GLAMORGAN/SPRING BAY COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **11 High Street, Swansea**
CT 206976/1

PROPOSAL: **Subdivision into Three (3) Lots**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 25 November 2026.

APPLICANT:	**PDA Surveyors**
DATE:	**27/06/2025**
APPLICATION NO:	**SA 2025 / 015**

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	PDA Surveyors, Engineers & Planners		
Contact person: (if different from applicant)	Allan Brooks		
Address:	3 Franklin Street		
Suburb:	Swansea	Post Code:	7190
Email:	allan.brooks@pda.com.au	Phone: / Mobile:	0448 453 971

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)	
Address:	
Suburb:	
Email:	

Details of Site *(Note: If your application is discretionary, the following will be placed on public exhibition)*			
Address of proposal:	11 High Street		
Suburb:	Swansea	Post Code:	7190
Size of site: (m^2 or Ha)	3.26ha		
Certificate of Title(s):	206976/1		
Current use of site:	Residential		

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General Application Details *Complete for All Applications*	
Description of proposed use or development:	3 Lot Subdivision
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	
Is the property on the State Heritage Register? (Circle one)	☐ Yes / No ☐

For all Non-Residential Applications	
Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	

Personal Information Protection Statement

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

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Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:

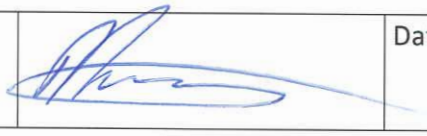
- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of *the Land Use Planning and Approvals Act 1993.*

Applicant Signature:		Date:	04/06/2025

Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:	 Jesse Walker - Unit Manager (Assessments)	Date:	29/08/2025

If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

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Checklist of application documents:

Taken from Section 6 of the Planning Scheme

An application must include:

- ☐ a signed application form;
- ☐ any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- ☐ details of the location of the proposed use or development;
- ☐ a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- ☐ a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- ☐ any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- ☐ a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
  - (i) the existing and proposed use(s) on the site;
  - (ii) the boundaries and dimensions of the site;
  - (iii) topography including contours showing AHD levels and major site features;
  - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
  - (v) soil type;
  - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
  - (vii) the location and capacity and connection point of any existing services and proposed services;
  - (viii) the location of easements on the site or connected to the site;
  - (ix) existing pedestrian and vehicle access to the site;
  - (x) the location of existing and proposed buildings on the site;
  - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
  - (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- ☐ where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
  - (xvi) the internal layout of each building on the site;
  - (xvii) the private open space for each dwelling;
  - (xviii) external storage spaces;
  - (xix) parking space location and layout;
  - (xx) major elevations of every building to be erected;
  - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
  - (xxiii) materials and colours to be used on roofs and external walls.

Department of Natural Resources and Environment Tasmania

CROWN LANDS ACT 1976

WORKS AND/OR DEVELOPMENT APPLICATION REQUEST

Tasmania

IMPORTANT INFORMATION

- Lodge this form to apply to Property Services to:
  1. undertake works on Crown land, and/or
  2. obtain Crown consent to lodge a Development Application.
- If adequate information is not provided this application may be delayed or declined.
- If insufficient space is provided please attach a separate page.
- Where the works result in a change to your lease/licence area, you may need to also complete a new application form and pay the relevant fees, you will be advised.

Mandatory fields

1. APPLICANT DETAILS

(circle) Mr/Mrs/Miss/Ms	APPLICANT (Full Name, Company or Business Name)*: PDA Surveyors, Engineers and Planners
Daytime contact number: 6331 4099	
Email Address: allan.brooks@pda.com.au	
Residential Address: Post Code	
Postal Address: 3/23 Brisbane Street, Launceston Post Code 7250	

Who should be contacted about this request? *(If different to above).*

Name*: Allan Brooks
Organisation*: PDA Surveoyrs, Engineers and Planners
Position Title: Planner
Daytime contact number: 6331 4099
Email Address: allan.brooks@pda.com.au
Postal Address*: 3/23 Brisbane Street, Launceston Post Code: 7250

2. LOCATION OF THE CROWN LAND

Property Identification Number (PID) or Title Reference: 206976/1
Address*: 11 High Street, Swansea Post Code: 7190
Describe **where** the works will be undertaken. Include the location of the works in relation to surrounding structures and land features such jetties, fences, rivers, and foreshore. Mark the location on maps, diagrams, photos or other forms of illustration to add detail and clarification. Use of road reserve for access to Lot 3

3. DETAILS ABOUT THE WORKS

Describe **what** work is proposed. Include the design, size, orientation and layout of structures or vegetation and the materials to be used. Attach plans, diagrams, photos and other illustrations that add detail and clarification*. Use of existing track for access, no proposed work unless specified in permit.
Describe **how** the works will be undertaken. Detail the processes, techniques and equipment. Arrangements such as site settings, engineering and/or work management, maps, diagrams, photos and other illustrations would add detail and clarification*.
Will heavy machinery and equipment be required to cross public spaces? Yes ☐ No ☐ If yes, identify the route from the public road to the site on Crown land. Mark the route on maps, diagrams, photos or other forms of illustration.

4. LEASE/LICENCE DETAILS *(where known)*

Lease/Licence Number:	File Number:
Date on which the current lease/licence will expire*:	

5. COUNCIL REQUIREMENTS*

Before lodging this Application seek advice from Council Planning regarding Council requirements. *This application cannot proceed without this advice.*

Are there any Council requirements? Yes ☒ No ☐ If Yes, answer a) and b) below.

a) Is Crown consent to a Development Application required? Yes ☒ No ☐

If yes, supply a copy of the complete and final Development Application package. The complete package includes the Council Development Application form and any documents, reports and plans that will be lodged for Council's consideration.

b) Is Crown consent to a Building or Plumbing Application required? Yes ☐ No ☐

If yes, supply a copy of the complete and final Building or Plumbing Application package. The complete package includes the Council Application form and any documents, reports and plans that will be lodged for Council's consideration.

6. TIMEFRAMES

What dates do you intend to undertake the work:

Start Date: 1/10/2025	End Date: 1/11/2025
If there is an important deadline state the date	
Explain why the deadline is important:	

7. SIGNATURE OF APPLICANT

Name: Allan Brooks

Signed: .....

Date: 4/6/25

PS Office Use Only

Received Doc ONE ID: .....

Folder ID: .....

CLAIMS: .....

8. CHECKLIST

- ☐ Documents that describe **what** work is proposed e.g. plans, diagrams.
- ☐ Documents that illustrate **how** the work will be undertaken e.g. management plans, diagrams.
- ☐ Illustrations, maps that identify **where** the work will be undertaken.
- ☐ Illustrations, maps that **identify the route** from the public road to the works site on Crown land.
- ☐ The complete Development, Building and/or Plumbing Application package if required by council.
- ☐ A copy of Public Liability insurance covering the proposed works.

Where there is an agreement holder for the leased/licensed Crown land, attach:

- ☐ A copy of their Public Liability insurance
- ☐ A letter from the agreement holder supporting this Works Application
- ☐ The agreement holders contact details

- ☐ If you are acting on behalf of a client please submit a copy of authorisation to do so.

Privacy Statement

Personal information is collected for the purpose of processing, assessing and determining this application and may be disclosed to local government, Forestry Tasmania, Mineral Resources Tasmania, adjoining landowners, agents of the Property Services, law enforcement agencies, courts and other organisations authorised to collect it. It may be disclosed to other public sector bodies where necessary for the efficient storage and use of the information. It is managed in accordance with the Right to Information and may be accessed by the individual to whom it relates on request to the Department of Natural Resources and Environment Tasmania. A fee may be charged for this service.

Applications can be lodged at
PropertyServices@parks.tas.gov.au OR
Property Services
GPO Box 44, Hobart TAS 7001

Contact
Property Services Message Service 6169 9015
(leave message and calls are returned within two business days)
www.parks.tas.gov.au/ps

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
206976	1
EDITION	DATE OF ISSUE
3	07-Dec-2004

SEARCH DATE : 28-Mar-2025
SEARCH TIME : 11.20 AM

DESCRIPTION OF LAND

Town of SWANSEA
Lot 1 on Plan 206976
Derivation : Lot 1 Sec G.g Gtd to F Rapp
Prior CT 2376/87

SCHEDULE 1

C331605 TRANSFER to MALCOLM JEFFREY PASKIN and ALISON PASKIN
Registered 21-Sep-2001 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C579656 MORTGAGE to National Australia Bank Limited
Registered 07-Dec-2004 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL – NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE CONVENIENCE TO REPLACE
Purchase Grant Vol. 120 Fol. 66

CERTIFICATE OF TITLE

Register Book
Vol. 2376 Fol. 87

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Recorder of Titles.

RECORDER OF TITLES TASMANIA

THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

REGISTERED NUMBER 206976

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

DESCRIPTION OF LAND

TOWN OF SWANSEA
EIGHT ACRES NINE PERCHES on the Plan hereon.

FIRST SCHEDULE (continued overleaf)

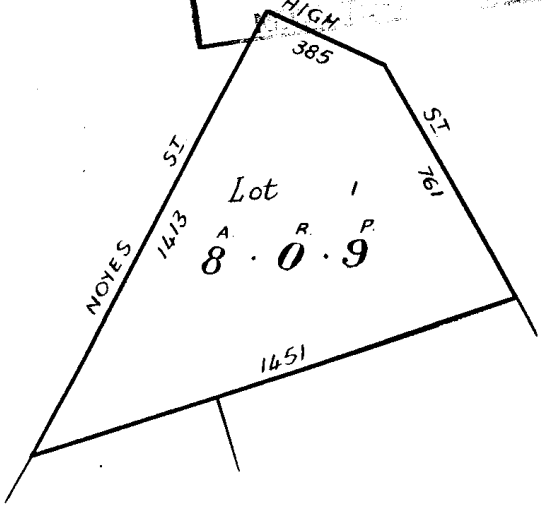
WILLIAM THOMAS GRAHAM of Swansea, Farmer.

Recorder of Titles

SECOND SCHEDULE (continued overleaf)

NIL

CANCELLED
28 NOV 1994
HIGH



Lot 1 (Sec Gg)
Gt to F Rapp
Meas in Links

First Edition. Registered 29 JUL 1968
Derived from P.G. Vol. 120 Fol. 66 – Transfer A8096 F.S.H.Rapp

Tasmanian Government

Department of Natural Resources,
and Environment Tasmania

GPO Box 44, Hobart, TAS 7001 Australia
Ph 1300 TAS PARKS / 1300 827 727 Fax 03) 6223 8308
www.parks.tas.gov.au

Enquiries: Rhys Johnson
Phone: 03 6165 4677
Email: rhys.johnson@parks.tas.gov.au
Our ref: 25/1751

29 August 2025

Mr Allan Brooks
PDA Surveyors, Engineers & Planners
3/23 Brisbane Street
Launceston TAS 7250

Dear Mr Brooks,

LODGEMENT OF PLANNING APPLICATION
PDA SURVEYORS, ENGINEERS & PLANNERS
3 LOT SUBDIVISION
11 HIGH STREET SWANSEA

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993* (LUPAA), is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Natural Resources and Environment Tasmania.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

Please also note, it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or Reserved land. Additionally, it is not the Parks and Wildlife Service's practice for the Crown to enter into agreements under Part 5 of LUPAA in support of developments on private property.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

Jesse Walker
Unit Manager (Assessments)

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference: DA - 11 HIGH ST SWANSEA
Requested For: PDA Surveyors
Report Type: Summary Report
Timestamp: 03:28:13 PM Friday 13 June 2025

Threatened Flora: buffers Max: 500m
Threatened Fauna: buffers Max: 500m
Raptors: buffers Max: 500m
Tasmanian Weed Management Act Weeds: buffers Max: 500m
Geoconservation: buffer 500m
Acid Sulfate Soils: buffer 500m
Threatened Communities: buffer 500m

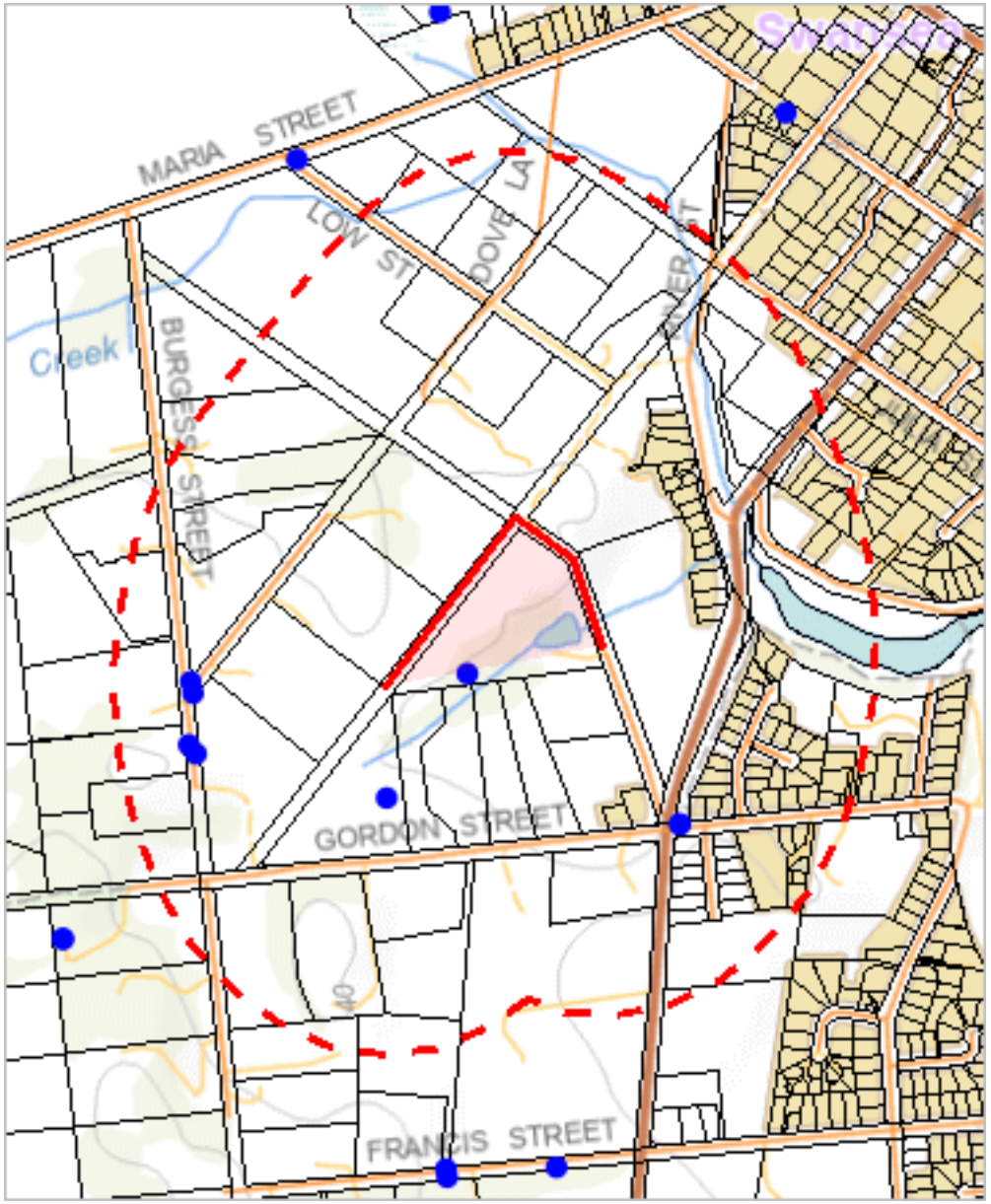


The centroid for this query GDA94: 588316.0, 5335149.0 falls within:

Property: 5274852

Threatened flora within 500 metres

588983, 5335953



587627, 5334312

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

Threatened flora within 500 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Threatened flora within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Melaleuca pustulata	warty paperbark	r		e	5	30-Oct-2007
Ozothamnus lycopodioides	clubmoss everlastingbush	r		e	1	01-Oct-1892
Vittadinia burbidgeae	smooth new-holland-daisy	r		e	2	02-Jan-2011

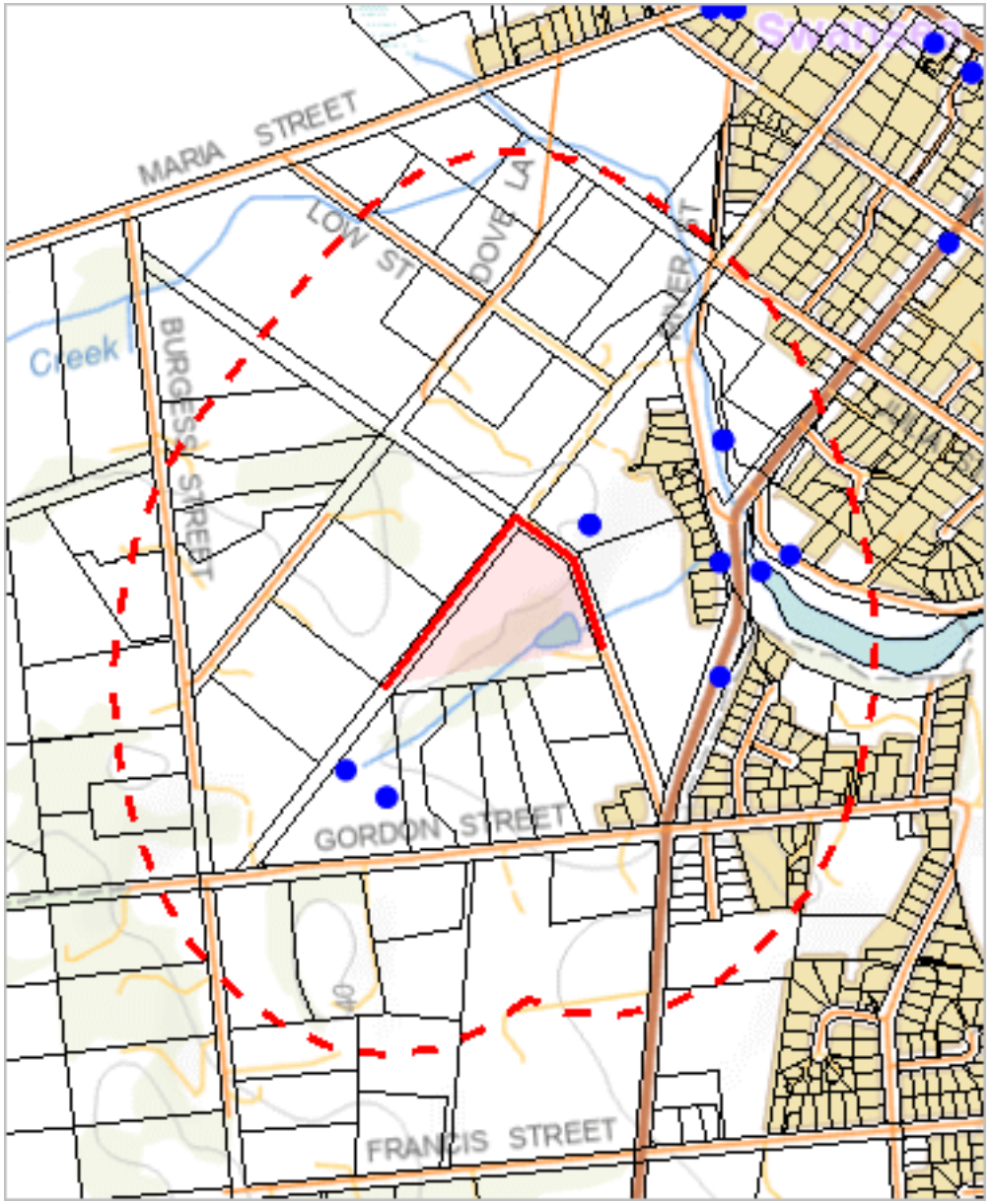
Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 500 metres

588983, 5335953



587627, 5334312

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

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels



Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	16-Sep-2006
Gazameda gunnii	Gunn's screw shell	v		ae	1	11-Apr-1987
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	25-Jul-2022
Sarcophilus harrisii	tasmanian devil	e	EN	e	4	13-Jan-1993
Thinornis rubricollis	hooded plover		VU	n	4	01-Jan-1900
Tyto novaehollandiae	masked owl	pe	PVU	n	1	01-Jan-1987

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres

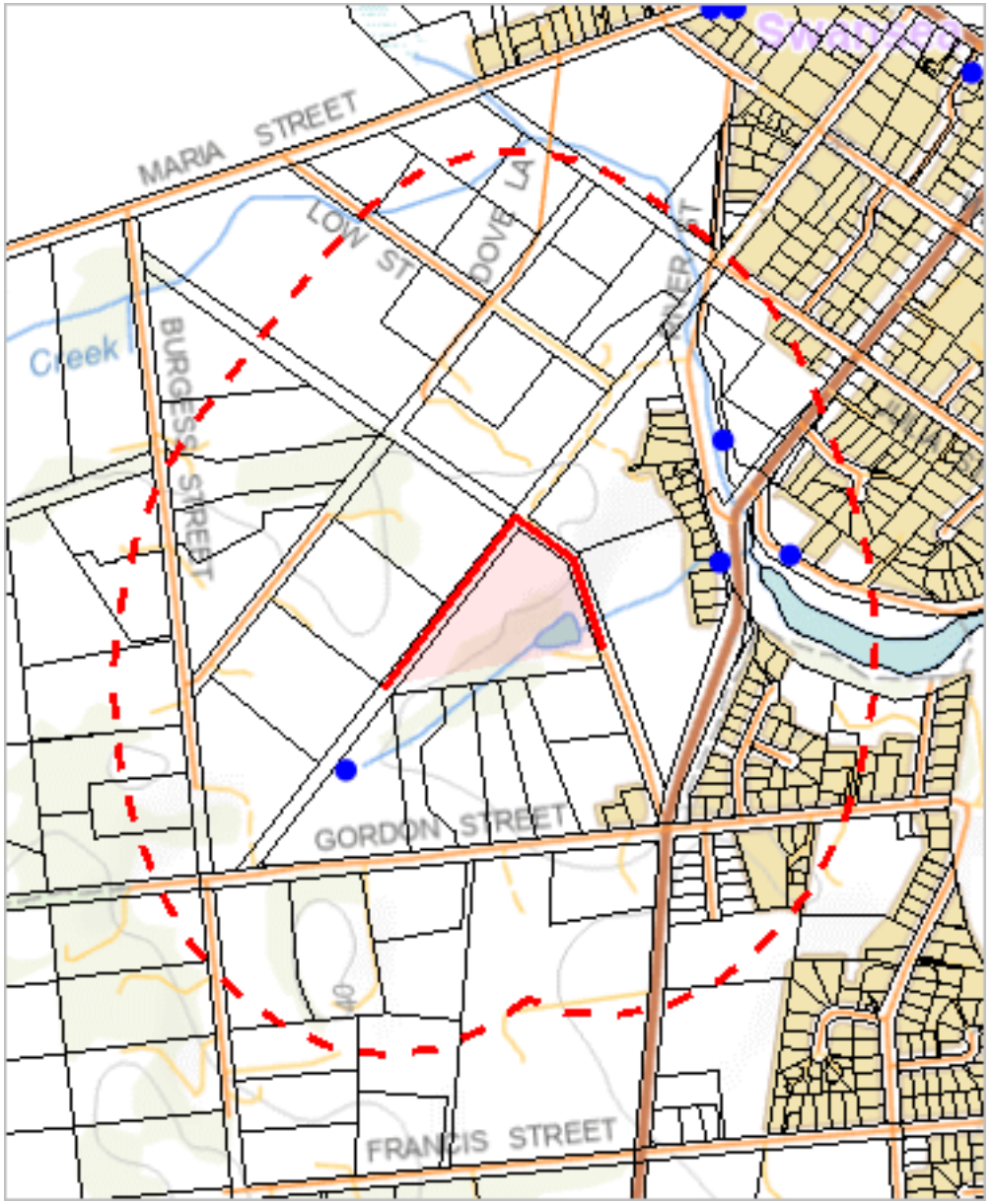
(based on Range Boundaries)

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

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Raptor nests and sightings within 500 metres

588983, 5335953



587627, 5334312

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

Raptor nests and sightings within 500 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Raptor nests and sightings within 500 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Not Recorded	1	16-Sep-2006
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	2	25-Jul-2022
	Tyto novaehollandiae	masked owl	Sighting	1	01-Jan-1987

Unverified Records

No unverified records were found!

Raptor nests and sightings within 500 metres

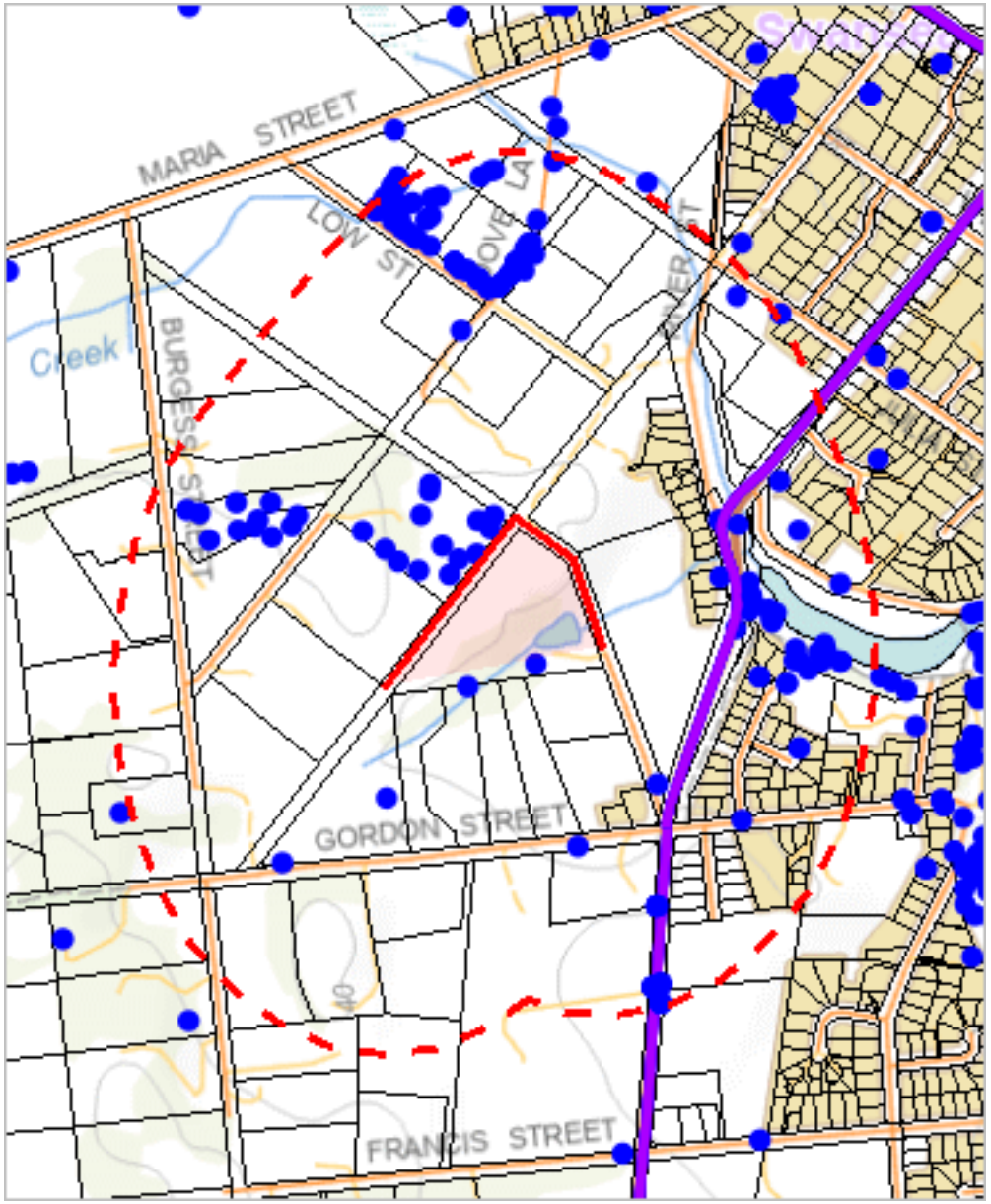
(based on Range Boundaries)

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

For more information about raptor nests, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Tas Management Act Weeds within 500 m

588983, 5335953



587627, 5334312

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

Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Tas Management Act Weeds within 500 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Asparagus asparagoides	bridal creeper	101	28-Oct-2024
Cenchrus longisetus	feathertop	1	01-Mar-2010
Chrysanthemoides monilifera subsp. monilifera	boneseed	19	30-Jun-2012
Foeniculum vulgare	fennel	1	08-Jan-1995
Lycium ferocissimum	african boxthorn	13	01-Jan-2007
Nassella trichotoma	serrated tussock	1	23-Nov-2021
Rubus fruticosus	blackberry	3	09-Nov-2011
Ulex europaeus	gorse	46	09-Nov-2011

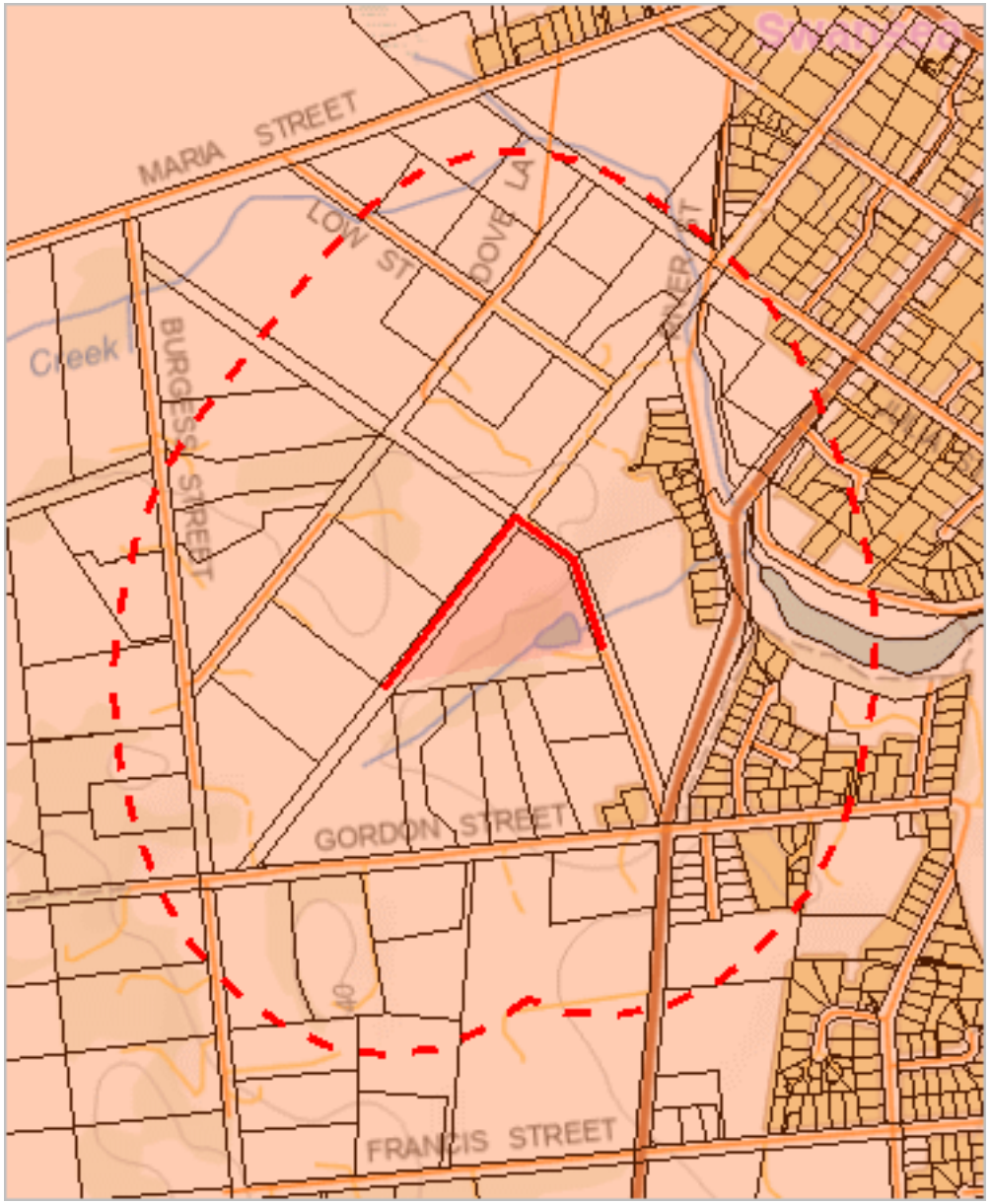
Unverified Records

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

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

Geoconservation sites within 500 metres

588983, 5335953



587627, 5334312

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

Geoconservation sites within 500 metres

Legend: Geoconservation (NVA)

Legend: Cadastral Parcels

Geoconservation sites within 500 metres

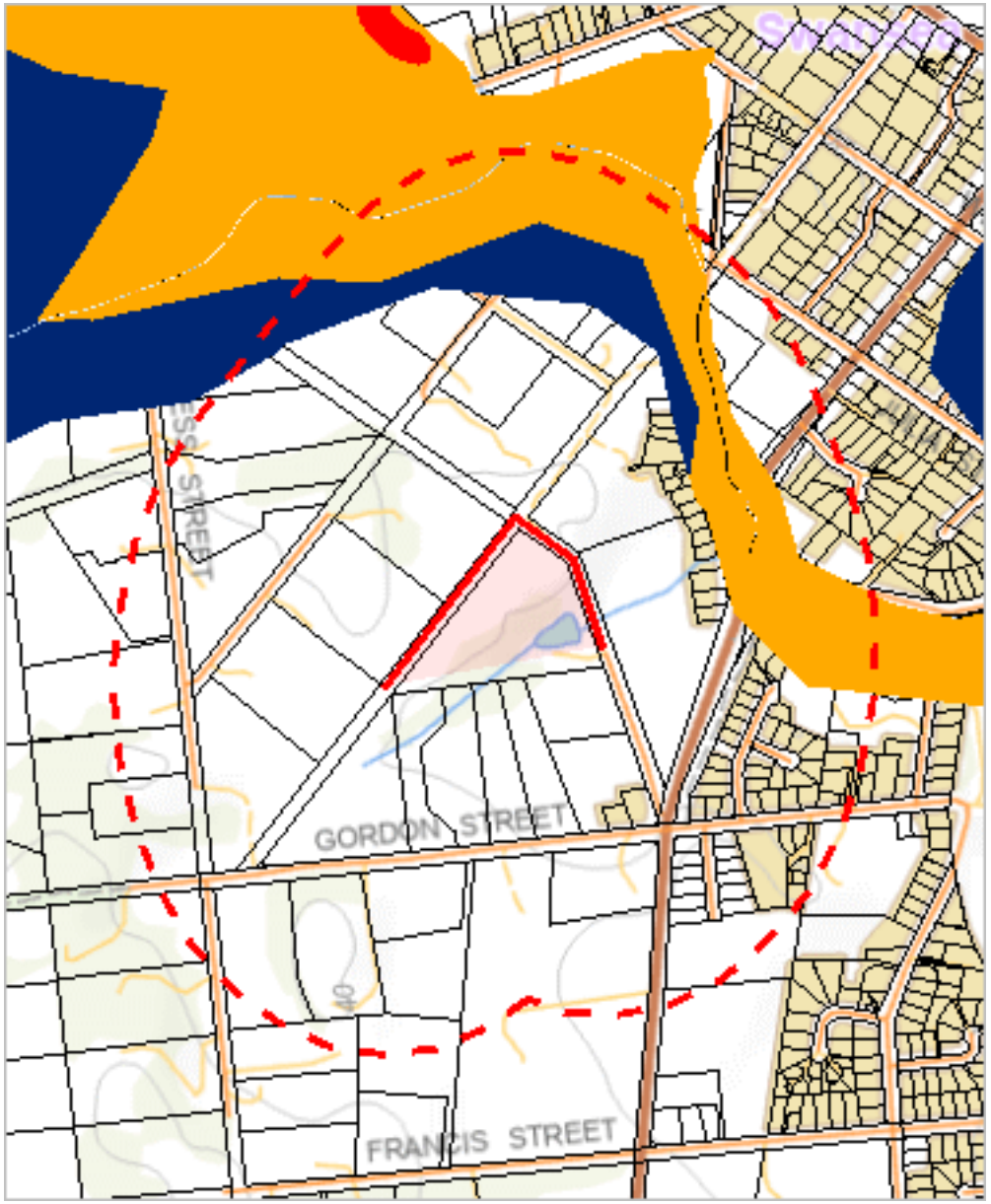
Id	Name	Statement of Significance	Significance Level	Status
2410	Moulting Lagoon - Great Oyster Bay	Notable example of type.	District	Listed

For more information about the Geoconservation Database, please visit the website: https://www.nre.tas.gov.au/conservation/geoconservation or contact the Geoconservation Officer:

Telephone: (03) 6165 4401
Email: Geoconservation.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Acid Sulfate Soils within 500 metres

588983, 5335953



587627, 5334312

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

Acid Sulfate Soils within 500 metres

Legend: Coastal Acid Sulfate Soils (0 - 20m AHD)

High | Low | Extremely Low

Legend: Inland Acid Sulfate Soils (>20m AHD)

High | Low | Extremely Low

Legend: Marine Subaqueous/Intertidal Acid Sulfate Soil

High (Intertidal) | High (Subtidal)

Legend: Cadastral Parcels

Acid Sulfate Soils within 500 metres

Dataset Name	Acid Sulfate Soil Probability	Acid Sulfate Soil Atlas	Description
Coastal Acid Sulfate Soils	Extremely Low	Ci(p3)	Extremely low probability of occurance (1-5% of mapping unit). with occurences in small areas. Sandplains and dunes 2-10m AHD, ASS generally below 1m from the surface. Heath, forests. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Bh(p2)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Sandplains and dunes <2m AHD, ASS generally within 1m of the surface. Often wet heath. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). Analytical data are incomplete but are sufficient to classify the soil with a reasonable degree of confidence.
Coastal Acid Sulfate Soils	Low	Bi(p2)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Sandplains and dunes 2-10m AHD, ASS generally below 1m from the surface. Heath, forests. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). Analytical data are incomplete but are sufficient to classify the soil with a reasonable degree of confidence.
Coastal Acid Sulfate Soils	Low	Bi(p3)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Sandplains and dunes 2-10m AHD, ASS generally below 1m from the surface. Heath, forests. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.

For more information about Acid Sulfate Soils, please contact Land Management Enquiries.

Telephone: (03) 6777 2227

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

Address: 171 Westbury Road, Prospect, Tasmania, Australia, 7250

*** No threatened Communities (TNVC 2020) found within 500 metres ***

PDA
SURVEYORS, ENGINEERS & PLANNERS



Planning Compliance Report V3

11 HIGH STREET, SWANSEA TAS

Subdivision: 3 lot

51064HC | OCTOBER 2026

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PDA Contributors

Planning	Allan Brooks & Jane Monks	**15 September 2026**
Review & Approval	Jane Monks	11 September 2026

Revision History

Revision	Description	Date
0	First Issue	March 2025
1	V2	11th September 2026
2	V3	3 October 2026

ENGAGEMENT & COSTS, FEES, CHARGES & INVOICING DIRECTIONS

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PDA Engineers, Surveyors & Planners has been engaged by *Christopher Kelly* (the Permit Holder) to prepare documentation for a planning permit for a *3 lot subdivision* located on land known *as 11 High Street, Swansea.* Any Permit issued is affixed to land and not to any individual or Agent of the Permit Holder.

The services rendered by the Agent are strictly limited to the preparation of documentation in order to obtain planning permissions only. The Agent is not to be considered as the "Permit Holder" as part of any permit condition issued by any Authority and is not responsible for any costs, fees or charges incurred through a Permit Holder enacting a permit condition. All costs, fees and charges including invoices associated with this use or development is borne of the Permit Holder only and is to be addressed to the Permit Holder only.
In such circumstances where the primary Permit Holder named above sells land or otherwise relinquishes the land; the new permit holder is the party responsible for all costs, fees, charges and invoices incurred by enacting any permit issued that is affixed to the land. In granting any permit or consent for this development the issuing or consenting Authority hereby agree and are bound to the terms listed above.

EXECUTIVE SUMMARY

A Planning Permit for a 3 lot Subdivision is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8.1 (b) of the *Tasmanian Planning Scheme – Glamorgan- Spring Bay*. This Planning assessment, combined with supplimentary documention has been provided in support of the proposed development.

Development Details:

Property Address	11 High Street, Swansea
Proposal	3 lot subdivision
Land Area	3.27ha±
Land Owner/s	
Client	

PID / CT	5274852	206976/1
Planning Ordinance	*Tasmanian Planning Scheme – Glamorgan- Spring Bay*	
Land Zoning	11.0 Rural Living Zone A	
Specific Areas Plans	*N/A*	
Code Overlays	*13.0 Bushfire Prone Areas Code* *7.0 Natural Assets Code*	

Use Status	N/A
Application Status	Discretionary

1. INTRODUCTION

Council approval is sought for a 3 lot Subdivision at 11 High Street, Swansea. In support of the proposal the following associated documents have been provided in conjunction with this planning assessment:

- Title Plan and Folio: CT 206976/1
- Plan of Subdivision: PDA 51064HC-2B
- Bushfire Hazard Report and Management Plan prepared by Mark Van den Berg
- Natural Values Assessment prepared by Scott Livingston

2. THE LAND



Figure 1. Existing aerial image of the subject land (LISTmap, 2026)

The subject land is located at 11 High Street, Swansea (CT206976/1) and has a total land area of 3.27ha± as illustrated in figure 1. The subject land is undulating, with the land generally sloping towards the east and falling away towards the south. The surrounding area consists of similar-scale residential lots, ranging between 5000m2± to 5ha±.

The subject titles CT206976/1 contains an existing dwelling with an associated outbuilding, existing access and frontage connecting to High Street. The subject title has an existing frontage and access via High Street in the east, whereas the western boundary is accessible via crown land. The land also has a waterbody (natural dam) near the existing dwelling in the south-east corner.

2.1 NATURAL VALUES

The subject land is partially mapped, with priority vegetation and a watercourse running through it. Scott Livingston has undertaken a natural values assessment against the proposed development. Please see the attached Natural values Report.

3. PROPOSAL

A Planning Permit for a 3 lot subdivision is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8 of the *Tasmanian Planning Scheme – Glamorgan Spring Bay*.

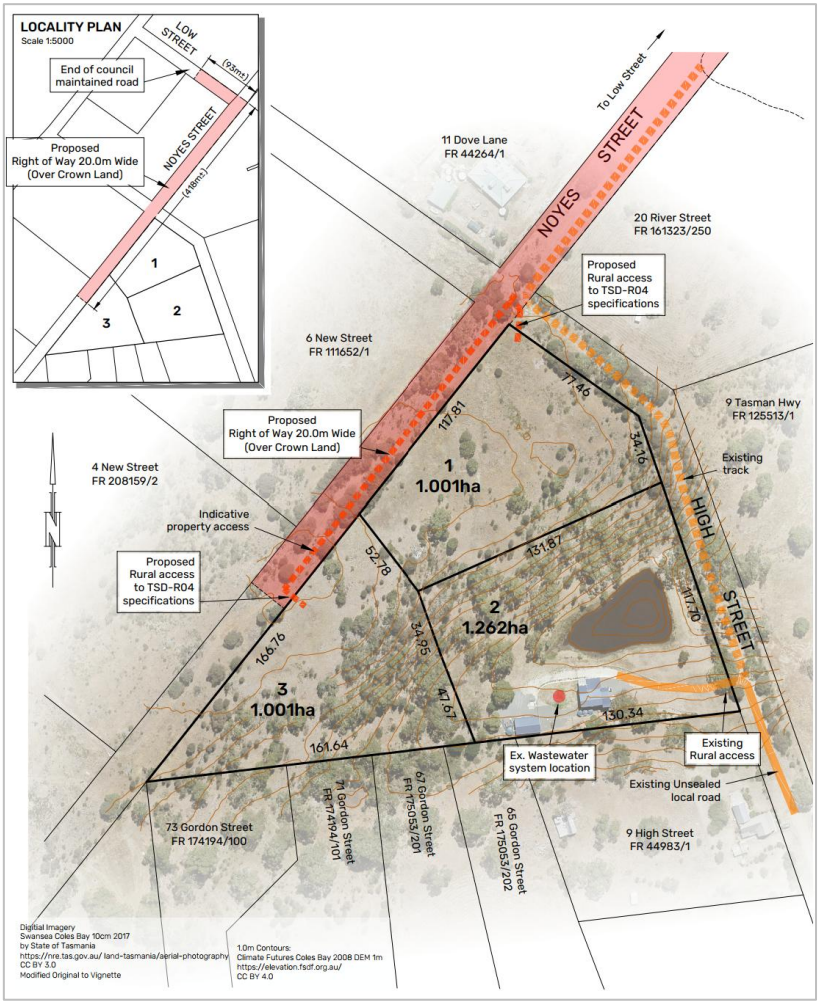


Figure 2. Proposed Plan of Subdivision
(Please refer to the attached file PDA 51064HC-2B for complete Plan of Subdivision)

The proposal is for a 3 lot subdivision to facilitate residential development in a rural setting, as illustrated in Figure 2, and the attached Plan of Subdivision 51064HC-2B. Lot 2 will have frontage and access to High Street, while Lots 1 and 3 will be provided with access via a proposed 20 m wide Right of Way over Crown land. The right of way will extend over Crown Land, connecting Noyes Street to Low Street. The proposed boundaries for Lot 2 will retain the existing dwelling and associated outbuilding.

The subject land is not serviced by reticulated water or sewer infrastructure. Accordingly, no connection to reticulated services is proposed. Each lot is capable of accommodating onsite water collection, water storage and onsite wastewater systems to support future residential use.

4. PLANNING ASSESSMENT

This proposal has been prepared in accordance with the Tasmanian Planning Scheme – *Glamorgan Spring Bay*. The assessment has been undertaken against the applicable provisions of the Scheme, including the Local Provisions Schedule where relevant.

The subject site is located within the Rural Living Zone (A) and is not subject to any Specific Area Plans, as illustrated in Figure 3. The land is however overlayed by a Priority Vegetation Area, and Bushfire Prone Area, and is also subject to the Parking and Sustainable Transport Code, and Road and Railway Assets Code.

The following sections outline the relevant provisions of the Planning Scheme, identifying the applicable standards and whether the proposal meets the Acceptable Solutions (AS) or is assessed against the Performance Criteria (PC).

5. ZONE PROVISIONS

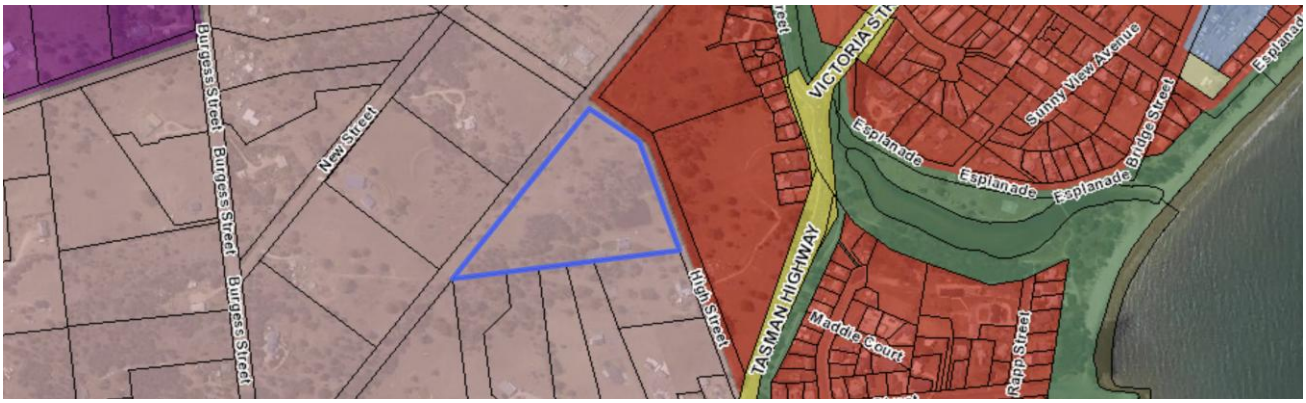


Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2026)

11.0 RURAL LIVING ZONE (A)

11.5 Development Standards for Subdivision

11.5.1 Lot Design

Objective:
That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) Contains areas which are suitable for residential development.
Acceptable Solutions
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than specified in Table 11.1 and: (i) be able to contain a minimum area of 15m x 20m clear of: a. all setbacks required by clause 11.4.2 A1, A2 and A3, and 11.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 11.4.2 A1, A2 and A3, and 11.5.1 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or be for the consolidation of a lot with another lot provided each lot is within the same zone.

Comment:
A1 is met: Each lot is large than 1ha in size with the potential to contain a 15 x 20m building envelope. The existing buildings are consistent with the required setbacks per 11.4.2 and 11.5.1.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.

Comment:
P2 is met: Each lot has access that is sufficient for the use. Each lot has access larger than 3.6m and is consistent with the pattern of development in the area.

A3
Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

Comment:
A3 is met: Each lot will be provided with vehicular access from the boundary consistent with the requirements of the road authority.

11.5.2 Roads

Objective:

That the arrangement of new roads with a subdivision provides:
(a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
(b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and
(c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions

A1
The subdivision includes no new roads.

Comment:
A1 is met: The subdivision includes no new roads.

11.5.3 Services

Objective:
That the subdivision of land provides services for the future use and development of the land.
Acceptable Solutions
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.
Comment: **A1 is met:** The subject land is not serviced by a full or limited water supply service. Future development will rely on onsite water collection and storage.

A2	**P2**
Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a reticulated sewerage system; or (b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed.	Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

Comment:

P2 is met: Lot 1 has an existing onsite wastewater system located to the north of the existing dwelling, as shown on the attached Plan of Subdivision. Lots 2 and 3, at approximately 1 ha each, are greater than 4,000 m² and, in accordance with the EPA Victoria (2016) Code of Practice – Onsite Wastewater Management, are not considered small lots. However, there are a number of mechanisms that can be utilised to minimise wastewater generation, if required, including the construction of a smaller dwelling and/or installation of a dry composting toilet. Other wastewater management systems, such as wick trenches, may also be suitable, as they facilitate the dispersal of effluent through evaporation and transpiration. Mound systems may also be suitable.

The land is therefore capable of accommodating onsite wastewater systems; however, the suitability and design of a wastewater system will be determined at the time of future development.

6. CODES

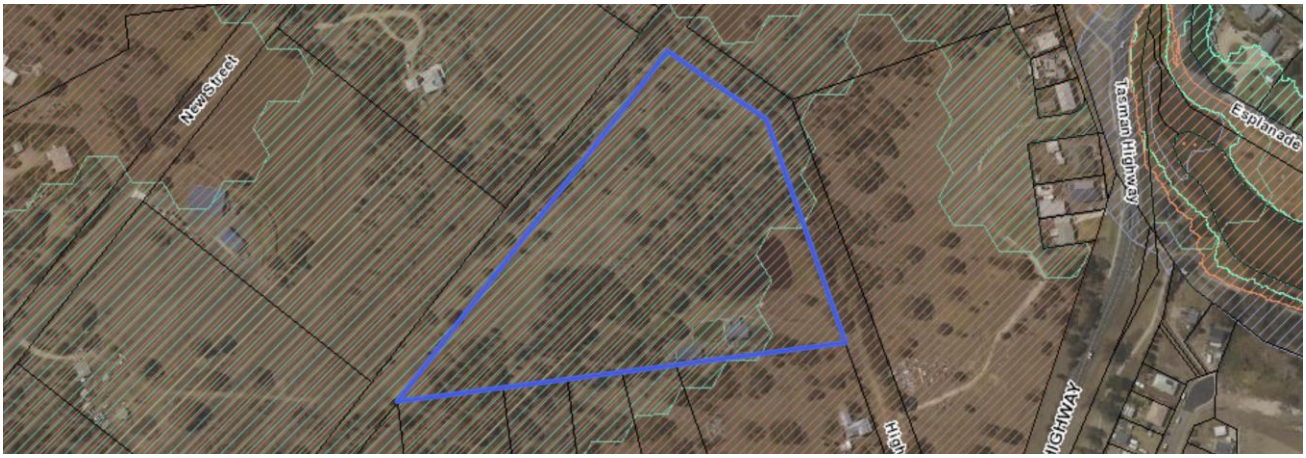


Figure 4. Scheme Overlay identification of the subject land and surrounds (LIST map, 2026)

Code	*Comments:*
C1.0 Signs Code	*N/A*
C2.0 Parking and Sustainable Transport Code	As this Code is relevant to this proposal, an assessment is provided below
C3.0 Road and Railway Assets Code	As this Code is relevant to this proposal, an assessment is provided below
C4.0 Electricity Transmission Infrastructure Protection Code	*N/A*
C5.0 Telecommunications Code	*N/A*
C6.0 Local Historic Heritage Code	*N/A*
C7.0 Natural Assets Code	*Please refer to the attached Natural Values Assessment prepared by Livingston Natural Resource Services*
C8.0 Scenic Protection Code	*N/A*
C9.0 Attenuation Code	*N/A*
C10.0 Coastal Erosion Hazard Code	*N/A*
C11.0 Coastal Inundation Hazard Code	*N/A*
C12.0 Flood-prone Areas Hazard Code	*N/A*
C13.0 Bushfire-prone Areas Code	*Please refer to the attached Bushfire Hazard Assessment prepared by Bushfire Wise Ptd Ltd*
C14.0 Potentially Contaminated Land Code	*N/A*
C15.0 Landslip Hazard Code	*N/A*
C16.0 Safeguarding of Airports Code	*N/A*

C2.0 Parking and Sustainable Transport Code

C2.6 Development Standards for Buildings and Works

C2.6.3 Number of accesses for vehicles

Objective:
That: (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.
Acceptable Solutions
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.
Comment: **A1 is met:** as no more than 1 access is provided per lot and the accesses to both Lot 1 and the Balance Lot are existing.

C3.0 Road and Railway Assets Code

C3.7 Development Standards for subdivision

C3.7.1 Subdivision for sensitive uses with a road or railway attenuation area

Objective:
To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.
Acceptable Solutions
A1 A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.
Response: **A1 is met:** The subject land is not within a road or railway attenuation area

C7.0 Natural Assets Code

A Natural Values Assessment has been prepared and submitted by Scott Livingston or Livingston Nature Resource Services in support of the proposed subdivision and associated works within the crown road reservation. As shown below, it is concluded that the proposal will have 'no significant impact on threatened flora or fauna'. A summary of planning compliance applicable to this application can be found on pages 7-8 of the attached report.

CONCLUSIONS

Subdivision into 3 lots is proposed from CT 206976/1, 11 High Street, Swansea. The study area is partially mapped as priority vegetation area in planning scheme overlays. The proposed subdivision is anticipated to facilitate clearing of native non threatened vegetation for future dwellings on Lots 1 & 3, and modification of vegetation along access on road reserves.

No known threatened flora occurs within the study area.

Pardalotus quadragintus , forty-spotted pardalote and Perameles gunnii, eastern barred bandicoot, *have potential habitat within the study area. Forty Spotted pardalote has not been recorded within 19 km of the site.* Both species are unlikely to be significantly impacted by small scale clearing required for infrastructure and Bushfire Hazard management. Wide ranging fauna species such as eagles, owls, quolls and devils may forage on the site, but it contains no nesting / denning habitat.

No significant impact on threatened flora or fauna is considered likely by the clearing and modification to vegetation. Where that clearing is limited to small scale where adjacent to proposed infrastructure. Where possible Eucalpttus viminalis, white gum should be retained.

C13.0 Bushfire-Prone Areas Code

A Bushfire Hazard Assessment and Bushfire Hazard Management Plan have been prepared and submitted in support of the proposed subdivision and associated work within Crown Road reservation. Section 6.0 of the *Bushfire Hazard Report* prepared by Mark Van den Berg of Bushfire Wise provides a summary of the planning requirements and compliance applicable to the current proposal. The Bushfire Hazard Management Plan is provided at Appendix A.

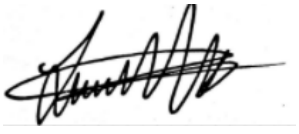
CONCLUSION

The planning assessment and supporting documentation provided, demonstrates that the development proposal for the 3 lot subdivision at 11 High Street, Swansea meets all requirements of the *Tasmanian Planning Scheme – Glamorgan- Spring Bay*. We therefore request that Council support this application and recommend for approval.

Yours faithfully,

PDA Surveyors, Engineers & Planners

Per:



Jane Monks
PLANNER

References

EPA Victoria. (2016). *Code of practice - onsite wastewater management.* Carlton, VIC: Victorian State Government.

Contact

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P: (03) 6423 6875
E: pda.dpt@pda.com.au

PLAN OF SUBDIVISION

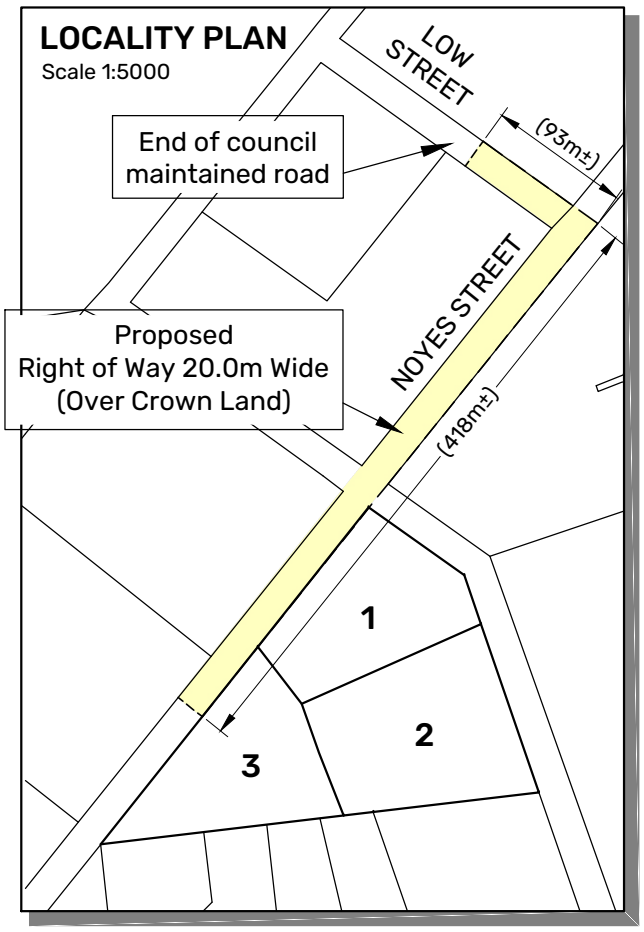
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PHONE: +61 03 6130 9099
EMAIL: pda.east@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston

Owners		*Address*	11 High Street Swansea, Tas 7190	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.	
Title References	FR 206976/1	*Council*	Glamorgan-Spring Bay Council		
		Planning Scheme	Glamorgan-Spring Bay Local Provisions Schedule		
Schedule Of Easements	Proposed Right of Way 20.0m Wide (as shown)	*Zone*	11 Rural Living Zone A		
		Code Overlay	7 Natural Assets Code - Priority vegetation area 13 Bushfire-prone Areas Code		

Scale	1:1500	*Date*	3 November 2026	*PDA Reference*	51064HC-2C	*Map reference* Swansea 5833	*PID* 5274852	*Point of Interest GDA2020 MGA55*	588308E, 5335102N

LOCALITY PLAN
Scale 1:5000



LEGEND

- Title / Proposed Boundary
- 1m contour intervals
- Proposed Right of Way
- Building Areas
- Hazard Management Areas

Note: Building and Hazard Management areas per "BushfireWise Development Planning" report April 2025.

Digital Imagery
Swansea Coles Bay 10cm 2017
by State of Tasmania
https://nre.tas.gov.au/ land-tasmania/aerial-photography
CC BY 3.0
Modified Original to Vignette

1.0m Contours:
Climate Futures Coles Bay 2008 DEM 1m
https://elevation.fsdf.org.au/
CC BY 4.0

1% AEP Hazard
Overland flooding
(Climate Change)

H1
H2
H3
H4
H5
H6

BushfireWise
DEVELOPMENT PLANNING

Bushfire Hazard Report



Location: 11 High Street, Swansea.
Applicant: PDA Surveyors, Engineers & Planners
Date: April 2025
Certification number: BW036v1
Author: Mark Van den Berg – BFP-108

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Appendix C – Bushfire Hazard Management Plan
Appendix D – Planning Certificate
Appendix E – Certificate of Qualified Person

Disclaimer:
The measures contained in Australian Standard 3959-2009 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions. Reasonable steps have been taken to ensure that the information contained within this report is correct and reflects the conditions on and around the proposal at the time of assessment. The assessment has been based on the information provided by you or your designer.
Authorship: This report was prepared by Mark Van den Berg BSc. (Hons.) FPO (planning) of BushfireWise. Base data for mapping including digital and aerial photography: TasMap, LIST, GoogleEarth, Mark Van den Berg.

1.0 Introduction

This Bushfire Hazard Report has been completed to form part of supporting documentation for a planning permit application for a proposed subdivision. The proposed subdivision occurs in a Bushfire-prone Area defined by the Tasmanian Planning Scheme – Glamorgan-Spring Bay (the Scheme). This report has been prepared by Mark Van den Berg, a qualified person under Part 4a of the *Fire Service Act 1979* of BushfireWise for PDA Surveyors, Engineers & Planners.

The report considers all the relevant standards of Code C13 of the Scheme, specifically;

- The requirements for appropriate Hazard Management Areas (HMA's) in relation to building areas;
- The requirements for Public and Private access;
- The provision of water supplies for firefighting purposes;
- Compliance with the planning scheme, and
- Provides a Bushfire Hazard Management Plan to facilitate appropriate compliant future development.

2.0 Proposal

The proposal is for the subdivision of land resulting in 3 lots and is described by the plan of subdivision in appendix A. Lot 2 has an existing dwelling and outbuildings while lot 1 and 3 are undeveloped for residential purposes. Public access is provided to Lot 2 by High Street, while public access to lots 1 and 3 will be provided by Low Street. The development is proposed to occur as a single stage.

3.0 Site Description

The subject site comprises private land on one title, FR: 206976/1 (Figure 1). Located in the municipality of Glamorgan-Spring Bay, this application is administered through the Tasmanian Planning Scheme Glamorgan-Spring Bay, which makes provision for subdivision. The proposed development falls within the Rural Living zone.

The subdivision area is situated to the south-west of the Swansea settled area, approximately 1.4 km south-west of Waterloo Point (Figure 1). The Balance lot contains an existing dwelling and shed with managed gardens. Lots 1 and 3 are vacant land and carry grassland and woodland vegetation. Surrounding lands are rural in nature and carry residential development on large lots with a mosaic of grassland, woodland and low threat vegetation, the later often associated with residential development.

Bushfire-prone vegetation occurs to the north, east, south and west of all three lots which extends to landscape scale vegetation units to the north, south and west of the subdivision area.



Figure 1. The site in a topographical context, pink line defines the subdivision area (approx.).



Figure 2. Aerial photo of the site, pink line defines the subdivision area (approximate).

4.0 Bushfire Hazard Assessment

4.1 Vegetation

Existing development within Lot 2 is influenced by patches of vegetation classified as low open woodland, grassland and woodland vegetation. Lots 1 and 3 are similarly influenced by grassland and woodland vegetation from all directions. Bushfire-prone vegetation is fragmented by areas of low threat vegetation around adjacent residential development, fire paths to the sites are direct with the potential for fully developed head fires impacting the sites. Appropriate management of vegetation around buildings will minimise some of the risks associated with bushfire attack.

4.2 slope

Slope influences how fast a fire moves, how intensely the fire burns and the amount of radiant heat that is given off by the burning vegetation. An 'effective slope' is the slope of the land underneath the vegetation that has the potential to burn. The effective slopes with the potential to influence the bushfire attack on the building areas within lots 1 and 3 are moderate to steep and will influence the bushfire attack at the sites, existing development within lot 2 is influence by gentle slopes.



Figure 3 Grassland and low open woodland vegetation to the west of the building area within lot 1 looking west toward lot 3 in the background.



Figure 4. Low threat and woodland vegetation to the north of existing development within Lot 2.



Figure 5. Woodland vegetation to the south of the building area within lot 3.



Figure 6. Grassland and woodland vegetation to the north of the building area within lot 1.

4.3 Bushfire Attack Level

An assessment of vegetation and topography was undertaken within and adjacent to the building areas for all lots. A bushfire attack level assessment as per *AS3959-2018* was completed (Appendix B) which has determined setbacks for building areas from bushfire-prone vegetation such that subsequent development does not exceed BAL-19 of AS3959-2018 (appendix B). The building area and bushfire attack level is marked on the BHMP.

5.0 Bushfire Prone Areas Code

Code C13 of the planning scheme articulates requirements for the provision of hazard management areas, standards for access and firefighting water supplies and requirements for hazard management for staged subdivisions.

5.1 Hazard Management Areas

Hazard management areas are required to be established and/or maintained for all lots, they provide an area around the building within which fuels are managed to reduce the impacts of direct flame contact, radiant heat and ember attack on the site.

The Bushfire Hazard Management Plan (BHMP) shows building areas (for habitable buildings) and the associated HMA's, guidance for establishment and maintenance of HMA's is provided below and on the BHMP.

The subdivision is to occur as a single stage. All lots can accommodate a hazard management area with sufficient separation from bushfire-prone vegetation not exceeding the requirements for BAL-19 of AS3959-2018. This means that each lot is not dependent on adjacent land use or management for bushfire mitigation. The hazard management area for Lot 2 will require ongoing maintenance for the protection of the existing dwelling.

5.1.1 Building areas

Building areas for habitable buildings for each lot are shown on the BHMP. All lots have been assessed, and a Bushfire Attack Level (BAL) has been assigned to them. If future building work is located within the building area and complies with the minimum setbacks, the building work may be constructed to the bushfire attack level assigned to that lot. If associated structures like sheds or other non-habitable buildings exist or are proposed, they do not need to conform to a BAL unless they are within 6 metres of the habitable building.

5.1.2 Hazard Management Area requirements

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation which provides access to a fire front for firefighting, is maintained in a minimal fuel

condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following strategies:

- Remove fallen limbs, sticks, leaf and bark litter.
- Maintain grass at less than a 100mm height.
- Avoid or minimise the use of flammable mulches (especially against buildings).
- Thin out under-story vegetation to provide horizontal separation between fuels.
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers.
- Remove or prune larger trees to establish and maintain horizontal separation between tree canopies.
- Minimise the storage of flammable materials such as firewood.
- Maintain vegetation clearance around vehicular access and water supply points.
- Use low-flammability plant species for landscaping purposes where possible.
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees and shrubs may provide protection from wind borne embers and radiant heat under some circumstances if other fuels are appropriately managed.

5.2 Public and firefighting Access

5.2.1 Public Roads & Fire Trails

There is no proposal for the construction of new public roadways or fire trails as part of this proposal, in this circumstance there are no applicable standards for the construction of new public roads or fire trails.

5.2.2 Property access (for building compliance)

5.2.2.1 Property access for Lot 2

There is existing property access to the building which is compliant with the property access specifications of the determination. In this circumstance there are no further design or construction requirements for property access.

5.2.2.1 Property access for Lot 1 & 3

Construction of new property access, greater than 30 metres in length, is required to access the building areas. The new property access is required to comply with the following specifications to facilitate safe access and egress of the site and achieve compliance with the Determination.

a) all-weather construction;

b) load capacity of at least 20 tonnes, including for bridges and culverts;

c) minimum carriageway width of 4 metres;

d) minimum vertical clearance of 4 metres;

e) minimum horizontal clearance of 0.5 metres from the edge of the carriageway, excluding gate posts;

f) cross falls of less than 3 degrees (1:20 or 5%);

g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;

h) curves with a minimum inner radius of 10 metres;

i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and

j) terminate with a turning area for fire appliances provided by one of the following:

(i) a turning circle with a minimum outer radius of 10 metres;

(ii) a property access encircling the building; or

(iii) a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

k) passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

5.3 Water supplies for firefighting

5.3.1 Water supplies for firefighting (Lot 2)

Existing development within lot 2 is provided with a static firefighting water supply of sufficient volume, is accessible from the existing property access and is dedicated for firefighting. In this circumstance there is an insufficient increase in risk from bushfire to warrant further firefighting water supplies for Lot 2.

5.3.2 Water supplies for firefighting (Lot 1 & 3)

The building areas are not serviced by a reticulated water supply system, a static water supply dedicated for firefighting is required to assist firefighting activities in the event of bushfire attack and achieve compliance with the Determination. The new firefighting water supplies will comply with table 1 below and are required for building compliance.

Table 1. Specifications for static firefighting water supplies.

Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and

Element		Requirement
		(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework & Accessories (including stands & tank supports)	Fittings and pipework associated with a firefighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by firefighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within AS 2304:2019; or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand	A hardstand area for fire appliances must be provided: (a) No more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and, (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

6.0 Compliance

6.1 Planning Compliance

Table 2 summarises the compliance requirements for subdivisions in bushfire prone areas against Code C13 as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined in appendix D.

Table 2. Compliance with Code C13 of the Tasmanian Planning Scheme – Glamorgan Spring Bay

Clause	Compliance
C13.4 Use or development exempt from this code	The proposal is not exempt from Code C13.

Clause	Compliance
C13.5 1 Vulnerable Uses	The proposal is not classified as Vulnerable Use. Not applicable.
C13.5.2 Hazardous Uses	The proposal is not classified as Hazardous Use. Not applicable.
C13.6.1 Subdivision: Provision of hazard management areas	The Bushfire Hazard Management Plan is certified by an accredited person. All lots have a building area and associated hazard management area shown which does not exceed BAL-19 construction standards. Hazard management areas are able to be contained within each individual lot, therefore there is no requirement for part 5 agreements or easements to facilitate hazard management. The proposal is compliant with the acceptable solution at A1(b).
C13.6.2 Subdivision: Public and firefighting access	There is no proposal for new public roadways or fire trails as part of this development. The Bushfire Hazard Management Plan shows the location of property accesses to building areas and describes standards for their construction The proposal is compliant with the acceptable solution at A1, (b) for lots 1 & 3. Lot 2 has existing compliant property access, there is an insufficient increase in risk from bushfire to warrant further property access requirements. The proposal is compliant with the acceptable solution at A1,(a) for Lot 2 The Bushfire Hazard Management Plan is certified by an accredited person.
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	Lot 2 has existing firefighting water supplies, there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for firefighting purposes for Lot 2. The proposal is compliant with the acceptable solution at A2, (a). Dedicated, static firefighting water supply will be provided in accordance with table C13.5. for Lots 1 & 3. The proposal is compliant with the acceptable solution at A2, (b) for Lots 1 and 3.

6.2 Building Compliance (for future development)

If future building work is undertaken in compliance with the Bushfire Hazard Management Plan associated with this report, a building surveyor may rely upon it for building compliance purposes if it is not more than 6 years old.

7.0 Summary

The Bushfire Hazard Report for 11 High Street Swansea evaluates and mitigates bushfire risks for a proposed subdivision which results in three lots. Prepared by BushfireWise for PDA Surveyors, Engineers & Planners, it supports a planning permit application under the Tasmanian Planning Scheme - Glamorgan-

Spring Bay. The proposal, in the Rural Living zone west of Swansea, features vegetation classified as grassland, low open woodland and woodland on gentle to steep slopes.

The report includes a Bushfire Hazard Management Plan (BHMP) detailing hazard management areas, building areas, the location of property accesses and specifications for the provision of firefighting water supplies. The building areas are able to accommodate hazard management areas which provide the minimum setbacks required to achieve BAL-19 in accordance with table 2.6 of AS3959- 2018.
All lots achieve the required standards of Code C13. Lot 2 has an existing hazard management area that will require ongoing maintenance.

This report and the associated bushfire hazard management plan demonstrate how the proposal is compliant with the objective of all the applicable standards of the Bushfire-prone Areas Code. In this circumstance there are no works required as a result of this report to achieve planning compliance for the sealing of titles.

8.0 References

Building Amendment (Bushfire-Prone Areas) Regulations 2014 Building Regulations 2016.

Directors Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024.

Standards Australia 2018, *Construction of buildings in bushfire prone areas,* Standards Australia, Sydney.

Tasmanian Planning Commission 2017, *Planning Directive No.5.1 – Bushfire prone Areas Code*. Tasmanian Planning Commission, Hobart. 1st September 2017.

The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania,* Tasmania Fire Service, Hobart.

Tasmanian Planning Scheme – State Planning Provisions. C13.0 Bushfire -Prone Areas Code. Tasmania Planning Commission, Hobart.

Tasmanian , Planning Scheme - Glamorgan Spring Bay.

Appendix A – Plan of Subdivision

PLAN OF SUBDIVISION

PDA
SURVEYORS, ENGINEERS & PLANNERS
3 Franklin Street,
Swansea, Tasmania, 7190
PHONE: +61 03 6130 9099
EMAIL: pda.east@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston

Owners		Address	11 High Street Swansea, Tas 7190
		Council	Glamorgan-Spring Bay Council
Title References	FR 206976/1	Planning Scheme	Glamorgan-Spring Bay Local Provisions Schedule
		Zone	11 Rural Living Zone A
Schedule Of Easements	NIL.	Code Overlay	7 Natural Assets Code - Priority vegetation area
			13 Bushfire-prone Areas Code

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Scale	Date	PDA Reference	Map reference	PID	Point of Interest GDA2020 MGA55
1:1500	25 March 2025	51064HC-2A	Swansea 5833	5274852	588308E, 5335102N



Appendix B – BAL assessment

Table 1. Bushfire Attack Level Assessment – Lot 1

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Woodland^	flat 0º	0 to 100 metres	15 metres	**BAL-19**
	--	--	--		
	--	--	--		
	--	--	--		
South-east	Woodland^	>10º to 15º downslope	0 to 100 metres	28 metres	**BAL-19**
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Grassland^	flat 0º	0 to 100 metres	10 metres	**BAL-19**
	--	--	--		
	--	--	--		
	--	--	--		
North-west	Grassland^	flat 0º	0 to 40 metres	10 metres	**BAL-19**
	Grassland^	>0 to 5º downslope	40 to 100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 2. Bushfire Attack Level Assessment – Lot 2 (existing residential development)

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland^	>0 to 5º downslope	0 to 11 metres	11 metres	**BAL-19**
	Exclusion 2.2.3.2 (e, f)^	flat 0º	11 to 35 metres		
	Woodland^	upslope	35 to 75 metres		
	Grassland^	upslope	75 to 100 metres		
East	Grassland^	flat 0º	0 to 100 metres	10 metres	**BAL-19**
	--	--	--		
	--	--	--		
	--	--	--		
South	Grassland^	upslope	0 to 30 metres	10 metres	**BAL-19**
	Grassland^	flat 0º	30 to 100 metres		
	--	--	--		
	--	--	--		
West	Grassland^	flat 0º	0 to 65 metres	10 metres	**BAL-19**
	Woodland^	flat 0º	65 to 100 metres		
	--	--	--		
	--	--	--		

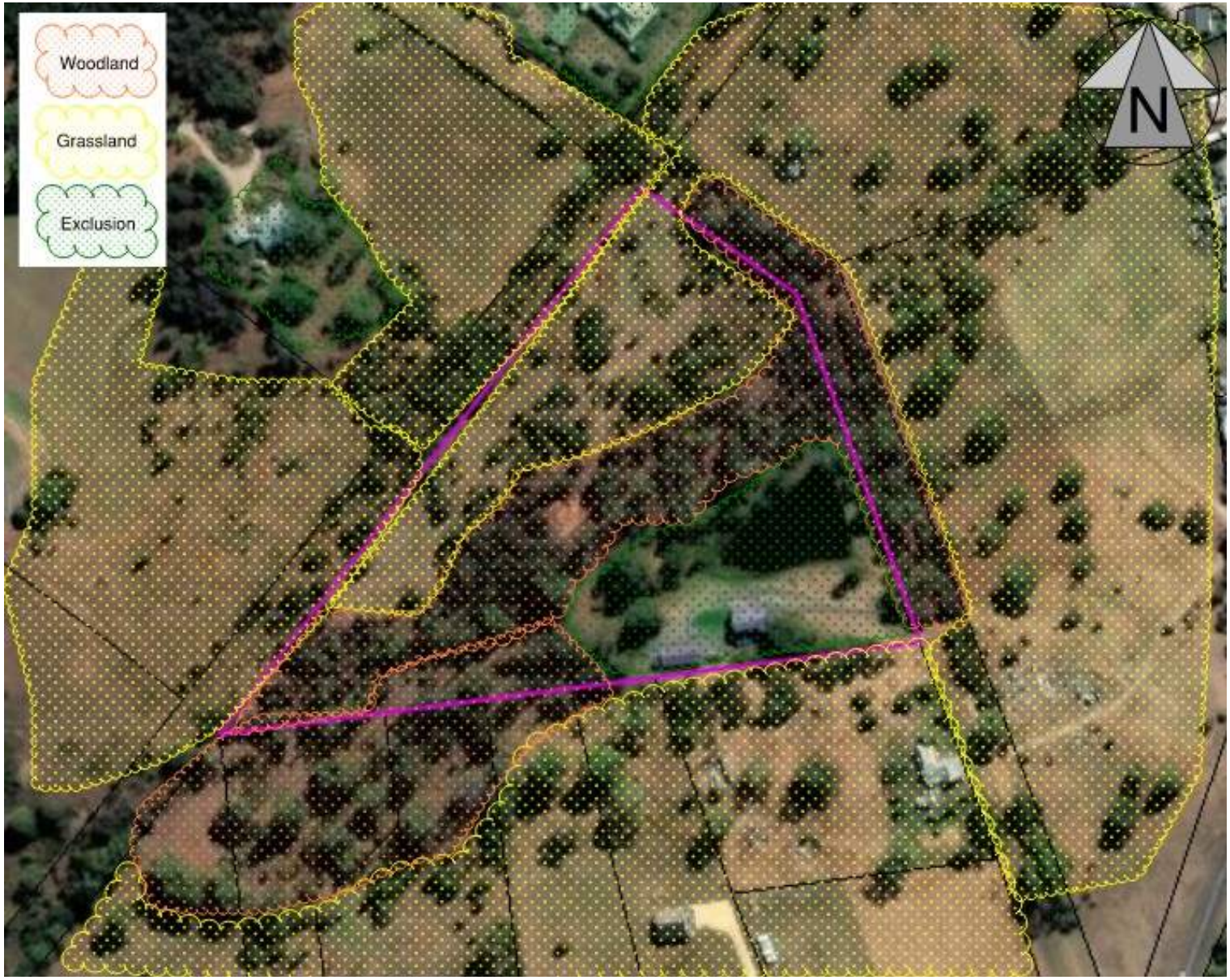
^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 3. Bushfire Attack Level Assessment – Lot 3

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Woodland^	flat 0º	0 to 15 metres	15 metres	**BAL-19**
	Grassland^	flat 0º	15 to 100 metres		
	--	--	--		
	--	--	--		
South-east	Woodland^	>5º to 10º downslope	0 to 75 metres	23 metres	**BAL-19**
	Grassland^	upslope	75 to 100 metres		
	--	--	--		
	--	--	--		
South-west	Woodland^	>0 to 5º downslope	0 to 100 metres	18 metres	**BAL-19**
	--	--	--		
	--	--	--		
	--	--	--		
North-west	Grassland^	flat 0º	0 to 55 metres	10 metres	**BAL-19**
	Grassland^	>0 to 5º downslope	55 to 100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Vegetation map 11 High Street, Swansea.



Appendix C – Bushfire Hazard Management Plan

Compliance Requirements

Property Access

The following requirements apply to Lots 1 & 3 only, there are no requirements for Lot 2.

- Property access must have an all-weather surface, support a 20-tonne load (including bridges and culverts), and provide a minimum 4 m carriageway width, 4 m vertical clearance, and 0.5 m horizontal clearance (excluding gate posts) and provided with passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

- Cross falls must be les than 3°, dips less than 7°, and curves must have a 10 m inner radius. Maximum gradients are 15° for sealed roads and 10° for unsealed roads.

- The access must terminate with a turning area for fire appliances provided by one of the following: a 10 m outer-radius turning circle, a property access encircling the building, or a 4 m x 8 m hammerhead “T” or “Y” turning head.

Water Supplies for Firefighting

The following requirements apply to Lots 1 & 3 only, there are no requirements for Lot 2.

- The building area must be within a 90 m hose lay of a static water supply’s firefighting water connection point. This supply may include a remote offtake and serve multiple uses, provided 10,000 L per building area is always reserved for firefighting (excluding sprinklers/spray systems). Aboveground tanks must be metal, concrete, or lagged with non-combustible materials; if shielded per AS 3959:2018, they may be any material, provided the lowest 400 mm is protected by metal, non-combustible material, or 6 mm fibre-cement.

- Fittings and pipework must have a 50 mm nominal diameter (including the valve) and be metal or lagged above ground, or buried at least 300 mm. They must include a DIN/NEN standard forged Storz 65 mm coupling with suction washer, blank cap, and a 220 mm chain. Underground tanks need an opening ≥250 mm or a compliant coupling; any remote offtake must be visible, placed 450–600 mm above ground, and protected from damage.

- A permanent sign must identify the firefighting water point in line with AS 2304:2019 or Tasmania Fire Service guidelines.

- A hardstand must be within 3 m (hose lay) of the water connection point, at least 6 m from the building area, at least 3 m wide and constructed to the same standard as the carriageway to which it is connected.

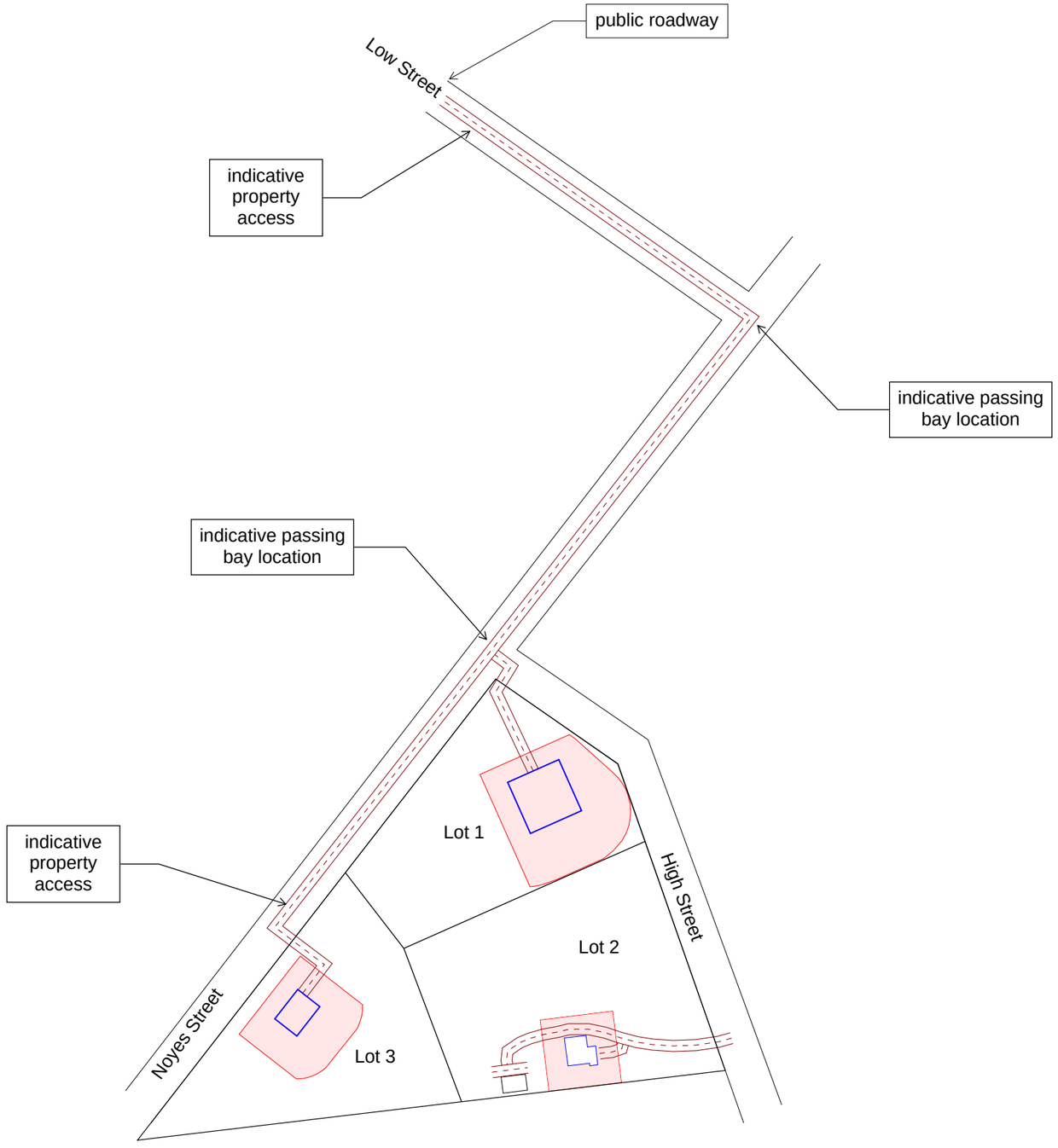
Hazard Management Area

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

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

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.



Building Area

Static Water Supply Point

Hazard Management Area

BushfireWise
DEVELOPMENT PLANNING

Mark Van den Berg BFP-108 0407 294 240
mark@bushfirewise.com.au

Do not scale from this drawing, use dimensions only. Written specifications to take precedence over diagrammatic representations. To be read in conjunction with associated Bushfire Hazard Report.	Date : 10/04/2025 CT: 206976/1	PDA Surveyors, Engineers & Planners 127 Bathurst Street, Hobart, Tas., 7000	Bushfire Hazard Management Plan 11 High Street, Swansea. April 2025. BW036v1. Tasmanian Planning Scheme - Glamorgan-spring Bay	Building Specifications to **as marked** of AS3959-2018	Certification No. BW036v1 Mark Van den Berg Acc. No. BFP-108 Scope 1, 2, 3A, 3B, 3C.

Compliance Requirements

The following requirements are are for future building work and are not required to achieve compliance for the subdivision.

Property Access

The following requirements apply to Lots 1 & 3 only, there are no requirements for Lot 2.

- Property access must have an all-weather surface, support a 20-tonne load (including bridges and culverts), and provide a minimum 4 m carriageway width, 4 m vertical clearance, and 0.5 m horizontal clearance (excluding gate posts) and provided with passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

- Cross falls must be les than 3°, dips less than 7°, and curves must have a 10 m inner radius. Maximum gradients are 15° for sealed roads and 10° for unsealed roads.

- The access must terminate with a turning area for fire appliances provided by one of the following: a 10 m outer-radius turning circle, a property access encircling the building, or a 4 m x 8 m hammerhead “T” or “Y” turning head.

Water Supplies for Firefighting

The following requirements apply to Lots 1 & 3 only, there are no requirements for Lot 2.

- The building area must be within a 90 m hose lay of a static water supply’s firefighting water connection point. This supply may include a remote offtake and serve multiple uses, provided 10,000 L per building area is always reserved for firefighting (excluding sprinklers/spray systems). Aboveground tanks must be metal, concrete, or lagged with non-combustible materials; if shielded per AS 3959:2018, they may be any material, provided the lowest 400 mm is protected by metal, non-combustible material, or 6 mm fibre-cement.

- Fittings and pipework must have a 50 mm nominal diameter (including the valve) and be metal or lagged above ground, or buried at least 300 mm. They must include a DIN/NEN standard forged Storz 65 mm coupling with suction washer, blank cap, and a 220 mm chain. Underground tanks need an opening ≥250 mm or a compliant coupling; any remote offtake must be visible, placed 450–600 mm above ground, and protected from damage.

- A permanent sign must identify the firefighting water point in line with AS 2304:2019 or Tasmania Fire Service guidelines.

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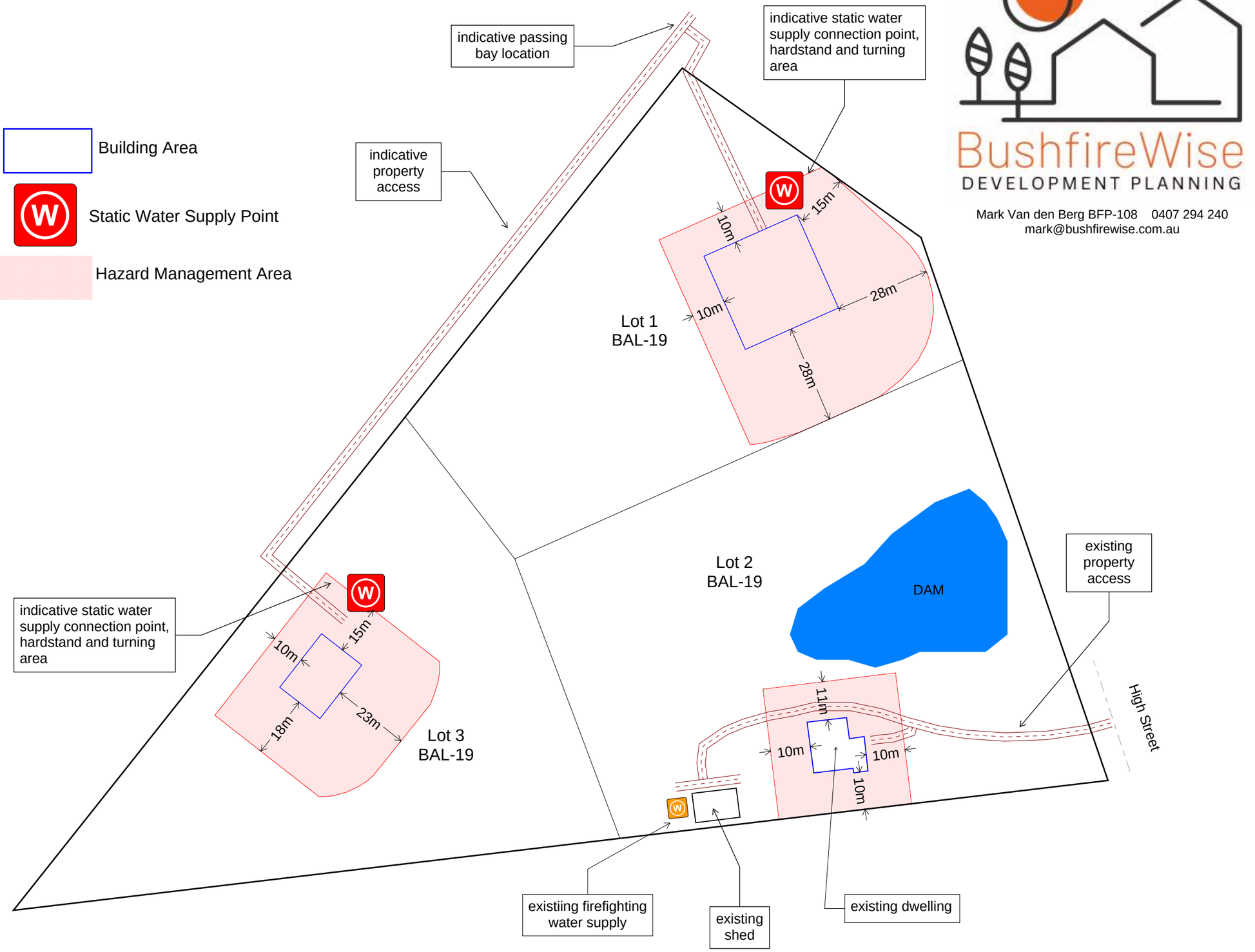
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A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

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

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.



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DEVELOPMENT PLANNING

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Do not scale from this drawing, use dimensions only. Written specifications to take precedence over diagrammatic representations. To be read in conjunction with associated Bushfire Hazard Report.	Date : 10/04/2025 CT: 206976/1	PDA Surveyors, Engineers & Planners 127 Bathurst Street, Hobart, Tas., 7000	Bushfire Hazard Management Plan 11 High Street, Swansea. April 2025. BW036v1. Tasmanian Planning Scheme - Glamorgan-spring Bay	Building Specifications to **as marked** of AS3959-2018	Certification No. BW036v1 Mark Van den Berg Acc. No. BFP-108 Scope 1, 2, 3A, 3B, 3C.

Appendix D – Planning Certificate

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:	11 High Street, Swansea
Certificate of Title / PID:	206976/1

2. Proposed Use or Development

Description of proposed Use and Development:	Subdivision of land resulting in three lots.
Applicable Planning Scheme:	Tasmanian Planning Scheme – Glamorgan-Spring Bay

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report 11 High Street, Swansea. April 2025. BW036v1.	Mark Van den Berg	10/04/2025	1
Bushfire Hazard Management Plan 11 High Street, Swansea. April 2025. BW036v1.	Mark Van den Berg	10/04/2025	1
Plan of Subdivision	PDA Surveyors, Engineers & Planners	25/03/2025	51064HC-2A

[1] This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

☐	~~E1.4 / C13.4 – Use or development exempt from this Code~~	
	Compliance test	**Compliance Requirement**
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	~~E1.5.1 / C13.5.1 – Vulnerable Uses~~	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	~~E1.5.2 / C13.5.2 – Hazardous Uses~~	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☒	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☐	E1.6.1 A1© / C13.6.1 A1©	Consent for Part 5 Agreement

☒	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☒	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk – applicable to lot 2.
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☐	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for firefighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☒	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk – applicable to lot 2.
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Mark Van den Berg	**Phone No:**	0407 294 240
Postal Address:	18 Marlborough Street, Sandy Bay. Tas. 7005	**Email Address:**	mark@bushfirewise.com.au
Accreditation No:	BFP – 108	**Scope:**	1, 2, 3A, 3B & 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name: Mark Van den Berg **Date:** 10/04/2025

Certificate Number: BW036.v1.

(for Practitioner Use only)

Appendix E – Certificate of Qualified Person

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: | *Owner /Agent*
| *Address*
| *Suburb/postcode*

Form **55**

Qualified person details:

Qualified person: Mark Van den Berg

Address: 18 Marlborough Street

Sandy Bay 7005

Phone No: 0407 294 240

Fax No:

Licence No: BFP-108

Email address: mark@bushfirewise.com.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under the Fire Service Act 1979.
Insurance Policies:
NPP-34336-PI.
180U352645BPK -PL

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Analysis of hazards in bushfire prone areas.

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

Details of work:

Address: 11 High Street

Swansea, Tasmania 7190

Lot No: 1, 2 & 3

Certificate of title No: TBA

The assessable item related to this certificate: Bushfire hazard management plan for building work in a bushfire prone area

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Bushfire Hazard

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

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

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

OR

☐ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Management Plan 11 High Street, Swansea. April 2025. BW036v1. Bushfire Hazard Report 11 High Street, Swansea. April 2025. BW036v1.
Relevant calculations:	AS 3959:2018 - Method 1 BAL assessment.
References:	AS 3959:2018.

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

1. The proposed building work – if designed and constructed in accordance with the bushfire hazard management plan referred to in this certificate, will comply with the applicable Deemed-to-Satisfy requirements of the Director's Determination – Bushfire Hazard Areas v1.2

2. The applicable Bushfire Attack Level (BAL) determined using AS 3959:2018 for design and construction is BAL-19

Scope and/or Limitations

1. The scope of this certification is limited to compliance with the requirements of the Director's Determination – Bushfire Hazard Areas v1.2

2. The effectiveness of the measures prescribed in the bushfire hazard management plan and supporting report are dependent on their correct implementation and maintenance for the life of the development.

3. No guarantee can be provided that the building work will survive every bushfire event.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		BW036.v1.	10/04/2025

Natural Values Report

Report for: **PDA Surveyors**

Study area Location: 11 High Street, Swansea .

Prepared by: Scott Livingston
Livingston Natural Resource Services

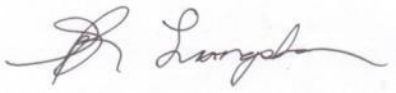
Date: 12th May 2025
Version: 1



Client:	M & A Paskin
Study area identification	11 High Street, Swansea. CT 206976/1, PID 5274852 Current zoning is Rural Living A, Tasmanian Planning Scheme- Glamorgan Spring Bay
Proposal:	Subdivision 1 lot to 3 lots.
Study Area	Subdivision Lot and road reserves likely to provide access to lots.
Assessment comments:	The site is mapped as priority habitat area in the planning scheme overlays, portions of the site are mapped as Priority Vegetation Area in the Tasmanian Planning Scheme- Glamorgan Spring Bay. A site inspection was conducted on the7th May 2025. This field assessment was used to confirm or otherwise the desktop study findings. This report summarises the findings of the desktop and field assessment.
Version	1.0

Assessment by:
Scott Livingston,

Master Environmental Management,
Bushfire Practitioner #105
Forest Practices Officer (Planning)
Natural Resource Management Consultant.



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INTRODUCTION

A subdivision into 3 lots is proposed for CT 206976/1at 11 High Street, Swansea. The majority of the study area is mapped as Priority Habitat Area in Planning Scheme overlays.
Lot 2 contains an existing dwelling and adjacent landscaping, access and small dam. The balance, lots 1 & 3 is a mosaic of previously cleared land and native vegetation. Adjacent road reserves likely to provide access to lots 1 & 3 is native vegetation, weeds and tracks. Surrounding land is a mosaic of managed land, grassland, weed infestations, woodland and forest.
An initial desktop assessment was undertaken following a field inspection on the 7/5/2025 to confirm or otherwise the desktop study findings.

METHODS

A Natural Values report was accessed from the DNRE website on 5/5/2025. That report covers known sightings within 5km and fauna species whose predicted range boundaries overlay the site.

A site visit on 7/5/2025 was undertaken by Scott Livingston. The survey concentrated on area likely to be impacted by development on proposed lots, access and likely building areas. Limited areas of proposed lot 1 were assessed as no substantial modification of vegetation is expected from subdivision. The assessment of the site was inspected with a spaced wandering meander technique.

The survey was conducted in May, which is outside the flowering period of many flora species. No survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. While all significant species known to occur in the area were considered, species such as spring or autumn flowering flora may have been overlooked. A sample of all vegetation communities, aspects and variations in topographic location was achieved.

All mapping and Grid References in this report use GDA 94, Zone 55, with eastings and northings expressed as 6 & 7 digits respectively.

Flora taxonomy nomenclature used is consistent with Census of Vascular Plants of Tasmania, Tasmanian Herbarium 2015, From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation (Edition 2) Harris & Kitchener, 2005, Little Book of Common Names for Tasmanian Plants, Wapstra et al.

DESCRIPTION

The study area is a mosaic of vegetation types and extensive areas have been previously cleared with some regenerated to forest. The study area slopes to the east and ranges between 10 -20m ASL. Soils are clayey with under lying geology Jurassic dolerite.

NATURAL VALUES

VEGETATION

TASVEG 4.0 mapping shows the study area to be (DAC) Eucalyptus amygdalina coastal forest and woodland, (GCL) Lowland Grassland complex and (FUR) Urban with portions of the road reserves shown as (FAG) Agricultural Land. Forested areas of the site are dominated by *Eucalyptus viminalis*, however the understorey is more representative of Eucalyptus amygdalina coastal forest and woodland, which can be dominated by *Eucalyptus viminalis.* The grassland component, contain native grass species, however the lack of native herbs and exotic grass species is more reflective of (FAG) Agricultural land. Area coded (FUR) is considered to be better attributed to (FUM) Urban Miscellaneous given the low density of residential development and elements of retained native's species in landscaped areas.

		Area (ha)			
		Tas Veg 4		**Revised**	
Vegetation Group	**Vegetation Community**	**private parcel**	**Road reserve**	**private parcel**	**Road reserve**
Dry eucalypt forest and woodland	(DAD) Eucalyptus amygdalina forest and woodland on dolerite	1		1.1	1.5
Native grassland	(GCL) Lowland grassland complex	1.6	1.5		
Modified land	(FAG) Agricultural land		0.2	1.3	
	(FUR) Urban areas	0.7			
	(FUM) Urban miscellaneous			0.9	0.2
Totals		**3.3**	**1.7**	**3.3**	**1.7**

FLORA

An assessment of the study area was undertaken; no threatened flora was observed. The Natural Values Atlas (Department of Primary Industries, (accessed 5/5/2025) has records of 3 threatened flora within 500m of the study area, one of these is within the property, however the observation was in, 1892 with an accuracy of 2000m. The site does contain possible/ marginal habitat for these species. An additional 24 within 5km of the study area. These significant numbers are partly due to the large range of habitats found in the locality and the number of studies undertaken.

FAUNA

The Natural Values Atlas has a record of threatened fauna species within 500m of the study area, and an additional 20 within 5km.

Pardalotus quadragintus , forty-spotted pardalote, has potential habitat within the study area as the site contains *E. viminalis.* The nearest observations are 20km to the NE (single 1991 record) at Friendly Beaches Road, and large colonies on Maria Island 50km south of the site. All *E. viminalis*

on the site are regrowth, generally less than 15m tall, with occasional trees to 20m and forest on the site occurs on steeper rockier land is unlikely to be cleared except in immediate vicinity of a dwelling if required for hazard management.

The site contains suitable habitat for *Perameles gunnii*, eastern barred bandicoot which is known with 5 km of the site. This species is unlikely to be significantly impacted by small scale clearing required for infrastructure and Bushfire Hazard management as the forest areas are generally taller understory with little low cover, extensive gorse clumps in the surrounding area provide more suitable habitat for this species.

Dasyurus maculatus subsp. maculatus, spotted-tailed quoll, *Sarcophilus harrisii,* tasmanian devil may forage across the site but no denning habitat occurs within likely disturbed areas.
The study area provides marginal habitat for other threatened species known with 5km or with the mapped range.,

RAPTOR NESTS

There is no known wedge tailed or sea eagle nest within 1km of the study area. The adjacent land has a nil (0/10) probability for Wedge tailed eagle Nest (FPA Model). No suitable nest trees were located during the site inspection. No evidence of existing nests or suitably sized hollows for masked owl was found on site.

WATER COURSES

There is 1 mapped watercourse within the property, the watercourse does not have a watercourse protection area mapped in planning scheme overlays. The watercourse has a dam within lot 2 and extensive areas of the catchment are modified. No impact from facilitated development is likely on the watercourse.

ID	Name	Naturalness	Integrated Conservation Value	Conservation Management Priority
268709		high	high	medium

GEOCONSERVATION SITES

The study area is within the mapped geoconservation sites. Moulting Lagoon - Great Oyster Bay.

ACID SULPHATE SOILS

The property is mapped as extremely low for Coastal acid sulphate soils.

WEEDS, PATHOGEN & DISEASES

The site includes a number of weed species, with gorse, hawthorn, rose hip and sweet pittosporum common within the northern portion of the road reserves. There are no mapped Biosecurity risks within the study area.

EXISTING DISTURBANCE

The majority of proposed lot 3 is landscaped around the dwelling and dam, with some retained native vegetation. A large portion of lots 1 & 3 have been cleared in past with regrowth on steeper and rockier areas. The road reserve lots have past clearing and tracks and in places high density of weeds, particularly gorse.

PROPOSED DEVELOPMENT- CLEARING OF VEGETATION

The likely development will require disturbance of existing native vegetation, for both access and hazard management areas around future dwellings. Within the road reserves the clearing is likely to be minor with some pruning of existing trees and removal of shrubs to provide adequate horizontal and vertical clearances to meet access standards for bushfire code on existing tracks. Clearing is likely to be required for at least lot 3 hazard management area. The extent of clearing will be dependent on final siting and bushfire hazard management requirements which should be minimised.

CONCLUSIONS

Subdivision into 3 lots is proposed from CT 206976/1, 11 High Street, Swansea. The study area is partially mapped as priority vegetation area in planning scheme overlays. The proposed subdivision is anticipated to facilitate clearing of native non threatened vegetation for future dwellings on Lots 1 & 3, and modification of vegetation along access on road reserves.

No known threatened flora occurs within the study area.

Pardalotus quadragintus , forty-spotted pardalote and Perameles gunnii, eastern barred bandicoot, *have potential habitat within the study area. Forty Spotted pardalote has not been recorded within 19 km of the site.* Both species are unlikely to be significantly impacted by small scale clearing required for infrastructure and Bushfire Hazard management. Wide ranging fauna species such as eagles, owls, quolls and devils may forage on the site, but it contains no nesting / denning habitat.

No significant impact on threatened flora or fauna is considered likely by the clearing and modification to vegetation. Where that clearing is limited to small scale where adjacent to proposed infrastructure. Where possible Eucalpttus viminalis, white gum should be retained.

C7.7.2 Subdivision within a priority vegetation area

Acceptable solutions

A1

Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:

(a) be for the purposes of creating separate lots for existing buildings;

(b) be required for public use by the Crown, a council, or a State authority;

(c) be required for the provision of Utilities;

(d) be for the consolidation of a lot; or

(e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area

Response

Acceptable solutions are not met.

P1.1

Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:

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

Response

f) Bushfire Hazard Management area should be minimised to BAL 19, the highest possible at the subdivision. No clearing of native vegetation as defined by the Natural Assets Code is required as none exists within the study area.

P1.1 is met.

P1.2

Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

(a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;
(b) any particular requirements for the works and future development likely to be facilitated by the subdivision;
(c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;
(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;
(e) any on-site biodiversity offsets; and
(f) any existing cleared areas on the site.

Response

a) No land hazards are known within the potential building areas
b) works to be within an area where no priority habitat as defined by the natural assets code exists.
c) Bushfire Hazard Management area minimised to BAL 19 within areas of native vegetation, the highest possible at the subdivision.
d) Subdivision design allows for the retention of the native vegetation communities on the site.
e) No significant impact on threatened vegetation communities, flora or fauna is expected from clearing on the site. No biodiversity offset is considered necessary.
f) Existing cleared areas to be utilised where possible for access, infrastructure and bushfire hazard management for Lot 1 & 3.

P1.2 is met.

REFERENCES

Department of Natural Resources and Environment (DNRET). (accessed 5/5/2025). *Natural Values Report, Derived from the Natural Values Atlas, online database.*

DNRET. Thelist.tas.gov.au , spatial datasets

DPIPWE. Tasmanian Vegetation Monitoring and Mapping Program TASVEG 4.0. Department of Primary Industries, Parks, Water and Environment.

Forest Practices Authority, (5/5/2025). *Biodiversity Values Database*, *online database.*

Tasmanian Planning Scheme- Glamorgan Spring Bay

APPENDIX 1 – MAPS

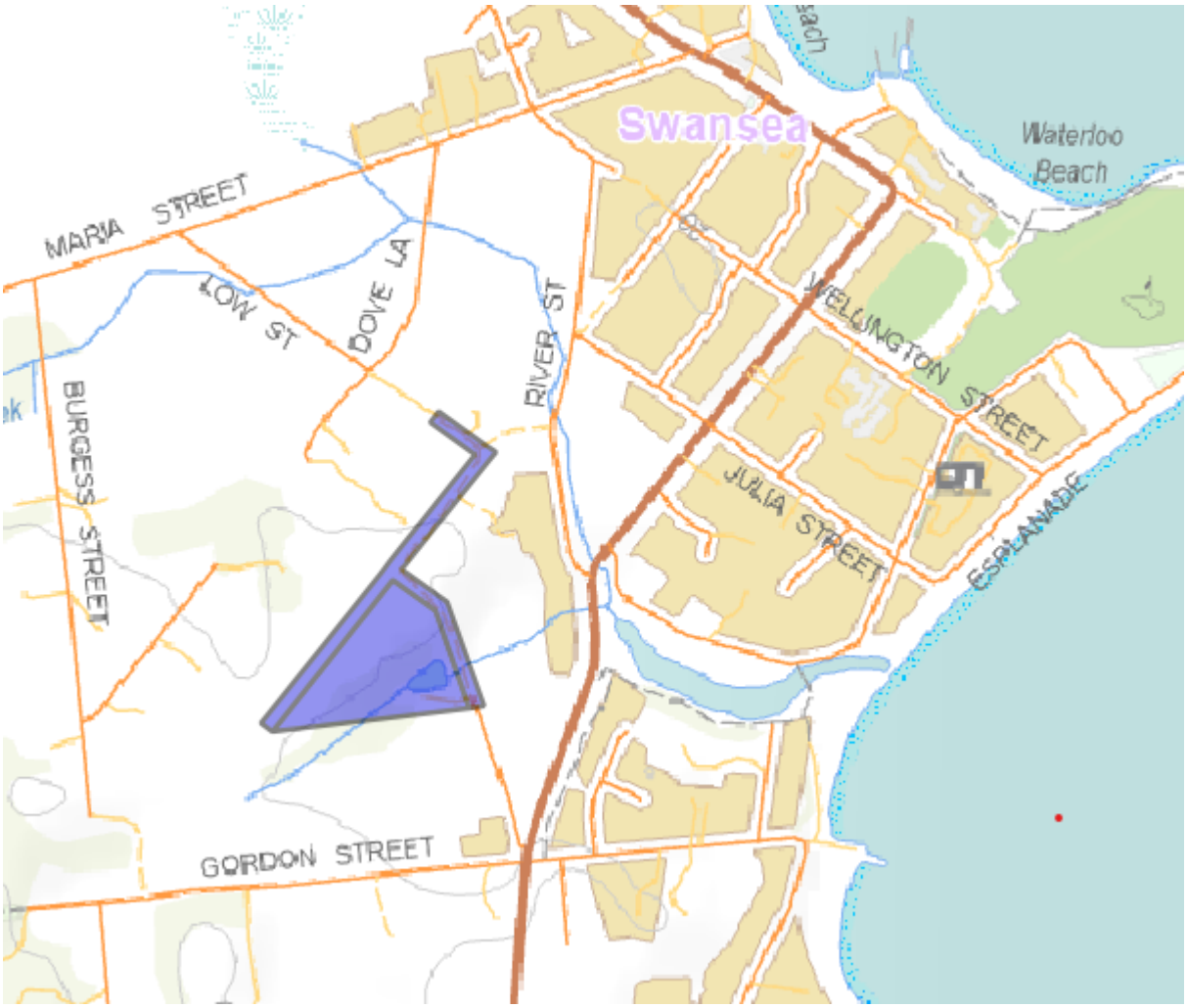


Figure 1: Location Map

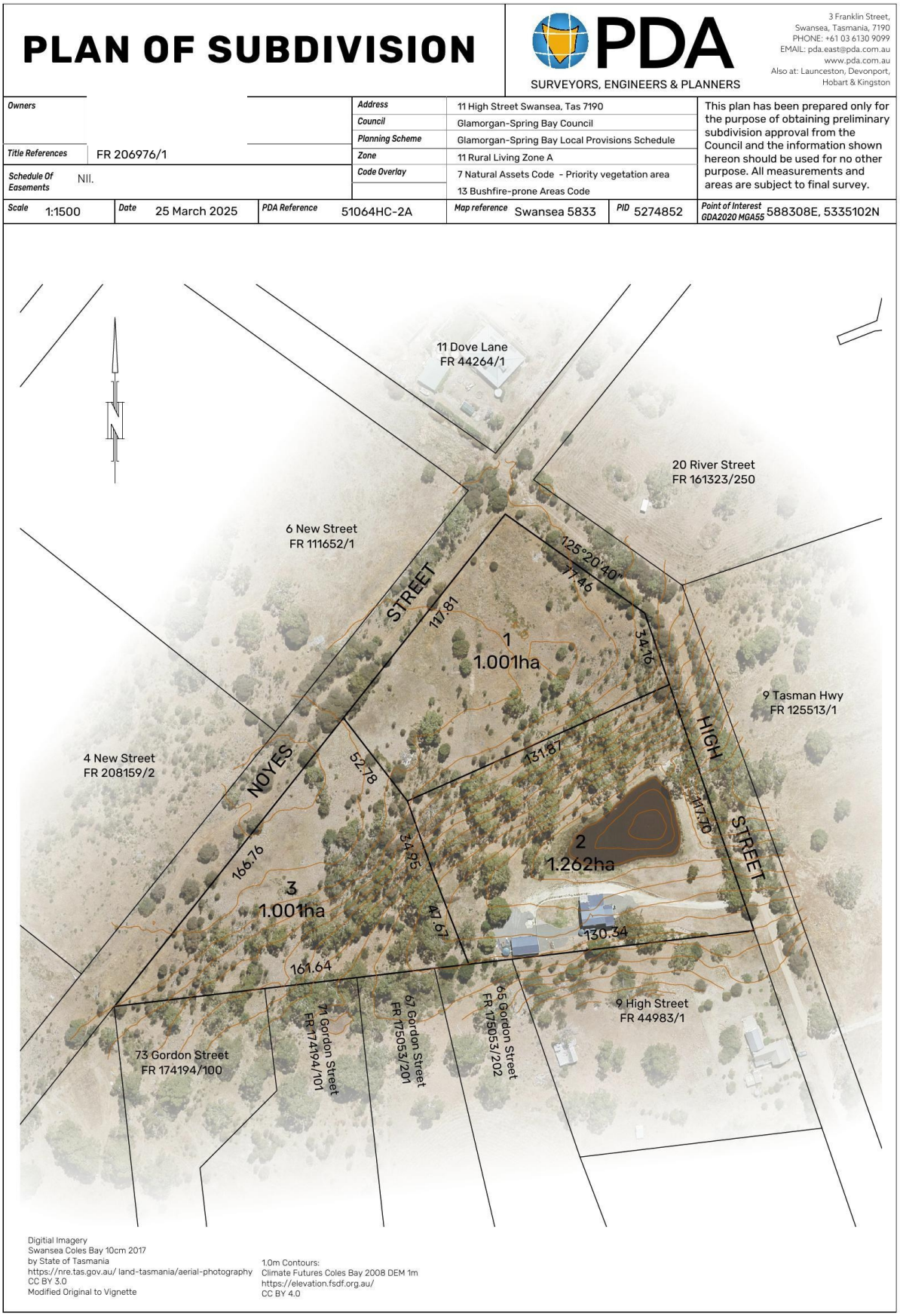


Figure 2: plan of subdivision

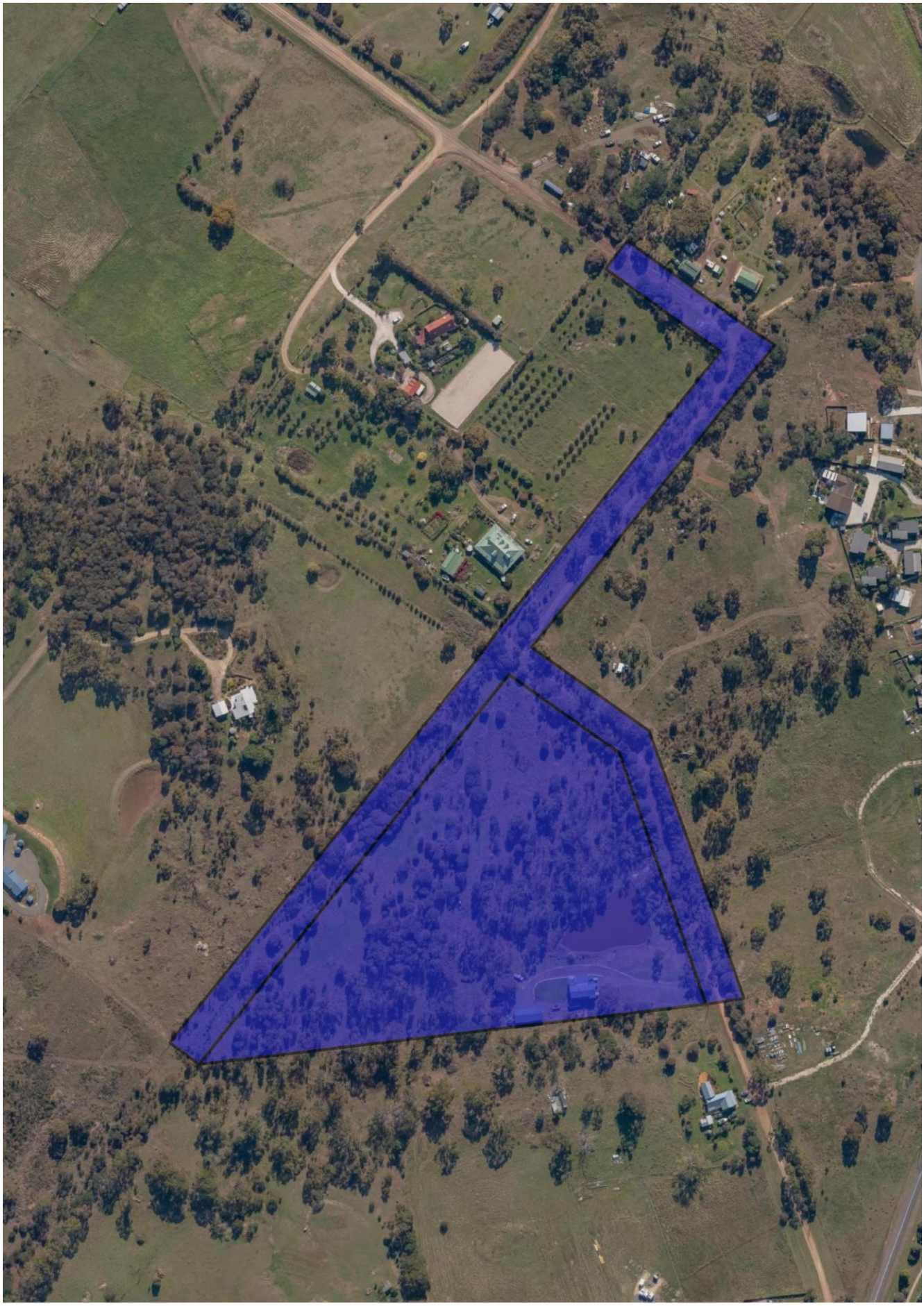


Figure 3: study area

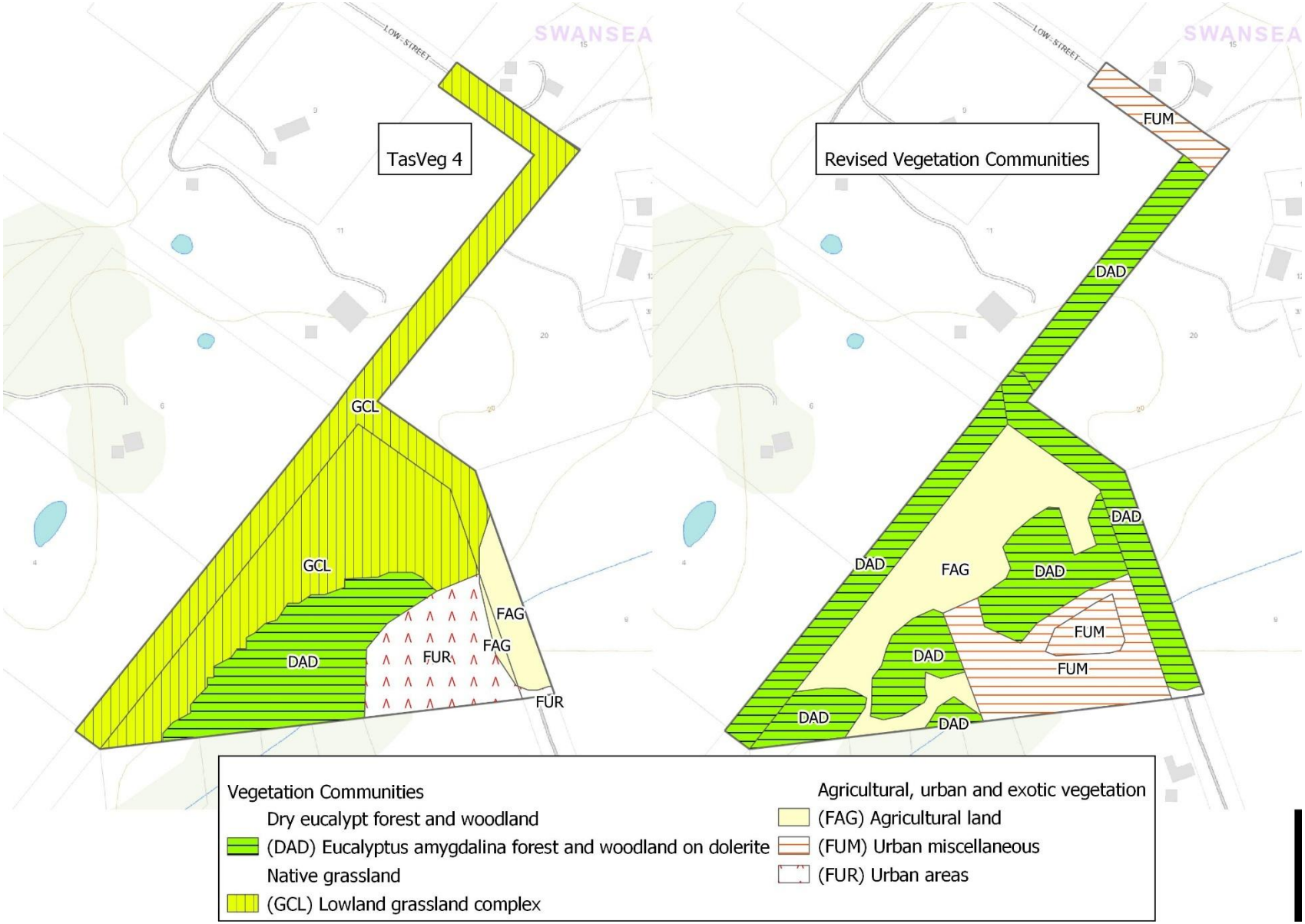


Figure 4: vegetation communities

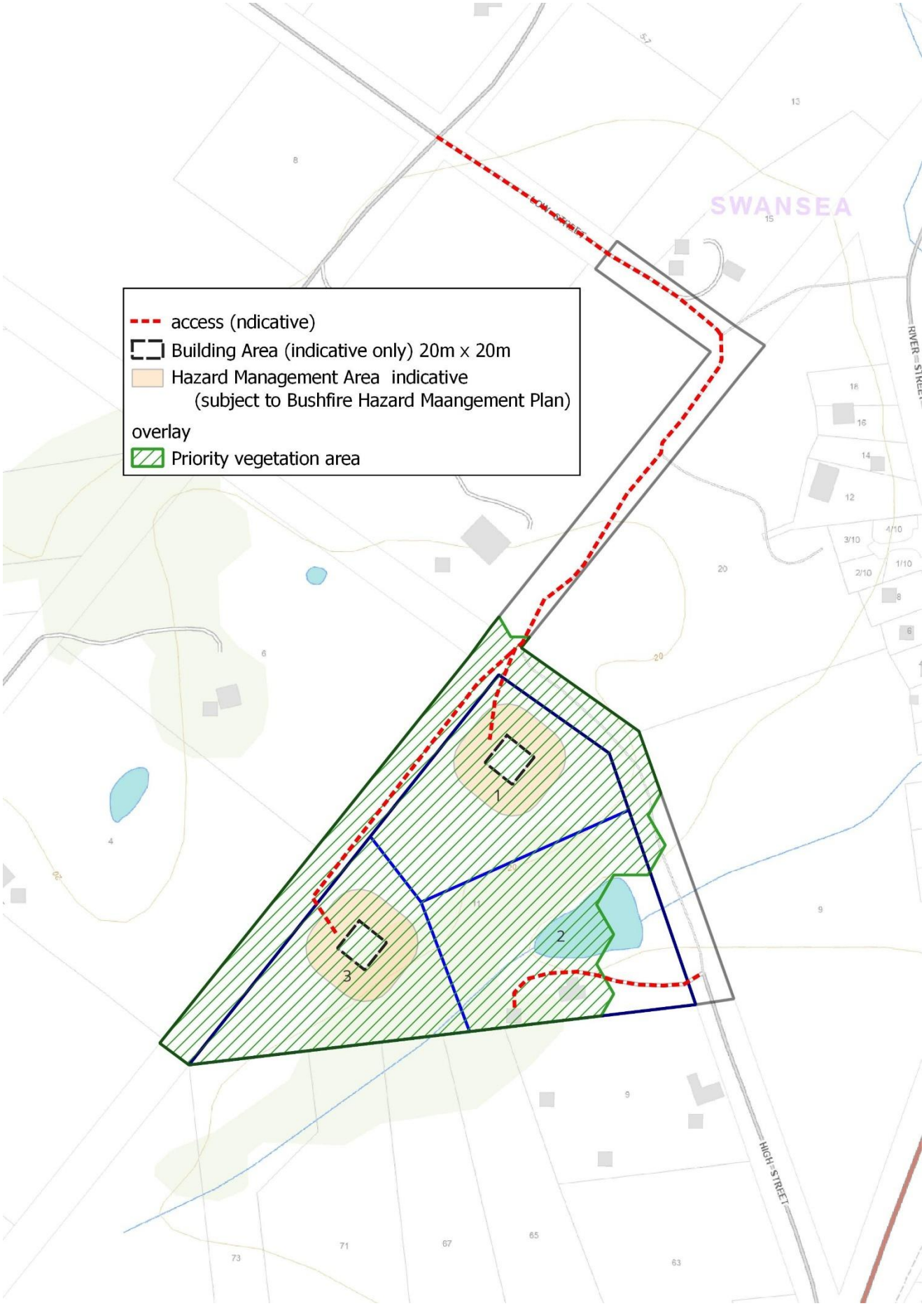


Figure 5: priority Vegetation Area Overlay

APPENDIX 2 – PHOTOS



Figure 6: dam on Lot 2 watercourse



Figure 7: cleared area east of Lot 1



Figure 8: cleared land and forest Lot 3



Figure 9: north east along lot 2 / road reserve boundary (likely access)



Figure 10: previously cleared area, and forest lot 3



Figure 11:existing track - proposed access lot 1&3

APPENDIX 3 – SITE FLORA

Name	Common name	ORIGIN	NATIONAL SCHEDULE	STATE SCHEDULE	Weed Status
Acacia dealbata subsp. dealbata	silver wattle				
Acacia melanoxylon	blackwood	e			
Acaena novae-zelandiae	common buzzy				
Acetosella vulgaris	sheep sorrel	i			
Agrostis spp	bent grass	i			
Allocasuarina littoralis	black sheoak				
Allocasurina verticillata	drooping sheoak				
Astroloma humifusum	native cranberry				
Austrodanthonia sp	wallaby grass				
Austrostipa spp	spear grass				
Brachyscome sp	daisy				
Brachyscome spathulata	blue daisy				
Briza minor	lesser quaking-grass	i			
Bursaria spinosa subsp. spinosa	prickly box				
Callitris rhomboidea	oyster bay pine				
Cardus pycnoephalus	slender thistle				declared weed
Crataegus monogyna	hawthorn	i			
Crataegus monogyna	*hawthorn*	i			
Danthonia sp.	wallaby grass				
Deyeuxia sp	bent grass				
Ehrharta stipoides	weeping grass				
Eucalyptus viminalis subsp. viminalis	white gum	e			
Holcus lanatus	yorkshire fog	i			
Juncus pallidus	pale rush				
Lepidosperma laterale	variable swordsedge				

Linum marginale	wild flax				
Onopordum acanthium	cotton (scotch) thistle	i			Declared weed.
Pittosporum undulatum	sweet pittosporum	i			environmental weed
Poa spp	tussock grass				
Rosa rubiginosa	sweet briar	i			environmental weed
Rosa rubiginosa	*sweet briar*	i			
Rytidosperma spp	wallaby grass				
Themeda triandra	kangaroo grass				
Ulex europaeus	gorse	i			declared WONS

APPENDIX 4 – NVA FLORA

Observations within 5km of the site (Natural Values Atlas)

Species	Common Name	SS	NS	Known with	Life form	Tasmanian habitat description (and distribution)	Habitat Suitability
Acacia siculiformis	dagger wattle	r			shrub	Acacia siculiformis is found near watercourses (e.g. dense shrubby riparian scrubs along major rivers in the Midlands	no suitable habitat
Callitris oblonga subsp.	south esk pine	v	EN		tree	Callitris oblonga subsp. oblonga occurs predominantly in riparian scrub, woodland and forest (where it can extend	no suitable habitat
Calocephalus lacteus	milky beautyheads	r			herb	Calocephalus lacteus occurs in open, dry sites in lowland areas of eastern and northern Tasmania and on lower	
Calystegia soldanella	sea bindweed	r			herb	Calystegia soldanella is recorded from coastal sands, mainly in the north- east of the State (but it is now also	
Cryptandra amara	pretty pearlflower	e			shrub	Cryptandra amara grows in some of the driest areas of the State and is typically associated with fertile rocky	no suitable habitat
Damasonium minus	starfruit	r			annual herb	Damasonium minus occupies swampy habitat and farm dams and prefers slow-flowing or stationary water.	marginal habitat
Eucalyptus barberi	barbers gum	r			tree	Eucalyptus barberi occurs on dolerite-derived soils on the central east coast of Tasmania, with disjunct populations	no suitable habitat
Gyrostemon thesioides	broom wheelfruit	r			shrub	Gyrostemon thesioides occurs predominately on dolerite or granite in Allocasuarina (sheoak) forest in the State's	no suitable habitat
Haloragis heterophylla	variable raspwort	r			herb	Haloragis heterophylla occurs in poorly-drained sites (sometimes only marginally so), which are often associated	marginal habitat along
Hyalosperma demissum	moss sunray	e			annual herb	Hyalosperma demissum grows on rock pavements or shallow sandy soils in some of Tasmania's driest regions,	
Lasiopetalum micranthum	tasmanian velvetbush	r			shrub	Lasiopetalum micranthum occurs predominantly in open grassy forests and woodlands on dolerite-based ridges and	
Lobelia pratioides	poison lobelia	v			herb	Lobelia pratioides occurs in seasonally inundated to waterlogged soils at the margins of swamps, wetlands and	no suitable habitat
Melaleuca pustulata	warty paperbark	r		yes	shrub	Melaleuca pustulata occurs in a range of habitats including dry open woodland (often on dolerite in forests dominated	marginal habita
Ozothamnus lycopodioides	clubmoss everlastingbush	r		yes (shown	shrub	Ozothamnus lycopodioides is restricted to dry sclerophyll forest near the East Coast from Orford to Bicheno where it	

Phyllangium divergens	wiry mitrewort	v			annual herb	Phyllangium divergens occurs in a wide variety of near-coastal habitats on a range of substrates, a common	no suitable habitat
Pterostylis ziegeleri	grassland greenhood	v	VU		orchid	Pterostylis ziegeleri occurs in the State's south, east and north, with an outlying occurrence in the north-west. In	no suitable habitat
Scaevola aemula	fairy fanflower	e			herb	Scaevola aemula is restricted to the East Coast between the Prosser and the Apsley rivers, where its habitat	no suitable habitat
Scleranthus diander	tufted knawel	v			herb	Scleranthus diander is found from the Central Midlands area to Hobart with most of the records from the Ross and	
Scleranthus fasciculatus	spreading knawel	v			herb	Scleranthus fasciculatus is only recorded from a few locations in the Midlands and south-east. The vegetation	
Stenanthemum pimeleoides	propeller plant	v	VU		shrub	Stenanthemum pimeleoides is restricted to Tasmania's central East Coast and the Northern Midlands, where it	?
Stenopetalum lineare	narrow threadpetal	e			herb	Stenopetalum lineare typically grows in grass-covered low dunes but it also extends to scrub-covered dunes (coast	no suitable habitat
Teucrium corymbosum	forest germander	r			shrub	Teucrium corymbosum occurs in a wide range of habitats from rocky steep slopes in dry sclerophyll forest and	no suitable habitat
Vittadinia burbidgeae	smooth new-holland-daisy	r		yes	herb	Vittadinia burbidgeae occurs in native grassland and grassy woodland.	possible habitat
Vittadinia cuneata var.	fuzzy new-holland-daisy	r			herb	Vittadinia cuneata var. cuneata occurs in native grassland and grassy woodland.	possible habitat
Vittadinia gracilis	woolly new-holland-daisy	r			herb	Vittadinia gracilis occurs in native grassland and grassy woodland.	possible habitat
Xerochrysum bicolor	eastcoast paperdaisy	r			herb	Species of Xerochrysum are poorly understood in Tasmania, especially the identification of coastal species	no suitable habitat
Zieria littoralis	downy zieria	r			shrub	Zieria littoralis mainly occurs on coastal rocks, extending to inland areas on low hills and ridges above the coastline. A	no suitable habitat

APPENDIX 5 – NVA FAUNA

Observations within 5km of the site or within mapped range boundaries (Natural Values Atlas)

Species	Common Name	SS	NS	Range	Known within 500m	Known within 5 km	Habitat	Habitat suitability
Accipiter novaehollandiae	grey goshawk	e		potential			Requires wet sclerophyll forest for breeding and foraging. Potential habitat for the grey goshawk is native forest with mature elements below 600m altitude, particularly along watercourses. Significant habitat for the grey goshawk may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.). FPA's Fauna Technical Note 12 can be used as a guide in the identification of grey goshawk habitat.	no suitable habitat
Antipodia chaostola	chaostola skipper	e	EN	potential			Potential habitat for the Chaostola Skipper is dry forest and woodland supporting Gahnia radula (usually on sandstone and other sedimentary rock types) or Gahnia microstachya (usually on granite baseds ubstrates).	no suitable habitat
Aquila audax	wedge-tailed eagle	pe	PEN			yes	Potential habitat for the wedge tailed eagle comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive. More than one nest may occur within a territory but only one is used for breeding in any one year. Breeding failure often promotes a change of nest in the next year. [see FPA?s Fauna Technical Note 1 and FPA?s Fauna Technical Note 6 for	
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	potential	yes	yes		may forage, no nesting habitat

							more information] 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).	
Arctocephalus forsteri	new zealand fur seal	r				yes	marine	no suitable habitat
Arctocephalus tropicalis	sub-antarctic fur seal	e	VU			yes	marine	no suitable habitat
Ardenna grisea	sooty shearwater		VU			yes	shore bird	no suitable habitat
Brachiopsilus ziebelli	Ziebells Handfish	e	VU	potential			marine	no suitable habitat
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	potential			Potential habitat for the spotted tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat for the spotted tailed quoll is all potential denning habitat within the core range of the species. Potential denning habitat for the spotted tailed quoll includes 1) any forest remnant (>0.5ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat.	may forage no denning habitat
Dasyurus viverrinus	eastern quoll		EN	core			Potential habitat for the Eastern quoll includes rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. Potential range for the Eastern Quoll is the whole of mainland Tasmania and Bruny Island. Core range for the Eastern Quoll is a specialist defined area based primarily on modelling work published in Fancourt et al 2015 and additional expert advice	may forage no denning habitat

Eubalaena australis	southern right whale	e	EN			yes	Marine.	no suitable habitat
Galaxias fontanus	swan galaxias	e	EN	potential			Potential habitat for the Swan Galaxias is slow to moderately fast flowing streams containing permanent water (even when not flowing), which have good instream cover from overhanging banks and/or logs, and shade from overhanging vegetation. A population can only be maintained where barriers have prevented establishment of trout and redfin perch. The nature of these barriers is variable and can include permanent natural structures such as waterfalls and chutes and also low flow dependent features such as marshes, ephemeral water losing and remnant channels, braided channel floodplain features. Significant habitat for the Swan galaxias is all potential habitat and a 30m streamside reserve within the core range. This includes the Wildlife Priority Areas (Fauna Special Management Zones) on the upper Swan River, Tater Garden Creek and upper Blue Tier Creek, and other upper catchments of tributaries of the Macquarie, Blackman and Isis Rivers.	nil-aquatic species
Gallinago hardwickii	lathams snipe		VU			yes	wetlands	no suitable habitat
Gazameda gunnii	Gunn's screw shell	v			yes	yes	Marine species. Shell found on beach	no suitable habitat
Haliaeetus leucogaster	white-bellied sea-eagle	v		potential	yes	yes	Potential habitat for the White Bellied Sea eagle species comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. Significant habitat for the white bellied sea eagle is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where nest tree still present).	no nesting habitat
Lathamus discolor	swift parrot	e	CR	core		yes	Potential breeding habitat for the swift parrot comprises potential foraging habitat and potential nesting habitat, and is based on definitions of foraging and nesting trees. Potential foraging habitat comprises E. globulus or E.	no suitable habitat

							ovata trees that are old enough to flower. Potential nesting habitat is considered to comprise eucalypt forests that contain hollow-bearing trees.	
Litoria raniformis	green and gold frog	v	VU	potential			Potential habitat for the green and gold frog is permanent and temporary waterbodies, usually with vegetation in or around them. Potential habitat includes features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water holding sites such as old quarries, slow flowing stretches of streams and rivers and drainage features.	possible habitat in dam
Macronectes giganteus	southern giant-petrel	v	EN			yes	marine	no suitable habitat
Neophema chrysostoma	blue-winged parrot		VU			yes	The Blue-winged Parrot inhabits a range of habitats from coastal, sub-coastal and inland areas, right through to semi-arid zones. Throughout their range, they favour grasslands and grassy woodlands. They are often found near wetlands both near the coast and in semi-arid zones. Blue-winged Parrots can also be seen in altered environments such as airfields, golf courses and paddocks.	potential habitat
Pachyptila turtur subantarctica	southern fairy prion	e	VU			yes	Seldom come to land, except to breed. Also, they all stay in the Southern Hemisphere, and breed on subtropical islands	no suitable habitat
Pardalotus quadragintus	forty-spotted pardalote	e	EN	potential			Prefers grassy, dry Eucalypt forest with E. viminalis	Potential habitat , E viminalis present
Perameles gunnii	eastern barred bandicoot		VU	potential		yes	Potential habitat for the eastern barred bandicoot is open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland. Significant habitat for the Eastern Barred Bandicoot is dense tussock grass sagg sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species.	Potential habitat
Prototroctes maraena	australian grayling	v	VU			yes	All streams and rivers in their lower to middle reaches. Areas above permanent barriers that prevent fish migration are not potential habitat	no suitable habitat

Pseudemoia pagenstecheri	tussock skink	v		potential			Potential habitat for the tussock skink is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.	0
Pseudomys novaehollandiae	new holland mouse	e	VU	potential			Prefers dry sandy heathland with dense and floristically diverse understorey.	no suitable habitat
Sarcophilus harrisii	tasmanian devil	e	EN	potential	yes	yes	Potential habitat for the Tasmanian devil is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (427km2). Significant habitat for the Tasmanian devil is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1km radius, being the approximate area of the smallest recorded devil home range (Pemberton 1990). Potential denning habitat for the Tasmanian devil is areas of burrow-able, well drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat	possible foraging, no denning sites
Sterna striata	white-fronted tern	v				yes	shore bird	no suitable habitat
Sternula nereis subsp. nereis	fairy tern	v	VU			yes	marine	no suitable habitat
Thalassarche cauta	shy albatross	v	EN			yes	marine	no suitable habitat
Theclinesthes serpentatus	chequered blue	pr				yes	Various habitats, including coastal mudflats, coastal dunes and heathland, open shrubland, woodland. Prefers saltbush	

Theclinesthes serpentatus lavara	chequered blue	r				yes		no suitable habitat
Thinornis cucullatus	hooded plover		PVU			yes	shorebird	no suitable habitat
Thinornis rubricollis	hooded plover		VU		yes	yes	shorebird	no suitable habitat
Tringa nebularia	common greenshank		EN			yes	This is a subarctic bird, breeding from northern Scotland eastwards across northern Europe and east across the Palearctic. It is a migratory species, wintering in Africa, the Indian subcontinent, and Australasia, usually on fresh water. It breeds on dry ground near marshy areas, laying about four eggs in a ground scrape	no suitable habitat
Tyto novaehollandiae	masked owl	pe	PVU		yes	yes	Potential habitat for the masked owl is all areas with trees with large hollows (>15 cm entrance diameter). In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI type mature density class `a', `b', or `c'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh. Remnants and paddock trees in agricultural areas may also constitute potential habitat. Significant habitat for the masked owl is any areas within the core range of native dry forest with trees over 100cm dbh with large hollows (>15 cm entrance diameter). Such areas usually have no regrowth component or just a sparse regrowth component. In terms of using mapping layers for an initial desktop assessment prior to an on ground survey. Significant habitat may occur in all areas within the core range classified as dry forest (TASVEG dry Eucalypt forest and woodland) with at least 20% mature eucalypt crown cover (PI type mature density class `a', `b', or `c') that is classified as mature (Growth Stage class `M'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh and more than half of the canopy cover is comprised of mature trees. Remnants and paddock trees in agricultural areas may also constitute significant habitat.	may forage, no nesting habitat
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	core		yes		

Natural Values Report: nvr_1_05 May-25

Instrument of Revocation and Delegation

DELEGATION OF THE DIRECTOR-GENERAL OF LANDS' FUNCTIONS UNDER THE *LAND USE PLANNING AND APPROVALS ACT 1993*

I, JASON JACOBI, being and as the Director-General of Lands appointed under section 7 of the *Crown Lands Act 1976*, hereby revoke any previous delegation made pursuant to section 52(1E) of the *Land Use Planning and Approvals Act 1993* ("the Act") and, acting pursuant to section 52(1E) of the Act, I hereby delegate the functions described (by reference to the relevant provision of the Act and generally) in Schedule 1, to the persons respectively holding the offices of Deputy Secretary (Parks and Wildlife Service) (position number 700451), General Manager (Park Operations and Business Services) (position number 708581), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124) and Unit Manager (Assessments) (position number 334958) in accordance with the functions delegated to me by the Minister administering the *Crown Lands Act 1976,* by instrument dated 9 November 2023.

SCHEDULE 1

Provision	**Description of Functions**
Section 52(1B)	Signing, and providing written permission for, applications for permits in relation to Crown land.

Dated at HOBART this 29 day of July. 2024

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Jason Jacobi

DIRECTOR-GENERAL OF LANDS