

NATURAL VALUES ASSESSMENT



**629 NICHOLLS RIVULET ROAD
OYSTER COVE**

For

I.M & N.L COOMBE

12th SEPTEMBER 2024

**LARK & CREESE PTY LTD
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1. Summary

The following report is attached to a development application to the Kingborough Council (KMC) construct a class 1A dwelling and access upgrade within 629 Nicholls Rivulet Road, Oyster Cove on behalf of I.M & N.L Coombe. Currently the property is zoned Environmental Living and located within Kingborough Council's Biodiversity Protection Area under Kingborough Interim Planning Scheme 2015 (KIPS2015). This report assesses the proposal against the KIPS2015 in order to assist local, State and Commonwealth agencies in the approval process. The study site was assessed by Doug Summers in August 2021.

Legislative Implications

Threatened flora

- No species listed under Tasmania's *Threatened Species Protection Act 1995* or the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* have previously been recorded on site or at time of survey,
- Assessment indicates previous land use and management practices within the proposed development site has resulted in significant modification of the vegetation surrounding the proposed development site and existing access,
- Whilst the proposal will utilise available degraded pasture and previously disturbed sites, the proposal will require the clearance and conversion of approx. 2100m² of vegetation classified as *Acacia dealbata* forest (NAD). Assessment indicates proposal is unlikely to result in a significant loss of potential habitat for threatened flora recorded within 5km. No further assessment or permit is required under Tasmania's *Threatened Species Protection Act 1995* or the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999*.

Vegetation communities

- TASVEG 4.0 classifies the bushland as dry *Eucalyptus obliqua* forest /woodland (DOB). Conservation of Freshwater Ecosystem Values database indicates the allotment supports three Class 4 watercourses and associated 20m wide Waterways and Coastal Protection Area (WCPA) encompassing riparian vegetation in varying condition,
- Flora surveys indicate the vegetation community in the southern section of the allotment is consistent with TASVEG 4.0 classification *Acacia dealbata* forest (NAD). The central and northern section appears to support vegetation consistent with *Leptospermum lanigerum* & *Melaleuca squarrosa* forest (NLM) and/or *Melaleuca squarrosa* swamp forest (SMR),
- NAD, NLM / SMR vegetation communities are not listed as threatened under Schedule 3A of Tasmania's *Nature Conservation Act 1995* or a high priority native vegetation community under Table s10.2 in KPS2000, KIPS2015,
- The proposed BAL-19 and associated bushfire hazard management area (BHMA) and wastewater land application area / absorption trenches will impact approx. 2100m² of *Acacia dealbata* forest (NAD) and *Leptospermum lanigerum* & *Melaleuca squarrosa* forest (NLM) but clear of Class 4 WCPA,
- Given the vegetation communities are not listed as threatened, it is not expected further assessment or permit required under Tasmania's *Nature Conservation Act 2002* or *Land Use Planning and Approvals Act 1993*,

Threatened fauna

- No fauna species listed under Tasmania's *Threatened Species Protection Act 1995* or the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* have previously been recorded within the allotment, or were recorded during surveys,
- Grey Goshawk sightings recorded to the north-east within 1km. NAD, NLM / SMR vegetation communities represent potential nesting habitat for this species. Raptor ecologist (Young, 2022) assessment indicated the proposal will not result in a loss of potential nesting habitat or disrupt nesting or breeding activities. No further assessment or permit required under Tasmania's *Threatened Species*

Protection Act 1995 or the Commonwealth's Environment Protection and Biodiversity Conservation Act 1999,

- Proposed development site is within range boundaries Quolls, Bandicoots and Devils. Assessment indicates the proposal will result in the minor loss of potential habitat however, I do not anticipate the proposed development will result in a significant loss of foraging or denning habitat for these species. Post construction pressure such as domestic pets can potentially cause further disturbance or displacement. No further assessment or permit required under Tasmania's *Threatened Species Protection Act 1995* or the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999,*
- The site is within Swift Parrot foraging and Important Breeding Areas (SPIBA's). No core foraging habitat was recorded within the allotment. Two *Eucalyptus obliqua* exceeding 70cm diameter at breast height (dbh) represent potential nesting habitat for the Swift parrot will be retained. No further assessment or permit required under Tasmania's *Threatened Species Protection Act 1995* or the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999,*
- Eucalypts exceeding 70cm dbh constitute potential nesting habitat for the Masked Owl. Two *Eucalyptus obliqua* exceeding 70cm dbh represents potential nesting habitat for the Masked Owl. Site plans indicate these trees will be retained. No further assessment or permit required under Tasmania's *Threatened Species Protection Act 1995* or the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999,*
- Modelling and ground based assessment indicates the site does not represent favourable nesting habitat for the Tasmanian Wedge-tailed eagle or White-bellied sea eagle. No nests recorded within 500m or within 1km line of sight. No further assessment or permit required under Tasmania's *Threatened Species Protection Act 1995* or the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999,*

Weed Management

- Spanish heath, Holly and Blackberry recorded within the allotment are listed as 'Declared' weed species under Tasmania's *Weed Management Act 1999*. Landowners are required to implement the Statutory Weed Management Plans for these species to mitigate spread within the allotment, neighbouring properties and adjacent bushland.

E10.0 Biodiversity Protection Code

In accordance with Table E10.1, the site is classified as supporting 'Moderate' priority biodiversity values. Assessment indicates removal of NAD and NLM vegetation to facilitate development will trigger clauses within the Biodiversity Protection Code requiring a satisfactory offset in accordance with the *Guidelines for the use of Biodiversity Offsets in the Local Planning Approval Process, Southern Tasmanian Authority 2013* and Council Policy 6.10. Site assessment indicates the site is unlikely to have the capacity to support a 3:1 in-situ, same-for-same biodiversity offset. As such, a financial offset is suggested.

Significant Impact Guidelines issued by the Commonwealth Dept of the Environment to determine if referral to the department is required, indicates the proposal will not:

- impact native vegetation or a native vegetation community,
- directly impact potential threatened species habitat,
- lead to a long-term decrease in the size of populations, reduce area of occupancy of a significant population, fragment an existing population or destroy habitat critical to the survival of species,
- disrupt the breeding cycle of an important population,
- modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline,
- result in invasive species that are harmful to a threatened species becoming established in the threatened species habitat.

Given the raptor ecologist indicates the proposal will not impact Grey goshawk nesting habitat, it is unlikely the proposal will result in what is regard as threatening process under the Significant Impact Guidelines issued by the Commonwealth agency. Not expected further assessment or referral required under Tasmania's *Threatened Species Protection Act 1995* or the Commonwealth's Department of Environment under *Significant Impact Guidelines*.

2. Proposal and Site Description

This report has been undertaken as part of a development application to the Kingborough Council to upgrade an existing access and construct a Class 1 A dwelling within the 1.41ha 629 Nicholls Rivulet Road, Oyster Cove (C.T.103923/1). The survey assesses potential environmental impacts on natural values within the footprint of the access, development site and associated bushfire hazard management area (BHMA). Survey methodology based on 'Site Examination for Threatened and Endangered Plant Species' supported by methodology outlined in "Manual for Assessing Vegetation Condition in Tasmania". (Centre coordinates (515089E, 5225775N, GDA2020, MGA55).

LISTmap indicates the substrate is described as dolerite (tholetiitic) with locally developed granophyre with no geomorphic conservation features or geoconservation sites within the property. A desktop assessment of the Aboriginal and Cultural heritage database found no documented findings within the study site. Research also indicted no documented cases of *Phytophthora cinnamomi* (Pc) were found within the property however a Pc management area is located to the south within the Snug Tiers Reserve.

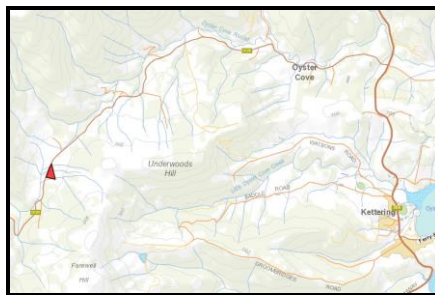


Figure 1 - Locality map, 629 Nicholls Rivulet Road, Oyster Cove C.T. 103923/1. (REF: LISTmap)

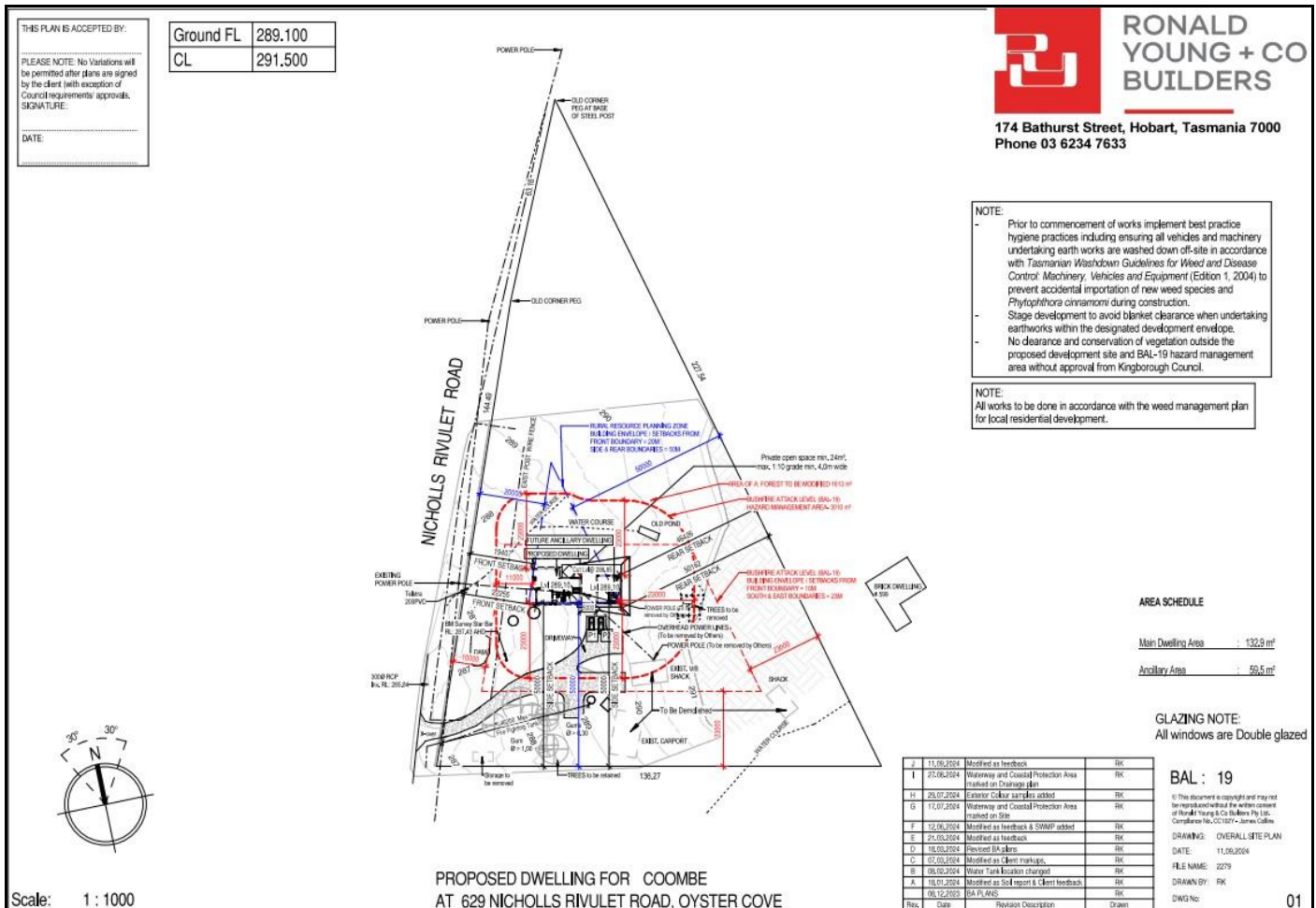


Figure 2 – Site plan of proposed development - 629 Nicholls Rivulet Road, Oyster Cove (REF: Ronald Young & Co Builders, Proposed Dwelling for Coombe, 629 Nicholls Rivulet, Oyster Cove, File Name #2279, DWG No. 01).

Limitations: The Natural Values Assessment of the proposed development area and access footprint identified by designers/proponents was undertaken in August 2022. Every effort was made to sample the range of habitats within the study site. Many plant species have seasonal growth and flowering, patchy distribution. During the flora and fauna survey it is possible some species were missed, particularly grass species, and not recorded at time of survey. The survey was also limited to vascular plant species and did not include mosses, lichens and fungi. Surveys for threatened fauna were limited to the likelihood of species the study site represented potential range habitat and the identification of tracks, scats and other signs.

3. Native Vegetation

Methodology

Survey methodology is based on ‘Site Examination for Threatened and Endangered Plant Species’ supported by methodology outlined in “Manual for Assessing Vegetation Condition in Tasmania”. The report also specifically addresses possible environmental issues that may arise under the Tasmanian Planning Scheme (TPS) particularly in relation to the Biodiversity Code. Vegetation classification is in accordance with TASVEG 4.0, as described in ‘*From Forest to Fjaeldmark: Descriptions of Tasmania’s vegetation* (Kitchener & Harris 2013).

Vascular plant species nomenclature is consistent with de Salas & Baker (2014) for scientific names. Fauna species scientific and common names is in accordance with fauna listed in the *Natural Values Atlas* report for the site (NRE).

Any features surveyed measured using Trimble R12(i) RTK GNSS, GDA94, MGA55.

Initial assessment

A desktop assessment of natural values data bases recording of flora and fauna listed as threatened under the *Threatened Species Protection Act 1995* and *Commonwealth Environment Protection & Biodiversity Conservation Act 1999*, vegetation communities listed under Tasmania’s *Nature Conservation Act 2002* including additional conservation values. Remote assessment resources using:

- The LIST (Land Information Systems Tasmania), Department of Natural Resources and Environment, Tasmania,
- Department of Natural Resources and Environment’s *Natural Values Atlas Report (629 Nicholls Road, Oyster Cove 31/8/2022)*, 5km search radius 515124E, 5225809N, GDA94, MGA55,
- TASVEG 4.0 vegetation classification, Land Information Systems Tasmania, Department of Natural Resources and Environment, Tasmania,
- Forest Practices Authority’s *Biodiversity Values Database* generated report, 5km search radius 515120E, 5225800N, GDA94, MGA55,
- Commonwealth Department of the Environments’ *Protected Matters Search Tool*. 5km search radius 515119E, 5225810N, GDA94, MGA55,

TASVEG 4.0 identify the vegetation as dry *Eucalyptus obliqua* forest (DOB) and the narrow strip of maintained land adjacent to the western boundary Agricultural / Modified land (FAG). No plants listed under Tasmania’s *Threatened Species Protection Act 1995* have previously been observed or recorded at the time of survey.

Assessment indicates vegetation dominates the triangular 1.41ha allotment except linear strip of what appears to be maintained / grazed area adjacent to the western boundary and Nicholls Rivulet Road. Flora survey of the allotment found previous development near the southern boundary consisting of two structure, one bus, a camper van, and 3-4 open sheds.



Figure 3 – LH image showing TASVEG 4.0 distribution of vegetation communities within and surrounding the subject property (in red). RH image showing distribution of ground surveyed veg distribution. DOB – dry *Eucalyptus obliqua* woodland/forest, FAG – Agricultural / Modified land, NAD – *Acacia dealbata* forest, NLM *Leptospermum lanigerum* / *Melaleuca squarrosa*. (REF: LISTmap TASVEG 4.0)

Vegetation communities

Flora assessment indicates the vegetation in the allotment is not consistent with TASVEG 4.0 DOB classification. Previous land use and the presences of 3 Class 4 watercourses flowing east-west across the allotment have influenced the distribution of vegetation within the small allotment.

Vegetation - southern half

Vegetation occupying the slightly raised area near the southern boundary has been impacted by previous development and land use and vegetation management, including numerous outbuildings, an old bus and fenced off garden area. The canopy is dominated by *Acacia dealbata* with many trees exceeding 15m. *Eucalyptus obliqua* and *E. regnans* were sparse and generally restricted to the non-waterlogged, marginally elevated area site. Whilst there has been disturbance within the southern section, the species composition and structure indicate vegetation occupying this area is generally consistent with *Acacia dealbata* forest (NAD).

Forest to Fjaeldmark: Ed 2 describes NAD as a successional community commonly replacing wet forests and damp sclerophyll forests after disturbance and occupying riparian corridors subject to flood disturbance. The canopy within the southern section is dominated *Acacia dealbata* varying in height 15-20m with *Eucalyptus obliqua* / *regnans* sparse but similar height with the exception for a group of 6 mature *E. obliqua* near the entrance.

Gaps in the canopy resulting from previous development has resulted in a disturbed understorey consisting of *Melaleuca squarrosa*, *Leptospermum lanigerum*, *Leptospermum scoparium*, *Coprosma bicolor* and *Monotoca glauca*. Ground cover was virtually absent within the WCPA, with only comprising of *Gahnia grandis*, *Lepidosperma grandis* occupying less waterlogged areas. Ground cover is limited to ferns including *Pteridium esculentum*, *Histiopteris incisa*, *Blechnum patersonii* and *Polystichum rugosula*.

Vegetation - northern half

Vegetation structure and species composition in the northern half is significantly influenced by the two Class 4 watercourses that flow east west across the allotment. TASVEG 4.0 classify the vegetation as DOB however, ground assessment indicates the vegetation is consistent with the native vegetation community *Melaleuca squarrosa* scrub (SMR) however, the waterlogged environs and lack of understorey is consistent with *Leptospermum lanigerum* / *Melaleuca squarrosa* swamp / forest (NLM).

Flora assessment indicates *Leptospermum lanigerum* is dominant with *Melaleuca squarrosa* sub-dominant. *Forest to Fjaeldmark*: Ed 2 describes SMR as having a dense closed canopy dominated by *M. squarrosa* and generally occupy acidic swamp soils varying from grey sand to sandy clays. Descriptions also indicate SMR is transitional (depending on fire frequency) to NLM. NLM forests are typically various mixtures of *M. squarrosa* & *L. lanigerum* with varying amounts of *Acacia* species. NLM forests / communities are floristically similar to, and intergrade with *Acacia melanoxylon* swamp forests (NAF). NLM is typically found in high rainfall area however, the floristic composition of the forest depends on the elapsed time since broad-scale disturbance, soil fertility, drainage and site elevation. Descriptions indicates the understorey is locally very variable in species composition and is consistent with NLM (Kitchener, A. and Harris, S. 2013: *Forest to Fjaeldmark*: Ed 2).

Assessment of Waterways Protection Area

The Conservation of Freshwater Ecosystems Values (CFEV) data base indicates the allotment supports three Class 4 watercourses. Site assessment found the condition of the WCPA were generally consistent with the CFEV classification. Site assessment of the northern watercourse indicates:

- Identified as ID 230115 within the Huon catchment (# 19),
- River Section Naturalness Category as 'Medium',
- River Section Naturalness Score of 0.68 (Score range between disturbed-0 & pristine-1,
- River Section Representative Conservation Value - C (A-highly representative of its important biophysical class, B-second group of spatial units selected, C-least representative of its important biophysical class),
- River Section Integrated Conservation Value - Low,
- River Section Species Values Diversity - 1,
- River Section Conservation Management Priority Immediate 1 - Low,
- River Section Conservation Management Priority Immediate 2 – Low,
- River Section Conservation Management Priority Potential 1 - Moderate,
- River Section Conservation Management Priority Potential 2 – Moderate.

Central watercourse values are:

- Identified as ID 230114 within the Huon catchment (# 19),
- River Section Naturalness Category as 'Medium',
- River Section Naturalness Score of 0.64 (Score range between disturbed-0 & pristine-1,
- River Section Representative Conservation Value - C (A-highly representative of its important biophysical class, B-second group of spatial units selected, C-least representative of its important biophysical class),
- River Section Integrated Conservation Value - Low,
- River Section Species Values Diversity - 1,
- River Section Conservation Management Priority Immediate 1 - Low,

- River Section Conservation Management Priority Immediate 2 – Low,
- River Section Conservation Management Priority Potential 1 - Moderate,
- River Section Conservation Management Priority Potential 2 – Moderate.

Southern watercourse values are:

- Identified as ID 230108 within the Huon catchment (# 19),
- River Section Naturalness Category as 'High',
- River Section Naturalness Score of 0.95 (Score range between disturbed-0 & pristine-1,
- River Section Representative Conservation Value - C (A-highly representative of its important biophysical class, B-second group of spatial units selected, C-least representative of its important biophysical class),
- River Section Integrated Conservation Value - Low,
- River Section Species Values Diversity - 1,
- River Section Conservation Management Priority Immediate 1 - Moderate,
- River Section Conservation Management Priority Immediate 2 – Moderate,
- River Section Conservation Management Priority Potential 1 - Moderate,
- River Section Conservation Management Priority Potential 2 – Moderate.

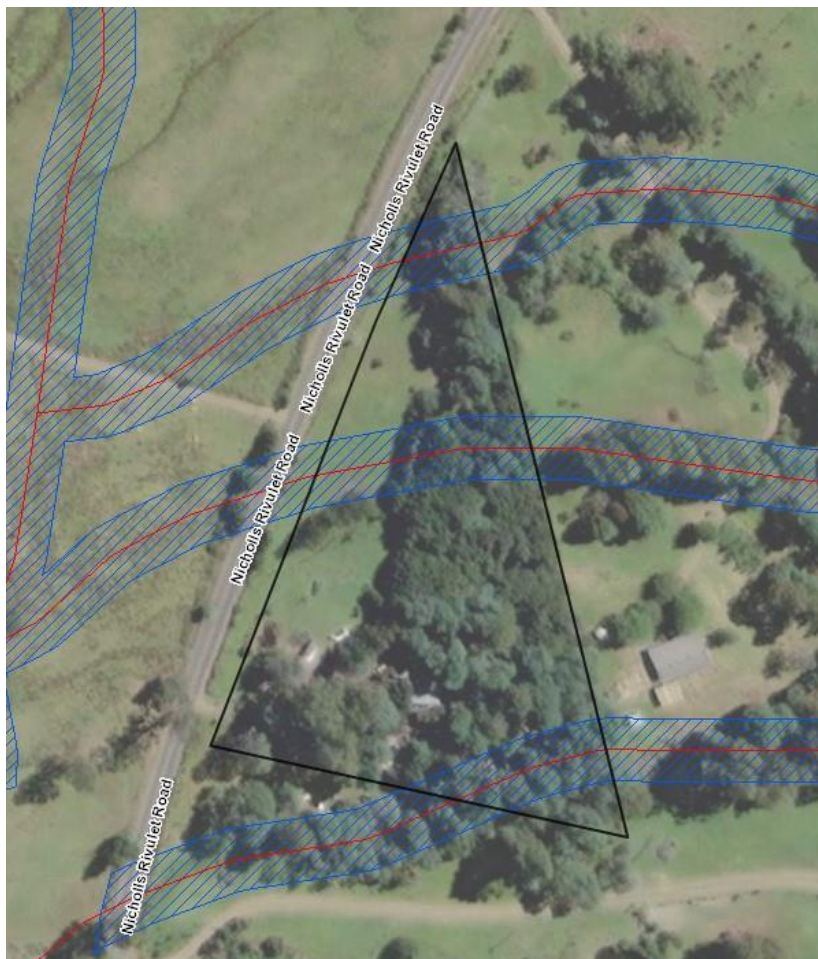


Figure 4 – Image showing the location of 3 Class 4 Waterways and Coastal Protection Area within the allotment (Ref LISTmap Tasmanian Interim Planning Scheme Overlay)



Figure 5 – Image looking north at land adjacent to the western boundary classified as Agricultural / Modified with NLM vegetation community in background and right.



Figure 6 – Image of typical understorey structure with NAD veg community.



Figure 7 – Image of existing understorey structure and species composition with NAD veg community.



Figure 8 – Image of existing understorey adjacent to the Class 4 watercourse within NLM veg community.



Figure 9 – Image of existing modification within the centrally located Class 4 watercourse.



Figure 10 – Image of waterlogged substrate located in proximity to the Class 4 watercourse within NLM veg community.



Figure 11 - Image of waterlogged substrate located in proximity to the Class 4 watercourse within NLM veg community.



Figure 12 - Image of less waterlogged substrate located in proximity to the Class 4 watercourse within NLM veg community.



Figure 13 - Image of understorey located in proximity to the Class 4 watercourse within NLM/NAD veg community.

4. Introduced Plants

Assessment recorded Spanish heath, Holly and Blackberry within the allotment. All three are listed as ‘Declared’ weed species under the Tasmanian *Weed Management Act 1999*. Under the Tasmanian *Weed Management Act 1999* landowners that support introduced weed species are required to control or eradicate plant species classified as Declared weed species and Weeds of National Significance in accordance with Statutory weed management plans found on the DPIPWE web site.

Despite the presence of ‘Declared’ weed species future development should implement best practice hygiene protocols prior to commencement of any works. This will mitigate against the accidental importation of additional weed seeds and plant propagules, including plant pathogens such as *Phytophthora*. *Phytophthora cinnamomi* (Pc).

Phytophthora cinnamomi (Pc)

Pc is an introduced mould that attacks the roots of susceptible plant species causing the roots to rot. Dieback, caused by Pc and other factors, is a listed “Key Threatening Process” under both the Federal *Environment Protection and Biodiversity Conservation Act 1999* and Tasmanian *Threatened Species Protection Act 1995*. Pc cannot be eradicated from an area once it has become infested.

Best practices require all vehicles, machinery and equipment to be washed down or shaken down offsite in accordance with ‘*Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment: Edition 1*’. Forest Practices Authority Technical Note No. 8 indicates NAD and SMR/NLM vegetation communities are considered ‘Low’ susceptibility to *Phytophthora cinnamomi*. Recent survey of the Natural Values Database indicated no Pc infestation within the EMZ or within 1km of the property. However, individual species such as *Pultenaea spp.*, *Leucopogon spp* and *Epacris* species are susceptible to Pc.

Table 1 - Weed species present on site. (Excludes exotic grass, century plant and Plantago species).

Weed Species	Status	Distribution/Control
Blackberry <i>Rubus fruticosus</i>	<ul style="list-style-type: none"> • Weed of National Significance (WONS), • Declared weed under Tas <i>Weed Mgt Act 1999</i>, • Zone B, Priority Rank 4 KWMS 2017-27 	<ul style="list-style-type: none"> • Distribution widespread but limited to margins of bushland, fence / boundary lines and creek lines, • Infestations mature / flowering, • Statutory obligation for landowners to implement Statutory Mgt Plan for this species, • Anticipated control / eradicate Blackberry achievable.
<i>Cotoneaster sp</i>	<ul style="list-style-type: none"> • Environmental weed 	<ul style="list-style-type: none"> • Distribution limited to a single plant on the western fence line, • Anticipate eradication / control achievable.
Holly <i>Ilex aquifolium</i>	<ul style="list-style-type: none"> • Declared weed under Tas <i>Weed Mgt Act 1999</i>, • Zone B, Priority Rank 1 KWMS 2017-27 	<ul style="list-style-type: none"> • Distribution appears limited to northern and central section, • Infestations mature / flowering & seedlings, • Statutory obligation for landowners to implement Statutory Mgt Plan for this species, • Anticipated control / eradicate Holly achievable.

<p>Spanish heath <i>Erica lusitanica</i></p>	<ul style="list-style-type: none"> • Declared weed under Tas Weed Mgt Act 1999, • Zone A, Priority Rank 4 KWMS 2017-27 	<ul style="list-style-type: none"> • Distribution appears limited to open / disturbed Agricultural land and margins of vegetation, • Range from seedlings to mature flowering plants, • Statutory obligation for landowners to implement Statutory Mgt Plan for this species, • Anticipated control / eradicate achievable, • 3-5 year integrated mgt approach using physical removal / herbicide application (where clear of watercourses, • 5 year monitoring period post construction.
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Figure 14 – Image showing the location of Spanish heath (blue) and Holly (red) recorded within and adjacent to the study site (REF: LISTmap State ortho image).



Figure 15 – Image of mature flowering Spanish heath on the south side of existing access.



Figure 16 - Image of mature flowering Spanish heath adjacent to the western boundary within Agricultural land in the north of the allotment.



Figure 17 – Image of young Holly plant near the north-east boundary.



Figure 18 - Image of Holly plant located near the central section of the allotment.

5. Potential Threatened Flora and Fauna Habitat Values

Fauna

Grey Goshawk

The site is within range boundaries of the Grey Goshawk that is listed a vulnerable under the Tasmanian *Threatened Species Protection Act 1995*. Several Grey Goshawk observations have been recorded in neighbouring properties to the north-east. Fauna Technical Note No 12: Goshawk habitat categories and interim technical note prepared by David Young (2020) provides guidance for Goshawk nesting habitat categories.

Table 2 – Grey Goshawk foraging and nesting habitat suitability categories.

Suitability categories: 1 = high priority; 2 = medium priority; 3 = lower priority, mainly foraging habitat		
Suitability	Habitat type	Features
1	Priority nesting habitat and foraging habitat.	Mature blackwood swamp forest, wet forest (particularly in riparian areas) with a closed canopy, low stem density and open understorey. Dense stands of <i>Leptospermum</i> or <i>Melaleuca</i> nearby (within 500m).
2	Primarily foraging habitat but some nesting habitat.	Wet eucalypt forest and rainforest with a closed canopy but dominated by regrowth or poles (medium stem density). Open understorey but dense stands of <i>Leptospermum</i> or <i>Melaleuca</i> nearby (within 500m).
3	Primarily foraging habitat.	Forest with a closed canopy but dominated by regrowth and poles (medium stem density) and a dense understorey, e.g. dense <i>Melaleuca</i> patches or; forest with an open canopy but with a dense understorey suitable for prey species or; young regrowth or predominantly dense <i>Melaleuca</i> regrowth.

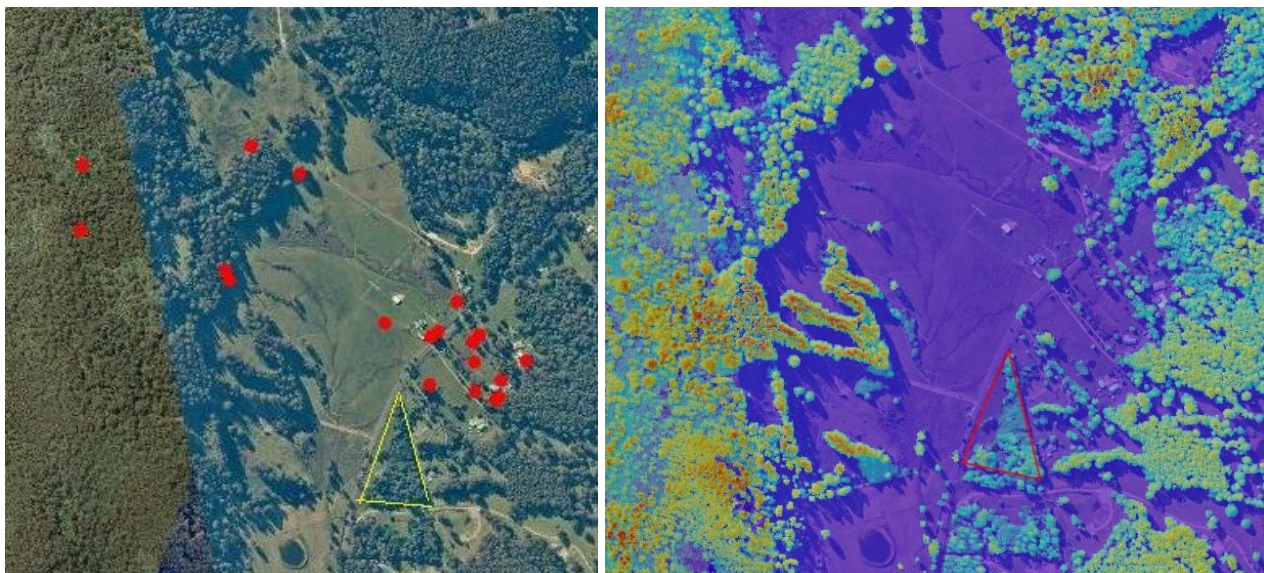


Figure 19 – LH image showing location of recorded observations of the Grey Goshawk in relation to the proposed development site (yellow) (REF: Natural Values Atlas). RH image shows the height of the canopy with red being highest (>50m) (REF: LISTmap).

Swift parrots

Geographically the allotment is within core foraging and Swift parrot Important Breeding Areas. No potential foraging habitat was recorded within the study site. Surveys found the allotment supports a number of large eucalypts, including *Eucalyptus obliqua* exceeding 1m dbh. Forestry Practice Authority Fauna Technical Note No. 3: Identifying swift parrot foraging and breeding habitat assessment for wet sclerophyll vegetation communities (Table 2 & 3 respectively) indicates vegetation within the allotment is classified as:

- 'Nil' as no stems over 40cm dbh in any one hectare patch are foraging trees (*Eucalyptus globulus* & *E. ovata*) and,
- Representing 'Low' potential nesting habitat as there are trees/ha that are greater than 70cm dbh but less than 8 trees per hectare.

Masked owl

The Tasmanian Masked Owl is a subspecies that occurs only in Tasmania and listed under the Tasmanian *Threatened Species Protection Act 1995* and Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* due to small population and ongoing habitat loss. Potential habitat is within undisturbed wet and dry sclerophyll forest, modified agricultural areas and urban environments below 600m ASL, and all areas that have mature trees capable of generating large hollows (15cm or greater). Assessment indicates the large *Eucalyptus obliqua* adjacent to the existing access represents potential nesting habitat, however, no nesting hollows were recorded. The proposed development site does not support core Forty-spotted pardalote habitat and is further that an 3km from documented populations.

Tasmanian Wedge-tailed eagle and White-bellied sea eagle

Modelling indicates the site does not represent potential nesting habitat for these two raptor species. Site assessment indicates it is unlikely the exposed site surrounded by rural types of land use supports potential nesting sites for the Tasmanian Wedge-tailed eagle or White-bellied sea eagle as they generally require ≥ 10 ha of relatively undisturbed forest and trees at least 25-27m in height.

The site is considered to be within range boundaries for Tasmanian Devils, Spotted-tailed and Eastern Quolls, and to a lesser extent the Eastern-Barred Bandicoot. The eastern quoll prefers a habitat consisting of a mosaic of agricultural land juxtaposed to bushland constituting potential refuse / foraging habitat for insects and worms from the soil. Quolls will use dens as refuge and for birthing but can nest under vegetation. Numbers have been declining in Tasmanian, in large due to predation by cats. Spotted-tailed quolls generally prefer wet sclerophyll forests where it preys on small mammals and insects. Devils range from coastal heath, open dry sclerophyll and mixed sclerophyll-rainforest where shelter and food are available and will hide in dens but at night it can roam up to 16 km and although not territorial, have a home range. The surrounding mosaic of agricultural land juxtaposed to bushland constituting potential refuse / foraging habitat for this species. A survey of the site recorded typical shaped diggings that can be associated with the Eastern-barred bandicoots however the common Brown bandicoot and Potoroo also make similar shaped diggings.

The site is within the range boundary of the Mt Mangana stag beetle. Habitat assessment failed to find suitable habitat within the proposed development site (FPA, Tech Note # 5). The site is within potential range boundary of the endangered *Antipodia chaostola*. However, no core habitat (*Gahnia radular* or *G. microstachya*) was recorded.

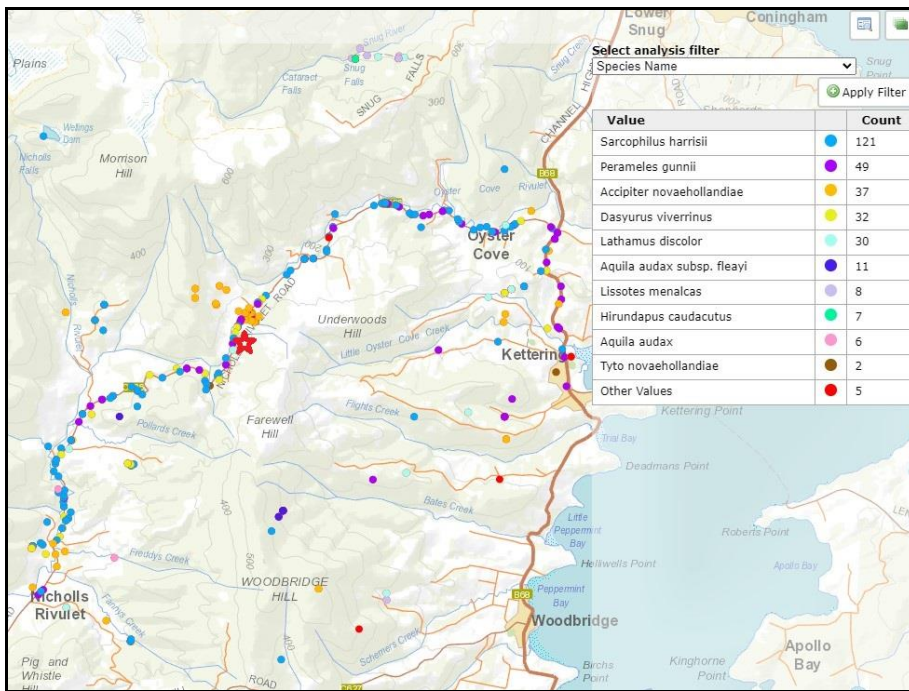


Figure 20 – Distribution of threatened fauna within 5km of proposed development site (Ref – Nat Values Atlas).

Flora

No plant species listed under the Tasmanian *Threatened Species Protection Act 1999* has previously been recorded or was recorded at the time of survey. Agricultural / Modified land adjacent to the western boundary appears to be maintained and therefore unlikely to represent suitable habitat for flora species recorded within 5km for the site. In addition, NAD and SMR / NLM vegetation communities within the allotment do not represent favourable habitat for threatened flora recorded within 5km such *Allocasuarina duncanii*, and *Westringia angustifolia* listed as rare in Tasmania’s *Threatened Species Protection Act 1995*.

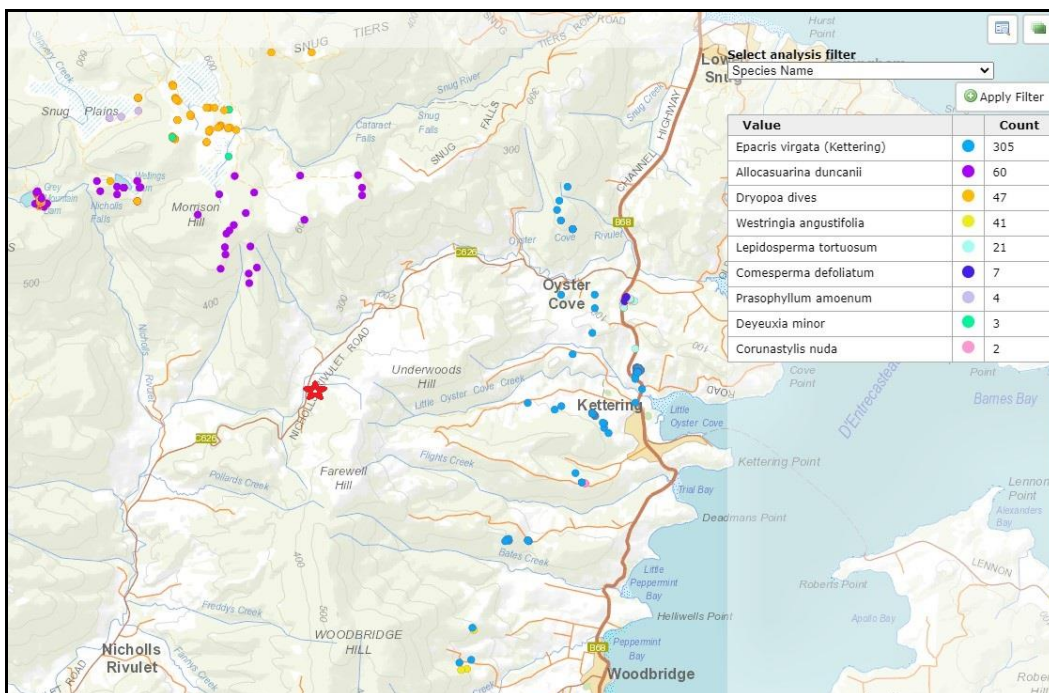


Figure 21 – Distribution of threatened flora within 5km of proposed development site (Ref – Nat Values Atlas).

6. Discussion

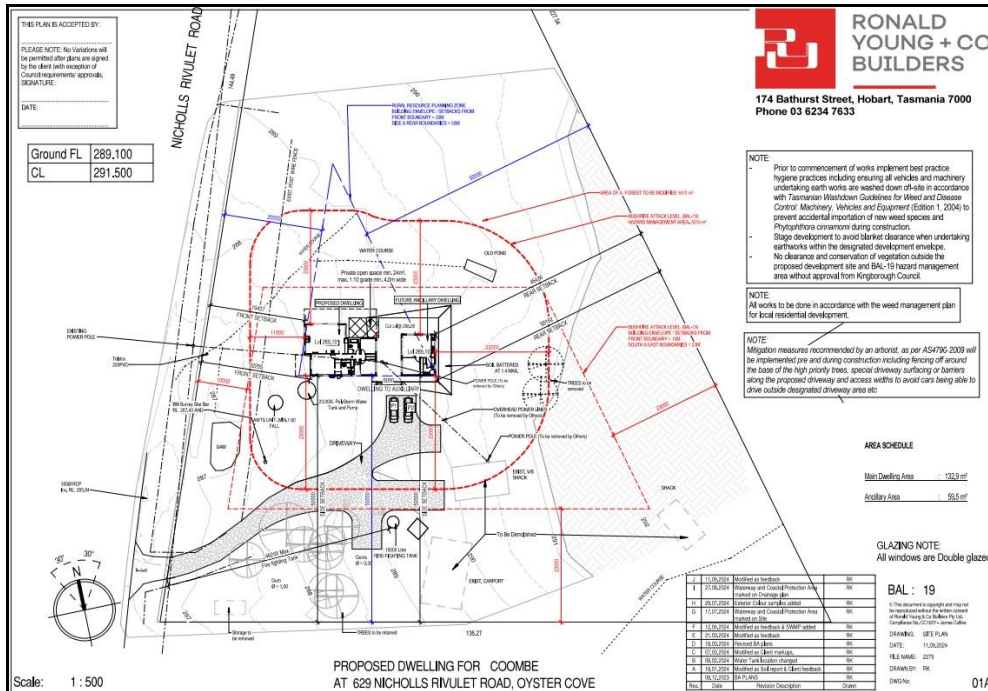


Figure 22 – Site plan of proposed development - 629 Nicholls Rivulet Road, Oyster Cove (REF: Ronald Young & Co Builders, Proposed Dwelling for Coombe, 629 Nicholls Rivulet, Oyster Cove, File Name #2279, DWG No. 01A).

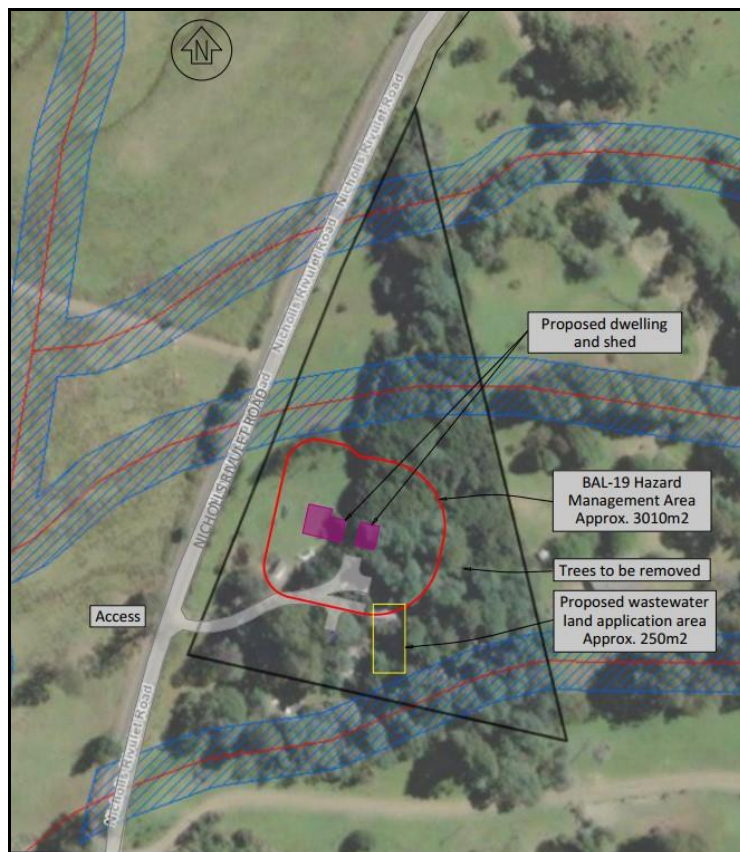


Figure 23 – Image showing location of existing and proposed new section of access (Approx. 180m²), the proposed development and associated BAL-19 HMA encompassing open, disturbed land (Approx. 1300m²) and bushland. Also shows location of proposed wastewater land application area clear of Class 4 WCPA within footprint of previous development (Total area of works approx. 2100m²).

Flora and vegetation types

Previous development within the southern section of the allotment has resulted in disturbance / modification of the NAD vegetation. It is assumed this site was chosen for development as it represents the highest part of the allotment with better drainage and clear of the Class 4 watercourses within the property. At the time of assessment, no formal bushfire hazard management area has been established however, assessment indicates the surrounding vegetation had previously been significantly modified to accommodate existing infrastructure to mitigate bushfire risk.

NAD, SMR / NLM vegetation communities within the allotment are not listed as a threatened community under Schedule 3A of Tasmania's *Nature Conservation Act 2002* or under Table S10.2 in Kingborough planning Scheme 2000. I do not anticipate any further assessment or referral is required under Tasmania's *Nature Conservation Act 2002* or *Land Use Planning and Approvals Act 1993*. I do not anticipated disturbance will result in a significant loss of habitat nor threatened survival of threatened flora. No further assessment or permit is required under Tasmania's *Threatened Species Protection Act 1995* or Commonwealth's *Environmental Protection Biodiversity Conservation Act 1999*.

Table 3 - Threatened plant species previously recorded within 5 km radius of the study area with discussion on likelihood of potential habitat within the study site and listed under the Tasmanian *Threatened Species Protection Act 1995* (TSPA), and the Commonwealth's *Environmental Protection, Biodiversity Conservation Act 1999* (EPBCA). Flora surveys was not limited to threatened flora species listed under TSPA & EPBCA but also included species considered within potential range and suitable habitat.

CONSERVATION STATUS			
SPECEIES	TSPA	EPBC	COMMENTS
Threatened Flora within 5000 metres			
<i>Allocasuarina duncanii</i> Conical sheoak (Endemic to Tas)	rare	-	Not previously recorded within the allotment or at the time of assessment. Within potential range however NAD, SMR / NLM do not represent suitable potential habitat. No further assessment or referral is required under <i>TSPA 1995</i> .
<i>Austrostipa bigeniculata</i> Double jointed speargrass	rare	-	Not previously recorded within the allotment or at the time of assessment Mature inflorescences required for identification (Nov-Jan). Agricultural land represents marginal habitat however, NAD, SMR / NLM do not represent suitable potential habitat. No further assessment or referral is required under <i>TSPA 1995</i> .
<i>Comesperma defoliatum</i> Leafless milkwort	rare	-	Not previously recorded within the allotment or at the time of assessment. Mature inflorescences required for identification (Nov-May). Habitat generally wet heathland/sedgeland, button grass moorland, coastal low shrub predominantly in peat, quartzite and sand. Unlikely NAD, SMR / veg communities represent suitable habitat. No further assessment or referral is required under <i>TSPA 1995</i> .
<i>Corunastylis nuda</i> Tiny Midge-orchid	rare	-	Not previously recorded within the allotment or at the time of assessment. Flowers required for identification (Feb-Mar). wide range of habitats including scrub, subalpine grassland, heathy open forest, open rock plates among forest, shrubby dry sclerophyll forest and open wet sclerophyll forest, from near sea level to 1000 m elevation on a range of different soil types. Unlikely NAD, SMR / veg communities represent suitable habitat. No further assessment or referral is required under <i>TSPA 1995</i> .
<i>Deyeuxia minor</i> Small bentgrass	rare	-	Not previously recorded within the allotment or at the time of assessment. Mature inflorescences required for identification Nov-Mar. Generally inhabits open eucalypt forests or the margins of wet sclerophyll forest in the south-west, south and north-east of the State.

			Unlikely NAD, SMR / veg communities represent suitable habitat. No further assessment or referral is required under <i>TSPA 1995</i> .
<i>Dryopoa dives</i> Tas giant mountain grass	rare	-	Not previously recorded within the allotment or at the time of assessment. Mature inflorescences required for identification, flowering between Nov-March. This species occurs on Snug Plains in wet or damp sclerophyll forest, tea tree scrub, tussockland and sedgeland. Typically occurs in the ecotone between heathy moorlands and damp sclerophyll. Unlikely NAD, SMR / veg communities represent suitable habitat. No further assessment or referral is required under <i>TSPA 1995</i> .
<i>Epacris virgata</i> Pretty heath (Endemic to Tas)	Pv	-	Not previously recorded within the allotment or at the time of assessment. Numerous observations to the east. Occurs amongst foothills around the D'Entrecasteaux Channel and Tas Peninsula. Prefers dry sclerophyll forest on hilly terrain at elevations between 10-300 m, mainly on Jurassic dolerite. Generally, associates with <i>Eucalyptus ovata</i> and <i>E. pulchella</i> woodland / forest. Unlikely NAD, SMR / NLM veg communities represent suitable habitat. No further assessment or referral is required under <i>TSPA 1995</i> .
<i>Lepidosperma tortuosum</i> Twisting rapiersedge	rare	-	Not previously recorded within the allotment or at the time of assessment. Usually occurs in open heathland and eucalypt woodland in the south-east Tas. Unlikely NAD, SMR / NLM veg communities represent suitable habitat. No further assessment or referral is required under <i>TSPA 1995</i> .
<i>Pterostylis atriola</i> Snug greenhood			Not previously recorded within the allotment or at the time of assessment. Flowers are required for the identification and to aid detection of this ground orchid which dies back to subterranean tubers after flowering (Jan- Mar). Occurs in the north and east of Tasmania on generally stony soil in dry to damp sclerophyll forest, typically with an open understorey. The species occurs at a range of elevations but is most strongly associated with winter cold sites (e.g. Snug Tiers) or areas receiving a moderately consistent rainfall. Unlikely NAD, SMR / NLM veg communities represent suitable habitat. No further assessment or referral is required under <i>TSPA 1995</i> .
<i>Pterostylis squamata</i> Ruddy greenhood	vulnerable	-	Not previously recorded within the allotment or at the time of assessment. Prefers open eucalypt forest on well drained sandy and clay loams. Unlikely NAD, SMR / NLM veg communities represent suitable habitat. No further assessment or referral is required under <i>TSPA 1995</i> .
<i>Prasophyllum amoenum</i> Dainty leek-orchid	Endangered (down listing pending)	Endangered	Not previously recorded within the allotment or at the time of assessment. Flowers are required for the identification and to aid detection of this mid-summer flowering ground orchid which dies back to subterranean tubers. On Snug Tiers, <i>Prasophyllum amoenum</i> occurs in buttongrass moorland habitat on damp stony loam. On Mt Wellington, the species is found in and near cushion plants in alpine moorland. Unlikely NAD, SMR / NLM veg communities represent suitable habitat. No further assessment or referral is required under <i>TSPA 1995</i> or EBPCA.
<i>Westringia angustifolia</i> Narrow-leaf westringia (Endemic to Tas)	rare	-	Not previously recorded within the allotment or at the time of assessment. Occurs predominantly in dry, shrubby understorey, often on dolerite 300-900 metres above sea level. Unlikely NAD, SMR / NLM veg communities represent suitable habitat. No further assessment or referral is required under <i>TSPA 1995</i> .

Fauna

Masked owl

Flora assessment indicates the site is dominated by NAD however, a small cluster of *Eucalyptus obliqua* were recorded on the margin of NAD in a slightly elevated area in the south-west corner including a single very high conservation *Eucalyptus obliqua* measuring 1.3m dbh and 25-30m high. Eucalypts exceeding 70cm dbh have the capacity to generate nesting hollows and as such constitute potential nesting habitat for the Swift parrot and Masked Owl. An assessment did not record any visible nesting hollows within the trees recorded within the allotment, particularly trees requiring removal. Whilst two *Eucalyptus regnans* require removal for hazard management area to comply with BAL-19 construction standard, it is anticipated the large *E. obliqua* can be retained and therefore it is unlikely the proposal will impact potential nesting habitat for this species.

Raptor species

An assessment of potential impacts to Grey Goshawk habitat values by David Young found no nests within the site, indicating the site is unsuitable for nesting / breeding due to physical characteristics. Suitable Grey Goshawk foraging habitat was identified within the allotment, but stated the vast majority of foraging habitat was outside of the proposed development footprint. D. Young concluded that impacts to potential nesting and foraging habitat will be minimal and confined to the clearing of semi-mature trees and vegetation (D. Young, 2023)

Mature eucalypt species exceeding 70cm dbh and 25-30 metres in height are considered as potential nesting habitat for the Tasmanian Wedge-tailed eagle and White-bellied sea eagle. However, generally these species require up to 10ha of undisturbed forest and generally favour south-east facing sites protected from strong north to north-westerly winds. Ground assessment of vegetation communities found the site is consistent with nesting modelling for this species, indicating the site represents a low likelihood of suitable nesting habitat.

Tasmanian Devil & Quolls

The site is within range boundaries for Devils and Quolls, and it is likely the proposal will impact potential habitat for the Eastern Quoll and Devil. However, it is expected impacts will be limited to disturbance only and not result in a significant loss of potential core foraging or denning habitat.

Table 4- Threatened fauna species previously recorded within 5 km radius of the study area with discussion on likelihood of potential habitat within the study site and listed under the Tasmanian *Threatened Species Protection Act 1995* (TSPA), and the Commonwealth's *Environmental Protection, Biodiversity Conservation Act 1999* (EPBCA). Flora surveys was not limited to threatened flora species listed under TSPA & EPBCA but also included species considered within potential range and suitable habitat.

CONSERVATION STATUS			
Threatened Fauna within 500 metres			
<i>Accipiter novaehollandiae</i> Grey Goshawk	endangered	-	No previously recorded within the allotment. Numerous recent (2021) observations within 500m to the north-east within neighbouring properties. Ground assessment found NAD is considered potential nesting habitat. The proposal will impact potential nesting habitat. It is anticipated further assessment or referral under <i>TSPA 1995</i> is required to classify and determine status of the vegetation.
<i>Dasyurus viverrinus</i> Eastern Quoll	-	Endangered	Not previously recorded or at the time of survey. Environs represent potential habitat. Proposal unlikely to result in significant loss of potential habitat. It is not anticipated further assessment or referral

			is required under the Commonwealth <i>EPBCA 1999</i> .
<i>Lathamus discolor</i> Swift parrot	endangered	Critically Endangered	Not previously recorded. No potential foraging habitat recorded. Eucalypt exceeding with 1.3m & 0.74m dbh represents potential nesting habitat. Anticipate the proposal will not impact priority habitat, nesting or breeding activities of nearby nesting. It is not anticipated further assessment or referral is required under the <i>TSPA 1995</i> or Commonwealth <i>EPBCA 1999</i> .
<i>Perameles gunnii</i> Eastern-barred Bandicoot	-	Vulnerable	Not previously recorded on site. Occupies a variety of habitats from forest, woodland and urban environments preferring bush/pasture interface. Surrounding environs constitute potential habitat however, it is not anticipated the proposal will result in a significant loss of potential habitat. It is not anticipated further assessment or referral is required under the <i>TSPA 1995</i> or Commonwealth <i>EPBCA 1999</i> .
<i>Sarcophilus harrisii</i> Tas Devil	endangered	Endangered	Not previously recorded on site. Occupy a variety of habitats from inland to coastal environs. Site within potential range boundaries for this species. Proposal unlikely to result in significant loss of habitat. It is not anticipated further assessment or referral is required under the <i>TSPA 1995</i> or Commonwealth <i>EPBCA 1999</i> .
Threatened Fauna within 5000 metres			
SPECEIES	TSPA	EPBC	COMMENTS
<i>Accipiter novaehollandiae</i> Grey Goshawk	endangered	-	No previously recorded within the allotment. Several observations within 500m to the north-east within neighbouring properties. Ground assessment found NAD is considered potential nesting habitat. The proposal will impact potential nesting habitat. It is anticipated further assessment or referral under <i>TSPA 1995</i> is required to classify and determine status of the vegetation.
<i>Aquila audax fleayi</i> Tasmanian Wedge-tailed eagle	endangered	Endangered	Not previously observed on site. Significant habitat for the wedge-tailed eagle is all native forest and native non-forest vegetation within 500 m or 1 km line-of-sight of known nest sites (where the nest tree is still present). 1 nest approx. 1.4km to south-west, but not within line-of-sight. Habitat modelling indicates the veg represents a low likelihood of suitable nesting habitat. Anticipate the proposal will not impact priority habitat, nesting or breeding activities of nearby nesting. It is not anticipated further assessment or referral is required under the <i>TSPA 1995</i> or Commonwealth <i>EPBCA 1999</i> .
<i>Dasyurus maculatus</i> Spotted-tailed Quoll	rare	Vulnerable	Not previously recorded or at the time of survey. Environs represent potential habitat. Proposal unlikely to result in significant loss of potential habitat. It is not anticipated further assessment or referral is required under the <i>TSPA 1995</i> or Commonwealth <i>EPBCA 1999</i> .
<i>Dasyurus viverrinus</i> Eastern Quoll	-	Endangered	Not previously recorded or at the time of survey. Environs represent potential habitat. Proposal unlikely to result in significant loss of potential habitat. It is not anticipated further assessment or referral is required under the Commonwealth <i>EPBCA 1999</i> .
<i>Pardalotus quadragintus</i> Forty-spotted pardalote	endangered	Endangered	Not previously recorded. <i>Eucalyptus viminalis</i> not recorded within allotment. It is not anticipated further assessment or referral under the <i>TSPA 1995</i> or Commonwealth <i>EPBCA 1999</i> is required.
<i>Haliaeetus leucogaster</i> White-bellied sea eagle	vulnerable	-	Not previously observed on site. Habitat modelling indicates the veg represents a low likelihood of finding a nest. Anticipate the proposal will not impact priority habitat, nesting or breeding activities of nearby nesting. It is not anticipated further assessment or referral under the <i>TSPA 1995</i> or Commonwealth <i>EPBCA 1999</i> is required.
<i>Lathamus</i>	endangered	Critically	Not previously recorded. No potential foraging habitat recorded.

<i>discolor</i> Swift parrot		Endangered	Single eucalypt exceeding with 1.3m dbh represents potential nesting habitat. Anticipate the proposal will not impact priority habitat, nesting or breeding activities of nearby nesting. It is not anticipated further assessment or referral is required under the <i>TSPA 1995</i> or Commonwealth <i>EPBCA 1999</i> .
<i>Perameles gunnii</i> Eastern-barred Bandicoot	-	Vulnerable	Not previously recorded on site. Recorded within 500m. Occupies a variety of habitats from forest, woodland and urban environments preferring bush/pasture interface. Surrounding environs constitute potential habitat however, it is not anticipated the proposal; will result in a significant loss of potential habitat. It is not anticipated further assessment or referral is required under the <i>TSPA 1995</i> or Commonwealth <i>EPBCA 1999</i> .
<i>Sarcophilus harrisii</i> Tas Devil	endangered	Endangered	Not previously recorded on site. Occupy a variety of habitats from inland to coastal environs. Site within potential range boundaries for this species. Proposal unlikely to result in significant loss of habitat. It is not anticipated further assessment or referral is required under the <i>TSPA 1995</i> or Commonwealth <i>EPBCA 1999</i> .
<i>Tyto novaehollandiae</i> Masked Owl	endangered	Vulnerable	Not previously recorded within study site. This endangered species requires mature old growth forest, or individual paddock trees that support or have the capacity to generate large nesting hollows. A single large <i>Eucalyptus obliqua</i> within the allotment is considered as potential nesting habitat. Given this tree will be retained, it is unlikely the proposal will result in the loss of potential habitat. It is not anticipated further assessment or referral is required under the <i>TSPA 1995</i> or Commonwealth <i>EPBCA 1999</i> .

Note: Information outlined above is derived from Department of Natural Resources and Environment (NRE) *Natural Values Atlas*, *Forestry Practices Authority (FPA) Biodiversity Values Database*, *Threatened Species Unit* for potential habitat values and descriptions and Author's experience.

Planning Implications

Kingborough Interim Planning Scheme 2015 - E10.0 Biodiversity Protection Code

Under KIPS2015, residential development is listed as a permitted use. In accordance with Table E10.1, the site is classified as supporting 'Moderate' priority biodiversity values. Assessment indicates removal of NAD to facilitate development will trigger clauses within the Biodiversity Protection Code requiring a satisfactory offset in accordance with the *Guidelines for the use of Biodiversity Offsets in the Local Planning Approval Process, Southern Tasmanian Authority 2013* and Council Policy 6.10. The proposal does not satisfy A1 Acceptable Solutions E10.7.1 Building and Works. The proposal does not satisfy A1 Acceptable Solutions E10.7.1 Building and Works. However, it appears the proposed works complies with alternative solution Performance Criteria P1 (b) 'Moderate' biodiversity values, in that:

- (i) *Development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development.* Proposal utilises existing access and site encompassing existing development. Class 4 watercourses resulting in areas of waterlogged substrate and surface water within the central and northern sections of the allotment effectively limits development to the slightly elevated area in the southern section.
- (ii) *Impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings.* To minimise impacts, it is anticipated future development will be limited to the footprint of existing development. Given the constraints of the site, it is expected proposal will incorporate high bushfire construction standard (BAL-29) that will further minimise the extent and associated impacts resulting from establishing the BHMA,
- (iii) *Remaining 'Moderate' priority biodiversity values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values.* The proposed development site has been positioned to prioritise the retention of very high conservation trees that represent potential

threatened fauna habitat. Best practice includes implementation of tree protection measures for high conservation eucalypts in accordance with AS4970-2009, implementation of hygiene protocols for construction sites and landscaping and an appropriate soil and water management plan,

- (iv) *Residual adverse impacts on moderate priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the Guidelines for the use of Biodiversity Offsets in the local planning approval process, Southern Tasmanian Councils Authority, April 2013 and Kingborough Biodiversity Offset Policy 6.10, November 2016. The proposal impacts 'Moderate' priority biodiversity values. In accordance with the Guidelines for the use of Biodiversity Offsets in the Local Planning Approval Process, Southern Tasmanian Authority 2013 and Council Policy 6.10, given not high priority trees will be impacted and the size constraints of the allotment, it is suggested a financial offset is appropriate for the loss of approx 1560m² of native vegetation.*

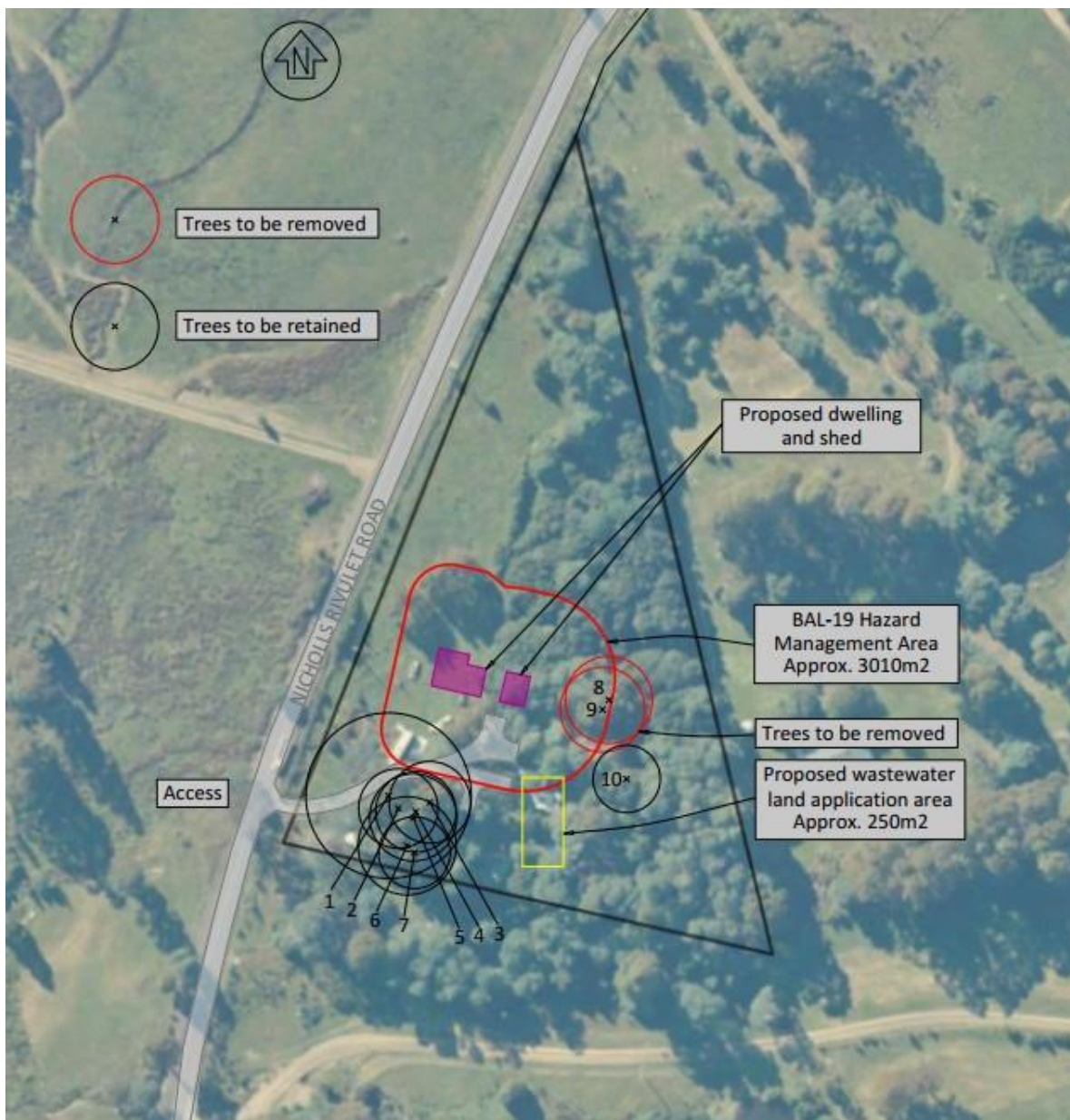


Figure 24 – Image showing location of trees adjacent to the proposed access, development site and wastewater land application area.

E23.0 On-site Wastewater Management Code

Site plans indicate the proposed wastewater management system is located within the BAL-19 HMA. Option 2 has been proposed as the preferred wastewater land application area with the 250m² area located within the footprint of the existing development/disturbance. Providing the system and infrastructure is appropriately designed to geotechnical specifications by approved manufactures and installed by certified operators, it is not anticipated the wastewater will result in surface or groundwater quality down-slope from the facility. Site plans indicate the land application area is of sufficient size to comply with the requirements of AS/NZ1547: On-site domestic wastewater management. Therefore, it is not anticipated the wastewater design and infrastructure will result in any long-term residual impacts on native vegetation (see Figure 25).

E7.0 Stormwater Management Code

Stormwater quantity requirements must always comply with requirements of the local authority including catchment-specific standards. All stormwater flow management estimates should be prepared according to methodologies described in Australian Rainfall and Runoff (Engineering Australia 2004) or through catchment modelling completed by a suitably qualified person. The proposal does not comply with Acceptable Solutions E7.7.1 A1 however, it appears the proposal satisfies alternative solution Performance Criteria P1 in that:

'Stormwater from new impervious surfaces must be managed by any of the following'

- b) *Collected for re-use on the site.* Site plans indicate the stormwater will be collected on-site for re-use in 225000L collection tanks. Overflow point will implement mechanisms to mitigate erosion and mobilisation of sediments.

E11.0 Waterways and Coastal Protection Code

Assessment indicates the allotment supports three Class 4 Watercourses with each having a 20m wide Waterways and Coastal Protection Area (WCPA). It is anticipated access will utilise the existing access via Nicholls Rivulet Road and will not encroach into the WCPA. Site plans indicate the footprint of future development, BAL-19 hazard management area and proposed wastewater system, and land application area will be located clear of the 20m wide WCPA and will not impact riparian vegetation or streambank formations (see Figure 25).

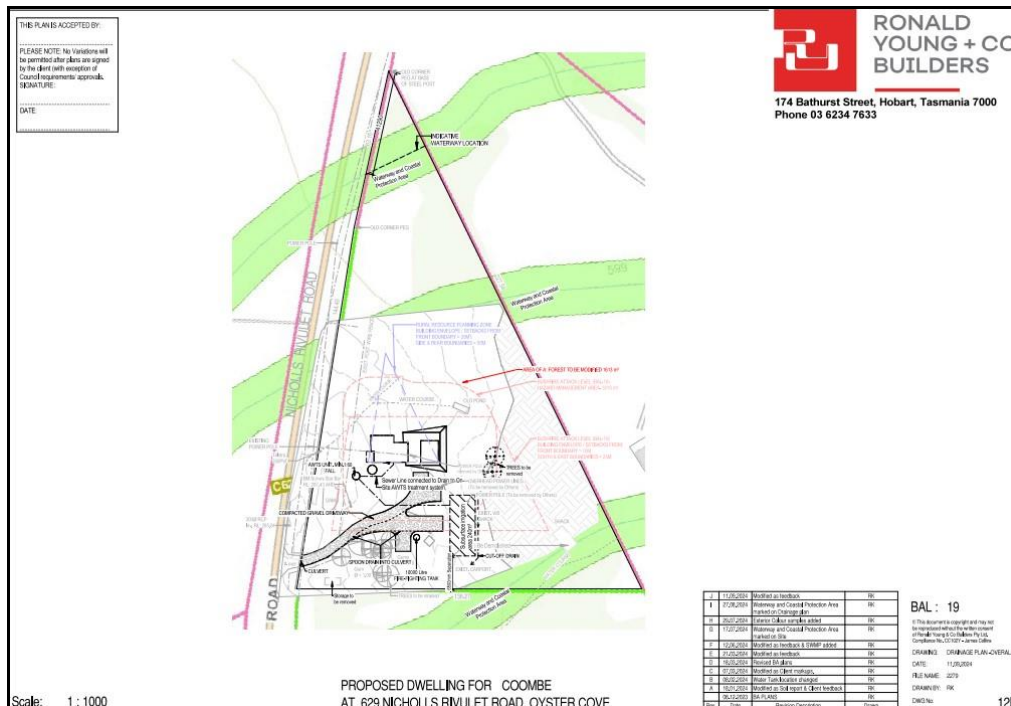


Figure 25 – Image showing the location of the proposed wastewater land application area clear of the Class 4 WCPA and associated riparian vegetation (REF: Ronald Young & Co Builders, Proposed Dwelling for Coombe, 629 Nicholls Rivulet, Oyster Cove, File Name #2279, DWG No. 01).

13.0 Rural Living

13.4.3 Development Standards for Buildings and Works: Design

The proposal does not comply with Acceptable Solutions A1 however, it appears the proposal satisfies alternative solution Performance Criteria P1 in that:

“The location of buildings and works must satisfy all of the following:

- a) Be located on a skyline or ridgeline only if:
 - i. *There are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;* The proposed development site is not located on a sky or ridge line,
 - ii. *The extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;* It is anticipated the majority of the proposed development will be within the footprint of previous development. The BAL-19 construction standard will minimise the extent of the bushfire hazard management area (BHMA),
 - iii. *The location of clearing has the least environmental impact:* The proposed development site is within the footprint / disturbance of existing development and significantly modified vegetation. Whilst the proposal will result in the clearance and modification of native vegetation, the design and location will facilitate the retention of significant eucalypts,
 - iv. *Be located on a skyline only if: Not applicable.*
- b) Be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape. No Desired Future Character Statements exist for this area however, proposed development is consistent with the Zone Purpose Statement, that states,
“To provide for residential use or development in areas where existing natural and landscape values are to be retained. This may include areas not suitable or needed for resource development or agriculture and characterised by native vegetation cover, and where services are limited and residential amenity may be impacted on by nearby or adjacent rural activities,
- c) *Be located in an area requiring the clearing of vegetation only if:*
 - i. *There are no sites clear of vegetation or any such areas are not suitable for development due to access difficulties or excessive slope;* Site plans indicate the proposed development utilises an open area clear of native vegetation, however allotment boundary setbacks limit the use of this area. Whilst it is anticipated proposed future development will be predominantly limited to existing development footprint and disturbance sites, site plans indicate proposed development will require the removal of vegetation associated with NAD / SMR / NLM vegetation communities to establish the BAL-19 HMA,
 - ii. *The extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;* Site plans indicate the BAL-19 construction standard and associated BHMA is be designed to utilise open areas clear of native vegetation and the existing development footprint to minimise impacts on surrounding vegetation.

7. Conclusions

Fauna

An assessment by D. Young indicates the study site supports a small area of low suitability nesting habitat with no Grey Goshawk nests recorded. He indicated the site also supports potential suitable foraging habitat, although the vast majority was confined to areas outside of the proposed development footprint, further indicating impacts to potential nesting and foraging habitat will be minimal. Site plans indicate the proposed BAL-19 hazard management area is clear of the Class 4 20m wide WCPA and in line with D. Young's recommendations, development will avoid disturbance to Blackwoods and Silver Wattles in riparian zones and drainage lines. No further assessment or permit is required under Tasmania's *Threatened Species Protection Act 1995* or Commonwealth's *Environmental Protection Biodiversity Conservation Act 1999*.

Nesting hollows survey found the two *Eucalyptus regnans* that require removal do not support nesting hollows for the Masked Owl. It is anticipated the large *E. obliqua* near the access that represent potential nesting habitat values will be retained. Vegetation types within the study site potentially represents roosting habitat however, it is unlikely the proposal will result in a significant loss of potential habitat. The proposed development site does not represent potential nesting habitat for the Tasmanian Wedge-tailed eagle or White-bellied sea eagle. No further assessment or permit is required under Tasmania's *Threatened Species Protection Act 1995* or Commonwealth's *Environmental Protection Biodiversity Conservation Act 1999*.

The proposed development site does not support potential foraging habitat for the Swift parrot. The proposed access will utilise an existing access, however site plans indicate upgrade works are likely to encroach and exceed the recommended incursion in the tree protection zone of the large *E. obliqua* classified as very high biodiversity value. Therefore, an Arborist assessment may be required to determine level of impact of the access upgrade. Providing this tree can be retained, the proposal will not impact potential nesting habitat for the Swift parrot. Despite the Arborists findings, it is unlikely the loss of the very high biodiversity value tree will result in a significant loss of potential nesting habitat for the Swift parrot. No further assessment or permit is required under Tasmania's *Threatened Species Protection Act 1995* or Commonwealth's *Environmental Protection Biodiversity Conservation Act 1999*.

The site is likely to represent potential habitat for the Tasmanian Devil, Eastern and Spotted-tailed quoll however, it is anticipated the proposal will result in disturbance only and not result in a significant loss of potential habitat for these species or other threatened species recorded within 5km. Post construction occupation of the site and future potential introduction of cats and dogs can place additional pressure these species. It is a legislative requirement owners manage pets responsibly so not place additional pressure on both threatened and non-threatened species. No further assessment or referral is required under Tasmania's *Threatened Species Protection Act 1995* or Commonwealth's *Environmental Protection Biodiversity Conservation Act 1999*.

Flora and vegetation types

Assessment indicates the proposal and associated BAL-19 HMA will require the removal of approx. 1850m² of native vegetation however, it is unlikely the proposal will result in a significant loss of habitat for threatened flora species recorded within 5 km. No further assessment or permit is required under Tasmania's *Threatened Species Protection Act 1995* or Commonwealth's *Environmental Protection Biodiversity Conservation Act 1999*.

NAD, SMR / NLM vegetation communities within the allotment are not listed as a threatened community or listed as high priority vegetation community under Table S10.2 in Kingborough planning Scheme 2000. I do not anticipate any further assessment or referral is required under Tasmania's *Nature Conservation Act 2002* or *Land Use Planning and Approvals Act 1993*.

Introduced plant species

Spanish heath and Holly recorded within the allotment are listed as ‘Declared’ weed species. Under the *Tasmanian Weed Management Act 1999* landowners are obligated to implement respective Statutory Weed Management Plans. Given the presence of Declared weed species, it is recommended best hygiene practices are implemented prior to commencement of works to avoid spread within the allotment and adjacent properties and mitigate the accidental importation of new weed seeds and plant pathogens.

The study site is within Kingborough Council’s Biodiversity Protection Area and therefore removal of moderate value vegetation generally requires offsetting. The allotment could accommodate a 3:1, same-for-same in-situ biodiversity offset. However, the small size of the offset, irregular shape and lack of continuity with surrounding bushland significantly limits the potential values the site represents as an offset. In accordance with '*Guidelines for the use of Biodiversity Offsets in the local planning approval process*' and Councils’ Biodiversity Offset Policy 6.10, it is proposed impacts to native vegetation are financially offset, outlined in Table 1: Offsetting options.

General

Providing future development is limited to the proposed development site identified and the management recommendations for the extent of the BAL-19 bushfire hazard management area are complied with, it is anticipated the development proposal will not result in a significant loss of habitat values or compromise the existing ecological systems and functions within the vegetation communities and surrounding environs. Assessment of the site by a raptor ecologist found Significant Impact Guidelines issued by the Commonwealth Dept of the Environment to determine if referral to the department is required, indicates the proposal will not:

- Significantly impact native vegetation or a native vegetation community,
- Directly impact potential threatened species habitat,
- Lead to a long-term decrease in the size of populations, reduce area of occupancy of a significant population, fragment an existing population or destroy habitat critical to the survival of species,
- Disrupt the breeding cycle of an important population,
- Modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline,

The proposal is unlikely to result in “significant impacts” as described in the EPBC Act. No further assessment or referral is required under Tasmania’s *Threatened Species Protection Act 1995* or Commonwealth’s *Environmental Protection Biodiversity Conservation Act 1999*. Management prescriptions to address the construction phase of the development and potential future works or land use should include:

- Prior to commencement of any works implement a hygiene management plan including in accordance with *Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004)* ensuring contractors have washed down vehicles and machinery to prevent accidental importation of new weed species and *Phytophthora cinnamomi* and other plant pathogens during the construction phase. Whilst declared weed species have been recorded on site, it is not anticipated a hygiene facility for vehicles or machinery exiting the site is required,
- Prior to commencement of any works implement a soil, water and erosion management plan following guidelines set out in Environmental Best Practice Guidelines for all development excluding movement of vehicles and detailing location for soil, waste material storage and parking clear of the Class 2 WCPA identified,
- Stage removal of vegetation to avoid blanket clearance and avoid any unnecessary traffic outside the development footprint.

8. References

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9. Appendix A – Vascular plant species list

VASCULAR PLANT SPECIES LIST
629 Nicholls Rivulet Road, Oyster Cove

I = Introduced; E = Endemic; D = Declared weed under Tas *Weed Management Act 1999*; e = Environmental weed

DICOTYLEDON

AQUILIFOLIACEAE

I *Ilex aquifolium* Holly D

ASTERACEAE

Cassina aculeate
I *Cirsium vulgare* Spear thistle e
Euchiton sp
Olearia viscosa

CONVOLVULACEAE

Dichondra repens

CYPERACEAE

Gahnia grandis

EPACRIDACEAE

Astroloma humifusum Native cranberry
Epacris impressa Common heath

ERICACEAE

I *Erica lusitanica* Spanish heath D
Monotoca glauca

FABACEAE

Acacia dealbata Silver wattle
Acacia riceana
Acacia verticillata
Pultenaea juniperina

GOODENEACEAE

Goodenia ovata Hop-Native primrose

HEMEROCALLIDACEAE

Dianella tasmanica

HALORAGACEAE

Gonocarpus tetragynus

MYRTACEAE

Eucalyptus obliqua
Leptospermum scoparium
Leptospermum lanigerum

Melaleuca squarrosa

ORCHIDACEAE

Pterostylis sp

RHAMNACEAE

Pomaderris spp

ROSACEAE

Acaena novae-zelandiae

I *Rubus fruticosus* Blackberry D

RUBIACEAE

Coprosma bicolor

Cheese wood

Coprosma quadrifida

RUTACEAE

Nematolepis squamea

THYMELAEACEAE

Pimelea linifolia

MONOCOTYLEDONAE

CYPERACEAE

Lepidosperma elatius

Sword sedge

HEMEROCALLIDACEAE

Dianella revoluta

LAURACEAE

Cassytha spp

LOMANDRACEAE

Lomandra longifolia

Sagg

POACEAE

Agrostis spp

Austrostipa spp

Poa labillarderei

PTERIDOPHYTA

BLECHNACEAE

Blechnum patersonii

Blechnum wattsii

CYATHEACEAE

Cyathea australis

Tree fern

Gahnia grandis

DENNSTAEDTIACEAE

Histiopteris incisa

Pteridium esculentum

Bracken

DRYOPTERIDACEAE

Polystichum proliferum

10. Appendix B – Tree plan and register.

Tree plan, 629 Nicholls Rivulet Road, Oyster Cove. Trees measured using Trimble R12(i) RTK GNSS, GDA94, MGA55.

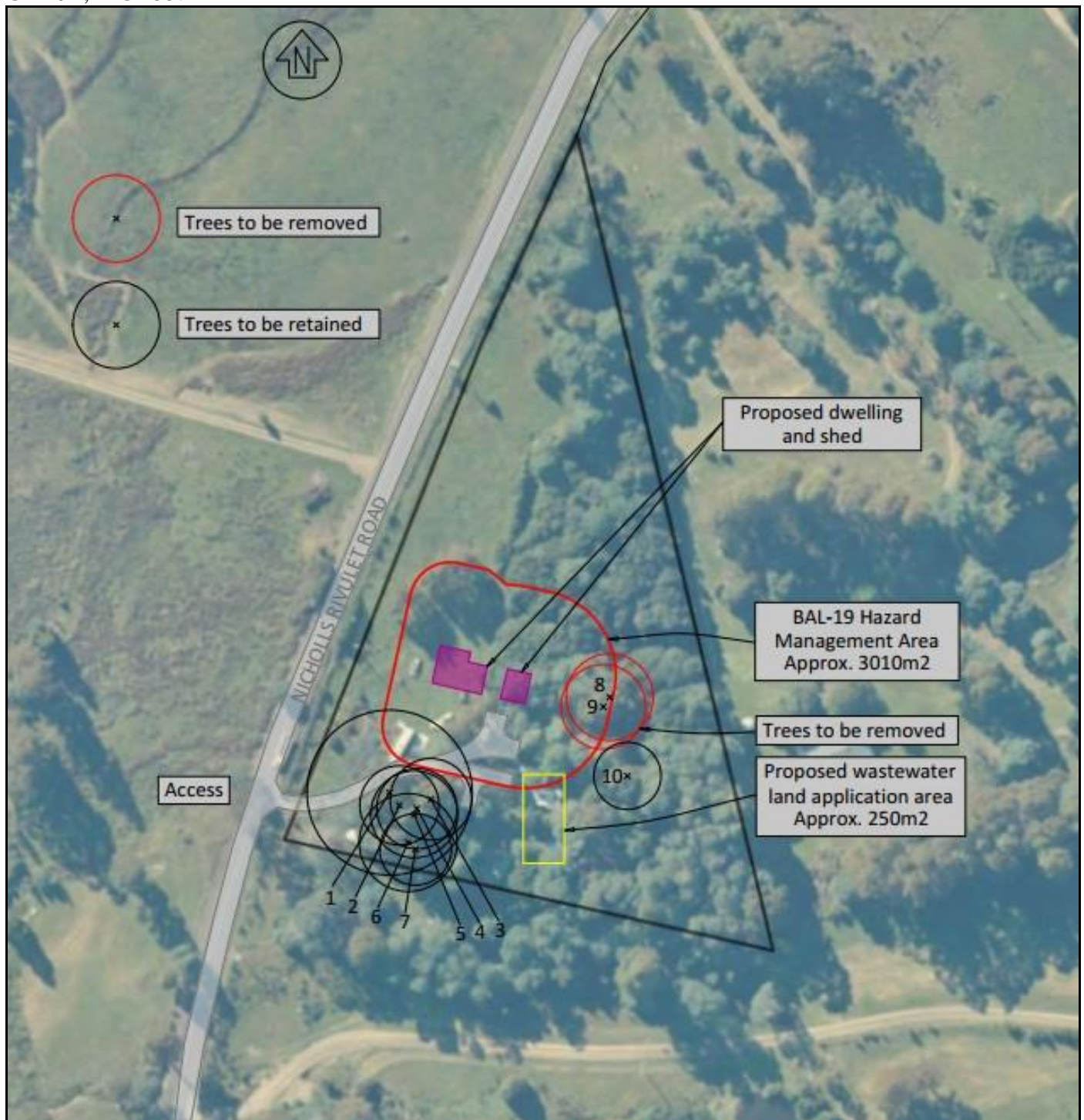


Table 5 – Register of trees adjacent to the access and within the proposed development envelope. Conservation status is determined from Kingborough Council’s Biodiversity Offset Policy 6.10 Table 2: Conservation Value of Individual Trees.

ID#	Species	Diameter at Breast Height (cm)	Tree Protection Zone (m)	Conservation Status	Action / Comments
1	<i>Eucalyptus obliqua</i>	130	15	Very High	Retain. Access works exceed 10% incursion into TPZ. Arborist assessment to determine impacts.
2	<i>Eucalyptus obliqua</i>	60	7.2		Retain. Access works exceed 10% incursion into TPZ. Arborist assessment to determine impacts.
3	<i>Eucalyptus obliqua</i>	62	7.4		Retain. Access works exceed 10% incursion into TPZ. Arborist assessment to determine impacts.
4	<i>Eucalyptus obliqua</i>	61	7.3		Retain.
5	<i>Eucalyptus obliqua</i>	66	7.9		Retain.
6	<i>Eucalyptus obliqua</i>	74	8.9	Very High	Retain.
7	<i>Eucalyptus obliqua</i>	54	6.5		Retain.
8	<i>Eucalyptus regnans</i>	66	7.9		Remove on bushfire assessors’ recommendations.
9	<i>Eucalyptus regnans</i>	64	7.7		Remove on bushfire assessors’ recommendations.
10	<i>Eucalyptus regnans</i>	51	6.1		Retain.

11. Appendix C - Supporting documentation.

Author	Description / Summary
David Young	Assessment of potential impacts to Grey Goshawk habitat report 629 Nicholls Rivulet Rd, Oyster Cove, Tas.
Ronald Young & Co Builders	Ronald Young & Co Builders, 629 Nicholls Rivulet Road, Oyster Cove, File Name #2279
Lark & Creese	Lark and Creese, Bushfire Hazard Management Plan, 629 Nicholls rivulet Road, Oyster Cove #50182-01, 2024.

Definitions of terms

Term / Acronym	Definition
BAL	Bushfire Attack Level
BHA	Bushfire Hazard Assessment
C.T.	Certificate of Title
DOB	Dry <i>Eucalyptus obliqua</i> woodland/forest vegetation community
EPBC	<i>Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth)
FAG	Agricultural / Modified land
FPA	Forestry Practices Authority
FRG	Regenerating land
FWU	Weed infestation
HMA	Hazard Management Area
TPS	Tasmanian Planning Scheme
LUPA	<i>Land Use Planning and Approvals Act (1993)</i> Tasmania.
NAD	<i>Acacia dealbata</i> forest vegetation community
NLM	<i>Leptospermum lanigerum / Melaleuca squarrosa</i> vegetation community.
NRE	Department of Natural Resources and Environment
Pc	<i>Phytophthora cinnamomi</i>
TPZ	Tree Protection Zone
TSPA	<i>Threatened Species Protection Act 1995</i> (Tasmanian)
WMA	<i>Weed Management Act 1995</i> (Tasmanian)
WCPA	Waterways and Coastal Protection Area

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2279 Proposed Dwelling, COOMBE

629 NICHOLLS RIVULET ROAD, OYSTER COVE



**RONALD
YOUNG + CO
BUILDERS**

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



Site Information

Land Title Reference : 103923/1
Wind Classification : N2
Soil Classification : M
Climate Zone : 7
Bushfire Attack Level: 19

AREA SCHEDULE

Main Dwelling Area : 132.9 m²
Ancillary Area : 59.5 m²

Drawing No. Description

01	OVERALL SITE PLAN
01A	SITE PLAN
01B	Waterway and Coastal Protection- Site Area
02	GROUND FLOOR PLAN
03	ELEVATIONS
04	SLAB GROUND FLOOR
05	SECTION
05A	DETAILS
06	ROOF PLAN
07	BRACING PLAN
08	ELECTRICAL PLAN

Drawing No. Description

09	ANCILLARY GROUND FL. PLAN
10	ANCILLARY-ELEVATIONS
11	ANCILLARY-SECTION
12A	DRAINAGE PLAN
12B	DRAINAGE PLAN -OVERALL
13	LIGHTING CALCULATIONS & WINDOW SCHEDULE
14	GENERAL NOTES
15	BCA COMPLIANCE
16	BAL 19 NOTES
17	WET AREA SPECIFICATIONS
18	SOIL & WATER MANAGEMENT PLAN

CLADDING / COLOUR SELECTION		
Element	Colour / Type	
Roof	Monument LVR 8	
Brick	Austral - Yarra - Burnley - LVR 8.5	

NOTE:
The colours shown on this plan may not reflect the colour of the final product. If colour has been listed as TBC this means the colours is indicative only and is subject to final selection

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DATE:

GLAZING NOTE:
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BAL : 19

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DATE: 11.09.2024

FILE NAME: 2279

DRAWN BY: RK

DWG.No: 00

Rev.	Description	Date	Drawn
J	Modified as feedback	11.09.2024	RK
I	Waterway and Coastal Protection Area marked on Drainage plan	27.08.2024	RK
H	Exterior Colour samples added	29.07.2024	RK
G	Waterway and Coastal Protection Area marked on Site	17.07.2024	RK
F	Modified as feedback & SWMP added	12.06.2024	RK
E	Modified as feedback	21.03.2024	RK
D	Revised BA plans	18.03.2024	RK
C	Modified as Client markups.	07.03.2024	RK
B	Water Tank location changed	08.02.2024	RK
A	Modified as Soil report & Client feedback	18.01.2024	RK
	BA PLANS	08.12.2023	RK

Scale: 1 : 100

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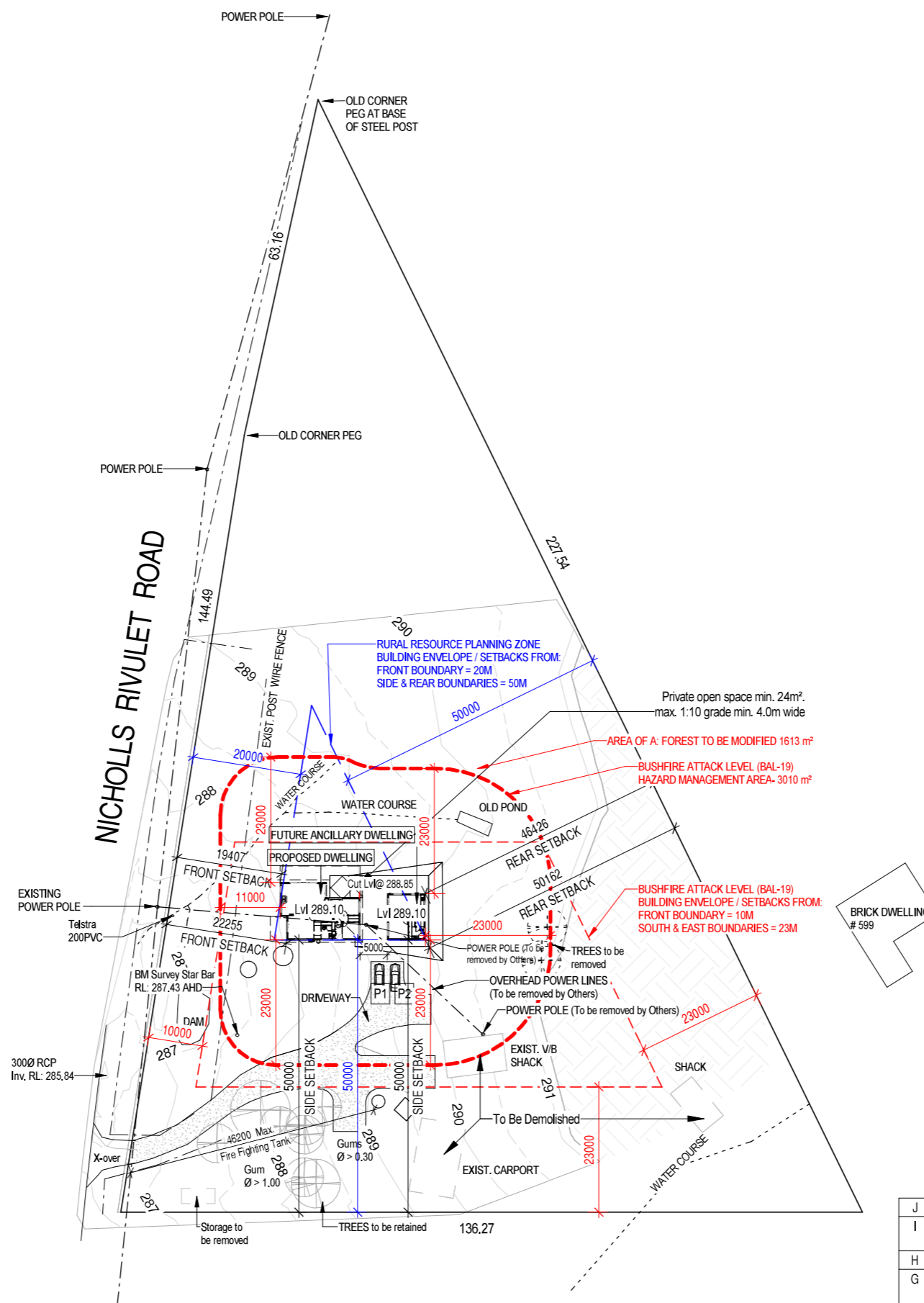
DATE:

Ground FL	289.100
CL	291.500



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NOTE:

- Prior to commencement of works implement best practice hygiene practices including ensuring all vehicles and machinery undertaking earth works are washed down off-site in accordance with *Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment* (Edition 1, 2004) to prevent accidental importation of new weed species and *Phytophthora cinnamomi* during construction.
- Stage development to avoid blanket clearance when undertaking earthworks within the designated development envelope.
- No clearance and conservation of vegetation outside the proposed development site and BAL-19 hazard management area without approval from Kingborough Council.

NOTE:

All works to be done in accordance with the weed management plan for local residential development.

AREA SCHEDULE

Main Dwelling Area : 132.9 m²

Ancillary Area : 59.5 m²

GLAZING NOTE:
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DRAWING: OVERALL SITE PLAN

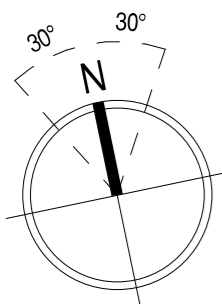
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FILE NAME: 2279

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	08.12.2023	BA PLANS	RK



Scale: 1 : 1000

**PROPOSED DWELLING FOR COOMBE
AT 629 NICHOLLS RIVULET ROAD, OYSTER COVE**



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**174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633**

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Ground FL	289.100
CL	291.500

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- Prior to commencement of works implement best practice hygiene practices including ensuring all vehicles and machinery undertaking earth works are washed down off-site in accordance with *Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment* (Edition 1, 2004) to prevent accidental importation of new weed species and *Phytophthora cinnamomi* during construction.
- Stage development to avoid blanket clearance when undertaking earthworks within the designated development envelope.
- No clearance and conservation of vegetation outside the proposed development site and BAL-19 hazard management area without approval from Kingborough Council.

NOTE:

All works to be done in accordance with the weed management plan for local residential development.

NOTE:

Mitigation measures recommended by an arborist, as per AS4790-2009 will be implemented pre and during construction including fencing off around the base of the high priority trees, special driveway surfacing or barriers along the proposed driveway and access widths to avoid cars being able to drive outside designated driveway area etc

AREA SCHEDULE

Main Dwelling Area : 132.9 m²

Ancillary Area : 59.5 m²

GLAZING NOTE:
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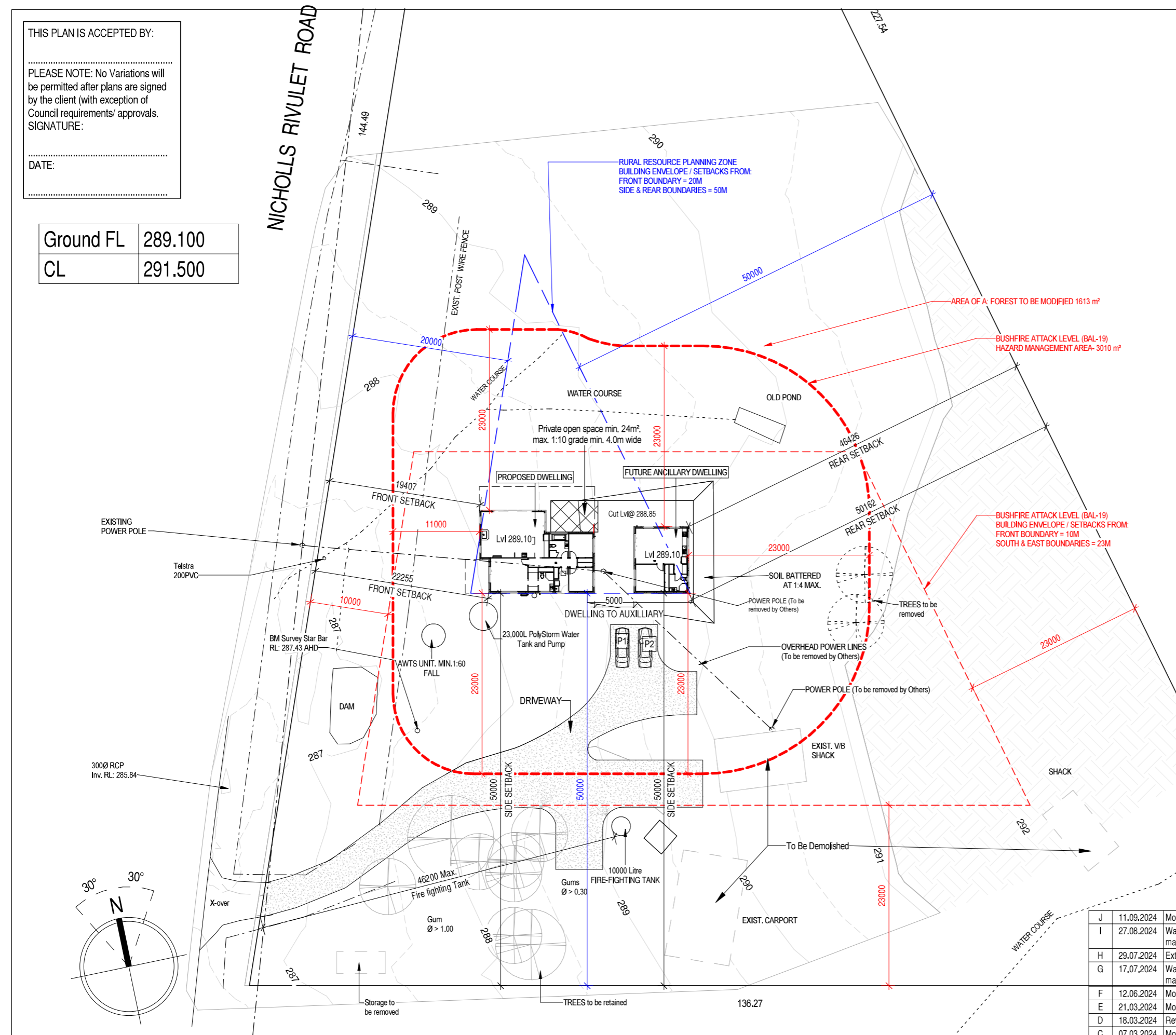
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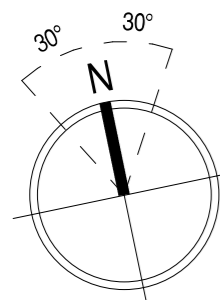
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Rev.	Date	Revision Description	Drawn
J	11.09.2024	Modified as feedback	RK
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	08.12.2023	BA PLANS	RK



**PROPOSED DWELLING FOR COOMBE
AT 629 NICHOLLS RIVULET ROAD, OYSTER COVE**

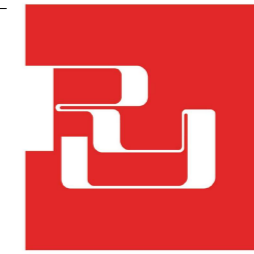
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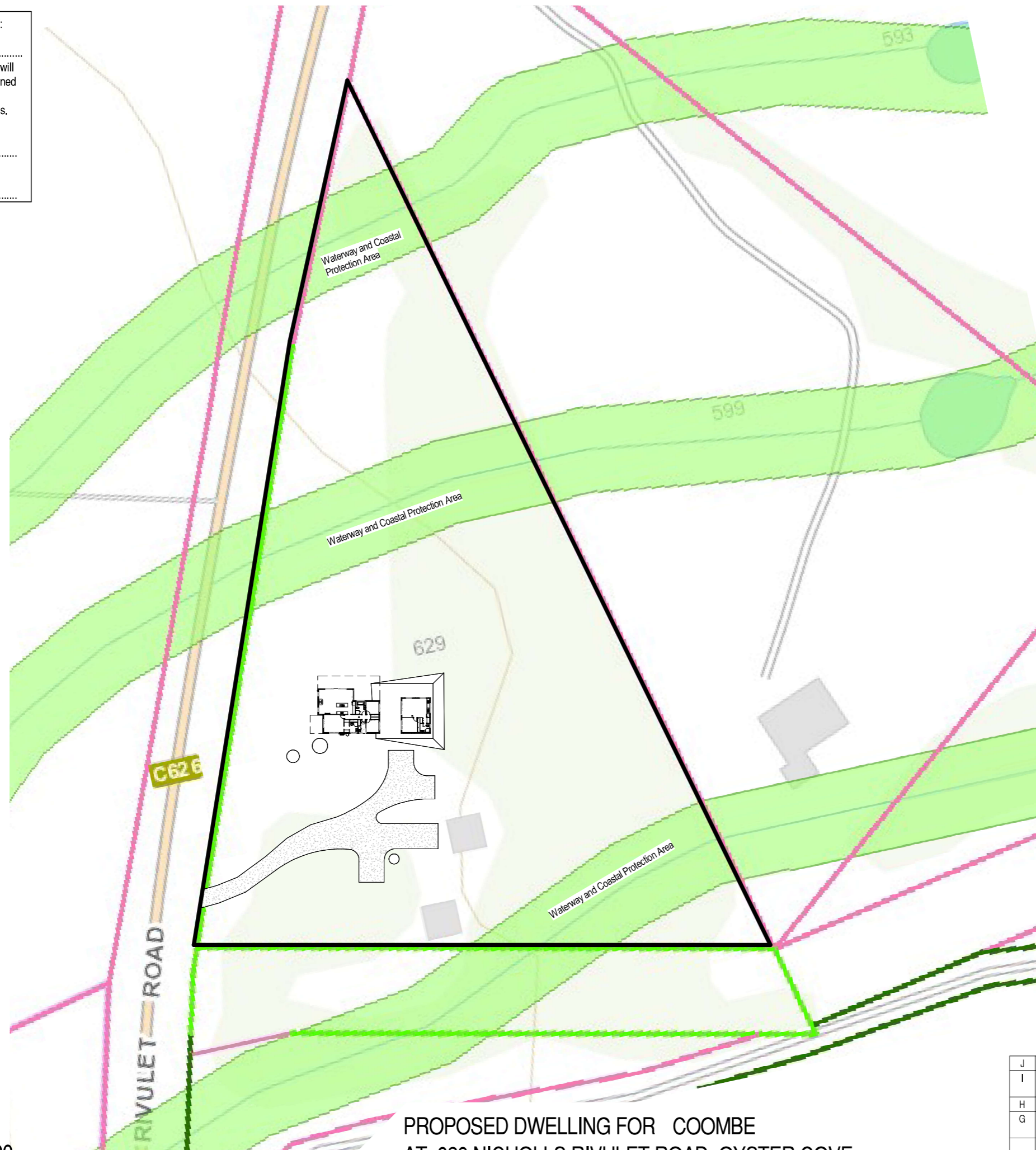
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PROPOSED DWELLING FOR COOMBE
AT 629 NICHOLLS RIVULET ROAD, OYSTER COVE

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DRAWING: Waterway and Coastal Protection- Site Area
DATE: 11.09.2024

FILE NAME: 2279

DRAWN BY: RK

DWG No:

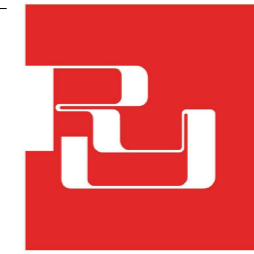
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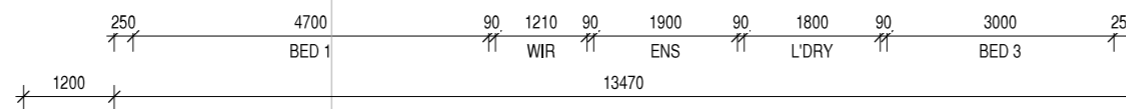
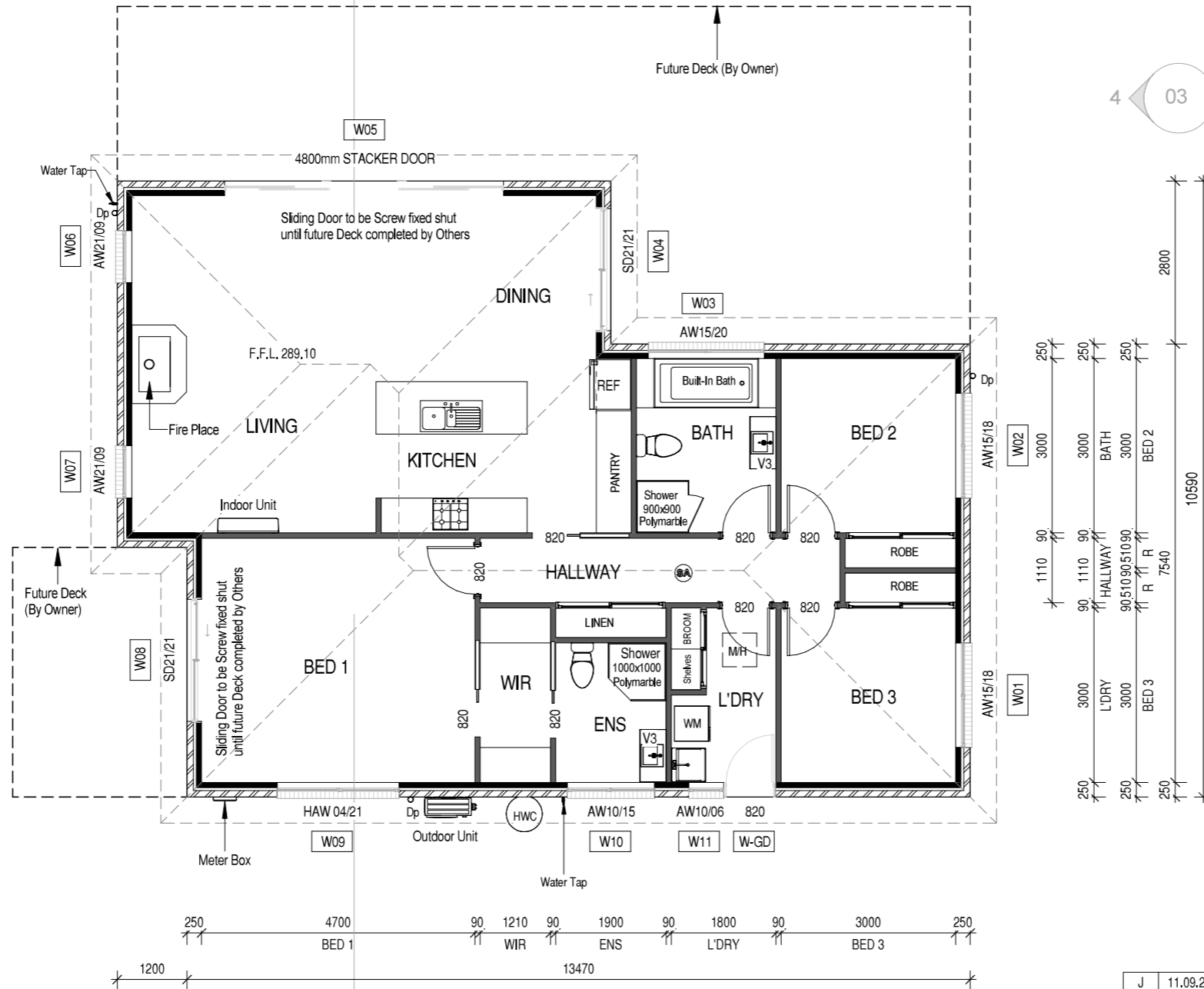
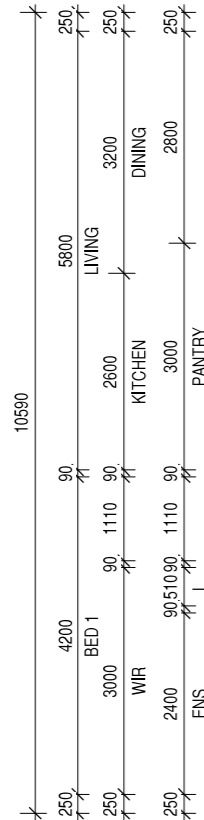
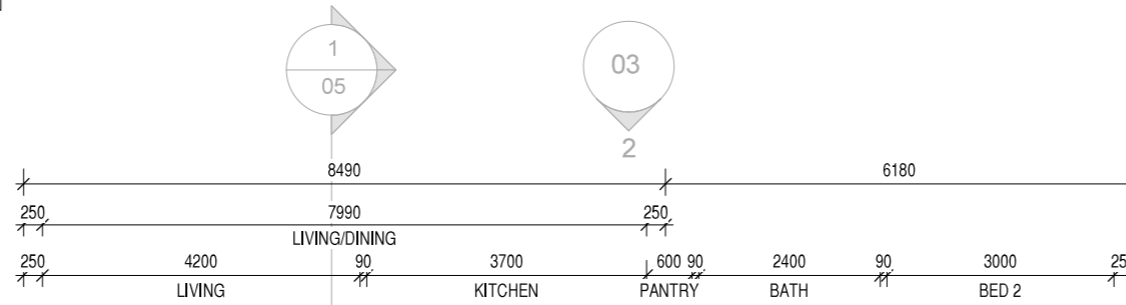
DATE:

Ground FL	289.100
CL	291.500



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NOTES:
AJ Articulation Joint
dp Down Pipe

For Kitchen Details, Refer to Kitchen Joinery Design

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

AREA SCHEDULE

Main Dwelling Area : 132.9 m²

Ancillary Area : 59.5 m²

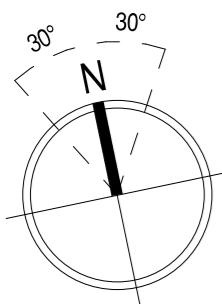
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DWG No: 02



Scale: 1 : 100

**PROPOSED DWELLING FOR COOMBE
AT 629 NICHOLLS RIVULET ROAD, OYSTER COVE**

THIS PLAN IS ACCEPTED BY:

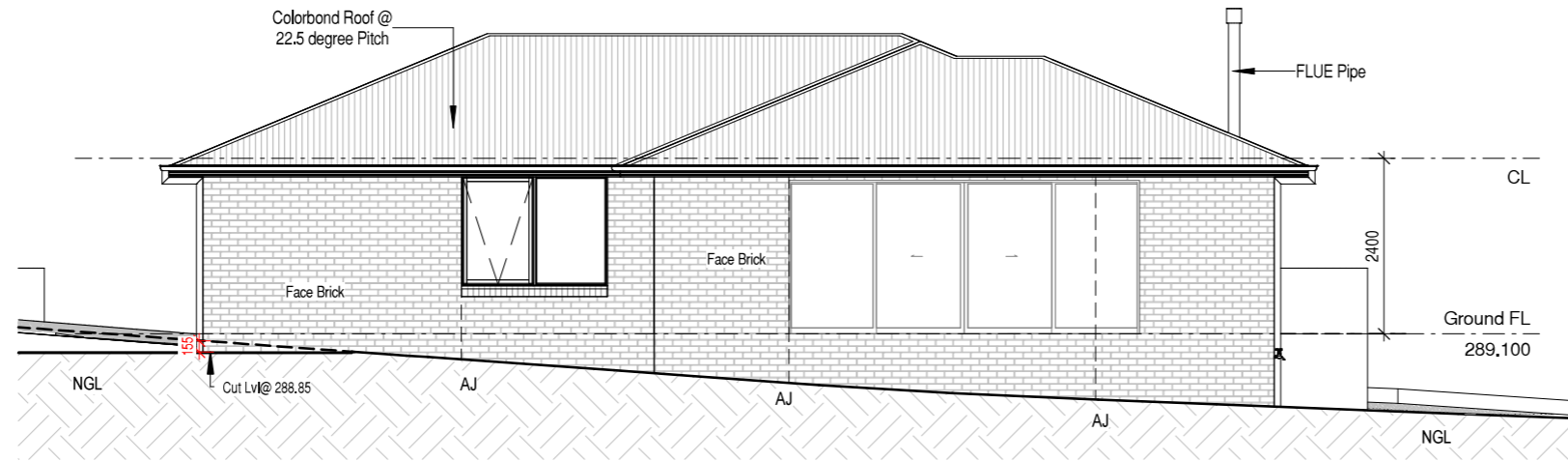
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:

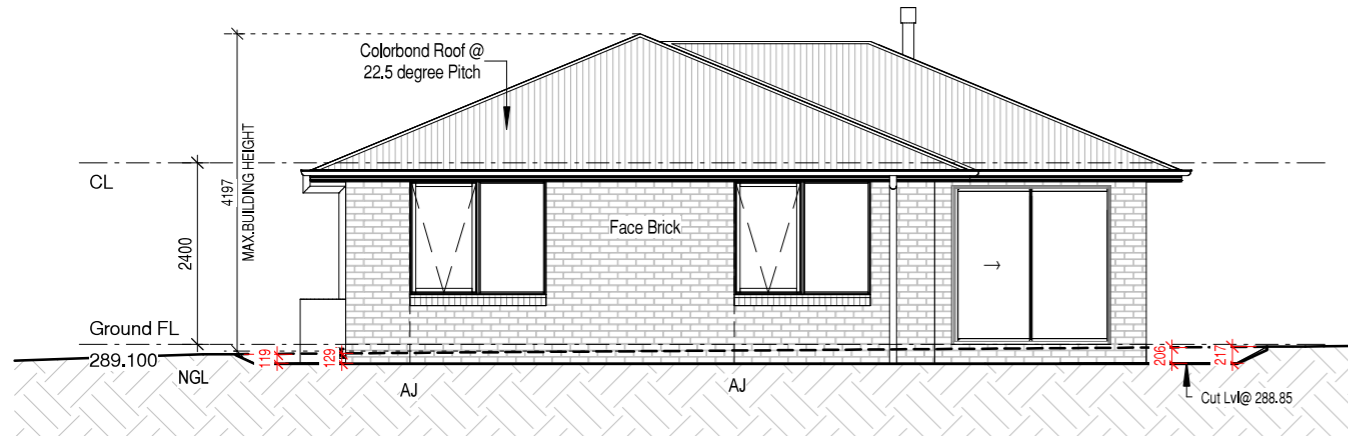


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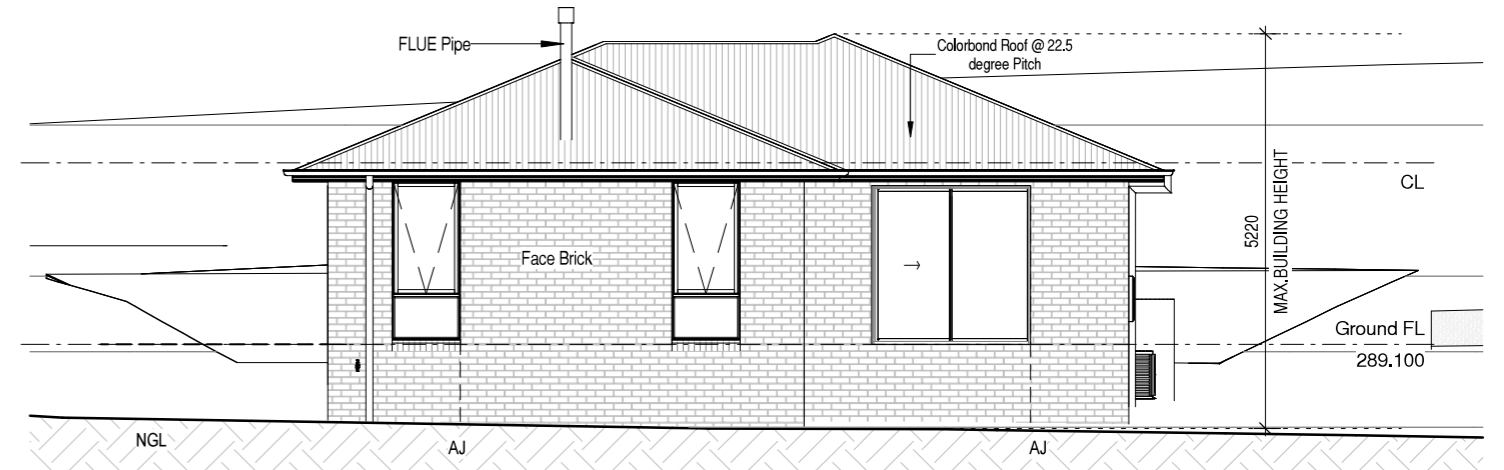
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



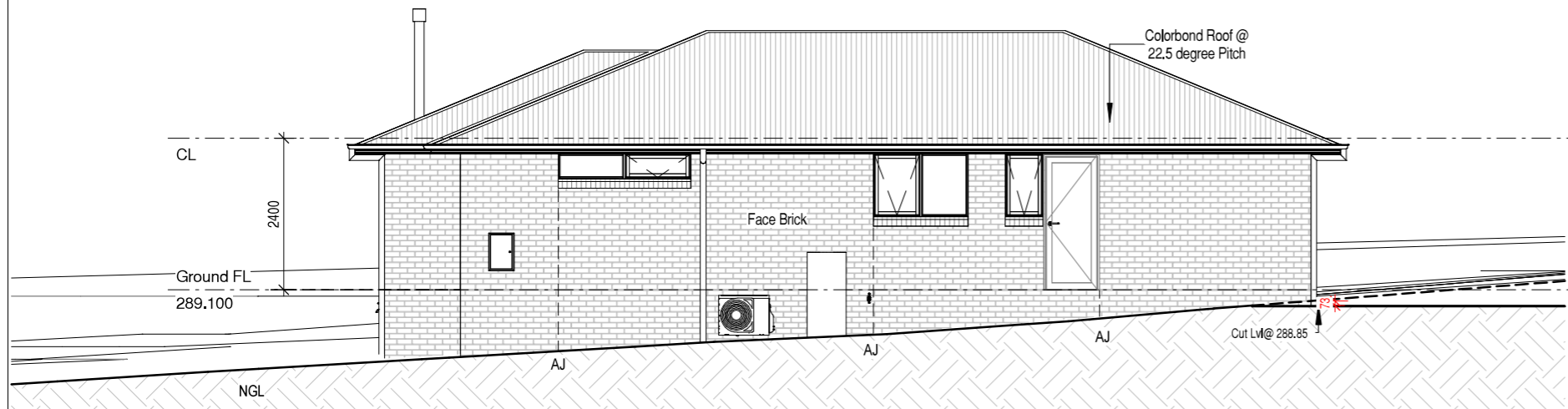
NORTH Elevation



EAST Elevation



WEST Elevation



SOUTH Elevation

Exterior Finishes
Brick Veneer – Austral Yarra – Burnley
Colorbond – Monument

GLAZING NOTE:
All windows are Double glazed

Rev.	Date	Revision Description	Drawn
J	11.09.2024	Modified as feedback	RK
I	27.08.2024	Waterway and Coastal Protection Area marked on Drainage plan	RK
H	29.07.2024	Exterior Colour samples added	RK
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C	07.03.2024	Modified as Client markups.	RK
B	08.02.2024	Water Tank location changed	RK
A	18.01.2024	Modified as Soil report & Client feedback	RK
	08.12.2023	BA PLANS	RK

BAL : 19

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DRAWING: ELEVATIONS

DATE: 11.09.2024

FILE NAME: 2279

DRAWN BY: RK

DWG No:

03

Scale: 1 : 100

**PROPOSED DWELLING FOR COOMBE
AT 629 NICHOLLS RIVULET ROAD, OYSTER COVE**

THIS PLAN IS ACCEPTED BY:

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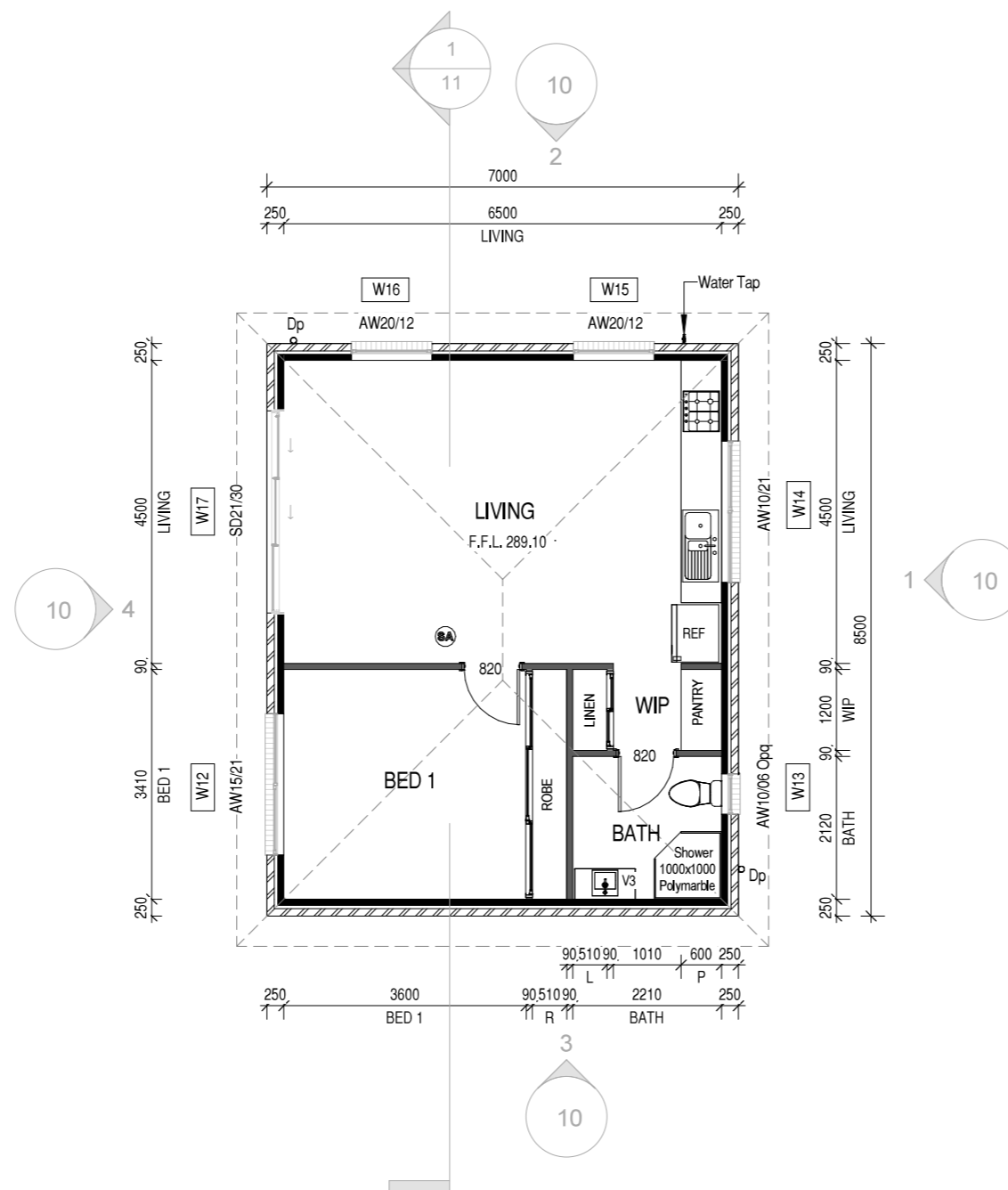
DATE:

Ground FL	289.100
CL	291.500



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Phone 03 6234 7633



NOTES:

- AJ Articulation Joint
- dp Down Pipe

For Kitchen Details,
Refer to Kitchen Joinery Design

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

AREA SCHEDULE

Main Dwelling Area : 132.9 m²

Ancillary Area : 59.5 m²

GLAZING NOTE:
All windows are Double glazed

BAL : 19

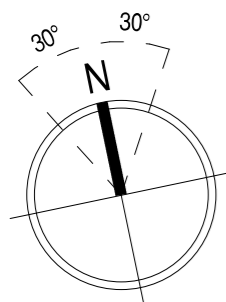
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DRAWING: ANCILLARY GROUND FL.
PLAN
DATE: 11.09.2024
FILE NAME: 2279
DRAWN BY: RK
DWG No: 09

Rev.	Date	Revision Description	Drawn
J	11.09.2024	Modified as feedback	RK
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FUTURE ANCILLARY DWELLING_GROUND

PROPOSED DWELLING FOR COOMBE
AT 629 NICHOLLS RIVULET ROAD, OYSTER COVE



Scale: 1 : 100

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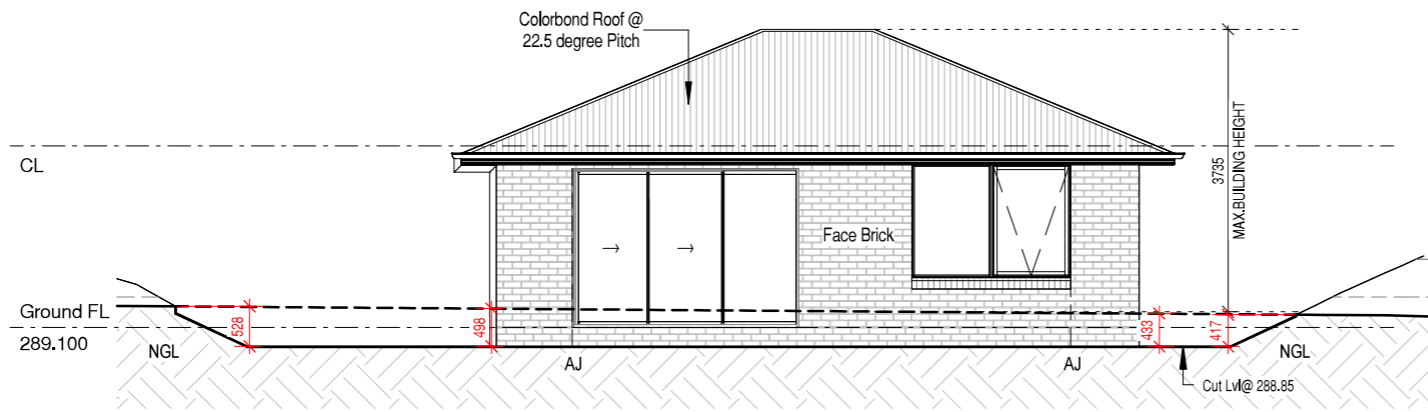
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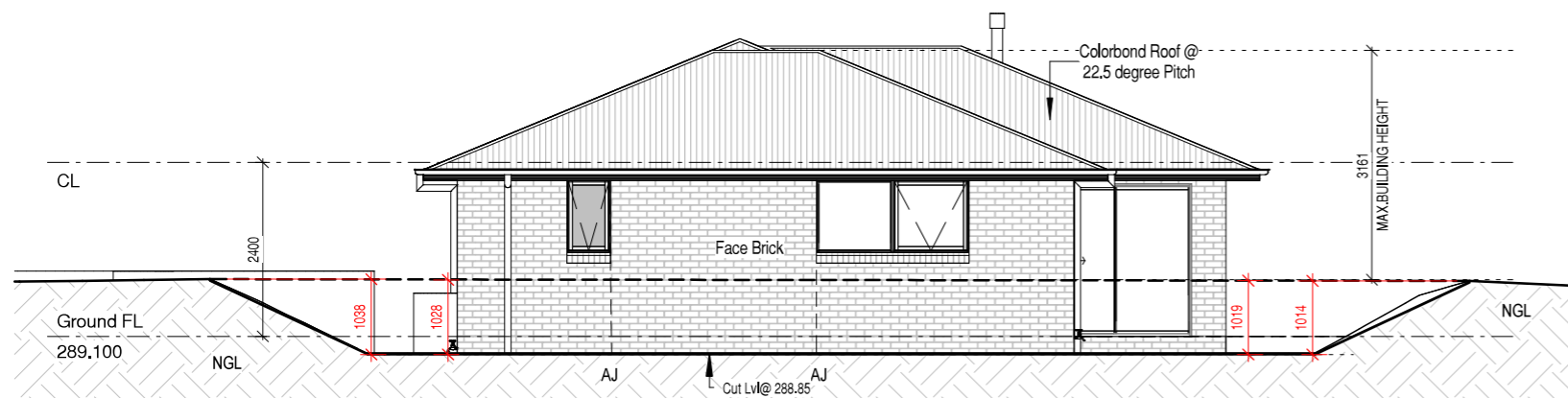


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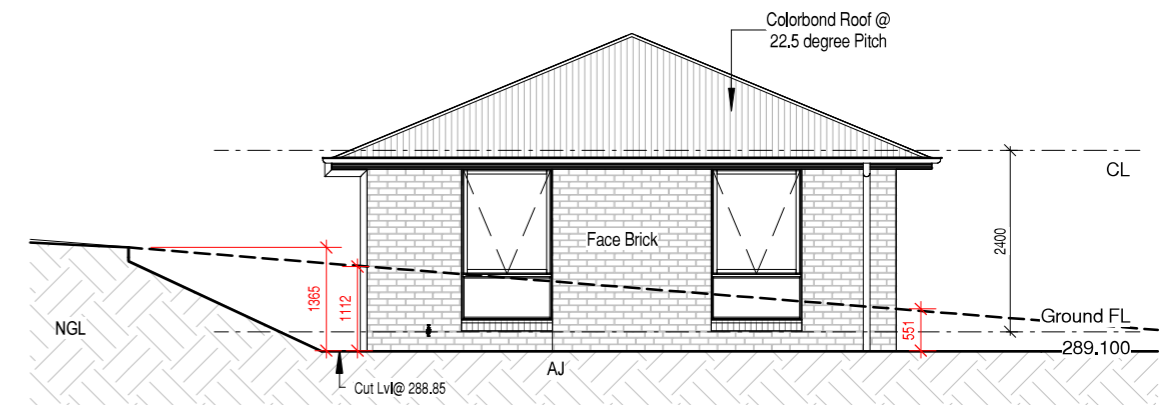
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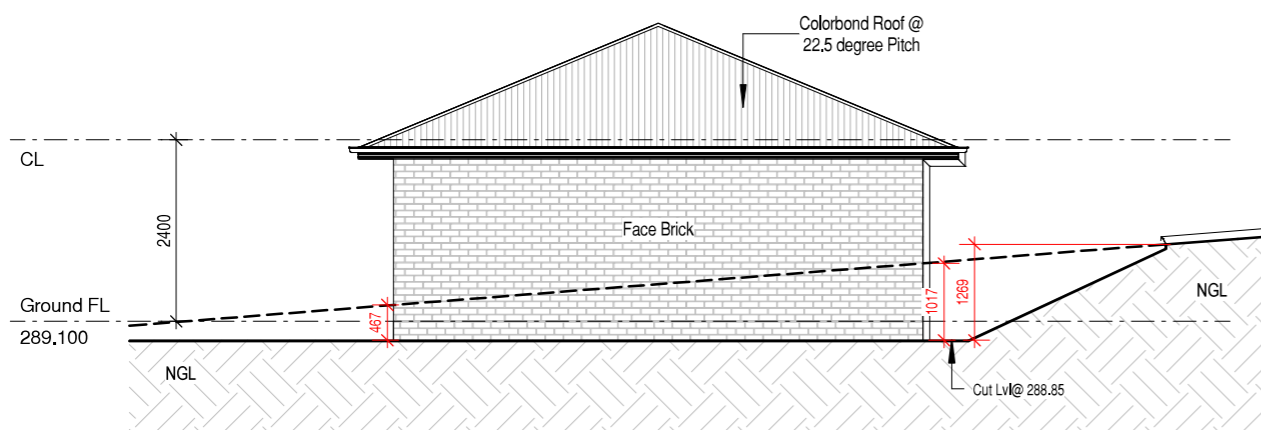
West Elevation



East Elevation



North Elevation



South Elevation

Exterior Finishes
Brick Veneer – Austral Yarra – Burnley
Colorbond – Monument

GLAZING NOTE:
All windows are Double glazed

Scale: 1 : 100

PROPOSED DWELLING FOR COOMBE
AT 629 NICHOLLS RIVULET ROAD, OYSTER COVE

Rev.	Date	Revision Description	Drawn
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DRAWING: ANCILLARY-ELEVATIONS

DATE: 11.09.2024

FILE NAME: 2279

DRAWN BY: RK

DWG No:

10



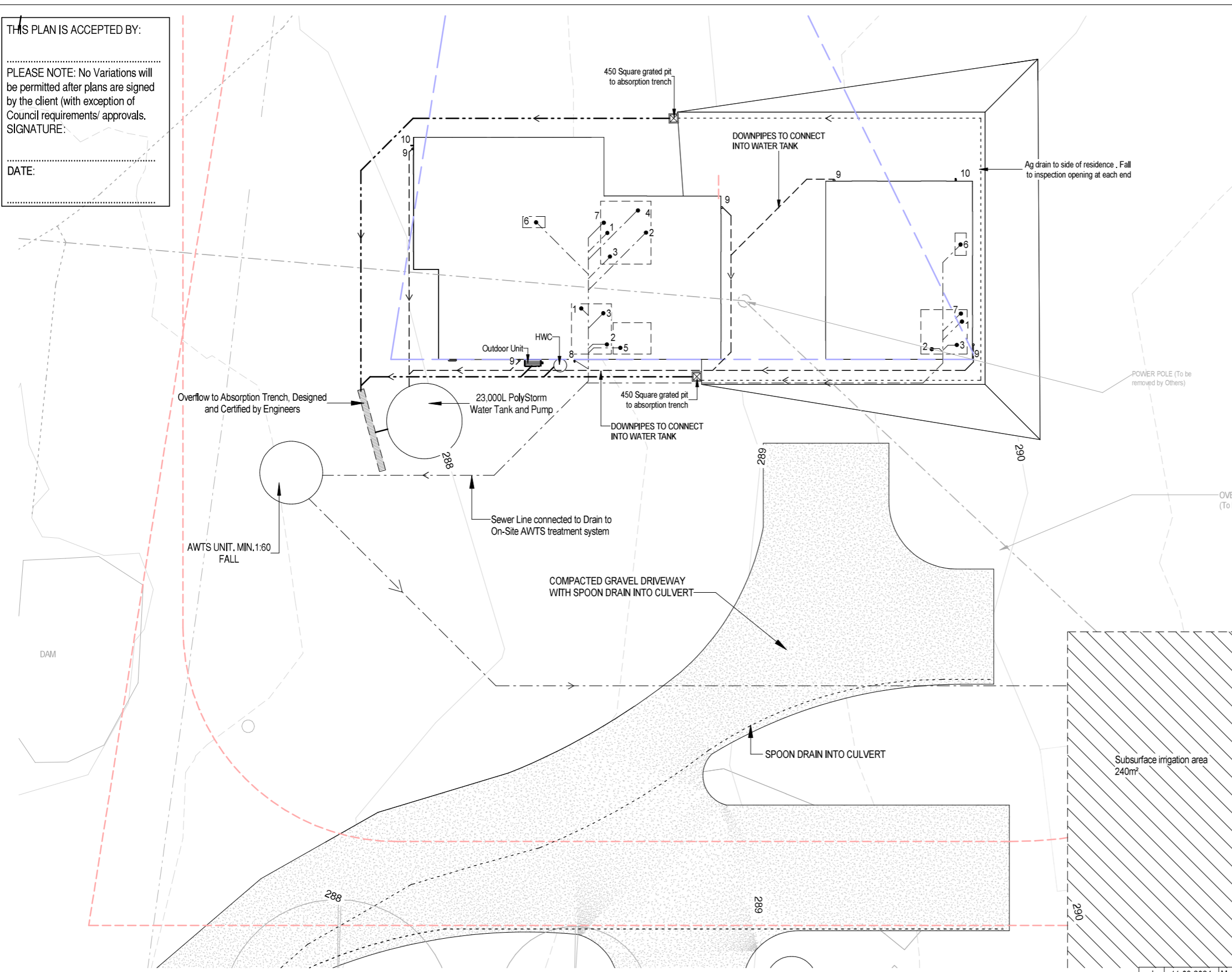
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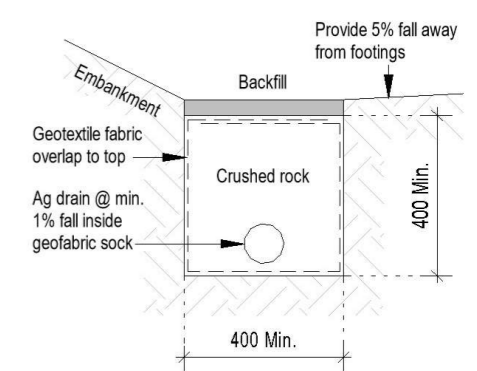
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SIGNATURE:

DATE:



LEGEND		
Abbr.	TYPE	Min. Ø Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
9	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	

---	Sewer line 100Ø UPVC U.N.O.
---	Stormwater line 100Ø UPVC U.N.O.



AG Drain (Typical)

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BAL : 19

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DRAWING: DRAINAGE PLAN
DATE: 11.09.2024
FILE NAME: 2279
DRAWN BY: RK
DWG No:

Scale: 1 : 200

**PROPOSED DWELLING FOR COOMBE
AT 629 NICHOLLS RIVULET ROAD, OYSTER COVE**

THIS PLAN IS ACCEPTED BY:

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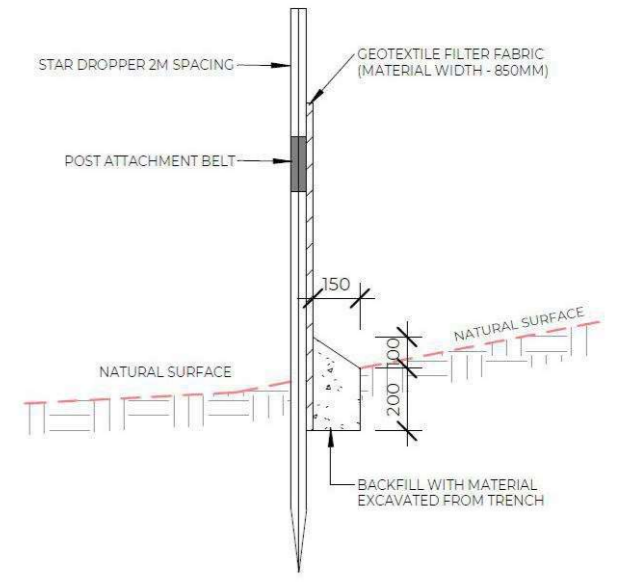
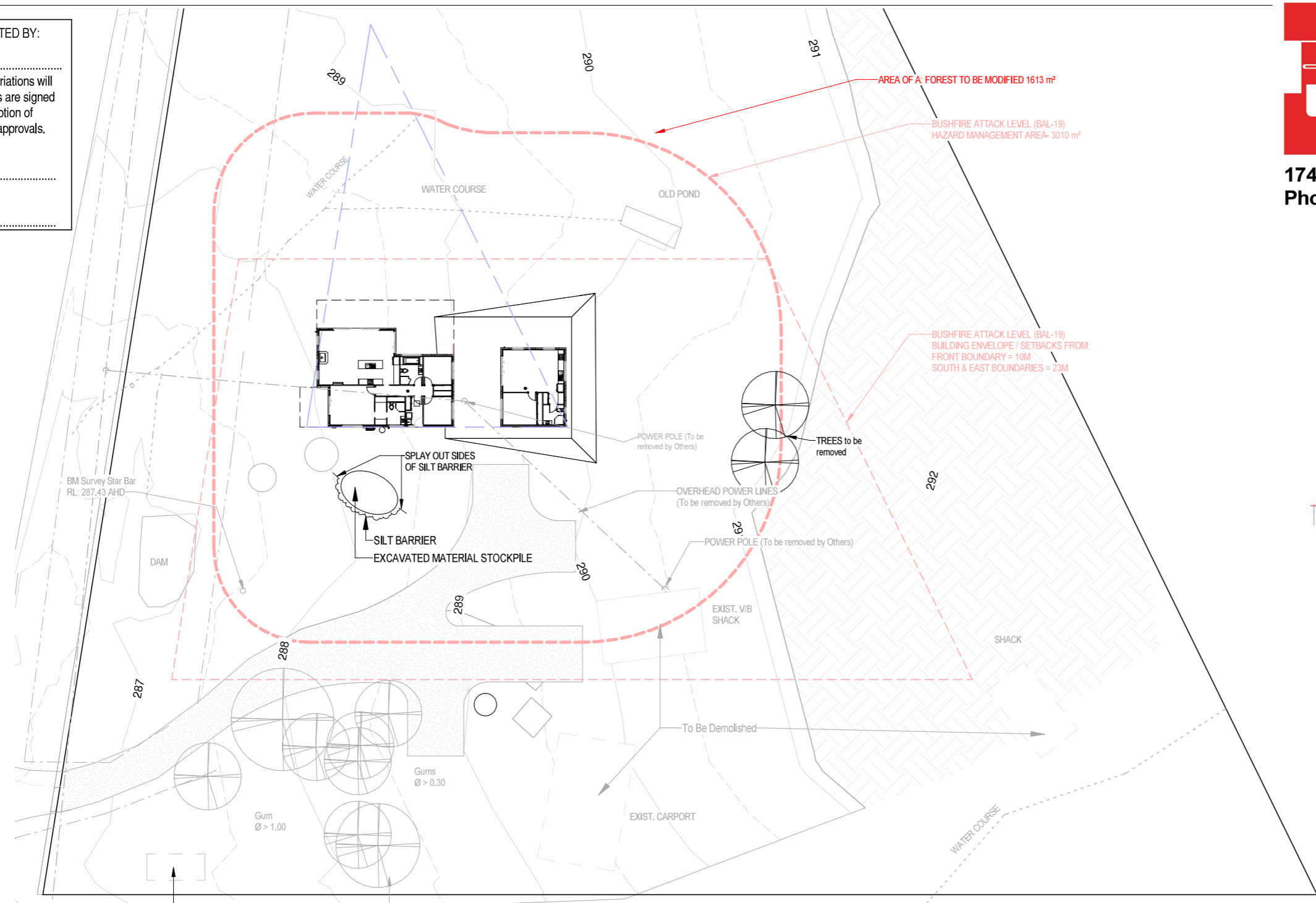
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals. SIGNATURE:

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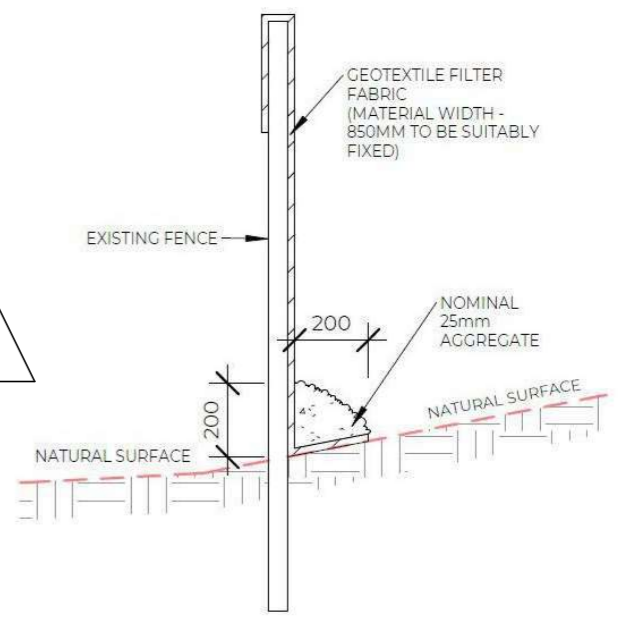
DATE:

.....

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SILT STOP TYPE-1



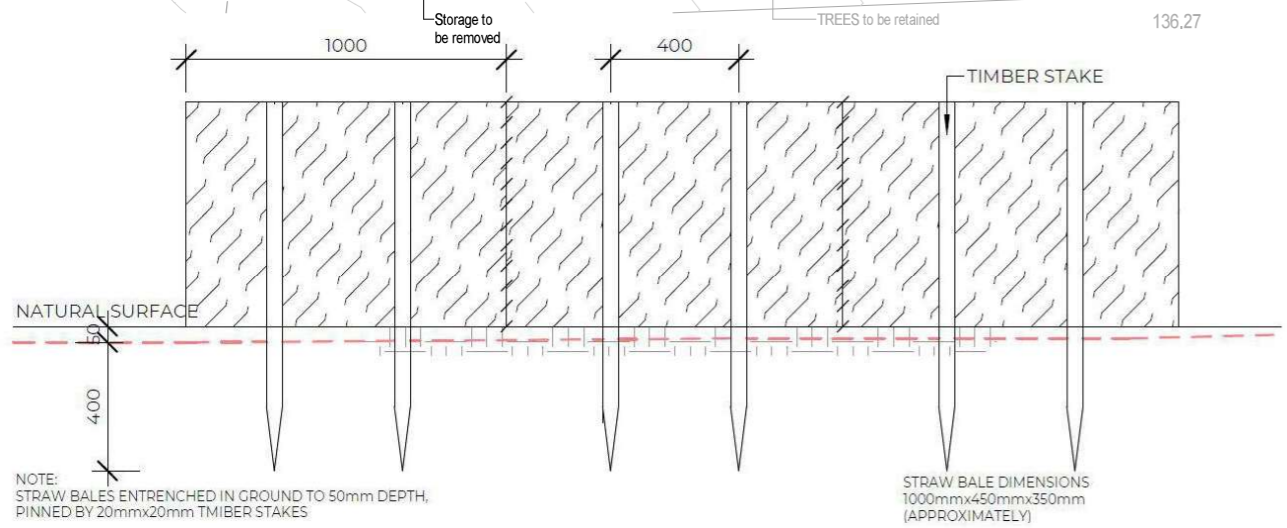
SILT STOP TYPE-2

SOIL & WATER MANAGEMENT PLAN

IMPORTANT NOTES:
THE BUILDER SHALL ENSURE THAT ALL DOWNPIPES ARE CONNECTED TO THE STORMWATER DRAINAGE SYSTEM AS SOON AS POSSIBLE TO PREVENT ANY EROSION, SWELLING OR SATURATION OF SUSCEPTIBLE FOUNDATION SOILS.

BATTER SLOPES TO BE IN ACCORDANCE WITH BCA TABLE 3.1.1.1. PROVIDE RETAINING WALLS AS REQUIRED TO COMPLY WITH BCA REQUIREMENTS. THE BUILDER SHALL ENSURE THAT ALL DOWNPIPES ARE CONNECTED TO THE STORMWATER DRAINAGE SYSTEM AS SOON AS POSSIBLE TO PREVENT ANY EROSION, SWELLING OR SATURATION OF SUSCEPTIBLE FOUNDATION SOILS.

STABILISE SITE ENTRY WITH COMPACTED ROAD BASE UNTIL DRIVEWAY IS CONSTRUCTED. AREA WITHIN LOT BOUNDARIES TO BE USED AS A WASH DOWN AREA WHEN NEEDED



STRAW BALE SEDIMENT TRAP SECTION DETAILS

**PROPOSED DWELLING FOR COOMBE
AT 629 NICHOLLS RIVULET ROAD, OYSTER COVE**

Scale: 1 : 500

BAL : 19

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DRAWING: SOIL & WATER MANAGEMENT PLAN
DATE: 11.09.2024
FILE NAME: 2279
DRAWN BY: RK
DWG No:

Rev.	Date	Revision Description	Drawn
F	12.06.2024	Modified as feedback & SWMP added	RK