Public Notice Details

Planning Application Details

Application No	DA2500131

Property Details

Property Location	550 Huntingdon Tier Road Bagdad

Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	8/10/25
Advertising Closing Period If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	22/10/25

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing planningenquires@southernmidlands.tas.gov.au. Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.

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SOUTHERN MIDLANDS COUNCIL

APPLICATION FOR PLANNING PERMIT

DEVELOPMENT / USE

Use this form to apply for a permit in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Proposed use/development:
(Provide details of proposed works and use).

New Dwelling

Location of Development:
(If the development includes more than one site, or is over another property include address of both Properties).

550 HUNTINGDON TIER ROAD, BAGDAD TAS 7030

Certificate of Title/s Volume Number/Lot Number:

181971/8

Land Owners Name:

ROBERTA STEENHOLDT and CHRISTOPHER STEENHOLDT pending transfer to DENIS KRAKO and ASHLEY LOUISE KRAKO

Full Name/s or Full Business/Company Name

Applicant's Name:

Wilson Homes Tasmania Pty Ltd

Full Name/s or Full Business/ Company Name (ABN if registered business or company name)

Contact details:

Postal address for correspondence: 250 Murray Street Hobart

Telephone or Mobile: 0362139946

Email address: approvals@wilsonhomes.com.au

(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)

Details
Tax Invoice for application fees to be in the name of:
(if different from applicant)

Full Name/s or Full Business or Company Name and ABN if registered business or company name

Print email address	*ABN*

What is the estimated value of all the new work proposed

$ 684,175

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SOUTHERN MIDLANDS COUNCIL

For Commercial Planning Permit Applications Only

Signage:

Is any signage proposed?	Yes		No	✓

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Number of existing employees:		Number of proposed new employees:	

Traffic Movements:

Number of commercial vehicles serving the site at present		Approximate number of commercial vehicles servicing the site in the future	

Number of Car Parking Spaces:

How many car spaces are currently provided		How many new car spaces are proposed	

Is the development to be staged:

Please tick ✓answer

Yes		No		✓

Please attach any additional information that may be required by Part 6.1 *Application Requirements* of the Tasmanian Planning Scheme – Southern Midlands.

Signed Declaration

I/we as owner of the land or person with consent of the owner hereby declare that:

1. I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.

2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.

3. The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the application.

4. I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.

5. I/we declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature (If not the Title Owner)	Applicant Name (*please print*)	Date
lutzia brown	Lutzia Brown	18/09/25

Land Owner(s) Signature	Land Owners *Name (please print)*	Date

Address all correspondence to: The General Manager, PO Box 21, Oatlands, Tasmania 7120
Oatlands Office: 71 High Street, Oatlands 7120 Phone (03) 62545000
Kempton Office: 85 Main Street, Kempton 7030 Phone (03) 62545050
Email Address: mail@southernmidlands.tas.gov.au Web: www.southernmidlands.tas.gov.au
ABN 68 653 459 589

SOUTHERN MIDLANDS COUNCIL

Land Owner(s) Signature	Land Owners *Name (please print)*	Date

PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.

SOUTHERN MIDLANDS COUNCIL

Information & Checklist Sheet
DEVELOPMENT / USE

Use this check list for submitting your application for a planning permit –Please do not attach the check list with your application

Submitting your application ✓

1. All plans and information required per Part 6.1 Application Requirements of the Tasmanian Planning Scheme i.e.: site plan showing all existing buildings, proposed buildings, elevation plans etc. ❑
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices) ❑
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code. ❑
4. Prescribed fees payable to Council ❑

Information

If you provide an email address in this form then the Southern Midlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box ❑

Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email enquires@heritage.tas.gov.au)

TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

IMPORTANT: There is no connection between Planning approval and Building & Plumbing approvals.

Owners are to ensure that the work is either Low-Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021 prior to any building works being carried out on the land.

https://www.cbos.tas.gov.au/__data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf

Address all correspondence to: The General Manager, PO Box 21, Oatlands, Tasmania 7120
Oatlands Office: 71 High Street, Oatlands 7120 Phone (03) 62545000
Kempton Office: 85 Main Street, Kempton 7030 Phone (03) 62545050
Email Address: mail@southernmidlands.tas.gov.au Web: www.southernmidlands.tas.gov.au
ABN 68 653 459 589

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TASMANIAN PLANNING SCHEME

SHEET INDEX

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
GARAGE	39.33
LIVING	209.33
PORCH	2.77
	251.43 m²

ON SITE WASTEWATER TREATMENT REQUIRED. REFER TO REPORT PREPARED BY GES (TBC)

ON SITE STORMWATER MANAGEMENT. REFER TO REPORT PREPARED BY GES/FLUSSIG (TBC)

AS & NCC COMPLIANCE

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

- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
- BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
- ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
- INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
- TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
- GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
- SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
- INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
- EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
- WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
- CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2019.
- BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
- SERVICES IN ACCORDANCE WITH NCC 2022.
- EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
- EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
- EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

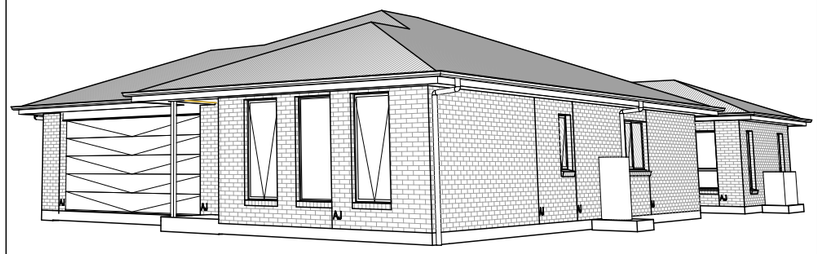
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	BAL-19
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	LOW
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	S
SPECIFIC AREA PLAN OVERLAY	YES
BAGDAD POTENTIAL DISPERSIVE SOILS	
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T2
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	NO
ZONING	RURAL LIVING
PRIORITY VEGETATION	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 20,000mm	78,814mm
SIDE A	MIN. 10,000mm	64,354mm
SIDE B	MIN. 10,000mm	138,795mm
REAR	MIN. 10,000mm	109,505mm
BULK & SCALE		
SITE AREA	54,340m²	
SITE COVERAGE	MAX. 0.74%	0.46%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	0mm
FILL DEPTH	MAX. 1,000mm	663mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

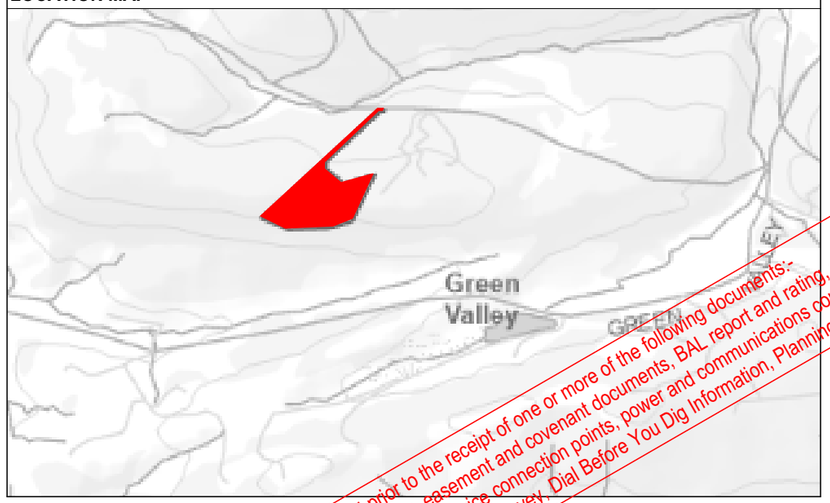
3D PERSPECTIVE



NOTE TO OWNER

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

LOCATION MAP



BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2745mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	MIN. 60mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAX SLAB R0.60

NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: PWD
ACCESSIBLE SHOWER LOCATION: BATH

GENERAL NOTES:

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

BUSHFIRE REQUIREMENTS - BAL-19

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

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

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

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

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

THE OWNERS ACKNOWLEDGE THAT THESE CONTRACT PLANS MAY NOT REFLECT ALL THE SELECTIONS THAT HAVE BEEN MADE OR CHANGES REQUESTED. THE OWNERS AGREE THAT FOLLOWING THE COLOUR SELECTIONS VARIATION OR UPDATING OF PLANS, THEY WILL BE PROVIDED WITH CONSTRUCTION PLANS FOR SIGNATURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNATURE: ---------- DATE: ----------

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: ---------- DATE: ----------

SIGNATURE: ---------- DATE: ----------

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

PRELIMINARY PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
5	PRELIMINARY PLAN SET - INITIAL ISSUE - REMOVE SW AND IRRIGATION NOTES FROM SITE PLAN	ALL	2025.09.18	PL1	-
4	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.08.22	NVO	-

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	REVISION	DRAWN	
1	QUOTE SITING PLAN	JOL	03/03/2025
2	DRAFT SALE PLAN - CT1	HMI	26/06/2025
3	DRAFT SALES PLAN - CT2	STL	21.07.2025
4	PRELIM PLANS - INITIAL ISSUE	NVO	22/08/2025
5	PRELIM PLANS - INITIAL ISSUE - AMENDMENTS	PL1	18/09/2025

CLIENT: DENIS & ASHLEY LOUISE KRAKO
ADDRESS: 550 HUNTINGDON TIER ROAD, BAGDAD TAS 7030
LOT / SECTION / CT: 8 / - / 181971
COUNCIL: SOUTHERN MIDLANDS

HOUSE DESIGN: RIVERTON 27
FACADE DESIGN: CLASSIC
SHEET TITLE: COVER SHEET
SHEET No.: 1 / 18

HOUSE CODE: H-WATRVT10SA
FACADE CODE: F-WATRVT10CLASA
SCALES: 1:100

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

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

APPROX. CUT/FILL

CUT	89.03m³	200.32t
FILL	88.21m³	198.47t
DIFFERENCE	0.82m³	1.85t

EVEN CUT & FILL

LOT SIZE: 54340m²
HOUSE (COVERED AREA)**:** 251.43m²
SITE COVERAGE: 0.46%

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

PLANS ARE PRELIMINARY ONLY PENDING FURTHER INVESTIGATION & CONFIRMATION OF PROPERTY CONNECTIONS

Last Published: Thursday, 18 September 2025 7:59 AM

N

100 UPVC PIPE CONNECTED TO COUNCIL STORMWATER.

72.00 m²

23,608L RAINWATER TANK FOR STORMWATER RETENTION & DETENTION SYSTEM (BY WILSON HOMES)

TAP
23,608
TAP
23,608

CUT OFF DRAIN

AWTS (BY WILSON HOMES). MIN 1% FALLS.

NGL 420.352
FILL 0.663

1:2 CUT BATTER (1600mm MIN. OFFSET FROM DWELLING)

64,354

78,814

NGL 420.673
FILL 0.342

ORG R.L. 421.185

138,795

CONCRETE APRON BY BUILDER 36m² TOTAL (36m² TO BDY)

P1
P2
GARAGE FFL 421.315

GROUND FLOOR FFL 421.385

PAD RL 421.015

CUT
FILL

CUT
FILL

1:2 FILL BATTER (1000mm MIN. OFFSET FROM DWELLING)

WAY
NTRACTOR

NGL 420.511
FILL 0.504

NGL 420.512
FILL 0.503

145,598

109,505

TBM Spike
RL = 420.298

LOT 8

AREA: 5.434ha

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

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CLIENT: DENIS & ASHLEY LOUISE KRAKO
ADDRESS: 550 HUNTINGDON TIER ROAD, BAGDAD TAS 7030
LOT / SECTION / CT: 8 / - / 181971
COUNCIL: SOUTHERN MIDLANDS

HOUSE DESIGN: RIVERTON 27
FACADE DESIGN: CLASSIC
SHEET TITLE: SITE PLAN
SHEET No.: 2 / 18

HOUSE CODE: H-WATRVT10SA
FACADE CODE: F-WATRVT10CLASA
SCALES: 1:200

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

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APPROX. CUT/FILL		
CUT	89.03m³	200.32t
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BAL-19 BUSHFIRE REQUIREMENTS
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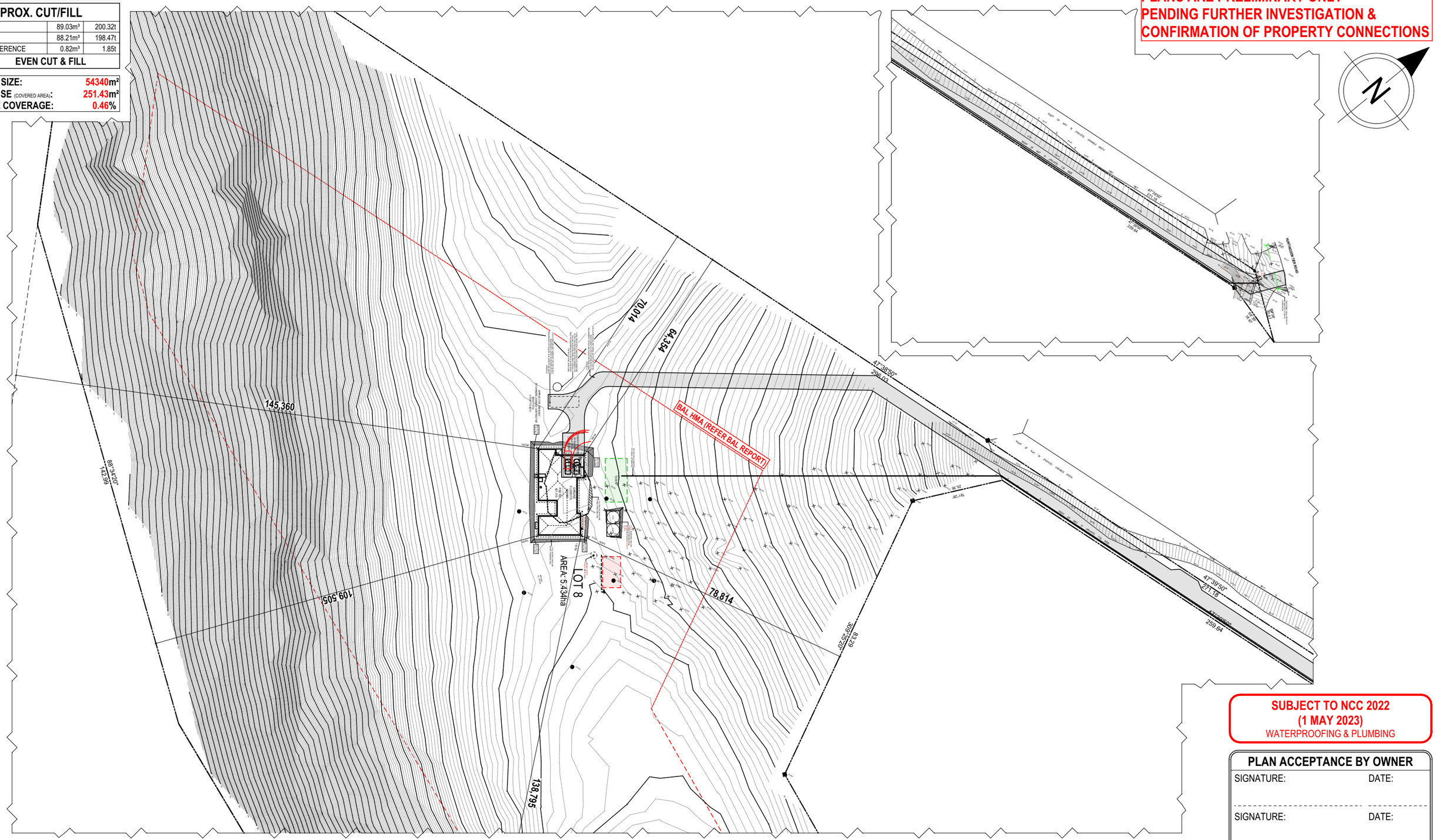

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

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SPECIFICATION: NEXTGEN
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	REVISION	DRAWN	
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CLIENT: DENIS & ASHLEY LOUISE KRAKO
ADDRESS: 550 HUNTINGDON TIER ROAD, BAGDAD TAS 7030
LOT / SECTION / CT: 8 / - / 181971
COUNCIL: SOUTHERN MIDLANDS

HOUSE DESIGN: RIVERTON 27
FACADE DESIGN: CLASSIC
SHEET TITLE: SITE PLAN 1:1000
SHEET No.: 3 / 18

HOUSE CODE: H-WATRVT10SA
FACADE CODE: F-WATRVT10CLASA
SCALES: 1:1000

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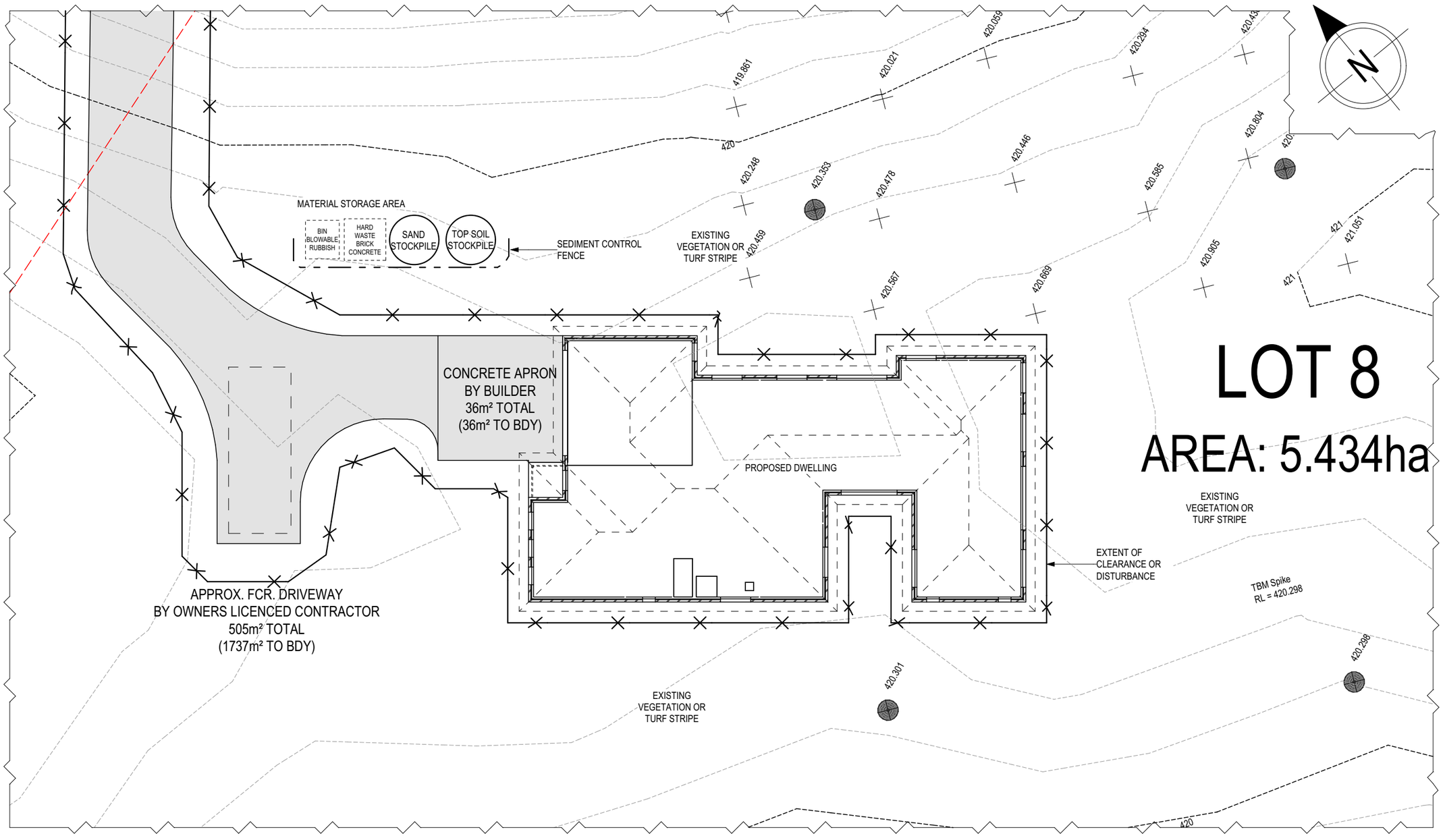
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

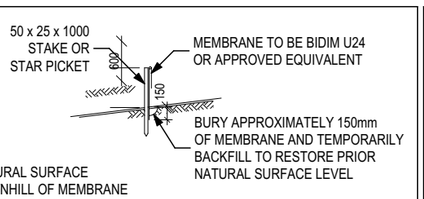
OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

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

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

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





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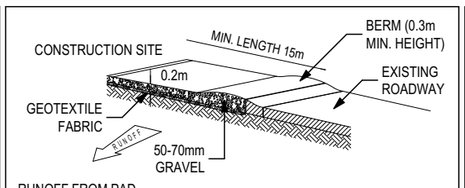

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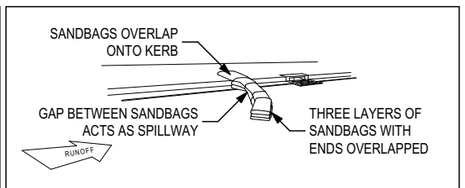

SANDBAG KERB INLET SEDIMENTATION TRAP

ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

WILSON HOMES

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4	PRELIM PLANS - INITIAL ISSUE	NVO	22/08/2025
5	PRELIM PLANS - INITIAL ISSUE - AMENDMENTS	PL1	18/09/2025

CLIENT:	DENIS & ASHLEY LOUISE KRAKO	HOUSE DESIGN:	RIVERTON 27
ADDRESS:	550 HUNTINGDON TIER ROAD, BAGDAD TAS 7030	FACADE DESIGN:	CLASSIC
LOT / SECTION / CT:	8 / - / 181971	COUNCIL:	SOUTHERN MIDLANDS
SHEET TITLE:	SOIL & WATER MANAGEMENT PLAN	SHEET No.:	4 / 18

HOUSE CODE:	H-WATRVT10SA
FACADE CODE:	F-WATRVT10CLASA
SCALES:	1:200

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SMC - REMPTON
LEVEL
19/9/25

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

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

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

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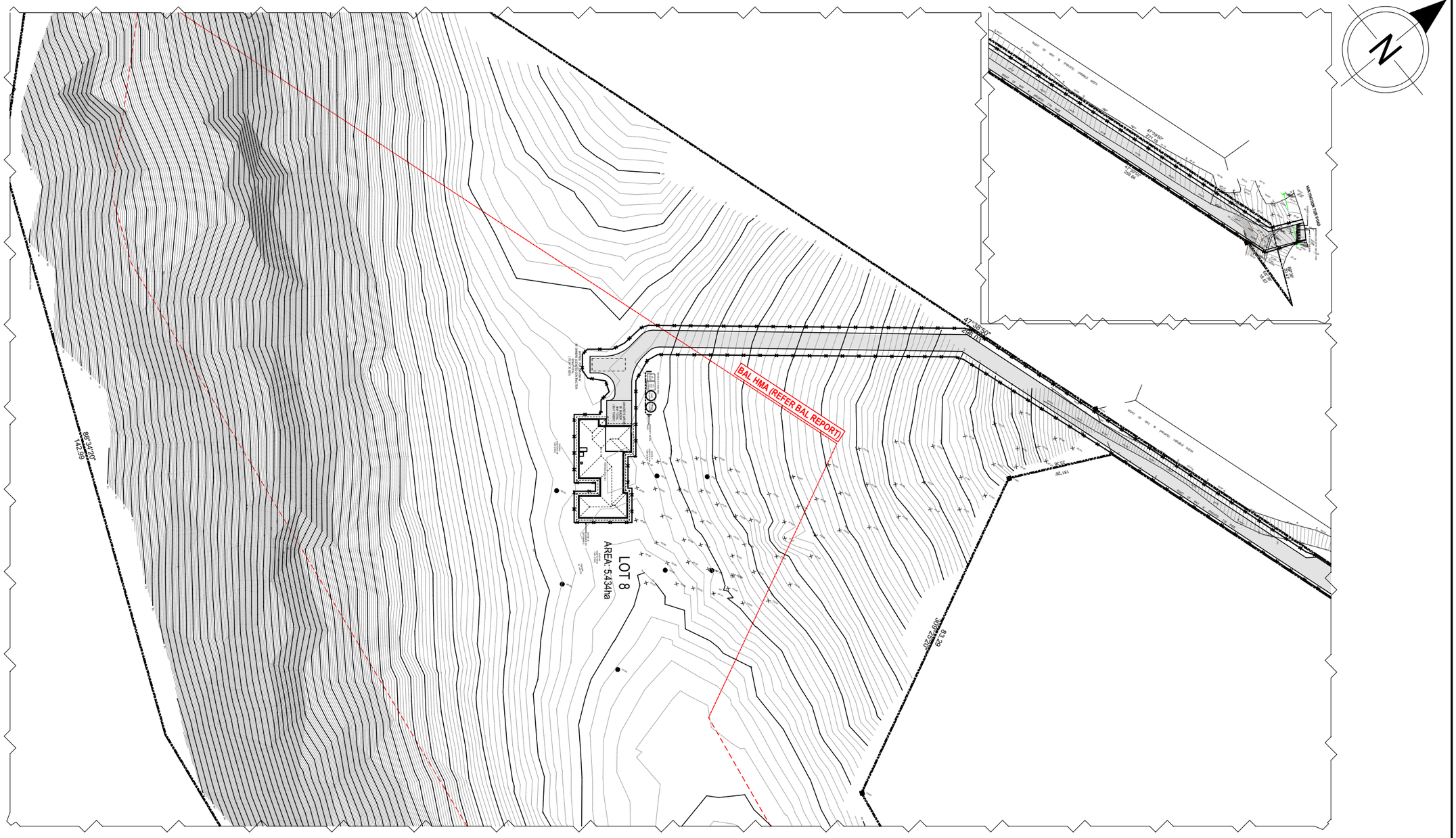

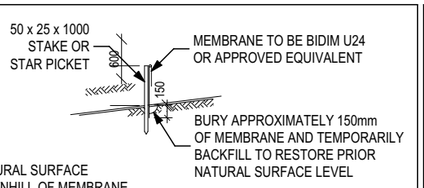

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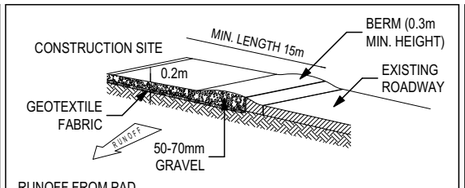

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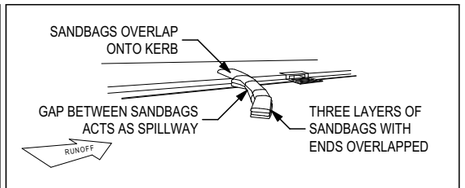

SANDBAG KERB INLET
SEDIMENTATION TRAP

ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

WILSON HOMES

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	4	PRELIM PLANS - INITIAL ISSUE	NVO	22/08/2025
	5	PRELIM PLANS - INITIAL ISSUE - AMENDMENTS	PL1	18/09/2025

CLIENT: DENIS & ASHLEY LOUISE KRAKO	HOUSE DESIGN: RIVERTON 27	HOUSE CODE: H-WATRVT10SA	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
ADDRESS: 550 HUNTINGDON TIER ROAD, BAGDAD TAS 7030	FACADE DESIGN: CLASSIC	FACADE CODE: F-WATRVT10CLASA	
LOT / SECTION / CT: 8 / - / 181971 — COUNCIL: SOUTHERN MIDLANDS	SHEET TITLE: SOIL & WATER MANAGEMENT PLAN 1:1000 — SHEET No.: 5 / 18	SCALES: 1:1000	714247

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

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

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

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

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

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

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

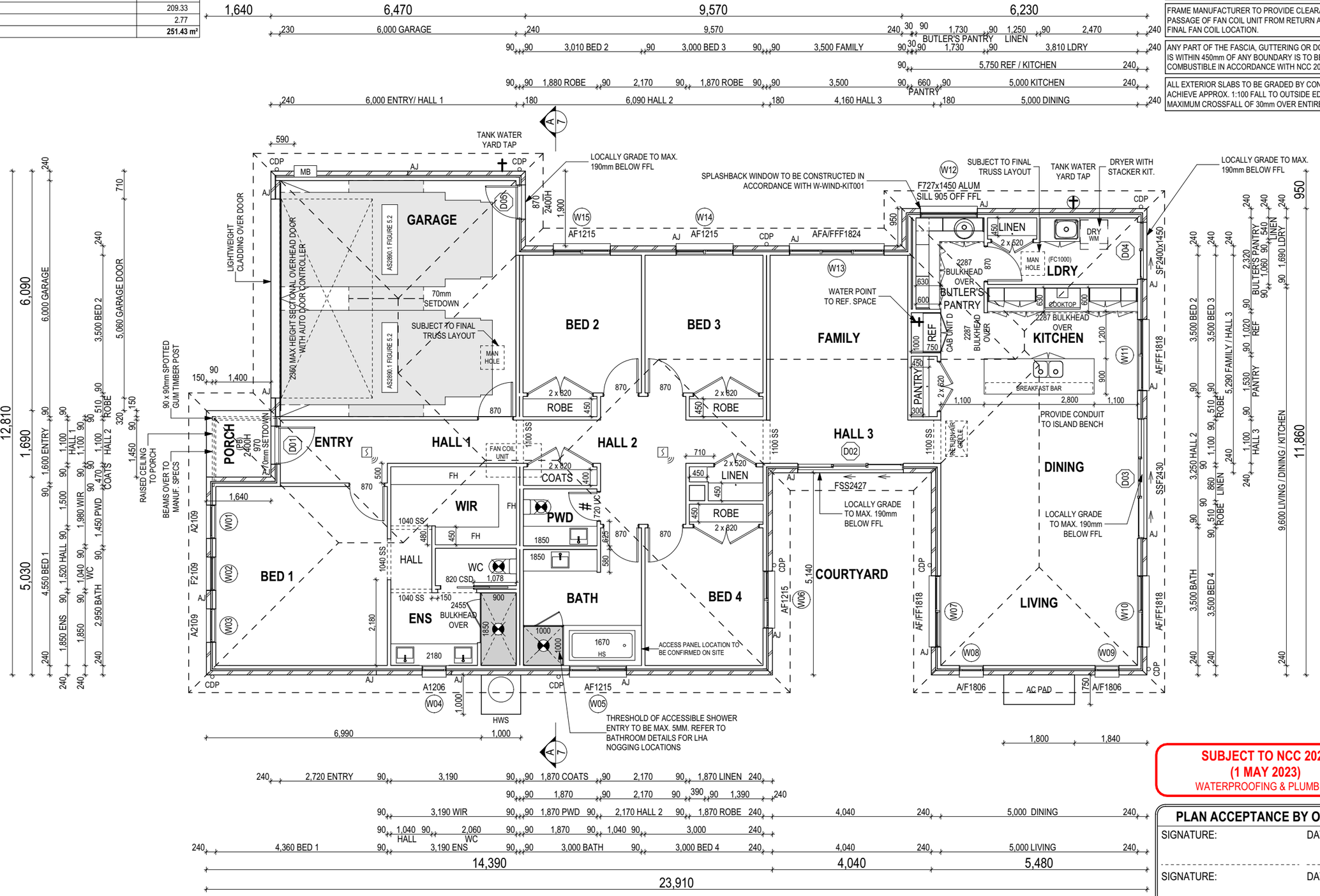
MAIN DWELLING, GROUND FLOOR	
GARAGE	39.33
LIVING	209.33
PORCH	2.77
	251.43 m²

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

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

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

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



LEGEND

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

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

PLAN ACCEPTANCE BY OWNER

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ALL DIMENSIONS ARE FRAME DIMENSIONS

WILSON HOMES

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ADDRESS: 550 HUNTINGDON TIER ROAD, BAGDAD TAS 7030
LOT / SECTION / CT: 8 / - / 181971
COUNCIL: SOUTHERN MIDLANDS
HOUSE DESIGN: RIVERTON 27
FACADE DESIGN: CLASSIC
SHEET TITLE: GROUND FLOOR PLAN
SHEET No.: 6 / 18
HOUSE CODE: H-WATRVT10SA
FACADE CODE: F-WATRVT10CLASA
SCALES: 1:100

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BAL-19 BUSHFIRE REQUIREMENTS
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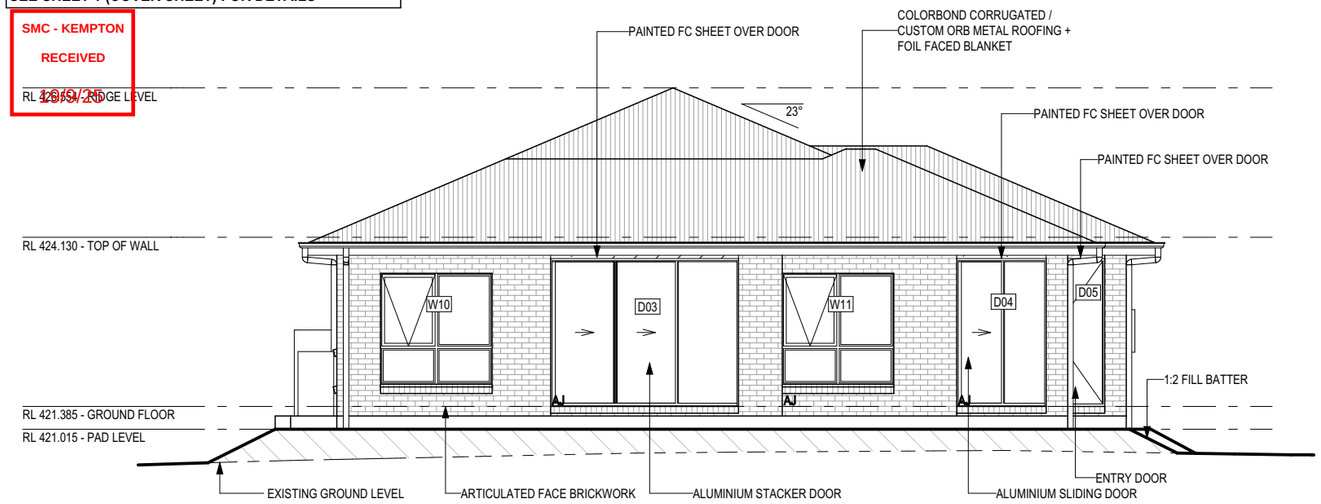
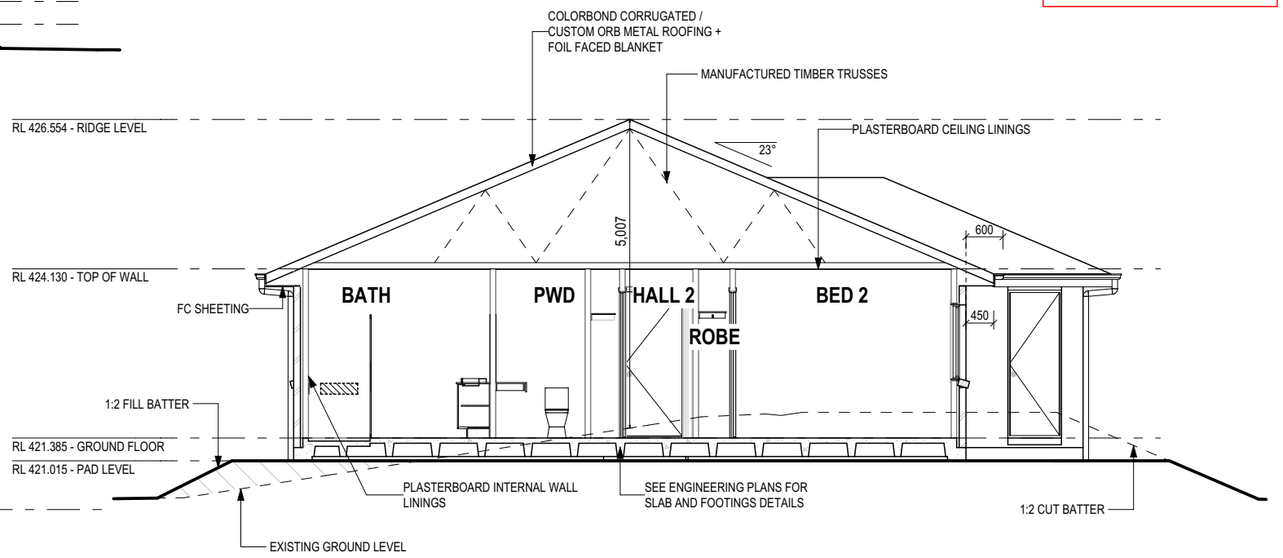
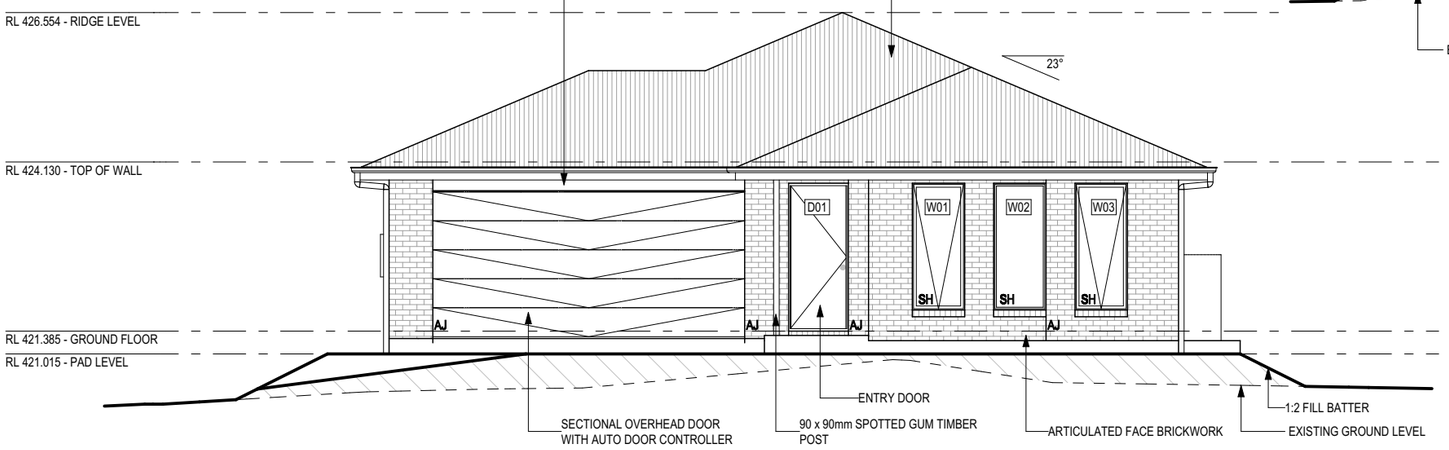


SOUTH EAST ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100



NORTH WEST ELEVATION
SCALE: 1:100

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

SH = SNAP HEADER SILL

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

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

REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001

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

GLASS TYPE LEGEND
CLEAR OBSCURE

WINDOW TYPE LEGEND
AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

PLAN ACCEPTANCE BY OWNER
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© 2025	3	DRAFT SALES PLAN - CT2	STL	21.07.2025	550 HUNTINGDON TIER ROAD, BAGDAD TAS 7030	CLASSIC	F-WATRVT10CLASA	
	4	PRELIM PLANS - INITIAL ISSUE	NVO	22/08/2025	LOT / SECTION / CT: / COUNCIL:	SHEET TITLE: / SHEET No.:	SCALES:	714247
	5	PRELIM PLANS - INITIAL ISSUE - AMENDMENTS	PL1	18/09/2025	8 / - / 181971 SOUTHERN MIDLANDS	ELEVATIONS / SECTION 7 / 18	1:100	

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BAL-19 BUSHFIRE REQUIREMENTS
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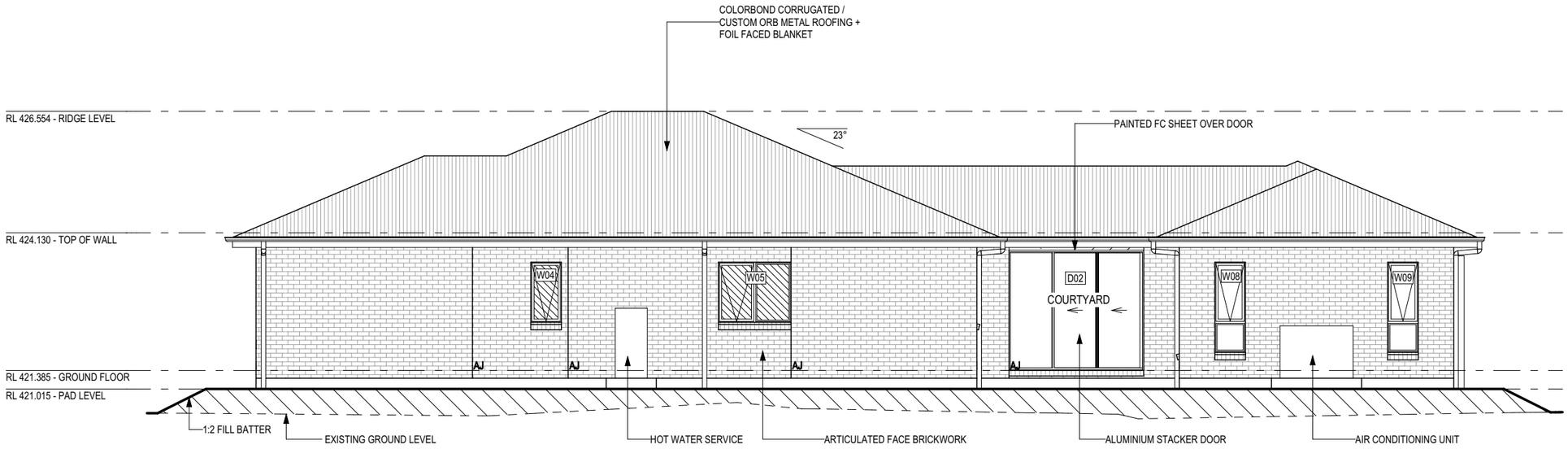

SOUTH WEST ELEVATION
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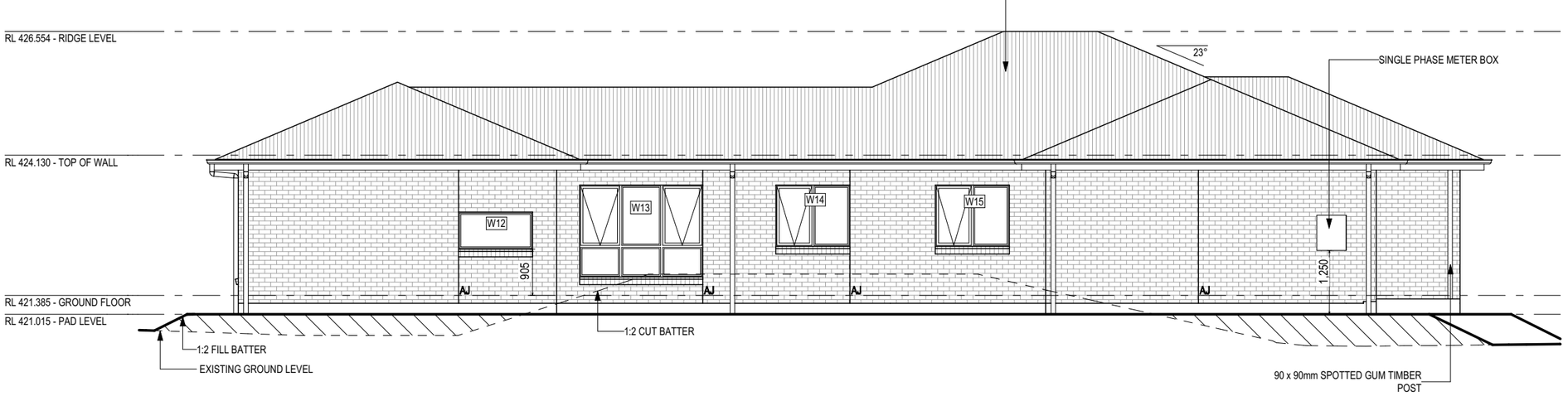

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WATERPROOFING & PLUMBING

GLASS TYPE LEGEND
CLEAR | OBSCURE

WINDOW TYPE LEGEND
AWNING | DOUBLE HUNG | FIXED | LOUVRE | SLIDING

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WILSON HOMES

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COPYRIGHT: © 2025	ADDRESS: 550 HUNTINGDON TIER ROAD, BAGDAD TAS 7030	FACADE DESIGN: CLASSIC	FACADE CODE: F-WATRVT10CLASA
	LOT / SECTION / CT: 8 / - / 181971	COUNCIL: SOUTHERN MIDLANDS	SHEET TITLE: ELEVATIONS — SHEET No.: 8 / 18
			SCALES: 1:100

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

STOREY	ID	CODE[1]	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION[2]
WINDOW															
GROUND FLOOR	W01	A2109	AWNING	BED 1	2,057	850	5,814	1.75	ALUMINIUM	BAL-19	SNAP HEADER	NW	1.40	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W02	F2109	FIXED	BED 1	2,057	850	5,814	1.75	ALUMINIUM	BAL-19	SNAP HEADER	NW	1.54	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W03	A2109	AWNING	BED 1	2,057	850	5,814	1.75	ALUMINIUM	BAL-19	SNAP HEADER	NW	1.40	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W04	A1206	AWNING	ENS	1,200	610	3,620	0.73	ALUMINIUM	BAL-19	ANGLED	SW	0.52	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W05	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-19	ANGLED	SW	1.38	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725
GROUND FLOOR	W06	AF1215	AWNING	BED 4	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-19	ANGLED	SE	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W07	AF/FF1818	AWNING	LIVING	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-19	ANGLED	NW	2.65	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905
GROUND FLOOR	W08	A/F1806	AWNING	LIVING	1,800	610	4,820	1.10	ALUMINIUM	BAL-19	ANGLED	SW	0.80	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W09	A/F1806	AWNING	LIVING	1,800	610	4,820	1.10	ALUMINIUM	BAL-19	ANGLED	SW	0.80	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W10	AF/FF1818	AWNING	LIVING	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-19	ANGLED	SE	2.65	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905
GROUND FLOOR	W11	AF/FF1818	AWNING	KITCHEN	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-19	ANGLED	SE	2.65	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905
GROUND FLOOR	W12	F727x1450	SPECIAL	BUTLER'S PANTRY	727	1,450	4,354	1.05	ALUMINIUM	BAL-19	ANGLED	NE	0.90	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W13	AFA/FFF1824	AWNING	FAMILY	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-19	ANGLED	NE	3.43	CLEAR, DOUBLE GLAZED	BP 600, MP 803-803/803-803
GROUND FLOOR	W14	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-19	ANGLED	NE	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W15	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-19	ANGLED	NE	1.38	CLEAR, DOUBLE GLAZED	MP 725
								30.31					**24.26**		
DOOR															
GROUND FLOOR	D01	HD2410L	SWINGING	ENTRY	2,400	970	6,740	2.33	ALUMINIUM	BAL-19	SNAP HEADER	NW	1.63	N\A	
GROUND FLOOR	D02	FSS2427	STACKER	HALL 3	2,400	2,688	10,176	6.45	ALUMINIUM	BAL-19	SNAP HEADER	SW	5.70	CLEAR, TOUGHENED	
GROUND FLOOR	D03	SSF2430	STACKER	DINING	2,400	3,048	10,896	7.32	ALUMINIUM	BAL-19	SNAP HEADER	SE	6.53	CLEAR, TOUGHENED	
GROUND FLOOR	D04	SF2400x1450	SLIDING	LDRY	2,400	1,450	7,700	3.48	ALUMINIUM	BAL-19	SNAP HEADER	SE	2.98	CLEAR, TOUGHENED	
GROUND FLOOR	D05	HD2409R	SWINGING	GARAGE	2,400	870	6,540	2.09	ALUMINIUM	BAL-19	SNAP HEADER	SE	1.41	N\A	
								21.67					**18.25**		
								51.98					**42.51**		

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

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

Window Manufacturer: Dowell Windows

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

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

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

PLAN ACCEPTANCE BY OWNER

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PICTURE, TV RECESS AND SS WINDOW OPENINGS

QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	3	1040 SS	SQUARE SET OPENING	2,455	1,040	N/A	
GROUND FLOOR	3	1100 SS	SQUARE SET OPENING	2,455	1,100	N/A	
GROUND FLOOR	2	2 x 520	SWINGING	2,340	1,040	N/A	
GROUND FLOOR	1	2 x 620	SWINGING	2,340	1,240	N/A	
GROUND FLOOR	4	2 x 820	SWINGING	2,340	1,640	N/A	
GROUND FLOOR	1	720 UC	SWINGING	2,340	720	N/A	20mm UNDERCUT, LIFT-OFF HINGES
GROUND FLOOR	1	820 CSD	CAVITY SLIDING	2,340	820	N/A	
GROUND FLOOR	7	870	SWINGING	2,340	870	N/A	

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

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

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

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1	QUOTE SITING PLAN	JOL	03/03/2025
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3	DRAFT SALES PLAN - CT2	STL	21.07.2025
4	PRELIM PLANS - INITIAL ISSUE	NVO	22/08/2025
5	PRELIM PLANS - INITIAL ISSUE - AMENDMENTS	PL1	18/09/2025

CLIENT: DENIS & ASHLEY LOUISE KRAKO
ADDRESS: 550 HUNTINGDON TIER ROAD, BAGDAD TAS 7030
LOT / SECTION / CT: 8 / - / 181971
COUNCIL: SOUTHERN MIDLANDS

HOUSE DESIGN: RIVERTON 27
FACADE DESIGN: CLASSIC
SHEET TITLE: WINDOW & DOOR SCHEDULES
SHEET No.: 9 / 18

HOUSE CODE: H-WATRVT10SA
FACADE CODE: F-WATRVT10CLASA
SCALES:

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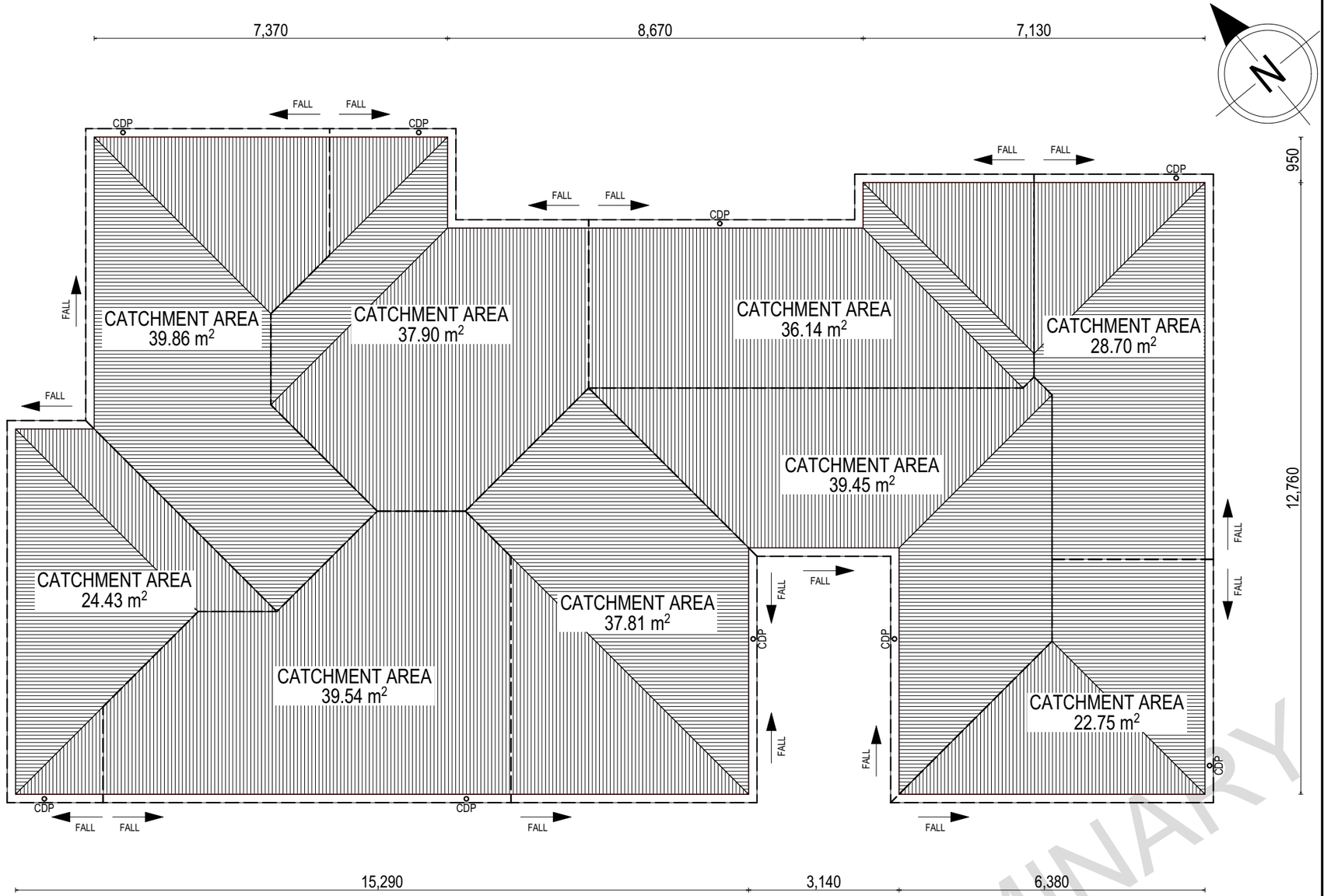

WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

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

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

Roofing Data

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

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

Ah	306.58	Area of roof catchment (including 115mm Slotted Quad Gutter) (m^2)
Ac	370.96	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m^2)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm^2)
DRI	83	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m^2)
Required Downpipes	5.80	Ac / Acdp
Downpipes Provided	9	

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

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WATERPROOFING & PLUMBING

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LOT / SECTION / CT: 8 / - / 181971
COUNCIL: SOUTHERN MIDLANDS
HOUSE DESIGN: RIVERTON 27
FACADE DESIGN: CLASSIC
SHEET TITLE: ROOF DRAINAGE PLAN
SHEET No.: 10 / 18
HOUSE CODE: H-WATRVT10SA
FACADE CODE: F-WATRVT10CLASA
SCALES: 1:100

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

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

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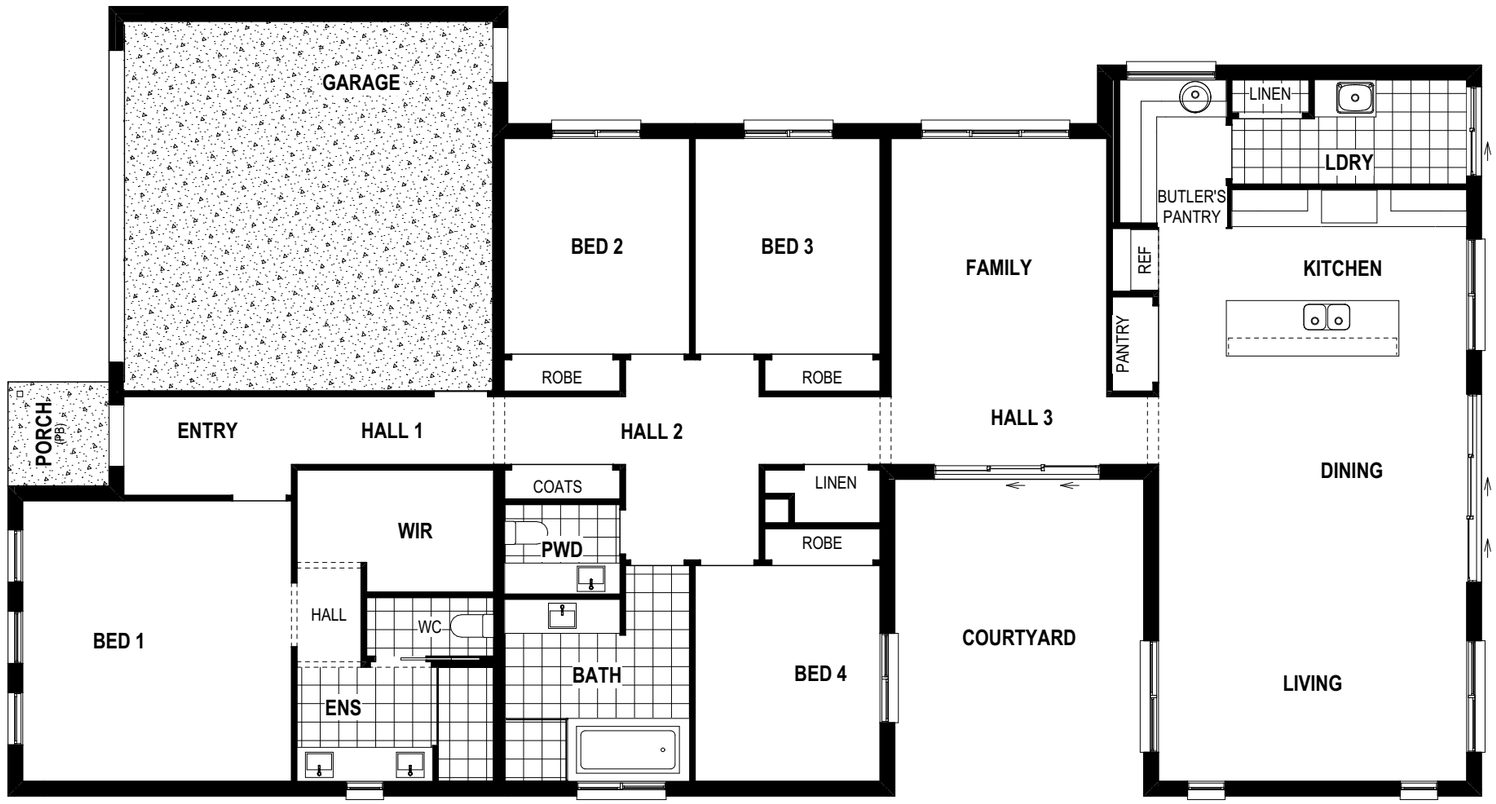

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BAL-19 BUSHFIRE REQUIREMENTS
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COPYRIGHT: © 2025	ADDRESS: 550 HUNTINGDON TIER ROAD, BAGDAD TAS 7030	FACADE DESIGN: CLASSIC	FACADE CODE: F-WATRVT10CLASA
	LOT / SECTION / CT: 8 / - / 181971	COUNCIL: SOUTHERN MIDLANDS	SHEET TITLE: FLOOR COVERINGS
			SHEET No.: 11 / 18
			SCALES: 1:100

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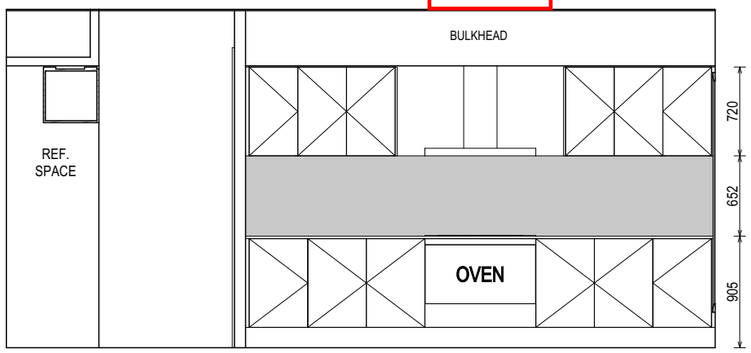

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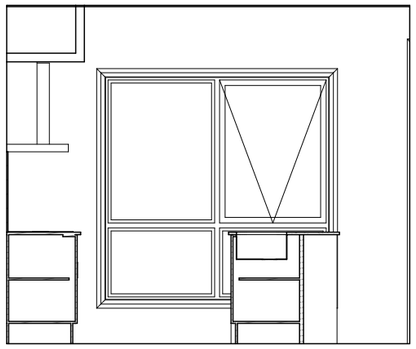

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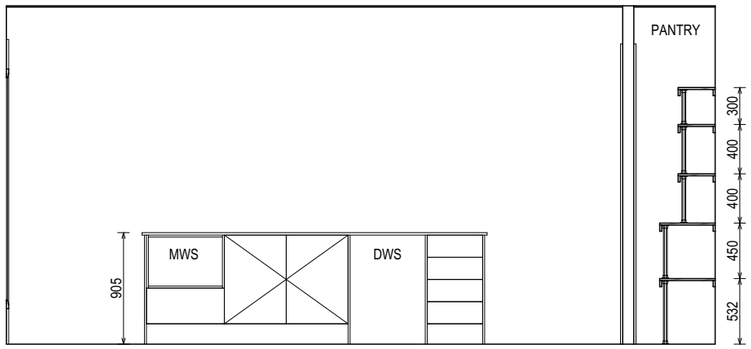

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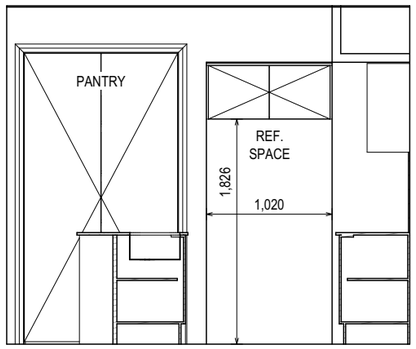

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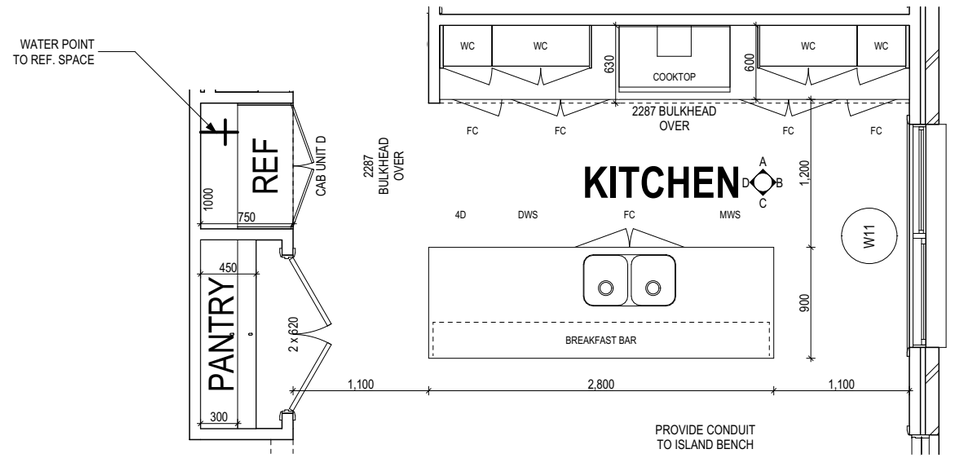

KITCHEN PLAN
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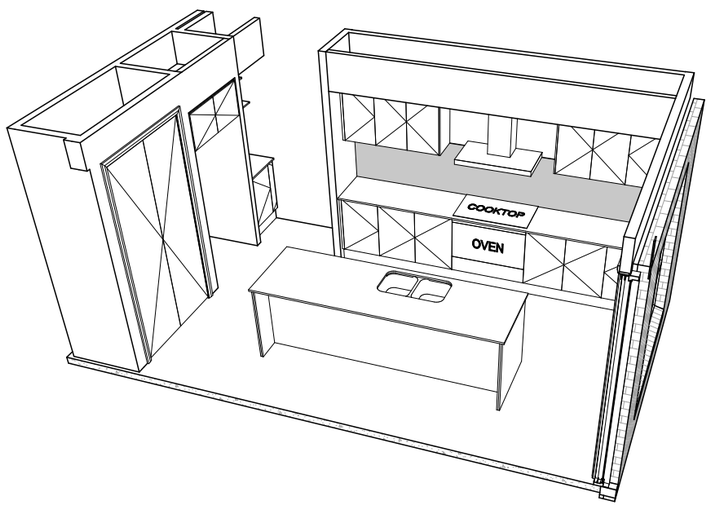

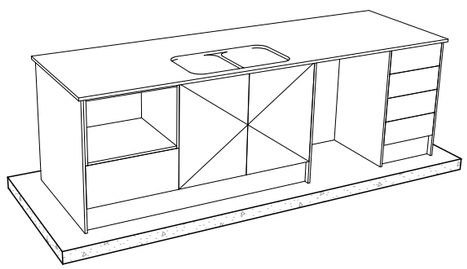

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CLIENT: DENIS & ASHLEY LOUISE KRAKO
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LOT / SECTION / CT: 8 / - / 181971
COUNCIL: SOUTHERN MIDLANDS

HOUSE DESIGN: RIVERTON 27
FACADE DESIGN: CLASSIC
SHEET TITLE: KITCHEN DETAILS
SHEET No.: 12 / 18

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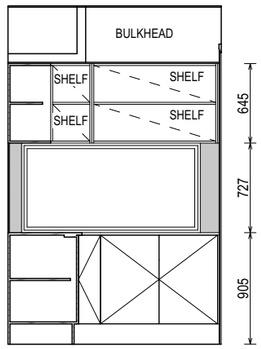

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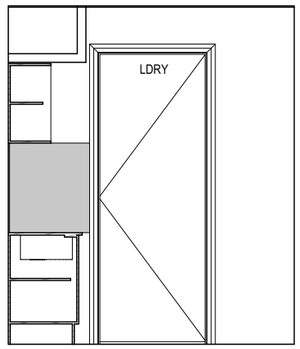

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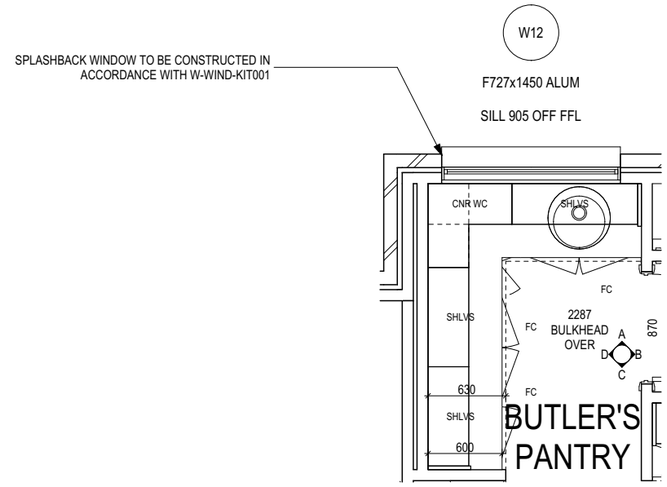
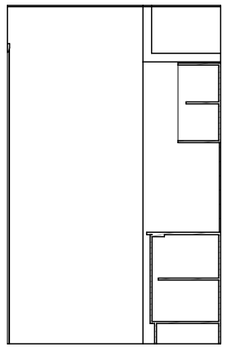


BUTLER'S PANTRY PLAN
SCALE: 1:50



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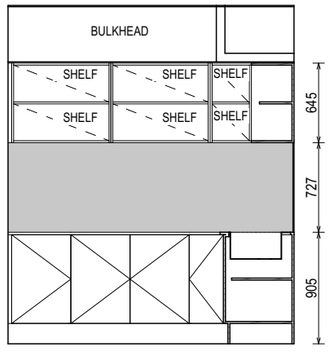

ELEVATION D
SCALE: 1:50

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			SHEET No.: 13 / 18
			SCALES: 1:50

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BAL-19 BUSHFIRE REQUIREMENTS
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VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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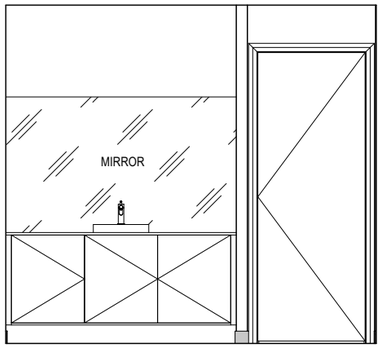

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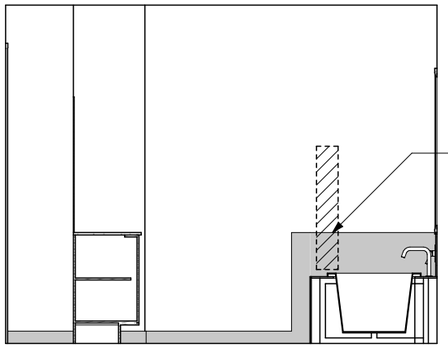

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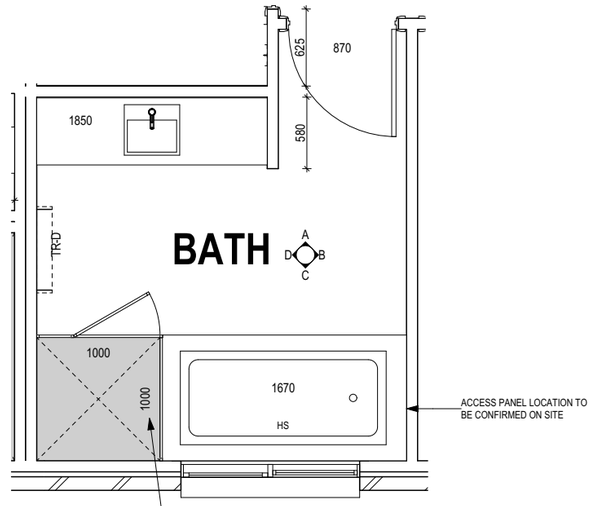
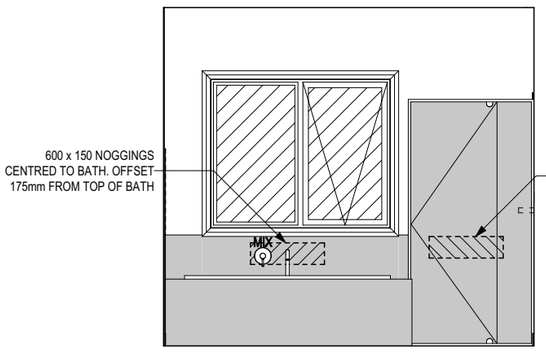


BATHROOM PLAN
SCALE: 1:50



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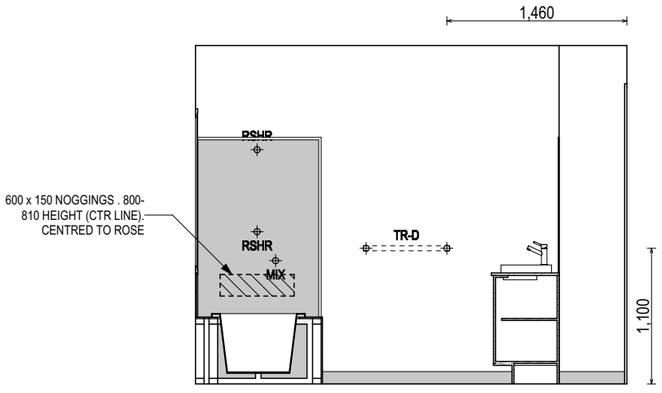

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LEGEND

RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
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SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
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HOUSE DESIGN: RIVERTON 27
FACADE DESIGN: CLASSIC
SHEET TITLE: BATHROOM DETAILS
SHEET No.: 14 / 18
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STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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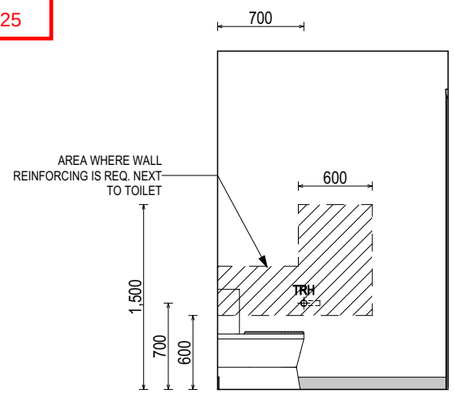

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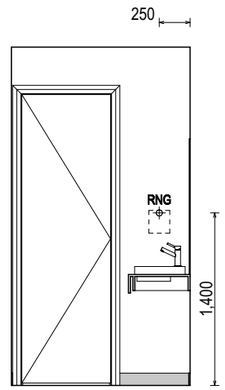

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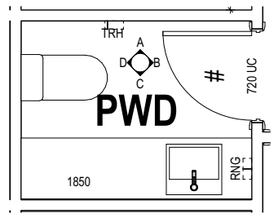

POWDER ROOM PLAN
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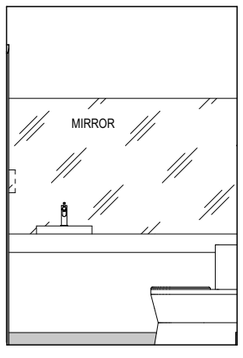

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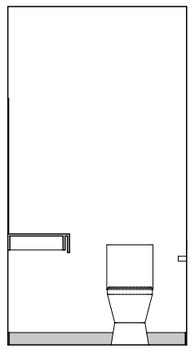

ELEVATION D
SCALE: 1:50

POWDER ROOM PLAN
SCALE: 1:50

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SHEET No.: 15 / 18

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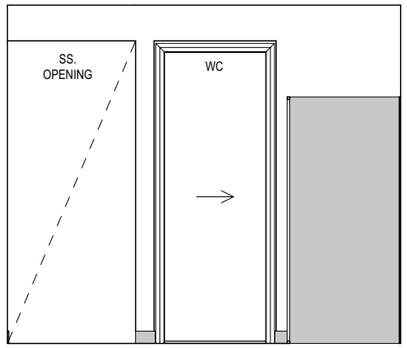

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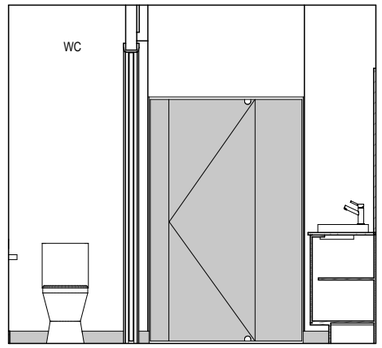

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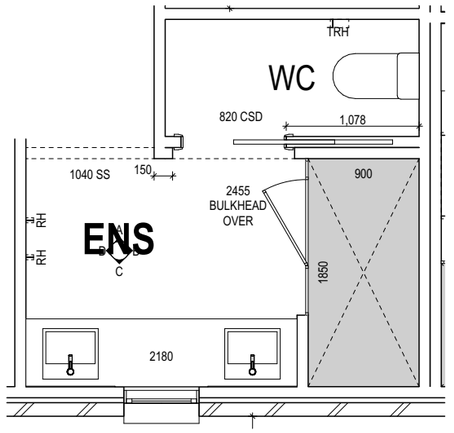

ENSUITE PLAN
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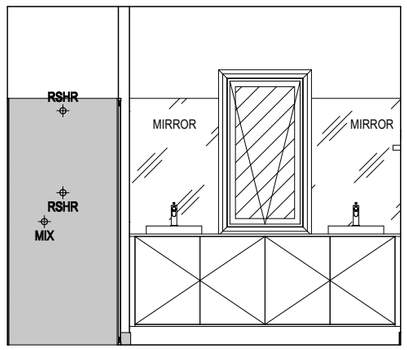

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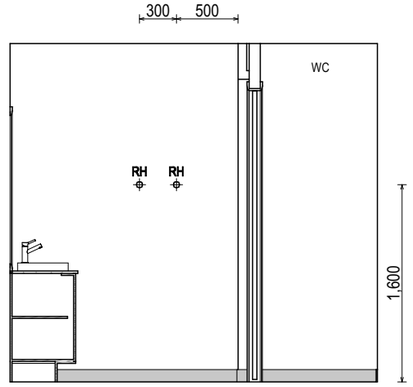

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FACADE DESIGN: CLASSIC
SHEET TITLE: ENSUITE DETAILS
SHEET No.: 16 / 18

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FACADE CODE: F-WATRVT10CLASA
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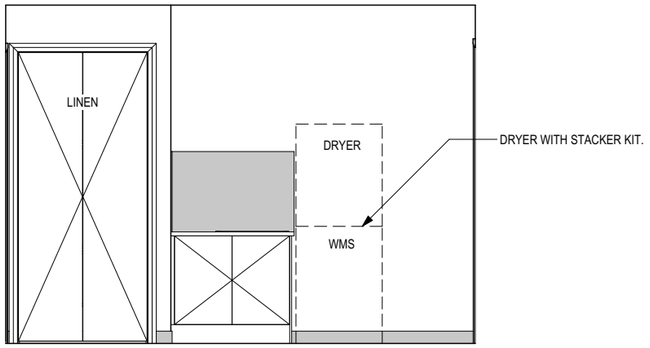
PROVIDE ADDITIONAL NOGGING TO LAUNDRY FOR FIXING OF WALL MOUNTED CLOTHES DRYER AS PER D-FRAM-ELEC006



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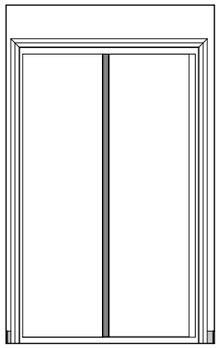

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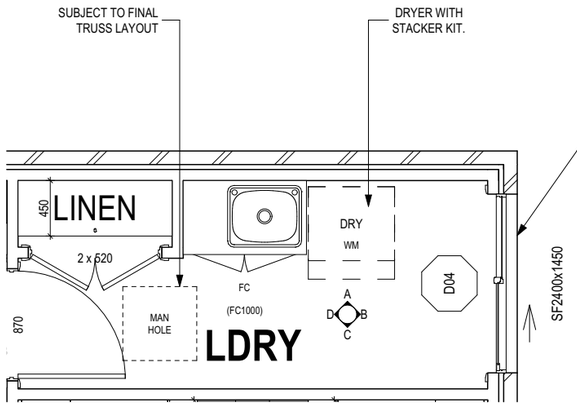

LAUNDRY PLAN
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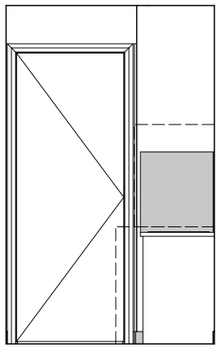
ELEVATION C
SCALE: 1:50



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STORMWATER ASSESSMENT

550 Huntingdon Tier Road

Bagdad

Sept 2025

Wilson Homes Reference: 714247

GEO-ENVIRONMENTAL SOLUTIONS

Investigation Details

Client:	Wilson Homes
Site Address:	550 Huntingdon Tier Road, Bagdad
Date of Inspection:	20/03/2025
Proposed Works:	New house
Investigation Method:	Hand Auger
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	181971/8
Title Area:	Approx. 5.431 ha
Applicable Planning Overlays:	Bushfire-prone areas, Priority Vegetation
Slope & Aspect:	4° NW facing slope
Vegetation:	Mixed Flora

Background Information

Geology Map:	MRT
Geological Unit:	Triassic Sandstone
Climate:	Annual rainfall 450mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	Onsite Stormwater Retention

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.10	0.00-0.20	0.00-0.20	SM	**Silty SAND**: grey, slightly moist, loose
0.10-0.70	0.20-0.60	0.20-0.70	SC	**Clayey SAND**: with gravels, pale grey, slightly moist dense
0.70-1.10	0.60-0.70	0.70-0.80	GW	**Sandy GRAVEL**: pale yellow dry, very dense, refusal.

Soil Conditions

Soils on the site have developed from Triassic Sandstone and consist of relatively shallow (<1m) clayey sands with gravels. The soil has an estimated permeability of approximately 0.5-1.5m/day

GES have identified the following at the site:

- The site has a <10% grade and presents a low risk to slope stability and landslip.
- There are no proposals for cuts or changes of grade which may impact on any proposed onsite stormwater absorption.
- The soil onsite has been identified as comprising of sands overlying clayey sand subsoils. No soil dispersion was identified.
- No evidence of a water table was observed at the time of the investigation
- There is a low risk of the natural soils being impacted by contamination
- Bedrock was encountered at a depth of approximately 0.8-1.0m

Soil Dispersion

The soil is non-dispersive.

Existing Conditions and Assumptions

The site covers an area of approximately 5.4ha with a total run-off area of 322m^2 consisting of a roof area of approx. 286m^2 and a concrete apron of approx. 36m^2.

There is no public stormwater system that the property can connect to, and it is therefore it is proposed that stormwater from the site would be routed through the proposed conventional underground drainage system comprising of Grated Sumps and PVC Pipes, coupled with soakage trench elements for on-site detention.

The stormwater management report is prepared in accordance with the design criteria listed below:

- The stormwater drainage system is designed using Bureau of Meteorology (BOM) published rainfall Intensity Frequency Duration (IFD) data as a minor / major system to accommodate the 5% AEP / 20 min storm events.
- The flow rate of stormwater leaving the site shall be designed so that it does not exceed the pre-developed flow rate for both the minor and major rain events.
- The total site discharges are modelled as described in Storm Drainage Design in Small Urban Catchments, a handbook for Australian practice by Australian Rainfall and Runoff (ARR2019), Book 9 – Runoff in Urban Areas.

Detention Calculations

Detention calculations area provided in Appendix A

Summary and Conclusions

- Detention design to be adopted as per design and documentation.
- The designed solution complies with the performance solution design check carried out.
- The 15m^2 base (10m x 1.5m), 0.6m deep soakage trench is designed over a 20-minute storm duration for proposed development.
- DN100 slotted PVC pipe with geotextile covering on top of aggregate to be installed within the soakage trench.

It is also recommended that regular inspection and maintenance is conducted to ensure the stormwater system is operating without obstruction. A schematic of recommended checks is attached.

GES Stormwater Maintenance Plan Checklist

Indicative frequency	**Inspection and criteria**	**Maintenance activities (where required)**
Annual	Check whether any tree branches overhang the roof or are likely to grow to overhang the roof	If safe and where permitted, consider pruning back any overhanging branches
	Check that access covers to storage tanks are closed	Secure any open access covers to prevent risk of entry
	Check that screens on inlets, overflows and other openings do not have holes and are securely fastened	Repair any defective screens to keep out mosquitoes
	Inspect tank water for presence of rats, birds, frogs, lizards or other vermin or insects	Remove any infestations, identify point of entry and close vermin and insect-proof mesh
	Inspect tank water for presence of mosquito larvae (inspect more frequently in sub-tropical and tropical northern Australia, based on local requirements)	Identify point of entry and close with insect-proof mesh with holes no greater than 1.6 mm in diameter
	Inspect gutters for leaf accumulation and ponding	Clean leaves from gutters-remove more regularly if required. If water is ponding, repair gutter to ensure water flows to downpipe
	Check signage at external roof water taps and that any removable handle taps are being properly used	Replace or repair the missing or damaged signage and fittings
	Check plumbing and pump connections are watertight/without leakage	Repair any leaks as necessary
	Check suction strainers, in-line strainers and pump location for debris	Clean suction strainers, in-line strainers or debris from pump location
	Check pump installation is adequate for reliable ongoing operation	Modify and repair as required
	Check first flush diverter, if present	Clean first flush diverter, repair and replace if necessary
	Check health of absorption trench area and surrounding grass or plants	Investigate any adverse impacts observed that might be due to irrigation
	Check condition of roof and coatings	Investigate and resolve any apparent changes to roof condition, such as loss of material coatings
Triennial	Drain, clean out and check the condition of the tank walls and roof to ensure no holes have arisen due to tank deterioration	Repair any tank defects

	Check sediment levels in the tank	Organise a suitable contractor to remove accumulated sediment if levels are approaching those that may block tank outlets
	Undertake a systematic review of operational control of risks to the system	Identify the reason for any problems during inspections and take actions to prevent failures occurring in future
After 20 years and then every 5 years	Monitor the effectiveness of the stormwater absorption area to assess for any clogging due to algal growth, or blocking due to tree roots/grass growth/trench failure.	Clean or replace clogged equipment
Ongoing	Inspect and follow up on any complaints or concerns raised that could indicate problems with the system	Repair or replace any problems that are notified

APPENDIX A: STORMWATER DETENTION CALCULATIONS

STORAGE TRENCH

Hydrology		
Total Catchment Area	322	m2
Runoff Coefficient	0.989	
Annunal Recurrence Interval (ARI)	20	yr
Ground Conditions		
Hydraulic conductivity (K)	0.7	m/day
	0.490	mm/min
Adjusted Rate (15% clogging factor)	0.417	mm/min
Trench Design		
Length	10	m
Width	1.5	m
Depth	0.45	m
Infiltration Area	15	m2
Porosity	0.35	%
Trench Storage	2.36	m3
	2362.5	L

Final Check			
Criteria	**Requirement**	**Design**	**Check**
Detention reqd	1790	2363	OK

STORM CHECK

Storm Duration	Intensity	Inflow Volume	Outflow Volume	Required Storage	Emptying time
	(mm/hr)	(m^3)	(L)	(L)	(hr)
1 min	**135**	717	6	710	1.89
2 min	**109**	1157	12	1145	3.05
3 min	**97.8**	1557	19	1539	4.10
4 min	**89.5**	1900	25	1875	5.00
5 min	**83**	2203	31	2171	5.79
10 min	**62.1**	3296	62	3234	8.63
15 min	**50.6**	4028	94	3935	10.50
20 min	**43.2**	4586	125	4461	11.90
25 min	**38**	5042	156	4886	13.03
30 min	**34.1**	5430	187	5242	13.99
45 min	**26.7**	6377	281	6096	16.26
1 hour	**22.4**	7133	375	6759	18.03
1.5 hour	**17.5**	8360	562	7797	20.80
2 hour	**14.7**	9363	750	8613	22.98
3 hour	**11.6**	11082	1125	9958	26.56
4.5 hour	**9.23**	13227	1687	11540	30.79
6 hour	**7.87**	15038	2249	12788	34.12
9 hour	**6.3**	18057	3374	14683	39.17
12 hour	**5.37**	20521	4498	16023	42.75
18 hour	**4.26**	24419	6747	17672	47.14
24 hour	**3.58**	27362	8996	18366	48.99
30 hour	**3.11**	29712	11246	18467	49.26
36 hour	**2.76**	31642	13495	18147	48.41
48 hour	**2.26**	34546	17993	16554	44.16
72 hour	**1.65**	37833	26989	10844	28.93
			Full volume	2363	49.26

Notes:

Inflow volume calculated using Equation 10.1 (WSUD Guidelines: Chapter 10)

Outflow volume calculated using Equation 10.2 (WSUD Guidelines: Chapter 10)

Required storage and emptying time is left blank when outflow volume exceeds inflow volume

Location

Label: 550 Huntingdon Tier Rd Bagdad
Easting: 514630
Northing: 5283605
Zone: 55
Latitude: Nearest grid cell: 42.5875 (S)
Longitude: Nearest grid cell: 147.1875 (E)

IFD Design Rainfall Intensity (mm/h)

Issued: 02 September 2025

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
FAQ for New ARR probability terminology

Table | Chart

Unit: mm/h

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	58.9	66.9	93.9	114	135	165	190
2 min	51.5	58.2	79.5	94.4	109	128	142
3 min	45.3	51.3	70.5	84.1	97.8	115	129
4 min	40.7	46.1	63.8	76.5	89.5	107	121
5 min	37.1	42.0	58.5	70.5	83.0	100	114
10 min	26.7	30.4	42.9	52.2	62.1	76.6	88.7
15 min	21.6	24.6	34.8	42.5	50.6	62.6	72.6
20 min	18.6	21.1	29.8	36.3	43.2	53.3	61.7
25 min	16.4	18.7	26.3	32.0	38.0	46.6	53.8
30 min	14.9	16.9	23.8	28.8	34.1	41.7	47.9
45 min	11.9	13.5	18.9	22.7	26.7	32.2	36.7
1 hour	10.2	11.6	16.0	19.2	22.4	26.7	30.2
1.5 hour	8.19	9.27	12.7	15.1	17.5	20.6	23.0
2 hour	7.02	7.93	10.8	12.8	14.7	17.2	19.1
3 hour	5.64	6.37	8.64	10.1	11.6	13.5	14.9
4.5 hour	4.52	5.11	6.91	8.10	9.23	10.7	11.8
6 hour	3.86	4.36	5.90	6.91	7.87	9.15	10.1
9 hour	3.06	3.46	4.70	5.52	6.30	7.37	8.17
12 hour	2.58	2.92	3.99	4.69	5.37	6.32	7.05
18 hour	2.00	2.27	3.12	3.70	4.26	5.06	5.69
24 hour	1.65	1.88	2.60	3.09	3.58	4.29	4.84
30 hour	1.42	1.61	2.24	2.68	3.11	3.74	4.24
36 hour	1.24	1.42	1.97	2.36	2.76	3.32	3.78
48 hour	1.00	1.14	1.60	1.92	2.26	2.72	3.10
72 hour	0.732	0.832	1.16	1.41	1.65	1.99	2.27
96 hour	0.578	0.657	0.917	1.11	1.30	1.56	1.77
120 hour	0.480	0.544	0.756	0.911	1.07	1.28	1.44
144 hour	0.412	0.466	0.644	0.773	0.906	1.08	1.21
168 hour	0.362	0.408	0.561	0.671	0.784	0.927	1.04

Note:
The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.
* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.

GES GEO-ENVIRONMENTAL SOLUTIONS

Stormwater Detention

Designed: 03/09/2025

550 Huntingdon Tier Rd Bagdad

STORMWATER DETENTION V5.05

Geo-Environmental Solutions

Location: **Bagdad**
Site: **322m² with tc = 25 and tcs = 10 mins.**
PSD: **AEP of 5%, Underground rectangular tank PSD = 2.19L/s**
Storage: **AEP of 5%, Underground rectangular tank volume = 1.79m³**

Design Criteria

(Custom AEP IFD data used)

Location = Bagdad
Method = E (A)RI 2001,A(E)P 2019

PSD annual exceedance probabiliy (APE) = 5 %
Storage annual exceedance probabiliy (APE) = 5 %

Storage method = U (A)bove,(P)ipe,(U)nderground,(C)ustom

Site Geometry

Site area (As) = 322 m² = 0.0322 Ha
Pre-development coefficient (Cp) = 0.50
Post development coefficient (Cw) = 0.70

Total catchment (tc) = 25 minutes
Upstream catchment to site (tcs) = 10 minutes

Coefficient Calculations

Pre-development

Zone	Area (m²)	C	Area * C
Concrete	0	0.90	0
Roof	0	1.00	0
Gravel	0	0.50	0
Garden	322	0.30	97
Total	322 m²		97

Cp = ΣArea*C/Total = 0.300

Post development

Zone	Area (m²)	C	Area * C
Concrete	36	0.90	32
Roof	286	1.00	286
Gravel	0	0.50	0
Garden	0	0.30	0
Total	322 m²		318

Cw = ΣArea*C/Total = 0.989

Permissible Site Discharge (PSD) (AEP of 5%)

PSD Intensity (I) = 38.0 mm/hr For catchment tc = 25 mins.
Pre-development (Qp = Cp*I*As/0.36) = 1.70 L/s
Peak post development (Qa = 2*Cw*I*As/0.36) = 4.76 L/s =(0.125 x I) Eq. 2.24

Storage method = U (A)bove,(P)ipe,(U)nderground,(C)ustom
Permissible site discharge (Qu = PSD) = 2.194 L/s

Above ground - Eq 3.8

$0 = PSD^2 - 2*Qa/tc*(0.667*tc*Qp/Qa + 0.75*tc+0.25*tcs)*PSD + 2*Qa*Qp$
Taking x as = PSD and solving
a = 1.0 b = -10.4 c = 16.2
$PSD = -b \pm \sqrt{(b^2-4ac)}/(2a)$
PSD = 1.916 L/s

Below ground pipe - Eq 3.3

$Qp = PSD*[1.6*tcs/\{tc*(1-2*PSD/(3*Qa))\}-0.6*tcs^{2.67}/\{tc*(1-2*PSDp/(3*Qa))\}^{2.67}]$
= 1.70
PSD = 2.170 L/s

Below ground rectangular tank - Eq 3.4

$t = tcs/(tc*(1-2*PSD/(3*Qa))) =$ 0.578
$Qp = PSD*[0.005-0.455*t+5.228*t^2-1.045*t^3-7.199*t^4+4.519*t^5]$
= 1.70
PSD = 2.194 L/s

Design Storage Capacity (AEP of 5%)

Above ground (Vs) = $[0.5*Qa*td-[(0.875*PSD*td)(1-0.917*PSD/Qa)+(0.427*td*PSD^2/Qa)]]*60/10^3$ m³ Eq 4.23

Below ground pipe (Vs) = $[(0.5*Qa-0.637*PSD+0.089*PSD^2/Qa)*td]*60/10^3$ m³ Eq 4.8

Below ground rect. tank (Vs) = $[(0.5*Qa-0.572*PSD+0.048*PSD^2/Qa)*td]*60/10^3$ m³ Eq 4.13

td (mins)	I (mm/hr)	Qa (L/s)	Above Vs (m³)	Pipe Vs (m³)	B/G Vs (m³)
5	83.0	10.4			1.19
9	65.2	8.2			1.54
11	59.3	7.4			1.64
13	54.5	6.8			1.71
15	50.6	6.3			1.75
17	47.3	5.9			1.78
19	44.5	5.6			1.79
21	42.0	5.3			1.79
23	39.9	5.0			1.78
25	38.0	4.8			1.76

Table 1 - Storage as function of time for AEP of 5%

Type	td (mins)	I (mm/hr)	Qa (L/s)	Vs (m³)
Above				
Pipe				
B/ground	19.8	43.4	5.4	**1.79**

Table 2 - Storage requirements for AEP of 5%

Frequency of operation of Above Ground storage

Qop2 = 0.75 Cl 2.4.5.1

Qp2 =Qop2*Qp1 (where Qp1=PSD) = 1.44 L/s at which time above ground storage occurs

$I = 360*Qp2/(2*Cw*As*10^3)$ = 11.5 mm/h Eq 4.24

Period of Storage

Time to Fill:

Above ground (tf) = td*(1-0.92*PSD/Qa) Eq 4.27

Below ground pipe (tf) = td*(1-2*PSD/(3*Qa)) Eq 3.2

Below ground rect. tank (tf) = td*(1-2*PSD/(3*Qa)) Eq 3.2

Time to empty:

Above ground (te) = $(Vs+0.33*PSD^2*td/Qa*60/10^3)*(1.14/PSD)*(10^3/60)$ Eq 4.28

Below ground pipe (te) = $1.464/PSD*(Vs+0.333*PSD^2*td/Qa*60/10^3)*(10^3/60)$ Eq 4.32

Below ground rect. tank (te) = $2.653/PSD*(Vs+0.333*PSD^2*td/Qa*60/10^3)*(10^3/60)$ Eq 4.36

Storage period (Ps = tf + te) Eq 4.26

Type	td (mins)	Qa (L/s)	Vs (L/s)	tf (mins)	te (mins)	Ps (mins)
Above						
Pipe						
B/ground	19.8	5.4	1.8	14.5	43.1	57.6

Table 3 - Period of Storage requirements for AEP of 5%

Orifice

Permissible site discharge (Qu=PSD) = 2.19 L/s (Underground storage)

Orifice coefficient (CD) = 1 For sharp circular orifice

Gravitational acceration (g) = 9.81 m/s²

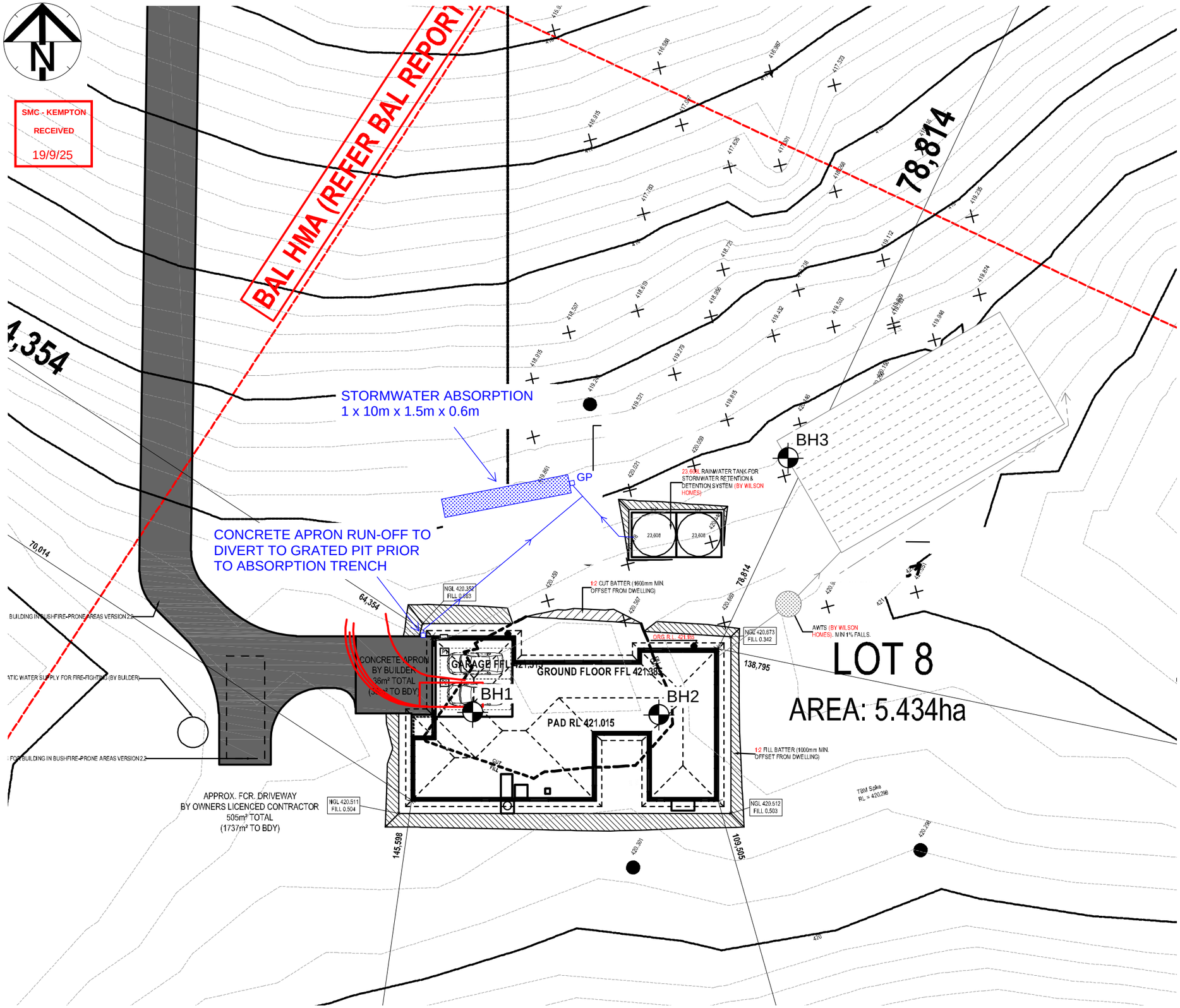
Maximum storage depth above orifice (H) = 400 mm

Orifice flow (Q) = $CD*Ao*\sqrt{(2*g*H)}$

Therefore:

Orifice area (Ao) = 783 mm²

Orifice diameter ($D = \sqrt{(4*Ao/\pi)}$) = 31.6 mm



GES
GEO-ENVIRONMENTAL
SOLUTIONS
29 Kirksway Place, Battery Point
T| 62231839 E| office@geosolutions.net.au

New Services

STORMWATER PIPE
WITH FLOW DIRECTION

GRATED STORMWATER PIT
450x450 CLASS A
ACO GALVANISED HEELGUARD OR SIMILAR
ENGINEER APPROVED

Performance Solution Compliance Notes:

AS 3500.3 - CL 7.10
- 7.10.1 - OVERFLOW IS SAFE AND DOES NOT COMPROMISE FREEBOARD TO HABITABLE SPACES.

GENERAL
- AS/NZS 3500.3: PART 3 STORMWATER DRAINAGE AUSTRALIAN RAINFALL AND RUN-OFF VOLUME 8: URBAN STORMWATER MANAGEMENT
- AUSTRALIAN RUNOFF QUALITY - A GUIDE TO WATER SENSITIVE URBAN DESIGN
- STORM DRAINAGE DESIGN IN SMALL URBAN CATCHMENTS: A HANDBOOK FOR AUSTRALIAN PRACTICE
- WATER SENSITIVE URBAN DESIGN (WSUD) ENGINEERING PROCEDURE: STORMWATER
- WATER SERVICES ASSOCIATION OF AUSTRALIA CODE (WSAA)

Stormwater Services Notes:

1. ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS:
   SECTION 168 OCCUPATIONAL HEALTH AND SAFETY
   & SECTION 176 ENVIRONMENTAL MANAGEMENT.
2. ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACKFILLED FULL DEPTH WITH 20 F.C.R. AND FULLY COMPACTED.
3. ALL STORMWATER PIPES TO BE PVC-U-SWJ CLASS "SN8" TO AS1254 UNO.
4. ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE LGAT STANDARD DRG TSD G01.
5. ANY EXCAVATED TRENCHES IN EXCESS OF 1.5M IN DEPTH ARE TO BE ADEQUATELY SHORED TO PREVENT COLLAPSE DURING WORKS.

Do not scale from these drawings. Dimensions to take precedence over scale.	550 Huntingdon Tier Rd BAGDAD 7030	C.T.: 181971/8	Date: 3/9/2025	On-Site Stormwater Management Plan	1:300 @ A3	Sheet 1 of 1 Drawn by: SR

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CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Wilson Homes *Owner name*
250 Murray Street *Address*
Hobart 7000 *Suburb/postcode*

Designer details:

Name: Vinamra Gupta
Category: Civil Engineer
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: 685982720
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Wilson Homes
Designer's project reference No. J11518
Address: 550 Huntingdon Tier Road
Lot No: 181971/8
Bagdad 7030

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:
On-Site stormwater system - design

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☒ Civil design	Civil Engineer or Civil Designer
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☐ Performance Solution: ☒ *(X the appropriate box)*

Other details:

Onsite stormwater retention

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Sep-25
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Sep-25
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by: Geo-Environmental Solutions	Date: Sep-25
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Sep-25

Standards, codes or guidelines relied on in design process:

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Stormwater Assessment - 550 Huntingdon Tier Road Bagdad- 714247 - Sep-25

Attribution as designer:

I Vinamra Gupta, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	Vinamra Gupta		03/09/2025
Licence No:	685982720		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I ..... Vinamra Gupta..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	Vinamra Gupta		03/09/2025

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19/9/25

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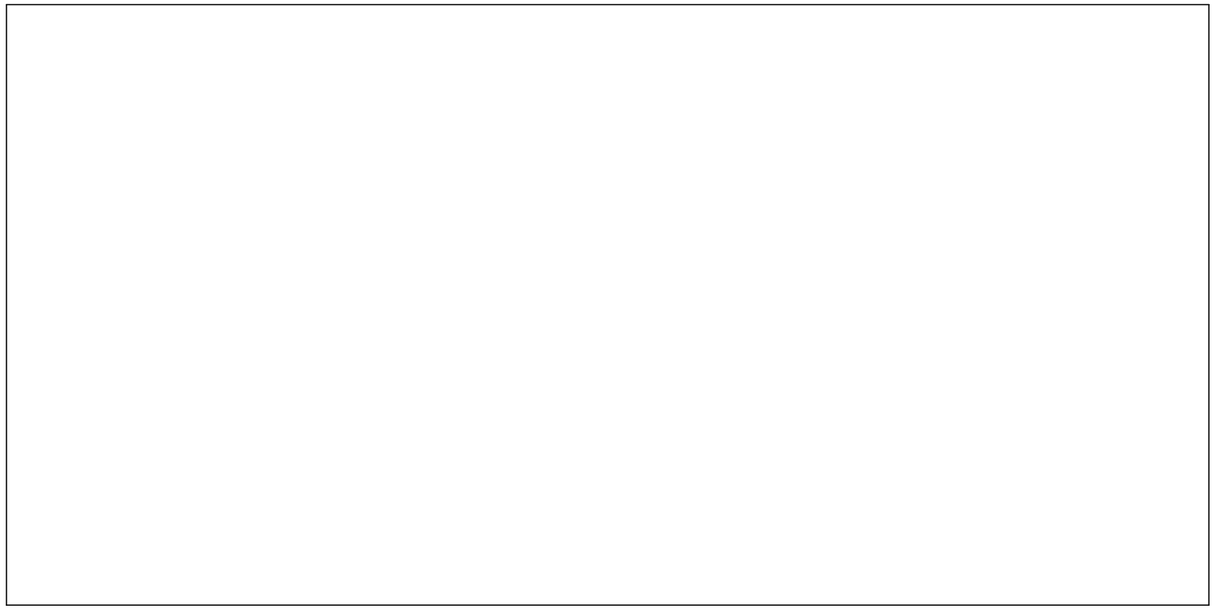

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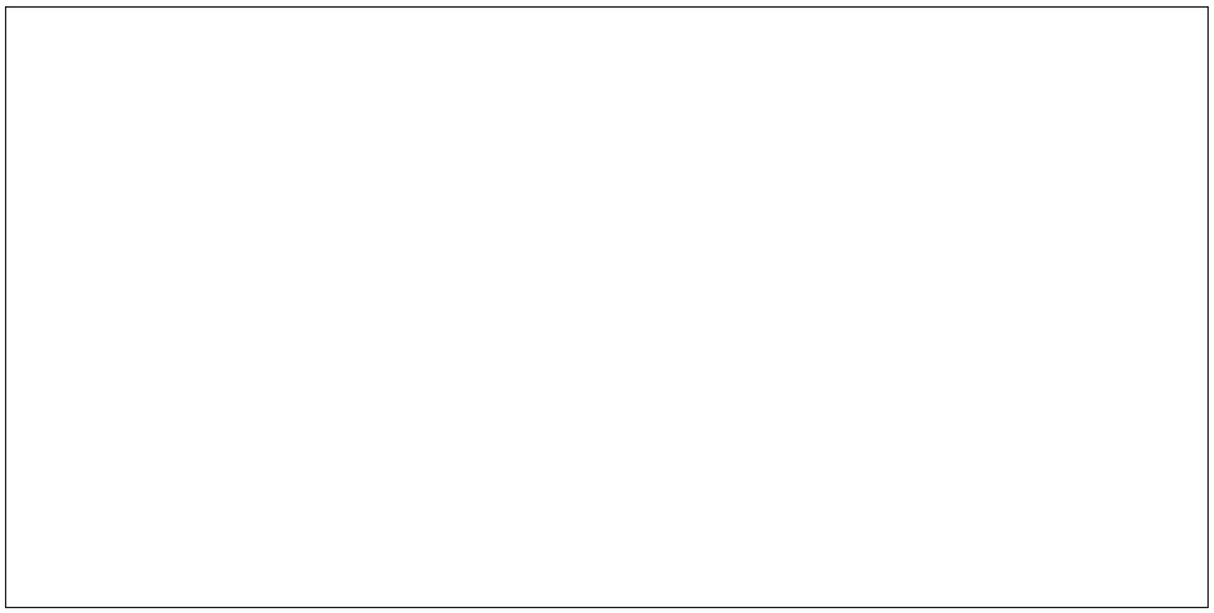

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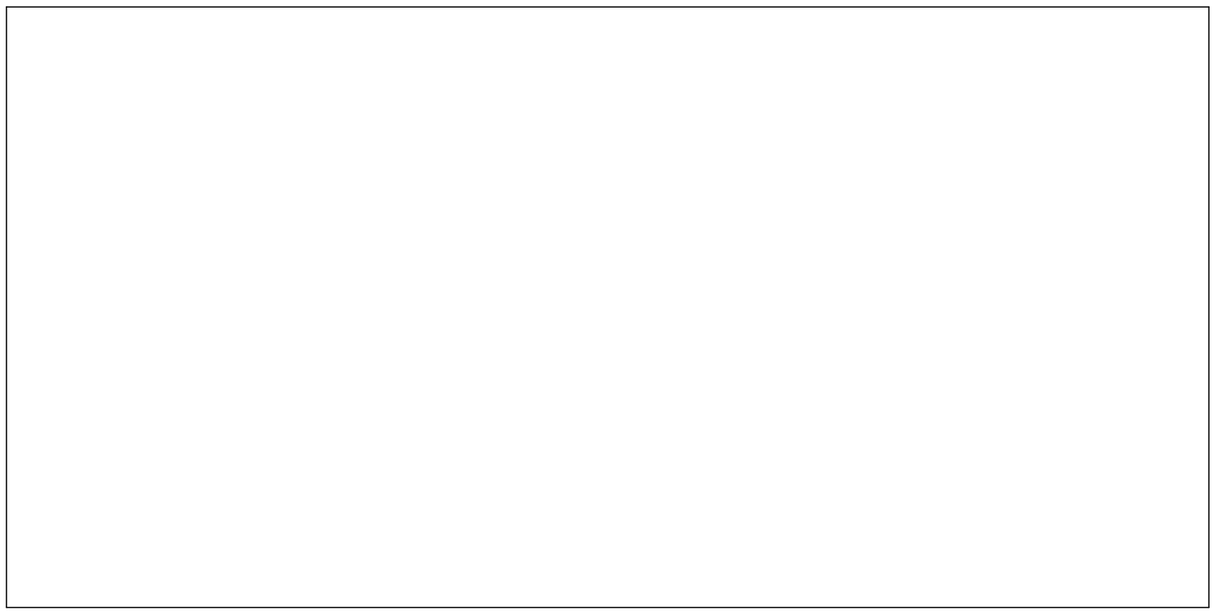

REAR RIGHT

NOTE: SITE LEVELS AND SETBACKS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO A FINAL CONTOUR SURVEY AND REGISTERED REPORTS BEING COMPLETED. 3D IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

WILSON HOMES

SPECIFICATION: NEXTGEN

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	REVISION	DRAWN	
1	QUOTE SITING PLAN	JOL	03/03/2025
2	DRAFT SALE PLAN - CT1	HMI	26/06/2025
3	DRAFT SALES PLAN - CT2	STL	21.07.2025
4	PRELIM PLANS - INITIAL ISSUE	NVO	22/08/2025
5	PRELIM PLANS - INITIAL ISSUE - AMENDMENTS	PL1	18/09/2025

CLIENT: DENIS & ASHLEY LOUISE KRAKO

ADDRESS: 550 HUNTINGDON TIER ROAD, BAGDAD TAS 7030

LOT / SECTION / CT: 8 / - / 181971

COUNCIL: SOUTHERN MIDLANDS

HOUSE DESIGN: RIVERTON 27

FACADE DESIGN: CLASSIC

SHEET TITLE: 3D VIEWS

SHEET No.: 18 / 18

HOUSE CODE: H-WATRVT10SA

FACADE CODE: F-WATRVT10CLASA

SCALES:

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

714247

Last Published: Thursday, 18 September 2025 7:59 AM

File Location: G:\Wilson8. Drafting\Job Files\714200\714247 - Krako - AC24\Plans\714247 - Krako - AC24 - Prelim - 2025.09.18.pln

Template Version: 24.038

ONSITE WASTEWATER ASSESSMENT

550 Huntingdon Tier Road

Bagdad

Sept 2025

Wilson Homes Reference: 714247

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Wilson Homes
Site Address:	550 Huntingdon Tier Road, Bagdad
Date of Inspection:	20/03/2025
Proposed Works:	New house
Investigation Method:	Hand Auger
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	181971/8
Title Area:	Approx. 5.431 ha
Applicable Planning Overlays:	Bushfire-prone areas, Priority Vegetation
Slope & Aspect:	4° NW facing slope
Vegetation:	Mixed Flora

Background Information

Geology Map:	MRT
Geological Unit:	Triassic Sandstone
Climate:	Annual rainfall 450mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS1547:2012

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.10	0.00-0.20	0.00-0.20	SM	**Silty SAND**: grey, slightly moist, loose
0.10-0.70	0.20-0.60	0.20-0.70	SC	**Clayey SAND**: with gravels, pale grey, slightly moist dense
0.70-1.10	0.60-0.70	0.70-0.80	GW	**Sandy GRAVEL**: pale yellow dry, very dense, refusal.

Site Notes

Soils on the site have developed from Triassic Sandstone and consist of relatively shallow (<1m) clayey sands with gravels.

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **SANDY LOAM (category 3)**. The shallow soil limits the options for onsite wastewater disposal and it is therefore proposed install a package treatment system (AWTS such as Econocycle, Envirocycle, Ozzikleen, etc) with the treated wastewater applied through irrigation. A Design Irrigation Rate (DIR) of 4mm/day has therefore been applied.

The proposed four-bedroom dwelling has a calculated maximum wastewater output of 720L/day. This is based on a tank water supply and a maximum occupancy of 6 people (120L/day/person).

Using the DIR of 4mm/day, an irrigation area of at least 200m^2 will be required to accommodate the expected flows. A cut-off diversion drain will be required upslope of the absorption area and the area excluded from traffic or any future building works. A 100% reserve area should be set aside for future wastewater requirements. There is sufficient space available onsite to accommodate the required reserve due to the large property size (approx. 5.4ha). Therefore, a formal reserve area has not been assigned.

The following setback distances are required to comply with the Building Act 2016:

Upslope or level buildings:	3m
Downslope buildings:	3m
Upslope or level boundaries:	1.5m
Downslope boundaries:	5.5m
Downslope surface water:	100m

Compliance with Building Act 2016 is outlined in the attached table.

During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for wastewater system

Assessment for	Wilson Homes	Assess. Date	3-Sep-25
		Ref. No.	
Assessed site(s)	550 Huntingdon Tier Rd Bagdad	Site(s) inspected	23-Mar-25
Local authority	Southern Midlands	Assessed by	John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

'astewater volume (L/day) used for this assessment = 720 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 240

Sullage volume (L/day) = 480

Total nitrogen (kg/year) generated by wastewater = 3.9

'otal phosphorus (kg/year) generated by wastewater = 1.8

Climatic assumptions for site

(Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	41	36	36	47	44	48	48	47	49	55	47	49
Adopted rainfall (R, mm)	41	36	36	45	36	29	46	47	40	48	44	56
Retained rain (Rr, mm)	37	32	32	41	32	26	41	42	36	43	40	50
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**93**	**78**	**59**	**23**	**10**	**3**	**-10**	**0**	**27**	**41**	**65**	**76**

Annual evapotranspiration less retained rain (mm) = 463

Soil characterisitics

Texture = Loam Category = 3 Thick. (m) = 0.8

Adopted permeability (m/day) = 1.5 Adopted LTAR (L/sq m/day) = 4 Min depth (m) to water = 5

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In a package treatment plant
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	None
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	20
Width (m) =	10
Depth (m) =	0.2
Total disposal area (sq m) required =	200
comprising a Primary Area (sq m) of:	200
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

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

Comments

Assigned LTAR for the soil for wastewater is 4mm/day, with a total irrigation area of 200m^2 required

GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for wastewater system

Assessment for	Wilson Homes	Assess. Date	3-Sep-25
		Ref. No.	
Assessed site(s)	550 Huntingdon Tier Rd Bagdad	Site(s) inspected	23-Mar-25
Local authority	Southern Midlands	Assessed by	John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	5,000	V. high	Very low		
	Density of disposal systems	/sq km	10	High	Very low		
	Slope angle	degrees	4	V. high	Very low		
	Slope form	Convex spreading		V. high	Very low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces NE or NW		V. high	Low		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	720	High	Moderate		
	SAR of septic tank effluent		1.7	Mod.	Low		
	SAR of sullage		2.1	Mod.	Moderate		
	Soil thickness	m	0.8	V. high	Low		
AA	Depth to bedrock	m	0.8	High	Very high		
	Surface rock outcrop	%	0	High	Very low		
	Cobbles in soil	%	0	High	Very low		
	Soil pH		6.0	High	Low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
A	Adopted permeability	m/day	1.5	High	High		
A	Long Term Accept. Rate	L/day/sq m	4	High	High		

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

Comments

The site has the capability to accept onsite wastewater

GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for wastewater system

Assessment for	Wilson Homes	Assess. Date	3-Sep-25
		Ref. No.	
Assessed site(s)	550 Huntingdon Tier Rd Bagdad	Site(s) inspected	23-Mar-25
Local authority	Southern Midlands	Assessed by	John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
A	Cation exchange capacity	mmol/100g	50	High	High		
	Phos. adsorp. capacity	kg/cub m	0.6	Mod.	Moderate		
	Annual rainfall excess	mm	-463	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	5.6	High	Low		
	G'water environ. value	Agric non-sensit		High	Low		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Very low		High	Very low		
A	Surf. water env. value	Recreational		High	High		
	Dist. to nearest surface water	m	300	High	Low		
	Dist. to nearest other feature	m	100	V. high	Low		
	Risk of slope instability	Very low		High	Very low		
	Distance to landslip	m	100	Mod.	Moderate		

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

Comments

Secondary treatment of wastewater is proposed

Disclaimer

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

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.

Demonstration of wastewater system compliance to *Building Act 2016 Guidelines for On-site Wastewater Disposal*

Acceptable Solutions	**Performance Criteria**	**Compliance**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Complies with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 (a) Land application area located > 100m from downslope surface water

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Complies with A3 (b) (iii) Land application area will be located with a minimum separation distance of 5.5m of downslope property boundary
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Complies with A4 No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Complies with A5 (b)
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A6 (b)
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Complies

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AS1547:2012 – Loading Certificate – AWTS Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 550 Huntingdon Tier Rd, Bagdad

System Capacity: 6 persons @ 120L/person/day

Summary of Design Criteria

DIR: 4mm/day.

Irrigation area: 200m^2

Reserve area location /use: Not assigned – more than 100% available

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to use of AWTS and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the irrigation area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the irrigation areas and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Wilson Homes *Owner name*
250 Murray Street *Address*
Hobart 7000 *Suburb/postcode*

Designer details:

Name: John-Paul Cumming
Category: Bld. Srvcs. Dsgnr. - Hydraulic
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: CC774A
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Wilson Homes
Designer's project reference No. J11518
Address: 550 Huntingdon Tier Road
Lot No: 181971/8
Bagdad 7030

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:
On-site wastewater management system - design

*(new building / alteration / addition / repair / removal / re-erection
water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)*

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ *(X the appropriate box)*

Other details:

AWTS with irrigation

Design documents provided:

The following documents are provided with this Certificate –
Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Sep-25
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Sep-25
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Sep-25

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Geo-Environmental Assessment - 550 Huntingdon Tier Road Bagdad- 714247 - Sep-25

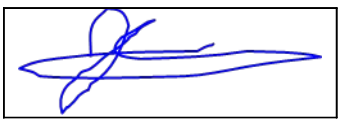
Geo-Environmental Assessment - 550 Huntingdon Tier Road Bagdad- 714247 - Sep-25

Attribution as designer:

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		03/09/2025
Licence No:	CC774A		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

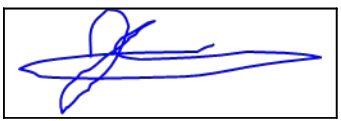
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

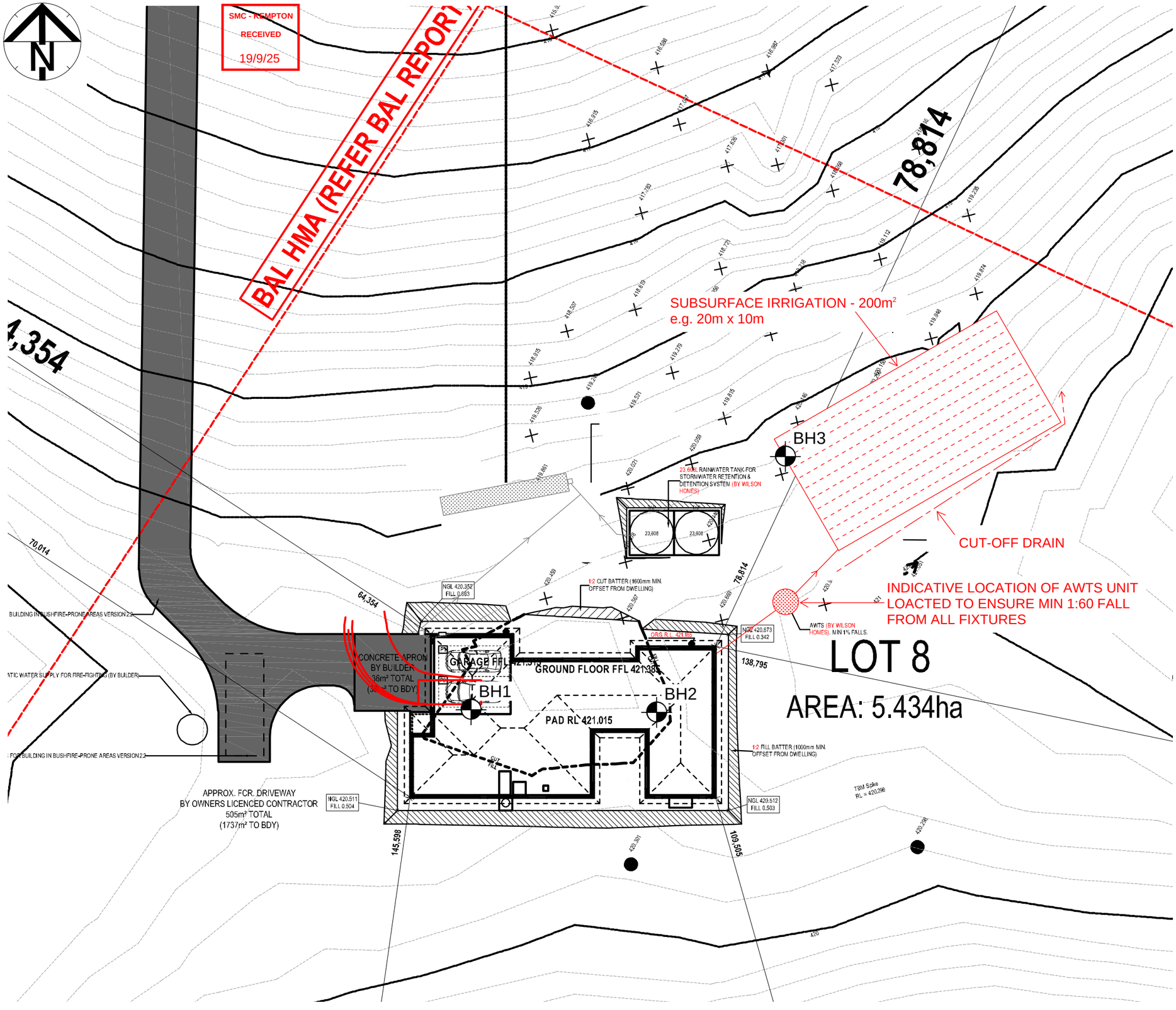
- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I ..... John-Paul Cumming..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		03/09/2025



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29 Kirksway Place, Battery Point
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Wastewater system:

AWTS unit located to ensure min 1:60 fall from all fixtures. Vented according to NCC Vol 3 C2D6

Cut-off drain

Subsurface irrigation - 200m²
e.g. 20m x 10m

Min 3m from upslope buildings
Min 1.5m from upslope or level boundaries
Min 5.5m from downslope boundary
Min 100m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A

3/09/2025

GES GEO-ENVIRONMENTAL SOLUTIONS
29 Kirksway Place Battery Point
T| 62231839 E| office@geosolutions.net.au

Do not scale from these drawings. Dimensions to take precedence over scale.	550 Huntingdon Tier Rd BAGDAD 7030	C.T.: 181971/8	Date: 3/9/2025	On-Site Wastewater Management Plan	1:300 @ A3	Sheet 1 of 1 Drawn by: SR

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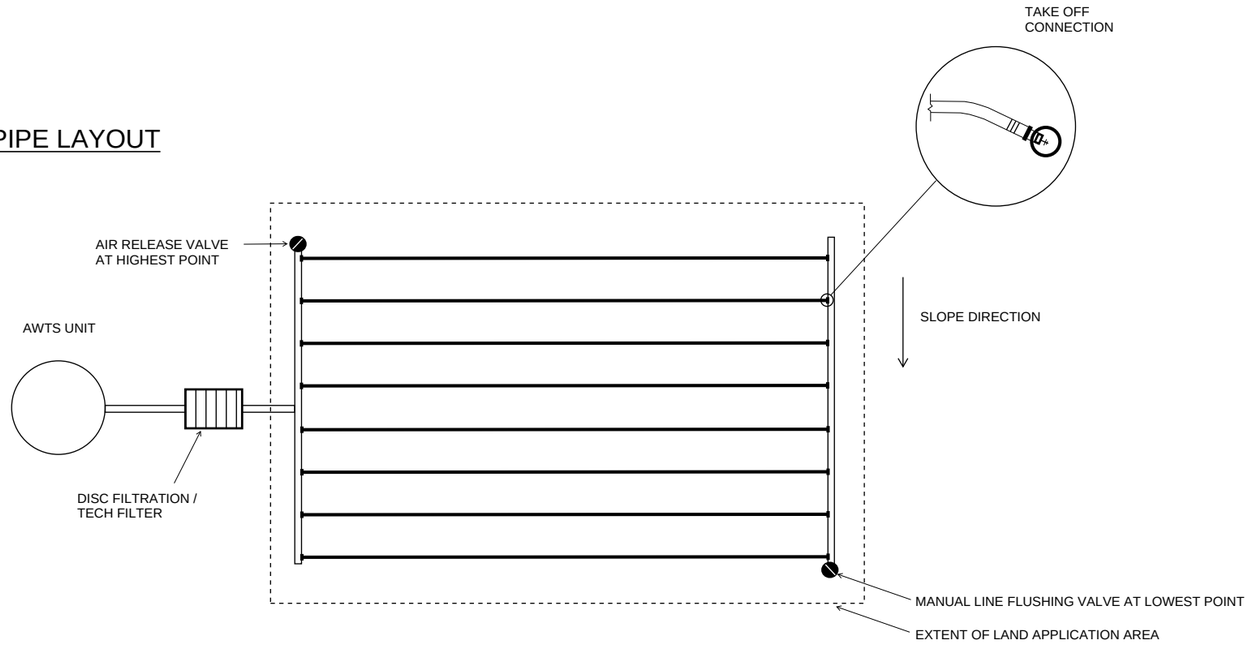
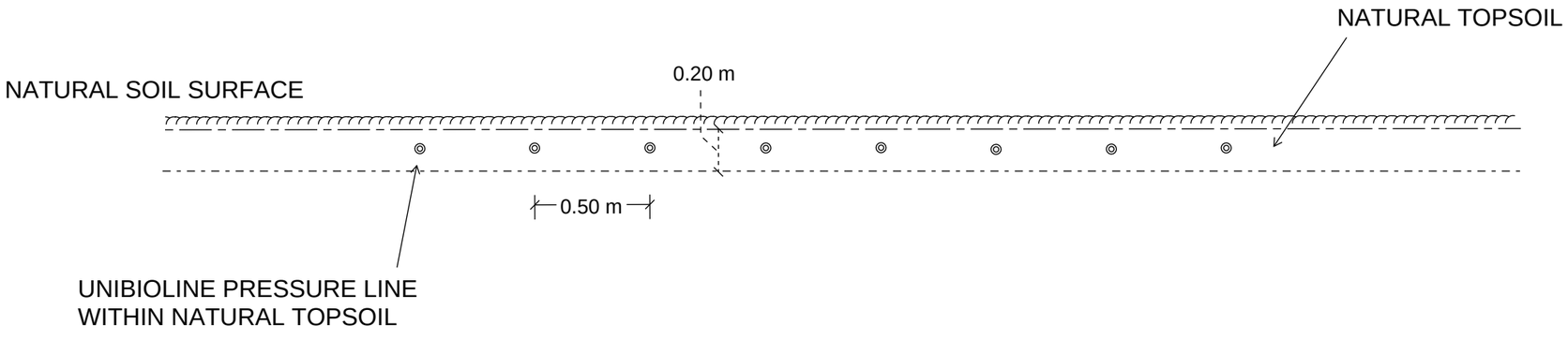
BED PLAN PIPE LAYOUT



APPLICATION AREA NOTES

1. APPLICABLE FOR SLOPE ANGLES UP TO 10%
2. BASE OF APPLICATION AREA TO BE SCARIFIED TO BREAK SURFACE LAYER. ALTERNATIVELY LINES CAN BE RIPPED INTO TOPSOIL WITH SUITABLE TRACTOR AND PIPE LAYER. SMEARING AND COMPACTION TO BE AVOIDED
3. IRRIGATION LINES TO BE INSTALLED INTO NATURAL TOPSOIL
4. DEPENDANT ON TREATMENT SYSTEM A 200µm FILTER MAY BE INSTALLED AT THE PUMPING CHAMBER OUTLET, BUT A 100-120µm INLINE DISC FILTER SHOULD BE INSTALLED PRIOR TO DISCHARGE INTO THE IRRIGATION AREA.
5. A VACUUM BREAKER VALVE MUST BE INSTALLED AT THE HIGHEST POINT OF THE IRRIGATION AREA IN A MARKED AND PROTECTED VALVE CONTROL BOX.
6. A FLUSH LINE MUST BE INSTALLED AT THE LOWEST POINT OF THE IRRIGATION AREA
7. THE MINIMUM IRRIGATION PUMPING CAPACITY SHOULD BE EQUIVALENT TO 120 kpa (i.e. 12m OF HEAD) AT THE HIGHEST POINT OF THE IRRIGATION AREA.
8. CUT-OFF DIVERSION DRAIN UPSLOPE AS REQUIRED
9. ALL WORKS TO COMPLY WITH AS3500 AND TASMANIAN PLUMBING CODE

APPLICATION AREA CROSS-SECTION



Do not scale from these drawings. Dimensions to take precedence over scale.				CROSS-SECTION SUBSURFACE APPLICATION SLOPES <10%		Sheet 1 of 1 Drawn by: SR

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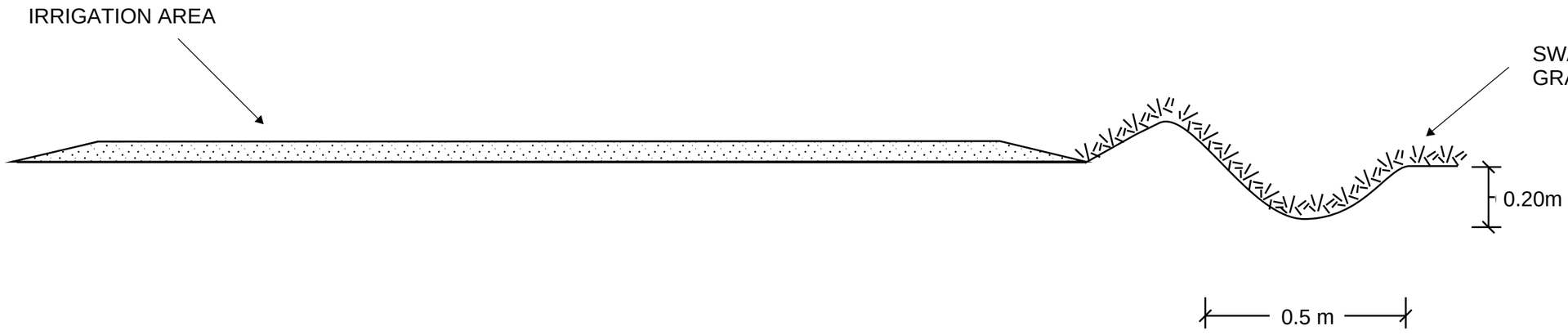
TYPICAL GRASSED SWALE DRAIN CROSS-SECTION

SWALE DRAIN TO BE MIN 0.5M WIDE BY MIN 0.20M DEEP

GRASS COVER TO BE MAINTAINED TO SLOW WATER FLOW AND MINIMSE EROSION



Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions		Date: Nov 2021	Grassed swale drain typical cross-section	Sheet 1 of 1 Drawn by SR

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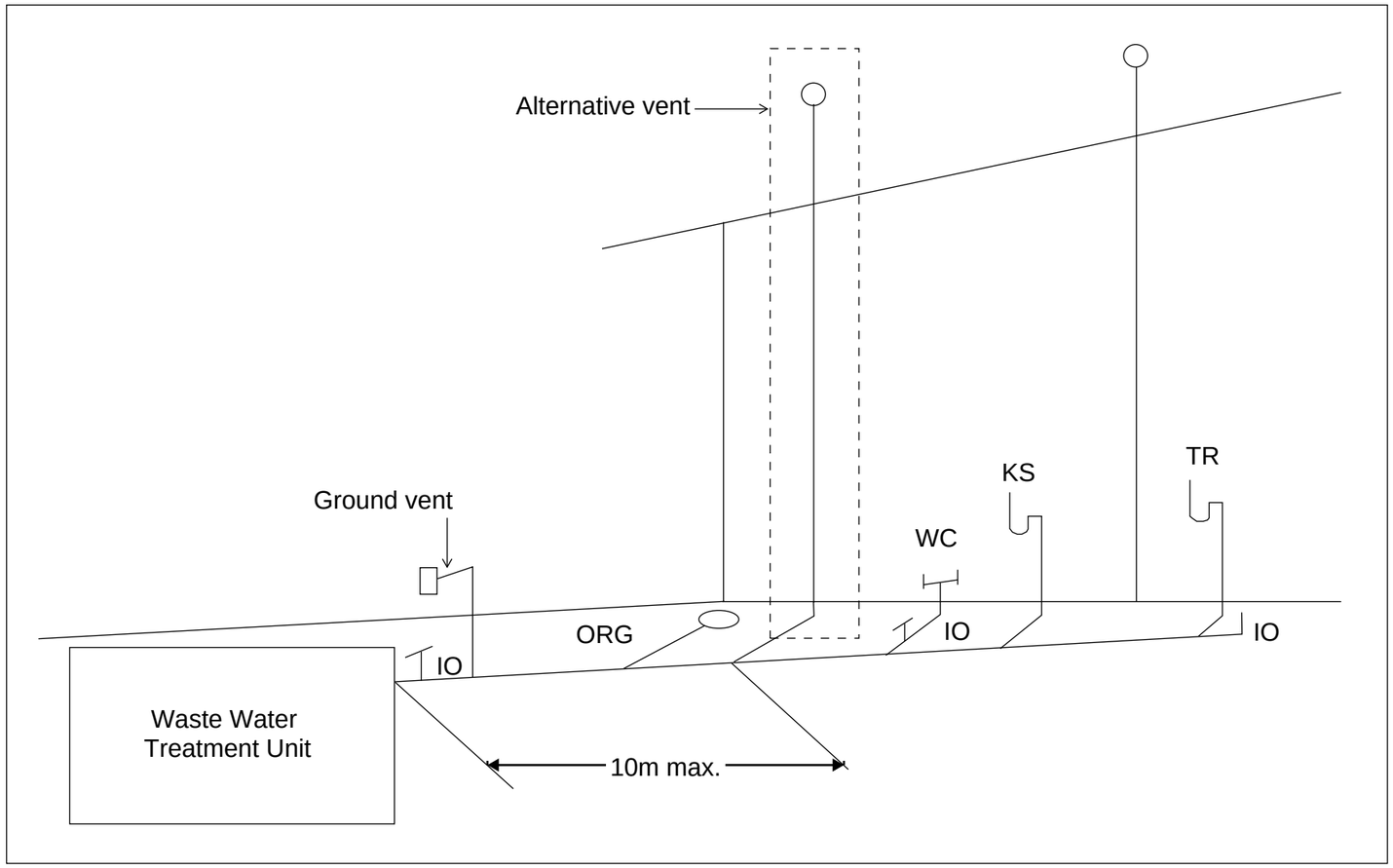

Tas Figure C2D6 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent in not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment unites must terminate at or above finished surface level

Do not scale from these drawings. Dimensions to take precedence over scale.				Tas Figure C2D6 Alternative Venting Arrangements		Sheet 1 of 1

NATURAL VALUES ASSESSMENT

550 HUNTINGDON TIER ROAD, BAGDAD

For

D. KRAKO & A MCGUIRE

5th June 2025

LARK & CREESE PTY LTD
D. Summers (BAppsc)

Table of Contents

Citation

This report can be cited as: *Lark & Creese (2025). Natural Values Assessment, 550 Huntingdon Tier Road, Bagdad 30875_52574_02 for D. & A. Krako & McGuire, 5th June 2025.*

1. Summary

The following is a natural values assessment of the property 550 Huntingdon Tier Road, Bagdad (C.T.181971/8) on behalf of D. Krako & A McGuire. Currently the property is classified as Zone Number 11, Rural Living (Rural Living Zone C) as identified in Tasmanian Government LISTmap under the Tasmanian Planning Scheme (TPS) and Southern Midlands Municipality Local Provisions Schedule. This report assesses the proposed construction of a Class 1A dwelling and the likely short and long term impacts on existing ecological functions and potential natural values within the allotment to assist local, State and Commonwealth agencies during the assessment process. The study site was assessed by Doug Summers, 6th January 2025.

Potential threatened flora habitat values

Flora
A search of Department of Natural Resources and Environment's Natural Values Atlas and Forestry Practices Authority's Biodiversity Values Database indicates no threatened plant species listed under Tasmania's *Threatened Species Protection Act 1995* or the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* had previously been recorded on site. No threatened species were recorded at the time of assessment.

Assessment found the north facing slopes within the study site is occupied by vegetation community dry *Eucalyptus tenuiramis* woodland on sediments (DTO). Although not recorded within 500m of the site, these communities represent potential habitat for the Narrowleaf new holland daisy (*Vittadinia muelleri*) and grass species Doublejointed speargrass (*Austrostipa bigeniculata*).

Site plans show the proposed access upgrade; development site and establishing the associated BAL-29 bushfire hazard management area (HMA) will impact DTO that represent potential habitat values for threatened flora species recorded within 5km of the site. However, it is unlikely the proposal will result in a significant loss of potential habitat for threatened flora species previously recorded within proximity of the site. No Further assessment or permit under Section 51 of Tasmania's *Threatened Species Protection Act 1995*. No formal referral to the Commonwealth's Department of Environment under *Significant Impact Guidelines*.

Vegetation communities
TASVEG 4.0 classify native vegetation within the allotment as dry *Eucalyptus tenuiramis* woodland/forest woodland on sediments (DTO). At the time of assessment, flora surveys found the vegetation structure, species composition and distribution of native vegetation occupying the north facing slopes is consistent with TASVEG 4.0 DTO vegetation classification and distribution. Native vegetation occupying the south facing slopes is consistent with dry *Eucalyptus obliqua* forest that also included species commonly recorded within wet *E. obliqua* forest.

Site plans indicate the current proposed development and associated HMA will impact DTO but also DOB vegetation community. DTO vegetation community is listed as 'Vulnerable' under Schedule 3A of Tasmania's *Nature Conservation Act* 2002. Given the impacts to vulnerable DTO vegetation is less than 1ha it is unlikely further assessment is required under the *Nature Conservation Act* 2002 and *Land Use Planning and Approvals Act 1993*.

Potential threatened fauna habitat values

Tasmanian Devil
Two observations of Tasmanian Devils were recorded within 500m to the south-east of the site. 4 dens / burrows recorded within the study site, possibly including a natal den. Could be occupied by a variety of species (echidna, rodents, rabbits and possibly the southern potoroo) but also indicates there is a possibility the burrow is used as occasionally as a layup by dispersing devil or quoll. The proposal will not physically impact identified habitat, but the proposal will result in a loss of habitat values and will result in disturbance. Further assessment by a specialist ecologist is recommended to determine if the level of impacts will trigger the "significant impacts" to potential Tasmanian Devil habitat as described in Tasmania's *Threatened Species Protection Act 1995* or the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999*.

Spotted-tailed and Eastern Quoll
The proposed development site is within range boundaries for the Spotted-tailed and Eastern Quoll. Assessment recorded 4 dens / burrows within the study site. Assessment indicates the proposal will impact potential foraging habitat values for these species however, it is anticipated future development will result in disturbance only and unlikely to result in significant loss of potential foraging or denning habitat for these species and unlikely to trigger Significant Impact Threshold a described in the Commonwealth's *Environmental Protection Biodiversity Conservation Act 1999* for these species. Post construction pressure such as domestic pets can potentially cause Further disturbance or displacement for these species and non-threatened species. No Further assessment or referral is required under Tasmania's *Threatened Species Protection Act 1995* or the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999*.

Eastern-barred bandicoot
Assessment indicates proposed works will impact potential foraging habitat for these species but not expected works will result in a significant loss of potential foraging or refuge habitat. Post construction pressure such as domestic pets can potentially cause further disturbance or displacement for these species and non-threatened species. No further assessment or permit under Section 51 of Tasmania's *Threatened Species Protection Act 1995*. No formal referral to the Commonwealth's Department of Environment under *Significant Impact Guidelines*.

Swift parrot
The site is located within Swift Parrott Important Breeding Area (SPIBA). Potential core foraging habitat values (*Eucalyptus globulus*) was recorded within DOB vegetation occupying the south facing slopes. Assessment recorded potential nesting habitat trees exceeding 70cm diameter at breast height within DOB clear of the proposed development site. Given the proposed development will not impact potential foraging or nesting habitat values, it is anticipated no further assessment or permit under Section 51 of Tasmania's *Threatened Species Protection Act 1995*. No formal referral to the Commonwealth's Department of Environment under *Significant Impact Guidelines*.

Tasmanian Wedge-tailed eagle and White-bellied sea eagle
Modelling for potential nesting habitat for the Tasmanian Wedge-tailed eagle and White-bellied sea eagle indicates vegetation on the southern boundary represents a moderate to high likelihood of suitable nesting habitat. Site assessment indicates DOB vegetation occupying the study site supports trees exceeding 27m in height but is exposed to strong west to south-west winds with close proximity to disturbance in agricultural land use and represents a low likelihood of suitable nesting habitat for the Tasmanian Wedge-tailed eagle, White-bellied sea eagle. Natural Values Database indicates no known Tasmanian Wedge-tailed eagle, White-bellied sea eagle nests have previously been recorded within 500m or 1km line of sight. No Further assessment or permit under Section 51 of Tasmania's

Threatened Species Protection Act 1995. No formal referral to the Commonwealth's Department of Environment under *Significant Impact Guidelines*.

Grey Goshawk
Similar to the Tasmanian Wedge-tailed eagle, vegetation occupying the south facing slopes near the southern boundary conceptually represents potential nesting habitat. Site assessment indicates the study site supports some nesting habitat categories values for the Grey Goshawk. However, the site is exposed to strong west and south-west winds and within close proximity to disturbance. No nests recorded nests within 500m or 1km line of sight. Unlikely the proposal will disturb breeding or nesting activity within 5km of the site. No further assessment or permit under Section 51 of Tasmania's *Threatened Species Protection Act 1995*. No formal referral to the Commonwealth's Department of Environment under *Significant Impact Guidelines*.

Masked Owl
A survey for Masked owl nesting habitat (eucalypts >70cm dbh) recorded potential hollow bearing trees located clear of the proposed development site located occupying the south facing slopes (less than 8 trees / ha). Given the proposal will not result in a significant loss of potential nesting habitat for this species, no further assessment or permit under Section 51 of Tasmania's *Threatened Species Protection Act 1995*. No formal referral to the Commonwealth's Department of Environment under *Significant Impact Guidelines*.

Introduced plant species
Assessment found no plant species listed as Declared weed species under the Tasmanian *Weed Management Act 1999* and *Biosecurity Control Act 2019*. No management action required under this Act. Given the absence of weed species, it is important best hygiene practice / management mechanisms are adopted and implemented prior to future construction and also include post construction activities regarding future land use /management practices and the importation of landscaping materials.

Conclusions
Providing the proposed alternative future development is limited to the location identified in site plans provided by Wilson Homes (Ref: Wilson Homes, 550 Huntingdon Tier Road, Bagdad #885619, Rev 1, 2025) and management recommendations for the establishment of the BAL-29 bushfire hazard management area are complied with (Lark and Creese Dwg #52575-01), it is not anticipated the proposed will result in a significant loss of DTO vegetation in the context of the size of surrounding community. Due to the presence of dens within the study site, under the Significant Impact Guidelines issued by the Commonwealth Dept of the Environment for the Tasmanian Devil further assessment by a suitably qualified ecologist is recommended to determine if the potential impacts proposal will;

- Directly impact potential core Devil denning habitat, including potential habitat for spotted-tailed and Eastern Quoll,
- Lead to a long-term decrease in the size of Devil populations, reduce area of occupancy of a significant population, fragment an existing population or destroy habitat critical to the survival of the species,
- Disrupt the breeding cycle of an important Devil population(s),
- Modify, destroy, remove or isolate or decrease the availability or quality of Devil habitat to the extent that the species is likely to decline,
- Result in invasive species that are harmful to a threatened species becoming established I the threatened species habitat.

Management prescriptions to address the construction phase of the development and potential future works or land use should include:

- Prior to commencement of works implement a hygiene management plan including in accordance with *Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004*) ensuring contractors have washed down vehicles and machinery to prevent accidental importation of new weed species and plant pathogens such as *Phytophthora cinnamomi* during and post construction phase. Given the absence of declared weed species, no hygiene facility for vehicles or machinery existing the site required,
- Given the moderate gradients, prior to commencement of works implement a soil, water and erosion management plan following guidelines set out in Environmental Best Practice Guidelines for all development detailing location for soil, waste material storage and parking,
- Stage removal of vegetation to avoid blanket clearance and avoid any unnecessary traffic outside the development footprint.

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2. Proposal

Purpose

The owner and proponent has engaged Lark and Creese Pty Ltd to detail the natural values supported within 550 Huntingdon Tier Road, Bagdad (C.T.181971/8), as part of a development application to the Southern Midlands Council for the upgrade and construction of a driveway and Class 1A dwelling area to assist Local, State and Commonwealth agencies during the assessment process. The study site was assessed by Doug Summers 6th January 2025. (Centre coordinates (E:514596, N:5283563. GDA2020, MGA55).

Scope

The objective is to assess the natural values within the allotment however, attention is on assessing the study site's capacity to accommodate proposed development particularly the impacts of the recommended bushfire hazard management area (HMA) and appropriate wastewater infrastructure and the likely impacts, including, but not limited to:

- Potential threatened flora and fauna habitat values present, including species of conservation significance and determining possible implications regarding the Tasmanian *Threatened Species Protection Act 1995* and the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*,
- Vegetation types within the study site including descriptions on the condition, distribution, and conservation status under Local, State and Commonwealth policy and legislation.

Site description

The 5.43ha allotment is currently zoned Rural Living under Southern Midlands Council Local Area Provisions Schedule and the TPS. The allotment supports a predominant northerly aspect with gradient is int order of 10-15°. A ridgeline runs parallel to the southern boundary results in steep south facing escarpment.

Aboriginal Cultural heritage

A desktop assessment of the Tasmanian Aboriginal Heritage Register indicates no Aboriginal or cultural heritage sites have been identified or documented within the study site (PS0367381).

Geology

A desktop assessment (Listmap geological layer - Geological Polygons 250K) indicates the proposed development site supports a geology described as Dominantly quartz sandstone. A desktop survey (LISTmap) found no geomorphic conservation features or geoconservation sites within the property.

Limitations

The natural values assessment of the proposed access and subdivision footprint identified by designers/proponents was undertaken on 6th January 2025. Every effort was made to sample the range of habitats within the study site. Many plant species have seasonal growth and flowering, patchy distribution. During the flora and fauna survey it is possible some species were missed, particularly grass species, and not recorded at time of survey. Whilst every effort was made to survey the range of habitat to overlap likelihood occurrence. Optimum survey times are usually spring to summer, however their potential for occurrence is discussed. The survey was also limited to vascular plant species and did not include mosses, lichens and fungi. Surveys for threatened fauna were limited to the likelihood of species the study site represented potential range habitat and the identification of tracks, scats and other signs.

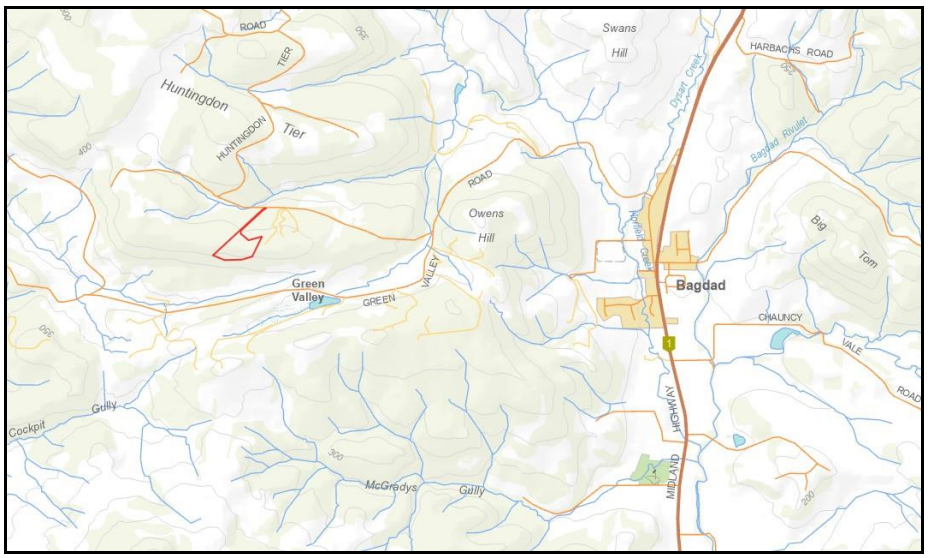

Figure 1 - Locality map, 550 Huntingdon Tier Road, Bagdad (red) (Ref: LISTmap).

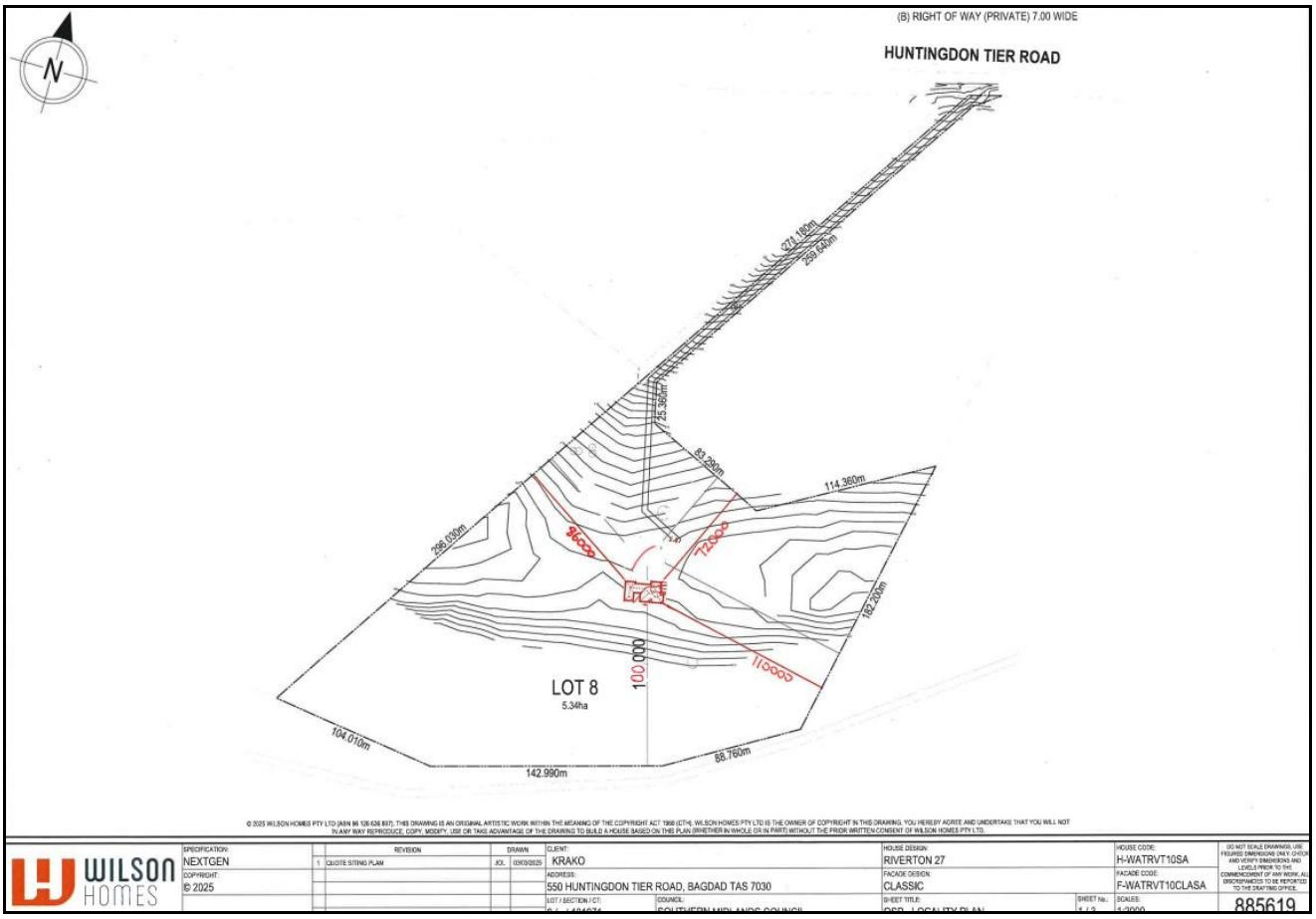

Figure 2 – Proposed development, 550 Huntingdon Tier Road, Bagdad (Ref: Wilson Homes, 550 Huntingdon Tier Road, Bagdad #885619, Rev 1, 2025)

3. Flora Assessment

Methodology

Survey methodology is based on 'Site Examination for Threatened and Endangered Plant Species' supported by methodology outlined in "Manual for Assessing Vegetation Condition in Tasmania". The report also specifically addresses possible environmental issues that may arise under the Tasmanian Planning Scheme (TPS) particularly in relation to the Biodiversity Code. Vegetation classification is in accordance with TASVEG 4.0, as described in '*From Forest to Fjaeldmark: Descriptions of Tasmania's vegetation* (Kitchener & Harris 2013). A previous Natural Values Assessment undertaken by enviro-dynamics in October 2018 was also referenced (A. Welling 2018).

Vascular plant species nomenclature is consistent with de Salas & Baker (2014) for scientific names. Fauna species scientific and common names is in accordance with fauna listed in the *Natural Values Atlas* report for the site (NRE). Any features surveyed measured using Trimble R12(i) RTK GNSS, GDA94, MGA55.

Initial assessment

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

- The LIST (Land Information Systems Tasmania), Department of Natural Resources and Environment, Tasmania,
- Department of Natural Resources and Environment's *Natural Values Atlas Report (550 Huntingdon Tier Road, Bagdad 5/12/2025,*) 5km search radius (E:514596, N:5283563. GDA2020, MGA55).
- TASVEG 4.0 vegetation classification, Land Information Systems Tasmania, Department of Natural Resources and Environment, Tasmania,
- Forest Practices Authority's *Biodiversity Values Database* generated report, 5km search radius (E:514596, N:5283563. GDA2020, MGA55)

Site assessment

Site assessment was conducted on the 6th of January 2025. No vascular plant species listed under Schedule 3, 4 or 5 of the *Threatened Species Protection Act 1995* or listed in the *Commonwealth Environment Protection & Biodiversity Conservation Act 1999* have previously been recorded on site. Assessment of the proposal impacts against the planning provisions in the TPS, *Threatened Species Protection Act 1995* and *Commonwealth Environment Protection & Biodiversity Conservation Act 1999*. Assessment of habitat values and vegetation type including small scale surveys of disturbed sites, differences due to geology, drainage, hilltops and ridgeline outcrops. Maps were generated from LISTmap & Google Earth. Vegetation mapping (LISTmap TASVEG 4.0 layer, Forestry Practices Authority Biodiversity Values Database & Department of Natural Resources and Environment *Natural Values Atlas*).

Assessment objectives

- Broad scale habitat value and vegetation type assessment,
- Small scale assessment such as disturbed sites, open areas, existing tracks, variations due to geology, elevated outcrops, and areas with poor drainage,
- Assessment of the proposal impacts against the planning provisions in the TPS, *Threatened Species Protection Act 1995* and *Commonwealth Environment Protection & Biodiversity Conservation Act 1999*.

4. Native vegetation types and distribution

Desktop vegetation type & classification

Department of Natural Resources and Environment *Natural Values Atlas* (TASVEG 4.0 overlay) classify the majority of the native vegetation within the study site as dry *Eucalyptus tenuiramis* woodland on sediments (DTO). TASVEG 4.0 vegetation classification and mapping was undertaken mainly using a desktop analysis based on aerial photography and can differ from site assessment vegetation mapping, particularly at a small scale. However, TASVEG 4.0 can be useful in determining and understanding the potential range of habitat values that could be present.

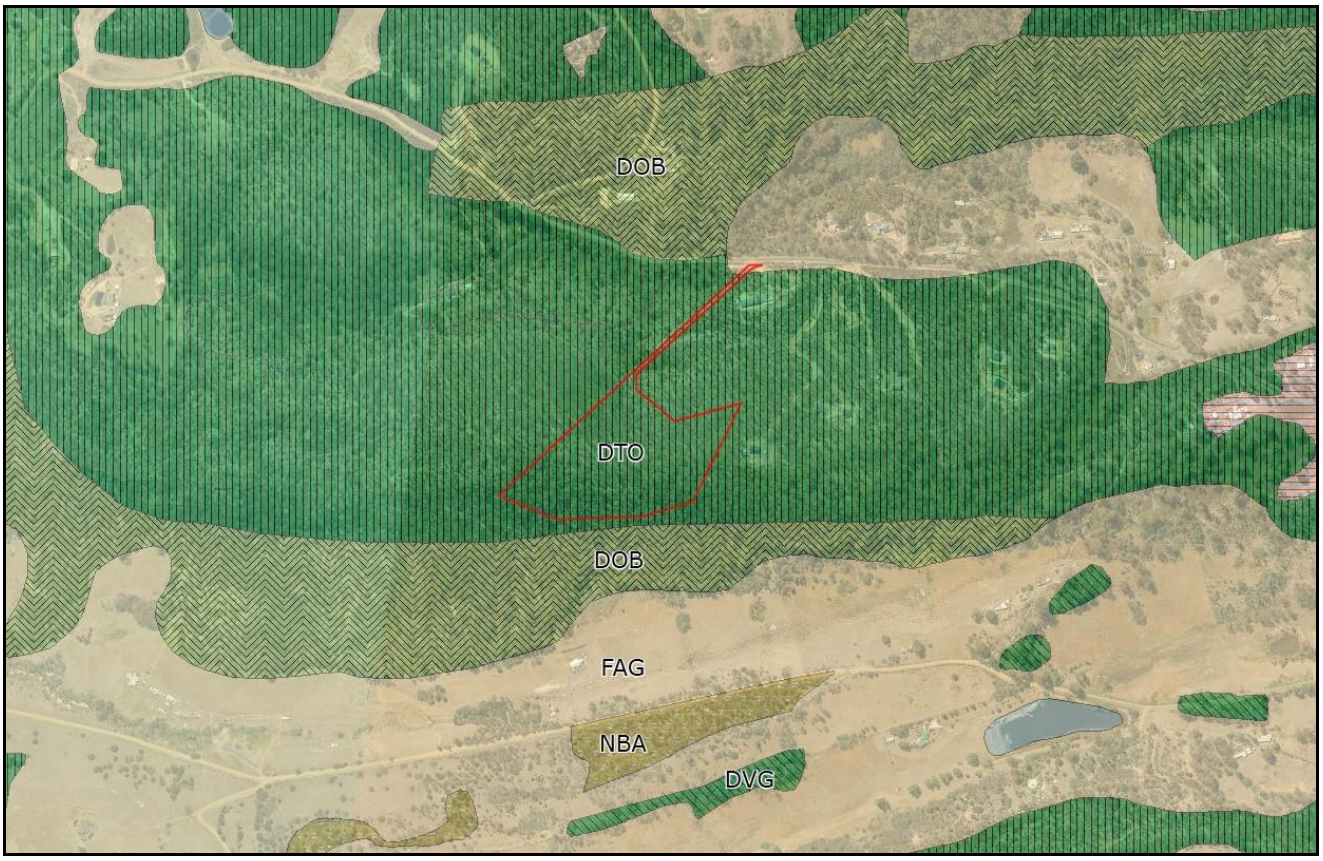

Figure 3 – Image showing TASVEG 4.0 distribution of vegetation communities within and surrounding the subject property. DOB – dry *Eucalyptus obliqua* forest/woodland, DTO – dry *Eucalyptus tenuiramis* woodland on sediments, FAG - Agricultural / Modified land (REF: LISTmap TASVEG 4.0 layer).

Assessment of vegetation type & classification

Assessment found previous land use, land management and topography have dictated the distribution of native vegetation types that occupies the study site. The east – west ridgeline effectively delineates vegetation types within the study site. Vegetation occupying the north facing slope is consistent with LISTmap TASVEG 4.0 dry *Eucalyptus tenuiramis* woodland on sediments (DTO) classification. DTO vegetation community is listed as rare under Schedule 3A of Tasmania's *Nature Conservation Act 2003*.

Access

Assessment found *Eucalyptus tenuiramis* and *Exocarpos cupressiformis* were the dominant canopy species adjacent to the existing and proposed access except for a 30m wide section dominated by *Eucalyptus obliqua*. Understory occupying the moderate gradients is dominated by *Ozothamnus obcordatus, Lomandra longifolia, Hibbertia prostrata, Astroloma humifusum, Pultenaea daphnoides,*

P. juniperina, Epacris impressa, with herbs such as *Gonocarpus tetragynus*. Grass species included *Rytidosperma Austrodanthonia caespitosa, Austrostipa flavescens, spp*.

Proposed development site.

Assessment found *Eucalyptus tenuiramis* is the dominant canopy species occupying the north facing and ridgeline locations with *Eucalyptus obliqua* subdominant to sparse within the central and northern section of the study site. The vegetation structure and species composition is consistent with description of DTO woodland vegetation community. The patchy canopy is dominated by *Eucalyptus tenuiramis* with *E. obliqua* subdominant / sparse with *Exocarpos cupressiformis* present and sparse *Acacia dealbata*. The understorey occupying the north facing slope is a patch work dominated by small / medium shrubs consisting of *Pteridium esculentum* and *Lomandra longifolia, Ozothamnus obcordatus, Gonocarpus tetragynus, Austrostipa flavescens*. The understorey includes *Hibbertia prostrata, Astroloma humifusum, Pultenaea daphnoides, P. juniperina, Epacris impressa, Ozothamnus obcordatus,* with herbs such as *Pimelea humilis, Gonocarpus tetragynus*. Grass species included *Austrostipa flavescens* and *Poa labillardierei* herbs *Gonocarpus tetragynus, Wahlenbergia gracilis spp,*

Ridgeline and south facing slopes

Canopy species occupying the ridgeline consisted of *Eucalyptus obliqua, E. tenuiramis* and *E. viminalis* including *Exocarpos cupressiformis, Allocasuarina littoralis, Bursaria spinosa, Acacia dealbata*. The understorey structure is dominated by *Lomandra longifolia* and *Pteridium esculentum*.

Vegetation occupying the steep south facing slopes appears generally consistent with TASVEG 4.0 DOB Descriptions by Harris and Kitchener (2013) indicate DOB forests in the south-east occur as mixed species stands with eucalypts from both gum groups and that *Eucalyptus globulus* occurs as a subdominant or minor species on the east coast and in the south-east, either replacing or co-occurring with *E. viminalis*. DOB forest occupying ridge line has a shrubby or heathy understorey, but the southern slopes appear to grade into an understorey composed of broadleaved shrubs, the most common including *Pomaderris apetala, Nematolepis squamea, Pittosporum bilcolor and Olearia argophylla*, with a high proportion of ground ferns.

Figure 4 – Image showing the assessed vegetation type and distribution within the study site. DOB – dry *Eucalyptus obliqua* forest/woodland, DTO – dry *Eucalyptus tenuiramis* woodland on sediments.

Figure 5 – Image of DTO vegetation adjacent to existing vehicular track and proposed access.

Figure 6 – Image of DTO vegetation in the central section of the existing vehicular track and proposed driveway.

Figure 7 – Image of DTO vegetation structure and species composition at the southern end of the existing access.

Figure 8 – Image showing typical DTO vegetation structure and species composition within the proposed development site.

Figure 9 – Image showing and area where Bracken fern dominates the understorey layer in the western section of the study site and possibly identifying an area of previous disturbance.

Figure 10 – Image showing typical DTO vegetation structure and species composition within the proposed development site.

Figure 11 – Image of vegetation within the intergrade of DTO and DOB.

Figure 12 – Image of DOB vegetation occupying the steep south facing slope adjacent to the southern boundary.

Figure 13 – Image of DOB vegetation occupying the steep south facing slope adjacent to the southern boundary.

Figure 14 – Image showing canopy and tall shrub structure within vegetation occupying the south facing slopes.

Figure 15 - Image showing canopy and 10-15cm hollow in tree.

Figure 16 – Image of understorey structure and composition within DOB vegetation occupying the south facing slopes.

Figure 17 – Image of recent works adjacent to the southern boundary.

Figure 18 - Image of recent works adjacent to the southern boundary.

5. Introduced Plants

Assessment found no plant species listed as Declared weed species under the Tasmanian *Weed Management Act 1999*.

Biosecurity and site hygiene

Given the absence of weed species, it is important best hygiene practice / management mechanisms are adopted and implemented prior to future construction and also include post construction activities regarding future land use /management practices and the importation of landscaping materials.

Recommendations

In line with best hygiene practices (*Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004)*, it is recommended all machinery and earthmoving equipment are washed down offsite prior to commencement of works to mitigate the accidental introduction of additional weed species and plant pathogens such as *Phytophthora cinnamomi*. Providing the movement of machinery and vehicles is limited to the access and development site footprint, it is not anticipated a hygiene facility at the entry/exit point is required.

Phytophthora cinnamomi (Pc)

A biosecurity desktop assessment of the Natural Values Database indicated no Pc infestation within the site or within 1km of the study site. Dry *Eucalyptus tenuiramis* woodland is considered low to moderately susceptible to *Phytophthora cinnamomi* including individual species present such as *Pultenaea* spp., and *Epacris* species susceptible to Pc.

6. Potential threatened flora, vegetation communities & fauna habitat values

Flora

An assessment for flora species listed under *Threatened Species Protection Act 1995* and Commonwealth *Environment Protection & Biodiversity Conservation Act 1999* was undertaken assessing potential habitat values. Assessment found native vegetation community DTO and DOB within the study site represent potential habitat for some of the threatened species recorded within 5km of the site. Whilst most species can be identified year round, such *Vittadinia gracilis and V. muelleri*, some grass species such as *Austrostipa blackii* (Crested speargrass) requires mature flowers / inflorescence for identification. Whilst the presence of Bracken fern dominating a section of DTO understorey could indicate previous disturbance, assessment found DTO vegetation community still represents potential flora habitat values for some threatened species previously recorded within 5km. Whilst it is likely the proposal will result in the loss of potential habitat values for some threatened fauna species, it is not anticipated the proposal will result in a significant loss of potential habitat values for threatened flora species.

Vegetation types and distribution

Site assessment identified the native vegetation occupying the study site is consistent with dry *Eucalyptus tenuiramis* woodland on sediments (DTO) classification (Kitchner & Harris 2013). Descriptions by Harris and Kitchener (2013) indicate that DOB can support *Eucalyptus viminalis* and can be co-dominant but not considered dry *Eucalyptus viminalis / E. globulus* woodland. Dry *Eucalyptus tenuiramis* woodland on sediments (DTO) is listed as 'Vulnerable' under Schedule 3A of Tasmania's *Nature Conservation Act 2002*.

Table 1 – Threatened plant species previously recorded within 5 km radius of the study area with discussion on likelihood of potential habitat within the study site and listed under the Tasmanian *Threatened Species Protection Act 1995* (TSPA), and the Commonwealth's *Environmental Protection, Biodiversity Conservation Act 1999* (EPBCA). Flora survey was not limited to threatened flora species listed under TSPA & EPBCA but also included species considered within potential range and suitable habitat.

CONSERVATION STATUS			
Species	**TSPA**	**EPBCA**	**Observations/Comments**
No Threatened Flora Previously Recorded Within 500m			
Threatened Flora Previously Recorded Within 5000m			
Austrostipa scabra subsp scabra Rough Speargrass	rare	-	Not previously recorded on site or at the time of assessment. Mature inflorescences generally required for identification (Nov-Dec) Previously recorded from dry open habitats in grassy remnants, roadside banks and coastal vegetation. DTO within study site constitute potential habitat. Likely development will impact potential habitat values for this species. However, despite the disturbance, it is unlikely the scale of the proposed development will result in a significant loss of priority habitat values for this species. No referral or further assessment required under the TSPA.
Austrostipa blackii Crested speargrass	rare	-	Not previously recorded on site or at the time of assessment. Mature inflorescences generally required for identification (Nov-Dec) Previously recorded from dry open habitats in grassy remnants, roadside banks and coastal vegetation. DTO

			within study site constitute potential habitat. Despite the disturbance, it is unlikely the scale of the proposed development will result in a significant loss of priority habitat values for this species. No referral or further assessment required under the TSPA.
Asperula scoparia subsp *scoparia* Prickly woodruff	rare	-	Not previously recorded on site or at the time of assessment. Previously recorded in grassy woodlands and tall eucalypt forest. DTO bushland constitutes potential habitat. Anticipated the proposal will not impact potential habitat and unlikely to result in a significant loss of potential habitat. Not expected proposal will impact populations or impact survival of this species. No referral or Further assessment is required under the TSPA.
Austromelanelixia piliferella	-	vulnerable	Not previously recorded on site or at the time of assessment. This foliose lichen can be identified at any time of the year although expert confirmation of the identity of suspected new populations may be required. This species known from one collection from dry sandstone bluffs in degraded dry sclerophyll forest near Kempton. Elsewhere, the species typically grows on bark. Proposal will not impact potential habitat values. No referral or further assessment is required under the TSPA.
Austrostipa blackii Crested speargrass	rare	-	Not previously recorded on site or at the time of assessment. Mature inflorescences generally required for identification (Nov-Dec) Previously recorded from dry open habitats in grassy remnants, roadside banks and coastal vegetation. DTO within study site constitutes potential habitat. However, despite the disturbance, it is unlikely the proposed development will result in a significant loss of high priority habitat values for this species. No referral or further assessment required under the TSPA.
Austrostipa bigeniculata Doublejointed speargrass	rare	-	Not previously recorded on site or at the time of assessment. Mature inflorescences are required for identification (Nov - Jan, Feb). Distribution generally limited to the southeast and midlands in open woodlands and grasslands, often associated with *Austrostipa nodosa*. DTO within study site constitute potential habitat. Unlikely the proposal will result in a significant loss of high priority habitat values for this species. No referral or further assessment required under the TSPA.
Brachyscome perpusilla Tiny daisy	rare	-	Not previously recorded on site or at the time of assessment. Generally occurs in very small localised subpopulations estimated a 5ha total. Found in dry rocky hills and flat, pastures, grasslands in midlands, East coast. Unlikely the proposal will impact potential habitat values. No referral or further assessment required under the TSPA.
Brachyscome rigidula Cutleaf daisy	vulnerable	-	Not previously recorded on site or at the time of assessment. Found in dry rock plates in grass woodland. Also recorded in a grassy herb field in Midlands. Unlikely the proposal will impact potential habitat values. No referral or further assessment required under the TSPA.
Goodenia Velleia paradoxa Spur velleia	vulnerable	-	Not previously recorded on site or at the time of assessment. Recorded in grassy woodlands and grassland. Unlikely the proposed development site represents potential habitat. Unlikely the proposal will impact potential habitat values. No referral or further assessment required under the TSPA.
Hyaloperma demissum	endangered	-	Not previously recorded on site or at the time of assessment. Flowers required for identification (Sept-Dec) Occurs in

Moss sunray			shallow, stony soils (dry dolerite ridge) and rock plates in the Midlands and East Coast. Unlikely the proposal will impact potential habitat values. No referral or further assessment required under the TSPA.
Lepidium hyssopifolium Soft peppercress	endangered	Endangered	Not previously recorded on site or at the time of assessment. Generally limited to the growth suppression zone beneath large trees in grassy woodlands and grasslands. In Tasmania, the species is now found primarily under large exotic trees on roadsides and home yards on farms. Proposal will not impact potential habitat values. No referral or further assessment required under the TSPA.
Parietaria debilis Shade pellitory	rare	-	Not previously recorded on site or at the time of assessment. Generally limited to growing around muttonbird rookeries, on cliffs/rocks in the salt spray zone and in moist shaded areas in dune scrubs. Proposal will not impact potential habitat values. No referral or further assessment required under the TSPA.
Scleranthus fasciculatus Spreading knawel	vulnerable	-	Not previously recorded on site or at the time of assessment. Can resemble *S. biflorus* Distribution in Tas is restricted to a few locations in the midlands and south-east in conjunction with silver tussock grassland / grassy woodland needing the gaps between tussocks for protection and survival. The proposal may impact potential habitat, but unlikely to result in a significant loss of potential habitat. No referral or further assessment required under the TSPA.
Senecio squarrosus Leafy fireweed	rare	-	Not previously recorded on site or at the time of assessment. Identification requires mature florets (spring-summer) Speculative identification is possible, based on familiarity with habitat, habit and leaf morphology. Specialist keys are required for identification. One form occurs predominantly in lowland damp tussock grasslands. The more widespread and common form occurs mainly in dry forests (often grassy) but extends to wet forests and other vegetation types. The proposal may impact potential habitat, but unlikely to result in a significant loss of potential habitat. No referral or further assessment required under the TSPA.
Vittadinia burbidgeae Smooth new-holland daisy	rare	-	Not previously recorded on site or at the time of assessment. Species prefers areas of low precipitation on both fertile and infertile soils predominantly found in dry sclerophyll forest around Hobart. DTO and disturbed areas within the study site represent potential habitat values. Proposed development will result in a loss of potential habitat values however, it is not expected the proposal will result in a significant loss of potential habitat values or impact populations of this species. No referral or further assessment required under the TSPA.
Vittadinia gracilis Woolly new-holland daisy	rare	-	Not previously recorded on site or at the time of assessment. Species prefers areas of low precipitation on both fertile and infertile soils predominantly found in dry sclerophyll forest around Hobart. DTO and disturbed areas within the study site represent potential habitat values. Proposed development will result in a loss of potential habitat values however, it is not expected the proposal will result in a significant loss of potential habitat values or impact populations of this species. No referral or further assessment required under the TSPA.
Vittadinia muelleri Narrowleaf new-holland daisy	rare	-	Not previously recorded on site or at the time of assessment. Species prefers areas of low precipitation on both fertile and infertile soils predominantly found in dry sclerophyll forest around Hobart. DTO and disturbed areas within the study site

			represent potential habitat values. Proposed development will result in a loss of potential habitat values however, it is not expected the proposal will result in a significant loss of potential habitat values or impact populations of this species. No referral or further assessment required under the TSPA.
Vittadinia muelleri Narrowleaf new-holland daisy (broad sense)	p	-	Not previously recorded on site or at the time of assessment. Species prefers areas of low precipitation on both fertile and infertile soils predominantly found in dry sclerophyll forest around Hobart. DTO and disturbed areas within the study site represent potential habitat values. Proposed development will result in a loss of potential habitat values however, it is not expected the proposal will result in a significant loss of potential habitat values or impact populations of this species. No referral or further assessment required under the TSPA.

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

Fauna

Fauna assessment for fauna species listed under *Threatened Species Protection Act 1995* and Commonwealth *Environment Protection & Biodiversity Conservation Act 1999* was undertaken assessing potential habitat values.

Tasmanian Devil

The Natural Values Database indicates two previous observations of the Tasmanian Devil within 500m of the site (typical buffer measurements usually used to discuss the potential of a particular study area to support various species listed in NVA and BVD databases). Both observations were recorded in 2019 at the same location on a road, approximately 220m to the south-east of the site. Devils are recorded Statewide in coastal scrub and range from coastal heath, open dry sclerophyll and mixed sclerophyll-rainforest where shelter and food are available and will hide in dens but at night it can roam up to 16 km and although not territorial, have a home range. In line with Forestry Practices Authority (Fauna Technical Note #10: *Identifying Tasmanian Devil and Spotted-tailed quoll habitat*), the surrounding mosaic of agricultural land juxtaposed to bushland constitutes potential refuse / foraging habitat for this species.

In accordance with FPA Fauna Technical Note #10, assessment recoded 4 possible dens/burrows located on the ridgeline and south facing slopes. Den #1 was under a large rock had two openings approx. 40-50cm apart. Ground level entrance approx. 8-10cm. Entrance clear of debris and no cobwebs. No apparent hairs around entrance. Second entrance from the top appro. same size (coord E:514577, N:5283603). Den #2 had a single opening approx. 10cm. No apparent hairs around entrance (coord E:514569, N:5283598). Den #3 is a cave. Considerable traffic at mouth of cave. No latrine recorded. The last section of the cave could not be viewed (coord E:514407, N:5283537). Den #4 Entry was oval shaped, appro. 8cm wide and 14-16cm high. Den# 3 appeared to have two adjacent openings approx. 10 and 12 cm (coord E:514682, N:5283575).

Swift Parrot

Assessment found DTO vegetation community did not support potential foraging or nesting habitat. Assessment of DOB vegetation occupying the south facing slopes recorded potential core foraging habitat (*Eucalyptus globulus*) and trees of size and maturity that constitute potential nesting habitat values for the Swift parrot. Technical Note No. 3: Identifying foraging and nesting habitat (Forestry Practices Authority), indicates dry *Eucalyptus obliqua* vegetation within in the allotment represents:

- 'Low' 1-19% of the stems over 40cm dbh in any one hectare patch are foraging trees,
- 'Low' to 'Medium' potential nesting habitat in dry / wet sclerophyll as there are trees greater than 70cm dbh present but comprise less than 8 trees per hectare.

Tasmanian Wedge-tailed eagle and White-bellied sea eagle

Habitat nesting modelling for potential Tasmanian Wedge-tailed eagle nesting sites below 850 metres indicates the south facing slope adjacent to the southern boundary study site represents a moderate to high likelihood (6/8) of suitable habitat for these raptor species. A desktop assessment indicates no nest have been recorded within 500m or within 1km line of sight. Tasmanian Wedge-tailed eagle generally require ≥ 10 ha of relatively undisturbed forest with trees exceeding 27m in height that are protected from strong prevailing north-west winds. Ground based assessment in accordance with Forestry Practice Authority Fauna Technical Note #1 and #6, indicates the vegetation supports many trees that exceed 27m in height with some exceeding 40m in height. However, it appears the site lacks protection from prevailing strong westerly winds. Proximity to rural / residential development within line of sight to the south is likely to reduce the suitability of nesting habitat.

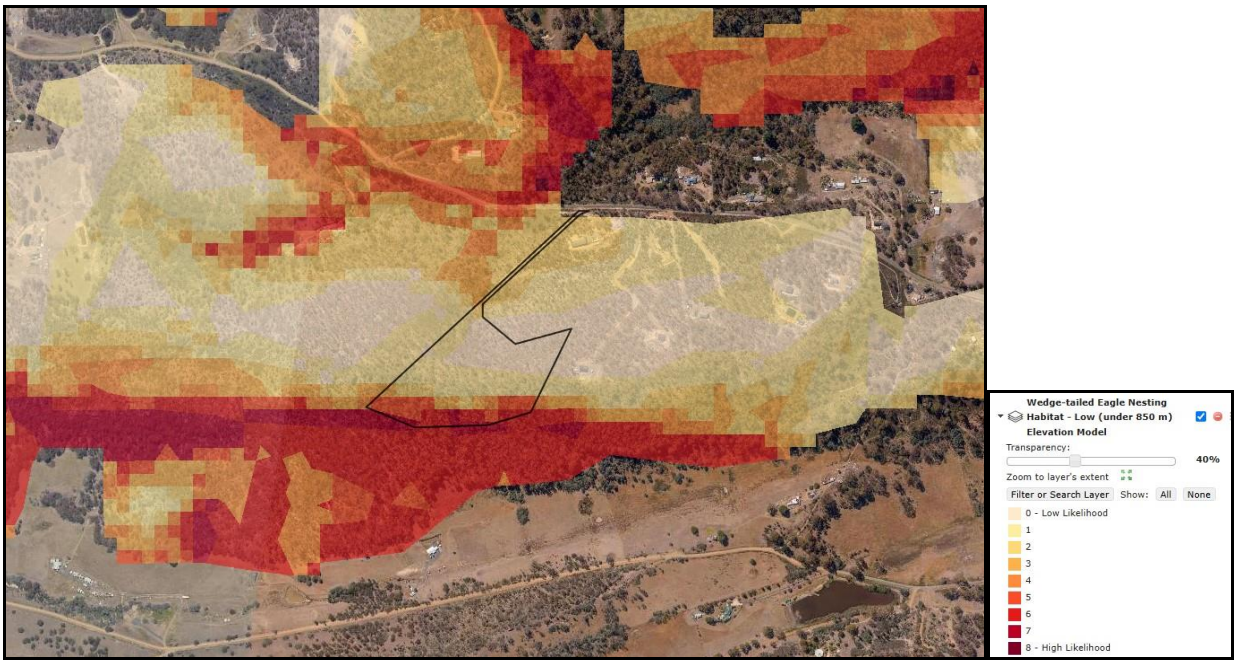

Figure 19 – Image showing likelihood of Wedge-tailed eagle nesting habitat – Low (under 850m) elevation model (Ref: LISTmap).

Grey Goshawk

The site is within range boundaries of the Grey Goshawk, listed as vulnerable under the Tasmanian *Threatened Species Protection Act 1995*. Ground based assessment of nesting habitat in accordance with D. Young (2020) and Forestry Practice Authority Fauna Technical Note #12: *Goshawk habitat categories*, provide guidance for Goshawk nesting habitat categories. Assessment indicates the proposed development site does not support preferred vegetation / tree types commonly associated with nesting / roosting habitat.

Masked Owl

The site is also within potential range boundaries for the Tasmanian Masked Owl. This subspecies occurs only in Tasmania and listed as endangered under the Tasmanian *Threatened Species Protection Act 1995* and Vulnerable under the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* due to small population and ongoing habitat loss. Nesting habitat generally consists of eucalypt forests and woodlands containing old growth trees with suitable hollows (>15cm) for nesting/roosting but will also nest in isolated old growth trees with suitable hollows. In accordance with Fauna Technical Note #16: Identifying masked owl habitat and #14: Nest Identification assessment, assessment found the surrounding diverse range of forest, woodland and non-forest vegetation including agricultural forest mosaics in the vicinity of the proposed development site represents potential suitable foraging habitat. A survey for potential nesting habitat found DOB occupying the ridge line and south facing slopes consists of trees large enough to be considered potential nesting habitat (trees >70cm dbh).

Eastern-Barred Bandicoot

The study site is within the range boundaries of the Eastern-barred Bandicoot. The surrounding open sclerophyll woodland juxtaposed to agricultural land constituting potential refuse / foraging habitat for insects and worms. A survey of the site recorded a small number of characteristic shaped diggings that can be associated with the Eastern-barred bandicoots however the common Brown bandicoot and Potoroo also make similar shaped diggings.

Eastern and Spotted-tailed Quoll

The site is considered to be within range boundaries for Eastern Quolls and the Eastern-Barred Bandicoot. The eastern quoll prefers a habitat consisting of a mosaic of agricultural land adjacent to bushland constituting potential refuse / foraging habitat for insects and worms from the soil. However, instead of nesting under vegetation, The Eastern quoll will use dens as refuge and for birthing. Numbers have been declining in Tasmanian, in large due to predation by cats..

Figure 20 – Image of hollow log with open ends (approx. 30cm high, 90cm long) showed evidence of use as refuge / layover for wildlife.

Figure 21 - Image of den / burrow #1 showing the ground level opening centre right and second out of view entre back.

Figure 22 – Image of den / burrow #1.

Figure 23 - Image of den / burrow #2.

Figure 24 – Scat recorded near den / burrow.

Figure 25 - Image of den / burrow #3.

Figure 26 & 27 - Images of cave / den #4.

Figure 27 – Image of location of den / burrow identified within study site (see descriptions for Eastings & Northings.

Table 2- Threatened fauna species previously recorded within 5 km radius of the study area with discussion on likelihood of potential habitat within the study site and listed under the Tasmanian *Threatened Species Protection Act 1995* (TSPA), and the Commonwealth's *Environmental Protection, Biodiversity Conservation Act 1999* (EPBCA). Flora surveys were not limited to threatened flora species listed under TSPA & EPBCA but also included species considered within potential range and suitable habitat.

CONSERVATION STATUS			
SPECEIES	**TSPA**	**EPBC**	**COMMENTS**
Threatened Fauna within 500 metres			
Sarcophilus harrisii Tasmanian devil	endangered	Endangered	Not previously recorded on site. No dens recoded in proposed access or proposed development site. 4 dens/burrows recorded on ridgeline and south facing slopes. Proposed BHMA will encroach on 1 possible den/burrow. Under Significant Impact Guidelines further assessment or referral is required under the TSPA or EPBCA to determine if development will result in significant loss of potential habitat values.
Threatened Fauna within 5000 metres			
Accipiter novaehollandiae Grey Goshawk	endangered	-	Not previously recorded on site or at the time of assessment. Proposed development site does not support suitable nesting habitat categories. Vegetation occupying the south facing slopes clear of proposed development site represents marginal potential nesting habitat categories but exposed to strong west winds. No nest

			recorded with 500m or 1km line of sight. Proposed development envelopes not within potential nesting habitat and unlikely to disrupt breeding / nesting activities. No further assessment or referral is required under the TSPA.
Aquila audax fleayi Tasmanian Wedge-tailed eagle	endangered	Endangered	Not previously recorded on site or at the time of assessment. Trees occupying the south facing slope clear of proposed development site represent potential nesting habitat categories. No known nest within 500m or 1km within line-of-sight. Unlikely the proposed development envelope and associated BHMA will not impacts trees that represent suitable nesting habitat or impact nesting breeding activities. Anticipate no further assessment or referral is required under the TSPA or EPBCA.
Dasyurus maculatus Spotted-tailed quoll	rare	Vulnerable	Not previously recorded on site or at the time of assessment. The proposed development site within range boundaries. Prefers wet sclerophylly habitat. 4 dens/burrows recorded. Proposed BHMA will encroach on 1 possible den/burrow. Under Significant Impact Guidelines further assessment or referral is required under the TSPA or EPBCA to determine if development will result in significant
Dasyurus viverrinus Eastern Quoll	-	Endangered	Not previously recorded on site or at the time of assessment. The proposed development site within range boundaries. Prefers wet sclerophylly habitat. 4 dens/burrows recorded. Proposed BHMA will encroach on 1 possible den/burrow. Under Significant Impact Guidelines further assessment or referral is required under the EPBCA to determine if development will result in significant
Haliaeetus leucogaster White-bellied sea eagle	vulnerable	-	Not previously recorded on site or at the time of assessment. Trees occupying the south facing slope clear of proposed development site represent potential nesting habitat categories. No known nest within 500m or 1km within line-of-sight. Unlikely the proposed development envelope and associated BHMA will not impacts trees that represent suitable nesting habitat or impact nesting breeding activities. Anticipate no further assessment or referral is required under the TSPA.
Hirundapus caudasutus White-throated needletail	-	Vulnerable	Not previously recorded on site. Site and DTO and DOB considered represents a 'Low' to 'Moderate' likelihood of potential nesting habitat. Assessment found the proposal will impact habitat values but not expected to result in significant loss of potential nesting habitat values. No further assessment or referral is required under the EPBCA.
Lathamus discolor Swift parrot	endangered	Critically Endangered	Not previously recorded on site. Site within Swift parrot Important Breeding Area. Sparse *Eucalyptus globulus* recorded in DOB veg occupying the south facing slopes considered potential core foraging habitat. Given the proposal will not impact potential foraging or nesting habitat values, no further assessment or referral is required under the TSPA or EPBCA.
Litoria raniformis Green and Gold frog	vulnerable	Vulnerable	Not previously recorded or at time of assessment. The site is within potential range boundary of this frog species. Generally recorded from coastal areas of south-eastern and northern Tas. Given the proposal will not impact potential habitat values, no further assessment or referral is required under the TSPA or EPBCA.
Sarcophilus harrisii Tasmanian devil	endangered	Endangered	Not previously recorded on site. No dens recoded in proposed access or proposed development site. 4 dens recorded on ridgeline and south facing slopes. Proposed BHMA will encroach on 1 possible den/burrow. Under Significant Impact Guidelines further assessment or referral is required under the TSPA or EPBCA to determine if development will result in significant loss of potential habitat values.
Perameles gunnii Eastern-barred bandicoot	-	Vulnerable	Not previously recorded on site or at the time of assessment. The proposed development site is considered potential habitat for this species. Proposal likely to impact habitat but expected it will be limited to disturbance only and not result in a significant loss of potential habitat values under Significant Impact Guidelines.

			Anticipate no further assessment or referral is required under the EPBCA.
Tyto novaehollandiae Masked owl	endangered	Vulnerable	Not previously recorded on site or at the time of assessment. Ground based assessment recorded limited eucalypts within DTO that exceeded 70cm dbh. DOB vegetation clear of the proposed development area supports potential nesting habitat Given the proposal will not impact potential nesting habitat values it is considered unlikely the proposal will impact important nesting or roosting habitat. No further assessment or referral is required under the TSPA or EPBCA.

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

7. Discussion

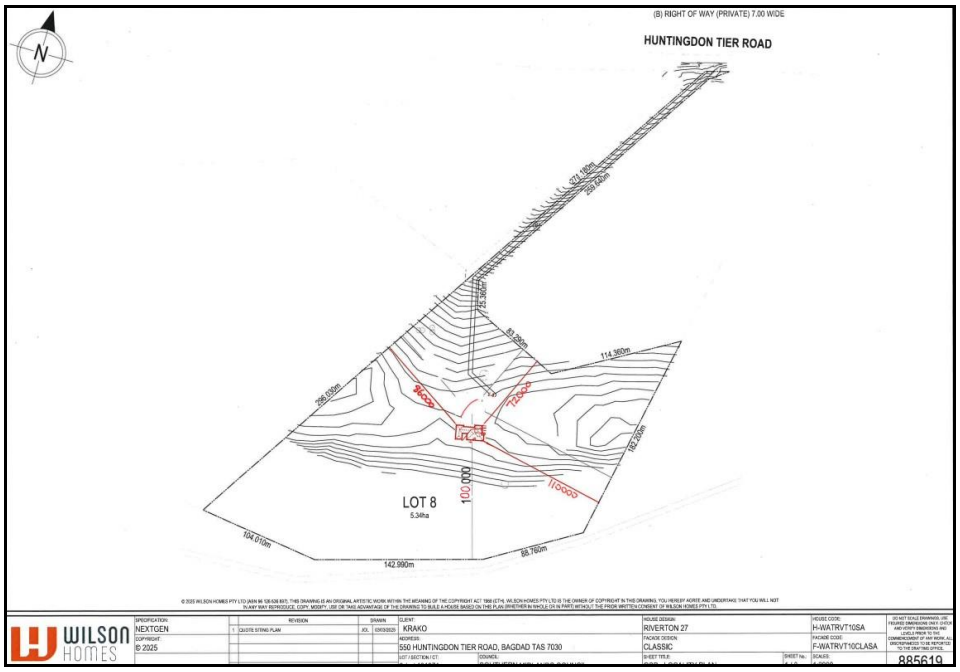

Figure 28 – Image showing proposed location of development within Huntingdon Tier Road Proposed development, 550 Huntingdon Tier Road, Bagdad (Ref: Wilson Homes, 550 Huntingdon Tier Road, Bagdad #885619, Rev 1, 2025)

Figure 29 – Plan showing the extent of the BAL-29 hazard management area within high priority DTO and DOB vegetation within the study site (green hatching) (Ref: LISTmap Ortho)

Threatened flora species

A search indicates the Title does not support an approved development envelope. Despite previous disturbance, DTO vegetation community within the study site was in good condition, with typical vegetation structure and species composition. Assessment indicates the proposed upgrade of the existing access, clearance of vegetation to facilitate development site and modification of DTO to establish the BAL-29 hazard management area will impact potential habitat values for some threatened flora species however, it is anticipated the scale of the proposal is unlikely to result in a significant loss of potential habitat for threatened flora previously recorded within 5km.

Vegetation community types and distribution

Site assessment indicates the vegetation structure and species composition of native vegetation occupying the proposed access and development stie is consistent with TASVEG 4.0 dry *Eucalyptus tenuiramis* woodland on sediments (DTO) (Kitchner & Harris 2013). Southern Midlands Council Local Provisions Schedule classify the DTO vegetation community within the allotment as priority under the Natural Assets Code (Code #7). DTO is listed as a threatened vegetation community under Tasmania's *Nature Conservation Act 2002*.

Figure 30 – Image of LISTmap Threatened Native Communities 2020 (TNVC 2020) overlay showing vegetation within the allotment classified as TASVEG 4.0 dry *Eucalyptus tenuiramis* woodland on sediments (DTO). Ground based assessment indicates the vegetation occupying the south facing slopes adjacent to the southern boundary is consistent with TASVEG 4.0 dry *Eucalyptus obliqua* forest (DOB) vegetation community (Ref: LISTmap Priority Vegetation Code).

The land clearing controls apply to all land in Tasmania, both public and private. They apply to native forest through the Tasmanian Government Policy for Maintaining a Permanent Native Forest Estate (30 June 2017) (the Policy) which is implemented through the Forest Practices Act 1985. There are also controls on clearance and conversion of threatened native vegetation communities through the Forest Practices Act 1985. Under the Policy, broad scale clearing and conversion of native forest on public or private land is not permitted from 1 July 2017. According to the Forest Practices Regulations 2017 there are some prescribed circumstances where a forest practices may not be required. Assessment indicates clearance and conversion of DTO to establishing the BAL-29 HMA will not exceed 1ha. Given works are for the purposes of enabling the construction of a building within the meaning of the Tasmanian *Land Use Planning and Approvals Act 1993* it is anticipated no further assessment is required under the *Nature Conservation Act 2002* and *Land Use Planning and Approvals Act 1993*.

Figure 31 – Image showing extent of the Tasmanian Planning Scheme –Southern Midlands Council Priority Vegetation Code Overlay (hatched) (Ref: LISTmap Priority Vegetation Code)

Fauna

Devils, Quolls & Eastern-barred bandicoots

Assessment found the ridgeline and sandstone escarpment adjacent to the southern boundary represents suitable habitat for the Tasmanian Devil, Spotted-tailed or the Eastern quoll. A survey recorded 3 dens that represent potential habitat for these species. Den #1 had two openings and whilst natal dens often have a number of entrances, these dens are generally bigger and more complex (N. Mooney pers comments, (2024). The dens identified closest to the proposed site are approx. 80m from the site. Given the separation distances, it is anticipated impacts will be limited to disturbance only and expected the proposal will not result in a significant loss of potential core denning or foraging habitat for these species. Assessment also recorded numerous caves, dens / burrows throughout the sandstone escarpment that represent potential habitat for these species. For Devils to persist in the landscape they must have an adequate food supply, enough den sies for breeding and daily movements, and structural features for refuge and foraging (Jones *et al* 2006).

Swift parrot

Geographically the allotment is within Swift Parrot Important Breeding Areas (SPIBA's). Site assessment record potential core foraging habitat (*Eucalyptus globulus*) located on the southern side of the ridgeline near the south-east corner. Assessment recorded potential nesting habitat within the DOB vegetation community occupying he south facing slope adjacent to the southern boundary. DTO vegetation community within the proposed development site represent Nil-Low potential nesting habitat values. Assessment found the proposal will not impact potential foraging or nesting habitat values.

Tasmanian Wedge-tailed eagle, White-bellied sea eagle and Grey Goshawk

The site is within range boundaries of the Tasmanian Wedge-tailed eagle, White-bellied sea eagle and Grey Goshawk. Ground based habitat assessment found the vegetation occupying the south facing slope supported trees exceeding 27m in height but appeared only moderately protected from prevailing strong north-west to south-west winds. Despite modelling indicating a moderate to high likelihood of suitable nesting habitat, the proximity to surrounding agricultural / rural / residential style disturbance to the south, including a newly constructed access on the southern boundary, indicates the site represents a low likelihood of representing suitable nesting habitat.

Masked Owl

A survey for potential nesting habitat recorded few trees exceeding 80cm diameter at breast height within DTO vegetation within the proposed development stie and the north facing section of the study site. Assessment found DOB vegetation occupying the south facing slope supported a number of trees >80cm dbh, including dead trees supporting hollows and suitable roosting habitat.

Planning implications

C7.0 Natural Assets Code

A desktop assessment indicates DTO vegetation community within the study site is classified as 'Priority' vegetation under the TSP and Southern Midlands Local Provisions Schedule C7.0 Natural Assets Code. In accordance with clause C7.6.2 *Clearance within a priority vegetation area* (C7.6 Development Standards for Buildings and Works), it appears the proposal does not satisfy A1 Acceptable Solutions (*not within a building area on sealed plan approved under this planning scheme*). However, assessment indicates the proposal addresses Performance Criteria P1.1, in that:

'Clearance of native vegetation within a priority vegetation area must be for:

(a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person:

The proposal to use the existing access disturbance footprint. The proposed elevated BAL-29 construction standard will effectively minimise the clearance and conversion of high priority DTO vegetation community to establish the required bushfire hazard management area (HMA) as outlined in L. Brightman's bushfire hazard report (Ref: 525755-01).

(b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;

The application indicates the proposal is associated with the construction of a Class 1A dwelling,

(c) subdivision in the General Residential Zone or Low Density Residential Zone;

Not applicable.

(d) Use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;

The allotment is with Huntingdon Tier Road subdivision land approved for rural / residential style development and providing long term social and economic benefits to the municipality,

(e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence,

Flora assessment indicates proposed removal of priority vegetation is not significant in the context of surrounding area of DTO vegetation community. Assessment of surrounding DTO recorded typical recruitment levels and moderate potential for long term persistence for remaining priority DTO vegetation communities.

(f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site,

Assessment indicates the proposed access represents the area of least disturbance to priority DTO vegetation community. Assessment indicates the extent of impacts to high priority DTO

vegetation within the proposed development site is insignificant relative to the extent of the community elsewhere in the vicinity.

Performance Criteria P1.2:
Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

a) *The design and location of buildings and works and any constraints such as topography or land hazards;*
Assessment indicates recommendations to not locate the development site on the ridgeline will avoid and minimise impacts to priority DOB vegetation that supports potential threatened flora and fauna habitat values.

b) *Any particular requirements for the buildings and works;*
N/A,

c) *Minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable building;*
Assessment of Lark & Creese Hazard Management Plan 52575-01 indicates the elevated BAL-29 construction standard will minimise the clearance and conversion of priority DTO and DOB vegetation. Proposed rural / residential style development is consistent with the size and scale of surrounding development,

d) *Any mitigation measures implemented to minimise the residual impacts on priority vegetation;*
Additional management prescriptions to mitigate the residual impacts on priority vegetation include an elevated BAL-29 construction standard, locating the wastewater system within the HMA the implementation of site hygiene management mechanisms, limit movement of machinery and vehicles and where necessary installation of tree protection mechanisms,

e) *Any on-site biodiversity offsets;*
Remaining high priority DTO vegetation community within the allotment is protected under the Natural Asserts Code. DTO could provide an appropriate offset under *'Guidelines for the use of Biodiversity Offsets in the local planning approval process' under Tasmania's Land Use Planning and Approvals Act 1993*,

f) *Any existing cleared areas on the site;*
Existing clearing is limited to the rough access track to the site. The presence of patchy Bracken fern could indicate previous clearance and conversion within the study site.

In accordance with 11.0 Rural Living Code, clause 11.4: *Development Standards for Buildings and Works* it appears the proposal meets with 11.4.1 *Site coverage* objectives. It appears the proposal does not satisfy A1 Acceptable Solutions. However, assessment indicates the proposal addresses alternative Performance Criteria P1.1, in that:
'The site coverage must be consistent with that existing on established properties in the area, having regard to:

(a) *The topography of the site:*
The proposed access uses and existing formed vehicular track that will minimise the removal of vegetation. Assessment indicates the proposed development site can support and comply with recommended Bushfire Attack Level-29 (BAL) construction standard complies with Tasmanian Fire Service outlined in Lark & Creese Bushfire Hazard Management and allotment boundary setbacks.

(b) *The capacity of the site to absorb runoff;*
Specific capacity of substrate subject to geotechnical assessment. Site assessment indicates land beyond the development has the measurements to accommodate runoff

(c) *The size and shape of the site;*
The proposed development positioned on the northern side of the ridgeline is consistent with existing surrounding development.

(d) *The existing buildings and any constraints imposed by existing development;*

Not applicable.

(e) The need to remove vegetation, and

Assessment indicates the proposed elevated BAL-29 construction standard and associated bushfire hazard management area will require the removal of high priority DTO and therefore consistent with surrounding development.

(f) The character of development existing of established properties in the area:

Assessment shows the size of the allotments within the approved subdivision provides for rural / residential style development that would be consistent with the size of surrounding properties,

Stormwater Management Code

Stormwater quantity requirements must always comply with requirements of the local authority including catchment-specific standards. All stormwater flow management estimates should be prepared according to methodologies described in Australian Rainfall and Runoff (Engineering Australia 2004) or through catchment modelling completed by a suitably qualified person. Providing the proposal comply with standards, it appears the proposal complies in that *'Stormwater from new impervious surfaces must be managed by any of the following'*

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

On-site Wastewater Management Code

Providing the wastewater management system is appropriately designed and located to geotechnical specifications by approved manufactures and installed by certified operators within the HMA, it appears there is sufficient separation distances to adjacent vegetation and WCPA's and unlikely the output of tertiary treated wastewater will result in any long-term residual impacts on native vegetation down-slope from the facility or surface or groundwater quality. Site plans indicate the land application area is of sufficient size to comply with the requirements of AS/NZ1547.

8. Conclusion

Threatened flora

Assessment indicates DTO and DOB represent potential habitat for some threatened flora species The proposal will impact DTO vegetation community however, given the scale of proposed development, it is unlikely development will result in a significant loss of habitat values for threatened flora previously recorded within 5km of the site. No Further assessment or permit under Section 51 of Tasmania's *Threatened Species Protection Act 1995*. No formal referral to the Commonwealth's Department of Environment under *Significant Impact Guidelines*.

Vegetation communities

At the time of assessment, native vegetation communities within the study site were consistent with TASVEG 4.0 descriptions and benchmark species associated with DTO (Kitchner & Harris, 2013). DTO is listed as a threatened vegetation community under Schedule 3A of Tasmania's *Nature Conservation Act 2002*. The Forest Practices Regulations 2017 provide some exemptions from the requirement to have a forest practices plan to authorise land clearing. These include, harvesting timber or clearing trees on any land, or clearing and conversion of a threatened native vegetation community on any land for the purpose of enabling the construction of a building within the meaning of the *Land Use Planning and Approvals Act 1993* or of a group of such buildings and the carrying out of any associated development Given clearance and conversion of DTO is less than 1ha, it is anticipated a Forestry Practices Plan is not required. No further assessment or referral is required under Tasmania's *Nature Conservation Act 2002* or the *Land Use Planning and Approvals Act 1993.*

Threatened fauna

Swift Parrot

The site is within Swift Parrot Important Breeding Area however, site assessment for potential foraging and nesting habitat values found the DTO vegetation community occupying the proposed development site represents Nil foreign and Low potential nesting habitat values. *Eucalyptus globulus* recorded near the south-east corner clear of the proposed development site represents potential core forging habitat. Based on site assessment, the proposal is not considered a threatening process under the Significant Impact Guidelines issued by the Commonwealth agency for this species. No Further assessment or referral required under Tasmania's *Threatened Species Protection Act 1995* or the Commonwealth's Department of Environment under *Significant Impact Guidelines*.

Tasmanian Wedge-tailed eagle, White-bellied sea eagle or the Grey Goshawk

Ground based habitat assessment found the proposed development site does not represent potential nesting habitat values for the Tasmanian Wedge-tailed eagle, White-bellied sea eagle or the Grey Goshawk. Desktop and ground based assessment indicates the steep south facing slope near the southern boundary represents a moderate likelihood of suitable nesting habitat. Given the proposal will not impact potential habitat values and that no nests have been recorded within 500m or 1km line of sight, it is unlikely the proposal will impact nesting or breeding activities for these species. Not expected further assessment or referral is required under Tasmania's *Threatened Species Protection Act 1995* or the Commonwealth's Department of Environment under *Significant Impact Guidelines*.

Tasmanian Devil, Spotted-tailed quoll, Eastern quoll and Eastern-barred bandicoot

The Tasmanian Devil has previous been recorded within 500m of the site and within range boundaries of the Spotted-tailed and Eastern quoll and to a lesser extent, the Eastern-barred bandicoot. Site assessment indicates the proposal is positioned clear of the 3 dens identified but will impact potential foraging habitat but not expected impacts will be limited to disturbance only and not result in a significant loss of foraging a refuge habitat for these species. However, development and future

occupation and the possible introduction of domestic pets is likely to place extra pressure and further restrict range boundaries. Despite these likely impacts, the proposal is not considered a threatening process under the Significant Impact Guidelines for these species issued by the Commonwealth agency. No Further assessment or referral required under Tasmania's *Threatened Species Protection Act 1995* or the Commonwealth's Department of Environment under *Significant Impact Guidelines*.

Introduced plant species

No plant species listed as a Declared weed species under the Tasmanian *Weed Management Act 1999* were recorded within the study site. Given the absence of introduced plant species, it is recommended best hygiene practices are implemented prior to commencement of any future works to mitigate the accidental introduction of additional weed seeds and plant material, including the plant pathogens such as Pc. Best practice includes ensuring imported landscaping materials are certified free of weeds and plant pathogen. No further management actions required under this legislation.

Conclusions and Recommendations

Providing the proposed alternative future development is limited to the location identified in site plans provided by Wilson Homes (Ref: Wilson Homes, 550 Huntingdon Tier Road, Bagdad #885619, Rev 1, 2025) and management recommendations for the establishment of the BAL-29 bushfire hazard management area are complied with (Lark and Creese Dwg #52575-01), it is not anticipated the proposed will result in a significant loss of DTO vegetation in the context of the size of surrounding community. Due to the presence of dens within the study site, under the Significant Impact Guidelines issued by the Commonwealth Dept of the Environment for the Tasmanian Devil further assessment by a suitably qualified ecologist is recommended to determine if the potential impacts proposal will;

- Directly impact potential core Devil denning habitat, including potential habitat for spotted-tailed and Eastern Quoll,
- Lead to a long-term decrease in the size of Devil populations, reduce area of occupancy of a significant population, fragment an existing population or destroy habitat critical to the survival of the species,
- Disrupt the breeding cycle of an important Devil population(s),
- Modify, destroy, remove or isolate or decrease the availability or quality of Devil habitat to the extent that the species is likely to decline,
- Result in invasive species that are harmful to a threatened species becoming established I the threatened species habitat.

Management prescriptions to address the construction phase of the development and potential future works or land use should include:

- Prior to commencement of works implement a hygiene management plan including in accordance with *Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004*) ensuring contractors have washed down vehicles and machinery to prevent accidental importation of new weed species and *Phytophthora cinnamomi* and other plant pathogens during the construction phase. Given the absence of declared weed species, no hygiene facility for vehicles or machinery existing the site required,
- Prior to commencement of works implement a soil, water and erosion management plan following guidelines set out in Environmental Best Practice Guidelines for all development detailing location for soil, waste material storage and parking,
- Stage removal of vegetation to avoid blanket clearance and avoid any unnecessary traffic outside the development footprint.

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10. Appendix A - Vascular plants species list.

VASCULAR PLANT SPECIES LIST
550 Huntingdon Tier Road, Bagdad

I = Introduced; E = Endemic; D = Declared weed under Tas *Weed Management Act 1999;* e = Environmental weed
WoNS – Weed on National Significance

DICOTYLEDON

ASTERACEAE		
I	*Cirsium vulgare*	Spear thistle
	Cassinia aculeata	Dolly bush
	Euchiton sp	Cotton leaf
	Lagenophora stipitata	Bottle daisy
	Senecio minimus	Groundsel
	Ozothamnus obcordatus	
CASUARINACEAE		
	Allocasuarina littoralis	Bull sheoak
	Allocasuarina verticillata	Drooping sheoak
CAMPANULACEAE		
	Wahlenbergia gracilis	Tall bluebell
CHENOPODIACEAE		
	Einadia nutans	Climbing saltbush
CONVOLVULACEAE		
	Dichondra repens	Kidney weed
DILLENIACEAE		
	Hibbertia prostrata	Guineaflower
DROSERACEAE		
	Drosera peltata	Pale sundew
EPACRIDACEAE		
	Epacris impressa	Common heath
ERICACEAE		
	Acrotriche serrulata	Ants delight
	Astroloma humifusum	Native cranberry
	Lissanthe strigosa subsp. *subulata*	
FABACEAE		
	Acacia dealbata subsp *dealbata*	Silver wattle
	Acacia mearnsii	Black wattle
	Acacia melanoxylon	Blackwood
	Acacia siculiformis	Dagger wattle
	Bossiaea prostrata	Creeping bossia
	Daviesia ulicifolia	Native gorse
	Pultenaea daphnoides	Heartleaf bushpea

Pultenaea juniperina	Prickly bushpea
GENTIANACEAE	
Centaurium erythraea	Century plant
GERANIACEAE	
Geranium sp	Cranesbill
GOODENEACEAE	
Goodenia lanata	Trailing native primrose
HALORAGACEAE	
Gonocarpus tetragynus	Common raspwort
Gonocarpus teucrioides	Forest raspwort
LAURACEAE	
Cassytha pubescens	dodder
MYRTACEAE	
Eucalyptus globulus	Blue gum
Eucalyptus obliqua	Stringy bark
Eucalyptus tenuiramis var. *tenuiramis*	Silver peppermint
Eucalyptus viminalis	White peppermint
Leptospermum scoparium	Common Teatree
ORCHIDTOEAE	
Acianthus pusillus	Mayfly orchid
Caladenia sp	Spider orchid
Prasophyllum sp	Leek orchid
Glossodia major	Wax-lip orchid
Thelymitra sp	Sun orchid
Pterostylis sp	Greenhood orchid
PITTOSPORACEAE	
Bursaria spinosa	Prickly box
ROSACEAE	
Acaena echinate / novae-zelandiae	Buzzy
SANTALACEAE	
Exocarpos cupressiformis	Native cherry
Leptomeria drupacea	
THYMELAEACEAE	
Pimelea humilis	

MONOCOTYLEDONAE

CYPERACEAE	
Lepidosperma concavum	Swordsedge
Lepidosperma laterale	Swordsedge

	HEMEROCALLIDTOEAE	
	Dianella revoluta / tasmanica	Spreading / forest flaxlily
	IRIDTOEAE	
	Diplarrena moraea	White flag-iris
	JUNCUSACEAE	
	Juncus pallidus	Pale rush
	LOMANDRACEAE	
	Lomandra longifolia	Sagg
	POACEAE	
I	*Anthoxanthum odoratum*	Sweet vernal grass
	Austrodanthonia caespitosa	Common wallaby grass
	Austrodanthonia geniculata	Kneed wallaby grass
	Austrostipa flavescens	
I	*Dactylis glomerata*	Cocksfoot
	Deyeuxia sp.	bent grass
	Festuca sp	
I	*Holcus lanatus*	Fog grass
	Poa labillarderei var. *labillardierei*	Silver tussock grass
	Poa sieberiana var *sieberiana*	Grey tussock grass
	Poa rodwayi	velvet tussockgrass
	Rytidosperma caespitosum	common wallabygrass

PTERIDOPHYTA

	DEMMSTAEDTIACEAE	
	Pteridium esculentum	Bracken

11. Appendix C - Supporting documentation.

Author	Description / Summary
Lark & Creese	Bushfire Hazard Assessment Report 550 Huntingdon Tier Road, Bagdad #52575-01_BHMP
Wilson Homes	Wilson Homes, 550 Huntingdon Tier Road, Bagdad #885619, Rev 1, 2025)

Definitions of terms

Term / Acronym	Definition
BAL	Bushfire Attack Level
BHA	Bushfire Hazard Assessment
C.T.	Certificate of Title
DVG	Dry *Eucalyptus viminalis* woodland vegetation community
DTO	Dry *Eucalyptus tenuiramis* on sediments woodland vegetation community
EPBC	*Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth)
FAG	Agricultural / Modified land
FPA	Forestry Practices Authority
FRG	Regenerating land
FAG	Urban / Modified land
FWU	Weed infestation
HMA	Hazard Management Area
TPS	Tasmanian Planning Scheme
LUPA	*Land Use Planning and Approvals Act* (1993) Tasmania.
NBA	*Bursaria / Acacia* woodland
NCA	*Nature Conservation Act 2002* (Tasmanian)
NRE	Department of Natural Resources and Environment
Pc	*Phytophthora cinnamomi*
TPZ	Tree Protection Zone
TSPA	*Threatened Species Protection Act 1995* (Tasmanian)
WMA	*Weed Management Act 1995* (Tasmanian)
WCPA	Waterways and Coastal Protection Area

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- The Author assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state or federal government regulations,
- The Author shall take care to obtain all information from reliable sources. All data shall be verified insofar as possible; however,
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- Sketches, diagrams, graphs and photographs used in the report, being intended as visual aids, are not
  necessarily to scale and should not be construed as engineering or architectural drawings, reports or surveys,
- Unless expressed otherwise:
  - Information contained in the report will cover those items that were outlined in the project brief or that were examined during the assessment and reflect the condition of those items at the time of inspection; and
  - The inspection is limited to visual examination of accessible components without dissection, excavation or probing unless otherwise stipulated.
- There is no warranty or guarantee, expressed or implied by The Author., that the problems or deficiencies of the plants or site in question may not arise in the future,
- All instructions (verbal or written) that define the scope of the report have been included in the report and all documents and other materials that The Author has been instructed to consider or to take into account in preparing the report have been included or listed within the report,
- To The Author's knowledge all facts, matter and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report will be fully researched and referenced and any such opinion not duly researched is based upon the writers experience and observations.

DISPERSIVE SOIL ASSESSMENT

550 Huntingdon Tier Road

Bagdad

March 2025

Wilson Homes Reference: 714247

GEO-ENVIRONMENTAL SOLUTIONS

Investigation Details

Client:	Wilson Homes
Site Address:	550 Huntingdon Tier Road, Bagdad
Date of Inspection:	20/03/2025
Proposed Works:	New house
Investigation Method:	Hand Auger
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	181971/8
Title Area:	Approx. 5.431 ha
Applicable Planning Overlays:	Bushfire-prone areas, Priority Vegetation
Slope & Aspect:	4° NW facing slope
Vegetation:	Mixed Flora

Background Information

Geology Map:	MRT
Geological Unit:	Triassic Sandstone
Climate:	Annual rainfall 450mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.10	0.00-0.20	SM	**TOPSOIL - Silty SAND**: grey, dry, medium dense
0.10-0.70	0.20-0.60	SC	**Clayey SAND**: with gravels, pale grey, slightly moist dense
0.70-1.10	0.60-0.70	GW	**Sandy GRAVEL**: pale yellow dry, very dense, refusal.

Site Notes

Soils on the site are developing from Triassic Sandstone with predominantly coarse-grained material including sandy topsoil over a clayey sand layer overlying the sandy gravel material which is likely to be extremely weathered Sandstone. The soil profile is likely to show slight ground surface movement.

Dispersive Soil Assessment

The dispersive soil assessment of the property considers the proposed construction area.

Potential for Dispersive Soils

Triassic sandstone sediments in the local area are known to produce soils with an excess of sodium on the soil exchange complex, which can cause soil dispersion within residual clay soils. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnel erosion. Based upon field survey of the property, no visible tunnel or gully erosion was identified. However, a soil sampling program was undertaken to identify the presence of dispersive soils in the proposed development areas.

Soil Sampling and Testing

From the samples taken from site, two representative samples were chosen for testing to assess for potential dispersion. An Emerson *(1968)* Dispersion test was conducted to determine if these samples were dispersive.

The soil sample from both holes showed no signs of dispersion.

Based upon the test results there is little risk of soil dispersion and erosion on the site, and as such, dispersive soil management recommendations have not been required.

Sample Submitted By: C. Cooper
Date Submitted: 21/03/25
Sample Identification: 2 samples – 550 Huntingdon Tier Road
Soil to be tested: Emerson soil dispersion test

Result(s):

Sample	Texture	Emerson class	Description
BH1 – 0.5m	Clayey Sand	**Class 8**	**Slaking – non-dispersive**
BH2 – 0.5m	Clayey Sand	**Class 8**	**Slaking – non-dispersive**

Sample Tested by: C. Cooper

Conclusions

There is a very low risk associated with dispersive soils and potential erosion on the site. It is recommended, however, that all excavation work on site should be monitored for signs of soil dispersion and remedial action taken as required if necessary.

It is recommended that during construction that GES be notified of any major variation to the soil conditions as predicted in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Director / Principal Environmental and Engineering Soil Scientist

Disclaimer

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

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for the use of any part of this report in any other context or for any other purpose by a third party.

LARK & CREESE PTY LTD
LAND AND ENGINEERING SURVEYORS

52575-01

BUSHFIRE HAZARD REPORT

CONSTRUCTION OF A NEW CLASS 1A BUILDING

550 HUNTINGTON TIER ROAD, BAGDAD

FOR

D. KRAKO & A. L. KRAKO

PREPARED BY L BRIGHTMAN (BFP-164)

CERTIFIED BY N M CREESE (BFP-118)

22nd of May 2025

LARK & CREESE

62 Channel Highway, Kingston 7050 Ph 6229 6563 info@larkandcreese.com.au

Contents

Disclaimer:
AS 3959:2018 cannot guarantee that a habitable building will survive a bushfire attack, however the implementation of the measures contained within *AS 3959:2018*, this report and accompanying plan will improve the likelihood of survival of the structure. This report and accompanying plan are based on the conditions prevailing at the time of assessment. No responsibility can be accepted to actions by the landowner, governmental or other agencies or other persons that compromise the effectiveness of this plan. The contents of this plan are based on the requirements of the legislation prevailing at the time of report.

1. SUMMARY:

This Bushfire Hazard Report has been prepared to support the design, application for a building permit, and construction of a new Class 1a building at 550 Huntingdon Tier Road, Bagdad. The site is subject to a Bushfire Prone Area Overlay under the under the relevant planning scheme and has been deemed to have the potential to be bushfire prone due to its proximity to the areas of bushfire prone vegetation surrounding the site.

This report identifies the protective features and controls that must be incorporated into the design and construction works to ensure compliance with the standards. Fire management solutions are defined in *National Construction Code 2022 (Volume 2) (NCC), Building Regulations 2016, AS 3959:2018 Construction of Buildings in Bushfire-Prone Areas (AS 3959), Director's Determination – Bushfire Hazard Areas (version 1.2) (Determination)*.

The proposed Class 1a building has been assessed as **BAL-19** under *Section 6* of *AS3959* and provided the appropriate construction standards are incorporated into the design; the new building works are capable of compliance with the provisions of *AS3959*.

Compliance with the following provisions of the *Directors Determination - Requirements for Building in Bushfire-Prone Areas* will be required:

- *2.3.1 Construction Requirements*
- *2.3.2 Property Access*
- *2.3.3 Water Supply for Firefighting*
- *2.3.4 Hazard Management Areas*

The effectiveness of the measures and recommendations detailed in this report and *AS3959* is dependent on their implementation and maintenance for the life of the development or until the site characteristics that this assessment has been measured from alter from those identified. No Liability can be accepted for actions by lot owner, Council or Government agencies which compromise the effectiveness of this report.

This report has been prepared by Liam Brightman and certified by Nick Creese, principal of Lark & Creese Surveyors. Liam is accredited by the Tasmania Fire Service to prepare Bushfire Hazard Management Plans. Nick is a registered surveyor in Tasmania and is accredited by the Tasmanian Fire Service to prepare Bushfire Hazard Management Plans.

Site survey carried out on the 6th of February 2025.

2. LOCATION:

Property address:	550 Huntingdon Tier Road, Bagdad
Title owner:	D. Krako & A. L. Krako
Title reference:	C.T. 181971/8
PID N°:	9148351
Title area:	5.34 ha
Municipal area:	Southern Midlands
Zoning:	Rural Living Zone C

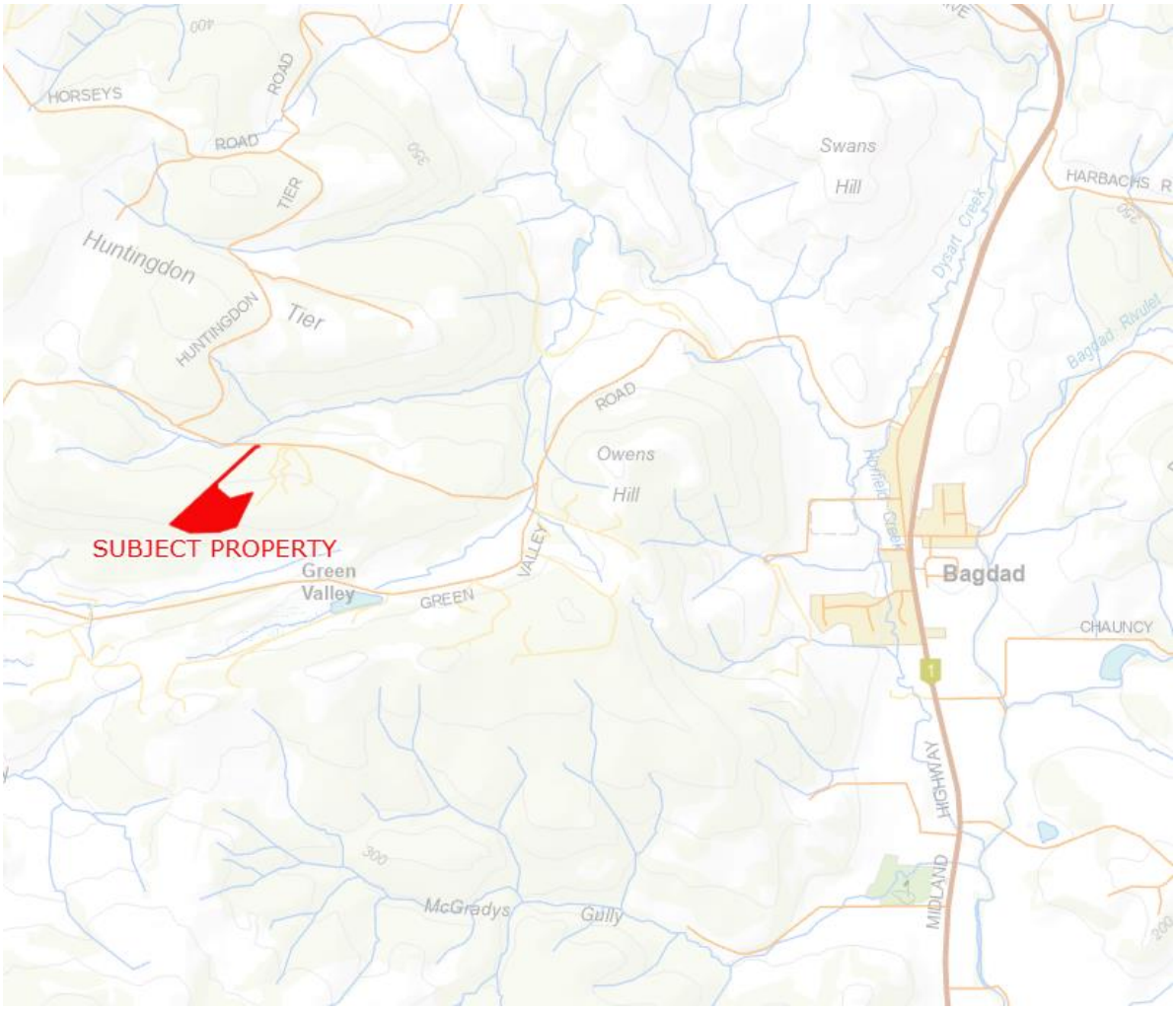


Image 1: Site location (Source *The LIST*)

3. SITE DESCRIPTION:

The site is located within an existing rural area on Huntingdon Tier Road, approximately 1.5 km west of the intersection of Green Valley Road and Huntingdon Tier Road, Bagdad. The site is located at an elevation of approximately 420 metres with grades falling to the north and south in the order of 10-15° and 15-20° respectively.

At the time of assessment, the property was undeveloped and included a dirt access from Huntingdon Tier Road, a dirt track that travel in an east-west direction just to the south of the proposed building area and was vegetated by native trees and shrubs.

To the north, east, and west of the site were rural allotments that were vegetated by native trees and shrubs. The allotments to the north-east and east had also been developed for residential purposes and included dwellings, sheds, access, and gardens. Adjacent to the north-eastern boundary was Huntingdon Tier Road which included nature strips vegetated by native trees and shrubs and a bitumen carriageway.

Immediately to then south was the access laneway for an undeveloped rural property to the south-west of the site. This area included a recently created dirt track and was vegetated by native trees and shrubs. Beyond this allotment was a property that appeared to be used for farming purposes. This allotment included a dwelling, sheds, access, garden, the north half vegetated by native trees and shrubs, and the southern half vegetated by pasture.

Reticulated water supply is unavailable to the site with domestic water supply requirements reliant on on-site static water storage.

Planning controls are administered by the Southern Midlands Council under the *Tasmanian Planning Scheme – Southern Midlands*. The site is zoned Rural Living Zone C.

Image 2: Looking north towards development site.

Image 3: Looking north-west towards development site.

4. PROPOSED DEVELOPMENT:

The construction of a new Class 1a building is proposed for the site as shown in Image 4 as provided by the owner. Construction materials are to include Colorbond roofing, brick faced walls, aluminium framed windows, and doors.

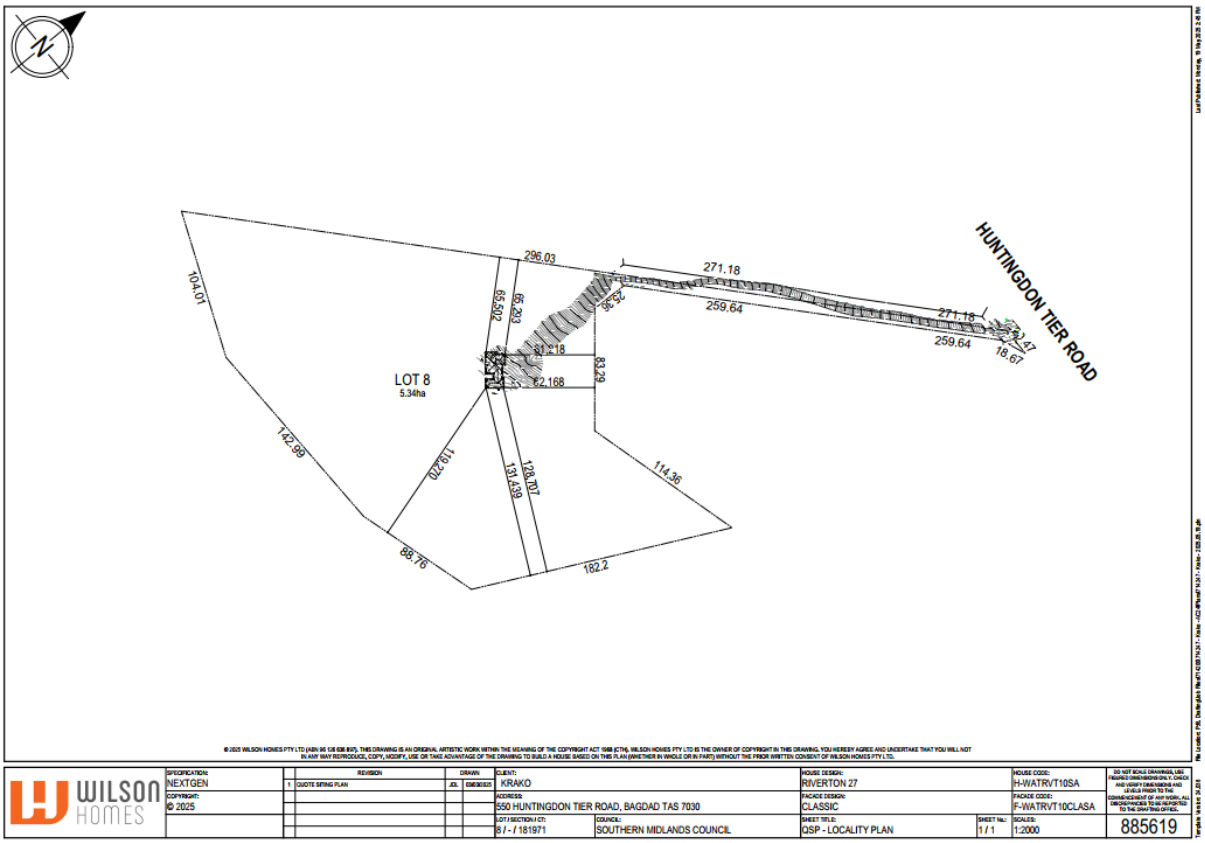


Image 4: Site plan.

5. BUSHFIRE ATTACK LEVEL:

Fire Danger Index (FDI): The Fire Risk Rating for Tasmania is adopted as 50.
Vegetation Classification:

Vegetation Assessment:

Following assessment of the characteristics of the site, the vegetation types, separation distances from development site and slope under the vegetation have been identified as shown in Table 1 below:

Direction:	Description:	Distance:	Slope:
N	Site: • native trees & shrubs, dirt access Neighbouring allotment: • native trees & shrubs	0-60 60-90 90-140	0-5°↓ 5-10°↓ 10-15°↓
NE	Site: • native trees & shrubs Neighbouring allotment: • native trees & shrubs	0-12 12-60 60-140	0-5°↓ 10-15°↓
E	Site: • native trees & shrubs Neighbouring allotment: • native trees & shrubs	0-128 128-140	Level
S	Site: • native trees & shrubs, dirt track	0-28 28-50 50-140	0-5°↓ 5-10°↓ >25°↓
W	Site: • native trees & shrubs Neighbouring allotment: • native trees & shrubs	0-97 97-140	Level
NW	Site: • native trees & shrubs Neighbouring allotment: • native trees & shrubs	0-65 65-140	0-5°↓

Table 1: Site assessment.

NOTE: The vegetation identified in Table 1 has been assessed in consideration of *Table 2.3 and figures 2.4(A)-(H) AS 3959* as follows.

At the time of assessment, the site was undeveloped with a dirt access from Huntingdon Tier Road and was vegetated by eucalyptus with an understory of smaller trees, shrubs, and bracken ferns leading to an assessed foliage coverage of >30%. The eucalyptus were predominately 20 metres in height with a band of trees 45-50 metres in height along the southern boundary. Whilst the vegetation within the site exhibited characteristics of both woodland and forest, the areas of forest have been assessed as forming the greatest proportion. The vegetation within the site has been assessed in accordance with *Figure 2.4(B)* as *Open Forest A-03* resulting in a vegetation classification of **A: Forest**.

The vegetation within the allotments to the north and west included eucalyptus predominately 20 metres in height with an understory of small trees, shrubs, and bracken ferns resulting in an assessed foliage coverage of >30%. These areas of vegetation have been classified as **A: Forest** in accordance with *Figure 2.4(B)* as *Open Forest A-03*.

Vegetation Classification:

In consideration of vegetation classifications under *Table 2.3* and *Figure 2.4, AS 3959* and as detailed above, the predominant vegetation, separation distances from development site and slope under the classified vegetation is assessed as shown in Table 2 below:

Direction:	Vegetation Type:	Distance (m):	Effective slope:	Exclusions:
N	A	0-140	5-10°↓	No
NE	A	0-140	10-15°↓	No
E	A	0-140	Level	No
S	A	0-140	*15-20°↓	No
W	A	0-140	Level	No
NW	A	0-140	0-5°↓	No

Table 2: Assessed vegetation.

NOTE: A = A: Forest, B = B: Woodland, C = C: Shrubland, D = D: Scrub, F = F: Rainforest, G = G: Grassland, H = H: Tussock Moorland, LTV = Low Threat Vegetation, NVA = Non-vegetated Area.
*It is acknowledged that a portion of the slope to the south was measured as being 25°↓, however, the average slope over the 100-metre assessable area has been calculated as being 15-20°↓.

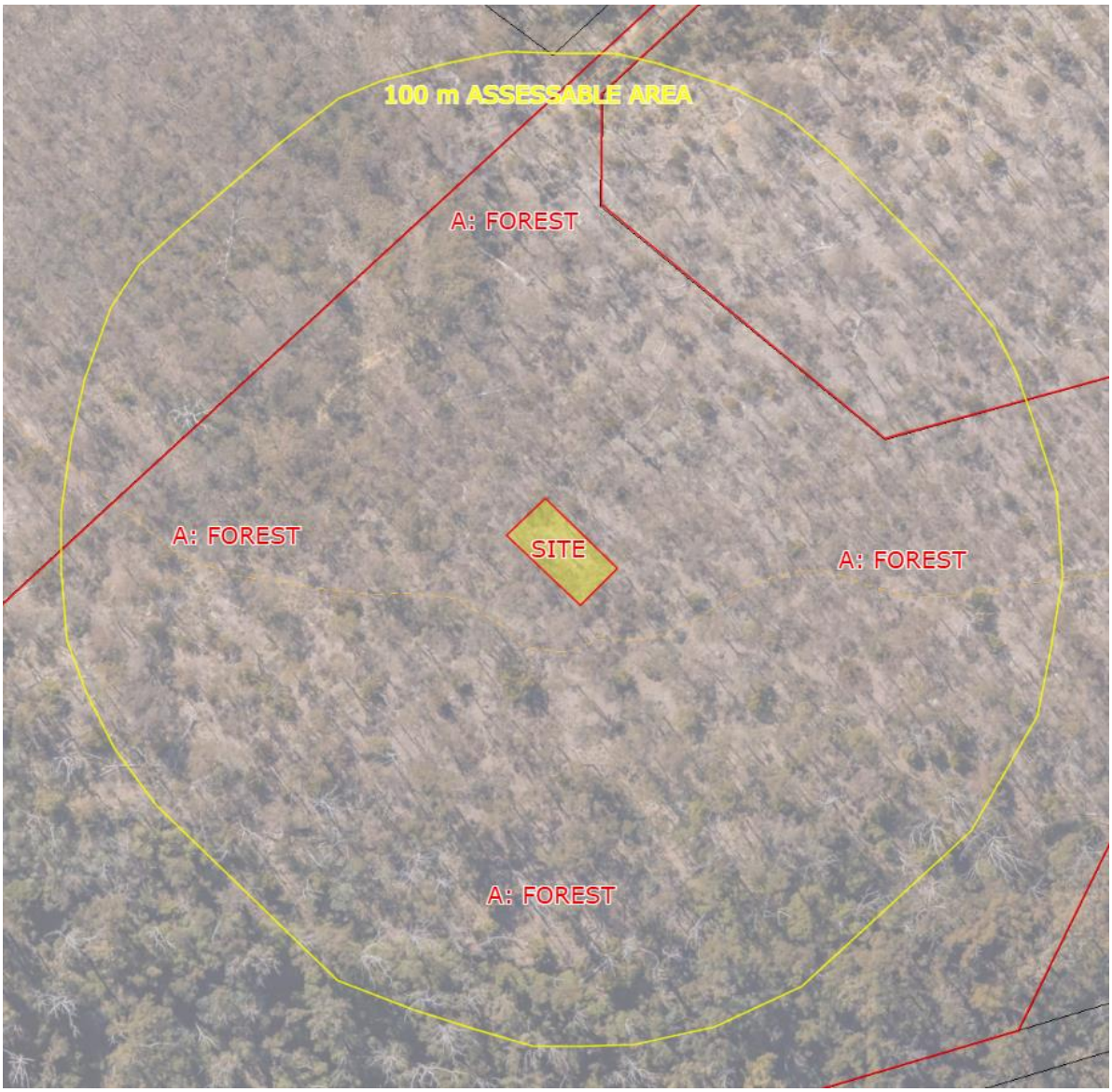


Image 5: Aerial image of assessed vegetation (Source *The LIST).*

Image 6: Predominant vegetation to the north of the site – A: Forest

Image 7: Predominant vegetation to the north-east of the site – A: Forest

Image 8: Predominant vegetation to the east of the site – A: Forest

Image 9: Predominant vegetation to the south of the site – A: Forest

Image 10: Predominant vegetation to the west of the site – A: Forest

Bushfire Attack Level Assessment:

Bushfire Attack Levels have been divided into 6 categories based on the potential impact on the proposed structure from bushfire threat. These are as follows.

BAL-LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-FZ
There is some risk but it is considered insufficient to warrant any specific construction requirements	Ember attach and radiant heat below 12.5 kW/m²	Increased ember attack and windborne debris, radiant heat between 12.5 kW/m² and 19 kW/m²	Increased ember attack and windborne debris, radiant heat between 19 kW/m² and 29 kW/m²	Increased ember attack and windborne debris, radiant heat between 29 kW/m² and 40 kW/m². Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from fire front

Definition of Bushfire Attack Levels (Source *Building for Bushfire, Bushfire Attack Level (BAL) Assessment)*

Based on the predominant vegetation detailed above, and the separation distances provided between the predominant vegetation and the development site, the BAL for each direction from the proposed dwelling has been determined from *Table 2.6, AS3959* as follows:

Direction:	N	NE	E	S	W	NW
BAL	FZ	FZ	FZ	FZ	FZ	FZ

With the establishment of an appropriate Hazard Management Area, the increased risk associated with the exposure of the structure to the bushfire threat can be reduced. The resulting bushfire attack level for each elevation can then be assessed as:

BAL-19

Direction	BAL	Vegetation	Effective slope	HMA specified *Table 2.6*	HMA required	HMA available
N	19	**A**	**5-10°↓**	**41-<56 m**	**41 m**	More than 41 m.
NE		**A**	**10-15°↓**	**41-<56 m**	**41 m**	More than 41 m.
E		**A**	**Level**	**23-<32 m**	**23 m**	More than 23 m.
S		**A**	**15-20°↓**	**51-<67 m**	**51 m**	More than 51 m.
W		**A**	**Level**	**23-<32 m**	**23 m**	More than 23 m.
NW		**A**	**0-5°↓**	**27-<38 m**	**27 m**	More than 27 m.

Table 3: Details the hazard management areas (HMA) required to comply with that BAL, and the area available for compliance.

NOTE: Bolded text indicates the relevant site characteristics assessed as posing the predominate bushfire risk to the proposed development.

6. COMPLIANCE:

Building Regulations 2016:

Compliance with *Part 5 – Work in Hazardous Areas, Division 6 – Bushfire-prone areas* the *Building Regulations 2016* is achieved through the implementation of *Director's Determination – Bushfire Hazard Areas* as follows:

Director's Determination – Bushfire Hazard Areas

2.1 Application:

(1) The Determination applies to a building located in a bushfire-prone area of the following Class:
  (i) Class 1;
  (ii) Class 2;
  (iii) Class 3;
  (iv) Class 8;
  (v) Class 9; and
  (vi) Class 10a that is
    (a) closer than 6 metres to a habitable building; or
    (b) closer than 6 metres to another Class 10a Building that is within 6m of a habitable building.

(2) Despite subclause (1), this Determination does not apply to buildings that are integral to the agricultural use of the land and which are not habitable buildings.

(3) Notwithstanding the *Director's Determination – Categories of Building and Demolition Work,* for the purposes of regulation 51(2)(c) of the *Building Regulations 2016,* building work or demolition work specified in Schedule 1 of this Determination, if performed, or proposed to be performed, in a bushfire-prone area is work to which Part 5 of the *Building Regulations 2016* applies.

Notwithstanding the *Director's Determination – Categories of Building and Demolition Work,* building work of demolition work specified in Schedule 1 of this Determination, if performed, or proposed to be performed, in a bushfire-prone area is categorised as notifiable work, provided that it would not otherwise be categorised as permit work.

APPLICATION

(1) The proposed building is a Class 1a building and as such the requirements of the *Determination* apply.

(2) The proposed building is not intended for agricultural purposes as such this subsection is not applicable.

(3) In accordance with *3.0.1 Schedule 1* this subsection applies.

(4) The proposed works are permit works as such this subsection is not applicable.

2.2 Performance Requirements:

(1) A building to which this Division applies and where defined in the applications of TAS G5P1 must be designed and constructed to comply with TAS G5P1 of the National Construction Code.

(2) Certain Class 9 Buildings as defined in the application of TAS G5P1 must also comply with TAS G5P2 of the National Construction Code.

(3) A Class 1 Building or a Class 10a Building or deck associated with a Class 1 Building to which this Division applies must be designed and constructed to comply with TAS H7P5 of the National Construction Code and the quantified by H7P5 of the National Construction Code.

(4) A building to which this Division applies must be:

(a) provided with property access to the building to assist firefighting and emergency personnel to defend the building and to support occupant evacuation;

(b) provided with access at all times to a sufficient supply of water for firefighting purposes on the site;

(c) provided with appropriate separation of the building from the bushfire hazard;

(d) provided with a bushfire emergency plan.

(i) Subclause 4(d) does not apply to Class 1a Buildings.

(5) The Performance Requirements specified in subclause (1), (2), (3) and (4) can only be satisfied by a Performance Solution or Deemed-to-Satisfy solution or a combination of both.

(6) Where a Deemed-to-Satisfy solution is proposed, the Performance Requirements are satisfied by complying with the Deemed-to-Satisfy provisions in this Determination for BAL-LOW to BAL-29 only given that the performance requirements for BAL-40 and BAL-FZ cannot be satisfied by the Deemed-to-Satisfy provisions.

(7) A Performance Solution must comply with the Performance Requirements or be at least equivalent to the Deemed-to-Satisfy provisions in this Determination. Further, a Performance Solution must comply with the Governing Requirements of Section A and be assessed according to one or more of the Assessment Methods in Clause A2G2 of Volume One or Two of the National Construction Code.

APPLICATION

The requirements of *Part 3 Performance Requirements* have been satisfied by assessing the proposed development against the requirements of *Part 2.3 Deemed-to-Satisfy Provisions*.

2.3 Deemed-to-Satisfy Provisions:

2.3.1 Design and Construction

(1) Building work (including additions or alterations to an existing building) in a bushfire-prone area must be designed and constructed in accordance with the relevant Deemed-to-Satisfy provisions of:

(a) NCC Volume 1, Part G5 for Class 2 or Class 3 Buildings or Certain Class 9 Buildings and a Class 10a Building or deck associated with a building to which this Division applies.

(b) NCC Volume 2, Part H7 for Class 1 Building and Class 10a Building or deck associated with a building to which this Division applies.

(2) Despite subclause (1) above, permissible variations are specified in Table 1 below for Class 1, Class 2 and Class 3 Buildings and an associated Class 10a Building or deck.

(3) Performance Requirements for buildings subject to BAL-40 or BAL Flame Zone (BAL-FZ) cannot be satisfied by Deemed-to-Satisfy provisions and must be satisfied by means of a Performance Solution.

Table 1 Construction Requirements and Construction Variations		
Element		***Requirements***
A.	*Straw Bale Construction*	*May be used in exposures up to and including BAL 19.*
B.	*Shielding provisions under Section 3.5 of AS 3959:2018*	*To reduce construction requirements due to shielding, building plans or supporting documentation must include suitable detailed elevations or plans that demonstrate that the requirements of Section 3.5 of the Standard can be met.* *Comment: Application of Section 3.5 of the Standard cannot result in an assessment of BAL-LOW.*
D.	*Additional requirements for Certain Class 9 Buildings*	*Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.*

APPLICATION:

(1) The proposal is for the construction of a new Class 1a building which has been assessed in against the requirements of *AS 3959* in accordance with *NCC Volume 2, Part H7*.

(2) The proposed development does not make use of any of the Construction Variations listed within *Table 1*, as such this subsection is not applicable.

(3) The proposed building has not been assessed as either BAL-40 or BAL-FZ, as such this subsection is not applicable.

All building works shall comply with the specification for **BAL-19** of *Section 3* and *Section 6* of *AS 3959.* This includes the general provisions contained within *AS3959:2018* and the following sub-sections:

6.1 General provisions
6.2 Sub-floor supports
6.3 Floors
6.4 Walls
6.5 External glazed elements and assemblies and external doors
6.6 Roofs (including penetrations, eaves, fascias and gables, and gutters and downpipes)
6.7 Verandas, decks, steps and landings
6.8 Water and gas supply pipes

2.3.2 Property Access

(1) The following building work must be provided with property access to the building and the firefighting water point, accessible by a carriageway, designed and constructed as specified in subclause (4) below:

(a) a new habitable building; or

(b) a new Class 10a Building to which this Determination applies, if not accessible using an existing property access.

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

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

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

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

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

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

(5) Certain Class 9 Buildings have additional property access requirements as specified in Table 2.

APPLICATION:

(1) The proposal is for the construction of a new Class 1a building and must be provided with an access design and constructed in accordance with subclause (4).

(2) The proposed development does not involve any additions or alteration to an existing building, as such this subsection is not appliable.

(3) The proposed development does not involve any additions or alteration to an existing building, as such this subsection is not appliable.

(4) The constructed access is to be located to provide access to the site, turning area, the firefighting water point and hardstand area within 90 m of the furthest point of the building to be protected in compliance with *Table 2, AS 3959*.

(5) The proposal is for the construction of a Class 1a building, as such this subsection is not applicable.

The proposed access to the site has been assessed as being ≈360 metres in length and is required for access to a firefighting water point and as such the requirements of *Element B* and *C, Table 2, Director's Determination - Requirements for Building in Bushfire-Prone Areas (transitional)* below apply.

Table 2 - Requirements for Property Access		
Element		***Requirement***
B	*Property access length is 30 metres or greater; or access is required for a fire appliance to access a firefighting water point.*	*The following design and construction requirements apply to property access:* *(a) all-weather construction;* *(b) load capacity of at least 20 tonnes, including for bridges and culverts;* *(c) minimum carriageway width of 4 metres;* *(d) minimum vertical clearance of 4 metres;* *(e) minimum horizontal clearance of 0.5 metres from the edge of the carriageway, excluding gate posts;* *(f) cross falls of less than 3° (1:20 or 5%);* *(g) dips less the 7° (1:8 or 12.5%) entry and exit angle;* *(h) curves with a minimum inner radius of 10 metres;* *(i) maximum gradient of 15° (1:3.5 or 28%), for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and* *(j) terminating with a turning area for fire appliances provided by one of the following:* *(i) a turning circle with a minimum outer radius of 10 metres;* *(ii) a property access encircling the building; or* *(iii) a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.*
C	*Property access length is 200 metres or greater.*	*The following design and construction requirements apply to property access:* *(a) complies with requirements of B above; and* *(b) passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.*

2.3.3 Water Supply for Firefighting

(1) The following building work must be provided with a water supply dedicated for firefighting purposes which complies with the requirements specified in Table 3A or Table 3B:

(a) a new habitable building; or

(b) a new Class 10a Building to which this Determination applies, if not protected by an existing firefighting water supply.

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

(3) Certain Class 9 Buildings have specific requirements for water supply for firefighting as specified in Tables 3A or 3B.

APPLICATION:

(1) The proposed development is not within an area serviced by a reticulated water supply, as such a static water supply for firefighting purposes will need to be installed in accordance with *Table 3B*.

(2) This bushfire hazard assessment refers to the construction of a new Class 1a building as such this subsection is not applicable.

(3) The proposal is for the construction of a new Class 1a building as such this subsection is not applicable.

As there is no reticulated water supply available to the site, a static water supply with minimum capacity 10,000 litres is to be installed on the site and must be accessible at all times by fire service vehicles in compliance with *Table 3B,* the *Determination below*.

Table 3B - Requirements for Static Water Supply for Firefighting		
Element		***Requirement***
A	*Distance between building to be protected and water supply*	*The following requirements apply:* *(a) the building to be protected must be located within 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.*
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 including associated Class 10 Building or deck to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spay systems; *(d) must be metal, concrete or lagged by non-combustible materials if above ground; and* *(e) if a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:* *(i) metal;* *(ii) non-combustible material; or* *(iii) fibre-cement a minimum of 6 mm thickness.*
C	*Fittings, pipework and accessories (including stands and tank supports)*	*Fittings and pipework associated with a 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) if buried, have a minimum depth of 30 mm;* *(e) provide a DIN or NEN standard forged Storz 65mm 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 220mm length);* *(h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and* *(i) where 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; or*

		(b) comply with the Tasmania Fire Service Water Supply Signage Guidelines 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 to be protected;* *(c) with a minimum width of three metres and a minimum length of six metres constructed to the same standard as the carriageway; and* *(d) connected to the property access by a carriageway equivalent to the standard of the property access.*
F	*Additional requirements for Certain Class 9 Buildings*	*Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.*

2.3.4 Hazard Management Areas:

(1) The following building work must be provided with a hazard management area of sufficient dimensions and which provides an area around the building which separates the building from the bushfire hazard and complies with subclauses (2), (3) (4) and (5) below:

(a) a new habitable building;

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

(c) a new Class 10a Building to which this Determination applies unless fire separation is provided in accordance with clause 3.2.3 of AS3959;

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

(3) The hazard management area for a particular BAL must have the minimum dimensions required for the separation distances specified for that BAL in Table 2.6 of AS 3959 (Method 1).

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

(5) Certain Class 9 Buildings have additional requirements for hazard management areas as specified in Table 4.

APPLICATION:

(1) The HMA for the proposed development has been designed in accordance with (2), (3), (4), and (5).

(2) The HMA has been assessed against the requirements of *Element B, Table 4*.

(3) The HMA has been designed to have the minimum distances prescribed within Table 2.6, AS 3959:2018.

(4) The vegetation within the HMA must be maintained in a condition consistent with a vegetation classification of Low Threat Vegetation. Any other potential fuels must be stored in a way so that they won't significantly impact on the buildings if they are involved in a fire.

(5) The proposed development is for a Class 1a building, as such this subsection is not applicable.

This assessment and accompanying Bushfire Hazard Management Plan details the extent of the Hazard Management Area (HMA) which is of sufficient dimensions to accord with *Element B, Table 4.4, Director's Determination - Requirements for Building in Bushfire-Prone Areas (transitional)* below. The dimensions of the HMA are to be in accordance with *Table 2.6, AS 3959* and is to be maintained in a reduced fuel condition into perpetuity.

Table 4 - Requirements for Hazard Management Area		
Element		***Requirement***
B	*New buildings on lots not provided with a BAL at the time of subdivision.*	*A new building must:* *(a) be provided with a HMA no smaller than the required separation distances required for BAL-29; and* *(b) have a HMA established in accordance with a certified bushfire hazard management plan.*

The hazard management area assessed for this site is to comply with the separation distances as determined for **BAL-19** in *Table 2.6, AS3959:2018*, and must established and maintained in a reduced fuel condition to the minimum distance as specified in Table 4 below:

Maintenance Requirements of the Hazard Management Area						
Direction	N	NE	E	S	W	NW
HMA required	41 m	41 m	23 m	51 m	23 m	27 m
HMA establishment recommendations	• Establishing non-flammable areas around the dwelling such as paths, patios, driveway, lawns etc. • Locating dams, orchards, vegetable garden, effluent disposal areas etc on the bushfire prone side of the building. • Providing heat shields and ember trap on the bushfire prone side of the dwelling such as non-flammable fencing, hedges, separated garden shrubs and small tress, • Store flammable materials such as wood piles, fuels and rubbish heaps are stored away from the dwelling. • Replace highly flammable vegetation with low flammability species. See Tasmanian Fire Service web site (www.fire.tas.gov.au) publications - Fire resisting garden plants. • Provided separation between significant trees such that groups are no greater than 20 metres in width, and more than 20 metres of the other groups of significant trees. Note that the retention of some trees can screen a dwelling from windborne embers. • Trim lower branches of retained trees to a minimum of 2 metres above ground level. • Trees are not to overhang the dwelling. • Strips of vegetation less than 20 metres in width and not within 20 metres of the site or other areas of bushfire-prone vegetation may be beneficial as an ember trap, wind breaks etc. • Removal of ground fuels such as leaves, bark, fallen branches etc.					

Ongoing Management practices	• Slash or mow grasses to less than 100 mm. • Remove dead and fallen vegetation including branches, bark and leaves regularly. • Trim any regrowth branches of retained trees within HMA that overhang building or are less than 2m above ground level.

7. CONCLUSIONS & RECOMMENDATIONS:

This Bushfire Hazard Report and Bushfire Hazard Management Plan have been prepared to support the design, application for a building permit, and construction of a new Class 1a building. The report has reviewed the bushfire risks associated with the site and determined the fire management strategies that must be carried out to ensure the development on the site is at a reduced risk from bushfire attack. Provided the elements detailed in this report are implemented, the development on the site is capable of compliance with *AS 3959* and any potential bushfire risk to the site is reduced.

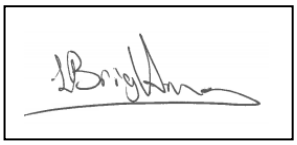
- The new building works must comply with the requirements *2.3.1 Design and Construction*, the *Determination.*
  - The proposed building must be constructed in compliance with the requirements for **BAL-19** of *AS3959* as specified in Table 3 and Part 6 of this report.
- Property access is to comply with *2.3.2 Property Access,* the *Determination*.
  - The existing access will need to comply with the requirements of *Element B* and *C Table 4*, the *Determination*.
- The water supply for firefighting purposes is to comply with *2.3.3 Water Supply for Firefighting,* the *Determination*.
  - A static water supply must be provided in compliance with *Table 3B,* the *Determination*.
- The Hazard Management Area is to comply with *2.3.4 Hazard Management Area,* the *Determination*.
  - The HMA is to be established in accordance with *Element B, Table 4,* the *Determination*. The HMA is to be established and maintained in a minimal fuel condition in perpetuity. See Table 4 of this report.

All protective elements defined in this report and *AS3959* are to be implemented during the construction phase and maintained by the lot owner for the life of the structure. All works required by this assessment must be completed prior to the issuing of the Certificate of Occupancy. See section 6 of this report for further details.

Although not mandatory, any increase in the construction standards above the assessed Bushfire Attack Level will afford improved protection from bushfire and this should be considered by the owner, designer and/or the builder prior to construction commencing. Hazard Management Areas must be established and maintained in a minimal fuel condition in accordance with this plan and the TFS guidelines. It is the owner's responsibility to ensure the long-term maintenance of the Hazard Management Areas in accordance with the requirements of this report.

This Report does not recommend or endorse the removal of any vegetation within or adjoining the site for the purposes of bushfire protection without the explicit approval of the local authority.

L Brightman
Bushfire Hazard Practitioner BFP-164
Scope 1, 2, 3a, 3b, and 3c



N M Creese
Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a, 3b and 3c

8. REFERENCES:

- *National Construction Code 2022 (Volume 2).*
- *Building Regulations 2014.*
- *AS 3959:2018 - Construction of building in bushfire-prone areas.*
- *Director's Determination – Bushfire Hazard Areas (version 1.2).*
- *The LIST* - Department of Primary Industry Parks Water & Environment.

9. GLOSSARY

AS 3959:2018	Australian Standards AS 3959:2018 *Construction of buildings in bushfire-prone areas.*
BAL (Bushfire Attack Level)	A means of measuring the severity of a building's potential exposure to ember attack, radiant heat, and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire. The following BAL levels, based on heat flux exposure threshold are used within AS3959:2018; BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40, BAL-FZ.
Bushfire	An unplanned fire burning vegetation.
Bushfire Hazard Management Plan	A plan showing means of protection from bushfire in a form approved in writing by the Chief Officer.
Bushfire-Prone Area	An area that is subject to, or likely to be subject to, bushfire attack. Land that has been designated under legislation; or Has been identified under environmental planning instrument, development control plan or while processing and determining a development application.
Carriageway (also vehicular access)	The section of the road formation, which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulder.
Class 1a, 1b, 2, 3, 4, 5, 6, 7, 8, 9a, 9b, 9c, 10a, 10b & 10c buildings	A system of classifying buildings of similar uses and functions to facilitate a referencing system within the National Construction Code.
Classified vegetation	Vegetation that has been classified in accordance with Clause 2.2.3 of AS3959:2018.
Distance to	The distance between the building or building area to the classified vegetation.
FDI (Fire Danger Index)	The chance of a fire starting, its rate of spread, its intensity, and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both long- and short-term drought effects.
Firefighting water point	The point where a fire appliance can connect to a water supply for firefighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body (including a dam, lake, or pool).
Hazard Management Area	The area between a habitable building or building area and 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.
Hose lay	The distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.
Predominant vegetation	The vegetation that poses the greatest bushfire threat to the development site.
Slope Effective slope	The slope of the ground under the classified vegetation. The calculated slope under the classified vegetation considering variations in the topography.
Water supply - Reticulated (Fire hydrant)	An assembly installed on a branch from a water pipeline, which provides a valved outlet to permit a supply of water to be taken from the pipeline for firefighting.
Water supply - Static	Water stored on a tank, swimming pool, dam, or lake, that is always available for firefighting purposes.

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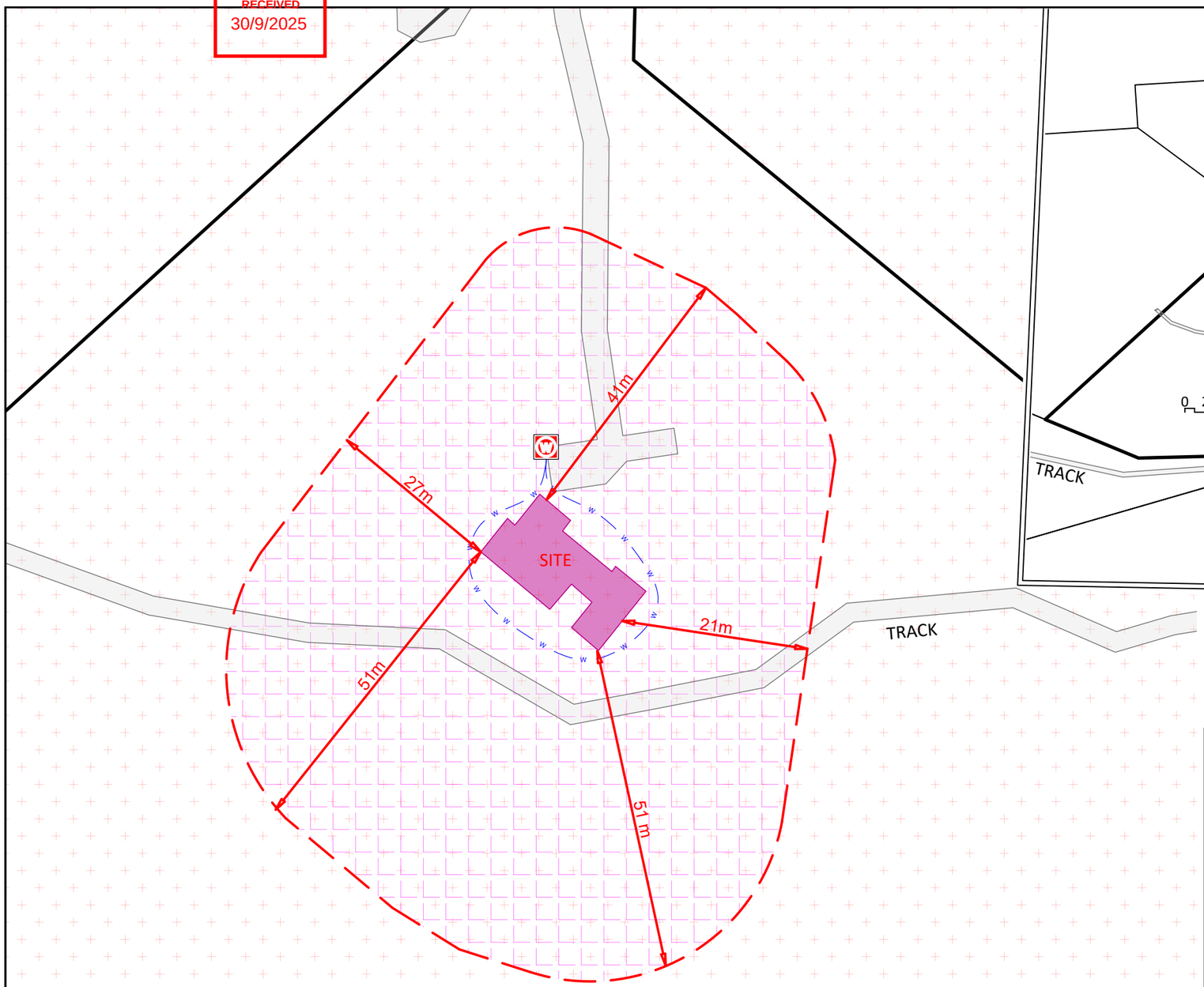
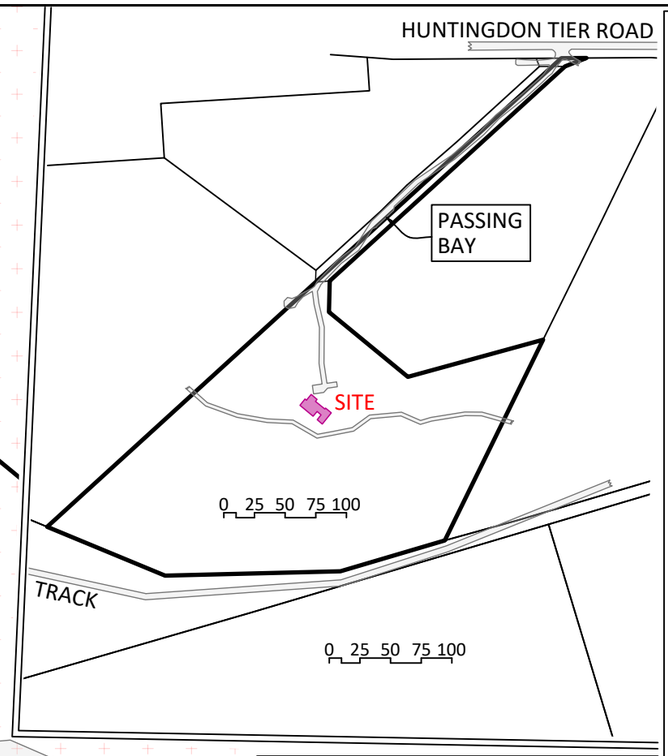




Prepared by L Brightman
Accredited Bushfire Hazard Practitioner BFP-164
Scope 1, 2, 3a, 3b and 3c
Certified by N M Creese
Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a, 3b and 3c
22nd of May 2025

LEGEND

- BUILDING LOCATION
- HAZARD MANAGMENT AREA /NO-BUILD AREA
- WATER CONNECTION POINT
- HOSELAY
- LOW THREAT VEGETATION
- A: FOREST
- INDICATIVE TURNING AREAS
- PASSING BAY
- IMAGE NUMBER & DIRECTION 2.

Director's Determination - Bushfire Hazard Areas V1.2 16 July 2024.

- 2.3.1 Design and Construction
  - The assessed building and associated outbuildings, within 6 m, must be designed and constructed to comply with AS 3959:2018 - Section 3 for general requirements and Section 6 for **BAL-19**.
- 2.3.2 Property Access
  - Vehicular access from a public road to the building must comply with the requirements of *Table 2*, must have a hardstand area within 90 metres of the furthest point of the building measured as a hose lay, and include access to the hardstand area for the firefighting water point.
  - The access must be of an all-weather construction with a load capacity of 20 tonnes, including bridges and culverts. Must have a Min carriageway width of 4 m. Must have a Min vertical clearance of 4 m with a Min 0.5 m horizontal clearance from the edge of carriageway, excluding gate posts.
  - Cross falls of <3°, dips <7° entry and exit angles, Max 15° for sealed road and Max 10° for unsealed roads.
  - Curves with a Min radius of 10 m
  - Terminate in a "T" or "Y" turning area 4 m wide and 8 m long.
  - Accesses over 200 metres in length must be provided with passing bays of an additional 2 metres width, 20 metres in length, every 200 metres.
- 2.3.3 Water Supply for Firefighting
  - The firefighting water point must be located within a 90 m of the building measured as a hoselay
  - May be fitted with a remote takeoff valve
  - May be a supply for combined use, but the Min 10,000 L per building to be protected must be available at all times. The specified quantity is not to be used for any other purpose
  - Tank must be constructed of metal, concrete, or lagged by non-combustible materials if above ground
  - If tank can be located so that it is sheilded in compliance with *Section 3.5, AS 3959*, the tank may be constructed of any material provided the lowest 400 mm in protected by metal, non-combustible materials, or fibre-cement of a Min thickness of 6 mm
  - Any fitting and pipework associated with a firefighting water point must have a Min internal 50 mm Ø, be fitted with a valve with a Min nominal internal 50 mm Ø
  - Any pipework located above ground must be metal or lagged by non-combutible materials
  - If buried, have a Min depth of 300 mm
  - Fitted with a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer
  - Coupling is to be accessable at all times, fitted with a blank cap and securing chain Min length of 220 mm
  - If tank is underground, must have an opening in the top of ≥ 250 mm Ø or a coupling compliant with *Table 3B, AS 3959*
  - Remote offtakes are to be visable, accessable at all times, 450-650 mm above ground level, and protected from possible damage
  - Signage is to be fitted in a visable location and must comply with *AS 2304* or *Tasmanian Fire Service Water Supply Signage Guideline*
  - Hardstand must be ≤3 m from the firefighting water point, ≥6 m from building to be protected
  - Must have a Min width of 3 m and length of 6 m connected to the carraigeway and constructed to the same standard.
- 2.3.4 Hazard Management Areas
  - Remove selected trees within HMA to ensure separation from trees outside HMA and groups less than 20m in dimension
  - Slash/mow grass to <100 mm in height
  - Remove dead/fallen vegetation
  - Trim regrowth branches of retained trees within HMA that are less than 2 metres above bground level.

GENERAL
- PLAN TO BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD REPORT
- ENSURE THAT ALL RELEVANT CONSULTANTS AND CONTRACTORS ARE PROVIDED WITH A FULL COPY OF THIS PLAN AND SUPPORTING REPORT.

LARK & CREESE Pty Ltd
Land & Engineering Surveyors
62 Channel Highway,Kingston
+61 (03) 6229 6563
info@larkandcreese.com.au
www.larkandcreese.com.au

BUSHFIRE HAZARD MANAGEMENT PLAN

550 HUNTINGDON TIER ROAD, BAGDAD

D. KRAKO & A. MCGUIRE

TITLE	181971/8	PROJECT	30875	DATE	22/05/2025
PID	9148351	DRAWING	52575-01	DRAWN	LB
CONTOUR	N/A	SCALE	1:750@A3	CHECKED	NC

N
MGA2020
AHD

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: D. Krako & A. L. Krako *Owner /Agent*

550 Huntingdon Tier Road *Address*

Bagdad, TAS 7030 *Suburb/postcode*

Qualified person details:

Qualified person: NICK CREESE

Address: PO BOX 136

KINGSTON TAS 7051

Phone No: 03 6229 6563

Fax No:

Licence No: BFP-118

Email address: nick@larkandcreese.com.au

Qualifications and Insurance details: Accredited to report on bushfire Hazards under Part IVA of the Fire Service Act 1979
Insurance Policy Woodina Underwriting Agency 2023-CO11471-92792

(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: 550 Huntingdon Tier Road

Bagdad, TAS 7030

Lot No: 8

Certificate of title No: 181971/8

The assessable item related to this certificate: Bushfire hazard management report and bushfire hazard management plan for proposed Class 1a building.

(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 item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work: X

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

- Bushfire Hazard Report 52575-01 dated 22nd of May 2025.
- Bushfire Hazard Management Plan 52575-01 dated 22nd of May 2025.

Relevant calculations:

AS 3959:2018 – Method 1 BAL assessment.

References:

- *AS 3959:2018 Construction of Buildings in Bushfire Prone Areas*
- *Building Regulations 2016*
- *National Construction Code 2022 Building Code Australia (Volume 2)*
- *Director's Determination – Bushfire Hazard Areas (version 1.2)*

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 – Requirements for Building in Bushfire-Prone Areas (transitional).
2. The applicable Bushfire Attack Level (BAL) determined using AS 3959:2018 for design and construction is **BAL-19**.

Scope and/or Limitations

Scope

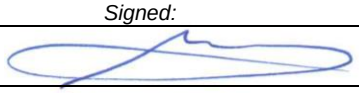
This report was commissioned to identify the bushfire risk and subsequent Bushfire Attack Level (BAL) associated with the proposed buildings on the site. All advice, construction standards and measures are in compliance with *AS 3959:2018, Construction of buildings in bushfire-prone areas, Building Regulations 2016 & National Construction Code 2022.*

Limitations

The inspection has been undertaken and report provided on the understanding that; -

1. The report only deals with the potential bushfire risk. All other statutory assessments are outside the scope of this report.
2. This assessment is based on the site conditions present at the time of assessment only. No responsibility can be accepted for actions by the landowners, Council, governmental agencies, or any other persons that may compromise the effectiveness of this report.
3. Impacts of future development and vegetation growth have not been considered for the purpose of this assessment.
4. This report and AS 3959:2018 cannot guarantee that a dwelling will survive a bushfire, however the implementation of the measures contained within AS 3959:2018 and this report will improve the likelihood of survival of the structure in the event of bushfire attack.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		52575-01	22/05/25

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

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SEARCH OF TORRENS TITLE

VOLUME	FOLIO
181971	8
EDITION	DATE OF ISSUE
1	22-Nov-2021

SEARCH DATE : 17-Mar-2025
SEARCH TIME : 09.46 AM

DESCRIPTION OF LAND

Parish of STRANGFORD Land District of MONMOUTH
Parish of HUNTINGDON Land District of MONMOUTH
Lot 8 on Sealed Plan 181971
Derivation : Part of Lot 37092, 106A-3R-29P Gtd. to Robert William Kenner and Part of Lot 30266, 49A-3R-0P Gtd. to William Joseph Bedford.
Prior CT 178504/1

SCHEDULE 1

E109633 TRANSFER to PAULA ROBERTA STEENHOLDT and CHRISTOPHER WILFRED STEENHOLDT Registered 12-Jun-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP181971 EASEMENTS in Schedule of Easements
SP181971 FENCING COVENANT in Schedule of Easements
SP181971 WATER SUPPLY RESTRICTION
SP181971 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP162782 & SP163955 FENCING PROVISION in Schedule of Easements
SP157454, SP162782 & SP163955 WATER SUPPLY RESTRICTION
SP157454, SP162782 & SP163955 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP157454 FENCING COVENANT in Schedule of Easements
D87378 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 15-Jul-2013 at noon

UNREGISTERED DEALINGS AND NOTATIONS

N242692 PRIORITY NOTICE reserving priority for 90 days
TRANSFER PAULA ROBERTA STEENHOLDT and CHRISTOPHER WILFRED STEENHOLDT to DENIS KRAKO and ASHLEY LOUISE KRAKO
MORTGAGE DENIS KRAKO and ASHLEY LOUISE KRAKO TO COMMONWEALTH BANK OF AUSTRALIA Lodged by TAS CONVEYANCING PTY LTD on 17-Jan-2025 BP: N242692

PLAN OF SURVEY

REGISTERED NUMBER
SP181971

OWNER: PAULA ROBERTA STEENHOLT & CHRISTOPHER WILFRED STEENHOLT

FOLIO REFERENCE: C.T.178504/1

GRANTEE: PART OF LOT 37092, 106A-3R-29P GTD. TO ROBERT WILLIAM KENNER AND PART OF LOT 30266, 49A-3R-0P GTD. TO WILLIAM JOSEPH BEDFORD..

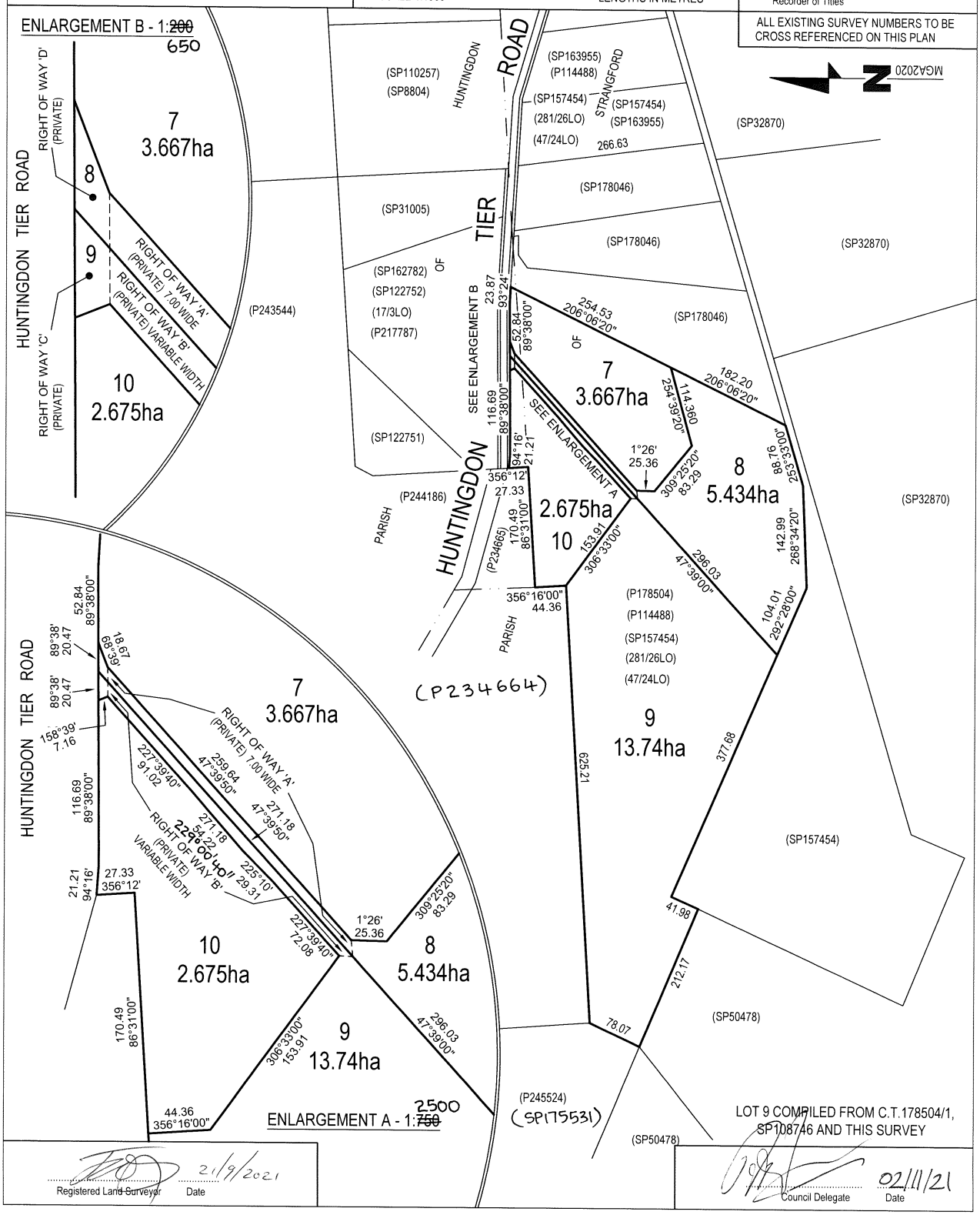
BY SURVEYOR: T.W. COX of LEARY COX AND CRIPPS SURVEYORS Unit G04 40 Molle Street, HOBART TAS 7000 P 03 6118 2030 E admin@learyandcox.com

LOCATION: LAND DISTRICT OF MONMOUTH
PARISH OF STRANGFORD AND HUNTINGDON

SCALE 1:~~1500~~ 5000 LENGTHS IN METRES

~~APPROVED~~
EFFECTIVE FROM 22 NOV 2021
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor 21/9/2021 Date

Council Delegate 02/11/21 Date

SCHEDULE OF EASEMENTS

Registered Number

SP 181971

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Easements

1. Lot 7 is together with a right of carriageway over that part of Lot 8 marked "Right of Way (Private) D" on the Plan.

2. Lot 7 is together with a right of carriageway over that part of Lot 9 marked "Right of Way (Private) C" on the Plan.

3. Lot 8 is subject to a right of carriage way (appurtenant to Lot 9) over the area marked "Right of Way (Private) A 7.00 Wide" on the Plan.

4. Lot 8 is subject to a right of carriage way (appurtenant to Lots 7, 9 and 10) over the area marked "Right of Way (Private) D" on the Plan.

5. Lot 8 is together with a right of carriageway over that part of Lot 9 marked "Right of Way (Private) B" on the Plan.
VARIABLE WIDTH

6. Lot 8 is together with a right of carriageway over that part of Lot 9 marked "Right of Way (Private) C" on the Plan.

7. Lot 9 is subject to a right of carriage way (appurtenant to Lots 7, 8 and 10) over the area marked "Right of Way (Private) C" on the Plan.

8. Lot 9 is subject to a right of carriage way (appurtenant to Lot 8) over the area marked "Right of Way (Private) B" on the Plan.
VARIABLE WIDTH

P Steenholdt
C Steenholdt

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Paula Roberta Steenholdt and Christopher Wilfred Steenholdt FOLIO REF: 178504/1 SOLICITOR & REFERENCE: HWL Ebsworth Lawyers (refer Ms A Pelham)	PLAN SEALED BY: Southern Midlands Council DATE: 02/11/21 SA2010/36 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

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By SMC

ANNEXURE TO SCHEDULE OF EASEMENTS

PAGE 2 OF 2 PAGES

Registered Number
SP 181971

SUBDIVIDER: Paula Roberta Steenholdt and Christopher Wilfred Steenholdt
FOLIO REFERENCE: 178504/1

9. Lot 9 is together with a right of carriageway over that part of Lot 8 marked "Right of Way (Private) A 7.00 Wide" on the Plan.

10. Lot 9 is together with a right of carriageway over that part of Lot 8 marked "Right of Way (Private) D" on the Plan.

11. Lot 10 is together with a right of carriageway over that part of Lot 9 marked "Right of Way (Private) C" on the Plan.

12. Lot 10 is together with a right of carriageway over that part of Lot 8 marked "Right of Way (Private) D" on the Plan.

Fencing Covenants

1. The owners of each Lot on the Plan covenant with the Subdividers Paula Roberta Steenholdt and Christopher Wilfred Steenholdt that the Subdividers shall not be required to fence.

SIGNED by **Paula Roberta Steenholdt** in the presence of: Signature: P Steenholdt

Signature: Green
Name: Sarah Green
Address: 54 Bridge St Richmond 7025
Occupation: Librarian - Richmond PO
Witness

RICHMOND
24 AUG 2021

SIGNED by **Christopher Wilfred Steenholdt** in the presence of: Signature: C. Steenholdt

Signature: Green
Name: Sarah Green
Address: 54 Bridge St Richmond 7025
Occupation: Librarian - Richmond PO
Witness

RICHMOND
24 AUG 2021

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Doc ID 866109153/v2

E409624 MORTGAGE to Commonwealth Bank of Australia Lodged by DYE & DURHAM (CBA) on 08-Mar-2025 BP: N241698

N241698 TRANSFER to DENIS KRAKO and ASHLEY LOUISE KRAKO Lodged by DYE & DURHAM (CBA) on 08-Mar-2025 BP: N241698

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WILSON HOMES

Direction to submit a Development Application

This document confirms the direction from Denis & Ashley KRAKO, owners of Lot 8 Huntingdon Tier Road BAGDAD to Wilson Homes Tasmania Pty Limited to act as their agent within the meaning of the *Land Use Planning and Approvals Act 1993* (Tasmania).

Signed by: Denis krako
494C1909779F401...
Signature

28/08/2025
Date of signature

Signed by: Ashley krako
D22969BAFC4E4AC...
Signature

28/08/2025
Date of signature

Important Owner Confirmation

The owners acknowledge that Wilson Homes will incur non-refundable fees to third parties that are likely to exceed the proposal acceptance fee already paid, including but not limited to:
Structural engineering fees
Hydraulic engineering fees
Development application fees
Overlay reports
Arborist reports
Bushfire reports
Farm management reports; and
Dispersive soil reports
depending on the requirements of your council.

The owners acknowledge that in the unlikely event that they do not proceed to a contract, these fees will be payable by the owners to Wilson Homes.

Signed by: Denis krako
494C1909779F401...
Signature

28/08/2025
Date of signature

Signed by: Ashley krako
D22969BAFC4E4AC...
Signature

28/08/2025
Date of signature

LOVE BEING home

1300 595 050
wilsonhomes.com.au
Southern Head Office 250 Murray Street, Hobart Tasmania
Northern Head Office Level 1, 78-96 Wellington Street, Launceston Tasmania