

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2024-234
Proposal: Change of use from rumpus/storage to ancillary dwelling and associated alterations
Subject Site: 692 Summerleas Road, Fern Tree
Responsible Planning Officer: Tayla Beagley

Advertised Documents:

- Application Plans (including Environmental Management Plan)

Available upon request:

- Application Form
- Copy of Title

NOTE: The documents included for advertising (public notice) have been provided by the applicant. The advertising of the documentation does not confirm that Council agrees with, or endorses, the content or assessments.

Representations:

Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **29 January 2025**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to kc@kingborough.tas.gov.au.



DRAWING SCHEDULE:

A00	COVER SHEET	D	02/01/25
A01	GENERAL NOTES	B	04/05/24
A02	LOCATION PLAN	B	04/05/24
A03	SITE PLAN	D	02/01/25
A04	FLOOR PLANS	D	02/01/25
A05	ELEVATION / SECTION	B	04/05/24
A06	ENSUITE ELEVATIONS	B	04/05/24
A07	WET AREA NOTES	C	04/12/24
A08	ENVIRONMENTAL MANAGEMENT PLAN	A	26/03/24

SITE & DWELLING INFORMATION:

Certificate of Title - CT:9998/2
Wind Speed Classification - N/A
Soil Classification - N/A
Thermal Climate Zone - Zone 7
BAL Rating - TBA
Corrosive Environment - Low

Existing Site Area - 19 030 m²
Existing Ground Floor Area - 140 m²
Existing Lower floor Area - 77 m²
Existing Deck Area - 22 m²

Planning Zone:
- 14.0 Environmental Living

Planning Code Overlay:
- Scenic Landscape Area,
- Landslide Hazard Area,
- Bushfire Prone Areas,
- Biodiversity Protection

Kingborough Council

Development Application: DA-2024-234

Plan Reference No: P3

Date Received: 09/1/2025

Date placed on Public Exhibition: 15/1/2025

PLANNING APPROVAL



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DRAWING: COVER SHEET			
CLIENT:	MR MARK SCOTT	DRAWN:	TH
PROJECT ADDRESS:	692 SUMMERLEAS RD, FERN TREE, TAS, 7054	DATE:	02/01/25
			DRAWING NUMBER: A00 D

DRAWING NOTES:

GENERAL

Builder shall ensure that all building works are in compliance with planning & building permits.

Builder to verify all drafting / dimensions & levels on site prior to commencement of work. (Do not scale drawings).

Materials & workmanship shall conform with the relevant codes & Australian Standards, to the Building Code of Australia & to local council regulations & manufacturers written instructions & specifications.

Builder to report to architect / drafters all discrepancies, variations or changes before proceeding with any building works.

Architectural drawings are to be read in conjunction with associated sub-consultants drawings & specifications. Any discrepancies are to be reported to the architect.

Architectural drawings to be checked, signed & dated by a Structural Engineer.

Surveyor shall verify all dimensions, setbacks, levels (relative to THD where possible), location of services, easements, title covenants, planning & building permit requirements & any information relating to the proposed building works.

CONCRETE

Concrete footings & slabs to be in accordance with AS 2870.

Concrete to be manufactured to comply with AS 3600 & have a strength @ 28 days of not less than N25 grade unless otherwise specified by structural engineer.

To have a 20 mm nominal aggregate size.

To have a nominal 60 mm slump.

Slab & footings to be reinforced as per engineers design / details & specification.

All steel reinforcing shall be supported in its correct position during concreting with approved bar chairs, spacers or support bars.

Place two layers of dpc or equivalent over blockwork supporting conc. slabs or beams.

All foundation materials shall be inspected & approved before pouring concrete footings for a safe bearing capacity..

Concrete slab on grade shall be prepared as follows:

- Strip off vegetation & soft topsoil.
- Fill as approved with specified granular material thoroughly compacted in 150 mm max layers.
- Lay polythene membrane material over sand blinding to structural engineers details.

MASONRY

All masonry to be constructed in accordance with AS 3700.

All masonry to have construction joints installed to structural engineers details filled with a suitable elastic membrane filler.

Mortar to be mixed 1:1:6 cement:lime:sand unless otherwise specified by structural engineer.

Damp proof course to be installed in accordance with AS 2904.

Where necessary steel lintels are to be installed in accordance with AS 4100 & AS / NZ 4600.

TIMBER FRAMING

All timber framing to be carried out in accordance with AS 1684 "National Timber Framing Code".

Verify terrain category & design wind speed prior to commencing framing.

Tie down & fixing connections to comply with AS 1684 unless otherwise specified by structural engineer.

STRUCTURAL STEEL

All structural steel framing to be constructed in accordance with AS 4100.

All welded & bolted connections to be constructed in accordance with AS 4100 unless otherwise specified by structural engineer.

Unless otherwise specified all steel work shall be wire brushed & painted one shop coat of zinc phosphate primer.

Builder shall provide & leave in place until permanent bracing elements are constructed, such temporary bracing as is necessary to stabilize the structure during construction.

Before any fabrication is commenced the builder shall submit copies of shop drawings to the structural engineer for review. Review is for verifying general conformity with the design intent. Dimensions will not be checked by structural engineer.

GLAZING

All glazing to comply with AS 1288. Builder required to comply with AS 2047 for design & installation of windows / doors for weather penetration & structural adequacy.

Provide compliance certificate to building surveyor prior to occupation of the building.

WET AREAS

All partitions to wet areas to be clad with wet area grade plasterboard.

Wet areas generally to comply with AS 3740 "Waterproofing of Wet Areas".

STAIRCASES & BALUSTRADES

Stair treads - 240 mm min - 355 mm max
Stair risers - 115 mm min - 190 mm max

Gaps in staircase treads or between balustrades are not to exceed 125 mm.

Balustrades required where level of landing or deck is greater than 1000 mm above adjacent ground level.

DRAINAGE & WATER RETICULATION

All drainage to be designed & constructed in accordance with AS 3500 & all relevant local authority requirements unless otherwise specified by services engineer.

Stormwater pipes to be UPVC class HD unless otherwise specified by services engineer.

Sewer pipes to be UPVC class SH unless otherwise specified by services engineer.

Provide 20 mm diam. copper water reticulation pipework unless otherwise specified by services engineer.

Backfill all trenches beneath vehicle pavement & slabs on grade to full depth with 20 mm for compacted to 95%.

Provide an overflow relief gully with tap over to a level of 150 mm min below finished floor level.

ELECTRICAL

All electrical works to comply with the current Australian Standards, local authority requirements & good building practice.

All new meter boxes are to be provided with circuit breakers & approved earth leakage protection.

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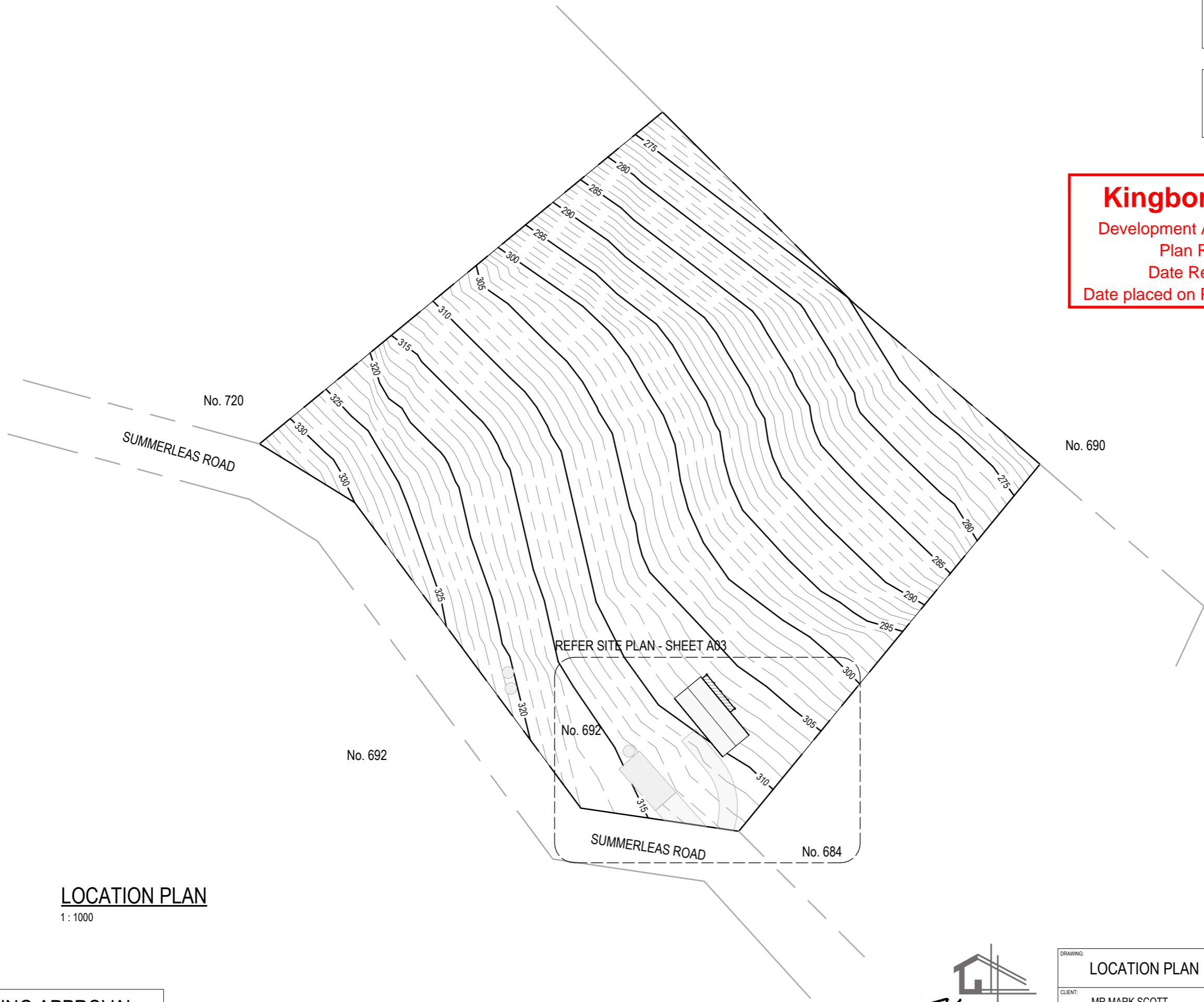
DRAWING: GENERAL NOTES			
CLIENT:	MR MARK SCOTT	DRAWN:	TH
PROJECT ADDRESS:	692 SUMMERLEAS RD, FERN TREE, TAS, 7054	DATE:	04/05/24
			DRAWING NUMBER: A01 B

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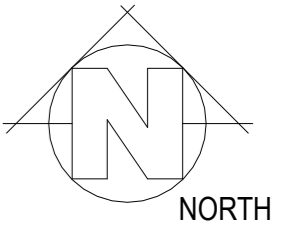
LOCATION NOTE:
 EXISTING DWELLING AND OUTBUILDING LOCATIONS
 DETERMINED FROM AERIAL PHOTOGRAPHY WITH CADASTRE
 BOUNDARY OVERLAY FROM WWW.THELIST.TAS.GOV.AU

SITE ANALYSIS:
 THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE
 PROPERTY'S EXISTING MAINTAINED LANDSCAPED AREA
 (GRASSED LAWN). NO PLANTING OR TREES ARE PROPOSED
 TO BE REMOVED FROM THE SITE FOR THIS DEVELOPMENT

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LOCATION PLAN
 1 : 1000



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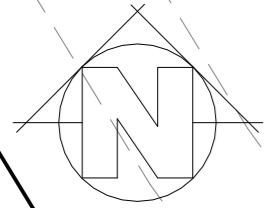
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DRAWING: LOCATION PLAN		
CLIENT: MR MARK SCOTT	DRAWN: TH	DRAWING NUMBER: A02 B
PROJECT ADDRESS: 692 SUMMERLEAS RD, FERN TREE, TAS, 7054	DATE: 04/05/24	

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NORTH
 (CT: 122989 / 15)

No. 692
 LOT. 2
 AREA 19 080 m²

AREA OF PROPOSED WORKS CONTAINED
 WITHIN THE EXISTING BUILDING FOOTPRINT
 - LOWER GROUND FLOOR 20.85 m²
 - ANCILLARY DWELLING 56.99m²

EXISTING DWELLING
 (157 m²)

EXISTING
 GARAGE

EXISTING
 DRIVEWAY

EXISTING
 DRIVEWAY

No. 692

No. 692

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SITE PLAN
 1 : 200

SUMMERLEAS ROAD

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DRAWING: SITE PLAN		DRAWN: TH		DRAWING NUMBER: A03 D
CLIENT: MR MARK SCOTT	PROJECT ADDRESS: 692 SUMMERLEAS RD, FERN TREE, TAS, 7054	DATE: 02/01/25		

FLOOR AREAS:

DWELLING (MEASURE FROM FACE OF EXTERNAL WALLS)

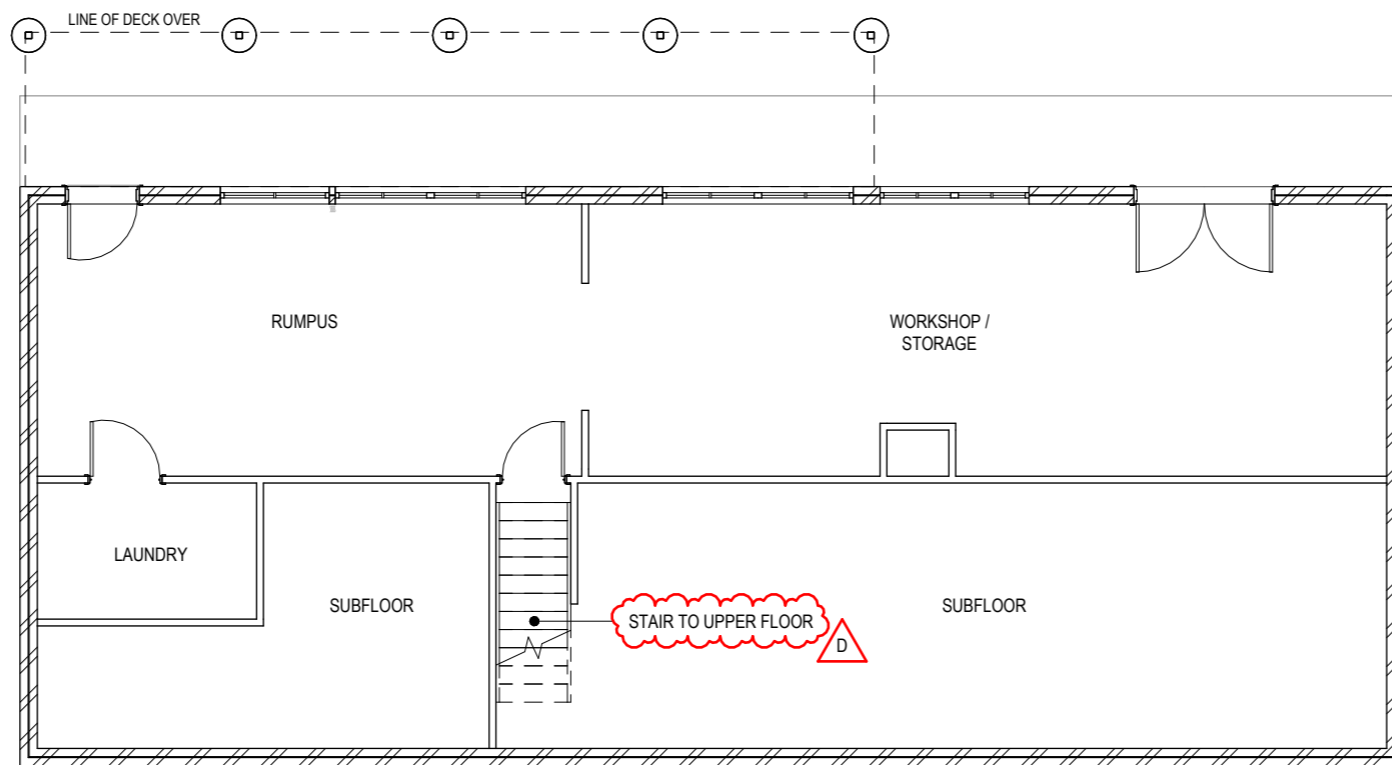
EXISTING DWELLING :	
GROUND FLOOR -	140.21 m ²
LOWER GROUND FLOOR -	77.84 m ²
	218.05 m ²
DECK -	22.91 m ²
GARAGE -	125.0 m ²
PROPOSED DWELLING :	
GROUND FLOOR -	140.21 m ²
LOWER GROUND FLOOR -	20.85 m ²
ANCILLARY DWELLING -	56.99 m ²
	218.05 m ²
DECK -	22.91 m ²
GARAGE -	125.0 m ²

CONDENSATION NOTE:

Builder to refer to ABCB Condensation in Buildings Handbook 2014 (download from www.abcb.gov.au) for correct building techniques to reduce condensation in buildings.

ANCILLARY DWELLING NOTE:

Ancillary dwelling to share site access, parking, and site services including water, sewerage, gas, electricity, telecommunications and all associated meters with primary dwelling.



WASTEWATER SYSTEM NOTE:

The existing on-site wastewater management system has been serviced and upgraded in recent years with a like-for-like replacement. It has been assessed and deemed adequate to accommodate the additional hydraulic loading anticipated from this proposal.

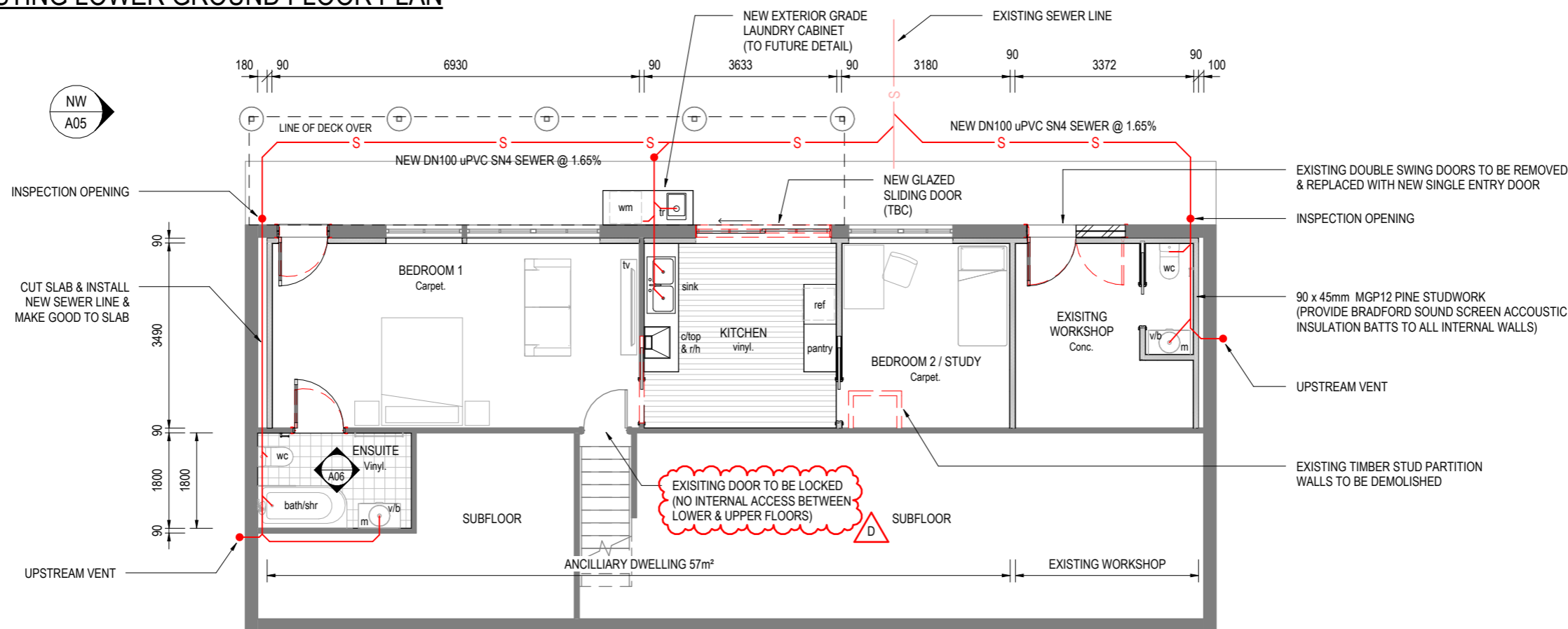
NOTE:

Builder to ensure that min. average ceiling height of 2.35m is maintained between the finished floor level & finished ceiling level as outlined in engineers direction / performance solution report by Aldanmark consulting engineers. (floor finishes / materials to client selection)

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EXISTING LOWER GROUND FLOOR PLAN

1 : 100



PROPOSED LOWER GROUND FLOOR PLAN

1 : 100

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DRAWING: FLOOR PLANS			
CLIENT: MR MARK SCOTT	DRAWN: TH	DRAWING NUMBER: A04 D	
PROJECT ADDRESS: 692 SUMMERLEAS RD, FERN TREE, TAS, 7054	DATE: 02/01/25		

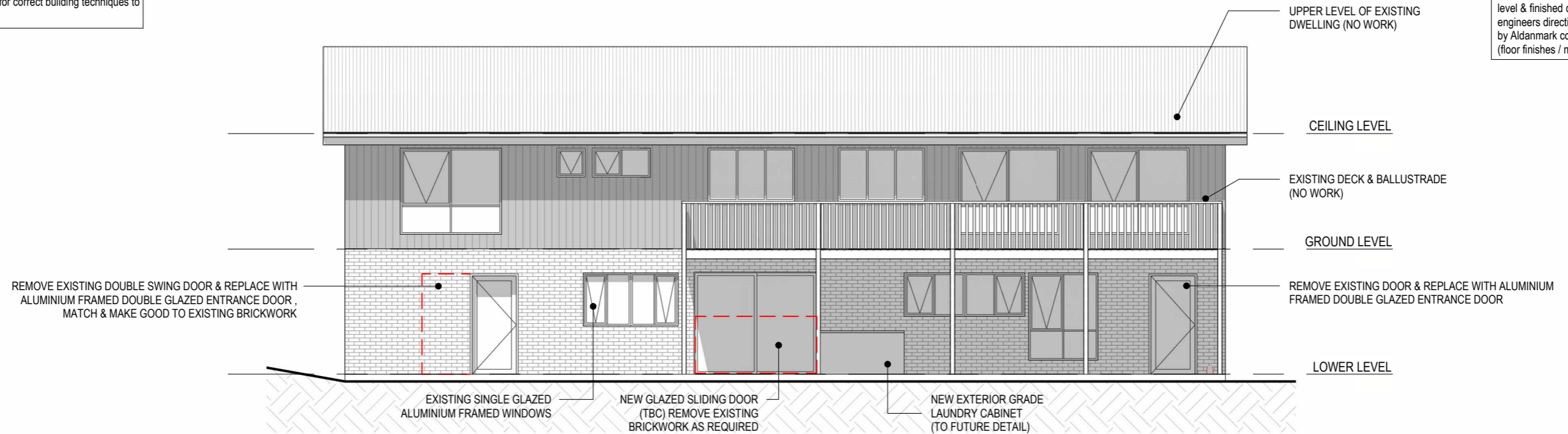
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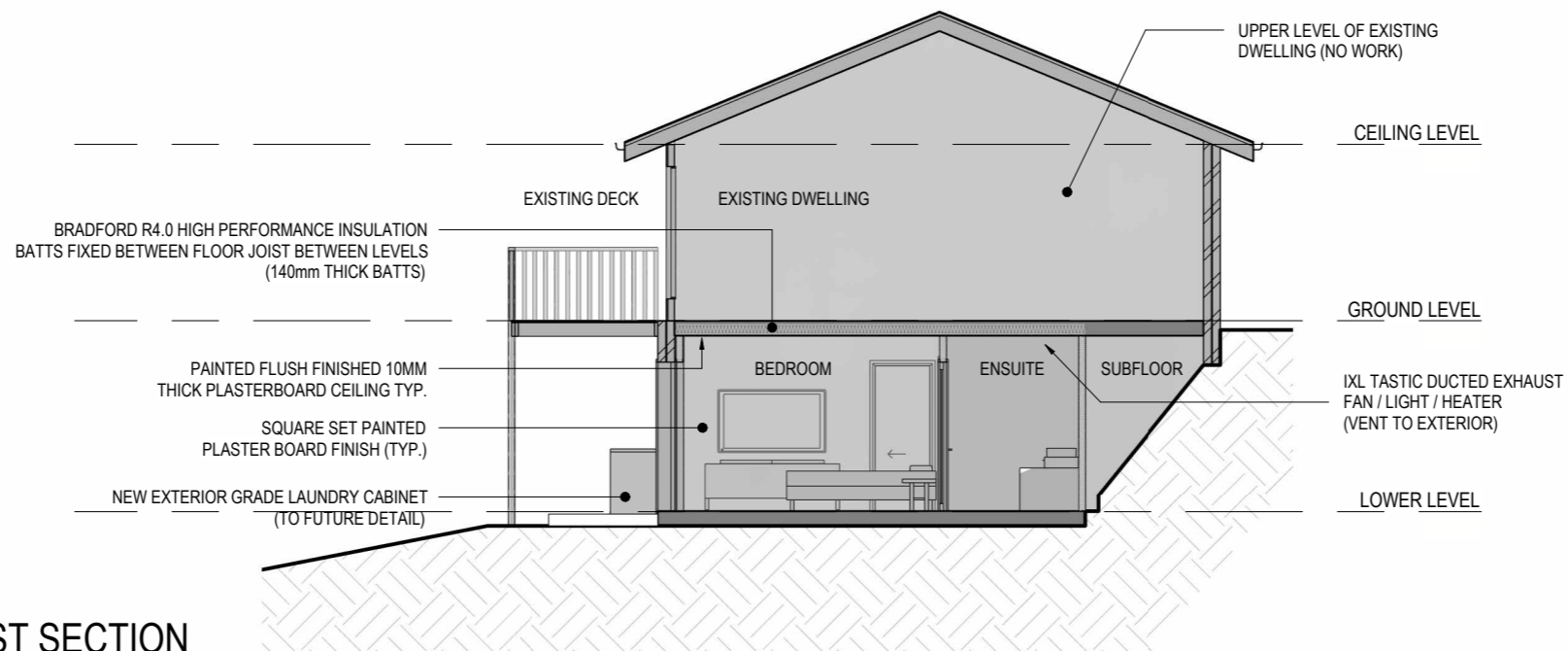
NOTE:

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NE NORTH EAST ELEVATION
1:100

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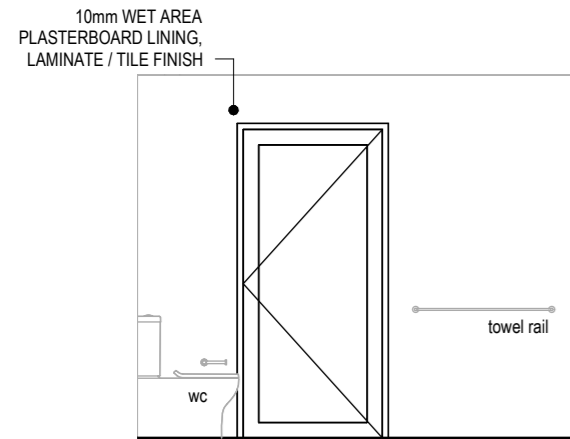
NW NORTH WEST SECTION
A04 1:100

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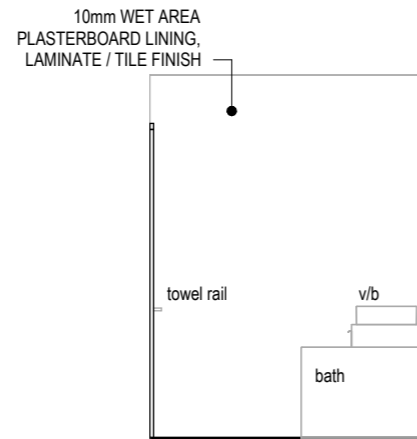
PLANNING APPROVAL



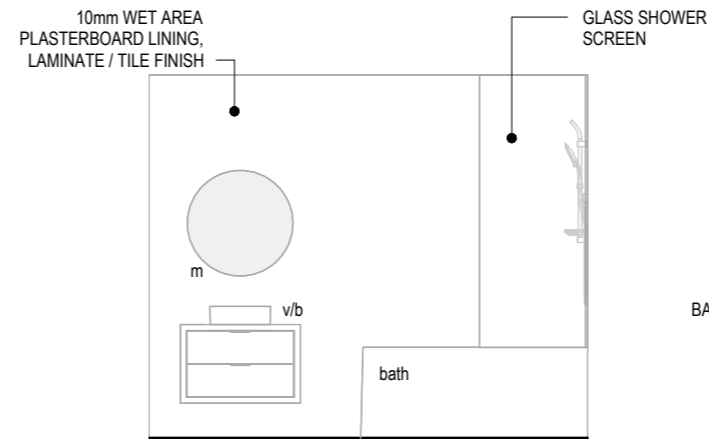
DRAWING: ELEVATION / SECTION			
CLIENT: MR MARK SCOTT	DRAWN: TH	DRAWING NUMBER: A05 B	
PROJECT ADDRESS: 692 SUMMERLEAS RD, FERN TREE, TAS, 7054	DATE: 04/05/24		



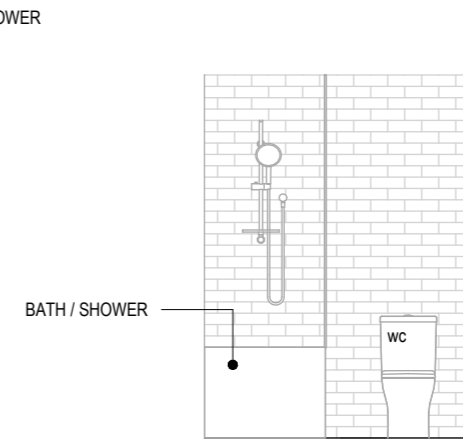
a ENSUITE - a
A04 1:50



b ENSUITE - b
A04 1:50



c ENSUITE - c
A04 1:50



d ENSUITE - d
A04 1:50

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DRAWING: ENSUITE ELEVATIONS			
CLIENT:	MR MARK SCOTT	DRAWN:	TH
PROJECT ADDRESS:	692 SUMMERLEAS RD, FERN TREE, TAS, 7054	DATE:	04/05/24
			A06 B

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WATERPROOFING & FINISHES

Construction of new bathroom, ensuite, laundry & W/C's SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3740-2010 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS. GENERALLY TILE FINISH TO WALLS & FLOOR THROUGHOUT. DEPENDING ON THE SELECTED SIZE, FLOOR TILES MAY REQUIRE DIAGONAL CUTTING TO ACHIEVE FALLS TOWARDS FLOOR WASTE. SILICON SEAL TO FLOOR/WALL & INTERNAL WALL TILE JUNCTIONS. WHERE PAINTING, SUITABLY PREPARE SURFACE FOR PRIMING. APPLY SEMI-GLOSS FINISH TO WALLS & SUITABLE WET AREA PAINT FINISH TO CEILING.

Where a ceiling rose is proposed, the ceiling should be waterproof.

*BUILDER TO CONFIRM LOCATION OF SHOWER HEAD OUTLET. WATERPROOF THE FOLLOWING BATHROOM, ENSUITE & LAUNDRY AREAS & W/C floors:-
SHOWER BAY INTERNAL WALL CORNERS MIN. 1800mm ABOVE FLOOR LEVEL OF SHOWER BASE.
ALL OTHER FLOOR/WALL JUNCTIONS MIN. 25mm UP WALL.

WATERPROOFING OF ALL INTERNAL WET AREAS SHALL BE IN ACCORDANCE WITH PART 3.8.1 OF THE BCA, AND AS3740 - WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS . PROVIDE THE FOLLOWING AS A MINIMUM SUBSTRATE TO:-
WALLS - 6mm 'HARDIES VILLABOARD' FIBRE CEMENT SHEET. FLOORS - 18mm 'HARDIES COMPRESSED' SHEET or 19mm W/R 'STRUCTAFLOOR' SHEET.

WATERPROOFING MEMBRANES MUST COMPLY WITH AS/NZS 4858, AND SHALL BE INSTALLED IN ACCORDANCE WITH AS3740-2004. ALL TAP & SPOUT PENETRATIONS WHERE THEY OCCUR IN A WALL REQUIRED TO BE WATERPROOF.

Water proof membranes must comply with AS.NZS 4858, and installed strictly in accordance with manufacturer's instructions.

Note: particular attention is to be paid to the definition of 'enclosed & unenclosed shower.' Water stop is to be installed under all shower screens and door openings, or along the edge of the shower area that is measured 1500mm from the shower rose connection point to the wall or ceiling (where hobless construction is proposed). In addition a water stop is to be installed at the room entry threshold where an open shower or bath is specified. The entire shower floor should be falled at a rate of 1:80mm minimum (1: 60 preferable).

1.4.25 Waterproofing system

A combination of elements that are required to achieve a waterproof barrier as required by this Standard (e.g., substrate, membrane, bond breakers, sealants and finishes).

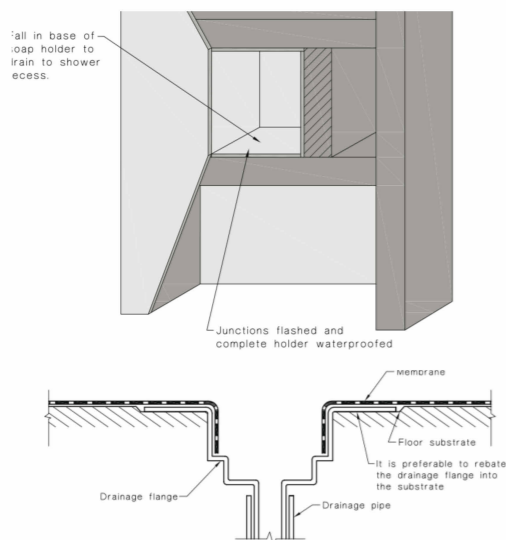
NOTE: A waterproofing system for a bathroom floor may include lining it with a material in accordance with Clause 2.4.1, Item (a), (b) or (d) or by using a waterproof flexible sheet flooring material in accordance with Clause 2.4.1(c).

1.4.26 Water resistant (WR)

The property of a system or material that restricts moisture movement and will not degrade under conditions of moisture.

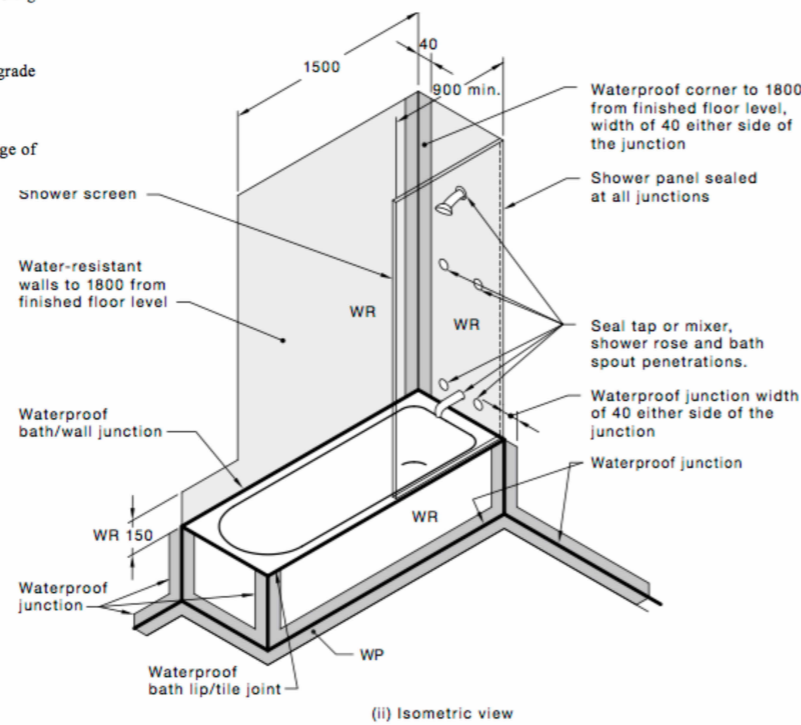
1.4.27 Water stop

A vertical extension of the waterproofing system forming a barrier to prevent the passage of moisture in the floor.



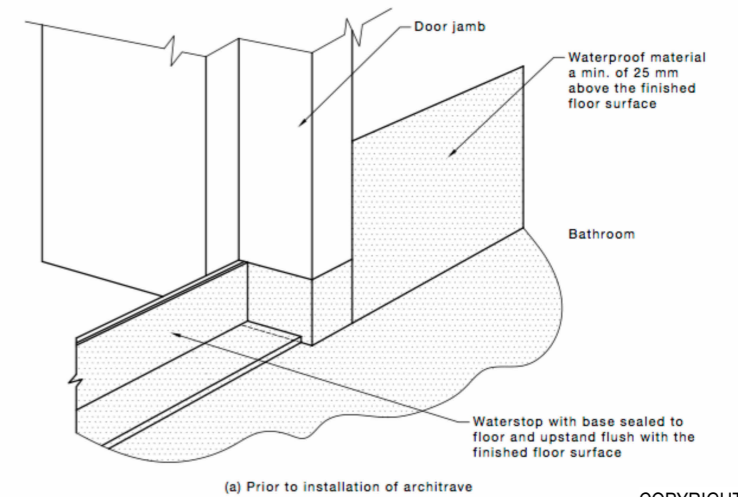
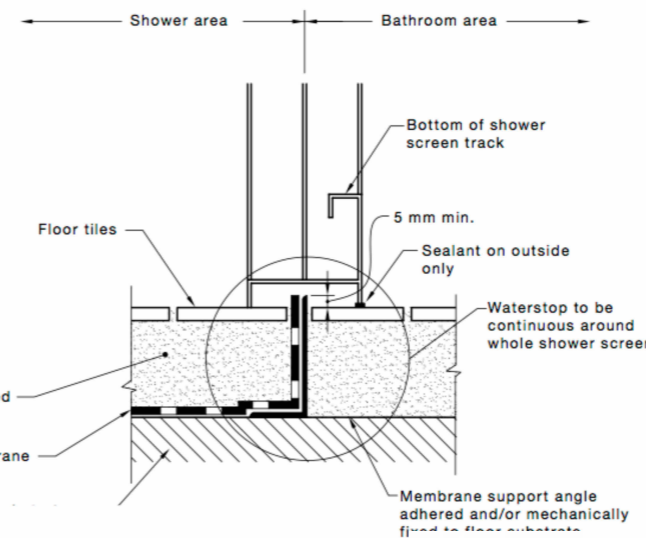
3.10.2 Tap penetrations through horizontal surfaces

Tap penetrations on horizontal surfaces surrounding baths and spas shall be waterproofed by sealing with proprietary flange systems or the tap body to the membrane, or substrate where a membrane is not required.



WATERPROOFING AND WATER RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS IN WET AREAS

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall/floor junctions	Penetrations
Shower area (enclosed and unenclosed)					
With hob	Waterproof floor in shower area (including any hob or step-down)	(a) Waterproof all walls in shower area to a height the greater of— (i) not less than 150 mm above floor substrate; or (ii) not less than 25 mm above maximum retained water level; and (b) Water resistant walls in shower area to not less than 1800 mm above finished floor level of the shower	Waterproof wall junctions within shower area	Waterproof wall/floor junctions within shower area	Waterproof penetrations in shower area
With step-down					
Without hob or step-down					
With preformed shower base	N/A	Water-resistant walls in shower area to not less than 1800 mm above finished floor level of the shower	Waterproof wall junctions within shower area	Waterproof wall/floor junctions within shower area	Waterproof penetrations in shower area
Area outside shower area					
For concrete and compressed fibre-cement sheet flooring	Water-resistant floor of the room	N/A	N/A	Waterproof wall/floor junctions	N/A
For timber floors, including particleboard, plywood and other timber-based flooring materials	Waterproof floor of the room				
For concrete and compressed fibre-cement sheet flooring	Water-resistant floor of the room	(a) Water-resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall (b) Water-resistant all exposed surfaces below vessel lip	Water-resistant junctions within 150 mm above a vessel for the extent of the vessel	Water-resistant wall/floor junctions for the extent of the vessel	Waterproof tap and spout penetrations where they occur in horizontal surfaces
For timber floors, including particleboard, plywood and other timber-based flooring materials	Waterproof floor of the room				
Inserted baths and spas	(a) Waterproof shelf area, incorporating waterstop under the bath lip (b) No requirement under bath	(a) Waterproof to not less than 150 mm above lip of bath or spa <i>and</i> (b) No requirement under bath	(a) Waterproof junctions within 150 mm above bath or spa <i>and</i> (b) No requirement under bath	N/A	Waterproof tap and spout penetrations where they occur in horizontal surfaces
Walls adjoining other vessel (e.g. sink, basin or laundry tub)	N/A	Water-resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall	Waterproof wall junctions where a vessel is fixed to a wall	N/A	Waterproof tap and spout penetrations where they occur in surfaces required to be waterproof or water resistant
Laundries and WCs	Water-resistant floor of the room	N/A	N/A	Waterproof wall/floor junctions	Waterproof penetrations where they occur in surfaces required to be waterproof



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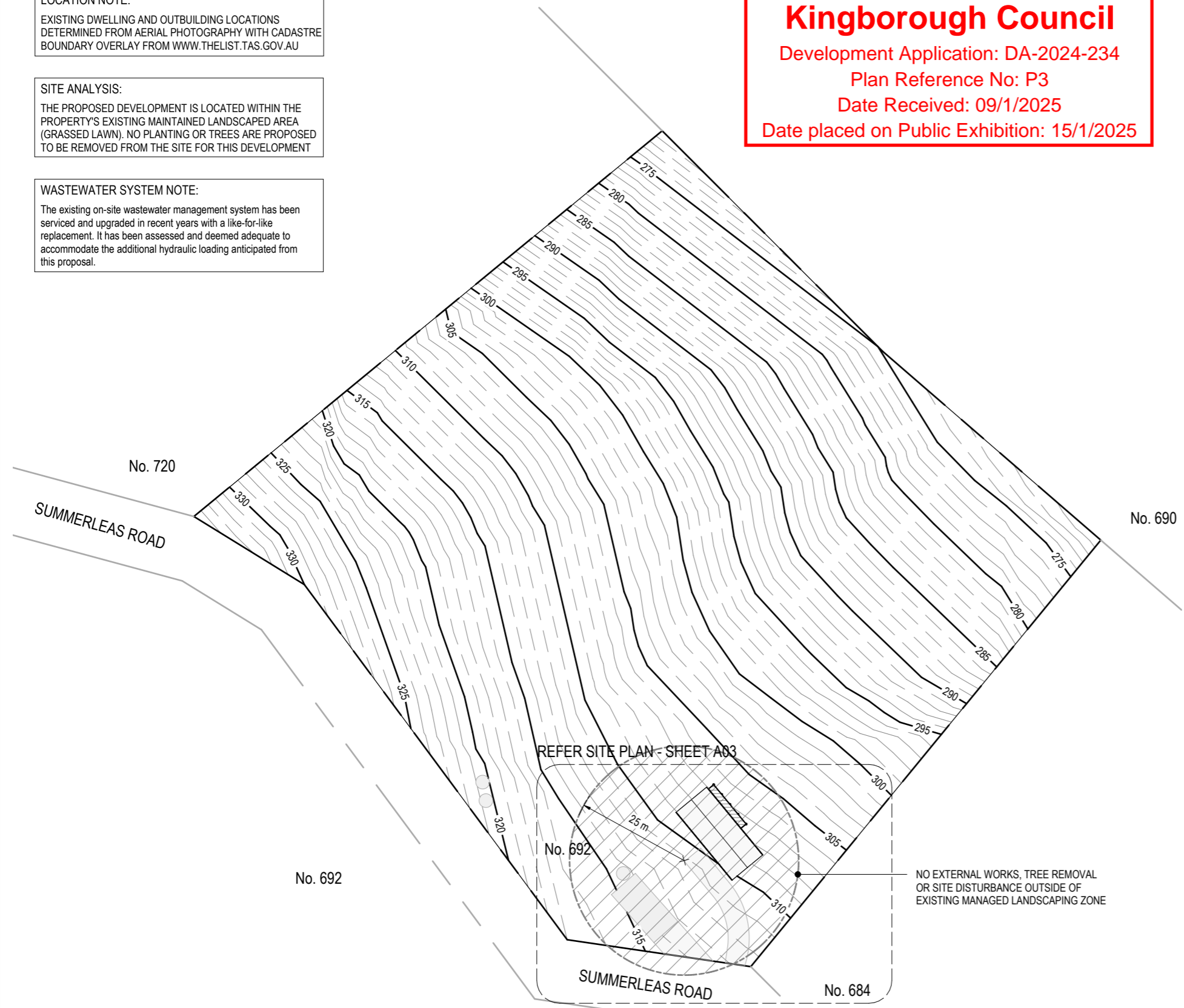
DRAWING: WET AREA NOTES			
CLIENT: MR MARK SCOTT	DRAWN: TH	DRAWING NUMBER: A07 c	
PROJECT ADDRESS: 692 SUMMERLEAS RD, FERN TREE, TAS, 7054	DATE: 04/12/24		

LOCATION NOTE:
EXISTING DWELLING AND OUTBUILDING LOCATIONS DETERMINED FROM AERIAL PHOTOGRAPHY WITH CADASTRE BOUNDARY OVERLAY FROM WWW.THELIST.TAS.GOV.AU

SITE ANALYSIS:
THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE PROPERTY'S EXISTING MAINTAINED LANDSCAPED AREA (GRASSED LAWN). NO PLANTING OR TREES ARE PROPOSED TO BE REMOVED FROM THE SITE FOR THIS DEVELOPMENT

WASTEWATER SYSTEM NOTE:
The existing on-site wastewater management system has been serviced and upgraded in recent years with a like-for-like replacement. It has been assessed and deemed adequate to accommodate the additional hydraulic loading anticipated from this proposal.

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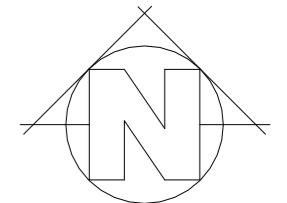


Issue	Explanation	Strategies	Landowner Response
Tree root protection	Damage to tree roots may impact upon the health of the trees or cause them to die. Damaging activities include: a) Storing of building materials; b) Vehicular traffic; c) Placement of fill; and d) Excavation works. Identifying and delineating tree roots protection zones enables this area to be protected during and following construction activities. The radius of a tree root protection zone can be calculated by multiplying the diameter of the tree trunk at 1.5m high by 12; An encroachment of 10% or more is likely to cause damage to a tree. Refer to detailed notes below.	Identify trees which may be impacted during construction. Delineating the tree root protection zone using a fence or other suitable material prior to commencement of construction. Ensure no damaging activities occur within the zone following the completion of construction.	Storage of building materials & vehicular traffic confined to the existing driveway, no bulk fill or external excavation works required on site.
Weed Management	Building and works may result in the spread of existing weeds or the introduction of new weeds into a site.	Key areas to consider to reduce the likely hood of new infestations or increasing existing infestations include: identifying and treating existing weed infestations within the vicinity of the proposed development area prior to works commencing; ensuring all fill brought onto the site is free from weed material; ensure construction vehicles are washed down before entering the site; avoid moving soil from infested areas to clean areas.	Vehicular traffic confined to the existing driveway, no bulk fill or external excavation works required on site.
Vehicle hygiene	In addition to preventing the spread of weeds, vehicle hygiene is important for preventing the spread of soil borne pathogens such as Phytophthora cinnamomi, a soil borne disease resulting in die-back of native vegetation. Responsible contractors will wash down excavators and other machinery	Ensure contractors follow vehicle hygiene measures. Ensure vehicles coming onto the site are free from contaminating material e.g. mud	No excavators or heavy equipment required onsite, works confined within footprint of existing dwelling
Bushfire hazard management	Implementing bushfire hazard management measures, including vegetation removal and modification, in accordance with a plan by an accredited practitioner is necessary in Bushfire Prone Areas. However the planning scheme requires these measures are implemented to the minimum extent necessary and not all native vegetation requires removal and individual trees can be retained providing the required separation distances are achieved.	Clearly show how you will manage native vegetation within the hazard management area, including identification of individual trees for retention and how ground fuels will be managed.	Hazard management measures used for existing dwelling to apply as works are within footprint of existing dwelling. Existing managed area shown on Environmental Management Plan
Vegetation management and habitat for native animals	The following activities may impact on native vegetation, including habitat values: fire wood collection, construction of tracks and trails, grazing, unnecessary clearing for bushfire, impact of cats and dogs on native fauna, removal of fallen deadwood, weeds including garden plants.	Clearly show that your proposal does not include any vegetation removal. Select non-invasive plants for use in landscaped areas, manage the understorey only as required within approved bushfire hazard management areas, restrict grazing in areas of native vegetation, minimise the construction of tracks and trails, manage weeds invading bushland areas, leave dead wood on the ground as valuable habitat and exclude areas for firewood collection.	No existing vegetation to be removed from site due to proposed construction works.
Waterways or the coast	Disturbance near or within waterways or the coast can cause sediment runoff, erosion, damage stream-side (riparian) or coastal vegetation and impact on aquatic ecosystems. The manual by DPIWE, 2003 provides guidances around working in and near waterways; 'Wetlands and Waterways Works Manual' Insert reference to Coastal Works Manual	All works within the waterway must be designed and constructed so as to: • Minimise impacts on existing natural values, including riparian vegetation and in-stream habitat and bank condition; and • Retain existing flow capacity; • Retain existing waterway bed levels. The plans should specify sediment and erosion control measures to be implemented during and after construction, including the location and type of sediment fencing.	No external soil disturbance onsite, works confined within footprint of existing dwelling

ENVIRONMENTAL MANAGEMENT PLAN

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PLANNING APPROVAL



DRAWING: ENVIRONMENTAL MANAGEMENT PLAN			
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PROJECT ADDRESS: 692 SUMMERLEAS RD, FERN TREE, TAS, 7054	DATE: 04/12/24		