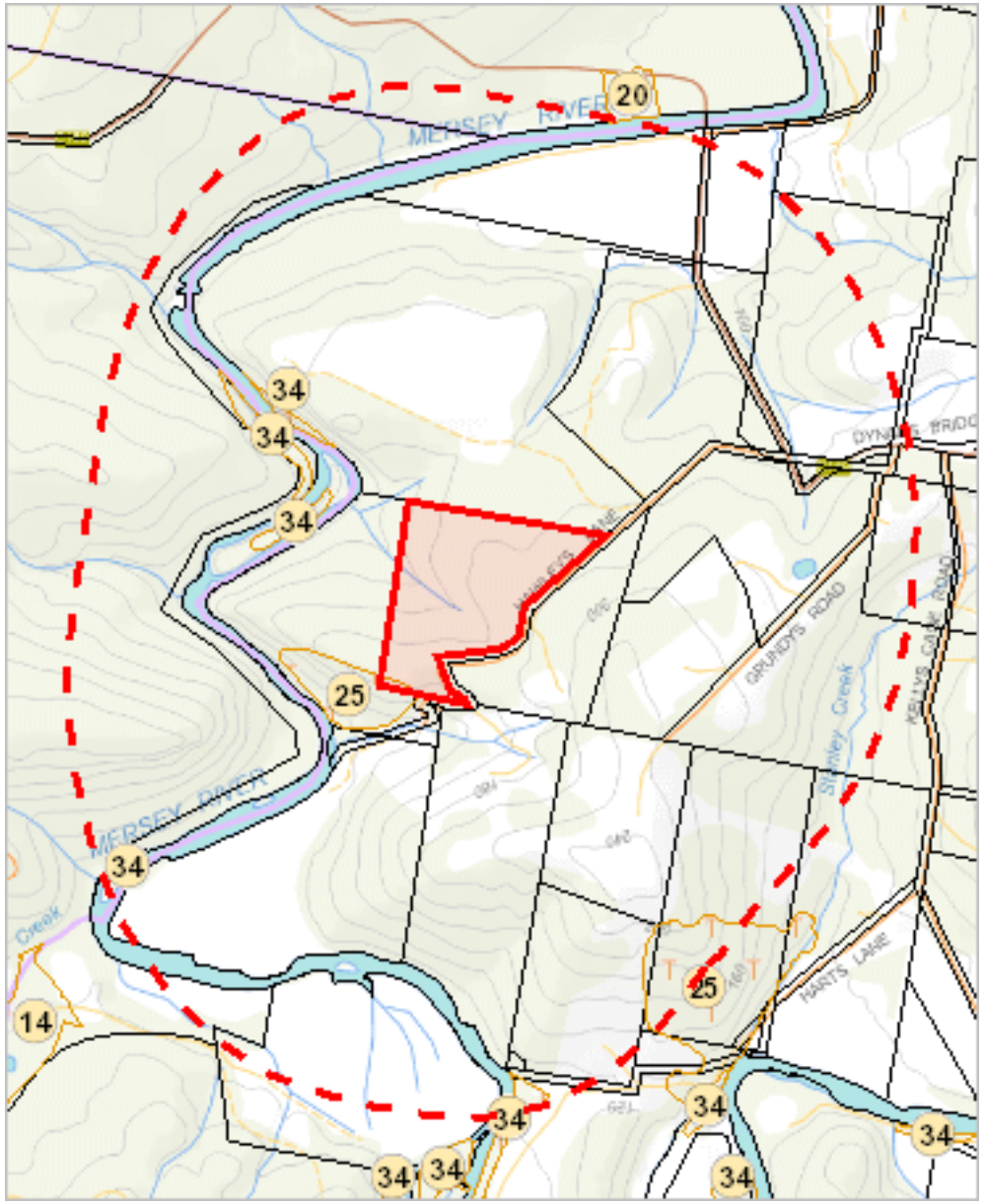
TASVEG 5.0 Communities within 1000 metres

Code	Community	Notable Tree
DAS	(DAS) Eucalyptus amygdalina forest and woodland on sandstone	
DOB	(DOB) Eucalyptus obliqua dry forest	
DOV	(DOV) Eucalyptus ovata forest and woodland	
DSC	(DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest	
FAL	(FAL) Agricultural land	
FPH	(FPH) Plantations for silviculture - hardwood	
FRG	(FRG) Regenerating cleared land	
FUR	(FUR) Urban areas	
NAD	(NAD) Acacia dealbata forest	
NBA	(NBA) Bursaria - Acacia woodland	
OAQ	(OAQ) Water, sea	
OSM	(OSM) Sand, mud	
WOB	(WOB) Eucalyptus obliqua forest with broad-leaf shrubs	
WOU	(WOU) Eucalyptus obliqua wet forest (undifferentiated)	
WVI	(WVI) Eucalyptus viminalis wet forest	

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

455981, 5410836



453612, 5407941

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

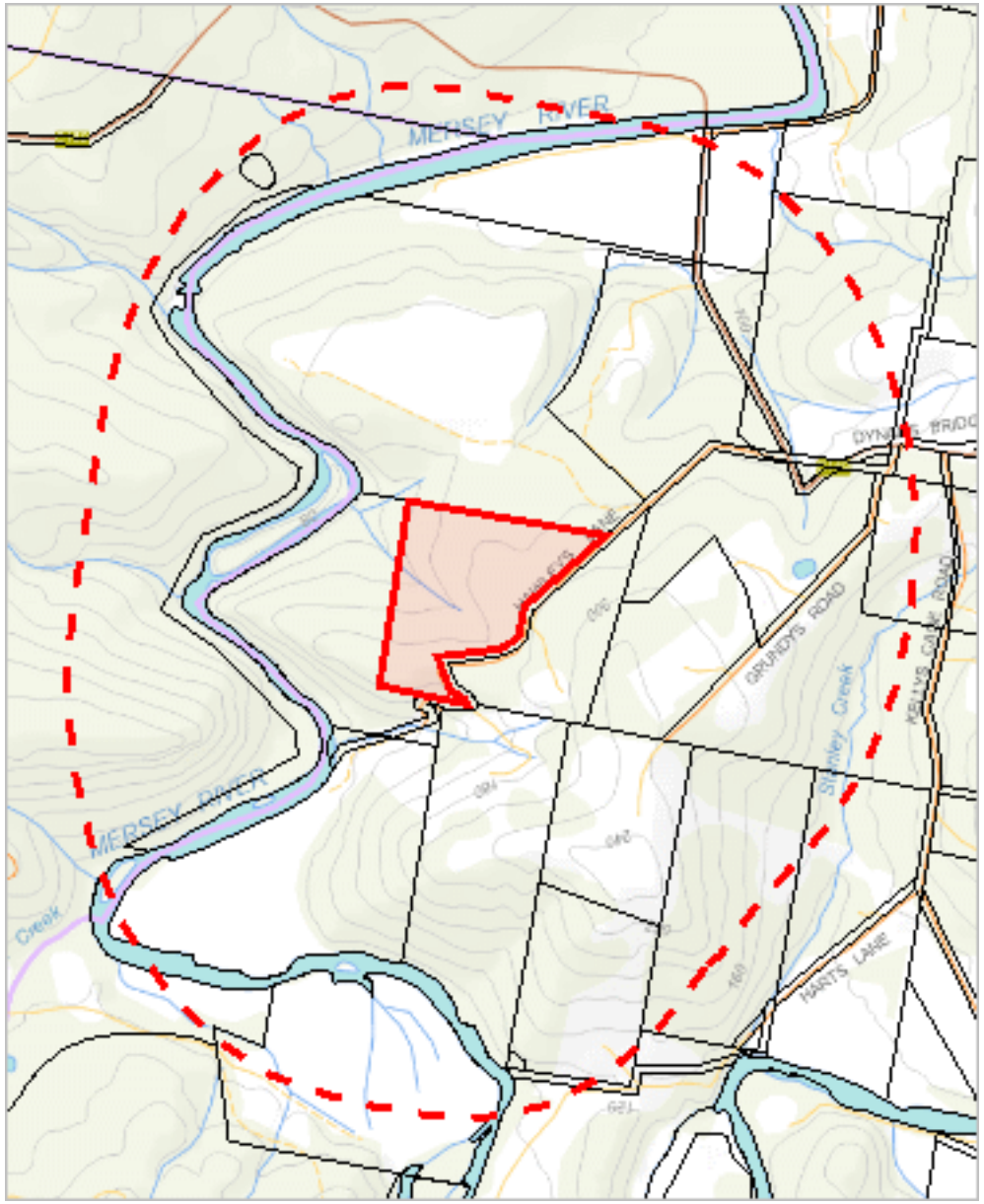
Threatened Communities (TNVC 2020) within 1000 metres

Scheduled Community Id	Scheduled Community Name
20	Eucalyptus ovata forest and woodland
25	Eucalyptus viminalis wet forest
34	Riparian scrub

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

455981, 5410836



453612, 5407941

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

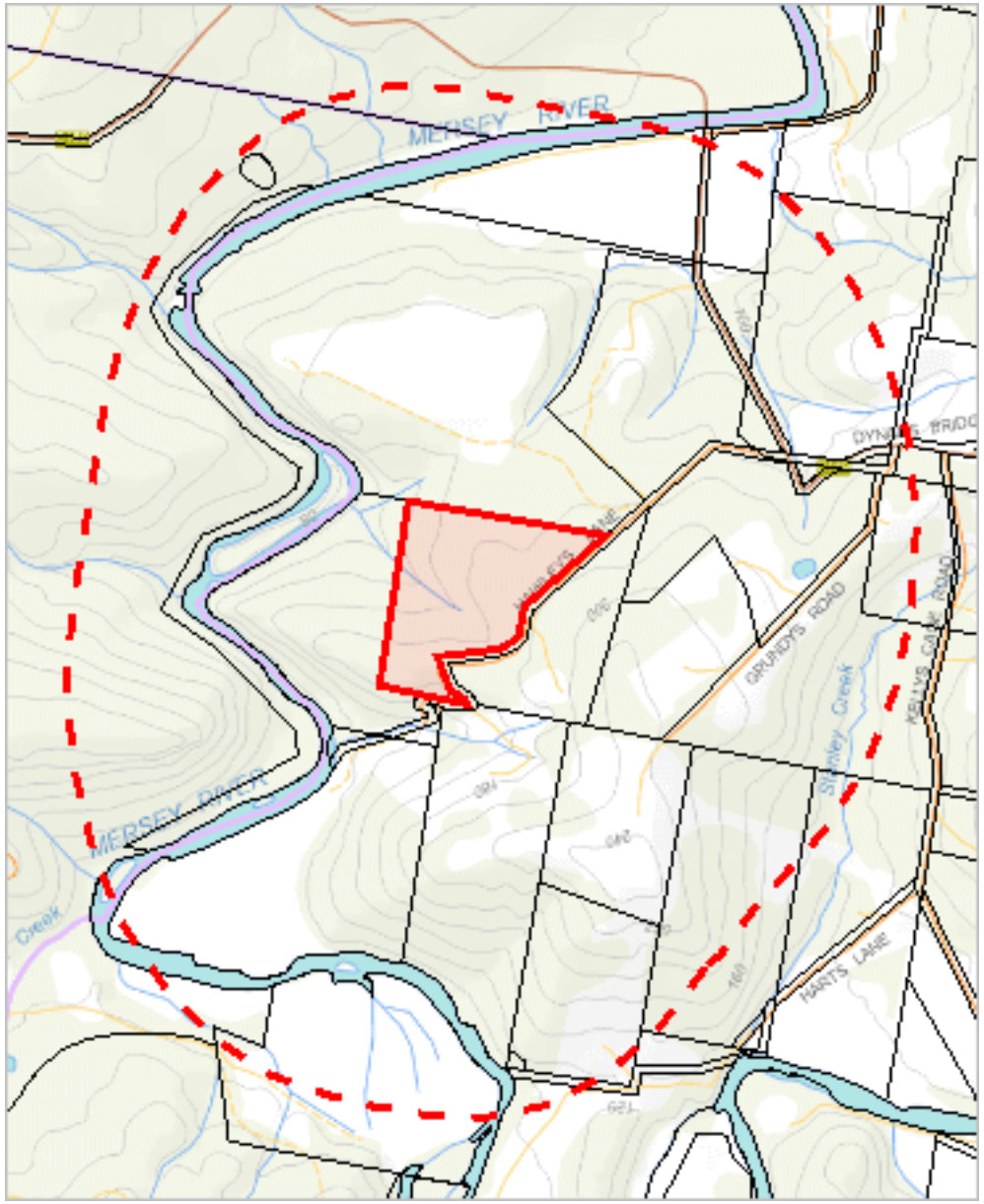
Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
24000545	Panorama Sugarloaf	04-Jan-2024	Bushfire	Natural	0.49923988

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

455981, 5410836



453612, 5407941

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

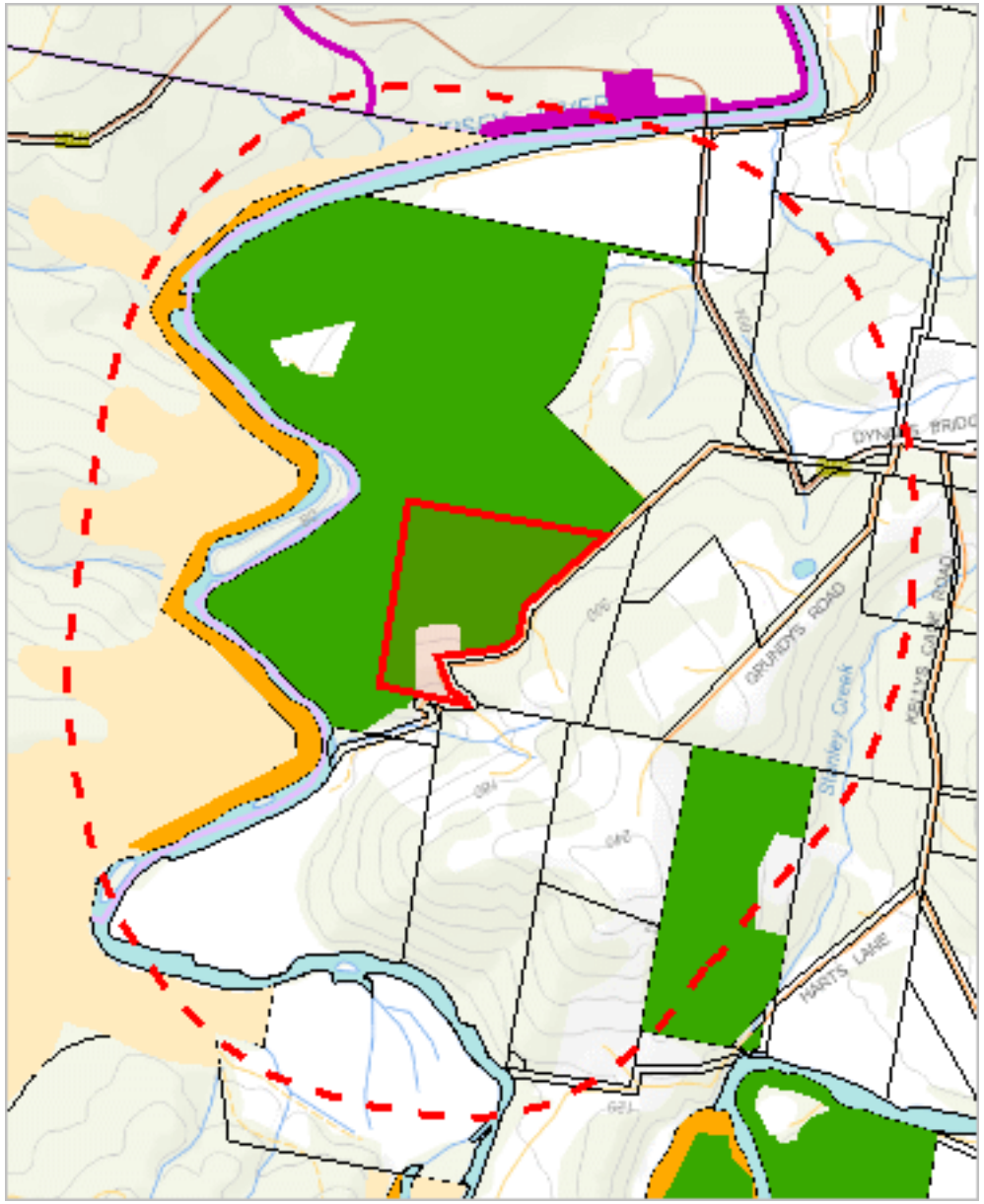
Fire History (Last Burnt) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
24000545	Panorama Sugarloaf	04-Jan-2024	Bushfire	Natural	0.49923988

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

Reserves within 1000 metres

455981, 5410836



453612, 5407941

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

Reserves within 1000 metres

Legend: Tasmanian Reserve Estate

- Conservation Area
- Conservation Area and Conservation Covenant (NCA)
- Game Reserve
- Historic Site
- Indigenous Protected Area
- National Park
- Nature Reserve
- Nature Recreation Area
- Regional Reserve
- State Reserve
- Wellington Park
- Other Public Authority Land within TWWHA
- Future Potential Production Forest
- Informal Reserve on Permanent Timber Production Zone Land or STT managed land
- Informal Reserve on other public land
- Roadside Conservation Site
- Conservation Covenant (NCA)
- Private Nature Reserve and Conservation Covenant (NCA)
- Private Sanctuary and Conservation Covenant (NCA)
- Private Sanctuary
- Private land within TWWHA
- Private land within other WHA (Convict Sites)
- Management Agreement
- Stewardship Agreement
- Part 5 Agreement (Meander Dam Offset)
- Other Private Reserve

Legend: Cadastral Parcels

Reserves within 1000 metres

Name	Classification	Status	Area (HA)
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	12.41121053
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	15.83729473
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	18.53485978
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	55.44213193
	Informal Reserve on Permanent Timber Production Zone Land or STT managed land	Informal Reserve	676.33669447
	Informal Reserve on other public land	Informal Reserve	9.64541504
	Other Private Reserve	Private Reserve (Variable Term)	0.82448208
	Other Private Reserve	Private Reserve (Variable Term)	3.05816729

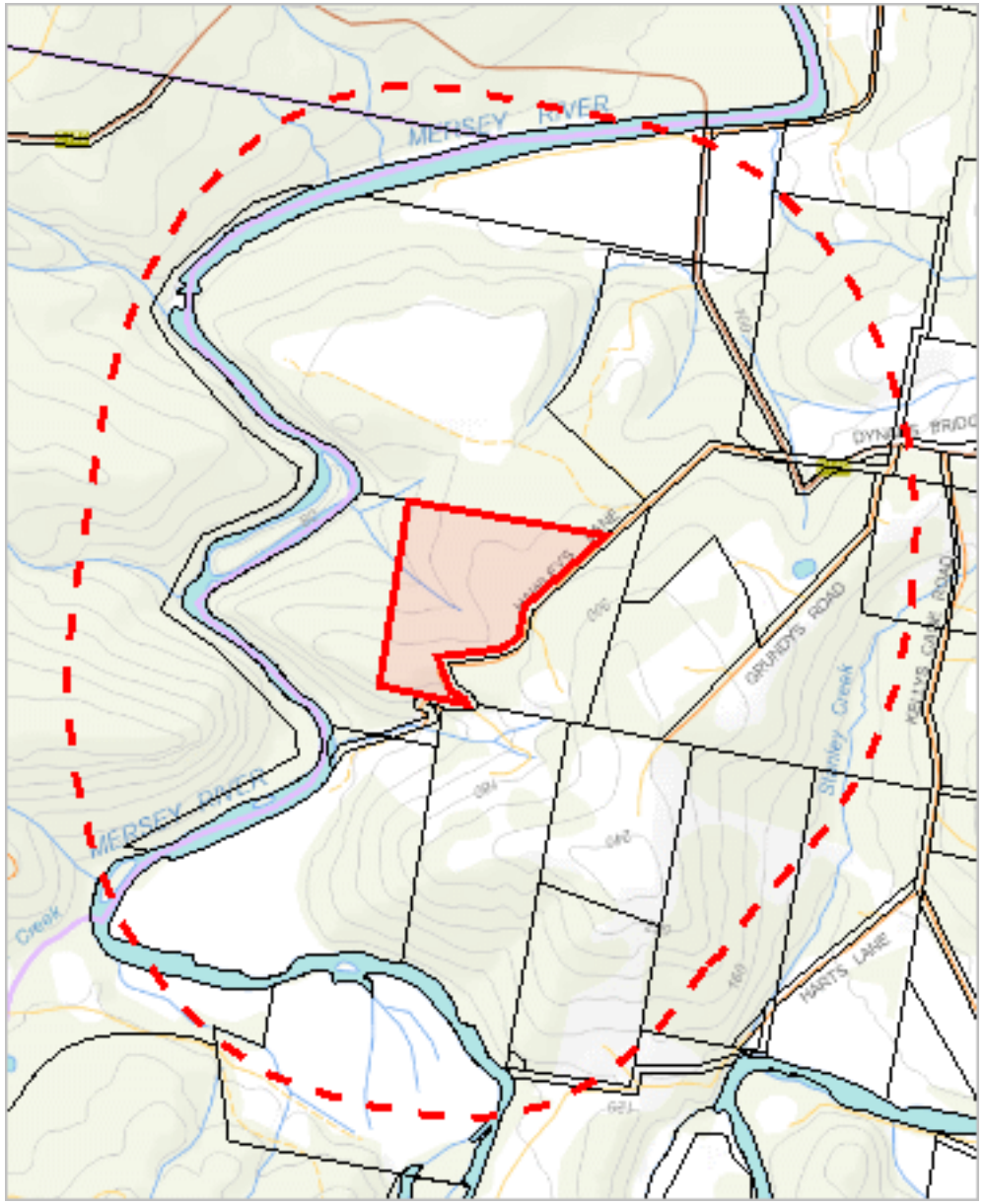
For more information about the Tasmanian Reserve Estate, please contact the Natural Values Science Services Branch.

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

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

Known biosecurity risks within 1000 meters

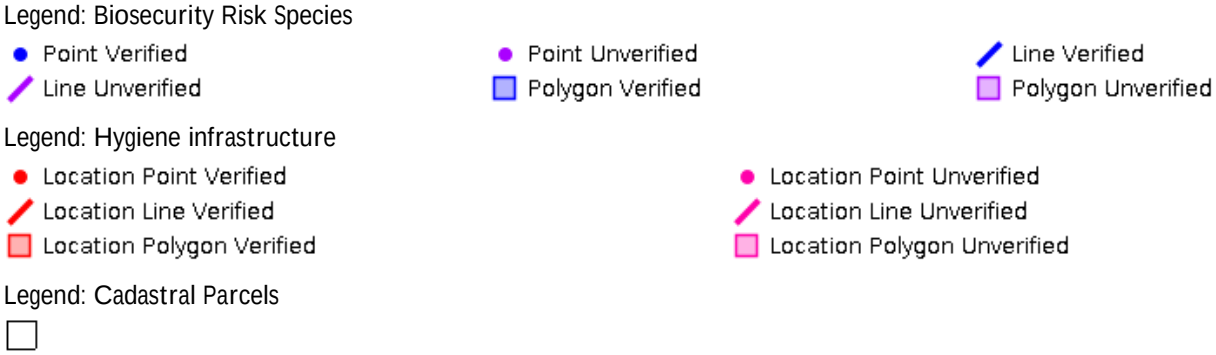
455981, 5410836



453612, 5407941

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

Known biosecurity risks within 1000 meters



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

Threatened Fauna Range Boundaries

Search Point 454735E,5409420N is within the following fauna range boundaries as at Wed Feb 04 2026 16:10:13 GMT+1100 (Australian Eastern Daylight Time)

Common name	Species name	Range Class
grey goshawk	Accipiter novaehollandiae	Core Range
grey goshawk	Accipiter novaehollandiae	Potential Range
azure kingfisher or azure kingfisher (tasmanian)	Alcedo azurea subsp. diemenensis	Core Range
wedge-tailed eagle	Aquila audax subsp. fleayi	Potential Range
giant freshwater crayfish	Astacopsis gouldi	Core Range
giant freshwater crayfish	Astacopsis gouldi	Potential Range
spotted-tailed quoll	Dasyurus maculatus subsp. maculatus	Potential Range
eastern quoll	Dasyurus viverrinus	Potential Range
eastern quoll	Dasyurus viverrinus	Core Range
Central North burrowing crayfish	Engaeus granulatus	Potential Range
Dwarf galaxias	Galaxiella pusilla	Potential Range
white-bellied sea-eagle	Haliaeetus leucogaster	Potential Range
swift parrot	Lathamus discolor	NW breeding areas
swift parrot	Lathamus discolor	N and W Potential range
green and golden frog	Litoria raniformis	Potential Range
blue wing parrot	Neophema chrysostoma	Potential Range
australian grayling	Prototroctes maraena	Potential Range
glossy grass skink	Pseudemoia rawlinsoni	Potential Range
tasmanian devil	Sarcophilus harrisii	Potential Range
masked owl	Tyto novaehollandiae	Core Range
masked owl	Tyto novaehollandiae	Potential Range

Showing 1 to 21 of 21 entries

Threatened Fauna Records

Fauna Records within 5000m of 454735E,5409420N
NVA Data Currency: 4/2/2026 (7am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Litoria raniformis	green and gold frog	1000	457412	5409483	2678	Sighting	1899-12-31	Present	anuran anuran:anuran:2014/1	NVA
Litoria raniformis	green and gold frog	1000	456912	5412882	4090	Sighting	1994-03-25	Present	anuran anuran:anuran:4720/1	NVA
Litoria raniformis	green and gold frog	1000	456712	5412884	3988	Sighting	1994-03-25	Present	anuran anuran:anuran:4719/1	NVA
Astacopsis gouldi	lutaralipina or giant freshwater crayfish	100	453612	5408283	1598	Sighting	1991-01-01	Present	fhb fauna_hb:fhb:2048/1	NVA
Astacopsis gouldi	lutaralipina or giant freshwater crayfish	100	454112	5406083	3395	Sighting	1996-01-01	Present	fhb fauna_hb:fhb:2050/1	NVA
Astacopsis gouldi	lutaralipina or giant freshwater crayfish	100	454912	5406983	2443	Sighting	1993-01-01	Present	fhb fauna_hb:fhb:2051/1	NVA
Astacopsis gouldi	lutaralipina or giant freshwater crayfish	100	453312	5408183	1885	Sighting	1993-01-01	Present	fhb fauna_hb:fhb:2047/1	NVA
Astacopsis gouldi	lutaralipina or giant freshwater crayfish	100	453712	5408483	1387	Sighting	1993-01-01	Present	fhb fauna_hb:fhb:2049/1	NVA
Astacopsis gouldi	lutaralipina or giant freshwater crayfish	100	454912	5407183	2244	Sighting	1993-01-01	Present	fhb fauna_hb:fhb:2052/1	NVA
Astacopsis gouldi	lutaralipina or giant freshwater crayfish	100	457512	5405383	4900	Sighting	1899-12-31	Present	fhb fauna_hb:fhb:2054/1	NVA
Litoria raniformis	green and gold frog	100	457412	5409483	2678	Sighting	1899-12-31	Present	tfm tfm:tfm:514/2	NVA
Hickmanoxyomma gibbergunyar	Mole Creek cave harvestman or cave harvestman	5000	455112	5405183	4254	Sighting	1899-12-31	Present	tfm tfm:tfm:501/1	NVA
Lathamus discolor	swift parrot	1000	455912	5405183	4397	Sighting	1995-11-28	Present	tfm tfm:tfm:503/1	NVA

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	1000	456212	5405283	4393	Nest	1995-11-29	Present	tfm tfm:tfm:506/1	NVA
Litoria raniformis	green and gold frog	100	457012	5410882	2706	Sighting	1899-12-31	Present	tfm tfm:tfm:510/1	NVA
Lathamus discolor	swift parrot	1000	457612	5405783	4637	Nest	1995-11-29	Present	tfm tfm:tfm:516/1	NVA
Lathamus discolor	swift parrot	50	456012	5405183	4425	Nest	1995-11-28	Present	swp tp:swp:10257/4	NVA
Lathamus discolor	swift parrot	50	455912	5405183	4397	Sighting	1995-11-28	Present	swp tp:swp:10292/3	NVA
Lathamus discolor	swift parrot	50	456212	5405283	4393	Sighting	1995-11-29	Present	swp tp:swp:10295/3	NVA
Lathamus discolor	swift parrot	25	457612	5405883	4559	Sighting	1995-11-24	Present	swp tp:swp:10347/4	NVA
Lathamus discolor	swift parrot	50	455412	5405283	4192	Sighting	1995-11-29	Present	swp tp:swp:10357/2	NVA
Lathamus discolor	swift parrot	50	455612	5405782	3742	Sighting	1995-11-29	Present	swp tp:swp:10359/1	NVA
Lathamus discolor	swift parrot	50	456112	5405183	4455	Nest	1995-11-29	Present	swp tp:swp:10362/3	NVA
Lathamus discolor	swift parrot	50	455912	5405083	4494	Sighting	1995-11-28	Present	swp tp:swp:10364/3	NVA
Lathamus discolor	swift parrot	50	455812	5405283	4275	Sighting	1995-11-28	Present	swp tp:swp:10365/3	NVA
Lathamus discolor	swift parrot	50	457612	5405683	4716	Sighting	1995-11-29	Present	swp tp:swp:10371/3	NVA
Lathamus discolor	swift parrot	50	456712	5404983	4858	Sighting	1995-11-29	Present	swp tp:swp:10373/1	NVA
Lathamus discolor	swift parrot	50	455912	5406383	3257	Sighting	1995-11-29	Present	swp tp:swp:10377/1	NVA
Lathamus discolor	swift parrot	50	457612	5405783	4637	Sighting	1995-11-29	Present	swp tp:swp:10294/3	NVA
Lathamus discolor	swift parrot	50	456812	5409583	2083	Sighting	1995-11-24	Present	swp tp:swp:10346/1	NVA
Lathamus discolor	swift parrot	50	455812	5405183	4372	Sighting	1995-11-22	Present	swp tp:swp:10348/4	NVA
Lathamus discolor	swift parrot	1000	456812	5405483	4451	Sighting	1995-11-22	Present	swp tp:swp:10349/2	NVA
Lathamus discolor	swift parrot	1000	456312	5405383	4334	Sighting	1995-11-22	Present	swp tp:swp:10350/2	NVA
Lathamus discolor	swift parrot	50	457512	5405483	4818	Sighting	1995-11-29	Present	swp tp:swp:10352/1	NVA
Lathamus discolor	swift parrot	50	457612	5405584	4795	Sighting	1995-11-29	Present	swp tp:swp:10354/3	NVA
Lathamus discolor	swift parrot	50	456812	5405383	4540	Sighting	1995-11-29	Present	swp tp:swp:10355/1	NVA

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	50	456212	5405883	3833	Sighting	1995-11-29	Present	swp tp:swp:10358/3	NVA
Lathamus discolor	swift parrot	50	456512	5405183	4595	Sighting	1995-11-28	Present	swp tp:swp:10363/1	NVA
Lathamus discolor	swift parrot	50	456012	5405083	4521	Sighting	1995-11-28	Present	swp tp:swp:10366/3	NVA
Lathamus discolor	swift parrot	50	457112	5405483	4599	Sighting	1995-11-29	Present	swp tp:swp:10370/1	NVA
Lathamus discolor	swift parrot	200	455912	5405083	4494	Nest	1995-11-29	Present	tss data 10364	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	10	455380	5409221	675	Sighting	2008-02-23	Present	fpaf	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	10	455677	5409533	949	Sighting	2008-02-23	Present	fpaf	NVA
Tyto novaehollandiae	masked owl	100	456612	5413883	4842	Sighting	1949-12-31	Present	fpaf 5972	NVA
Accipiter novaehollandiae	grey goshawk	1000	454110	5408946	784	Nest	1985-01-01	Present	rnd 11	NVA
Prototroctes maraena	australian grayling	20	456078	5408119	1870	Sighting	2004-03-22	Present	fish	NVA
Prototroctes maraena	australian grayling	20	455309	5410547	1265	Sighting	2000-01-01	Present	fish	NVA
Astacopsis gouldi	lutaralipina or giant freshwater crayfish	10	453582	5408323	1591	Sighting	2015-11-24	Present	fwcr 1U	NVA
Astacopsis gouldi	lutaralipina or giant freshwater crayfish	10	453570	5408317	1604	Sighting	2015-11-24	Present	fwcr 1V	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	5	452841	5414039	4992	Nest	2021-11-02	Absent	rnd 903	NVA
Eagle sp.	Eagle	10	456217	5413459	4302	Nest	2023-02-21	Present	rnd 3010	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	10	451676	5411357	3621	Nest	2024-10-23	Present	rnd 3183	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	20	456306	5412459	3421	Nest	2024-10-23	Present	rnd 3348	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	20	456332	5412409	3389	Nest	2024-10-23	Present	rnd 3351	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	50	457775	5411586	3733	Nest	2024-10-23	Present	rnd 2503	NVA

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	1000	453862	5406034	3497	Nest	2024-10-23	Present	rnd 2	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	10	453952	5406200	3314	Nest	2024-10-23	Present	rnd 1358	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	10	453972	5406343	3170	Nest	2024-10-23	Present	rnd 1357	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	10	454037	5406359	3140	Nest	2024-10-23	Present	rnd 1356	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	7	454545	5406666	2761	Nest	2024-10-23	Present	rnd 1857	NVA

Showing 1 to 60 of 60 entries

Summary of Threatened Flora Species in Search

Species name	Common name
Pimelea curviflora var. gracilis	slender curved riceflower
Muehlenbeckia axillaris	matted lignum
Persicaria decipiens	slender waterpepper
Pellaea calidirupium	hotrock fern
Pomaderris phylicifolia subsp. phylicifolia	narrowleaf dogwood
Anogramma leptophylla	annual fern
Desmodium gunnii	southern ticktrefoil
Pomaderris phylicifolia subsp. ericoides	revolute narrowleaf dogwood

Showing 1 to 8 of 8 entries

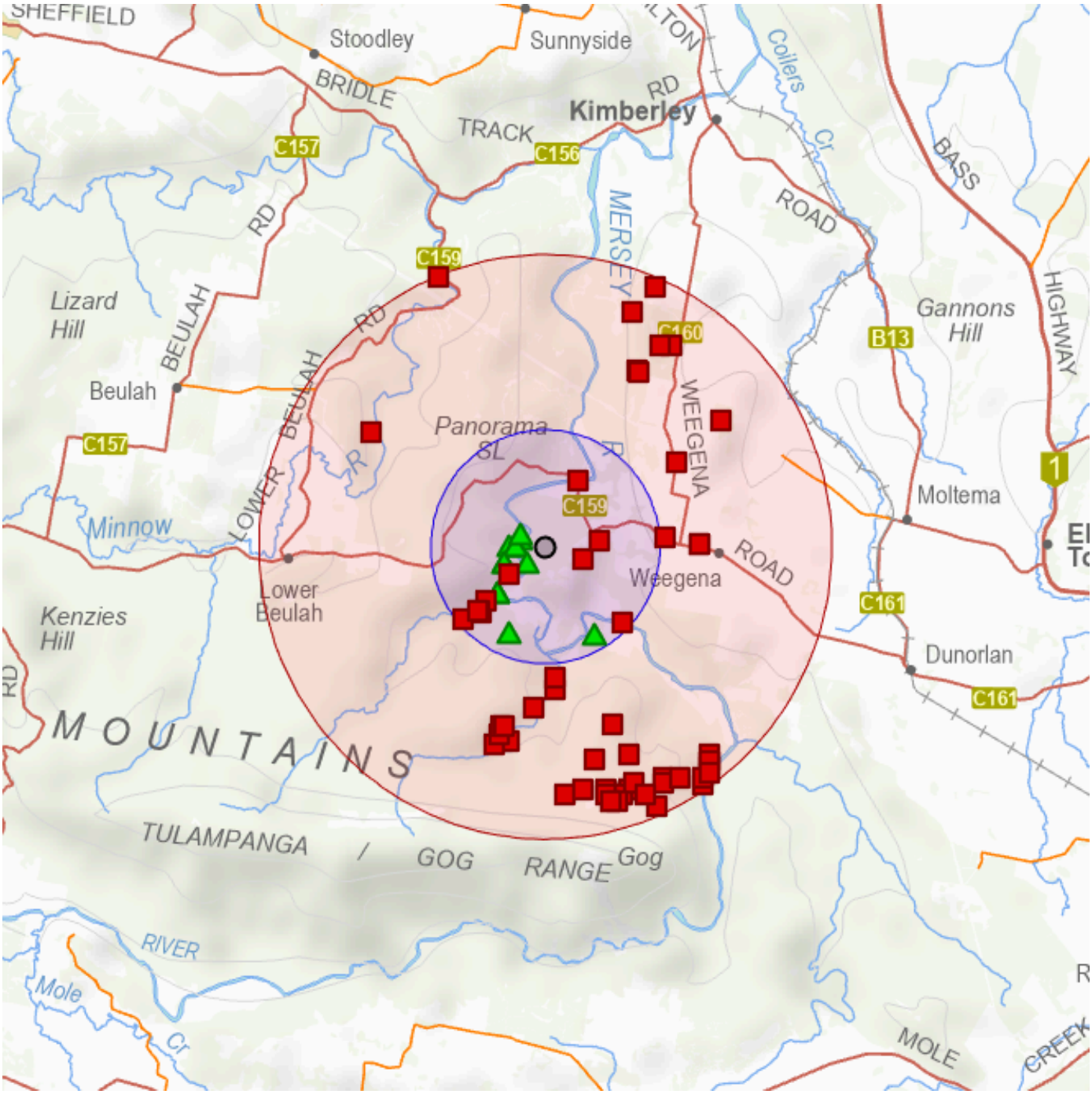
Threatened Flora Records

Flora Records within 2000m of 454735E, 5409420N

NVA Data Currency: 4/2/2026 (7am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
Pimelea curviflora var. gracilis	slender curved riceflower	100	454112	5407883	1658	Sighting	1992-03-01	Present	NVA
Anogramma leptophylla	annual fern	100	454112	5409382	624	Sighting	1998-12-30	Present	NVA
Muehlenbeckia axillaris	matted lignum	100	453912	5408583	1174	Sighting	1998-12-30	Present	NVA
Persicaria decipiens	slender waterpepper	100	454012	5409083	798	Sighting	1998-12-30	Present	NVA
Pellaea calidirupium	hotrock fern	100	453912	5408583	1174	Sighting	1998-12-30	Present	NVA
Pomaderris phylicifolia subsp. phylicifolia	narrowleaf dogwood	100	454312	5409483	428	Sighting	1998-12-30	Present	NVA
Anogramma leptophylla	annual fern	100	454212	5409383	524	Specimen	1997-10-01	Present	NVA
Anogramma leptophylla	annual fern	100	454212	5409383	524	Specimen	1998-10-19	Present	NVA
Desmodium gunnii	southern ticktrefoil	100	455612	5407883	1770	Specimen	1999-01-18	Present	NVA
Pellaea calidirupium	hotrock fern	100	454012	5409083	798	Specimen	1997-10-01	Present	NVA
Muehlenbeckia axillaris	matted lignum	100	454412	5409083	467	Specimen	1999-01-08	Present	NVA
Pomaderris phylicifolia subsp. ericoides	revolute narrowleaf dogwood	100	454312	5409582	453	Specimen	1997-11-20	Present	NVA

Showing 1 to 12 of 12 entries


SHEFFIELD
Stoodley
Sunnyside
BRIDLE
TRACK
Kimberley
RD
C157
C156
C159
C160
MERSEY
Coilers Cr
BASS
ROAD
HIGHWAY
Gannons Hill
B13
Lizard Hill
BEULAH
RD
Beulah
C157
LOWER BEULAH RD
Panorama SL
WEEGENA
Moltema
1
Minnow
Lower Beulah
Weegena
ROAD
C161
Kenzies Hill
Dunorlan
MOUNTAINS
TULAMPANGA / GOG RANGE
Gog
RIVER
Mole Cr
MOLE CREEK

28 Suncrest Avenue
Lenah Valley, TAS 7008
mark@ecotas.com.au
www.ecotas.com.au
0407 008 685
ABN 83 464 107 291

Wilson Homes
ATTENTION: Mark Page
156 New Town Road
New Town TAS 7008

18 February 2026

Dear Mark

RE: 100 Hawleys Lane, Weegena, Tasmania (PID 1581708; C.T. 158369/2; LPI 4500235)

Natural Values Assessment: Priority Vegetation Area Overlay (PA/26/0069)

Preamble

Environmental Consulting Options Tasmania (ECO*tas*) was engaged by Wilson Homes to provide a natural values assessment of 100 Hawleys Lane, Weegena, Tasmania (PID 1581708; C.T. 158369/2; LPI 4500235), specifically to address matters related to the Priority Vegetation Area overlay present on part of the title such that consideration of the implications under the *State Planning Provisions* (Natural Assets Code) can be duly considered during further project planning. The current survey considers the designated building development area and immediate surrounds as indicated in Figures 2 & 3. This includes any potential effects on reserve conservation values by any proposal(s).

It is noted that correspondence from Meander Valley Council dated 24 December 2025 in relation to PA/26/0069) requests the following information that has bearing on matters related to natural values considered in the present assessment and report:

1. Amended site plan (to scale) showing the following:

   b) The land is also subject to a conservation covenant. Can you please show this on the site plan, to confirm:

      i) the location of the wastewater system is wholly contained within the development area;

      ii) the extent of vegetation cleared being outside the Conservation Covenant Area and Conservation Zone.

2. The site vegetation is mapped as Priority Vegetation. If any vegetation is to be removed, a Natural Values Report prepared by a suitably qualified person is required, addressing C7.0 Natural Assets Code.

It is noted that you have advised that the area has been cleared previously. Aerial imagery shows that this clearance has occurred recently, and was completed without obtaining a planning permit. Therefore, the removal of the vegetation will need to be considered as part of this application and a Natural Values Report or flora/fauna assessment will need to be undertaken to address Code 7.0 Natural Assets Code of the Tasmanian Planning Scheme, specifically, C7.6.2 This is effectively considering the retrospective approval for the vegetation removal.

Site details

Address: 100 Hawleys Lane, Weegena, TAS 7304 (Figures 1-3).

Cadastral details: PID 1581708; C.T. 158369/2; LPI 4500235 with ca. 12.4 ha of the title subject to a formal reserve (Conservation Covenant; Plan Reference: CPR6068) under the *Nature Conservation Act 2002* (Figure 2).

Current zoning: Rural Living (Figure 4).

Overlays (relevant to the present assessment): Priority Vegetation Area (Natural Assets Code) overlay occurs over the entire title and surrounds with a Waterway and Coastal Protection Area overlay present along the drainage feature in the west of the title (Figure 5).

Total area: computed area = 139,121.464 m^2, measured area = 137,500 m^2 (ca. 13.7 ha) [source: LISTmap].

Topography & drainage: Moderate to steeply sloping with generally a northerly aspect with a prominent knoll in the southwest corner with very steep southerly slope (including small cliffs) with a west-"flowing" ephemeral drainage feature present in the centre-west of the title.

Elevation: ca. 105 m a.s.l. at the exit point of the creek in the west to ca. 175 m a.s.l. on the prominent knoll in the southwestern corner boundary.

Geology: Mapped at a 1:250,000 scale entirely as Cambrian-Ordovician-period "undifferentiated or poorly constrained conglomerate-sandstone sequences of Late Cambrian to Ordovician age" – the geology is mentioned because of its influence on vegetation classification and potential for threatened flora (and to a lesser extent, threatened fauna). The geology was confirmed informally by site assessment as being dominated by obvious conglomerate outcrops and associated soils with prominent quartz pebbles.

Current land use: The development area has been historically disturbed with water tanks, vehicles, fences and a shed present (Plates 1-6). The native vegetation present within and surrounding the development area is mostly a mixture of *Eucalyptus* dry forest with a narrow band of wet *Eucalyptus* forest associated with the south-facing slopes in the south. The title is accessed directly from Hawleys Lane with a formed gravel accessing the site of the proposed dwelling (Plate 3).

Proposal

The proposal is for a single residential dwelling to be located within the existing cleared area accessed directly off Hawleys Lane (Plates 1 & 2, mapped as FAL in Figure 6). The survey focused on the development zone and immediate surrounds within the formal reserve area, which included the assumed "Bushfire Attack Level" (BAL) clearing surrounding the proposed dwelling site.

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 2026), the Forest Practices Authority's *Biodiversity Values Database* (FPA 2026) and the Commonwealth *Protected Matters Report* (CofA 2026) to support the assessment process (all appended for reference).

Site assessment

Brian French (ECO*tas*) attended the site on 2 Feb. 2026.


Plate 1. (LHS) View west across the development area with site of the proposed dwelling on right

Plate 2. (RHS) View north across development area with existing shed in middle ground


Plate 3. (LHS) Existing access to title off Hawleys Lane

Plate 4. (RHS) View east of existing forest within development area


Plate 5. (LHS) View north across northern section of development area with conservation covenant area in background

Plate 6. (RHS) View south of forest within development area

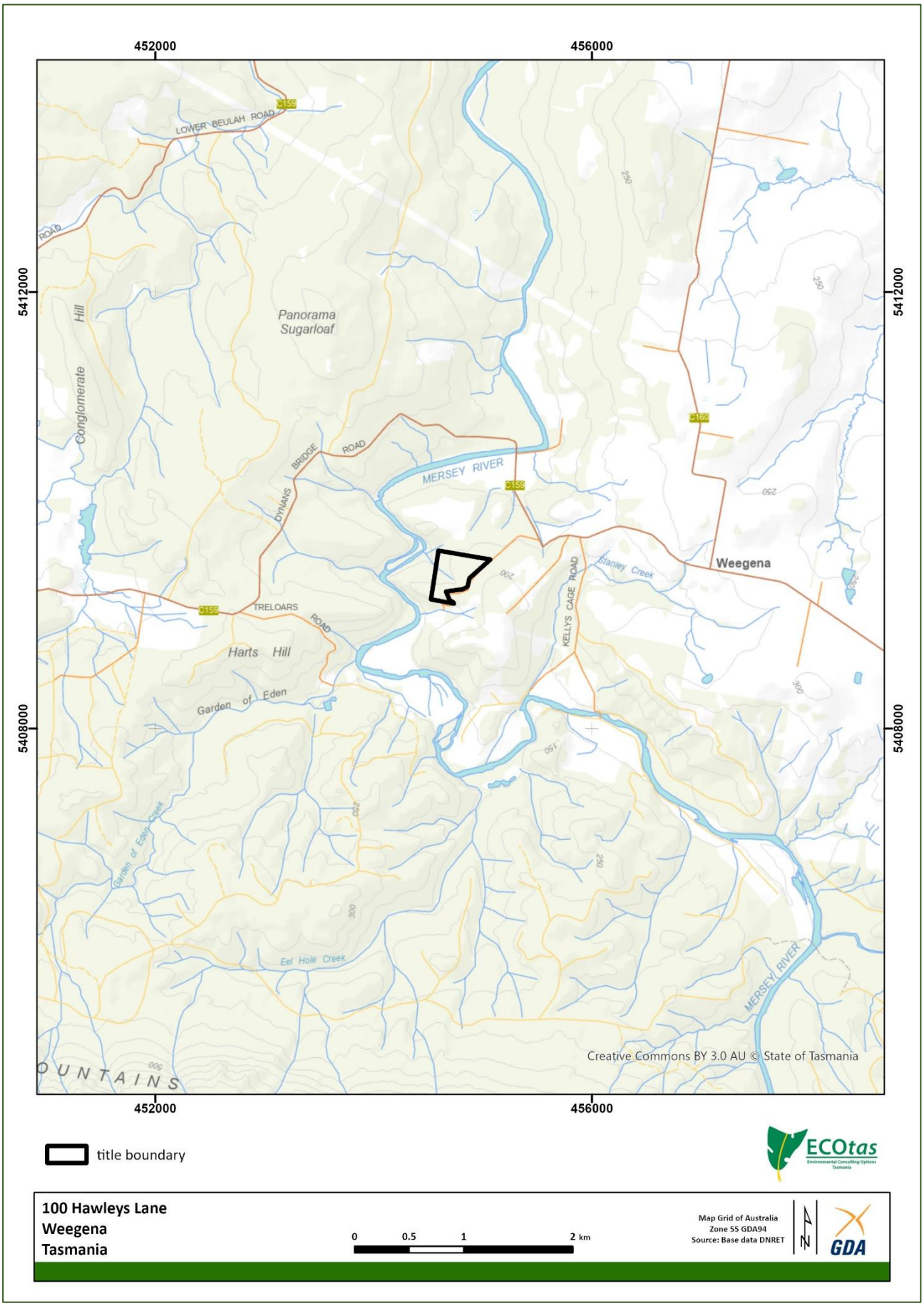


Figure 1. General location of study area

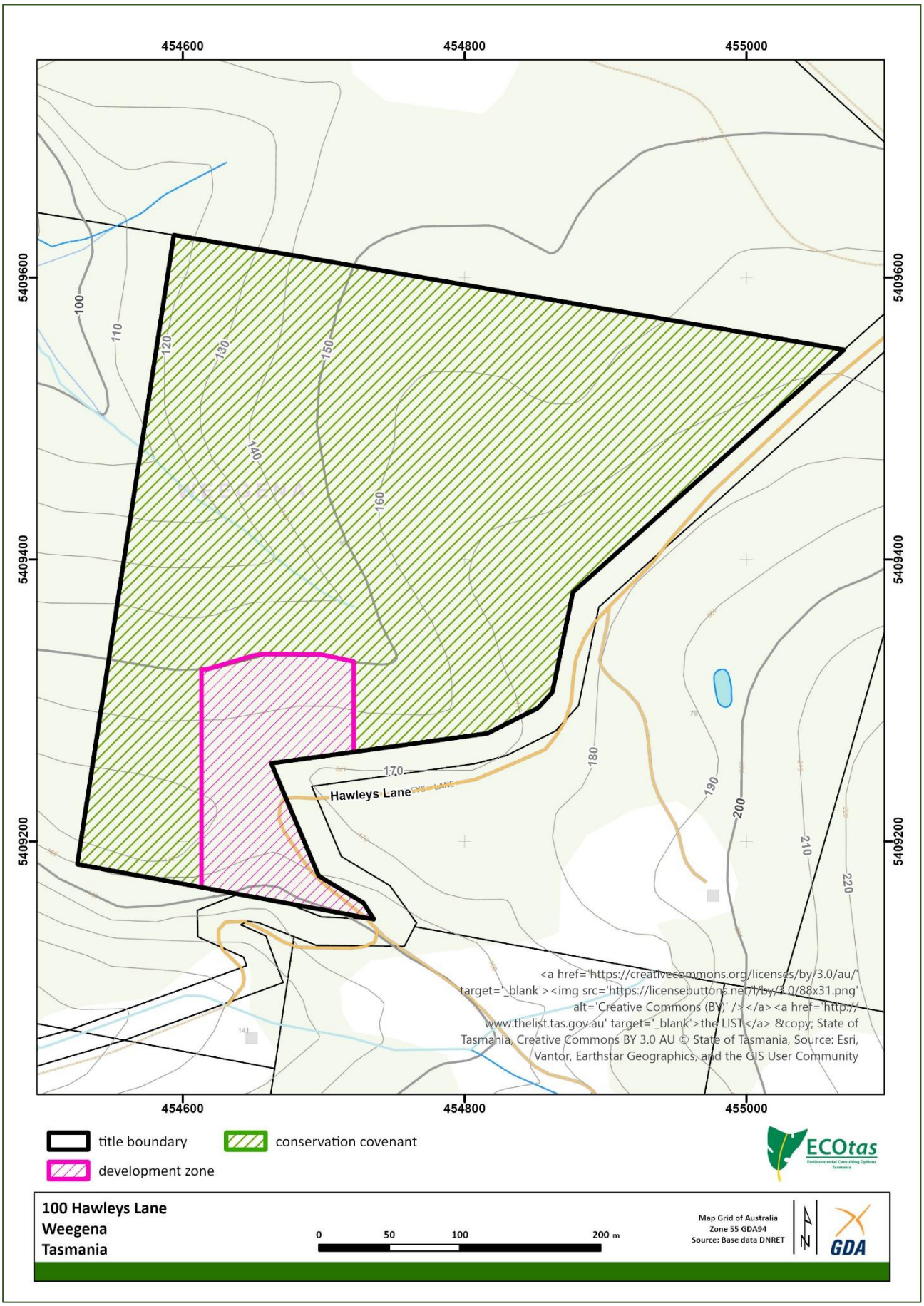


Figure 2. Detailed location of study area, showing topographic, cadastral features with conservation covenant and development zone indicated

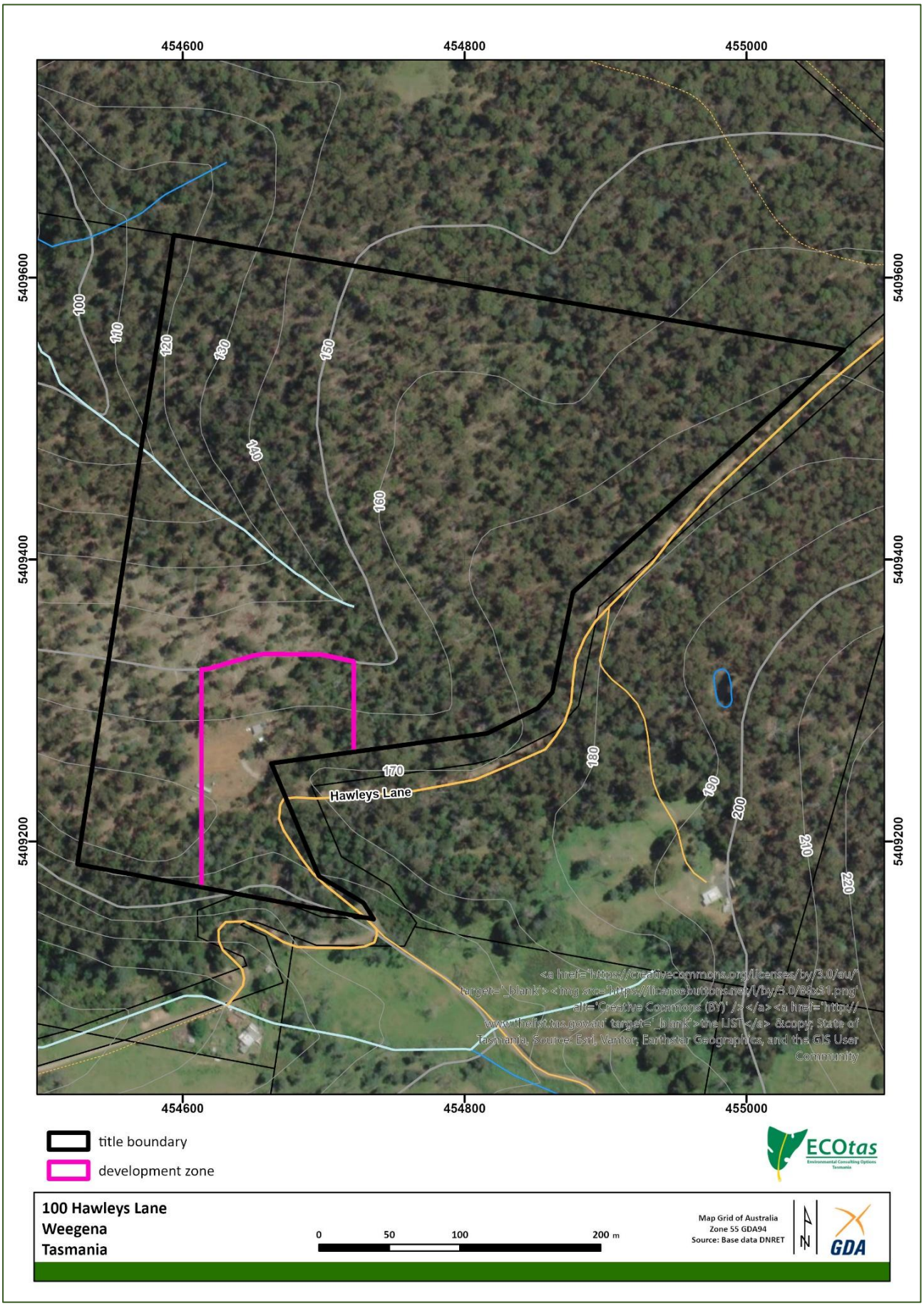


Figure 3. Detailed location of study area, showing recent aerial imagery (LISTmap)

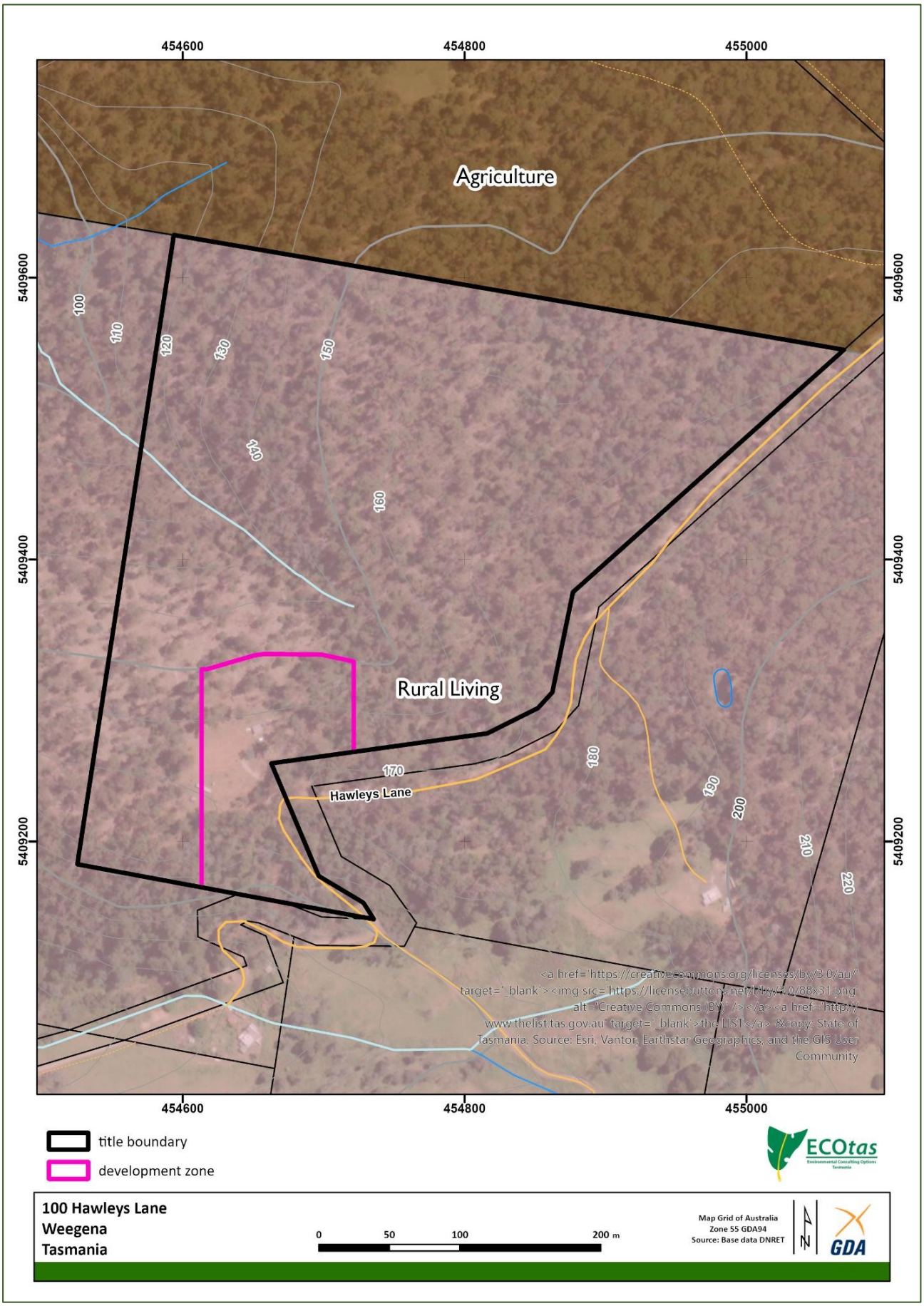


Figure 4. Zoning of study area and surrounds pursuant to *Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule*

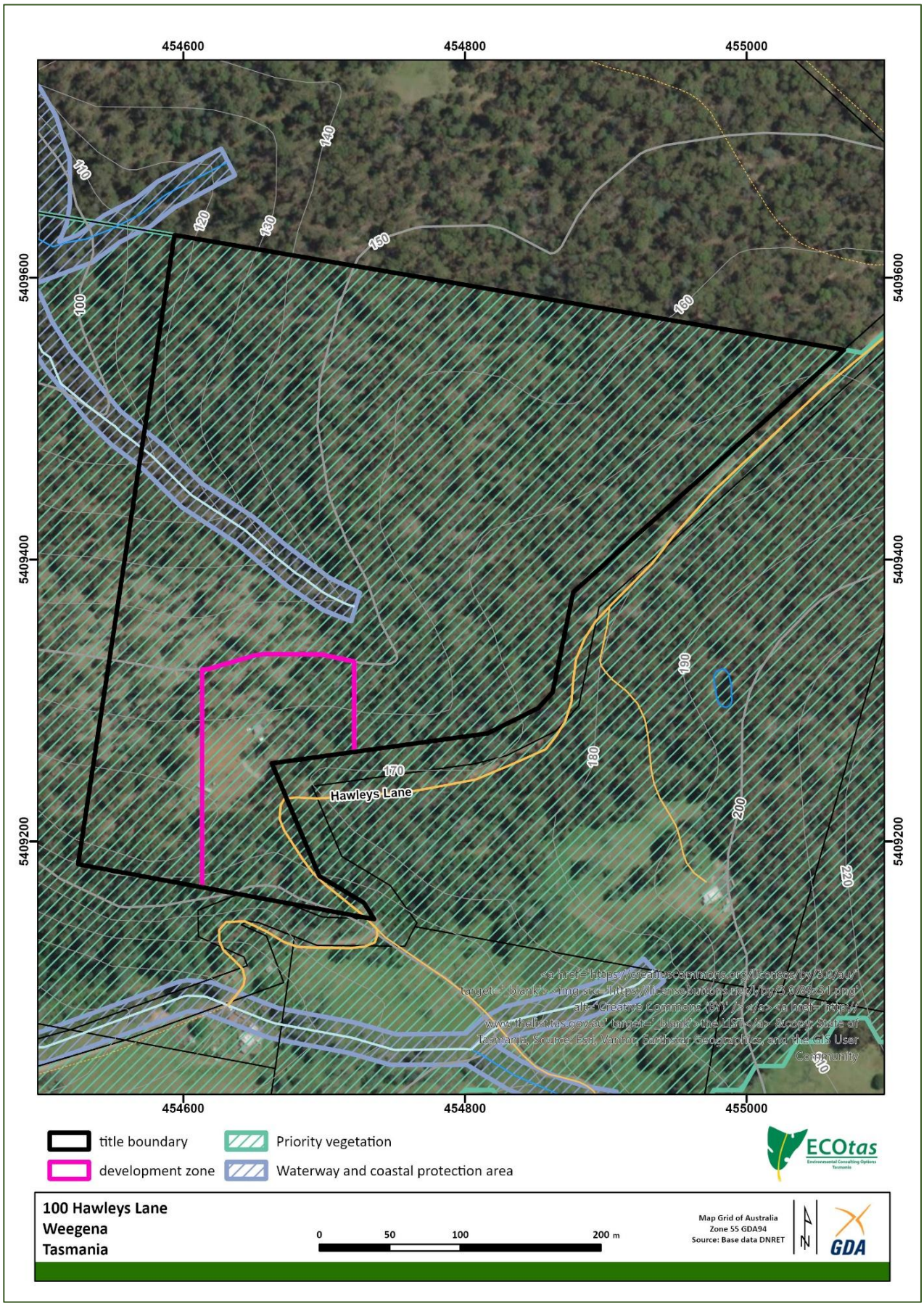


Figure 5. Detail of study area showing extent of Priority Vegetation Area and Waterway and Coastal Protection Area overlays pursuant to the *Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule*

Summary of key natural values findings

Vegetation types

TASVEG 3.0, 5.0 & Live map the proposal area and surrounds identically as *Eucalyptus obliqua* dry forest (TASVEG code: DOB) with *Eucalyptus viminalis* wet forest (TASVEG code: WVI) mapped along the southern boundary. TASVEG 5.0 & Live mapping (Figure 6) recognise the recent clearing associated with the development zone mapped as agricultural land (TASVEG code: FAL). FAL is entirely incorrect as this area is not utilised for agricultural production and whilst DOB is present, TASVEG has incorrectly mapped this community as the dominant forest type based on 'best guess' mapping via aerial imagery and not ground-truthing.

The survey found that the vegetation of the title was different with revised vegetation mapping indicated in Figure 7 and descriptions of the vegetation types present provided in Table 1. The entire title area was not mapped with the current survey focusing on the development area with a 20 m buffer applied to consider adjacent vegetation within the reserve area (see Figure 7).

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 2026); 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 obliqua dry forest (DOB)	not threatened *not threatened*	DOB occurs on the relatively moist, steep and well-drained south-facing slopes in the south of the development area. DOB is characterised by a dominant tree layer of *Eucalyptus obliqua* (stringybark) with *E. amygdalina* and *E. viminalis* occurring as a sub-dominant canopy species. The tall shrub layer is similar to DAC; however, this layer is relatively dense over an understorey dominated by *Lomandra longifolia* and *Lepidosperma* species with a dominant fern layer of *Pteridium esculentum* and *Polystichum proliferum.* DOB is gradational with DAC to the north of the prominent ridge and *Eucalyptus obliqua* forest with broad-leaf shrubs (TASVEG code: WOB) on the lower slopes to the south of the title. This latter community is entirely outside of any future proposal. DOB is in good floristic condition with no weed species noted. No symptoms of plant disease were noted.
Eucalyptus amygdalina coastal forest and woodland (DAC)	not threatened *not threatened*	DAC dominates the vegetation of the study area, occurring on insolated north-facing sites with skeletal gravelly soils and in the south, a high percentage of outcropping conglomerate. DAC forms an open woodland structure dominated by *Eucalyptus amygdalina* with the occasional *E. viminalis* and *E. obliqua*. A scattered tree/tall shrub layer is dominated by *Exocarpos cupressiformis, Acacia melanoxylon, Bursaria spinosa* and *A. dealbata.* The understorey is dominantly a low graminoid layer of *Lomandra longifolia* and *Lepidosperma* species with a variably dense fern layer of *Pteridium esculentum*. Low grass and herb species form a low dense ground cover. DAC is gradational with DOB and NAR as sites become relatively fertile with increased moisture availability in the south. DAC envelopes the proposed development area and surrounds. This non-threatened community would have occurred within the area now mapped as FUM. DAC is generally in good floristic condition; however scattered weed species were noted with spear thistle (*Cirsium vulgare*) and foxglove (*Digitalis*

TASVEG equivalent (Kitchener & Harris 2013+)	**Conservation priority** TASVEG *EPBCA*	**Comments**
		purpurea) present mainly in disturbed areas. No symptoms of plant disease were observed.
Non-eucalypt forest and woodland		
Acacia melanoxylon forest on rises (NAR)	not threatened *not threatened*	NAR is localised to a small area on a south-facing slope in a south-facing gully parallel with Hawleys Lane in the south of the title. Floristically, NAR is structurally very similar to DOB (and WOB); however, *Acacia melanoxylon* replaces *E. obliqua* as the dominant canopy species. NAR forms a sharp boundary with DAC on the insolated northern margin. This community is entirely outside of any future proposal. NAR is in good ecological condition; however, foxglove (*Digitalis purpurea*) is widespread. No symptoms plant disease were noted.
Modified land		
extra-urban miscellaneous (FUM)	not threatened *not threatened*	FUM is characterised by miscellaneous disturbed areas associated with human activities. FUM has been mapped as the existing cleared area including the gravel access and existing cleared area. Any vegetation present is generally opportunistic 'colonising' species. Horticultural plantings are present. Once the site is developed for residential occupation, FUM will be better coded as urban areas (TASVEG code: FUR).

Occurrences of DAC, DOB, NAR or FUM do not equate to any native vegetation communities listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002* or equate 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 Natural Assets Code 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 DAC, DOB, NAR or 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, or were detected as a consequence of field assessment, from the study area (Figure 8).

On this basis, the study area cannot qualify as "priority vegetation" (see previously cited definition), specifically in that it is not "a threatened flora species", such that **C7.3.1(b) is not applicable.**

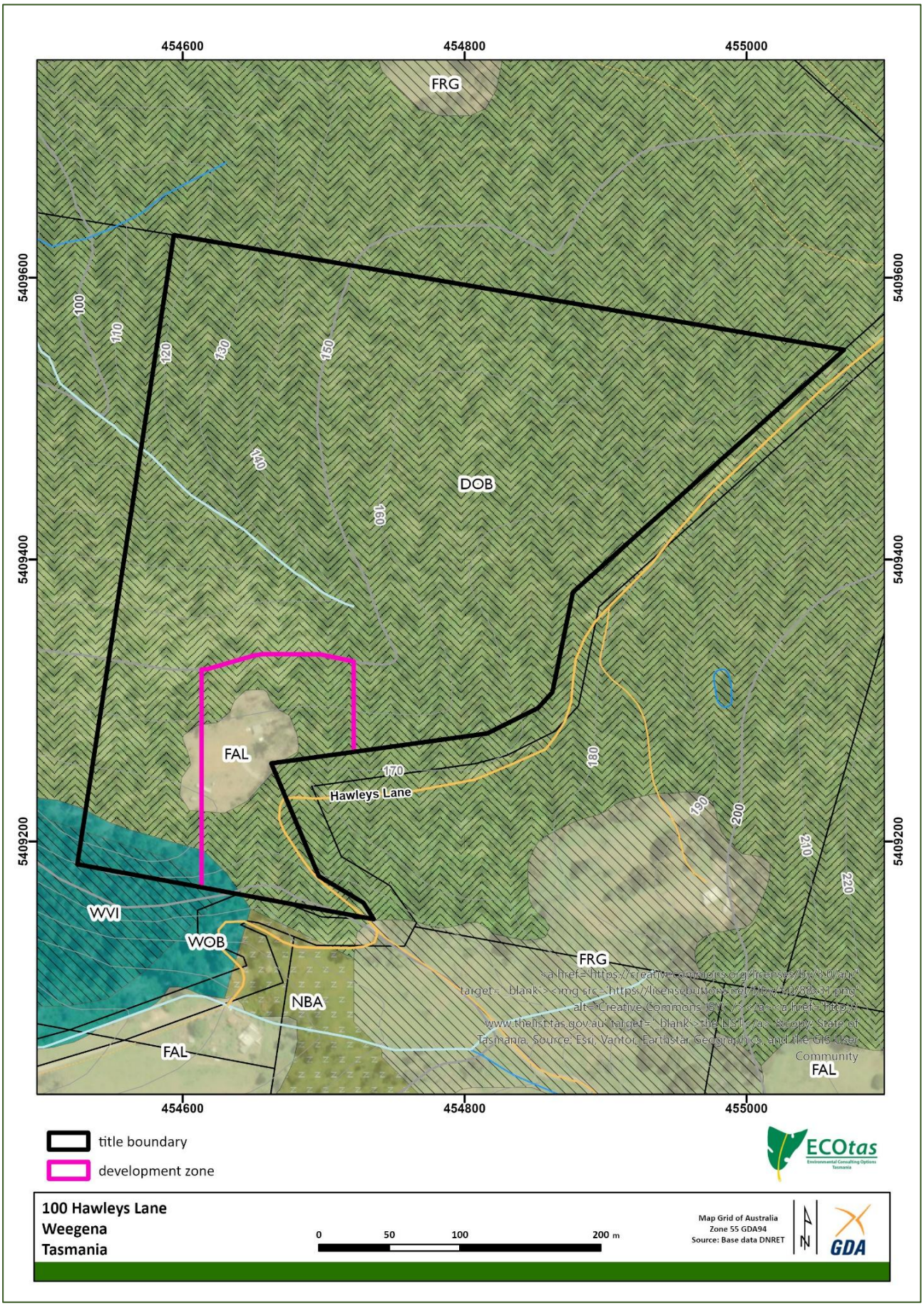


Figure 6. Existing TASVEG vegetation mapping (all versions similar) for subject title and surrounds (refer to text for codes)

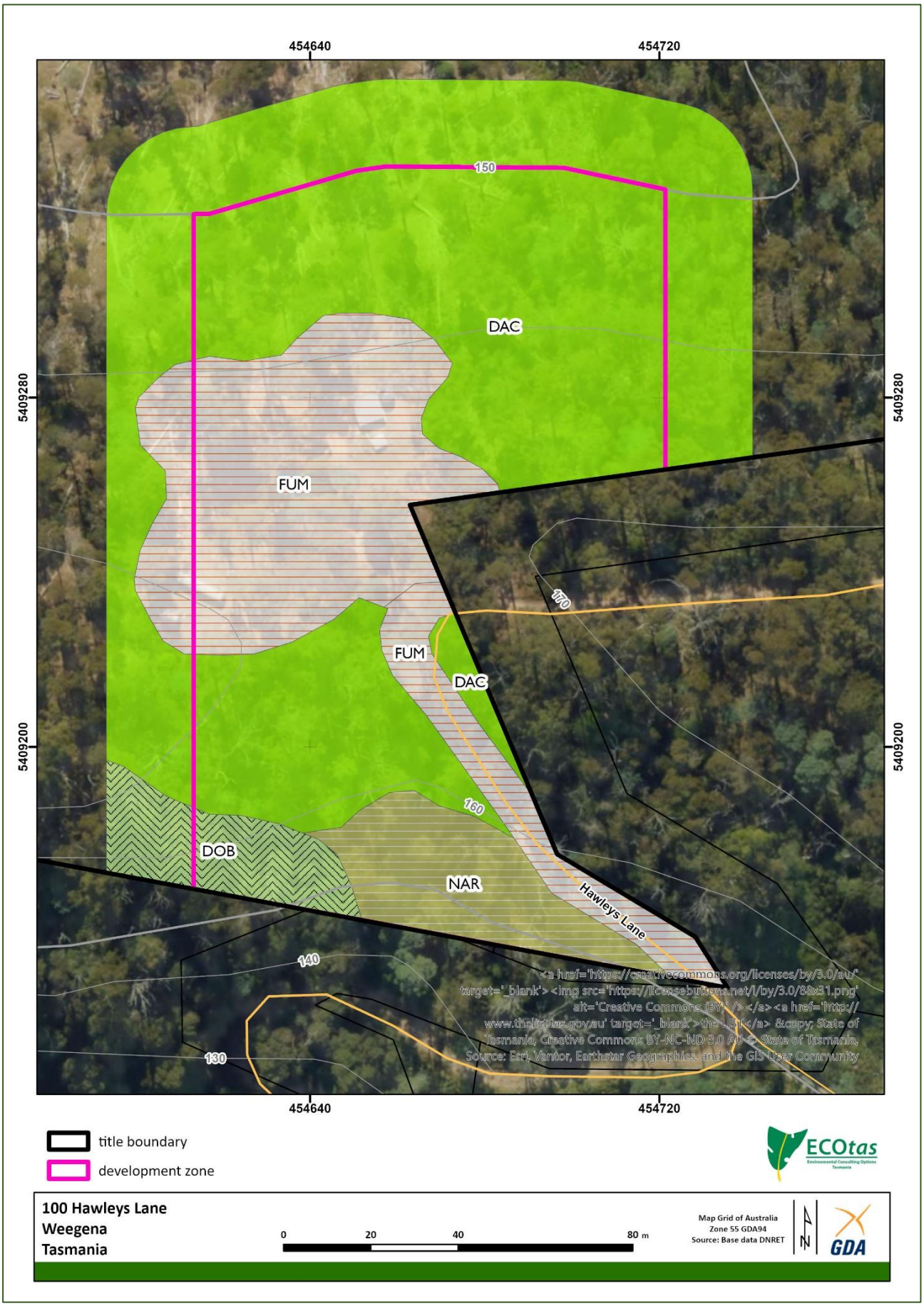


Figure 7. Revised vegetation mapping of subject title and surrounds (refer to text for codes)

Plate 7. *Eucalyptus amygdalina* coastal forest and woodland (DAC) to immediate west of existing cleared area

Plates 8 & 9. DAC in south/southwest of title

Plate 10. *Eucalyptus obliqua* dry forest (DOB) in south of title with Mersey River visible in background

Plate 11. *Acacia melanoxylon* forest on rises (NAF) at base of small cliffs with Hawleys Lane through forest in the middle ground

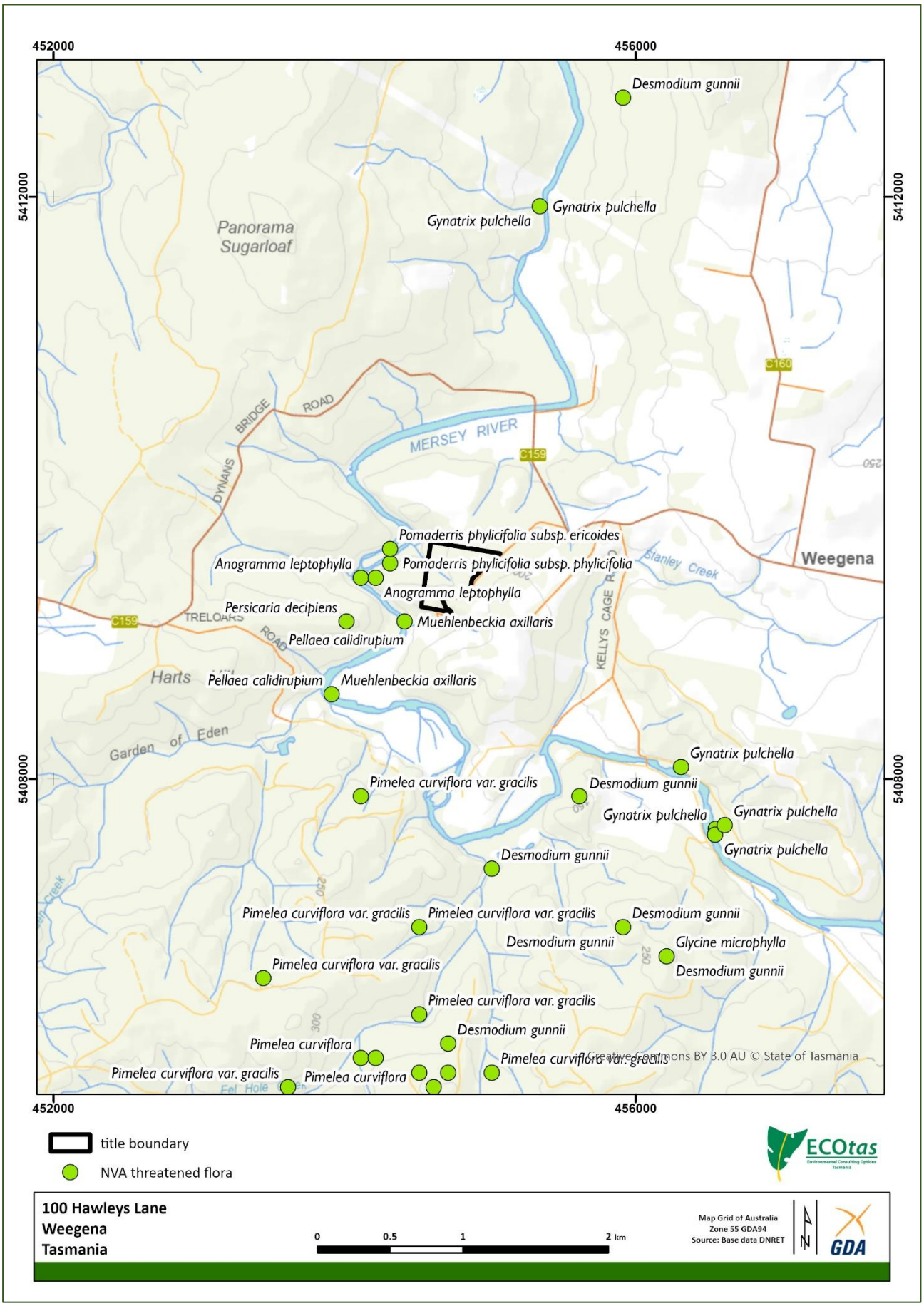


Figure 8a. Distribution of threatened flora in vicinity of study area (overview)

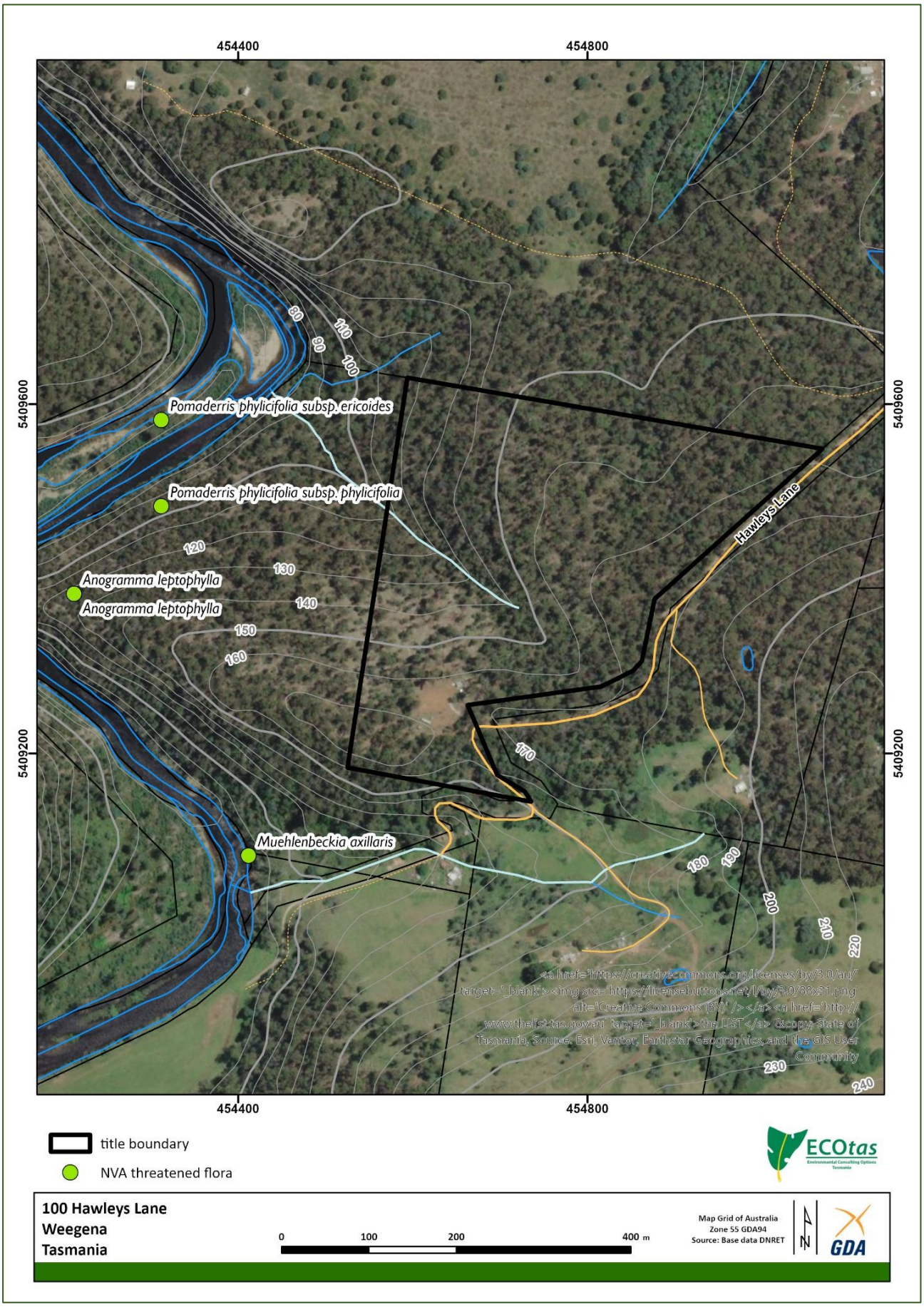


Figure 8b. Distribution of threatened flora in vicinity of study area (detail)

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 assessment, from the study area or surrounds (Figure 9). Furthermore, potential habitat for any known threatened fauna species in the greater area is marginal.

On this basis, the project area cannot qualify 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 2026; FPA 2026).

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.**

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 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 provides further information on the concept of "native vegetation of local importance" but in this case, the site does not meet the intent of the criteria in the guidance document, such that **C7.3.1(d) is not applicable.**

Weed species

One plant species, *Digitalis purpurea* (foxglove), classified as a declared weed within the meaning of the Tasmanian *Biosecurity Act 2019* (*Biosecurity Regulations 2022*) was noted on the steep relatively moist south-facing slopes. These plants were in poor health and obviously subject to weed management actions (herbicide application). Eradication is a highly achievable outcome. For this site, it is recommended that current actions are maintained and the guidelines within *Weed and Disease Planning and Hygiene Guidelines – Preventing the Spread of Weeds and Diseases in Tasmania* (DPIPWE 2015) be implemented to prevent the spread of these species to other areas including the formal reserve that surrounds the proposal area.

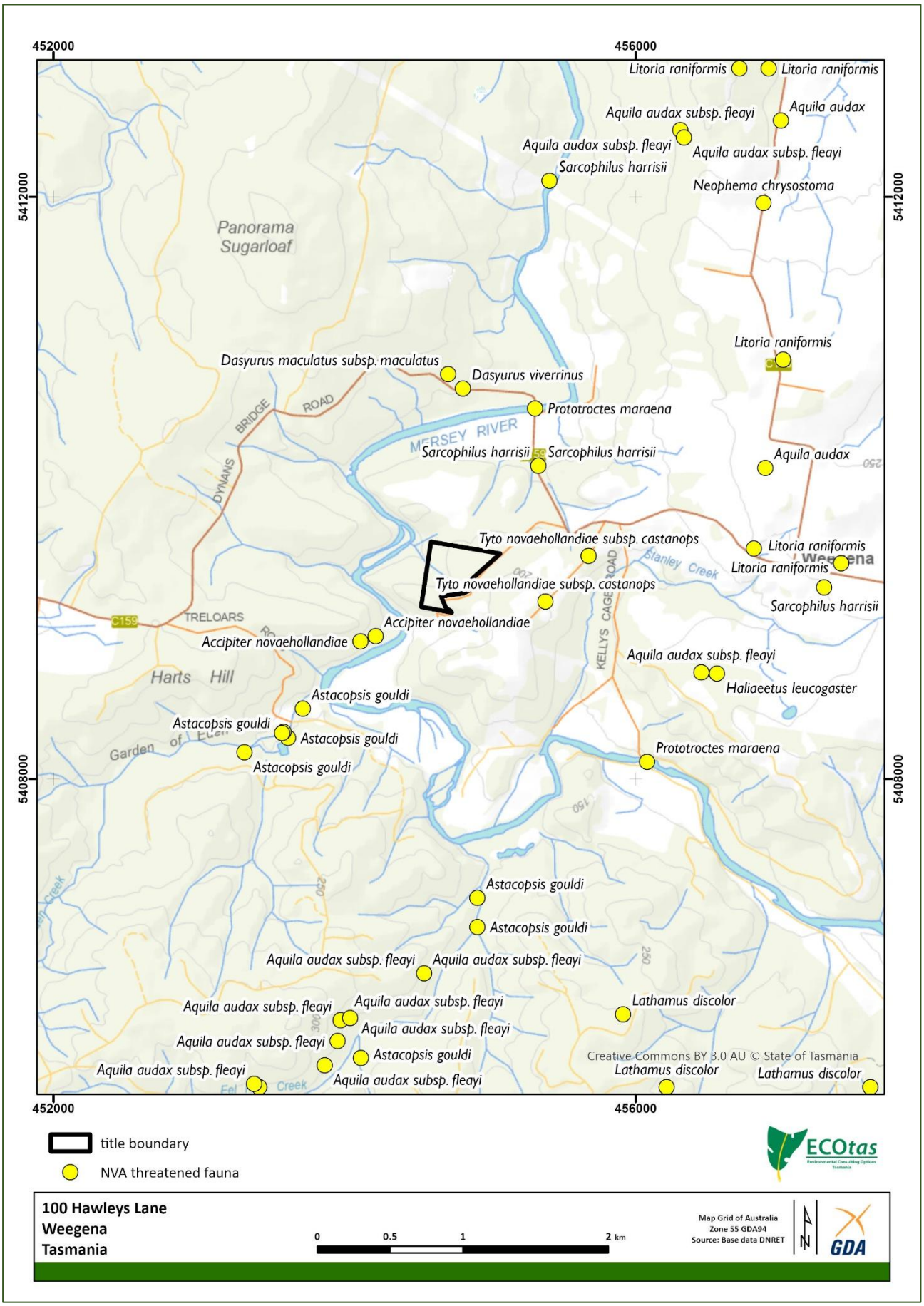


Figure 9a. Distribution of threatened fauna in vicinity of study area (overview)

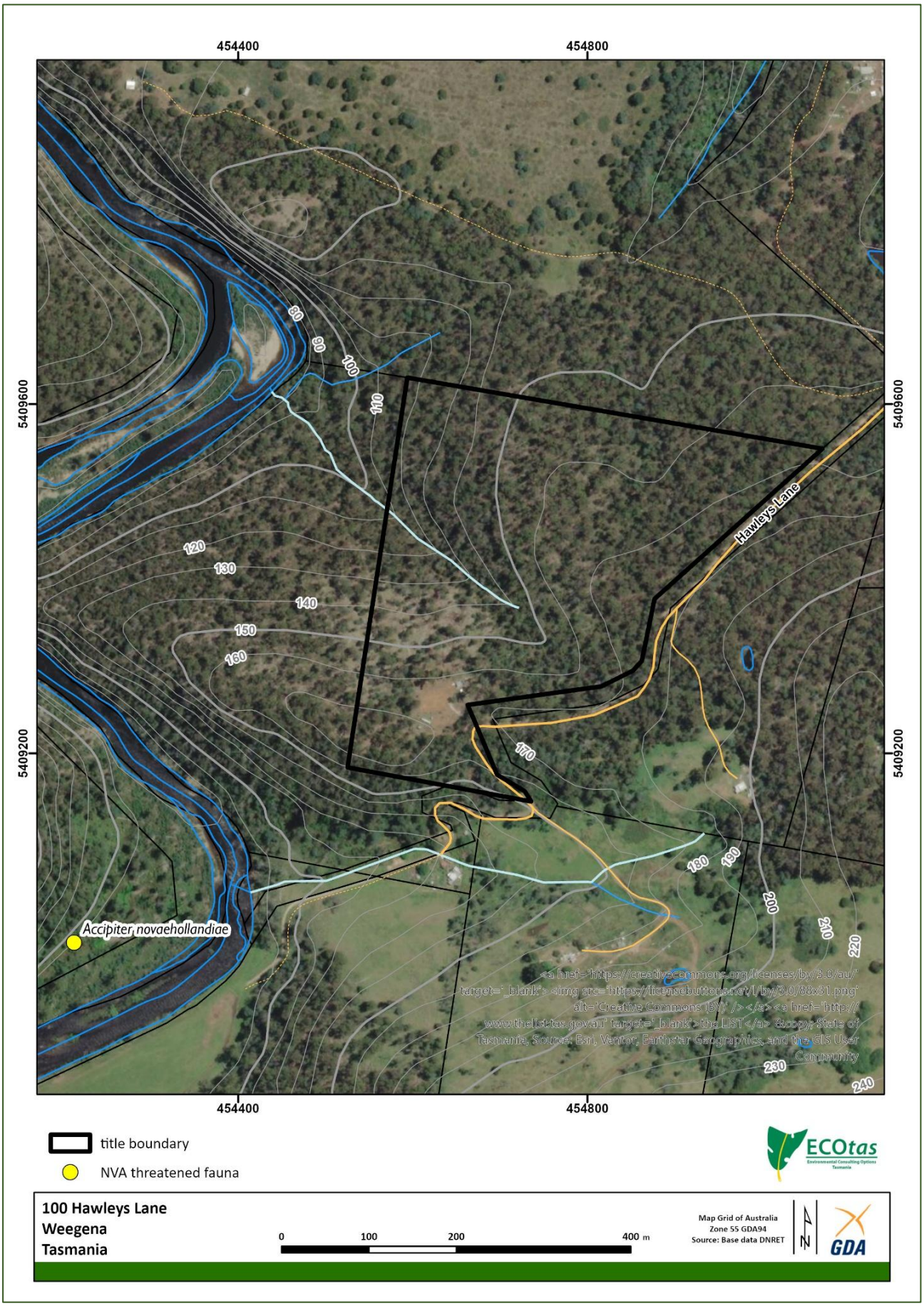


Figure 9b. Distribution of threatened fauna in vicinity of study area (detail)

***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 is not considered relevant because the whole of the development site is outside the extent of the Waterway and Coastal Protection Area overlay and works will not impact on any riparian values. C7.1.4 is technically relevant to the present proposal because of the presence of the Priority Vegetation Area overlay, although it is noted that the preceding assessment has clearly demonstrated that "priority vegetation" is not present within the proposed development area, rendering C7.1.4 moot. C7.1.2 and 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 zoned as Rural Living such that the Code could have application because the whole of the title is subject to the Priority Vegetation Area overlay. At this point, however, it is worth reiterating that no part of the title proposed for development reasonably qualifies as "priority vegetation" pursuant to C7.3.1 (see previous discussion).

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.

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.

This is a challenging provision to interpret for this specific situation because the *State Planning Provisions* fail to provide a definition of "clearing". In linking the concept of "clearing" to "native vegetation", however, it becomes necessary to discuss the definition of "native vegetation", which is defined under the State Planning Provisions as "plants that are indigenous to Tasmania including trees, shrubs, herbs and grasses that have not been planted for domestic or commercial purposes". This is an almost all-encompassing definition that means very few parts of any municipality would not qualify as "native vegetation": including many "old paddocks", road verges and many peri-urban yards. In the case of the present site, prior to "clearing" (irrespective of when this occurred), the proposed development site would have supported "native vegetation". It is now mapped as an F-coded TASVEG mapping unit (viz. FUM) by the present assessment (and as FAL by TASVEG 5.0/Live mapping), implying the absence of "native vegetation". That said, some parts of the site still support "native vegetation", albeit within the concept of FUM. Provided the "clearance" associated with the proposed development is contained within the area now mapped as FUM, technically the acceptable solution becomes moot (and presumably satisfied by default) because there will be no "clearance of native vegetation within a priority vegetation area". On this basis, it is somewhat irrelevant if the said "clearance of native vegetation" will or will not occur "within a building area on a sealed plan approved under this planning scheme". However, it is assumed that all parts of A1 must be satisfied so in the absence of such a "building area", A1 is considered not satisfied (including because of the need to consider "retrospective approval for the vegetation removal" as per the correspondence from Meander Valley Council dated 24 Dec. 2025).

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. P1(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". 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.

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, noting that this conclusion is based on the presumption that the whole of the development (including the hazard management area) will be outside the existing formal conservation covenant.

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 Meander Valley 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

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Development Application
100 Hawleys Lane, Weedgena
Single Dwelling & Rainwater Tank

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GES geo-environmental solutions

LANDSLIP RISK ASSESSMENT

PROJECT

Proposed Dwelling- 714417

SITE ADDRESS

100 Hawleys Lane,
Weegena,
TAS,
7304

CLIENT

Wilson Homes

DATE

30/01/2026

DOCUMENT INFORMATION

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DOCUMENT CONTROL		
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Project Type:	Landslip Risk Assessment	
Client:	Wilson Homes	
Project Job Number:	J11925	
Revision Version:	V02	
Date:	30/01/2026	
Approved By:	Vin Gupta B.Eng M.Eng CPEng – Senior Geotechnical Engineer	
Approved By:	**Signature:**	**Date:**
V. Gupta		30/01/2026

Figures

1 INTRODUCTION

Geo-Environmental Solutions Pty Ltd (GES) were contracted by Wilson Homes to provide a geotechnical assessment to assess a Landslip risk for a proposed dwelling Weegena which lays within the Tasmanian Planning Scheme – Meander Valley mapped and low Landslip zone (Mazengarb 2004).

The proposed development is located at cadastral title (CT158369/2) at 100 Hawleys Lane Weegena TAS 7304 (Figure 1). GES are to undertake this geotechnical assessment relating to the proposed works in conjunction with the requirements of the Landslip Hazard Code, part of the Tasmanian Planning Scheme. GES have written this report with reference to the Australian Geomechanics Guidelines (AGS 2007).

GES have undertaken this assessment using site observations and investigation, photographs and publicly available datasets in the construction of this report. Estimations are determined by approximation with regional information applied where appropriate to site specific information.

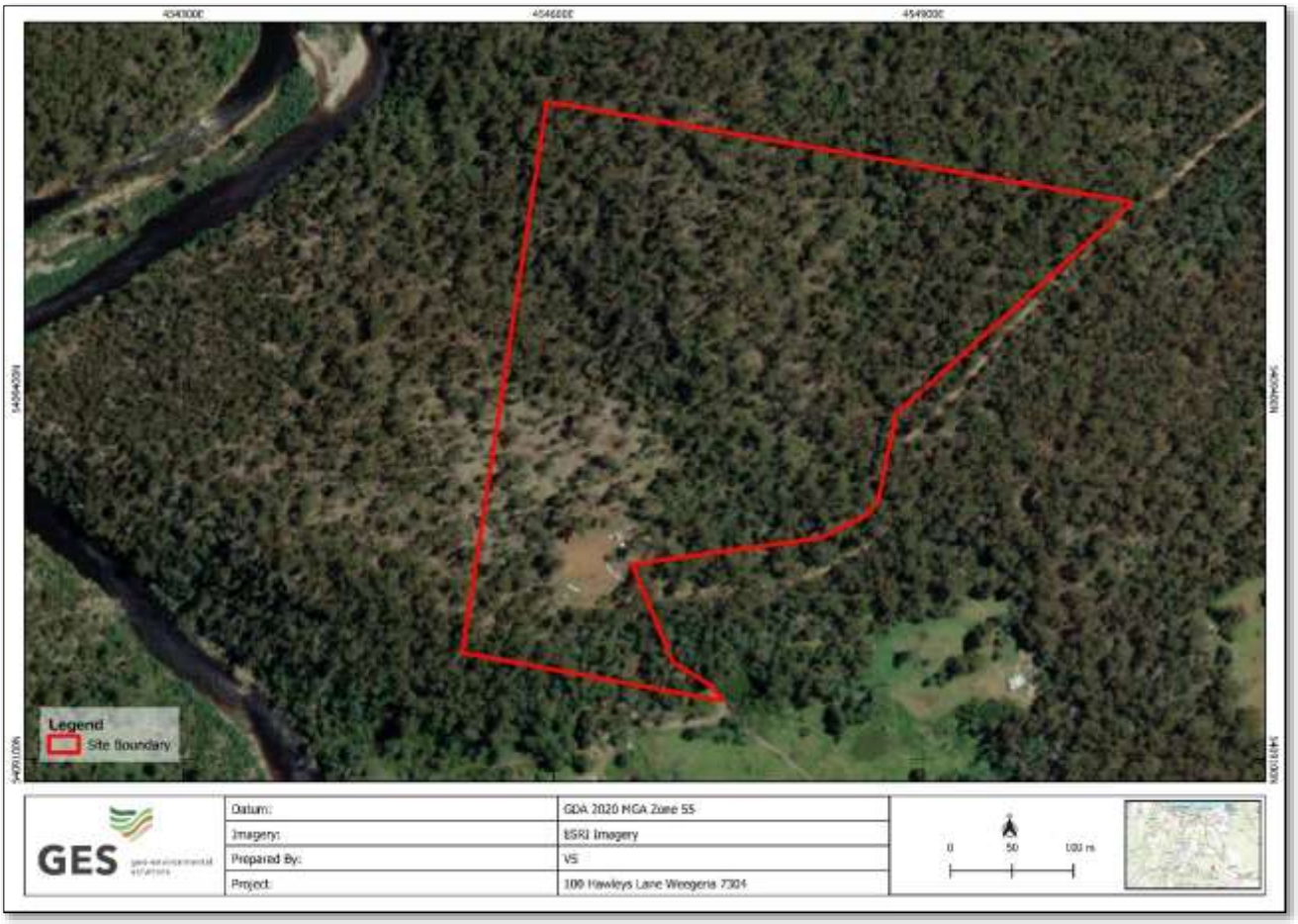

Figure 1 - Location of the site

2 OBJECTIVES & SCOPE OF WORK

The objective of the site investigation is to:

- Identify the requirements of the Landslip Hazard Code;
- Conduct a Landslip risk assessment of the proposed works with reference to the Australian Geomechanics Society (AGS) *Landslip Risk Management (2007) guidelines';*
- Identify which planning scheme codes need to be addressed in terms of Landslip and identify the relevant performance criteria relevant to the project which need addressing;
- Used borehole drilling information, geological mapping and site inspections to determine site physical conditions;
- Conduct a slope stability assessment using data collected for the site investigation
- Conduct a site risk assessment for the proposed development ensuring relevant performance criteria are addressed;

3 SITE DETAILS

3.1 Project Area Land Title

The land studied in this report is defined by the following title reference:

- CT – 158369/2

This parcel of land is referred to as the 'Site' and/or the 'Project Area' in this report.

3.2 Australian Building Code Board

This report presents a summary of the overall site risk to Landslip hazards. This assessment has been conducted for the year 2075 which is representative of a 'normal' 50-year building design life category.

Per the Australian Building Code Board (ABCB 2015), when addressing building minimum design life:

'The design life of buildings should be taken as 'Normal" for all building importance categories unless otherwise stated.'

As per Table 3-1, the building design life is 50 years for a normal building.

Table 3-1 Design life of building and plumbing installations and their components

Building Design Life Category	*Building Design Life (years)*	*Design life for components or sub systems readily accessible and economical to replace or repair (years)*	*Design life for components or sub systems with moderate ease of access but difficult or costly to replace or repair (years)*	*Design life for components or sub systems not accessible or not economical to replace or repair (years)*
Short	1 < dl < 15	5 or dl (if dl<5)	dl	dl
Normal	50	5	15	50
Long	100 or more	10	25	100

Note: Design Life (dl) in years

3.3 The Tasmanian Building Regulations 2016

Building in hazardous areas

As outlined in the Consumer, Builder and Occupational Services (CBOS) web site:
Building in hazardous areas

Hazardous areas include areas which are bushfire prone, comprise reactive soils or substances, or are subject to coastal erosion, coastal flooding, riverine flooding, and landslip.

Division 5 - Landslip. Section 59. Landslip hazard areas

- For the purposes of the Act, land is a landslip hazard area if –
  - the land is shown on a planning scheme overlay map as being land that is within a landslip hazard area; and
  - the land is classified as land within a hazard band of a landslip hazard area.
- For the purposes of the definition of *hazardous area* in section 4(1) of the Act –
  - classification under a landslip determination as being land that is within a hazard band of a landslip hazard area is a prescribed attribute; and
  - a landslip hazard area is a hazardous area.

3.4 Tasmanian Planning Scheme Landslip Overlay – Meander Valley

The proposed dwelling is within the low Landslip overlay (Figure 2).

3.5 Site and Proposed Works

The project site is located in Weegena in the North West region of Tasmania. It is located about 43 kilometres south-east of the town of Devonport.

The site is currently a vacant land block with an area of 13.95ha. The proposed works involve the construction of a residential dwelling on the south side of the site. The proposed dwelling will cover 96.06m2 of the site.

At the time of the investigation, the site had undergone a significant works with the cut and fill platforms constructed for the proposed dwelling. Also, some vegetation has been cleared at the site. The proposed works are going to be located on the existing fill platform. No confirmation can be made to whatever it has been appropriately keyed into slope, and all organic matter and weak material was removed prior to the placement. As such, it must be deemed as uncontrolled.

The earthworks include a cut volume of approximately 3.30 m³ on the south side of the dwelling and a fill volume of approximately 3,36 m³ on the north side.

The finished floor level (FFL) of the ground floor is 164 m AHD. A driveway will be constructed from Hawleys Lane. The site plans were provided to GES by Wilson Homes (dated 10/09/2025, Job Number: 714417) and are presented in Figure 3.

On site stormwater rention has been specified by Gandy & Roberts Engineers and onsite wastewater management by HED engineers. Both designs and absorption areas have sufficient seperation distance from the proposed dwelling and it is concluded that the proposed on site retention will not adversley affect slope stability.

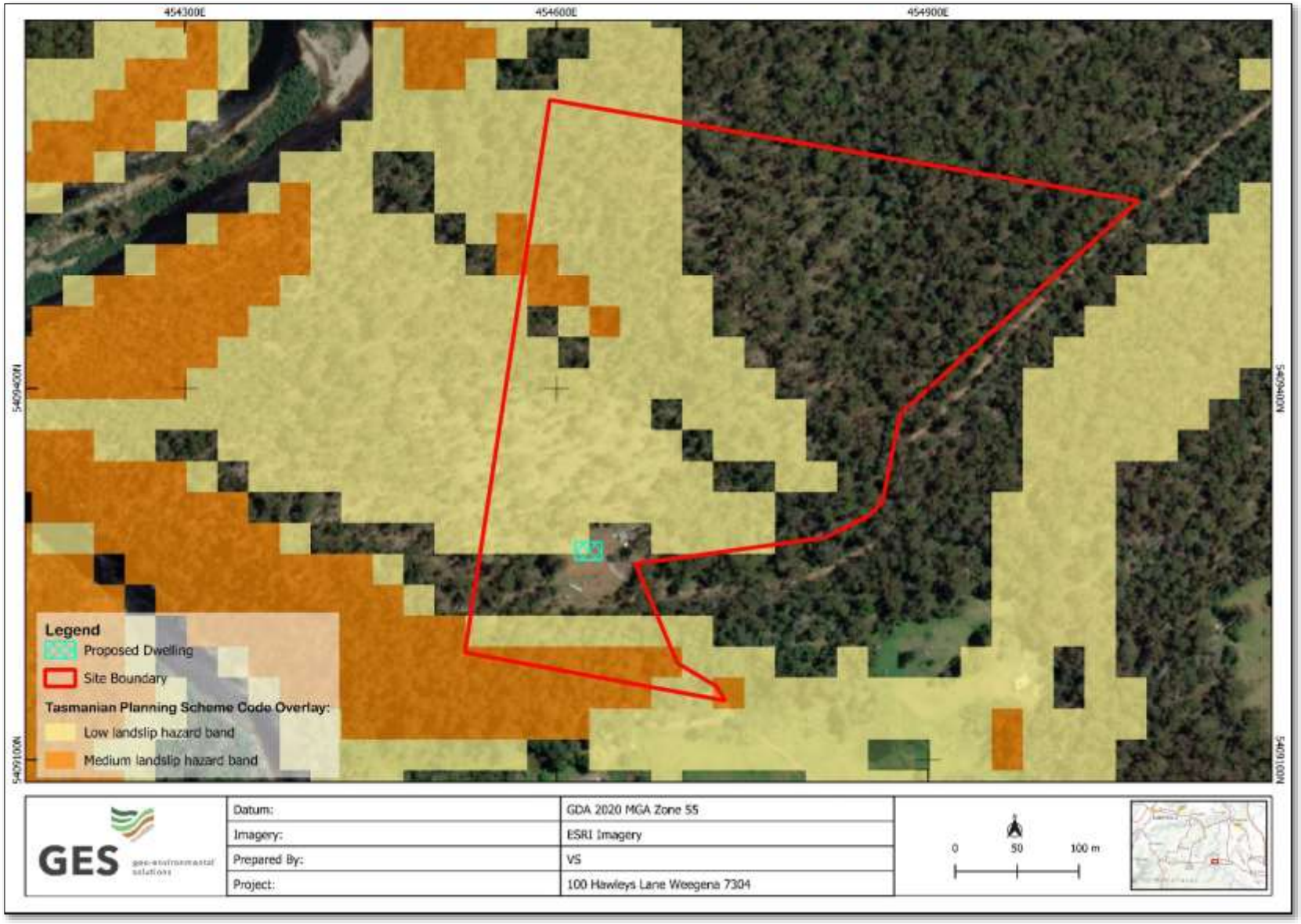

Figure 2 – Landslip Overlay near the Site (The List)

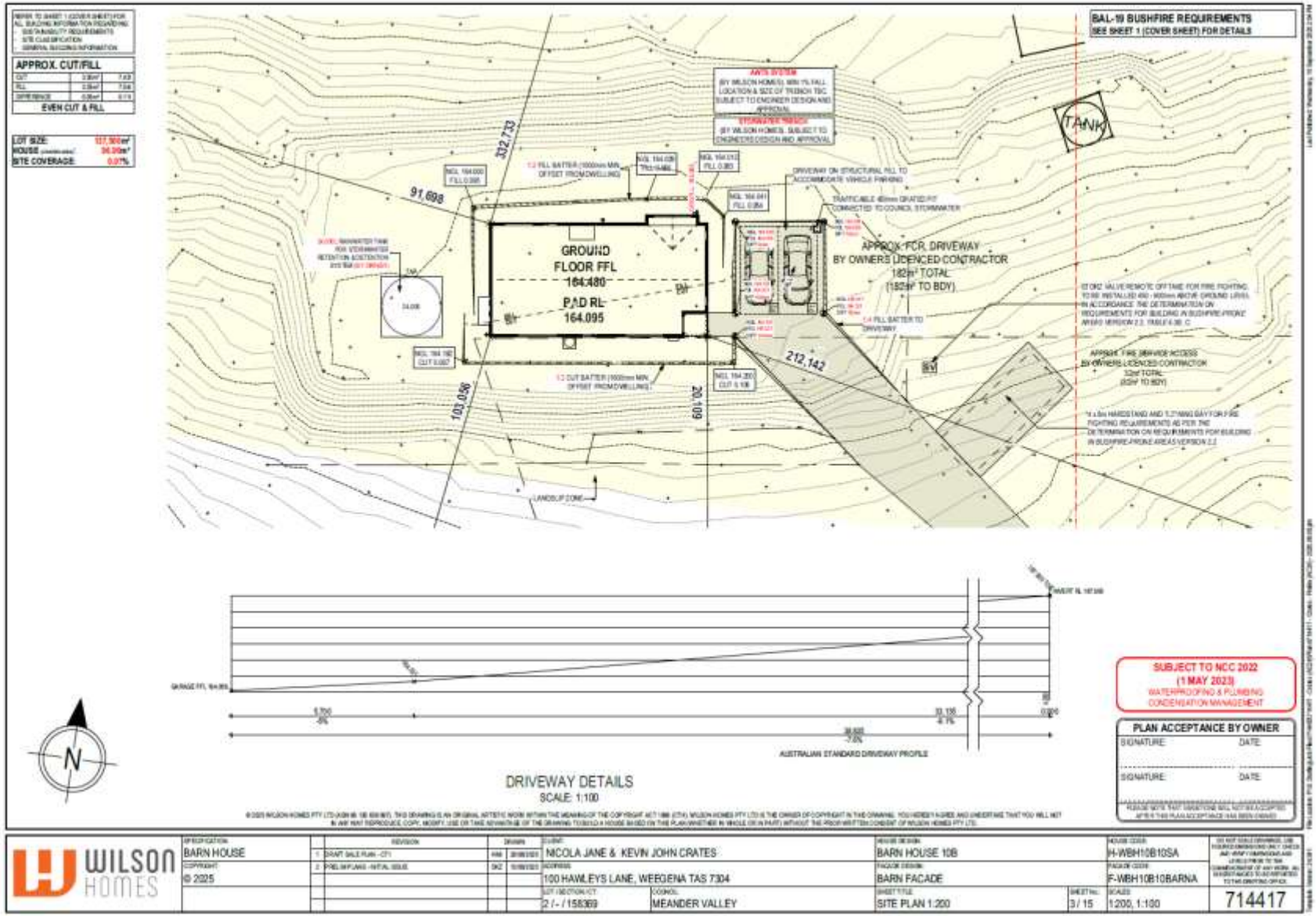

Figure 3 - Site Plan showing proposed works.

3.5.1 *Development & Works Acceptable Solutions*

Where applicable, the need for further performance criteria compliance is outlined in Appendix 1.

3.5.2 *Landslip Hazard Code (LHC)*

Given that the proposed dwelling is within the medium Landslip Hazard Area and there are no acceptable solutions for the proposed works the Performance Criteria will need to be addressed.

3.5.3 *Development Performance Criteria*

The following performance criteria need to be addressed:

- ***C15.6.1 P1***

4 SITE MAPPING

4.1 Geological Mapping

Based on the MRT 1:25,000 Mineral Resources Tasmania (MRT) mapping of Gog, the site geology comprises of the following geological unit:

- **Late Cambrian - Lower Devonian sedimentary sequences>Wurawina Supergroup>Owen Group and correlates>Middle Owen Conglomerate and correlates>Roland Conglomerate *(Map Unit: COcr)* -** Pink to white pebble-cobble to cobble-boulder siliceous conglomerate, thick-bedded to massive, with minor quartz sandstone lenses (Roland Conglomerate and correlates). The geological map for the site has been presented in Figure 4.

4.2 Site Geomorphology

The natural slopes of the project area various from gentle to moderate slopes. The project site is located on north-northwest-facing hillside where the proposed dwelling is going to be accommodate on the existing cut-and-fill bench. A fill batter ran along the northern (downhill) side of the bench. The fill batter was visually estimated as up to 2.1m high from top edge to toe. A cut batter ran along the southern (uphill) side of the bench. The cut batter was visually estimated as up to 1.8m high from top edge to toe. The cut batter exposed topsoil from the surface to 0.1m depth, overlying silty clay from 0.1m to 0.9m depth, overlying pebbly siltstone.

The elevation of project area varies from approximately 165 metres above the Australian Height Datum (AHD) along the south area to about 160 metres AHD along the northern side of works. The construction area has a gradient ranging from 10–15 degrees, but the fill pad was created to level the area. To illustrate the onsite slope angles, a slope angle map was generated using QGIS software, employing the Mersey 2017 LiDAR data (refer to Figure 5).

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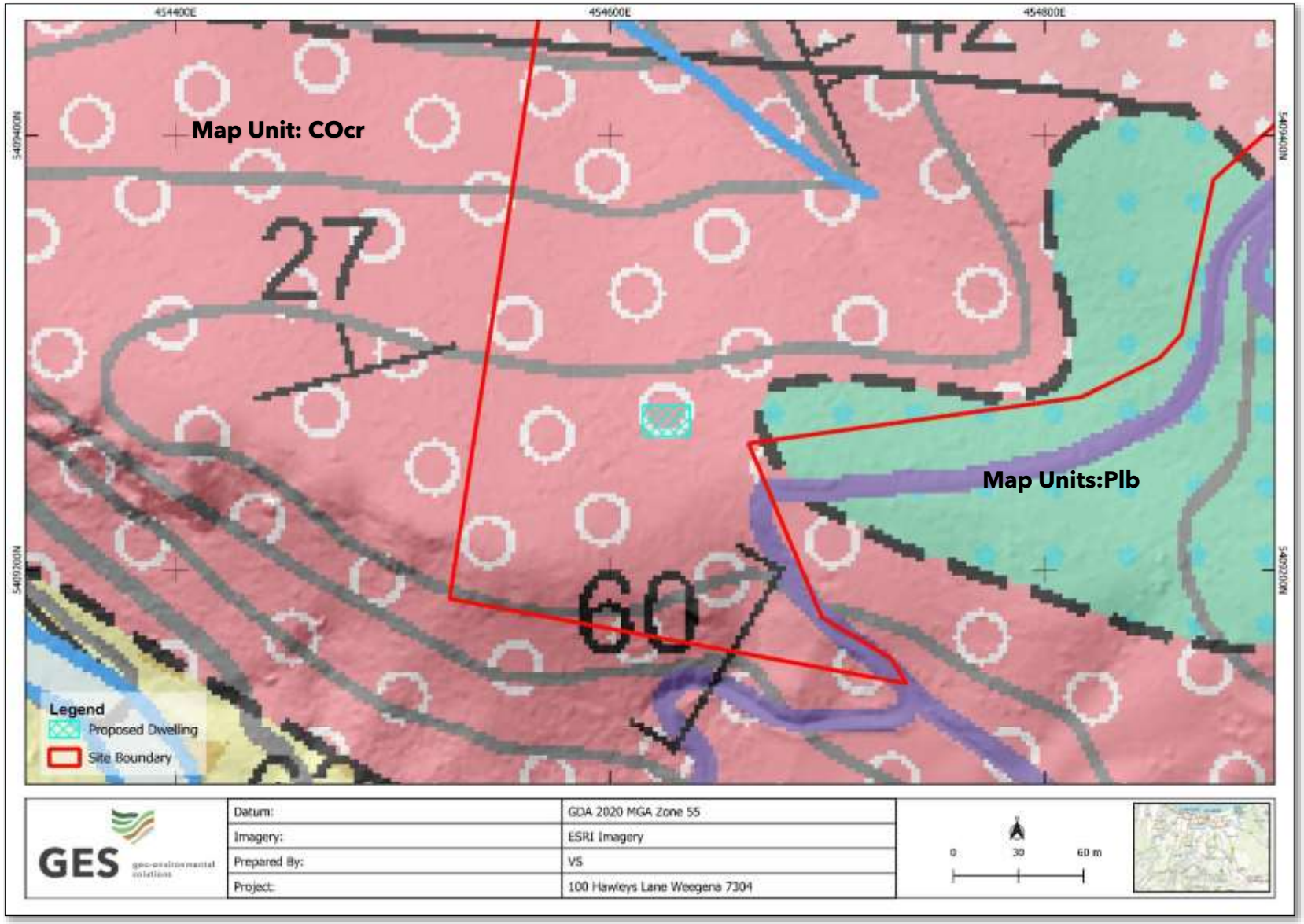

Figure 4 - Mapped Geology (Source: MRT 1:25,000)

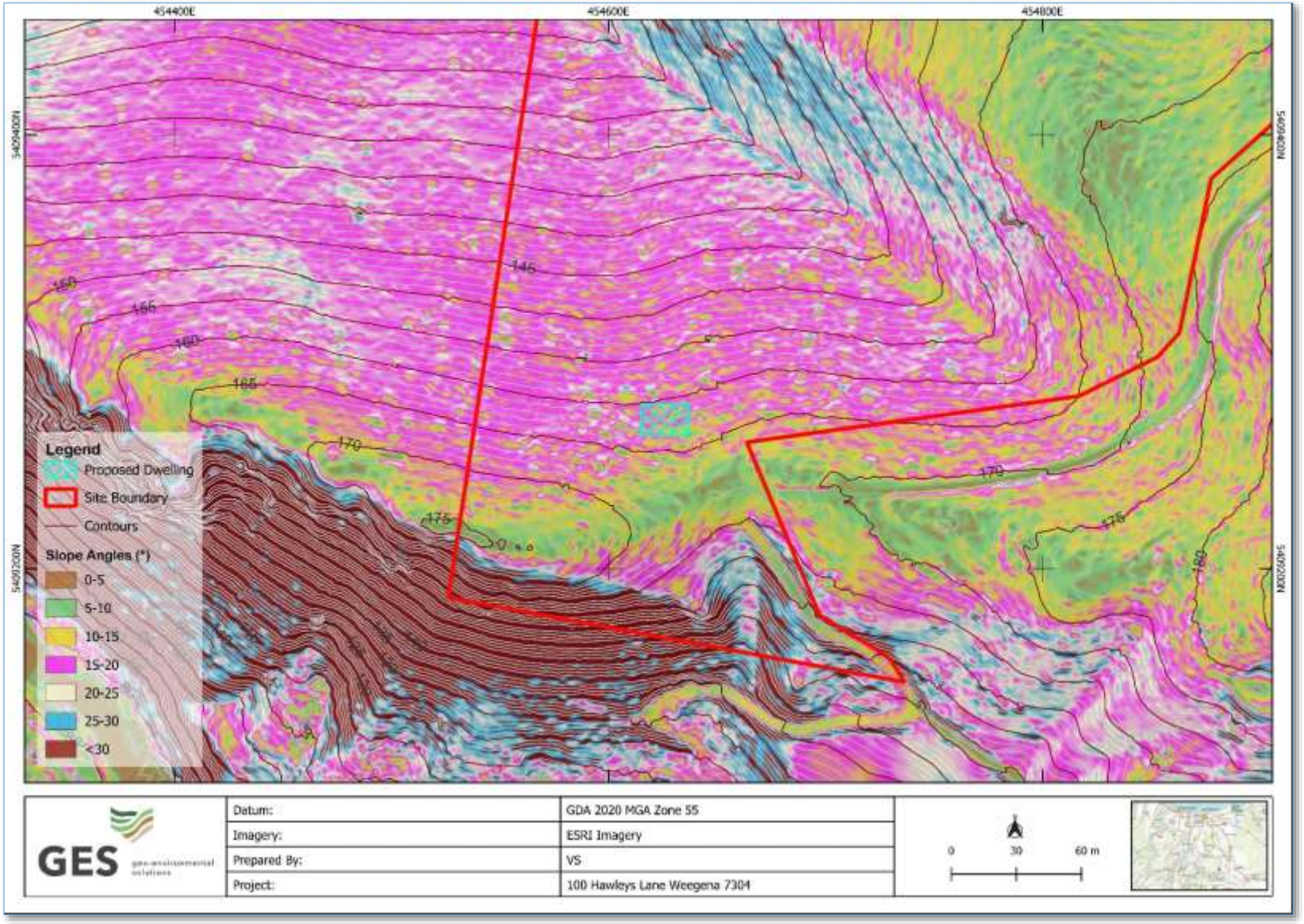

Figure 5 - Slope angle model developed Burnie-Devenport-Launceston 2013 LiDAR data

4.3 Field Investigation and Site Observation

The site was originally assessed on 10/7/25 using a hand auger due to limited site access. Six (6) bore holes were investigated, all with refusal on floating rock within the fill material. The site was revisited (18/7/2025) using a 4WD-mounted drilling rig with the subsequent three profiles (BH7-BH9). The soil depth in the proposed building area is over 1.00m and the soil contains a significant amount of fill. The fill is of various size fractions and is likely to have variable bearing capacity and should not be used as a founding substrate. The site has been assessed and classified in accordance with AS2870:2011 "Residential Slabs and Footings". The site has been classified as: Class P ys range: 20-40mm due to site fill exceeding 0.40m. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Table 1 – NLGP01 soil profile.

BH 7 Depth (m)	BH 8 Depth (m)	USCS	Description
0.00-0.70	0.00-0.20	CL	**FILL - Silty CLAY**: medium plasticity, brown with patches of red and yellow, moist, stiff
0.70-0.80		ML	**FILL - Clayey SILT**: low plasticity, grey, moist, medium dense, plant material
0.80-1.40		CL	**FILL – Sandy CLAY**: trace of gravel, medium plasticity, orange, brown, slightly moist, stiff, plant material, charcoal
1.40-1.80	0.20-1.40	CL	**Sandy CLAY**: medium plasticity, yellow mottled red, moist, very stiff, refusal bore hole 8 on rock/boulder.
1.80-1.90		SM	**Silty SAND**: yellow, moist, dense, refusal on rock/boulder.

BH 9 Depth (m)	USCS	Description
0.00-0.80	ML	**FILL - Clayey SILT**: trace of gravel, low plasticity, grey, brown, moist, medium dense, plant material, charcoal
0.80-1.20	CL	**Sandy CLAY**: medium plasticity, yellow mottled red, moist, stiff
1.20-1.70	CH	**Silty CLAY**: high plasticity, yellow mottled red, moist, very stiff
1.70-2.50	CL	**Sandy CLAY**: trace of gravel, medium plasticity, yellow, moist, very stiff, refusal on rock/boulder.

5 Landslip Hazard Analysis

5.1 Landslip Characteristics

Based on the slope characteristics including site geology, slope geometry and slope angles, MRT Landslip mapping/inventory and site observations, the following scenarios have been identified as potential slope failure mechanisms for the site (Figure 9):

- **Scenario 1** – Shallow translational slide within shallow residual soils in cuttings above the proposed dwelling, caused by oversteepening of natural soil slopes, with no allowance for drainage.
- **Scenario 2 -** Shallow slide failure in fill batters immediately below the proposed dwelling with potential regression.

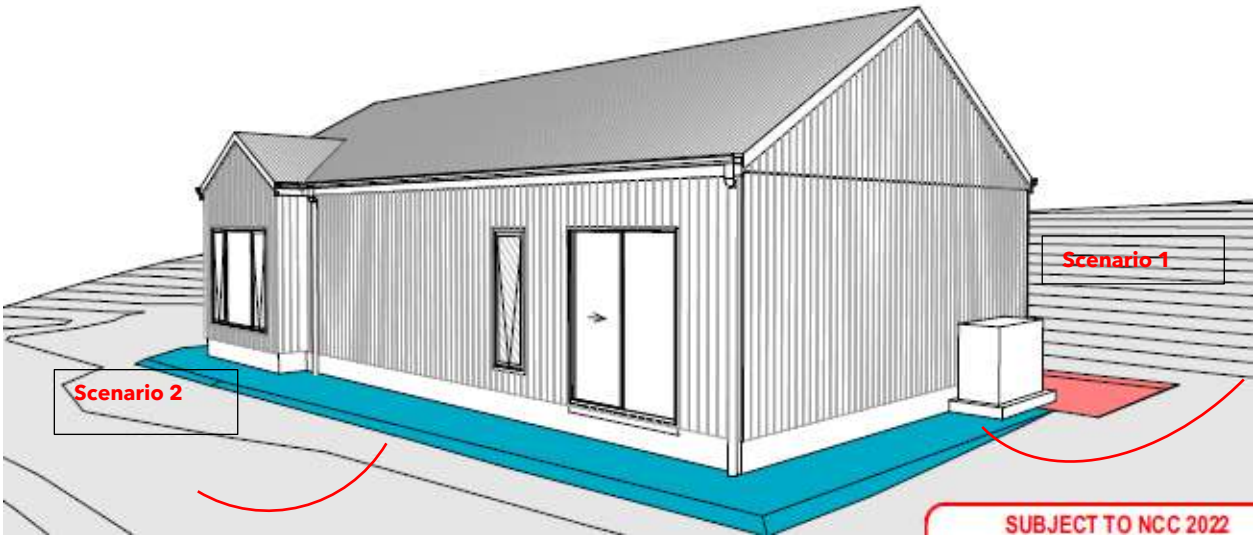

Figure 6 – Possible scenarios of landslip

5.1.1 Frequency Analysis

Table 2 presents the frequency analysis for the identified slope failure mechanisms. Terminology used is in accordance with the Australian Geomechanics Society (AGS) guidelines for Landslip risk management (2007a,b,c,d).

Table 2 Frequency analysis for Landslip hazards Scenario 1 - 2

Scenario	Failure Mechanism	Unit Affected	Observed in the field	Potential Size	Potential Speed	Water Content	Likelihood
Scenario 1	Shallow translational slide	Natural Soils	No	Small to Medium	Very slow to moderate	Wet to Saturated	Unlikely
Scenario 2	Shallow slide failure	Natural soils and fill material	No	Very small to small	Very slow to rapid	Wet and saturated	Unlikely

5.2 Risk Analysis

5.2.1 Risk to Property

There is currently moderate risk to property assuming no risk management is carried out. Threated risk may be reduced to low (Table 3).

Table 3 Consequence analysis for Landslip hazards – Property

Scenario	Issue	Current Risks			Landslip Risk Management	Treated Risks
		Likelihood of occurrence	Consequence to property	Level of risk to property		Level of risk to property
Scenario 1	Shallow translational slide	Possible	Minor	Moderate	▪ All foundations must penetrate through any fill material & topsoil and into the residual soil/gravel below with bearing capacities >100kPa. ▪ Cut/Fill batters should be covered with geotextile cloth and suitably vegetated with lightweight species as soon as practicable to prevent riling and erosion. ▪ Cut slopes should be constructed using the following slope angles: Cuts in soils (including existing cuts) o Up to a maximum height of 1.0m should have slope angles not exceeding 1V:2H o In exceedance of 1.0m should be benched with 1.0m wide terrace at every 2.0m depth of cutting maintaining a minimum batter slope of 1V:2H. If this is not achievable on site, batters to be retained using suitably engineered retaining wall ▪ Aggregate toe drains should be included into the design along the base of all cuttings. A cut-off drain is recommended above the development to intercept surface water away from the residential development and any cutting/retaining wall faces. ▪ Consideration should be given to upslope drainage and landscaping controls on site during and after construction to minimise the potential for foundation movement. ▪ All construction and earthworks on site should be adequately designed in accordance with the good hillside construction practices as outlined in the Australian Geomechanics Society (AGS) Geoguide LR8.	Low
Scenario 2	Shallow Slide Failure	Possible	Minor	Moderate	▪ All foundations must penetrate through any fill material & topsoil and into the residual soil/gravel below with bearing capacities >100kPa ▪ Cut/Fill batters should be covered with geotextile cloth and suitably vegetated with lightweight species as soon as practicable to prevent riling and erosion. ▪ Fill placed on site (including existing fill) are not exceed 1.0m and have a maximum slope of 1V:3H otherwise, fill should be retained by suitably designed retaining walls; ▪ Consideration should be given to upslope drainage and landscaping controls on site during and after construction to minimise the potential for foundation movement. ▪ All construction and earthworks on site should be adequately designed in accordance with the good hillside construction practices as outlined in the Australian Geomechanics Society (AGS) Geoguide LR8.	Low

5.2.1 Risk to Life

Risk to life is considered acceptable following the recommended hazard treatment in Table 4 given the likelihood and consequence of a shallow slide failures within the soils and or fill, or within cutting (Table 4).

Table 4 Consequence analysis for Landslip hazards 1 – 2 - Life

Hazard	Scenario 1	Scenario 2
Factor	Shallow Slide Failure	Shallow Slide Failure
Likelihood	Unlikely	Unlikely
Indicative Annual Probability	0.001	0.001
Use of Affected Structure/Site	Cut Batter	Fill Batter
Probability of Spatial Impact	Minor of the dwelling = 0.05	Areas of dwelling adjacent to fill batters = 0.03
Proportion of Time	Estimated 12 hours a day. = 0.5	Estimated 12 hours a day. = 0.5
Probability of Not Evacuating	Soils should exhibit signs of stress (cracking) allowing time to evacuate. = 0.3	Fil should exhibit signs of stress (cracking) allowing time to evacuate. = 0.2
Vulnerability	Building unlikely to collapse. = 0.1	Building unlikely to collapse. = 0.1
Risk for Person Most at Risk	7.5×10^{-8}	3.0×10^{-8}
Risk Evaluation	Acceptable	Acceptable

5.2.2 Social Risk

The Societal Risk Graph plot presented in Figure 7. showing the estimated individual risks for scenarios 1 and 2 as presented in Figure 6 (outlined in the AGS 'Landslide Risk Management Concepts and Guidelines', 2000). The risks are estimated based on people in the structure spending up to 12 hours per day in internal areas the property.

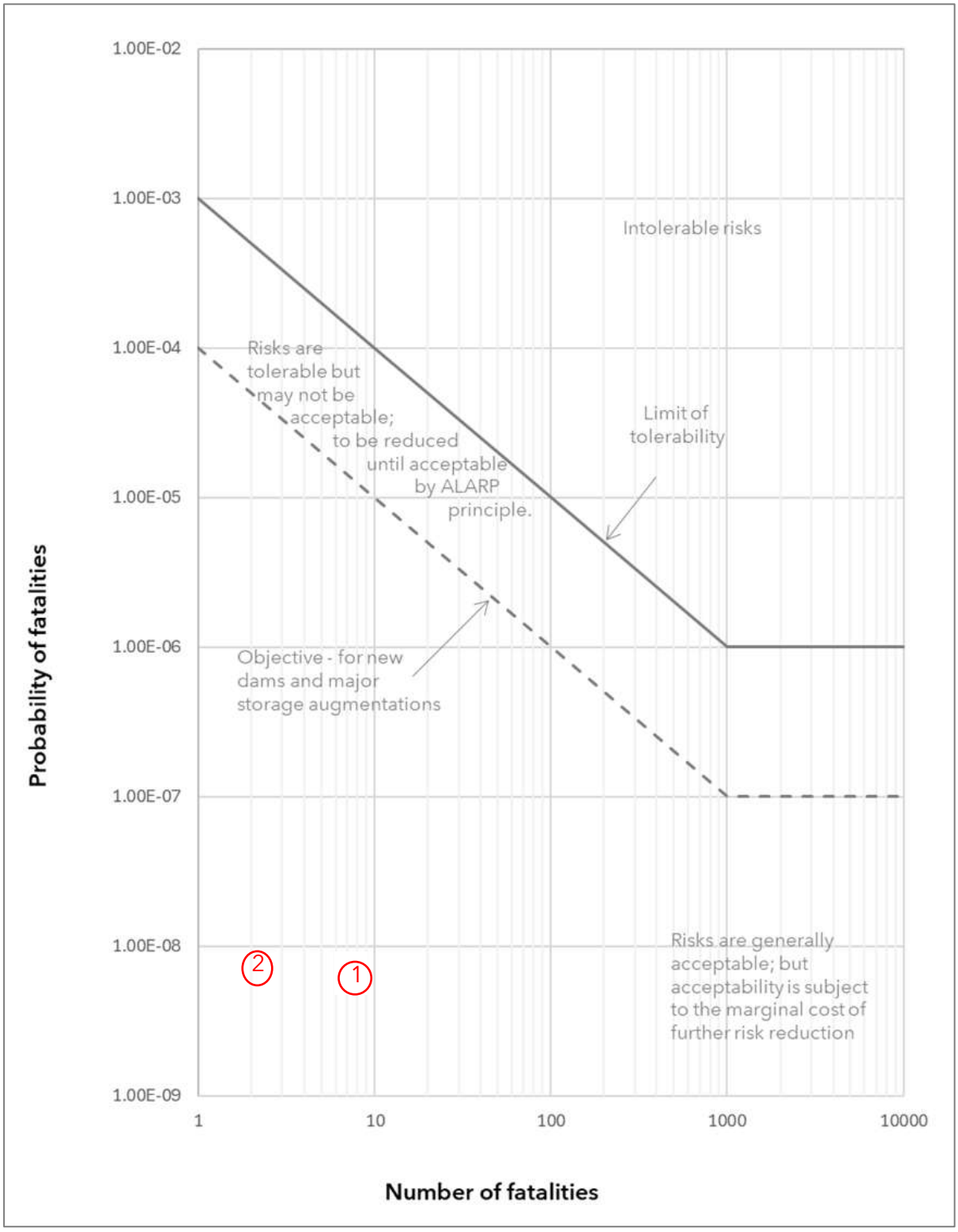

Figure 7 - Societal Risk Graph of Probability of fatalities vs Number of fatalities

6 CONCLUSIONS AND RECOMMENDATIONS

Based on the observations made during the site visit and the outcome of the slope stability and hazard analysis and risk assessment, the following conclusions are made:

- The site is situated on a north–northwest-facing gentle to moderate slopes, with the proposed dwelling to be positioned on an existing cut-and-fill bench. The existing fill batter is located along the northern (downslope) side of the bench and was visually estimated to be up to approximately 2.1 m high from the top edge to the toe. The existing cut batter is present along the southern (upslope) side, visually estimated to reach approximately 1.8 m in height.
- The proposed dwelling foundations should not be placed within the fill and no certification of concrete slabs on the fill can be made. All foundations must penetrate through any fill material & topsoil and into the residual soil/gravel below with bearing capacities >100kPa.
- Cut/Fill batters should be covered with geotextile cloth and suitably vegetated with lightweight species as soon as practicable to prevent riling and erosion.
- Cut slopes should be constructed using the following slope angles:
  Cuts in soils (including existing cuts)
  - Up to a maximum height of 1.0m should have slope angles not exceeding 1V:2H
  - In exceedance of 1.0m should be benched with 1.0m wide terrace at every 2.0m depth of cutting maintaining a minimum batter slope of 1V:2H. If this is not achievable on site, batters to be retained using suitably engineered retaining wall
- Fill placed on site (including existing fill) are not exceed 1.0m and have a maximum slope of 1V:3H otherwise, fill should be retained by suitably designed retaining walls;
- Aggregate toe drains should be included into the design along the base of all cuttings. A cut-off drain is recommended above the development to intercept surface water away from the residential development and any cutting/retaining wall faces.
- Consideration should be given to upslope drainage and landscaping controls on site during and after construction to minimise the potential for foundation movement.
- The onsite stormwater and wastewater absorption designs have been reviewed and it is concluded the designs will not adversely affect slope stability.
- All construction and earthworks on site should be adequately designed in accordance with the good hillside construction practices as outlined in the Australian Geomechanics Society (AGS) Geoguide LR8.

Should the recommendations of this report be followed the risk to property is thought to be low to moderate and the risk to life acceptable to tolerable. As such, the proposed site development satisfies Tasmanian Planning Scheme (2021) – Meander Valley, Code C15.6.1 P1.

7 LIMITATIONS STATEMENT

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

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APPENDIX 1 – Acceptable Solutions

Landslip Code Areas

C15.6.1 Building and works within a landslip hazard area

Objective:

That building and works on land within a landslip hazard area can:

(a) minimise the likelihood of triggering a landslip event; and

(b) achieve and maintain a tolerable risk from a landslip.

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1.1** Building and works within a landslip hazard area must minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip, having regard to: (a) the type, form, scale and intended duration of the development; (b) whether any increase in the level of risk from a landslip requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a landslip hazard report. **P1.2** A landslip hazard report also demonstrates that the buildings and works do not cause or contribute to landslip on the site, on adjacent land or public infrastructure. **P1.3** If landslip reduction or protection measures are required beyond the boundary of the site the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the specific hazard reduction or protection measures.

APPENDIX 2 – Qualitative Risk Assessment Tables

Likelihood & Consequence Index

QUALITATIVE MEASURES OF LIKELIHOOD

Approximate Annual Probability		Implied Indicative Landslide Recurrence Interval		Description	Descriptor	Level
Indicative Value	Notional Boundary					
10^{-1}	$5x10^{-2}$	10 years	20 years	The event is expected to occur over the design life.	ALMOST CERTAIN	A
10^{-2}		100 years	200 years	The event will probably occur under adverse conditions over the design life.	LIKELY	B
10^{-3}	$5x10^{-3}$	1000 years	2000 years	The event could occur under adverse conditions over the design life.	POSSIBLE	C
10^{-4}	$5x10^{-4}$	10,000 years	20,000 years	The event might occur under very adverse circumstances over the design life.	UNLIKELY	D
10^{-5}	$5x10^{-5}$	100,000 years	200,000 years	The event is conceivable but only under exceptional circumstances over the design life.	RARE	E
10^{-6}	$5x10^{-6}$	1,000,000 years		The event is inconceivable or fanciful over the design life.	BARELY CREDIBLE	F

Note: (1) The table should be used from left to right; use Approximate Annual Probability or Description to assign Descriptor, not *vice versa*.

QUALITATIVE MEASURES OF CONSEQUENCES TO PROPERTY

Approximate Cost of Damage		Description	Descriptor	Level
Indicative Value	Notional Boundary			
200%	100%	Structure(s) completely destroyed and/or large scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequence damage.	CATASTROPHIC	1
60%	40%	Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequence damage.	MAJOR	2
20%	10%	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequence damage.	MEDIUM	3
5%	1%	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works.	MINOR	4
0.5%		Little damage. (Note for high probability event (Almost Certain), this category may be subdivided at a notional boundary of 0.1%. See Risk Matrix.)	INSIGNIFICANT	5

Notes: (2) The Approximate Cost of Damage is expressed as a percentage of market value, being the cost of the improved value of the unaffected property which includes the land plus the unaffected structures.

(3) The Approximate Cost is to be an estimate of the direct cost of the damage, such as the cost of reinstatement of the damaged portion of the property (land plus structures), stabilisation works required to render the site to tolerable risk level for the landslide which has occurred and professional design fees, and consequential costs such as legal fees, temporary accommodation. It does not include additional stabilisation works to address other landslides which may affect the property.

(4) The table should be used from left to right; use Approximate Cost of Damage or Description to assign Descriptor, not vice versa

Qualitative Risk Matrix

QUALITATIVE RISK ANALYSIS MATRIX – LEVEL OF RISK TO PROPERTY

LIKELIHOOD		CONSEQUENCES TO PROPERTY (With Indicative Approximate Cost of Damage)				
	Indicative Value of Approximate Annual Probability	1: CATASTROPHIC 200%	2: MAJOR 60%	3: MEDIUM 20%	4: MINOR 5%	5: INSIGNIFICANT 0.5%
A – ALMOST CERTAIN	10^{-1}	VH	VH	VH	H	M or L (5)
B – LIKELY	10^{-2}	VH	VH	H	M	L
C – POSSIBLE	10^{-3}	VH	H	M	M	VL
D – UNLIKELY	10^{-4}	H	M	L	L	VL
E – RARE	10^{-5}	M	L	L	VL	VL
F – BARELY CREDIBLE	10^{-6}	L	VL	VL	VL	VL

Notes: (5) For Cell A5, may be subdivided such that a consequence of less than 0.1% is Low Risk.

(6) When considering a risk assessment it must be clearly stated whether it is for existing conditions or with risk control measures which may not be implemented at the current time.

RISK LEVEL IMPLICATIONS

Risk Level		Example Implications (7)
VH	VERY HIGH RISK	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than value of the property.
H	HIGH RISK	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property.
M	MODERATE RISK	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	LOW RISK	Usually acceptable to regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required.
VL	VERY LOW RISK	Acceptable. Manage by normal slope maintenance procedures.

Note: (7) The implications for a particular situation are to be determined by all parties to the risk assessment and may depend on the nature of the property at risk; these are only given as a general guide.

Performance Criteria C15.6.1 That building and works on land within a landslip hazard area can: (a) minimise the likelihood of triggering a landslip event; and (b) achieve and maintain a tolerable risk from a landslip	Relevance	Management Options	Managed (treated) Risk Assessment			Further Assessment Required
			Consequence	Likelihood	Risk	
P1.1 Building and works within a landslip hazard area must minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip, having regard to: (a) the type, form, scale and intended duration of the development; (b) whether any increase in the level of risk from a landslip requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a landslip hazard report.	Achieve and maintain a tolerable risk	Refer to recommendations	Minor	Rare	Low	No
P1.2 A landslip hazard report also demonstrates that the buildings and works do not cause or contribute to landslip on the site, on adjacent land or public infrastructure.	Works not likely to cause or contribute to landslip on site, or adjacent land or public infrastructure	Refer to recommendations	Minor	Rare	Very Low	No
P1.3 If landslip reduction or protection measures are required beyond the boundary of the site the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the specific hazard reduction or protection measures.	No reduction or protection required beyond the site boundary.	Refer to recommendations	Minor	Rare	Very Low	No

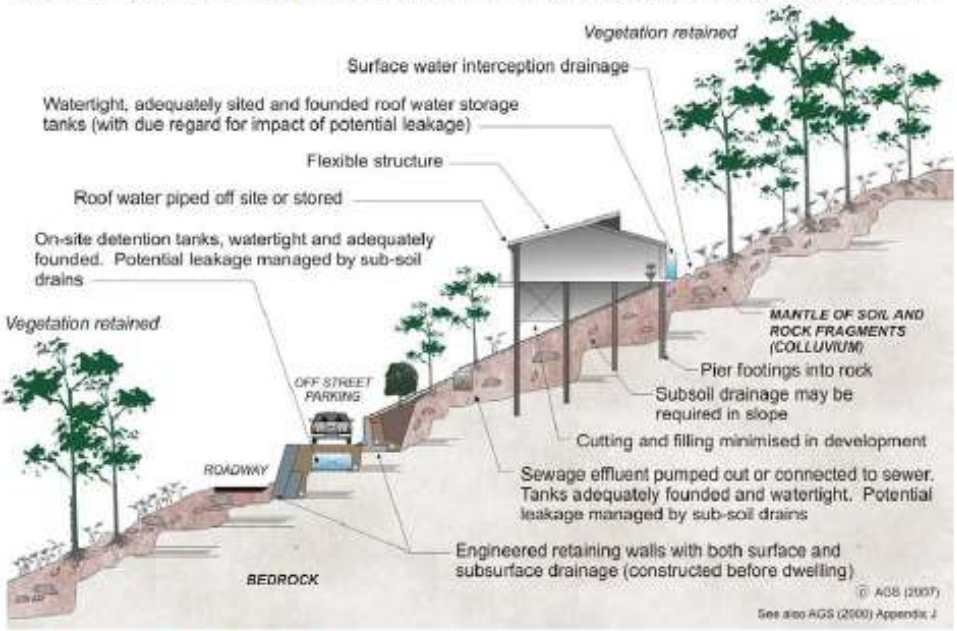
APPENDIX 3 - Australian Geomechanics Society (AGS) Landslip Risk

AUSTRALIAN GEOGUIDE LR8 (CONSTRUCTION PRACTICE)

HILLSIDE CONSTRUCTION PRACTICE

Sensible development practices are required when building on hillsides, particularly if the hillside has more than a low risk of instability (GeoGuide LR7). Only building techniques intended to maintain, or reduce, the overall level of landslide risk should be considered. Examples of good hillside construction practice are illustrated below.

EXAMPLES OF GOOD HILLSIDE CONSTRUCTION PRACTICE



WHY ARE THESE PRACTICES GOOD?

Roadways and parking areas - are paved and incorporate kerbs which prevent water discharging straight into the hillside (GeoGuide LR5).

Cuttings - are supported by retaining walls (GeoGuide LR6).

Retaining walls - are engineer designed to withstand the lateral earth pressures and surcharges expected, and include drains to prevent water pressures developing in the backfill. Where the ground slopes steeply down towards the high side of a retaining wall, the disturbing force (see GeoGuide LR6) can be two or more times that in level ground. Retaining walls must be designed taking these forces into account.

Sewage - whether treated or not is either taken away in pipes or contained in properly founded tanks so it cannot soak into the ground.

Surface water - from roofs and other hard surfaces is piped away to a suitable discharge point rather than being allowed to infiltrate into the ground. Preferably, the discharge point will be in a natural creek where ground water exits, rather than enters, the ground. Shallow, lined, drains on the surface can fulfil the same purpose (GeoGuide LR5).

Surface loads - are minimised. No fill embankments have been built. The house is a lightweight structure. Foundation loads have been taken down below the level at which a landslide is likely to occur and, preferably, to rock. This sort of construction is probably not applicable to soil slopes (GeoGuide LR3). If you are uncertain whether your site has rock near the surface, or is essentially a soil slope, you should engage a geotechnical practitioner to find out.

Flexible structures - have been used because they can tolerate a certain amount of movement with minimal signs of distress and maintain their functionality.

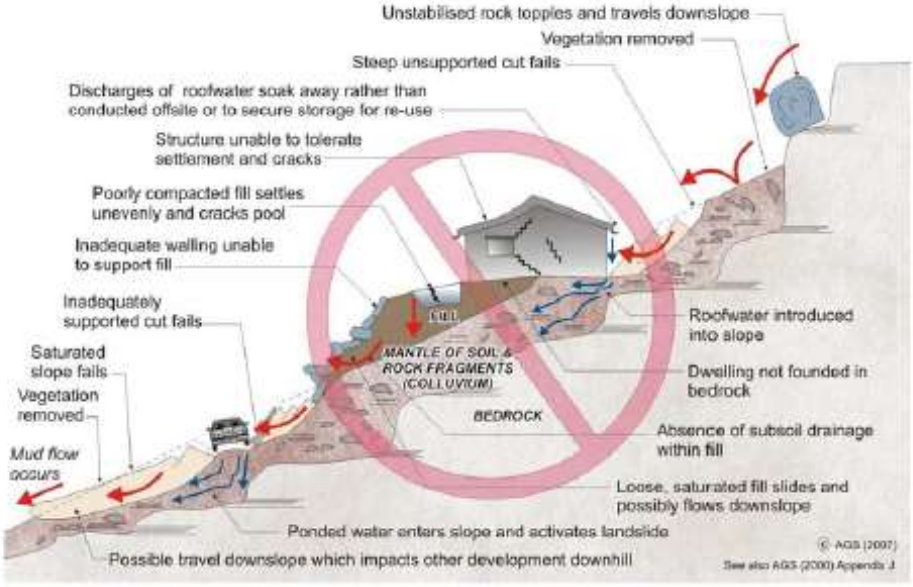
Vegetation clearance - on soil slopes has been kept to a reasonable minimum. Trees, and to a lesser extent smaller vegetation, take large quantities of water out of the ground every day. This lowers the ground water table, which in turn helps to maintain the stability of the slope. Large scale clearing can result in a rise in water table with a consequent increase in the likelihood of a landslide (GeoGuide LR5). An exception may have to be made to this rule on steep rock slopes where trees have little effect on the water table, but their roots pose a landslide hazard by dislodging boulders.

Possible effects of ignoring good construction practices are illustrated on page 2. Unfortunately, these poor construction practices are not as unusual as you might think and are often chosen because, on the face of it, they will save the developer, or owner, money. You should not lose sight of the fact that the cost and anguish associated with any one of the disasters illustrated, is likely to more than wipe out any apparent savings at the outset.

ADOPT GOOD PRACTICE ON HILLSIDE SITES

AUSTRALIAN GEOGUIDE LR8 (CONSTRUCTION PRACTICE)

EXAMPLES OF POOR HILLSIDE CONSTRUCTION PRACTICE



WHY ARE THESE PRACTICES POOR?

Roadways and parking areas - are unsurfaced and lack proper table drains (gutters) causing surface water to pond and soak into the ground.

Cut and fill - has been used to balance earthworks quantities and level the site leaving unstable cut faces and added large surface loads to the ground. Failure to compact the fill properly has led to settlement, which will probably continue for several years after completion. The house and pool have been built on the fill and have settled with it and cracked. Leakage from the cracked pool and the applied surface loads from the fill have combined to cause landslides.

Retaining walls - have been avoided, to minimise cost, and hand placed rock walls used instead. Without applying engineering design principles, the walls have failed to provide the required support to the ground and have failed, creating a very dangerous situation.

A heavy, rigid, house - has been built on shallow, conventional, footings. Not only has the brickwork cracked because of the resulting ground movements, but it has also become involved in a man-made landslide.

Soak-away drainage - has been used for sewage and surface water run-off from roofs and pavements. This water soaks into the ground and raises the water table (GeoGuide LR5). Subsoil drains that run along the contours should be avoided for the same reason. If felt necessary, subsoil drains should run steeply downhill in a chevron, or herring bone, pattern. This may conflict with the requirements for effluent and surface water disposal (GeoGuide LR9) and if so, you will need to seek professional advice.

Rock debris - from landslides higher up on the slope seems likely to pass through the site. Such locations are often referred to by geotechnical practitioners as "debris flow paths". Rock is normally even denser than ordinary fill, so even quite modest boulders are likely to weigh many tonnes and do a lot of damage once they start to roll. Boulders have been known to travel hundreds of metres downhill leaving behind a trail of destruction.

Vegetation - has been completely cleared, leading to a possible rise in the water table and increased landslide risk (GeoGuide LR5).

DON'T CUT CORNERS ON HILLSIDE SITES - OBTAIN ADVICE FROM A GEOTECHNICAL PRACTITIONER

More information relevant to your particular situation may be found in other Australian GeoGuides:

- GeoGuide LR1 - Introduction
- GeoGuide LR2 - Landslides
- GeoGuide LR3 - Landslides in Soil
- GeoGuide LR4 - Landslides in Rock
- GeoGuide LR5 - Water & Drainage
- GeoGuide LR6 - Retaining Walls
- GeoGuide LR7 - Landslide Risk
- GeoGuide LR9 - Effluent & Surface Water Disposal
- GeoGuide LR10 - Coastal Landslides
- GeoGuide LR11 - Record Keeping

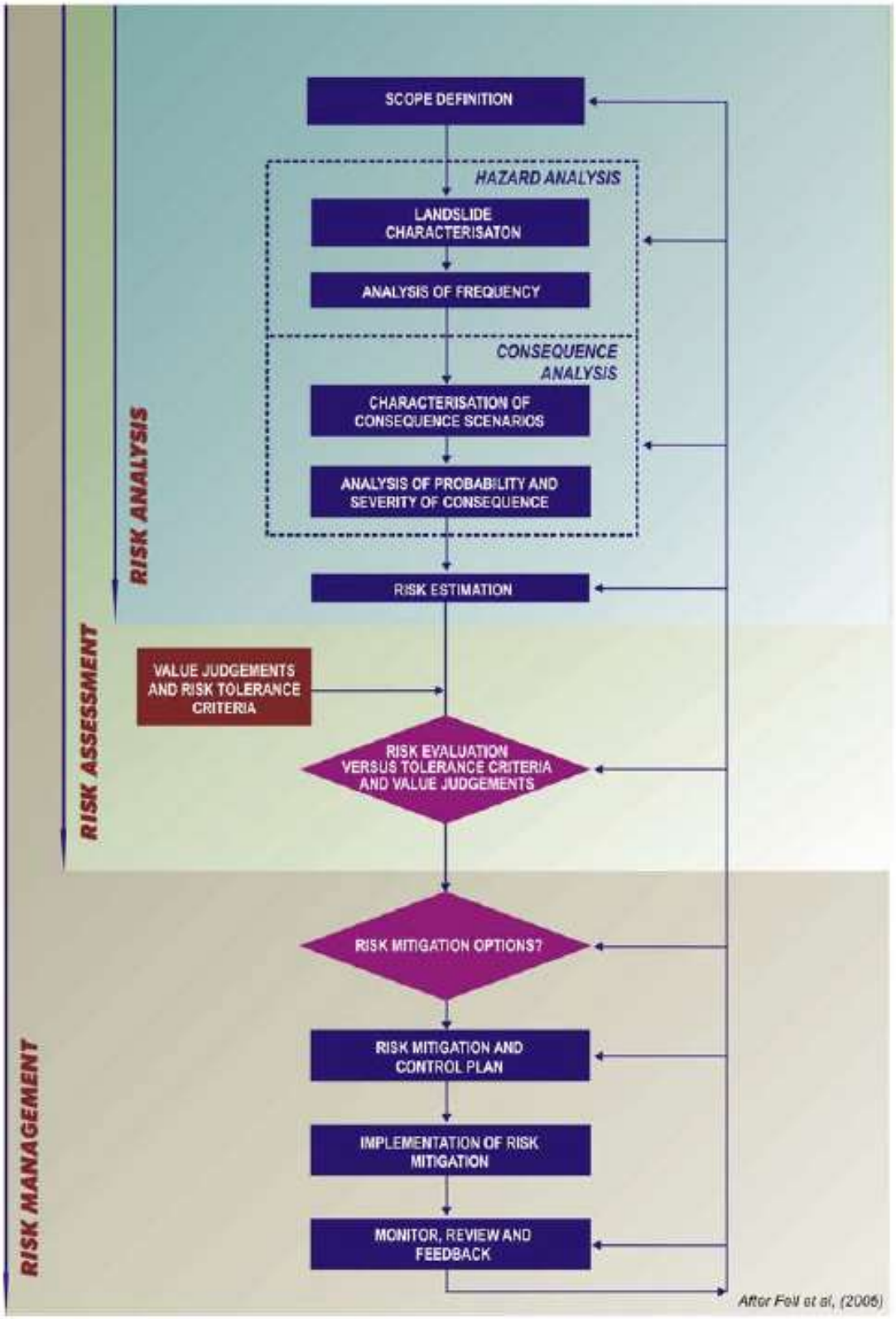
The Australian GeoGuides (LR series) are a set of publications intended for property owners; local councils; planning authorities; developers; insurers; lawyers and, in fact, anyone who lives with, or has an interest in, a natural or engineered slope, a cutting, or an excavation. They are intended to help you understand why slopes and retaining structures can be a hazard and what can be done with appropriate professional advice and local council approval (if required) to remove, reduce, or minimise the risk they represent. The GeoGuides have been prepared by the Australian Geomechanics Society, a specialist technical society within Engineers Australia, the national peak body for all engineering disciplines in Australia, whose members are professional geotechnical engineers and engineering geologists with a particular interest in ground engineering. The GeoGuides have been funded under the Australian governments' National Disaster Mitigation Program.

PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

APPENDIX G - SOME GUIDELINES FOR HILLSIDE CONSTRUCTION

	GOOD ENGINEERING PRACTICE	*POOR ENGINEERING PRACTICE*
ADVICE		
GEOTECHNICAL ASSESSMENT	Obtain advice from a qualified, experienced geotechnical practitioner at early stage of planning and before site works.	Prepare detailed plan and start site works before geotechnical advice.
PLANNING		
SITE PLANNING	Having obtained geotechnical advice, plan the development with the risk arising from the identified hazards and consequences in mind.	Plan development without regard for the Risk.
DESIGN AND CONSTRUCTION		
HOUSE DESIGN	Use flexible structures which incorporate properly designed brickwork, timber or steel frames, timber or panel cladding. Consider use of split levels. Use decks for recreational areas where appropriate.	Floor plans which require extensive cutting and filling. Movement intolerant structures.
SITE CLEARING	Retain natural vegetation wherever practicable.	Indiscriminately clear the site.
ACCESS & DRIVEWAYS	Satisfy requirements below for cuts, fills, retaining walls and drainage. Council specifications for grades may need to be modified. Driveways and parking areas may need to be fully supported on piers.	Excavate and fill for site access before geotechnical advice.
EARTHWORKS	Retain natural contours wherever possible.	Indiscriminatory bulk earthworks.
CUTS	Minimise depth. Support with engineered retaining walls or batter to appropriate slope. Provide drainage measures and erosion control.	Large scale cuts and benching. Unsupported cuts. Ignore drainage requirements
FILLS	Minimise height. Strip vegetation and topsoil and key into natural slopes prior to filling. Use clean fill materials and compact to engineering standards. Batter to appropriate slope or support with engineered retaining wall. Provide surface drainage and appropriate subsurface drainage.	Loose or poorly compacted fill, which if it fails, may flow a considerable distance including onto property below. Block natural drainage lines. Fill over existing vegetation and topsoil. Include stumps, trees, vegetation, topsoil, boulders, building rubble etc in fill.
ROCK OUTCROPS & BOULDERS	Remove or stabilise boulders which may have unacceptable risk. Support rock faces where necessary.	Disturb or undercut detached blocks or boulders.
RETAINING WALLS	Engineer design to resist applied soil and water forces. Found on rock where practicable. Provide subsurface drainage within wall backfill and surface drainage on slope above. Construct wall as soon as possible after cut/fill operation.	Construct a structurally inadequate wall such as sandstone flagging, brick or unreinforced blockwork. Lack of subsurface drains and weepholes.
FOOTINGS	Found within rock where practicable. Use rows of piers or strip footings oriented up and down slope. Design for lateral creep pressures if necessary. Backfill footing excavations to exclude ingress of surface water.	Found on topsoil, loose fill, detached boulders or undercut cliffs.
SWIMMING POOLS	Engineer designed. Support on piers to rock where practicable. Provide with under-drainage and gravity drain outlet where practicable. Design for high soil pressures which may develop on uphill side whilst there may be little or no lateral support on downhill side.	
DRAINAGE		
SURFACE	Provide at tops of cut and fill slopes. Discharge to street drainage or natural water courses. Provide general falls to prevent blockage by siltation and incorporate silt traps. Line to minimise infiltration and make flexible where possible. Special structures to dissipate energy at changes of slope and/or direction.	Discharge at top of fills and cuts. Allow water to pond on bench areas.
SUBSURFACE	Provide filter around subsurface drain. Provide drain behind retaining walls. Use flexible pipelines with access for maintenance. Prevent inflow of surface water.	Discharge roof runoff into absorption trenches.
SEPTIC & SULLAGE	Usually requires pump-out or mains sewer systems; absorption trenches may be possible in some areas if risk is acceptable. Storage tanks should be water-tight and adequately founded.	Discharge sullage directly onto and into slopes. Use absorption trenches without consideration of landslide risk.
EROSION CONTROL & LANDSCAPING	Control erosion as this may lead to instability. Revegetate cleared area.	Failure to observe earthworks and drainage recommendations when landscaping.
DRAWINGS AND SITE VISITS DURING CONSTRUCTION		
DRAWINGS	Building Application drawings should be viewed by geotechnical consultant	
SITE VISITS	Site Visits by consultant may be appropriate during construction/	
INSPECTION AND MAINTENANCE BY OWNER		
OWNER'S RESPONSIBILITY	Clean drainage systems; repair broken joints in drains and leaks in supply pipes. Where structural distress is evident see advice. If seepage observed, determine causes or seek advice on consequences.	

FRAMEWORK FOR LANDSLIDE RISK MANAGEMENT



APPENDIX B - LANDSLIDE TERMINOLOGY

The following provides a summary of landslide terminology which should (for uniformity of practice) be adopted when classifying and describing a landslide. It has been based on Cruden & Varnes (1996) and the reader is recommended to refer to the original documents for a more detailed discussion, other terminology and further examples of landslide types and processes.

Landslide

The term *landslide* denotes "the movement of a mass of rock, debris or earth down a slope". The phenomena described as landslides are not limited to either the "land" or to "sliding", and usage of the word has implied a much more extensive meaning than its component parts suggest. Ground subsidence and collapse are excluded.

Classification of Landslides

Landslide classification is based on Varnes (1978) system which has two terms: the first term describes the material type and the second term describes the type of movement.

The material types are ***Rock***, ***Earth*** and ***Debris***, being classified as follows:-

The material is either rock or soil.

- ***Rock***: is "a hard or firm mass that was intact and in its natural place before the initiation of movement."
- ***Soil:*** is "an aggregate of solid particles, generally of minerals and rocks, that either was transported or was formed by the weathering of rock in place. Gases or liquids filling the pores of the soil form part of the soil."
- ***Earth***: "describes material in which 80% or more of the particles are smaller than 2 mm, the upper limit of sand sized particles."
- ***Debris***: "contains a significant proportion of coarse material; 20% to 80% of the particles are larger than 2 mm and the remainder are less than 2 mm."

The terms used should describe the displaced material in the landslide before it was displaced.

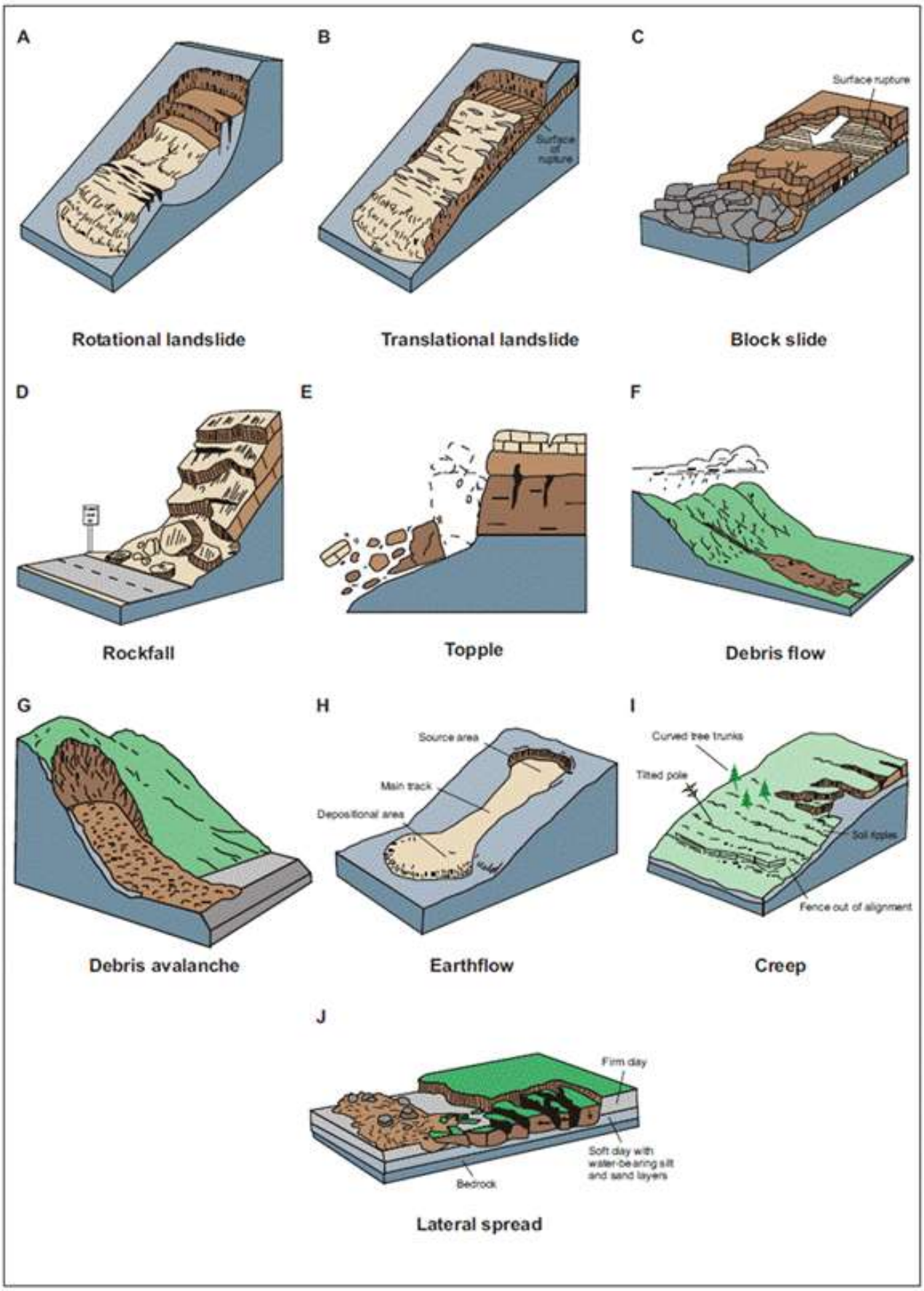
The types of movement describe how the landslide movement is distributed through the displaced mass. The five kinematically distinct types of movement are described in the sequence ***fall***, ***topple***, ***slide***, ***spread*** and ***flow***.

The following table shows how the two terms are combined to give the landslide type:

Table B1: Major types of landslides. Abbreviated version of Varnes' classification of slope movements (Varnes, 1978).

TYPE OF MOVEMENT		TYPE OF MATERIAL		
		BEDROCK	ENGINEERING SOILS	
			Predominantly Coarse	Predominantly Fine
FALLS		Rock fall	Debris fall	Earth fall
TOPPLES		Rock topple	Debris topple	Earth topple
SLIDES	ROTATIONAL	Rock slide	Debris slide	Earth slide
	TRANSLATIONAL			
LATERAL SPREADS		Rock spread	Debris spread	Earth spread
FLOWS		Rock flow (Deep creep)	Debris flow (Soil creep)	Earth flow
COMPLEX	Combination of two or more principle types of movement			

Figure B1 gives schematics to illustrate the major types of landslide movement. Further information and photographs of landslides are available on the USGS website at http://landslides.usgs.gov.


A
Rotational landslide
B
Surface of rupture
Translational landslide
C
Surface rupture
Block slide
D
Rockfall
E
Topple
F
Debris flow
G
Debris avalanche
H
Source area
Main track
Depositional area
Earthflow
I
Curved tree trunks
Tilted pole
Soil ripples
Fence out of alignment
Creep
J
Firm clay
Soft clay with water-bearing silt and sand layers
Bedrock
Lateral spread