Public Notice Details

Planning Application Details

Application No	DA2500150

Property Details

Property Location	508 Huntingdon Tier Road Bagdad

Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	17/12/25
Advertising Closing Period If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	3/1/26

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 Residential Dwelling

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

508 HUNTINGDON TIER ROAD, BAGDAD TAS 7030

Certificate of Title/s Volume Number/Lot Number:

234664/1

Land Owners Name:

Mark Whitfiled & Carolyn Waters

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: 03 6213 9957

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)

As the Above

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

$ 579,595

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SOUTHERN MIDLANDS COUNCIL

For Commercial Planning Permit Applications Only

Signage:

Is any signage proposed?	Yes		No	X

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	X

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	22.10.25

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

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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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DA
TASMANIAN PLANNING SCHEME

SHEET INDEX

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR

ALFRESCO	27.20
GARAGE	39.36
LIVING	205.71
PORCH	9.61
	281.88 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 2022 HOUSING PROVISIONS PART 10.8.
- BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
- SERVICES IN ACCORDANCE WITH NCC 2022.
- EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
- EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
- EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	BAL-29
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	MEDIUM
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 SPECIFIC AREA PLAN	
TERRAIN CATEGORY	TC2
TOPOGRAPHIC CLASSIFICATION	T2
WATERWAY & COASTAL OVERLAY	YES
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	40.00km
ZONING	RURAL LIVING
PRIORITY VEGETATION AREA	

BUILDING CONTROLS & COMPLIANCE

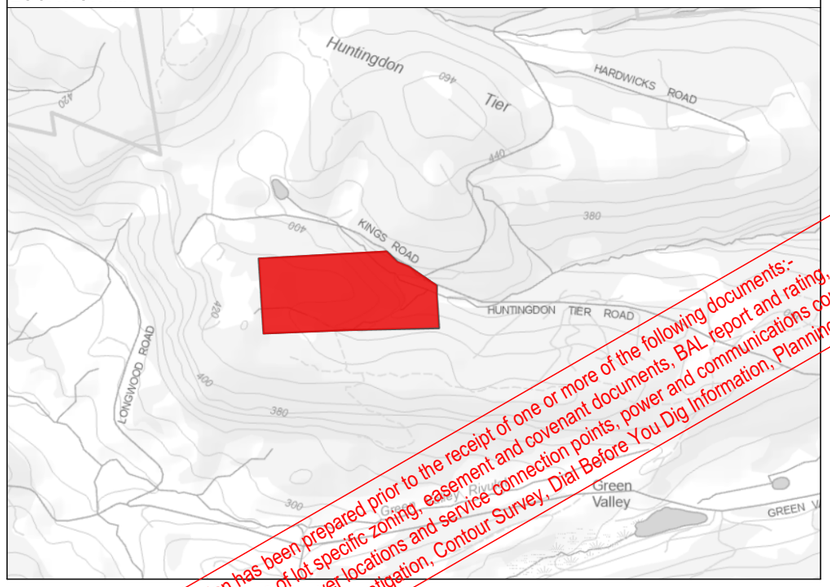
CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 20,000mm	163,301mm
SIDE A	MIN. 10,000mm	359,662mm
SIDE B	MIN. 10,000mm	251,729mm
REAR	MIN. 10,000mm	103,593mm
BULK & SCALE		
SITE AREA	166,000m²	
SITE COVERAGE	MAX. 0.24%	0.17%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	564mm
FILL DEPTH	MAX. 1,000mm	650mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

3D PERSPECTIVE

NOTE TO OWNER

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

LOCATION MAP



BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2595mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	DARK
WALL MATERIAL	BRICK VENEER CLADDING
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	SARKING UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO)
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: WC
ACCESSIBLE SHOWER LOCATION: BATH

GENERAL NOTES:

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

BUSHFIRE REQUIREMENTS - BAL-29

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-29 RATED DEKTITE TO ALL AIR VENTS ON ROOF.
- PROVIDE BAL-29 RATED ALUMINIUM MESH TO ALL SOFFIT AND EAVE VENTS.
- PROVIDE BAL-29 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS.
- ROOF PENETRATIONS TO BE NON-COMBUSTIBLE.

WALLS, POSTS AND BEAMS:
- EXTERNAL TIMBER POSTS AND EXPOSED BEAMS TO BE BUSHFIRE-RESISTING TIMBER.
- PROVIDE SPARK ARRESTORS TO ALL EXTERNAL BRICKWORK.
- PROVIDE MIN. 6mm EXTERNAL FC WALL / GABLE SHEETING.

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-29 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING / STACKER DOORS.
- SPECIFIED ALUMINIUM FRENCH DOORS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS.
- SPECIFIED ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS TO FIXED PANELS.
- PROVIDE ALUMINIUM DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS.
- PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH TO EXTERNAL TIMBER HUNG DOORS (IF REQUIRED).
- PROVIDE SEAL TO ALL GARAGE PANELIFT / ROLLER DOORS.

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

PRELIMINARY PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
03	PRELIMINARY PLAN SET - COLOUR UPDATE	ALL	2025.10.10	TRV	-
02	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.09.10	TNG	-

WILSON HOMES

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	REVISION	DRAWN	
1	DRAFT SALE PLAN - CT1	HMI	19/08/2025
2	PRELIM PLANS - INITIAL ISSUE	TNG	10/09/2025
3	PRELIM PLANS - COLOUR UPDATE	TRV	10/10/2025

CLIENT: CAROLYN & MARK WHITFIELD
ADDRESS: 508 HUNTINGDON TIER ROAD, BAGDAD TAS 7030
LOT / SECTION / CT: 1 / - / 234664
COUNCIL: SOUTHERN MIDLANDS
HOUSE DESIGN: CAPRI
FACADE DESIGN: CASCADE C
SHEET TITLE: COVER SHEET
SHEET No.: 1 / 26
HOUSE CODE: H-WATCPR10SB
FACADE CODE: F-WATBVR10CASCB
SCALES: 1:100

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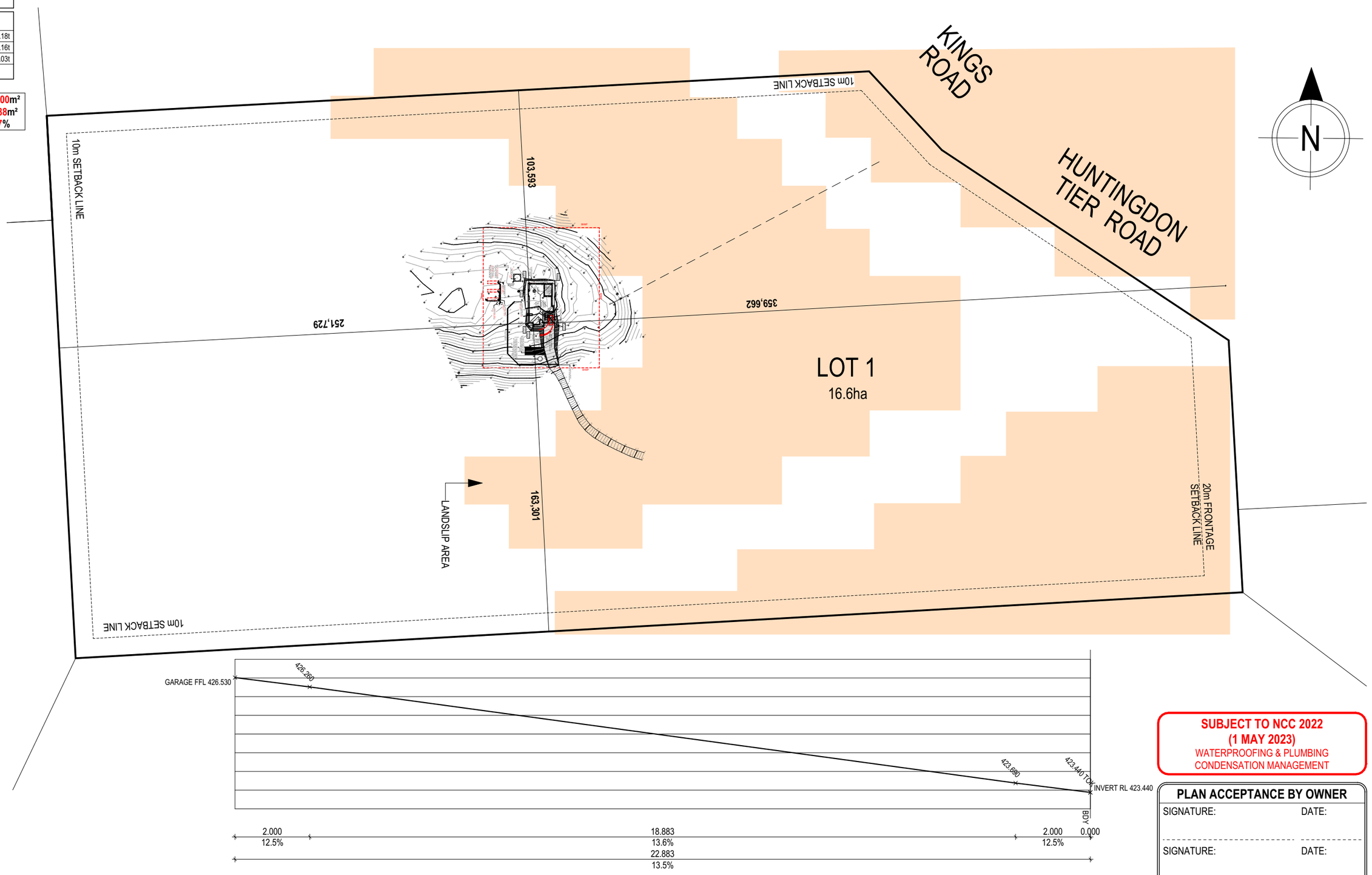
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

22/10/25

APPROX. CUT/FILL		
CUT	60.97m³	137.18t
FILL	60.07m³	135.16t
DIFFERENCE	0.90m³	2.03t
EVEN CUT & FILL		

LOT SIZE:	166000m²
HOUSE (COVERED AREA):	281.88m²
SITE COVERAGE:	0.17%

BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



AUSTRALIAN STANDARD DRIVEWAY PROFILE

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

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NEXTGEN	1	DRAFT SALE PLAN - CT1	HMI	19/08/2025
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© 2025	3	PRELIM PLANS - COLOUR UPDATE	TRV	10/10/2025

CLIENT: CAROLYN & MARK WHITFIELD		HOUSE DESIGN: CAPRI	HOUSE CODE: H-WATCPR10SB
ADDRESS: 508 HUNTINGDON TIER ROAD, BAGDAD TAS 7030		FACADE DESIGN: CASCADE C	FACADE CODE: F-WATBVR10CASCB
LOT / SECTION / CT: 1 / - / 234664	COUNCIL: SOUTHERN MIDLANDS	SHEET TITLE: SITE PLAN (1:2000)	SHEET No.: 2 / 26
		SCALES: 1:2000	714075

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

22/10/25

APPROX. CUT/FILL		
CUT	60.97m³	137.18t
FILL	60.07m³	135.16t
DIFFERENCE	0.90m³	2.03t
EVEN CUT & FILL		

LOT SIZE:	166000m²
HOUSE (COVERED AREA):	281.88m²
SITE COVERAGE:	0.17%

BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

NGL 425.608
FILL 0.622

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

359,662

NGL 426.338
CUT 0.108

TRAFFICABLE 450mm GRATED PIT CONNECTED TO STORMWATER TRENCH

FFL: 423.44

FALL

APPROX. FCR. DRIVEWAY
BY OWNERS LICENCED CONTRACTOR
138m² TOTAL
(138m² TO BDY)

P.O.S (TO 8.4.3 REQUIREMENTS)
6.0x4.0m (24.00m²)
MAX GRADE 1:10

GARAGE FFL 426.530

GROUND FLOOR FFL 426.600

PAD RL 426.230

LOT 1
AREA: 16.6ha

House marked out by client
ORG RL: 426.400

CUT
FILL

APPROX. FIRE SERVICE ACCESS
BY OWNER
42m² TOTAL
(42m² TO BDY)

163,301

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

103,593

NGL 425.580
FILL 0.650

NGL 425.756
FILL 0.474

NGL 426.794
CUT 0.564

NGL 426.704
CUT 0.474

STORMWATER DETENTION TRENCH SYSTEM TO ENGINEER'S DESIGN (BY WILSON HOMES)

251,729

4 x 8m HARDSTAND AND TURNING BAY FOR FIRE FIGHTING REQUIREMENTS AS PER *THE DETERMINATION ON REQUIREMENTS FOR BUILDING IN BUSHFIRE-PRONE AREAS VERSION 2.2*

10,000L FIRE-FIGHTING TANK WITHIN 3m OF HARDSTAND AS PER *THE DETERMINATION ON REQUIREMENTS FOR BUILDING IN BUSHFIRE-PRONE AREAS VERSION 2.2, TABLE 4.3B REQUIREMENTS FOR STATIC WATER SUPPLY FOR FIRE-FIGHTING* (BY OWNER)

TAP

24,000

24,000L RAINWATER TANK FOR STORMWATER RETENTION & DETENTION SYSTEM (BY WILSON HOMES)

TBM SPIKE
RL 426.76

100 UPVC PIPE CONNECTED TO COUNCIL STORMWATER.

SEPTIC SYSTEM ABSORPTION TRENCHES TO ENGINEER'S DESIGN (BY OWNERS LICENCED CONTRACTOR)

3-WAY SPLITTER TO ENGINEER'S DESIGN (BY OWNERS LICENCED CONTRACTOR)

SEPTIC SYSTEM (BY OWNERS LICENCED CONTRACTOR). MIN 1% FALLS.

CUT OFF DRAIN

AWTS (BY WILSON HOMES). MIN 1% FALL. LOCATION & SIZES OF TRENCH TBC. UPON REPORT.

STORMWATER TRENCH (BY WILSON HOMES). LOCATION & SIZES OF TRENCH TBC. SUBJECT TO ENNEERS AND APPROVAL.

N

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

WILSON HOMES

SPECIFICATION:		REVISION	DRAWN	
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CLIENT: CAROLYN & MARK WHITFIELD		HOUSE DESIGN: CAPRI	HOUSE CODE: H-WATCPR10SB
ADDRESS: 508 HUNTINGDON TIER ROAD, BAGDAD TAS 7030		FACADE DESIGN: CASCADE C	FACADE CODE: F-WATBVR10CASCB
LOT / SECTION / CT: 1 / - / 234664	COUNCIL: SOUTHERN MIDLANDS	SHEET TITLE: SITE PLAN (1:200)	SHEET No.: 3 / 26
			SCALES: 1:100, 1:200

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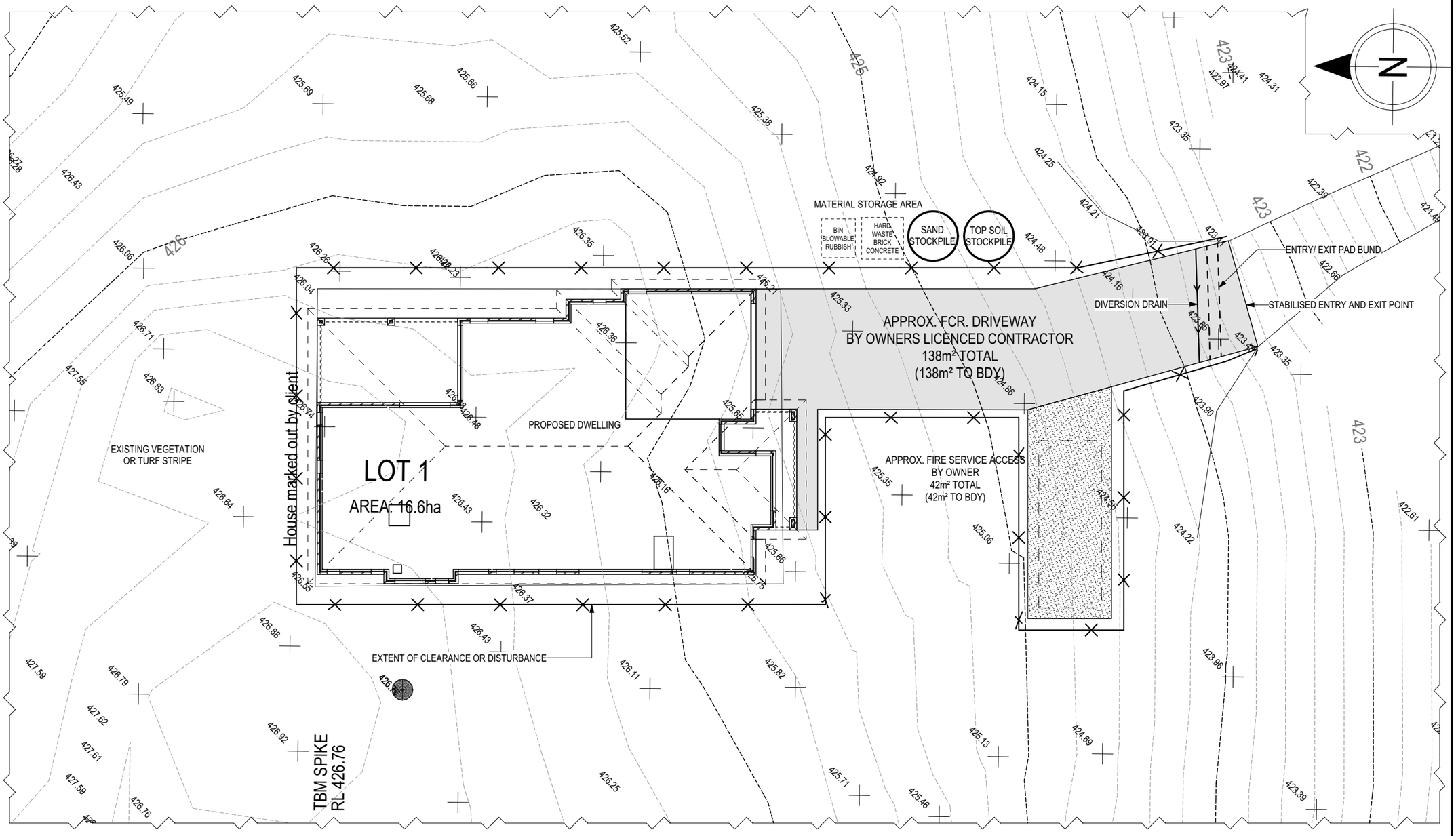
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

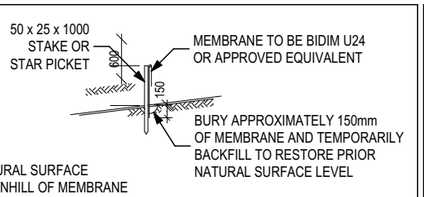
OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

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.

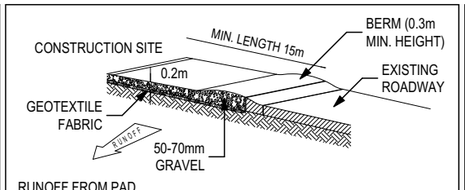
NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR 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.

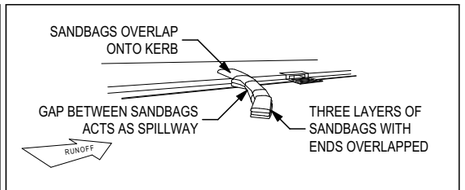




SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



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
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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	REVISION	DRAWN	
1	DRAFT SALE PLAN - CT1	HMI	19/08/2025
2	PRELIM PLANS - INITIAL ISSUE	TNG	10/09/2025
3	PRELIM PLANS - COLOUR UPDATE	TRV	10/10/2025

CLIENT:	CAROLYN & MARK WHITFIELD	HOUSE DESIGN:	CAPRI
ADDRESS:	508 HUNTINGDON TIER ROAD, BAGDAD TAS 7030	FACADE DESIGN:	CASCADE C
LOT / SECTION / CT:	1 / - / 234664	COUNCIL:	SOUTHERN MIDLANDS
SHEET TITLE:	SOIL & WATER MANAGEMENT PLAN	SHEET No.:	4 / 26
HOUSE CODE:	H-WATCPR10SB		
FACADE CODE:	F-WATBVR10CASCB		
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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22/10/25

BAL-29 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.

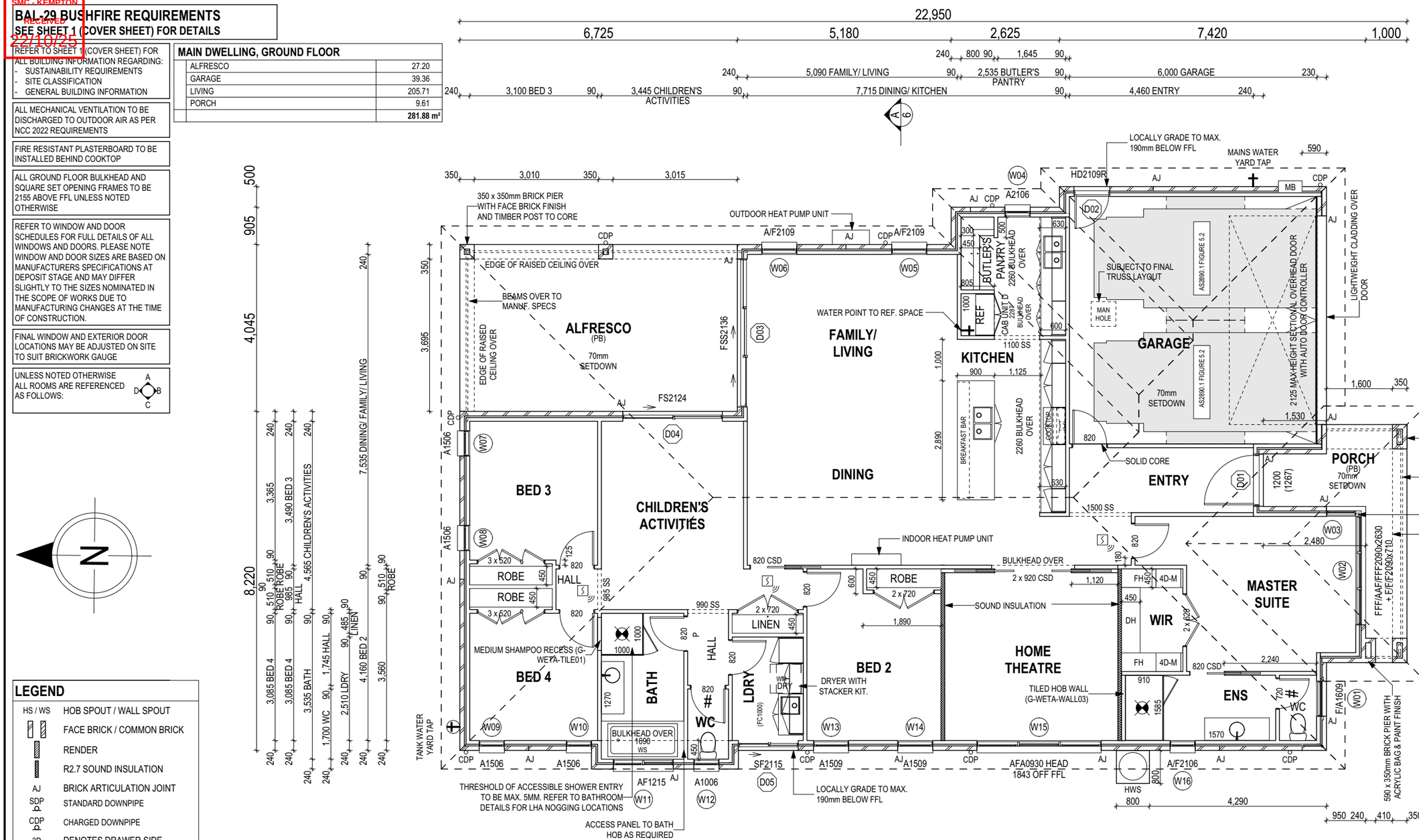
FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE
ALL ROOMS ARE REFERENCED AS FOLLOWS:

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	27.20
GARAGE	39.36
LIVING	205.71
PORCH	9.61
	281.88 m²

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
	R2.7 SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
3D	DENOTES DRAWER SIDE
	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
	THIS DOOR OPENS FIRST
	SMOKE ALARM
#	LIFT OFF HINGE
	WATER POINT
FW	FLOOR WASTE
GAS	GAS BAYONET

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

PLAN ACCEPTANCE BY OWNER

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ALL DIMENSIONS ARE FRAME DIMENSIONS

WILSON HOMES

SPECIFICATION: NEXTGEN		REVISION	DRAWN	CLIENT: CAROLYN & MARK WHITFIELD	HOUSE DESIGN: CAPRI
COPYRIGHT: © 2025	1	DRAFT SALE PLAN - CT1	HMI 19/08/2025		
	2	PRELIM PLANS - INITIAL ISSUE	TNG 10/09/2025	ADDRESS: 508 HUNTINGDON TIER ROAD, BAGDAD TAS 7030	FACADE DESIGN: CASCADE C
	3	PRELIM PLANS - COLOUR UPDATE	TRV 10/10/2025		
				LOT / SECTION / CT: 1 / - / 234664	COUNCIL: SOUTHERN MIDLANDS
				SHEET TITLE: GROUND FLOOR PLAN	SHEET No.: 5 / 26

HOUSE CODE:	H-WATCPR10SB
FACADE CODE:	F-WATBVR10CASCB
SCALES:	1:100

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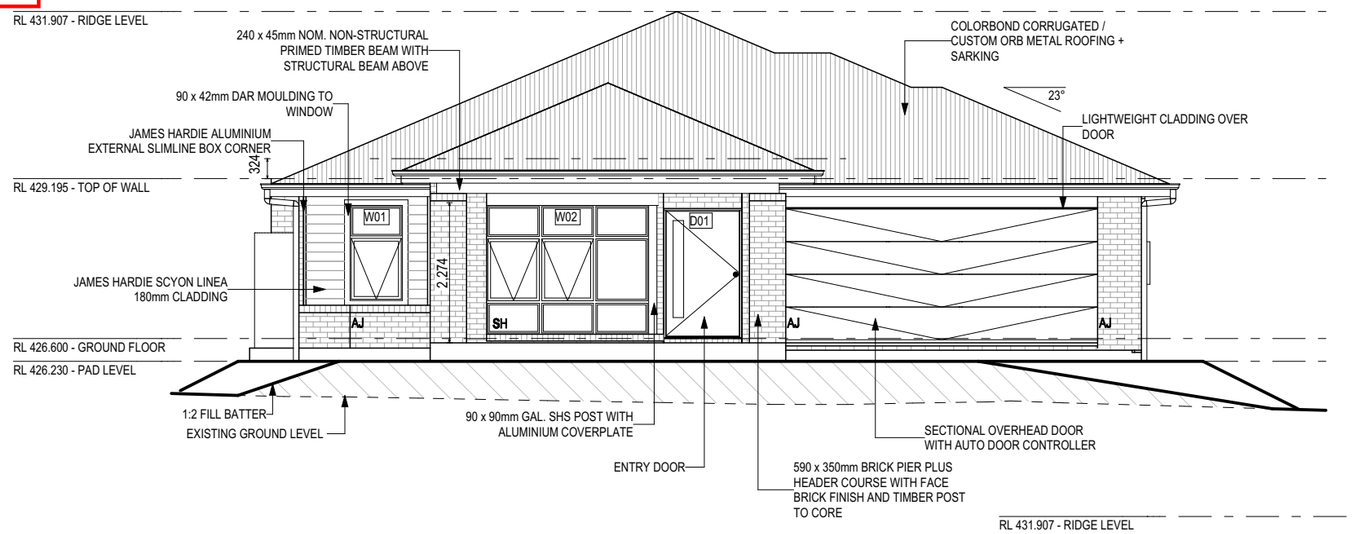
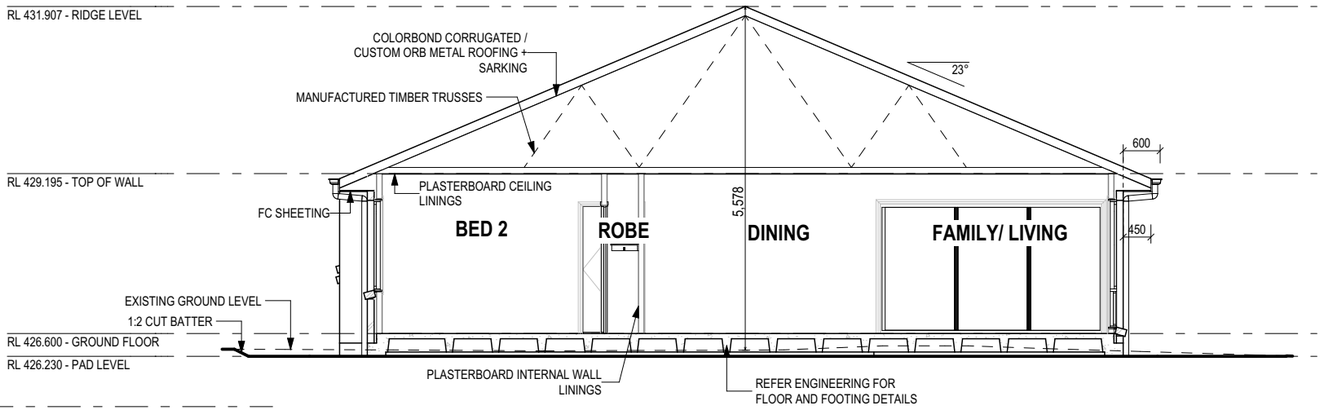
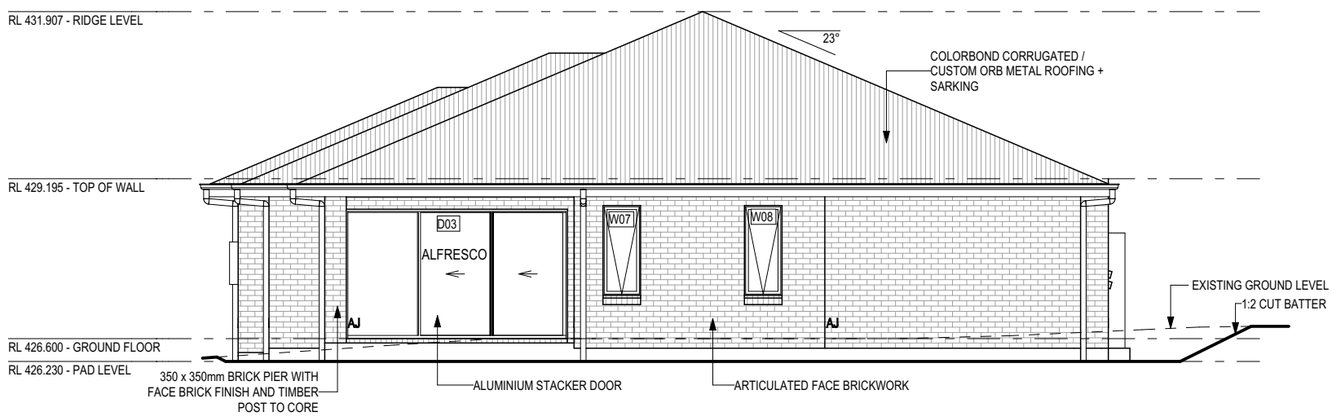
BAL -29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



SOUTH ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- 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
CONDENSATION MANAGEMENT

GLASS TYPE LEGEND
CLEAR OBSCURE

WINDOW TYPE LEGEND
AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

PLAN ACCEPTANCE BY OWNER
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LOT / SECTION / CT: 1 / - / 234664
COUNCIL: SOUTHERN MIDLANDS
HOUSE DESIGN: CAPRI
FACADE DESIGN: CASCADE C
SHEET TITLE: ELEVATIONS / SECTION
SHEET No.: 6 / 26
HOUSE CODE: H-WATCPR10SB
FACADE CODE: F-WATBVR10CASCB
SCALES: 1:100

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BAL -29 BUSHFIRE REQUIREMENTS
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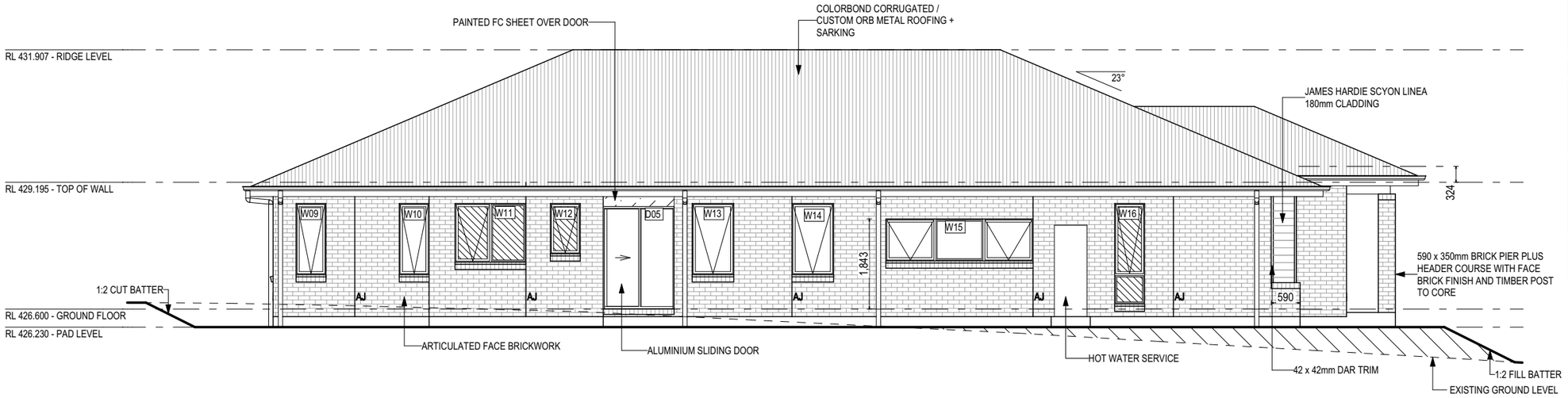
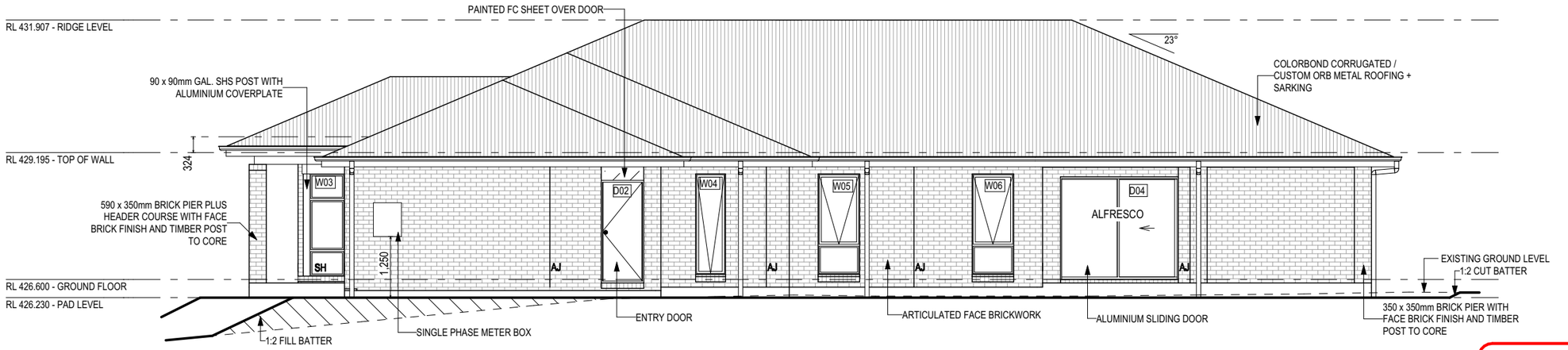


WEST ELEVATION
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100

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					LOT / SECTION / CT: 1 / - / 234664	COUNCIL: SOUTHERN MIDLANDS	SHEET TITLE: ELEVATIONS	SHEET No.: 7 / 26
							SCALES: 1:100	714075

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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	F/A1609	AWNING	WC	1,543	850	4,786	1.31	ALUMINIUM	BAL-29	NONE	S	1.00	CLEAR, DOUBLE GLAZED	BP 1028
	GROUND FLOOR	W02	FFF/AAF/FFF2090x2630	SPECIAL	MASTER SUITE	2,090	2,630	9,440	5.50	ALUMINIUM	BAL-29	SNAP HEADER	S	4.33	CLEAR, DOUBLE GLAZED	BP 523/1568, MP 877-877/877-877/877-877, CORNER JOINING (POST & COVERPLATE), BLADE OVER
	GROUND FLOOR	W03	F/F/F2090x710	SPECIAL	MASTER SUITE	2,090	710	5,600	1.48	ALUMINIUM	BAL-29	SNAP HEADER	E	1.20	CLEAR, DOUBLE GLAZED	BP 523/1568, CORNER JOINING (POST & COVERPLATE), BLADE OVER
	GROUND FLOOR	W04	A2106	AWNING	BUTLER'S PANTRY	2,057	610	5,334	1.25	ALUMINIUM	BAL-29	ANGLED	E	0.93	CLEAR, DOUBLE GLAZED	
	GROUND FLOOR	W05	A/F2109	AWNING	FAMILY / LIVING	2,057	850	5,814	1.75	ALUMINIUM	BAL-29	ANGLED	E	1.37	CLEAR, DOUBLE GLAZED	BP 600
	GROUND FLOOR	W06	A/F2109	AWNING	FAMILY / LIVING	2,057	850	5,814	1.75	ALUMINIUM	BAL-29	ANGLED	E	1.37	CLEAR, DOUBLE GLAZED	BP 600
	GROUND FLOOR	W07	A1506	AWNING	BED 3	1,457	610	4,134	0.89	ALUMINIUM	BAL-29	ANGLED	N	0.64	CLEAR, DOUBLE GLAZED	
	GROUND FLOOR	W08	A1506	AWNING	BED 3	1,457	610	4,134	0.89	ALUMINIUM	BAL-29	ANGLED	N	0.64	CLEAR, DOUBLE GLAZED	
	GROUND FLOOR	W09	A1506	AWNING	BED 4	1,457	610	4,134	0.89	ALUMINIUM	BAL-29	ANGLED	W	0.64	CLEAR, DOUBLE GLAZED	
	GROUND FLOOR	W10	A1506	AWNING	BED 4	1,457	610	4,134	0.89	ALUMINIUM	BAL-29	ANGLED	W	0.64	CLEAR, DOUBLE GLAZED	
	GROUND FLOOR	W11	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-29	ANGLED	W	1.38	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725
	GROUND FLOOR	W12	A1006	AWNING	WC	1,029	610	3,278	0.63	ALUMINIUM	BAL-29	ANGLED	W	0.44	OBSCURE, DOUBLE GLAZED, TOUGHENED	
	GROUND FLOOR	W13	A1509	AWNING	BED 2	1,457	850	4,614	1.24	ALUMINIUM	BAL-29	ANGLED	W	0.96	CLEAR, DOUBLE GLAZED	
	GROUND FLOOR	W14	A1509	AWNING	BED 2	1,457	850	4,614	1.24	ALUMINIUM	BAL-29	ANGLED	W	0.96	CLEAR, DOUBLE GLAZED	
	GROUND FLOOR	W15	AFA0930	AWNING	HOME THEATRE	857	3,010	7,734	2.58	ALUMINIUM	BAL-29	ANGLED	W	2.01	CLEAR, DOUBLE GLAZED	MP 1003-1003
	GROUND FLOOR	W16	A/F2106	AWNING	ENS	2,057	610	5,334	1.25	ALUMINIUM	BAL-29	ANGLED	W	0.93	OBSCURE, DOUBLE GLAZED, TOUGHENED	BP 600
								84,198 mm	**25.28**					**19.44**		
DOOR																
	GROUND FLOOR	D01	1200	SWINGING	ENTRY	2,106	1,267	6,746	2.67	TIMBER	BAL-29	SNAP HEADER	S	---	DOOR(S): CLEAR - SIDELIGHT(S): N/A	LEAF SIZE: 2040 x 1200mmALI VIEW SECURITY SCREEN
	GROUND FLOOR	D02	HD2109R	SWINGING	GARAGE	2,100	870	5,940	1.83	ALUMINIUM	BAL-29	SNAP HEADER	E	1.22	N\A	ALI VIEW SECURITY SCREEN
	GROUND FLOOR	D03	FSS2136	STACKER	FAMILY / LIVING	2,100	3,588	11,376	7.53	ALUMINIUM	BAL-29	SNAP HEADER	N	6.75	CLEAR, DOUBLE GLAZED, TOUGHENED	ALI VIEW SECURITY SCREEN
	GROUND FLOOR	D04	FS2124	SLIDING	CHILDREN'S ACTIVITIES	2,100	2,410	9,020	5.06	ALUMINIUM	BAL-29	SNAP HEADER	E	4.51	CLEAR, DOUBLE GLAZED, TOUGHENED	ALI VIEW SECURITY SCREEN
	GROUND FLOOR	D05	SF2115	SLIDING	LDRY	2,100	1,450	7,100	3.05	ALUMINIUM	BAL-29	SNAP HEADER	W	2.59	CLEAR, DOUBLE GLAZED, TOUGHENED	ALI VIEW SECURITY SCREEN
								40,182 mm	**20.14**					**15.07**		
								124,380 mm	**45.41**					**34.52**		

NOTE:
Provide BAL-29 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.

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	1	1100 SS	SQUARE SET OPENING	2,155	1,100	N/A	
	GROUND FLOOR	1	1500 SS	SQUARE SET OPENING	2,155	1,500	N/A	
	GROUND FLOOR	1	2 x 620	SWINGING	2,040	1,240	N/A	
	GROUND FLOOR	2	2 x 720	SWINGING	2,040	1,440	N/A	
	GROUND FLOOR	1	2 x 920 CSD	CAVITY SLIDING	2,040	1,840	N/A	
	GROUND FLOOR	2	3 x 520	SWINGING	2,040	1,594	N/A	
	GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
	GROUND FLOOR	7	820	SWINGING	2,040	820	N/A	
	GROUND FLOOR	1	820	SWINGING	2,040	820	N/A	LIFT-OFF HINGES
	GROUND FLOOR	2	820 CSD	CAVITY SLIDING	2,040	820	N/A	
	GROUND FLOOR	1	985 SS	SQUARE SET OPENING	2,155	985	N/A	
	GROUND FLOOR	1	990 SS	SQUARE SET OPENING	2,155	990	N/A	

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- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

BAL-29 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	DRAFT SALE PLAN - CT1	HMI	19/08/2025
2	PRELIM PLANS - INITIAL ISSUE	TNG	10/09/2025
3	PRELIM PLANS - COLOUR UPDATE	TRV	10/10/2025

CLIENT:	CAROLYN & MARK WHITFIELD	HOUSE DESIGN:	CAPRI
ADDRESS:	508 HUNTINGDON TIER ROAD, BAGDAD TAS 7030	FACADE DESIGN:	CASCADE C
LOT / SECTION / CT:	1 / - / 234664	COUNCIL:	SOUTHERN MIDLANDS
SHEET TITLE:	WINDOW & DOOR SCHEDULES	SHEET No.:	8 / 26

HOUSE CODE:	H-WATCPR10SB
FACADE CODE:	F-WATBVR10CASCB
SCALES:	

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NATURAL LIGHT AND VENTILATION

ROOM	AREA (m2)	WINDOW ID	LIGHT REQUIRED (m2)	LIGHT ACHIEVED (m2)	VENTILATION REQ`D (m2)	VENTILATION ACH`D (m2)
OPEN KITCHEN/ LIVING/ DINING	55.37 m²	W05, W06, D03	5.54 m²	9.43 m²	2.77 m²	7.01 m²
MASTER SUITE	16.46 m²	W02, W03	1.65 m²	5.53 m²	0.82 m²	1.68 m²
BED 2	13.30 m²	W13, W14	1.33 m²	1.92 m²	0.67 m²	2.30 m²
BED 3	11.58 m²	W07, W08	1.16 m²	1.28 m²	0.58 m²	1.62 m²
BED 4	10.54 m²	W09, W10	1.05 m²	1.28 m²	0.53 m²	1.62 m²
HOME THEATRE	17.07 m²	W15	1.71 m²	2.01 m²	0.85 m²	1.58 m²
CHILDREN'S ACTIVITIES	17.15 m²	D04	1.72 m²	4.51 m²	0.86 m²	2.36 m²

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

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

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(1 MAY 2023)
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BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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SHEET TITLE: CALCULATIONS
SHEET No.: 9 / 26
HOUSE CODE: H-WATCPR10SB
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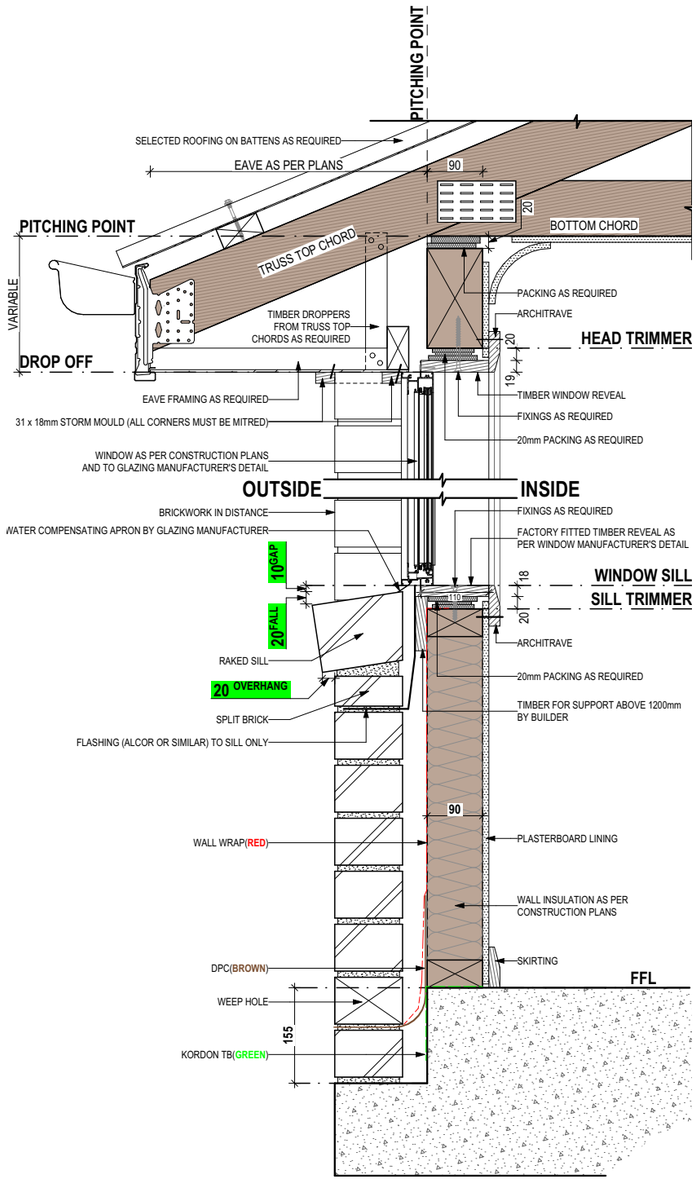

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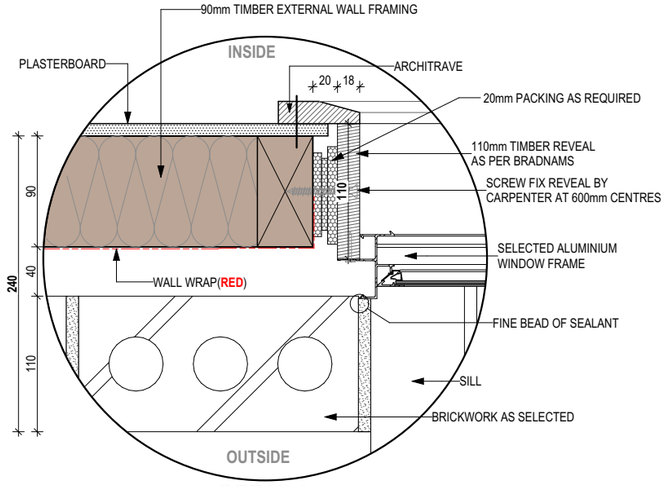

DETAILS
SCALE: 1:5

STANDARD BRICK

BRICKWORK DIMENSIONS Bricks per m² in wall = 48.5 approx. all dimensions in mm

FORMAT SIZE: 240x120x86mm | MANUFACTURING SIZE: 230x110x76mm | VERTICAL GAUGE: 7 Courses to 600mm

NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT
1	230	250	86	26	6230	6250	2229
1½	350	370		26½	6350	6370	
2	470	490	172	27	6470	6490	2314
2½	590	610		27½	6590	6610	
3	710	730	257	28	6710	6730	2400
3½	830	850		28½	6830	6850	
4	950	970	343	29	6950	6970	2486
4½	1070	1090		29½	7070	7090	
5	1190	1210	429	30	7190	7210	2572
5½	1310	1330		30½	7310	7330	
6	1430	1450	514	31	7430	7450	2657
6½	1550	1570		31½	7550	7570	
7	1670	1690	600	32	7670	7690	2743
7½	1790	1810		32½	7790	7810	
8	1910	1930	686	33	7910	7930	2829
8½	2030	2050		33½	8030	8050	
9	2150	2170	772	34	8150	8170	2914
9½	2270	2290		34½	8270	8290	
10	2390	2410	857	35	8390	8400	3000

STANDARD BRICK

BRICKWORK DIMENSIONS Bricks per m² in wall = 48.5 approx. all dimensions in mm

FORMAT SIZE: 240x120x86mm | MANUFACTURING SIZE: 230x110x76mm | VERTICAL GAUGE: 7 Courses to 600mm

NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT
11	2630	2650	943	36½	8630	NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH.	3086
11½	2750	2770		36½	8750		
12	2870	2890	1029	37	8870		3172
12½	2990	3010		37½	8990		
13	3110	3130	1114	38	9110		3257
13½	3230	3250		38½	9230		
14	3350	3370	1200	39	9350		3343
14½	3470	3490		39½	9470		
15	3590	3610	1286	40	9590		3429
15½	3710	3730		40½	9710		
16	3830	3850	1372	41	9830		3514
16½	3950	3970		41½	9950		
17	4070	4090	1457	42	10070		3600
17½	4190	4210		42½	10190		
18	4310	4330	1543	43	10310		3686
18½	4430	4450		43½	10430		
19	4550	4570	1629	44	10550		3772
19½	4670	4690		44½	10670		
20	4790	4810	1714	45	10790		3857
20½	4910	4930		45½	10910		
21	5030	5050	1800	46	11030		3943
21½	5150	5170		46½	11150		
22	5270	5290	1886	47	11270		4029
22½	5390	5410		47½	11390		
23	5510	5530	1972	48	11510		4114
23½	5630	5650		48½	11630		
24	5750	5770	2057	49	11750		4200
24½	5870	5890		49½	11870		
25	5990	6010	2143	50	11990		4286
25½	6110	6130		100	23990		8572

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BAL-29 BUSHFIRE REQUIREMENTS
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ADDRESS: 508 HUNTINGDON TIER ROAD, BAGDAD TAS 7030
LOT / SECTION / CT: 1 / - / 234664
COUNCIL: SOUTHERN MIDLANDS
HOUSE DESIGN: CAPRI
FACADE DESIGN: CASCADE C
SHEET TITLE: DETAILS (FACE BRICKWORK)
SHEET No.: 10 / 26
HOUSE CODE: H-WATCPR10SB
FACADE CODE: F-WATBVR10CASCB
SCALES:

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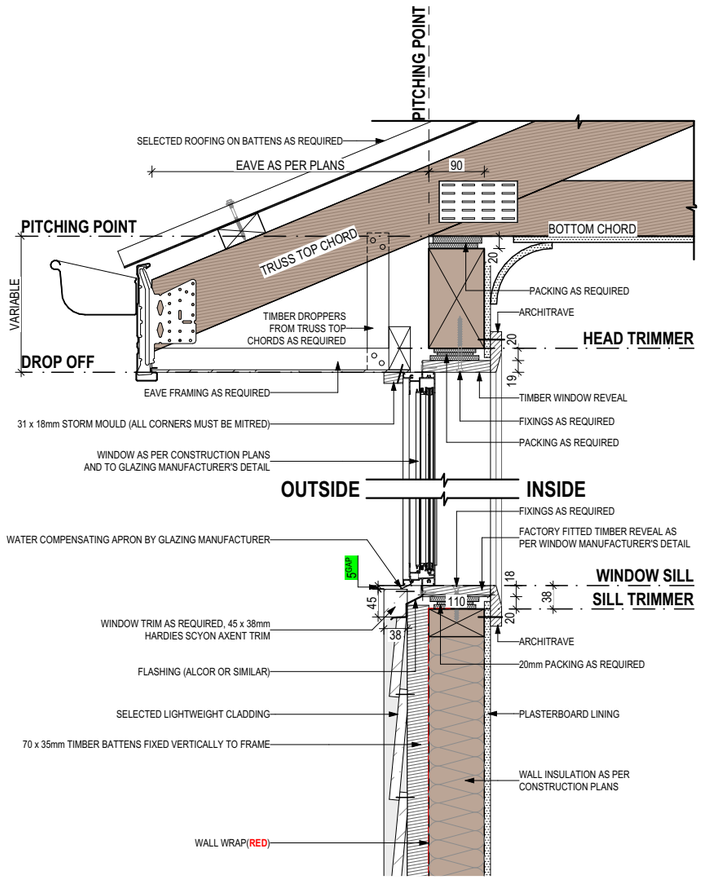
REFER TO W-CLAD-001 & W-CLAD-002 FOR FULL DETAIL



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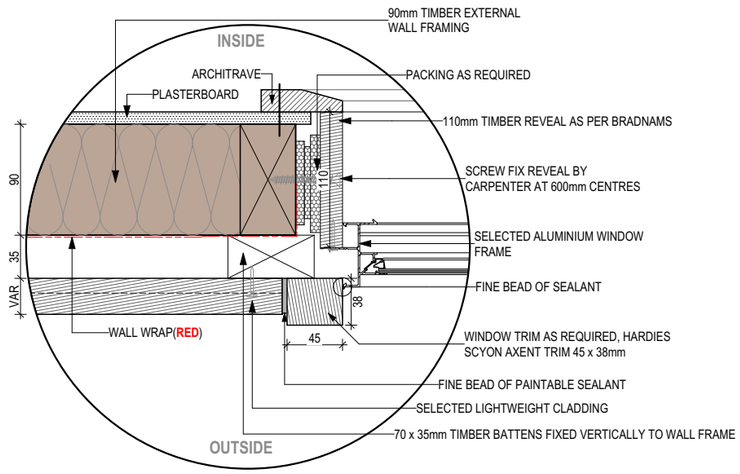

DETAILS
SCALE: 1:5

THIS DWELLING IS BEING CONSTRUCTED IN A BAL-29 AREA
(RESTRICTIONS FOR CONSTRUCTION METHODS/ MATERIALS APPLY. REFER TO NOTES)

SHEET CLADDING

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

WILSON HOMES

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ADDRESS: 508 HUNTINGDON TIER ROAD, BAGDAD TAS 7030		FACADE DESIGN: CASCADE C	FACADE CODE: F-WATBVR10CASCB
LOT / SECTION / CT: 1 / - / 234664	COUNCIL: SOUTHERN MIDLANDS	SHEET TITLE: DETAILS (CLADDING)	SHEET No.: 11 / 26

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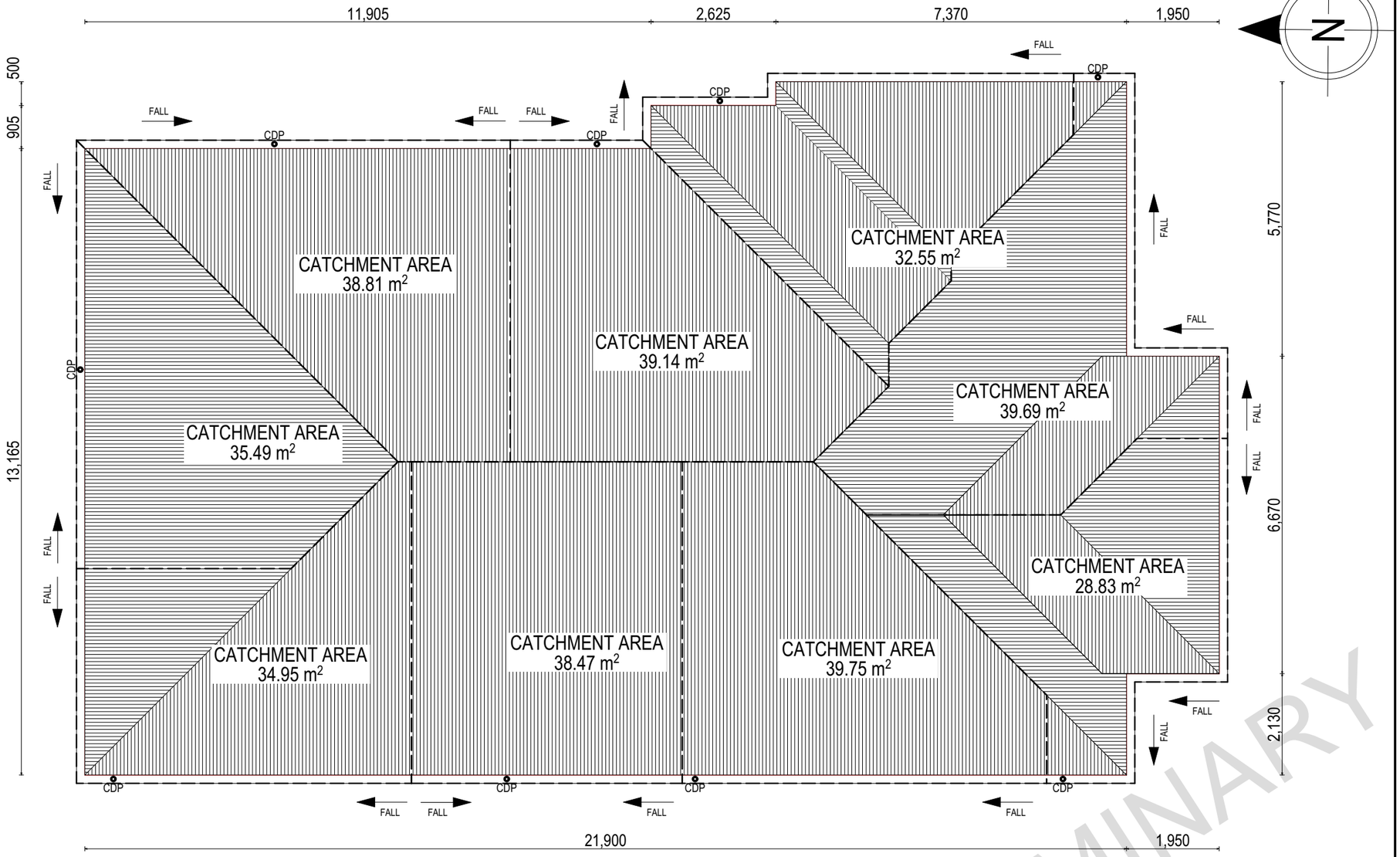

WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

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

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

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

Ah	327.68	Area of roof catchment (including 115mm Slotted Quad Gutter) (m^2)
Ac	396.49	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	6.2	Ac / Acdp
Downpipes Provided	9	

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

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LOT / SECTION / CT: 1 / - / 234664
COUNCIL: SOUTHERN MIDLANDS

HOUSE DESIGN: CAPRI
FACADE DESIGN: CASCADE C
SHEET TITLE: ROOF DRAINAGE PLAN
SHEET No.: 12 / 26

HOUSE CODE: H-WATCPR10SB
FACADE CODE: F-WATBVR10CASCB
SCALES: 1:100

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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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FACADE DESIGN: CASCADE C
SHEET TITLE: FLOOR COVERINGS
SHEET No.: 13 / 26

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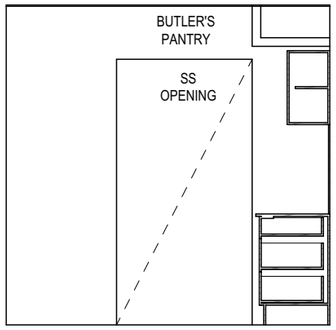

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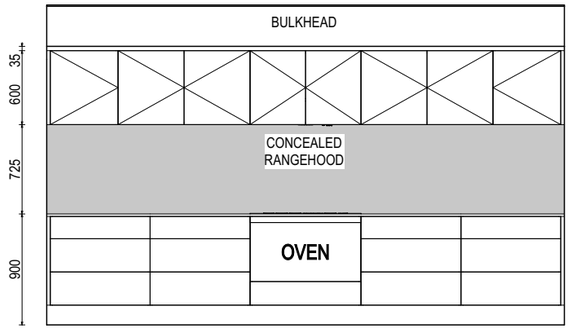

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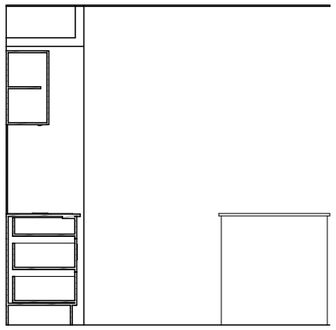

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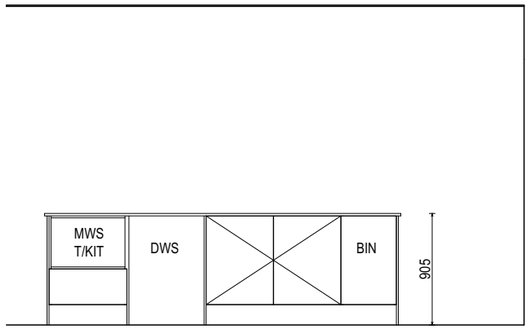

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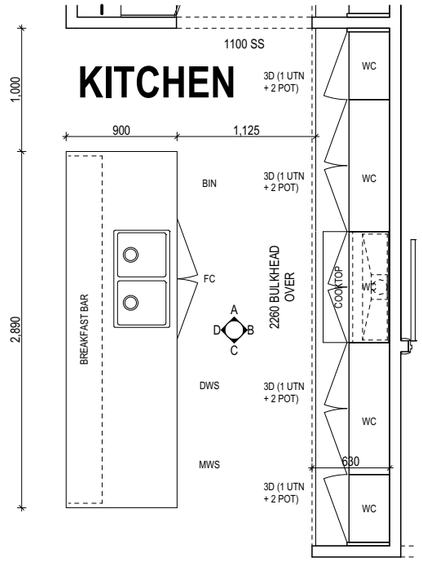
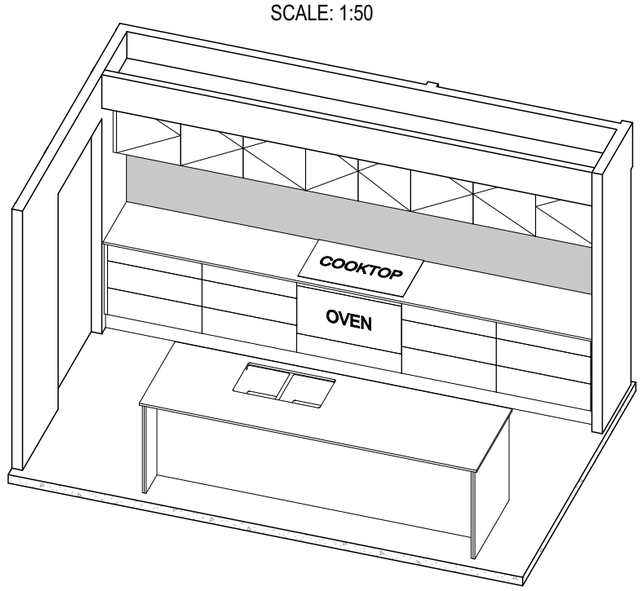
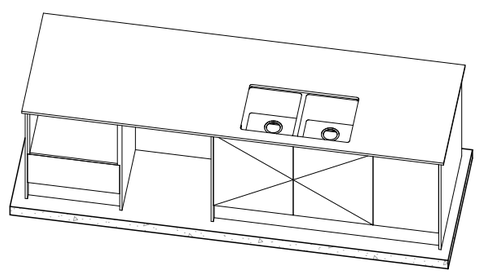


KITCHEN PLAN
SCALE: 1:50





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FACADE DESIGN: CASCADE C
SHEET TITLE: KITCHEN DETAILS
SHEET No.: 14 / 26
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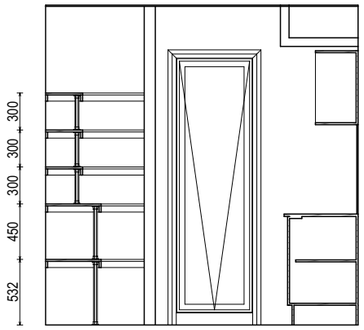

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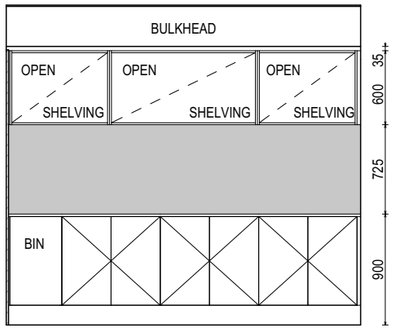

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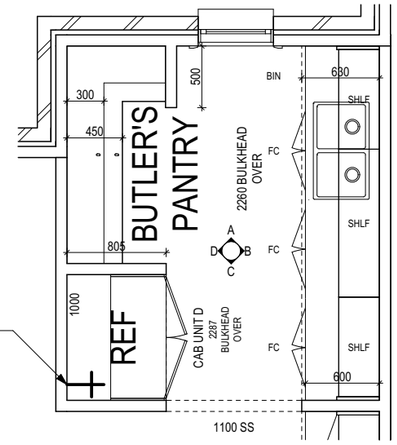
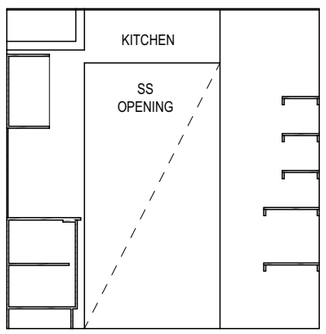
SCALE: 1:50



BUTLER'S PANTRY PLAN
SCALE: 1:50



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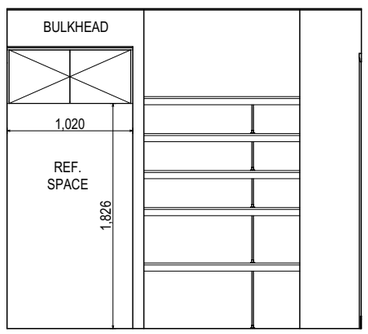
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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WILSON HOMES

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2	PRELIM PLANS - INITIAL ISSUE	TNG	10/09/2025
3	PRELIM PLANS - COLOUR UPDATE	TRV	10/10/2025

CLIENT: CAROLYN & MARK WHITFIELD
ADDRESS: 508 HUNTINGDON TIER ROAD, BAGDAD TAS 7030
LOT / SECTION / CT: 1 / - / 234664
COUNCIL: SOUTHERN MIDLANDS
HOUSE DESIGN: CAPRI
FACADE DESIGN: CASCADE C
SHEET TITLE: BUTLER'S PANTRY DETAILS
SHEET No.: 15 / 26
HOUSE CODE: H-WATCPR10SB
FACADE CODE: F-WATBVR10CASCB
SCALES: 1:50

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BAL -29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

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

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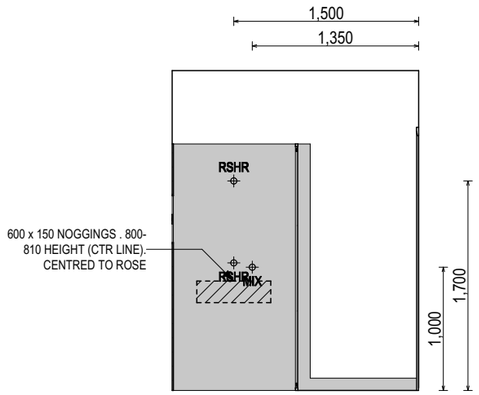

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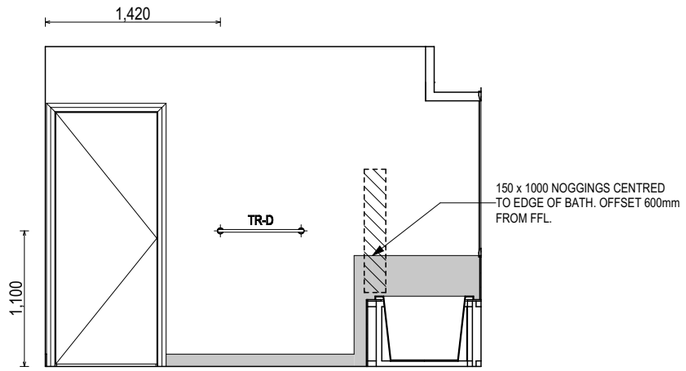

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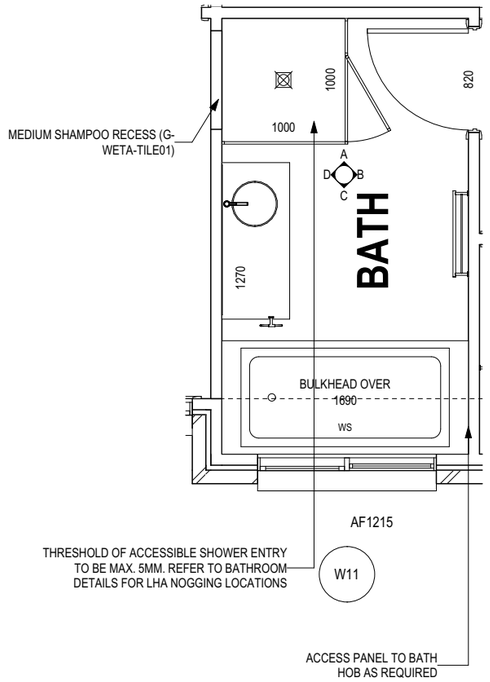
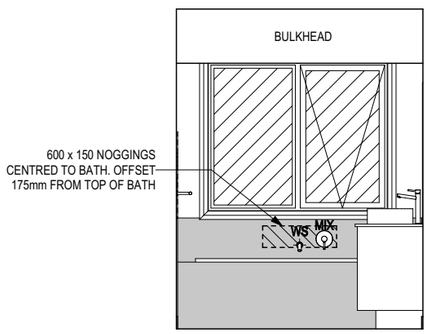


BATHROOM PLAN
SCALE: 1:50



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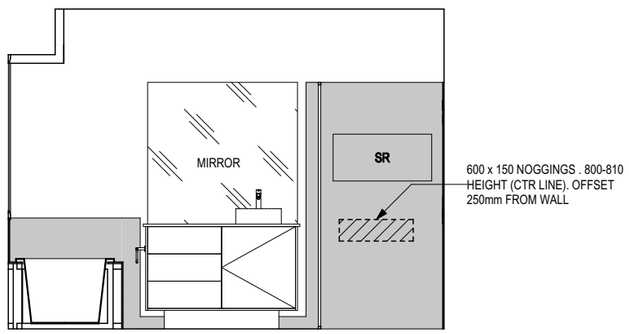
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

LEGEND

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

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COUNCIL: SOUTHERN MIDLANDS
HOUSE DESIGN: CAPRI
FACADE DESIGN: CASCADE C
SHEET TITLE: BATHROOM DETAILS
SHEET No.: 16 / 26
HOUSE CODE: H-WATCPR10SB
FACADE CODE: F-WATBVR10CASCB
SCALES: 1:50

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RNG	TOWEL RING
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SHLF	SHELF
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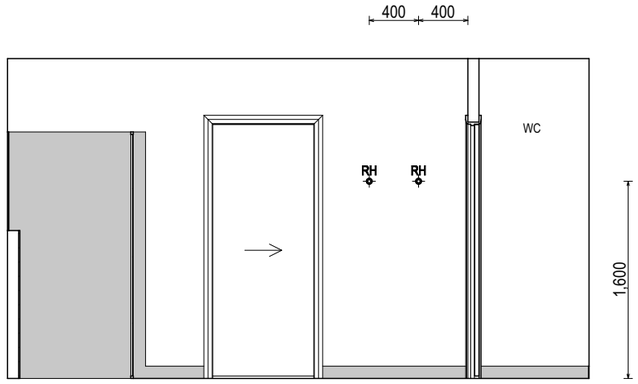

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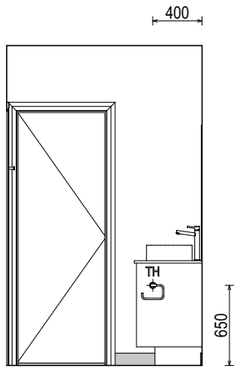
SCALE: 1:50



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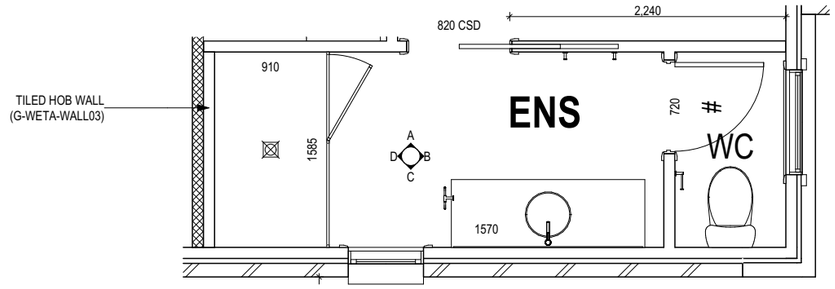

ENSUITE PLAN
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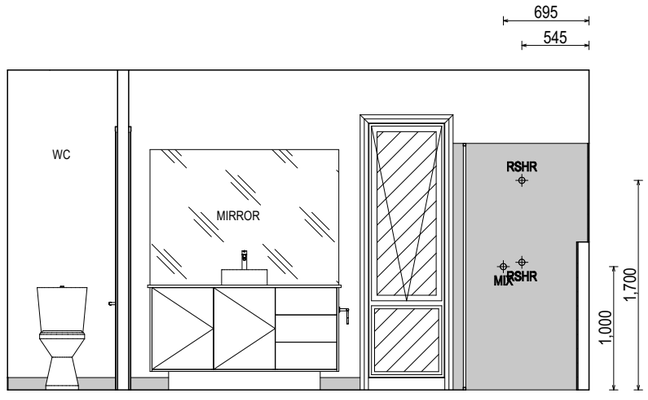

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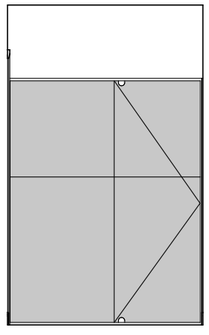
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
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LOT / SECTION / CT: 1 / - / 234664
COUNCIL: SOUTHERN MIDLANDS
HOUSE DESIGN: CAPRI
FACADE DESIGN: CASCADE C
SHEET TITLE: ENSUITE DETAILS
SHEET No.: 17 / 26
HOUSE CODE: H-WATCPR10SB
FACADE CODE: F-WATBVR10CASCB
SCALES: 1:50

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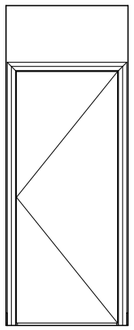

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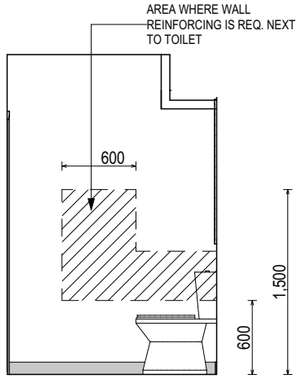
SCALE: 1:50



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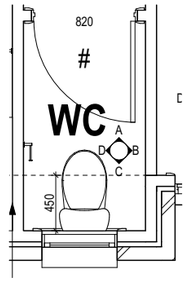

WC PLAN
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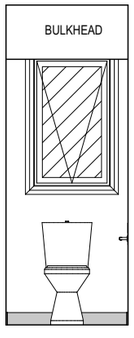

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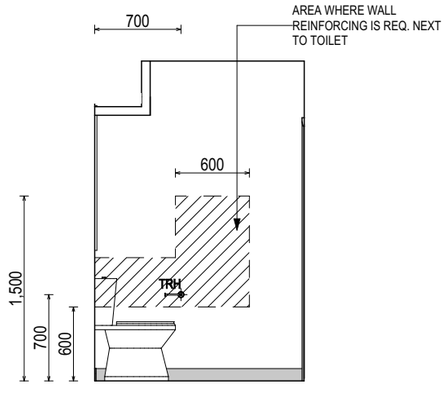
SCALE: 1:50



ELEVATION D
SCALE: 1:50

LEGEND

RSHR	RAIL SHOWER
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LOT / SECTION / CT: 1 / - / 234664
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HOUSE DESIGN: CAPRI
FACADE DESIGN: CASCADE C
SHEET TITLE: WC DETAILS
SHEET No.: 18 / 26
HOUSE CODE: H-WATCPR10SB
FACADE CODE: F-WATBVR10CASCB
SCALES: 1:50

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BAL -29 BUSHFIRE REQUIREMENTS
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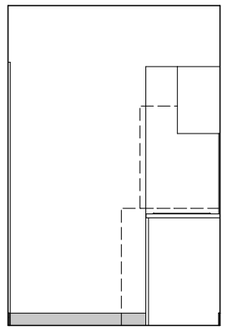
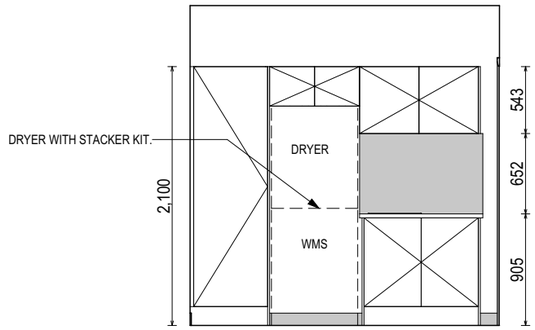
PROVIDE ADDITIONAL NOGGING TO LAUNDRY FOR FIXING OF WALL MOUNTED CLOTHES DRYER AS PER D-FRAM-ELEC006



ELEVATION A
SCALE: 1:50



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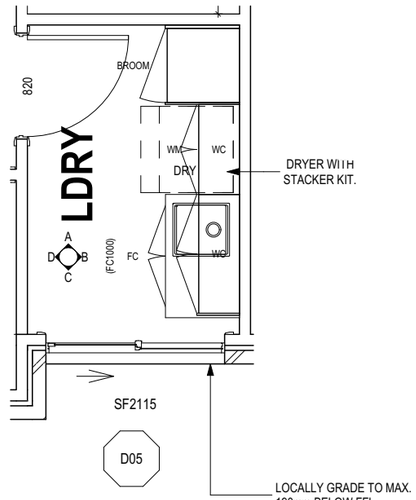
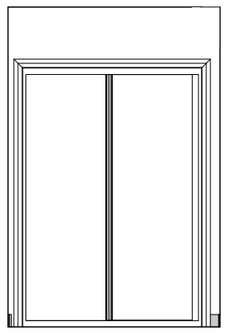
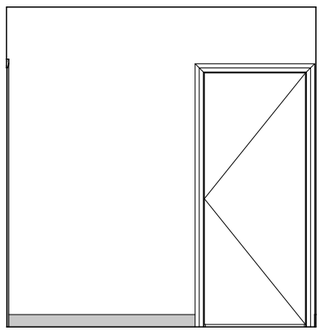


LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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CAROLYN & MARK WHITFIELD	CAPRI	H-WATCPR10SB
ADDRESS:	FACADE DESIGN:	FACADE CODE:
508 HUNTINGDON TIER ROAD, BAGDAD TAS 7030	CASCADE C	F-WATBVR10CASCB
LOT / SECTION / CT: / COUNCIL:	SHEET TITLE: / SHEET No.:	SCALES:
1 / - / 234664 / SOUTHERN MIDLANDS	LAUNDRY DETAILS / 19 / 26	1:50

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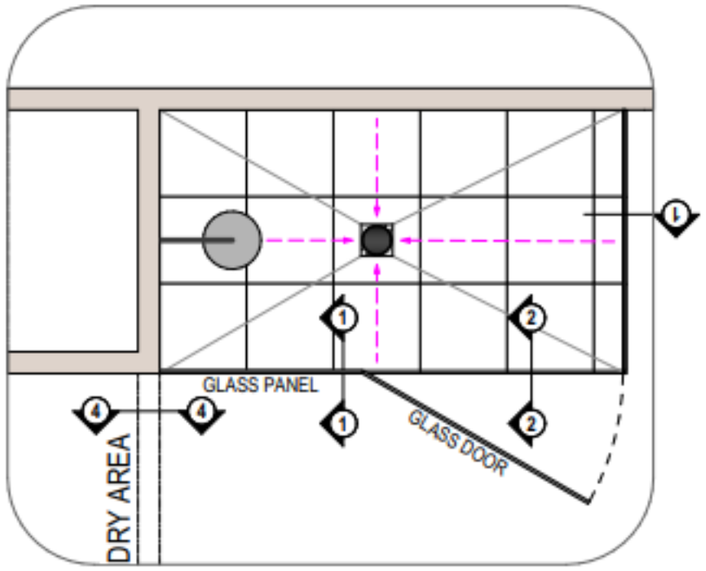
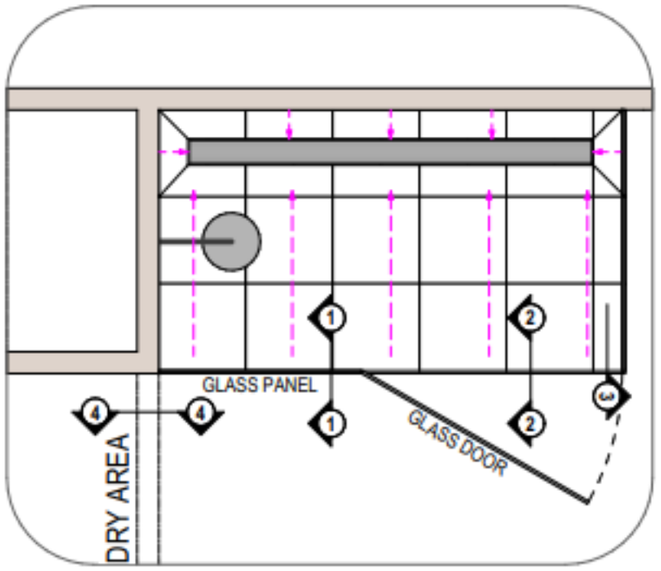
STANDARD SHOWER & WATERPROOFING DETAIL

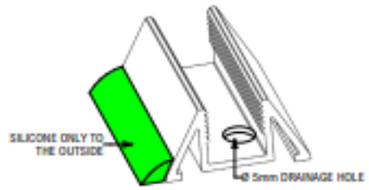
- ALL PLANS ARE DIAGRAMATIC, REFER TO THE CONSTRUCTION PLANS FOR THE BATHROOM & SHOWER LAYOUTS.
- **DO NOT** SILICON THE BOTTOM OF THE FRAME ON THE SHOWER SIDE.

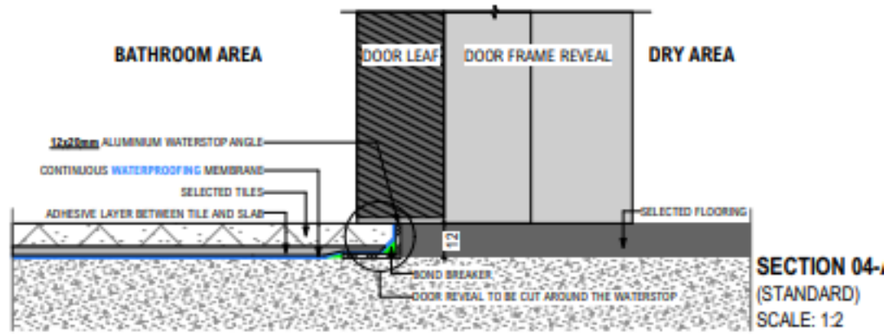


PLAN VIEW 1
(STANDARD FW)
SCALE: 1:20

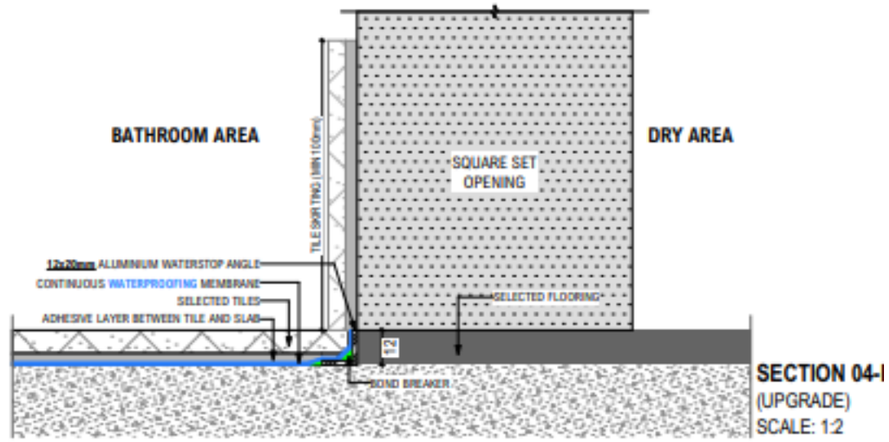


PLAN VIEW 2
(CHANNEL DRAIN)
SCALE: 1:20

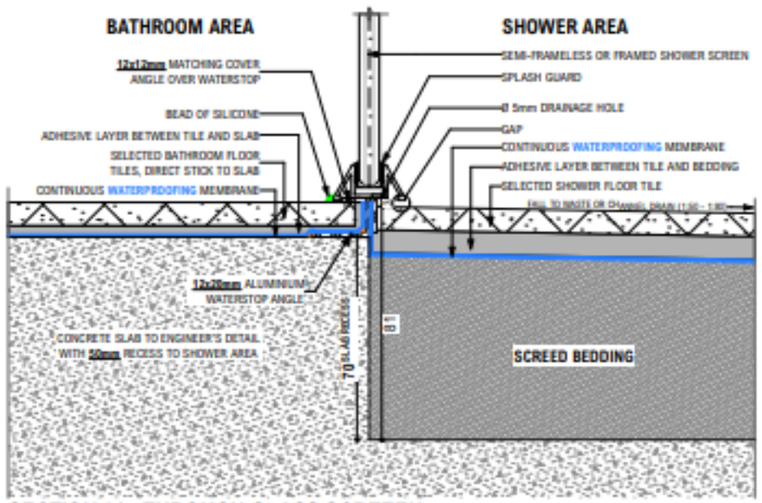




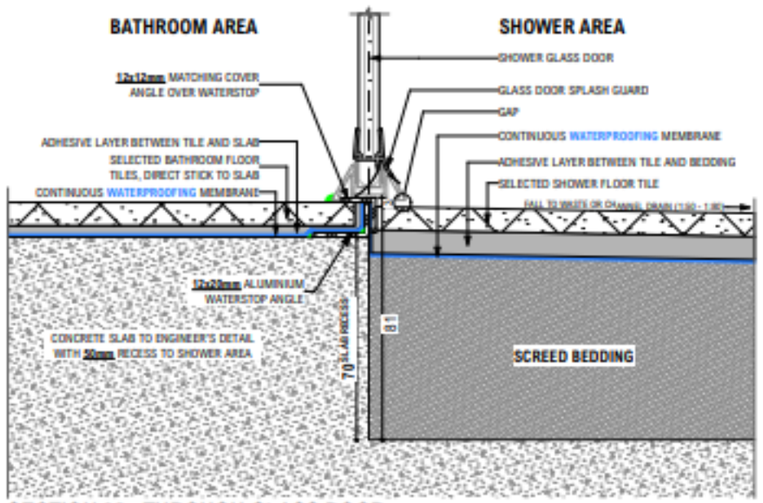
SECTION 04-
(STANDARD)
SCALE: 1:2



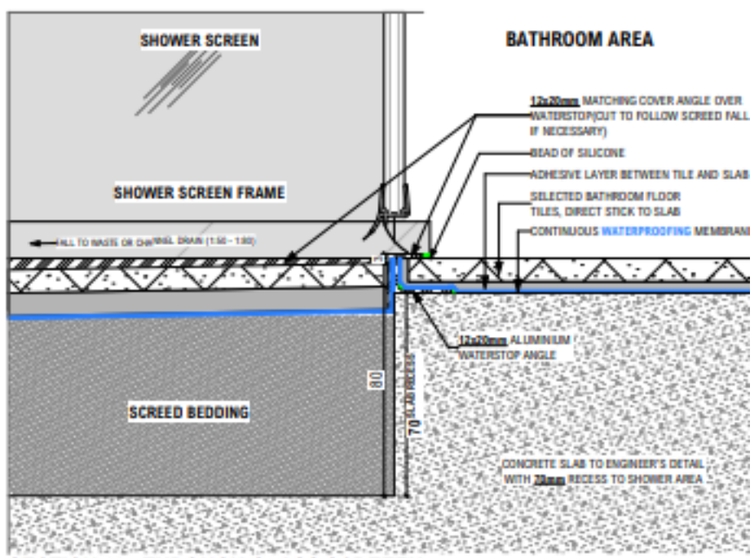
SECTION 04-
(UPGRADE)
SCALE: 1:2



SECTION 01 - THROUGH GLASS SCREEEN
SCALE: 1:2



SECTION 02 - THROUGH GLASS DOOR
SCALE: 1:2



SECTION 03 - THROUGH GLASS SCREEEN
SCALE: 1:2

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					LOT / SECTION / CT: / COUNCIL:	SHEET TITLE: / SHEET No.:	SCALES:	714075
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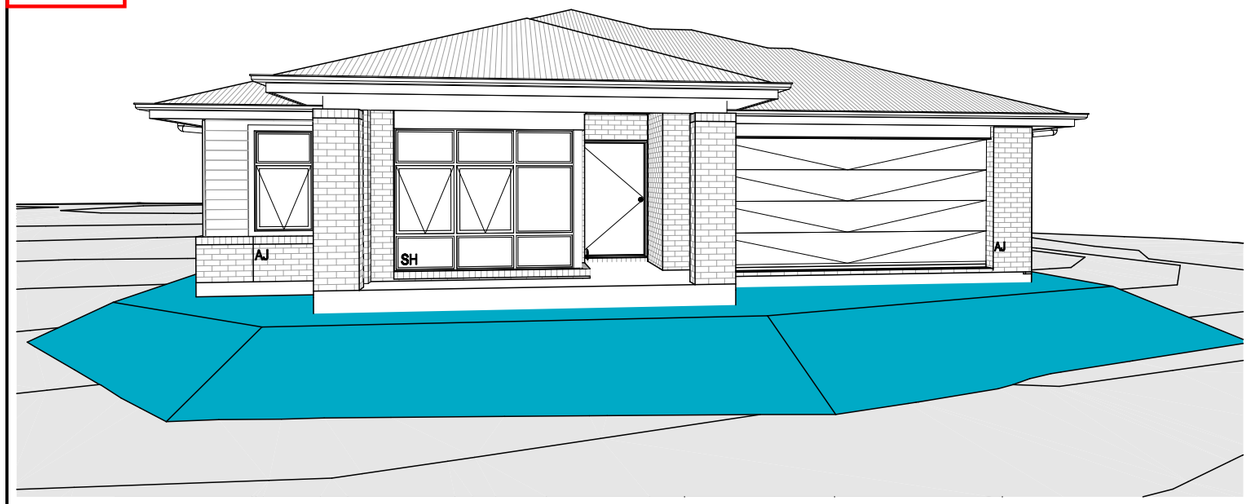

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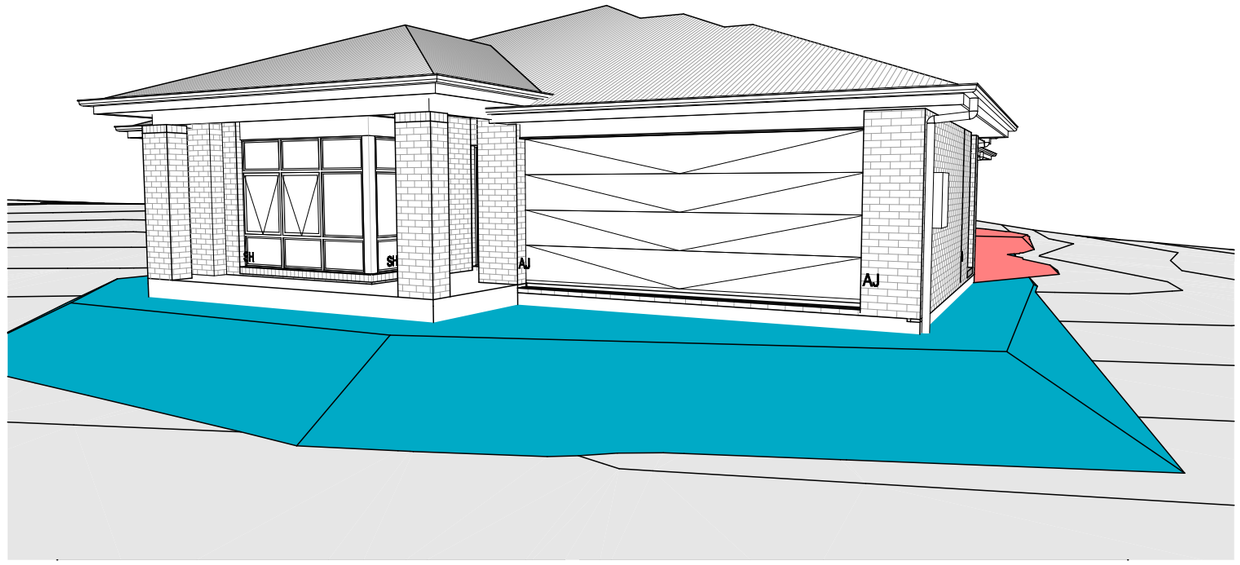

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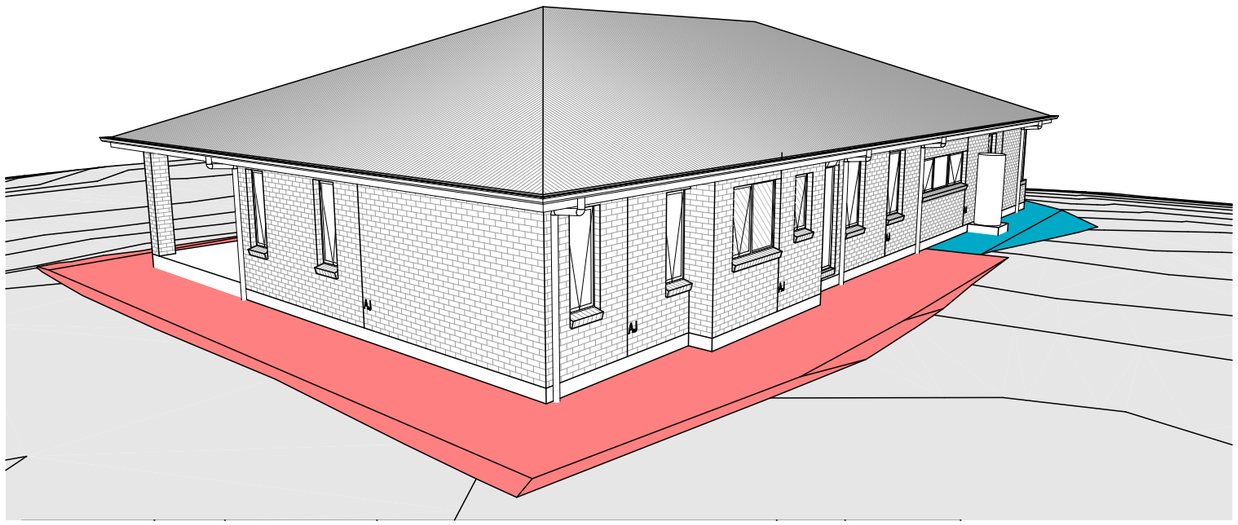

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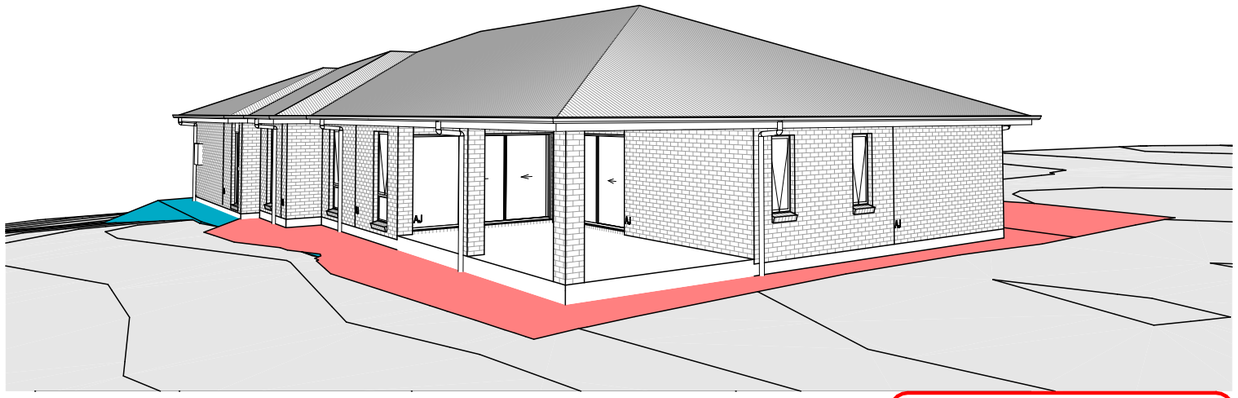

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SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

THIS PLAN HAS BEEN DRAWN TO REFLECT YOUR CONSOLIDATED TENDER. PLEASE CHECK THAT EVERYTHING IS CORRECT AND FINALISED. FURTHER STRUCTURAL CHANGES ARE NOT POSSIBLE PAST THIS POINT.
PLEASE NOTE, SELECTIONS ITEMS WILL NOT APPEAR ON YOUR PLANS UNTIL AFTER YOUR INTERNAL COLOUR SELECTIONS APPOINTMENT IS COMPLETE.

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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		REVISION	DRAWN
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	2	PRELIM PLANS - INITIAL ISSUE	TNG 10/09/2025
	3	PRELIM PLANS - COLOUR UPDATE	TRV 10/10/2025

CLIENT: CAROLYN & MARK WHITFIELD		HOUSE DESIGN: CAPRI	HOUSE CODE: H-WATCPR10SB
ADDRESS: 508 HUNTINGDON TIER ROAD, BAGDAD TAS 7030		FACADE DESIGN: CASCADE C	FACADE CODE: F-WATBVR10CASCB
LOT / SECTION / CT: 1 / - / 234664	COUNCIL: SOUTHERN MIDLANDS	SHEET TITLE: 3D VIEWS	SHEET No.: 21 / 26
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714075

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GENERAL

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

SITE WORKS

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

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

MASONRY

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

TIMBER FRAMING

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

BRACING / LINTELS

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

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

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

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

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

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

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

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

CONCRETE

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

WINDOWS

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

DRAINAGE / WATER

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

STAIRCASES / BALUSTRADES / HANDRAILS

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

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

ROOFING

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

ELECTRICAL

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

WET AREAS

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

CONDENSATION

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

WOOD HEATERS

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

FIRE SAFETY

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

WILSON HOMES

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3	PRELIM PLANS - COLOUR UPDATE	TRV	10/10/2025

CLIENT: CAROLYN & MARK WHITFIELD
ADDRESS: 508 HUNTINGDON TIER ROAD, BAGDAD TAS 7030
LOT / SECTION / CT: 1 / - / 234664
COUNCIL: SOUTHERN MIDLANDS

HOUSE DESIGN: CAPRI
FACADE DESIGN: CASCADE C
SHEET TITLE: GENERAL NOTES
SHEET No.: 22 / 26

HOUSE CODE: H-WATCPR10SB
FACADE CODE: F-WATBVR10CASCB
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WET AREA NOTES

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

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

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

ENERGY EFFICIENCY - GENERAL

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

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

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

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

N.C.C 2022 TAS PART H6

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

N.C.C 2019 3.12.0 (A)

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

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

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

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

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

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

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

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

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

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

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

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

WILSON HOMES

SPECIFICATION: NEXTGEN
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	REVISION	DRAWN	
1	DRAFT SALE PLAN - CT1	HMI	19/08/2025
2	PRELIM PLANS - INITIAL ISSUE	TNG	10/09/2025
3	PRELIM PLANS - COLOUR UPDATE	TRV	10/10/2025

CLIENT: CAROLYN & MARK WHITFIELD
ADDRESS: 508 HUNTINGDON TIER ROAD, BAGDAD TAS 7030
LOT / SECTION / CT: 1 / - / 234664
COUNCIL: SOUTHERN MIDLANDS
HOUSE DESIGN: CAPRI
FACADE DESIGN: CASCADE C
SHEET TITLE: WET AREA & ENERGY EFFICIENCY NOTES
SHEET No.: 23 / 26
HOUSE CODE: H-WATCPR10SB
FACADE CODE: F-WATBVR10CASCB
SCALES:

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

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Requirements for Building In Bushfire Hazard Areas
Building Act 2016
Directors Determination - Bushfire Hazard Areas
V1.1, dated 08 April 2021

Deemed-to-Satisfy Requirements (Part 2.3)

2.3.1 Design and construction

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

(a) AS 3959-2018; or

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

(2) Subclause (1)(a) is only applicable to the following:
(a) a Class 1, 2 or 3 building; or
(b) a Class 10a building or deck associated with a Class 1, 2 or 3 building.

(3) Subclause (1)(b) is only applicable to the following:
(a) a Class 1 building; or
(b) a Class 10a building or deck associated with a Class 1 building.

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

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

2.3.2 Property Access

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

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

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

(4) Vehicular access from a public road to a building must:
(a) comply with the property access requirements specified in Table 2;
(b) include access from a public road to within 90 metres of the furthest part of the building measured as a hose lay; and
(c) include access to the hardstand area for the firefighting water point.

2.3.3 Water Supply for Fire fighting

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

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

2.3.4 Hazard Management Areas

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

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

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

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

2.3.5 Bushfire emergency plan

(1) An emergency plan must be provided for:
(a) a new building;
(b) an existing building in the case of an addition or alteration to a building;
(c) an existing building in the case of a change of building class;
(d) a building associated with the use, handling, generation or storage of a hazardous chemical or explosive; in a bushfire-prone area.

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

7. Interpretation of Tables

(1) For the purposes of the deemed-to-satisfy provisions in clause 2.3 of this Determination, Tables 1, 2, 3A, 3B, 4, and 5 must be complied with in the following way:
(a) for a particular element specified in column 1, the corresponding requirement specified in column 2 must be complied with.

Table 1 - Construction Requirements & Construction Variations

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

Table 2 - Requirements for Property Access

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

Table 3A - Reticulated Water Supply for Firefighting

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Distance between building area to be protected and water supply	The following requirements apply: (1) The building area to be protected must be located within 120 metres of a fire hydrant; and (2) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B.	Design criteria for fire hydrants	The following requirements apply: (1) Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 - 2011-3.1 MRWA Edition 2.0; and (2) Fire hydrants are not installed in parking areas.
C.	Hardstand	A hardstand area for fire appliances must be provided: (1) no more than three metres from the hydrant, measured as a hose lay; (2) No closer than six metres from the building area to be protected; (3) With a minimum width of three metres constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access

Table 3B - Static Water Supply for Firefighting

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

Table 4 - Requirements for Hazard Management Area

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

Table 5 - Requirements for Emergency Planning

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

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

BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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	REVISION	DRAWN	
1	DRAFT SALE PLAN - CT1	HMI	19/08/2025
2	PRELIM PLANS - INITIAL ISSUE	TNG	10/09/2025
3	PRELIM PLANS - COLOUR UPDATE	TRV	10/10/2025

CLIENT: CAROLYN & MARK WHITFIELD
ADDRESS: 508 HUNTINGDON TIER ROAD, BAGDAD TAS 7030
LOT / SECTION / CT: 1 / - / 234664
COUNCIL: SOUTHERN MIDLANDS

HOUSE DESIGN: CAPRI
FACADE DESIGN: CASCADE C
SHEET TITLE: BUILDING ACT BUSHFIRE HAZARD AREAS
SHEET No.: 24 / 26

HOUSE CODE: H-WATCPR10SB
FACADE CODE: F-WATBVR10CASCB
SCALES:

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

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Template Version: 24.041

AS3959 (2018)

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

7.1 GENERAL

A building assessed in Section 2 as being BAL - 29 shall comply with Section 3 and Clauses 7.2 to 7.8.

Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 7.2 to 7.8 (see Clause 3.8).

NOTE: BAL -29 is primarily concerned with protection from ember attack, and radiant heat greater than 19kW/m² and up to and including 29kW/m².

7.2 SUBFLOOR SUPPORTS

This Standard does not provide construction requirements for subfloor supports where the subfloor space is enclosed with -
(a) a wall that complies with Clause 7.4, except that sarking is not required where specified in Clause 7.4.1 (c); OR
(b) a mesh or perforated sheet with a maxium aperture of 2mm, made of corrosion resistant steel, bronze or aluminium; OR
(c) a combination of Items (a) and (b).

Where the subfloor space is unenclosed, the support posts, columns, stumps, piers and poles shall be -
(i) of non-combustible material; OR
(ii) of bushfire- resisting timber (see Appendix F); OR
(iii) a combination of Items (i) and (ii) above.

NOTE: This requirement applies to the principal building only and not to verandas, decks, steps, ramps and landings (see Clause 7.7)

C7.2 Combustile materials stored in the subfloor space may be ignited by embers and cause and impact to the building.

7.3.1 CONCRETE SLABS ON GROUND

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

7.3.2 ELEVATED FLOORS

7.3.2.1 ENCLOSED SUBFLOOR SPACE

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

(a) a wall that complies with Clause 7.4, except that sarking is not required where spcified in Clause 7.4.1 (c). OR
(b) a mesh perforated sheet with a maximum aperture of 2mm, made of corrosion resistant steel, bronze or aluminium; OR
(c) a combination of Items (a) and (b) above.

7.3.2.2 UNENCLOSED SUBFLOOR SPACE

Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400mm above finished ground level, shall be one of the following -
(a) Materials that comply with the following:
(i) Bearers and joists shall be -
(A) non-combustible; OR
(B) bushfire-resisting timber (see Appendix F); OR
(C) a combination of Items (A) and (B) above.
(ii) Flooring shall be -
(A) non-combustible; OR
(B) bushfire-resisting timber (see Appendix F); OR
(C) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; OR
(D) a combination of any Items (A), (B) or (C) above.
OR
(b) A system complying with AS1530.8.1

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

7.4.1 WALLS

The exposed components of an external walls shall be as follows:
(a) Non-combustible material including the following provided the minimum thickness is 90mm:
(i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.
(ii) Precast or in situ walls of concrete or aerated concrete.
(iii) Earth wall including mud brick. OR
(b) Timber logs of a xpecies with a density of 680kg/m³ or greater at a 12 percent moisture content; of a minimum nominal overall thickness of 90mm and a minimum thickness of 70mm (see Clause 3.11); and gauge planed. OR

(c) Cladding that is fixed externally to a timber-framed or a steel-framed wall that is sarked on the outside of the frame and is -
(i) fibre cement a minimum of 6mm in thickness; OR
(ii) steel sheeting; OR
(iii) bushfire-resisting timber (see Appendix F); OR
(iv) a combination of any of Items (i), (ii) or (iii) above. OR

(d) A combination of any items (a), (b) or (c) above.

BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

7.4.2 JOINTS

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

7.4.3 VENTS AND WEEPHOLES

Except for exclusions provided in Clause 3.6, vents and weepholes in external walls shall be screened with a mesh made of corrosion-resistant steel, bronze or aluminium.

7.5.1 BUSHFIRE SHUTTERS

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

7.5.2 SCREENS FOR WINDOWS AND DOORS

Where fitted, screens for windows and doors shall have a mesh or perforated sheet made of corrosion-resistant steel or bronze or aluminium.

The frame supporting the mesh or perforated sheet shall be made from -
(a) metal; OR
(b) bushfire-resisting timber (see Appendix F).
Screen assemblies shall be attached using metal fixings.

7.5.3 WINDOWS AND SIDELIGHTS

Window assemblies shall -
(a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 7.5.1;
(b) They shall comply with one of the following:
(i) Window frames and window joinery shall be made from:
(A) Bushfire-resisting timber (see Appendix F) OR
(B) Metal. OR
(C) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(ii) Externally fitted hardware that supports the sash in its functions of opening and closing shall be metal.
(iii) Glazing shall be toughened glass minimum 5mm.
NOTE: Where double-glazed units are used, the above rquirements apply to the external face of the window assembly only.
(iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.
(v) Screens Where glazing is less than 400mm from the grounf or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having and angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame (see Figure D3, Appendix D), that portion shall be screened externallyy with a screen that complies with Clause 3.6 and Clause 7.5.2.
(v) The openable portions of windows shall be screened internally or externally with screens that comply with Clause 3.6 and 7.5.2.

7.5.4 DOORS SIDE-HUNG EXTERNAL DOORS (including French Doors, Panel Fold and Bi-fold Doors)

Side-hung external doors, including French doors, panel fold and bi-fold doors, shall comply with one of the following:
(a) be completely protected by bushfire shutters that comply with Clause 3.7 and Clause 7.5.1.
OR
(b) be completely protected externally by screens that comply with Clause 3.6 and 7.5.2.
OR
(c) comply with the following:
(i) Door panel material shall be -
(A) non combustible; OR
(B) a solid timber, laminated timber or reconstituted timber door, having a minimum thickness of 35mm for the first 400mm above the threshold; OR
(C) a fully framed glazed door panels, the framing shall be made from metal or from bushfire-resisting timber (see Appendix F) or uPVC.
(ii) Door frames shall be made from:
(A) Bushfire-resisting timber (see Appendix F). OR
(B) Metal. OR
(C) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(iii) Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal.
(iii) Where doors incorporate glazing, the glazing shall be toughened glass minimum 6mm in thickness.
(iv) Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 6mm in thickness.
(v) Weather strips, draught excluders or draught seals shall be installed at the base of side-hung external doors.
(vi) There is no requirement to screen the openable part of the door at this BAL level.
(vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.

7.5.5 SLIDING DOORS

Sliding doors shall comply with one of the following:
(a) They shall be completely protected by a bushfire shutter that complies with Clause 3.7 and Clause 7.5.1.
or
(b) They shall be completely protected externally by screens that comply with Clause 3.6 and Clause 7.5.2.
or
(c) They shall comply with the following:
(i) Frame material The material for door frames, including fully framed glazed doors shall be -
(A) Bushfire-resisting timber (see Appendix F).
or
(B) Metal.
or
(C) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(ii) Externally fitted hardware that supports the panel in its functions of opening and cclosing shall be metal.
(iii) Where sliding doors incorporate glazing, the glazing shall be toughened glass minimum 6mm.
(iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.
(v) Screens There are no specific requirements for seals and weather strips at this BAL level.
(vi) Sliding panels Sliding doors shall be tight-fitting in the frames.

7.5.6 VEHICLE ACCESS DOORS (GARAGE DOORS)

The following apply to vehicle access doors:
(a) Vehicle access doors shall be made from -
(i) non combustible material; OR
(ii) bushfire-resisting timber (see Appendix F); OR
(iii) fibre- cement sheet, a minimum of 6mm in thickness; OR
(iv) a combination of any Items (i), (ii) or (iii) above.
(b) All vehicle access doors shall be protected with suitable weather strips, draught excluders, draught seals or brushes. Door assemblies fitted with grade tracks do not need edge gap protection.
NOTES:
1 Refer to AS/NZS 4505 for door types
2 Gaps of door edges or building elements should be protected as per Section 3
(c) Weather strips, draught excluders, draught seals or brushes to protect edge gaps or thresholds shall be manufactured from materials having a flammability index not exceeding five.
(d) Vehicle access doors with ventilation slots shall be protected in accordance with clause 3.6.

7.6.1 ROOFS - GENERAL

The following apply to all types of roofs and roofing systems:
(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.
(b) The roof/wall junction shall be sealed, or otherwise protected in accordance with Clause 3.6.
(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet conforming with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.
(d) A pipe or conduit that penetrates the roof covering shall be non-combustible.
(e) Only evaporative coolers manufactured in accordance with AS/NZS 6.335.2.98 shall be used. Evaporative coolers with an internal damper to prevent the entry of embers into the roof space need not be screenec externally.

7.6.2 TILED ROOFS

Tiled roofs shall be fully sarked. The sarking shall -
(a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking;
(b) cover the entire roof area including ridges and hips; and
(c) extend into gutters and valleys.

7.6.3 SHEET ROOFS

Sheet roofs shall—
(a) be fully sarked in accordance with Clause 7.6.2, except that foil-backed insulation blankets may be installed over the battens; or
(b) have any gaps sealed at the fascia or wall line, hips and ridges by -
(i) a mesh or perforated sheet that conforms with Clause 3.6 and that is made of corrosion-resistant steel, bronze or aluminium; or
(ii) mineral wool; **or**
(iii) other non-combustible material; **or**
(iv) a combination of any of Items (i), (ii) or (iii) above.
C7.6.3 - Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may develop in sheet roofing.

7.6.4 VERANDA, CARPORT AND AWNING ROOFS

The following apply to veranda, carport and awning roofs:
(a) A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 7.6.1, to 7.6.6.
(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] complying with Clause 7.4 shall have a non-combustible roof covering and the support structure shall be -
(i) of non-combustible material; OR
(ii) bushfire-resisting timber (see Appendix F); OR
(iii) timber rafters lined on the underside with fibre-cement sheeting a minimum of 6mm in thickness, or with material complying with AS1530.8.1; OR
(iv) a combination of any of Items (i), (ii) or (iii) above.

7.6.5 ROOF PENETRATIONS

The following apply to roof penetrations:
(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors shall be sealed
The material used to seal the penetration shall be non-combustible.
(b) Openings in vented roof lights, roof ventilators or vent pipes shall conform with Clause 3.6 and be made of corrosion-resistant steel, bronze or aluminium.
This requirement does not apply to a room sealed gas appliance.
In the case of gas appliance flues, ember guards shall not be fittel.
NOTE: AS/NZS 5601 contains requirements for gas appliance flue systems and cowls. Advice can be obtained from manufacturers and State and Territory gas technical regulators.
(c) All overhead glazing shall be Grade A safety glass complying with AS 1288.
(d) Glazed elements in roof lights and skylights may be of polymer, provided a Grade A safety glass diffuser, complying with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass of minimum 4 mm in thickness shall be used in the outer pane of the IGU.
(e) Flashing elements of tubular skylights shall be non-combustible. However, they may be of an alternative material, provided the integrity of the roof covering is maintained by an under-flashing made of non-combustible material.
(f) Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof level, or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.
(g) External single plane glazed elements of roof lights and skylights, where the pitch of the glazed element is 18 degrees or less to the horizontal, shall be protected with ember guards made from a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.
(h) Eaves lighting shall be adequately sealed and not compromise the performance of the element.

7.6.6 EAVES LININGS, FASCIAS AND GABLES

The following apply to eaves linings, fascias and gables:
(a) Gables shall comply with Clause 7.4.
(b) Fascias and bargeboards shall -
(i) where timber is used, be made from bushfire-resisting timber (see Appendix F); OR
(ii) where made from metal, be fixed at 450mm centres; OR
(iii) be a combination of Items (i) and (ii) above.
(c) Eaves linings shall be -
(i) fibre-cement sheet, a minimum 4.5mm in thickness; OR
(ii) bushfire-resisting timber see Appendix F); OR
(iii) a combination of Items (i) and (ii) above.
(d) Eaves penetrations shall be protected the same as for roof penetrations, as specified in Clause 7.6.5.
(e) Eaves ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.
(f) Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.

7.6.7 GUTTERS AND DOWNPIPES

This Standard does not provide material requirements for downpipes. If installed, gutter and valley leaf guards shall be non-combustible. With the exception of box gutters, gutters shall be metal or PVC-U. Box gutters shall be non-combustible and flashed at the junction with the roof with noncombustible material.

7.7.1 VERANDAS, DECKS, STEPS AND LANDINGS - GENERAL

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

C6.7.1 - Spaced decking is nominally spaced at 3 mm (in accordance with standard industry practice); however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0 - 5 mm during service. The preferred dimension for gaps is 3 mm (which is in line with other "permissible gaps") in other parts of this Standard.
It should be noted that recent research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacings of 10 mm may preclude this from happening but such a spacing regime may not be practical for a timber deck.

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

7.7.2.1 Materials to enclose a subfloor space
The sub-floor spaces of verandas, decks, steps, ramps and landings are deemed to be 'enclosed' when -
(a) the material used to enclose the subfloor space complies with Clause 7.4, except that sarking is not required where specified in Clause 7.4.1 (c); and
(b) all openings greater than 3mm are screened with a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.

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

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

7.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and landings
Decking, stair treads and the trafficable surfaces of ramps shall be -
(a) of non-combustible material; **or**
(b) of bushfire-resisting timber (see Appendix F);
(c) a combination of Items (a) and (b) above.

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

7.7.3.1 Supports
Support posts, columns, stumps, stringers, piers and poles shall be -
(a) of non-combustible material; OR
(b) of bushfire-resisting timber (see Appendix F); OR
(c) a combination of Items (a) and (b) above.

7.7.3.2 Framing
Framing of verandas, decks, ramps or landings (i.e., bearers and joists) shall be -
(a) of non-combustible material; OR
(b) of bushfire-resisting timber (see Appendix F); OR
(c) a combination of Items (a) and (b) above.

7.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings
Decking, stair treads and the trafficable surfaces of ramps and landings shall be -
(a) of non-combustible material; **or**
(b) of bushfire-resisting timber (see Appendix F);
(c) a combination of any of Items (a) and (b) above.

7.7.4 BALUSTRADES, HANDRAILS OR OTHER BARRIERS

Those parts of the handrails and balustrades less than 125mm from any glazing or any combustible wall shall be -
(a) of non-combustible material; OR
(b) bushfire-resisting timber (see Appendix F); OR
(c) a combination of (a) and (b) above.
Those parts of the the handrails and balustrades that are 125mm or more from the building have no requirements.

7.7.5 VERANDAH POSTS

Shall be made from -
(a) non-combustible material; or
(b) bushfire-resisting timber(see Appendix F); or
(c) a combination of any of Items (a) or (b).

7.8 WATER AND GAS SUPPLY PIPES

Above-ground, exposed water and gas supply pipes shall be metal.

External gas pipes and fittings above ground shall be of steel of copper construction having a minimum wall thickness in accordance with gas regulations or 0.9mm whichever is the greater. The metalpipe shall extend a minimum of 400mm within the building and 100mm below ground.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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CLIENT: CAROLYN & MARK WHITFIELD
ADDRESS: 508 HUNTINGDON TIER ROAD, BAGDAD TAS 7030
LOT / SECTION / CT: 1 / - / 234664
COUNCIL: SOUTHERN MIDLANDS
HOUSE DESIGN: CAPRI
FACADE DESIGN: CASCADE C
SHEET TITLE: BAL 29 NOTES
SHEET No.: 25 / 26
HOUSE CODE: H-WATCPR10SB
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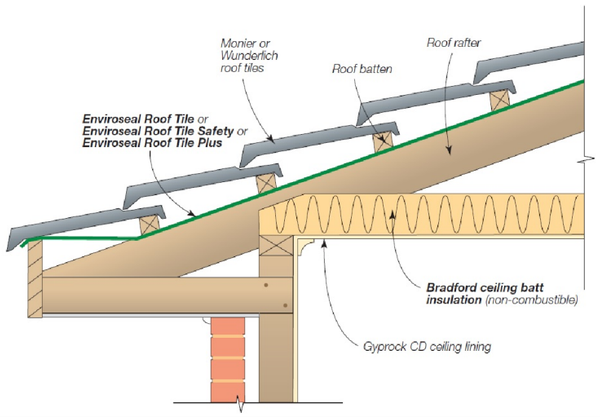
Rafter Spacing	Product
Up to and including 600mm	EnviroSeal™ Roof Tile or EnviroSeal™ Roof Tile Plus
Over 600m	EnviroSeal™ Roof Tile Safety

Figure 5.1. Tiled Roofs

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



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

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

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

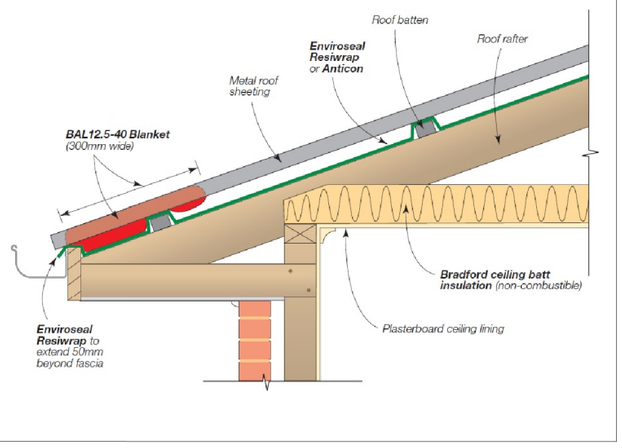


Figure 5.2.2. Valley Detail – Steel Roof (BAL-12.5 – BAL-40)

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

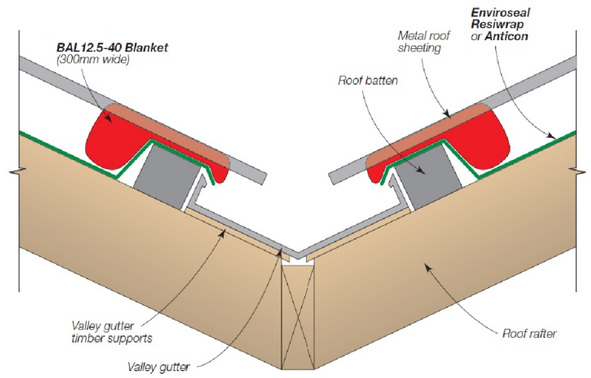


Figure 5.2.3. Barge Detail – Steel Roof (BAL-12.5 – BAL-40)

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

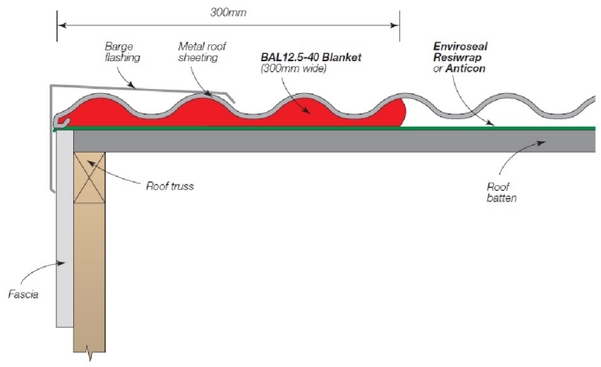
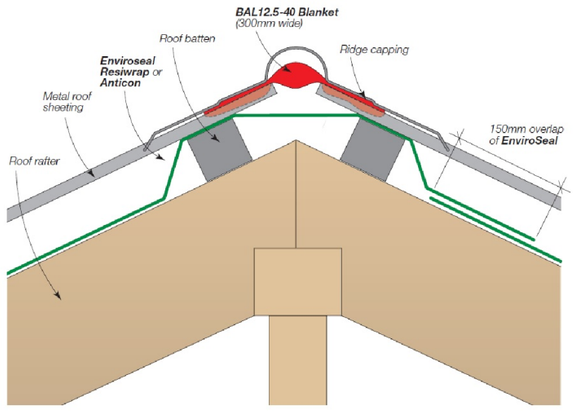


Figure 5.2.4. Hip/Ridge Detail – Steel Roof (BAL-12.5 – BAL-40)

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



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

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BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

SUBJECT TO NCC 2022 (1 MAY 2023)
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CONDENSATION MANAGEMENT

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SHEET No.: 26 / 26
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DISPERSIVE SOIL ASSESSMENT

508 Huntingdon Tier Road

Bagdad

July 2025

Wilson Homes Reference: 714075

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Wilson Homes
Site Address:	508 Huntingdon Tier Road, Bagdad
Date of Inspection:	3/07/2025
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	234664/1
Title Area:	Approx. 15.94 ha
Applicable Planning Overlays:	Bushfire-prone areas, Priority Vegetation
Slope & Aspect:	3° S 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	0.00-0.10	SM	**Silty SAND**: dark grey, brown, slightly moist, loose,
0.10-0.60	0.10-0.40	GC	**Clayey GRAVEL**: pale yellow, orange, grey, slightly moist, dense, refusal on sandstone

Site Notes

Soils on the site are developing from Triassic Sandstone. The clay fraction 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. 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

Two samples were taken at the site for assessment of dispersion. An Emerson (1968) Dispersion test was conducted to determine if these samples were dispersive.

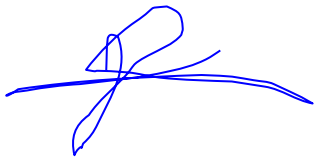
The soil sample from both holes showed no signs of dispersion.

Based upon the test results there is little risk of soil dispersion and erosion on the site, and as such no dispersive soil management recommendations have been made.

Conclusions

There is a very low risk associated with dispersive soils and potential erosion on the site. It is recommended, however, that all excavation works 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
Environmental and Engineering Soil Scientist

Appendix 1– Soil test results

Laboratory Test Results

Sample Submitted By: A Plummer

Date Submitted: 6/07/25

Sample Identification: 2 samples – 508 Huntingdon Tier Road

Soil to be tested: **Emerson soil dispersion test**

Result:

Sample	Texture	Emerson class	Description
BH1 – 0.3m	Clayey GRAVEL	Class 8	slaking
BH2 – 0.3m	Clayey GRAVEL	Class 8	slaking

Sample Tested by: A Plummer

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Environmental Consulting Options Tasmania

NATURAL VALUES ASSESSMENT OF 508 HUNTINGDON TIER ROAD (PID 5461877; C.T. 234664/1; LPI 1900856), BAGDAD, TASMANIA

Environmental Consulting Options Tasmania (ECO*tas*) for Wilson Homes

14 December 2025

Mark Wapstra ***ABN 83 464 107 291***

28 Suncrest Avenue *email: mark@ecotas.com.au*

Lenah Valley, TAS 7008 *web: www.ecotas.com.au* *mobile: 0407 008 685*

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AUTHORSHIP

Field assessment: Mark Wapstra, James Wapstra

Report production: Mark Wapstra, James Wapstra

Habitat and vegetation mapping: Mark Wapstra, James Wapstra

Base data for mapping: LISTmap

Digital and aerial photography: Mark Wapstra, LISTmap, Google Earth, ESRI World Imagery

ACKNOWLEDGEMENTS

Wilson Homes provided information on the proposed land use.

QUALIFICATIONS

Except where otherwise stated, the opinions and interpretations of legislation and policy expressed in this report are made by the authors and do not necessarily reflect those of the relevant agency. The client should confirm management prescriptions with the relevant agency before acting on the content of this report. This report and associated documents do not constitute legal advice.

Note that any reference to the Department of Primary Industries, Parks, Water & Environment (DPIPWE) now refers to the Department of Natural Resources and Environment Tasmania.

COVER ILLUSTRATION

View north into open Eucalyptus tenuiramis (silver peppermint) forest in proposed hazard management area.

Please note: the blank pages in this document are deliberate to facilitate double-sided printing.

CONTENTS

SUMMARY

General

Wilson Homes engaged Environmental Consulting Options Tasmania (ECO*tas*) to undertake a natural values assessment of 508 Huntingdon Tier Road (PID 5461877; C.T. 234664/1; LPI 1900856), Bagdad, Tasmania, primarily to ensure that the requirements of the identified natural values are appropriately considered during any further project planning under local, State and Commonwealth government approval protocols.

Site assessment

A natural values assessment of the study area was undertaken by Mark Wapstra and James Wapstra (ECO*tas*) on 14 Nov. 2025.

Summary of key findings

Threatened flora

- No plant species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) and/or the Tasmanian *Threatened Species Protection Act 1995* (TSPA) are known from database information, or were detected as a consequence of site assessment, from the study area.
- The absence of threatened flora species from the title means that no part of the site is "a threatened flora species" [sic] such that these areas cannot be interpreted as "priority vegetation" (in relation to this value), pursuant to C7.3.1(b) of the *State Planning Provisions.*

Threatened fauna

- No fauna species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) and/or the Tasmanian *Threatened Species Protection Act 1995* (TSPA) are known from database information from the study area.
- The study area supports potential habitat of several species (to different degrees), as follows:
  - *Sarcophilus harrisii* (Tasmanian devil);
  - *Dasyurus maculatus* subsp. *maculatus* (spotted-tailed quoll);
  - *Dasyurus viverrinus* (eastern quoll);
  - *Perameles gunnii* subsp. *gunnii* (eastern barred bandicoot);
  - *Myiagra cyanoleuca (*satin flycatcher);
  - *Neophema chrysostoma* (blue-winged parrot); and
  - *Tyto novaehollandiae* subsp. *castanops* (Tasmanian masked owl).
- No part of the title supports "significant habitat for a threatened fauna species" at any reasonable scale, such that it cannot be construed as "priority vegetation" (in relation to this value) pursuant to C7.3.1(c) of the *State Planning Provisions*.

Vegetation types

- The study area supports the following TASVEG mapping units:
  - *Eucalyptus tenuiramis* forest and woodland on sediments (TASVEG code: DTO);
  - *Eucalyptus obliqua* dry forest (TASVEG code: DOB);
  - *Bursaria - Acacia* woodland (TASVEG code: NBA); and
  - extra-urban miscellaneous (TASVEG code: FUM).
- Occurrences of DTO equate to a native vegetation community (with same name) listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.
- Occurrences of NBA, DTO & DOB do not equate to threatened ecological communities listed under the Commonwealth *Environment Protection and Biodiversity Protection Act 1999*.
- The presence of "native vegetation [that] forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*" means that part of the site is "priority vegetation" (in relation to this value) pursuant to C7.3.1(a) of the *State Planning Provisions*.

Weeds

- No plant species classified as declared weeds within the meaning of the Tasmanian *Biosecurity Act 2019* (*Biosecurity Regulations 2022*) were detected from the part of the title proposed for development.

Plant disease

- No evidence of *Phytophthora cinnamomi* (PC, rootrot) was recorded within the study area.
- No evidence of myrtle wilt was recorded within the study area.
- No evidence of myrtle rust was recorded within the study area.

Animal disease (chytrid)

- The part of the title proposed for development does not support particular habitats conducive to frog chytrid disease.

Recommendations

The recommendations provided below are a summary of those provided in relation to each of the natural values described in the main report. The main text of the report provides the relevant context for the recommendations.

Vegetation types

In general terms, minimising the extent of "clearance and conversion" and/or "disturbance" to native vegetation is recommended, within the context of the proposed development being an acceptable use and acknowledging this will include access (already established), and a single residential dwelling with associated hazard management area (and associated elements such as a firefighting water tank).

Threatened flora

None identified – no special management required.

Threatened fauna

Apart from the generic recommendation to minimise the extent of "clearance and conversion" and/or "disturbance" to native vegetation (with acknowledged constraints), specific management in relation to threatened fauna is not recommended.

Weed and disease management

Longer-term special management (e.g. a complex weed management plan) is not considered warranted because owner occupation is considered the most appropriate (and realistic) means of achieving control of any declared species (should they become established), where vigilance and immediate control are practical.

Legislative and policy implications

A permit under Section 51 of the Tasmanian *Threatened Species Protection Act 1995* (TSPA) is not likely to be.

A formal referral to the relevant Commonwealth agency under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) is not considered required.

Development will require a planning permit pursuant to the provisions of the applicable planning scheme but specific permit conditions in relation to natural values to satisfy P1.1 & P1.2 of C7.6.2 of the Natural Assets Code of the *Tasmanian Planning Scheme – Southern Midlands Council* are not recommended.

INTRODUCTION

Purpose

Wilson Homes engaged Environmental Consulting Options Tasmania (ECO*tas*) to undertake a natural values assessment of 508 Huntingdon Tier Road (PID 5461877; C.T. 234664/1; LPI 1900856), Bagdad, Tasmania, primarily to ensure that the requirements of the identified natural values are appropriately considered during any further project planning under local, State and Commonwealth government approval protocols.

Scope

This report relates to:

- flora and fauna species of conservation significance, including a discussion of listed threatened species (under the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*) potentially present, and other species of conservation significance/interest;
- vegetation types (forest and non-forest, native and exotic) present, including a discussion of the distribution, condition, extent, composition and conservation significance of each community;
- plant and animal disease management issues;
- weed management issues; and
- a discussion of some of the policy and legislative implications of the identified natural values.

This report follows the government-produced *Guidelines for Natural Values Surveys – Terrestrial Development Proposals* (DPIPWE 2015) in anticipation that the report (or extracts of it) may be required as part of various approval processes.

The report format should also be applicable to other assessment protocols as required by the relevant Commonwealth agency (for any referral/approval that may be required under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*), which is unlikely to be required in this case.

More specifically, this assessment and report have been prepared to address specific provisions of the *Tasmanian Planning Scheme – Southern Midlands Council Local Provisions Schedule*, with particular reference to the provisions within the Natural Assets Code of the *State Planning Provisions*.

Limitations

The natural values assessment was undertaken on 14 Nov. 2025. Many plant species have ephemeral or seasonal growth or flowering habits, or patchy distributions (at varying scales), and it is possible that some species were not recorded for this reason. However, every effort was made to sample the range of habitats present in the survey area to maximise the opportunity of recording most species present (particularly those of conservation significance). Late spring and into summer are usually regarded as the most suitable period to undertake most botanical assessments. While

some species have more restricted flowering periods, a discussion of the potential for the site to support these is presented.

The survey was also limited to vascular species: species of mosses, lichens and liverworts were not recorded. However, a consideration is made of threatened species (vascular and non-vascular) likely to be present (based on habitat information and database records) and reasons presented for their apparent absence.

Surveys for threatened fauna were largely limited to an examination of "potential habitat" (i.e. comparison of on-site habitat features to habitat descriptions for threatened fauna), and detection of tracks, scats and other signs.

Permit

Any plant material was collected under DNRET permit TFL 24238 (in the name of Mark Wapstra). Relevant data will be entered into DNRET's *Natural Values Atlas* database by the authors.

No vertebrate or invertebrate material was collected. A permit is not required to undertake the type of habitat-level assessment described herein.

STUDY AREA

Land use proposal

The proposal is for a single residential dwelling to be located on the approximate top of the ridgeline with an associated BAL-29 hazard management area (as per the provided bushfire hazard management plan) and access. At the time of assessment, the access road has been fully constructed including provision of table drains, cross-road culverts and passing bays (Plates 1-4). Further to this, at the time of assessment, the proposed location of the dwelling (Plates 5-8) had been staked out and clearing in preparation for construction and eventual hazard management undertaken, although further modification of native vegetation will be required to satisfy the bushfire hazard management requirement, mainly to the north of the staked house location.

Note that the assessment against the relevant provisions of the Natural Assets Code is made for the site "as was" rather than "as is", such that the revised vegetation map provided shows the vegetation prior to clearing for the access and house site.

Overview – cadastral details

The study area (Figures 1-3) comprises of a single title at 508 Huntingdon Tier Road, Bagdad, with the following cadastral details:

- PID: 5461877;
- C.T.: 234664/1; and
- LPI: 1900856.

[computed area: 158,984.832m^2 i.e. ca. 15.89 ha]

Current land tenure and other categorisations of the study area are as follows:

- private freehold title; and
- Southern Midlands Council municipality, zoned as Rural Living pursuant to the *Tasmanian Planning Scheme – Southern Midlands Council Local Provisions Schedule* (Figure 4), almost wholly subject to the Priority Vegetation Area overlay (Figure 5a) and partly subject to the Waterway and Coastal Protection Area overlay (Figure 5b), although the proposed development wholly avoids this overlay (including access) such that this overlay is not considered further herein.

Plates 1-4. Views of the existing well-formed new access

The subject title is bound to the north, west and south by private titles (residentially occupied), and to the northeast by Huntingdon Tier Road. Cadastral data suggests that this road technically passes within the subject title along the northeastern boundary.

Part of the title has been long-occupied, essentially within the gully associated with a minor flood-prone watercourse near the southern boundary. This area includes some long-cleared steeper slopes to the north below the newly constructed access. This occupied part of the title is accessed by a long-formed gravel drive direct off Huntingdon Tier Road. It is understood that the structures in this part of the title do not form part of the present planning application, which relates only to the new residential dwelling on the ridgeline.

Plates 5-8. Views of proposed development site: clockwise rfrom top left – looking north, east, south and west

Other site features

Topographically, the title is at ca. 365-420 m a.s.l., dominated by a broad ridgeline with two minor tributaries of Horfield Creek "running" (albeit infrequently) through the title in an approximate easterly direction. A small dam is present in the southern watercourse.

Examination of historical aerial imagery and topographic maps suggests parts of the title have been subject to historical clearing, mainly associated with the gully systems: most such cleared areas are now dominated by naturally regenerated native forest.

LISTmap's Fire History layer indicates that the title and surrounds have not been impacted by any formally recorded fire events. However, typical for this part of the State and the vegetation present, it is expected that there has been a reasonably frequent fire history, confirmed by site assessment that revealed numerous burnt out tree bases (Plates 9 & 10).

Site assessment and tree canopy modelling (Figure 6) indicate a regrowth-dominated structure typical of the vegetation types on low nutrient soils. The ground layer is non-complex, generally lacking in coarse woody debris, dense undergrowth, wombat/rabbit burrows.


Plates 9 & 10. Examples of burnt out tree bases on slopes away from the proposed development site

The geology of the study area is mapped at a 1:250,000 scale (Figure 7) as Triassic-age "dominantly quartz sandstone" (geocode: Rq). The geology is mentioned because it has a strong influence on the classification of vegetation and the potential occurrence of threatened flora (and to a lesser extent, threatened fauna). The geology was confirmed informally by reference to outcropping rocks and soil types, with the whole site clearly on some form of sandstone substrate (Plates 9 & 10). This includes small sandstone cliffs and outcrops outside the proposed development site (Plates 11 & 12).


Plates 9 & 10. Shallowly exposed sandstone and sandstone-derived soils typical of ridgeline


Plates 11 & 12. Examples of more extensive outcropping sandstone north of proposed development site

Figure 1. General location of study area

Figure 2. Detailed location of study area showing general topographic and cadastral features

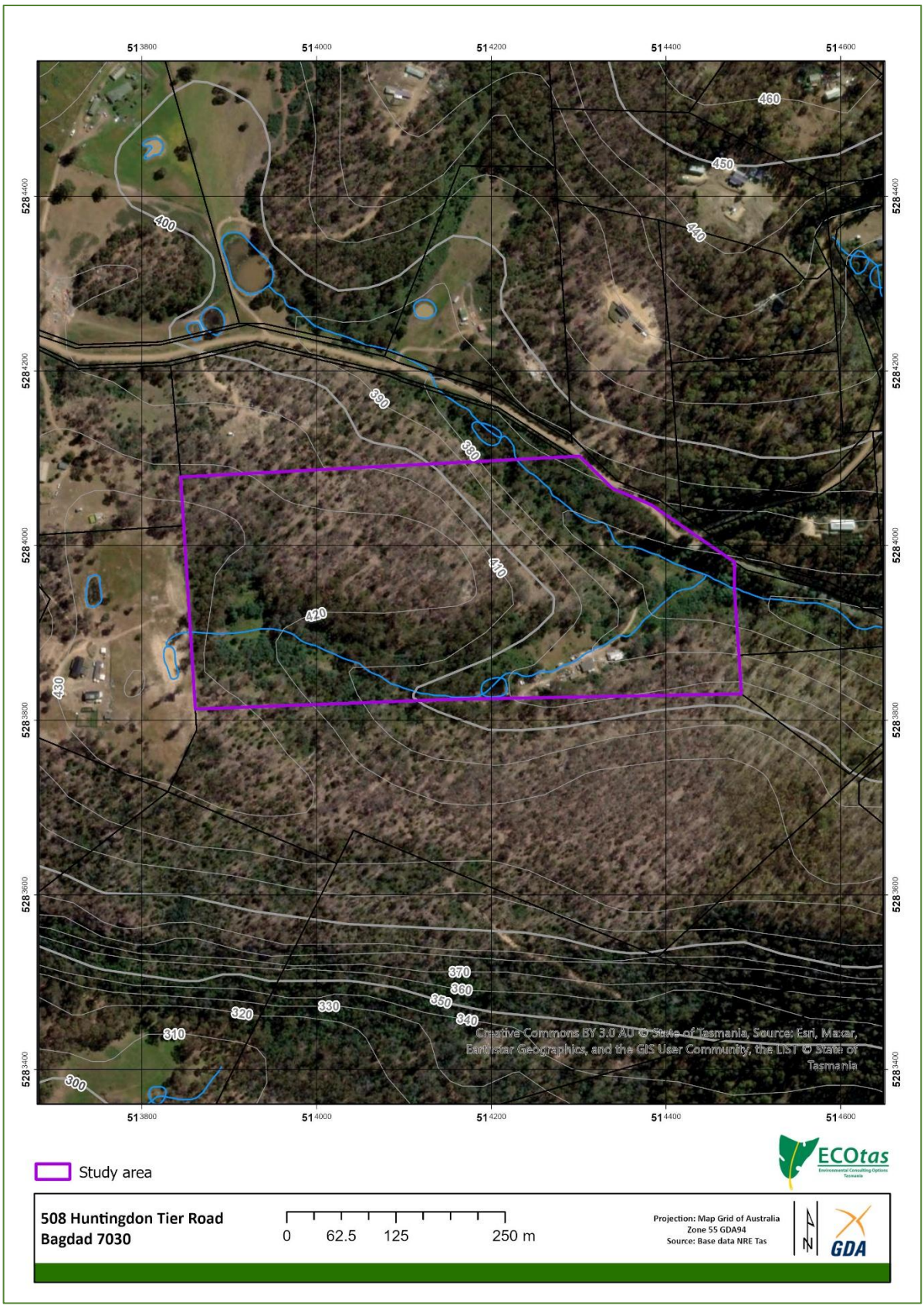

Figure 3. Detailed location of study area showing recent aerial imagery, cadastral boundaries, contours and watercourses

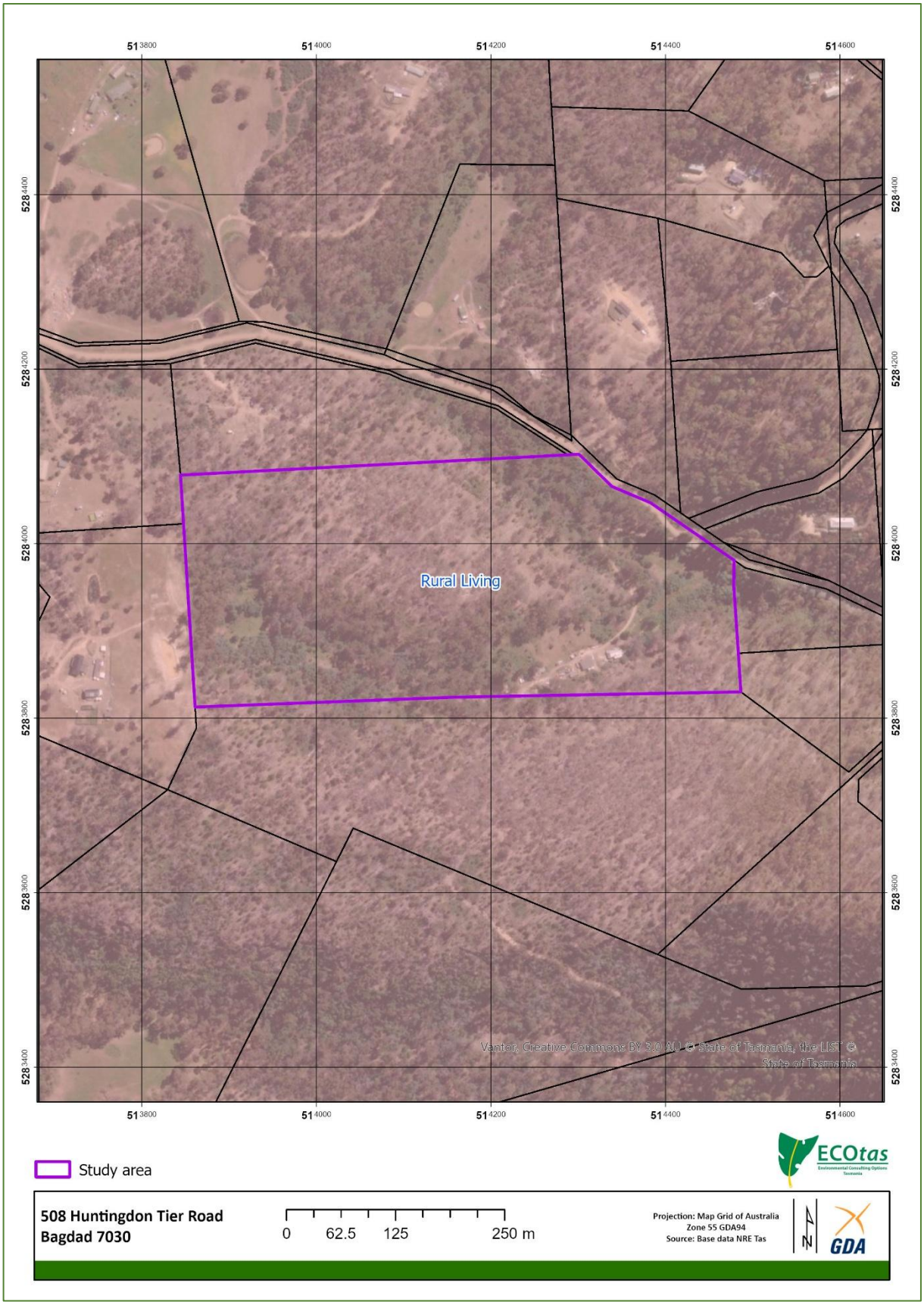

Figure 4. Zoning of study area and surrounds pursuant to the *Tasmanian Planning Scheme*

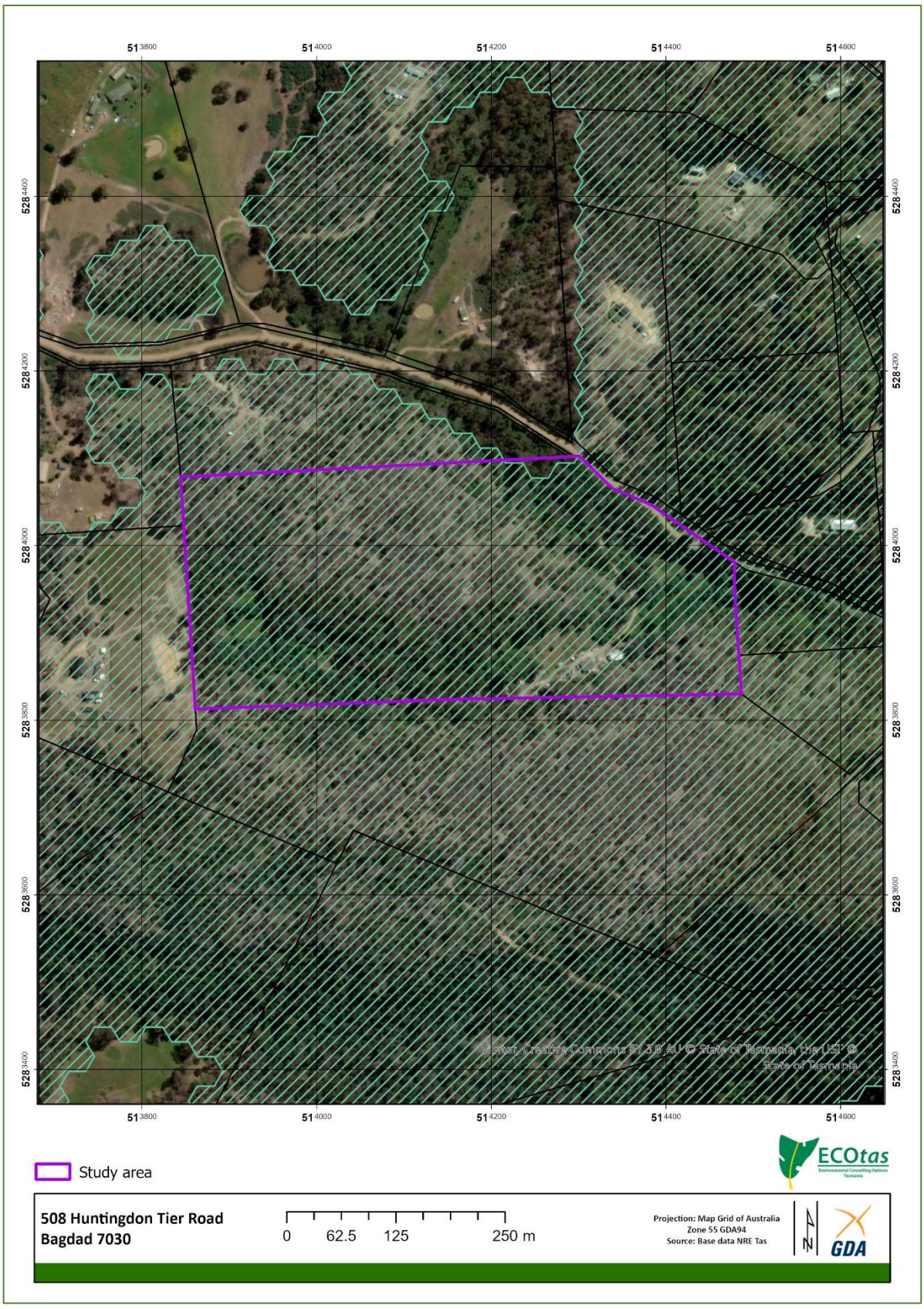

Figure 5a. Extent of Priority Vegetation Area overlay within and adjacent to study area pursuant to *Tasmanian Planning Scheme*

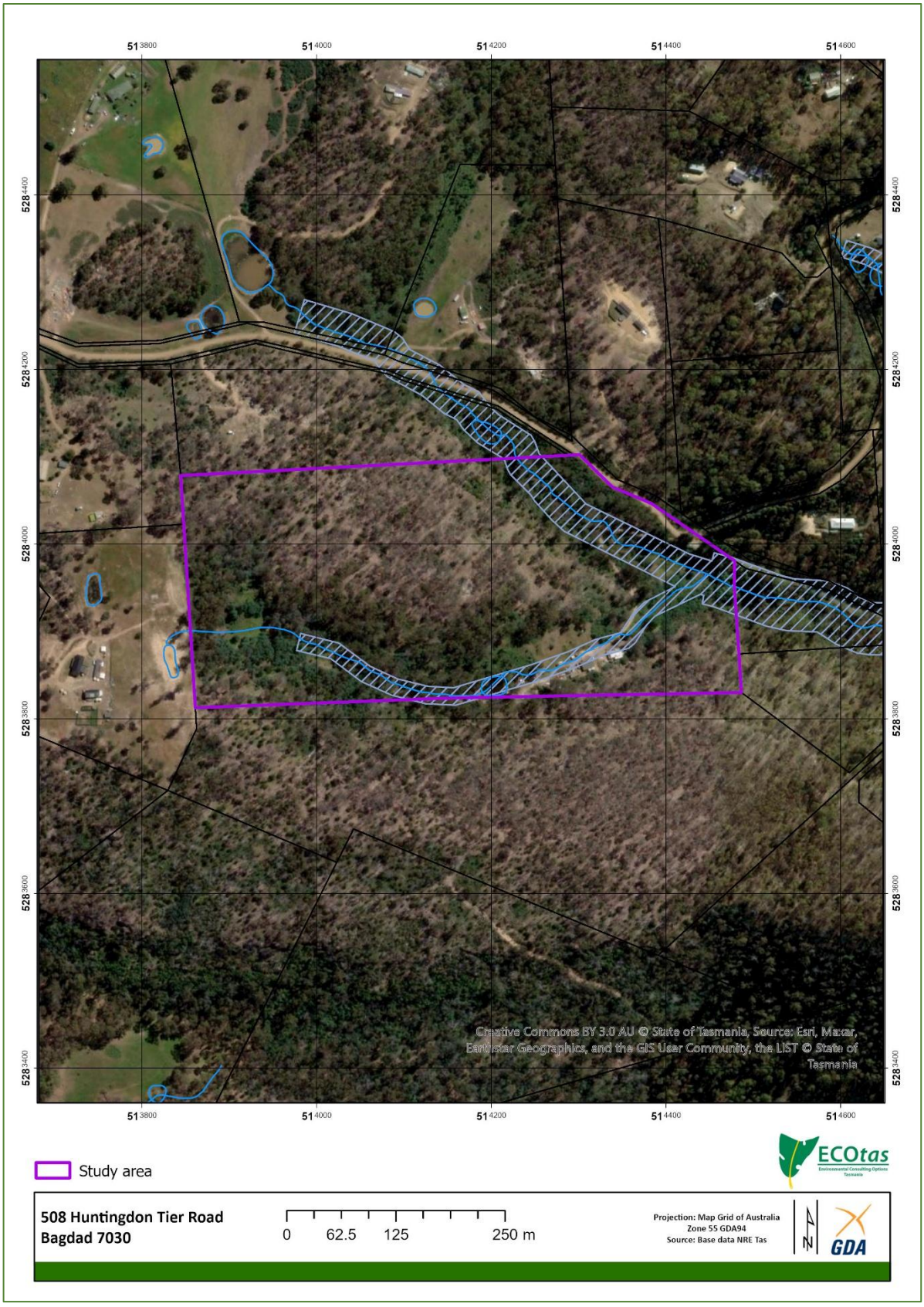

Figure 5b. Extent of Waterway and Coastal Protection Area overlay within and adjacent to study area pursuant to *Tasmanian Planning Scheme*

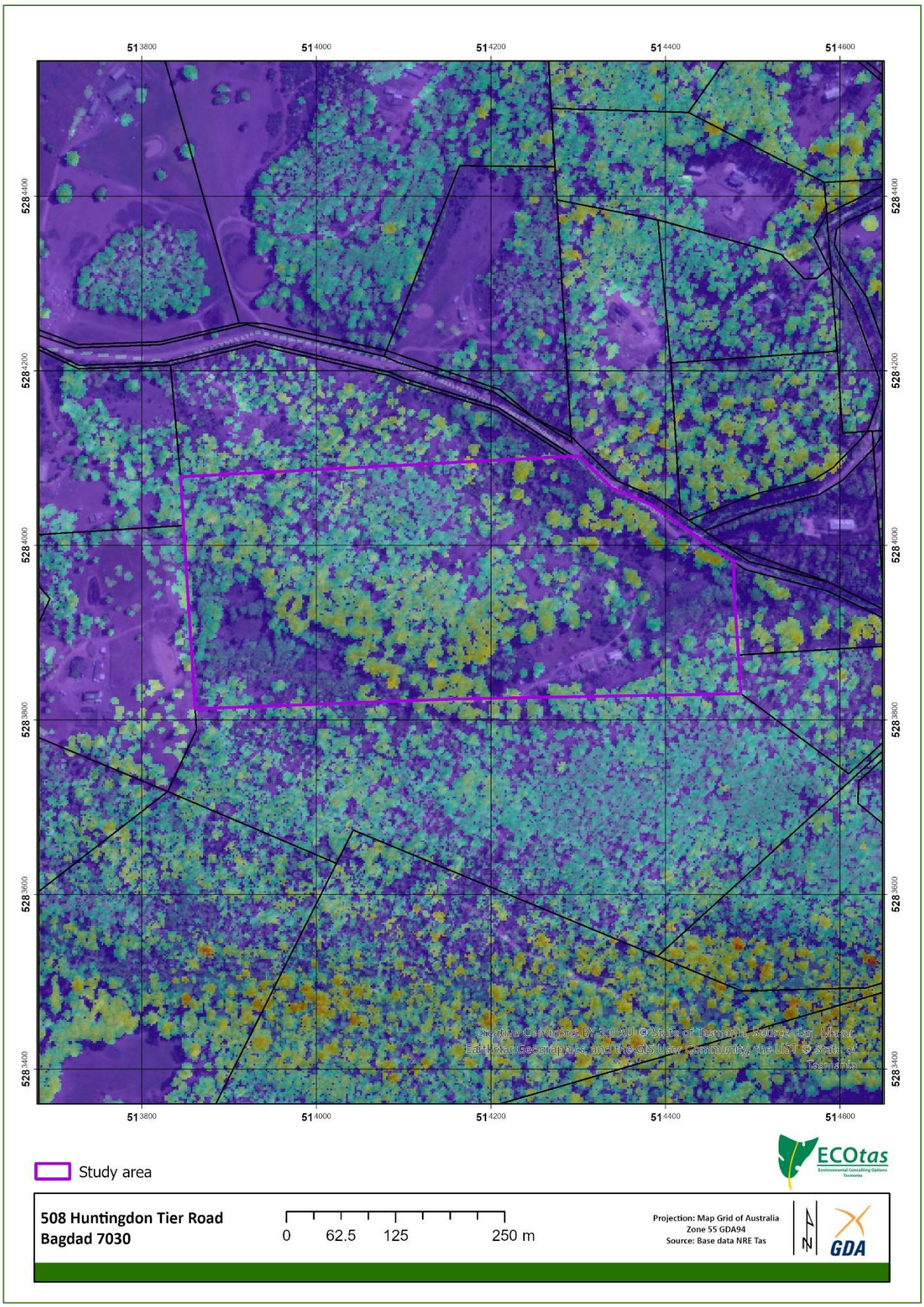

Figure 6. Tree canopy modelling for study area and surrounds

Figure 7. Geology (1:250,000 scale) of study area and surrounds (refer to text for code)

METHODS

Nomenclature

All grid references in this report are in GDA94, except where otherwise stated.

Vascular species nomenclature follows de Salas & Baker (2025) for scientific names and Wapstra et al. (2005+) for common names. Fauna species scientific and common names follow the listings in the cited *Natural Values Atlas* report (DNRET 2025a).

Vegetation classification follows TASVEG 4.0, as described in *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation (*Kitchener & Harris 2013+).

Preliminary investigation

Available sources of previous reports, threatened flora records, vegetation mapping and other potential environmental values were interrogated. These sources include:

- Tasmanian Department of Natural Resources & Environment Tasmania's *Natural Values Atlas* records for threatened flora and fauna (GIS coverage maintained by the author current as at date of report);
- Tasmanian Department of Natural Resources & Environment Tasmania's *Natural Values Atlas* report ECOtas_508HuntingdonRoad for a polygon defining the study area (centred on 514151mE 5283952mN), buffered by 5 km, dated 12 Nov. 2025 (DNRET 2025a) – Appendix E;
- Forest Practices Authority's *Biodiversity Values Database* report, specifically the species' information for grid reference centroid 514151mE 5283952mN (i.e. a point defining the approximate centre of the study area), buffered by 5 km and 2 km for threatened fauna and flora records, respectively, hyperlinked species' profiles and predicted range boundary maps, dated 12 Nov. 2025 (FPA 2025) – Appendix F;
- Commonwealth *Protected Matters Report* for a polygon defining the study area, buffered by 5 km, dated 12 Nov. 2025 (CofA 2025) – Appendix G;
- TASVEG vegetation coverages (as available through GIS coverage and via LISTmap);
- Google Earth, LISTmap orthoimagery and ESRI World Imagery; and
- other sources listed in tables and text as indicated.

Field assessment

The assessment was undertaken by Mark Wapstra & James Wapstra (ECO*tas*) on 14 Nov. 2025. Cadastral data uploaded to the iGIS application guided the in-field assessment (boundaries partially indicated by fences and survey markers but typical for larger "bush lots", the LISTmap cadastral data does not precisely match on-site features). Hand-held GPS was used to waypoint natural values features for future mapping purposes.

The survey was not limited by access due to the simple configuration of the study area with existing access and open vegetation.

Vegetation classification

Vegetation was classified by waypointing vegetation transitions for later comparison to aerial imagery. The structure and composition of the vegetation types was described using a nominal 30 m radius plot at a representative site within the vegetation types, and compiling a "running" species list for the balance of the title.

Note that while aerial imagery provides a very good indication of the limits of different vegetation types, GPS track and waypoint files were recorded at the transition points of the key vegetation types, most notably to determine the limits of the higher priority vegetation community viz. *Eucalyptus tenuiramis* forest and woodland on sediments (TASVEG code: DTO).

Threatened (and priority) flora

With reference to the threatened flora, the survey included consideration of the most likely habitats for such species. Further details are not provided because no threatened flora were recorded.

Threatened fauna

Surveys for threatened fauna were largely limited to an examination of "potential habitat" (i.e. comparison of on-site habitat features to habitat descriptions for threatened fauna), and detection of tracks, scats and other signs, signs.

Weed and hygiene issues

The study area was assessed with respect to plant species classified as declared weeds under the Tasmanian *Biosecurity Act 2019* (*Biosecurity Regulations 2022*) Weeds of National Significance (WoNS) or "environmental weeds" (authors' opinion and as included in *A Guide to Environmental and Agricultural Weeds of Southern Tasmania*, NRM South 2017).

The study area was assessed with respect to potential impacts of plant and animal pathogens, by reference to habitat types and field symptoms.

FINDINGS

Vegetation types

Comments on TASVEG mapping

This section, which comments on the existing TASVEG mapping for the study area, is included to highlight the differences between existing mapping and the more recent mapping from the present study to ensure that any parties assessing land use proposals (via this report) do not rely on existing mapping. Note that TASVEG mapping, which was mainly a desktop mapping exercise based on aerial photography, is often substantially different to ground-truthed vegetation mapping,

especially at a local scale. An examination of existing vegetation mapping is usually a useful pre-assessment exercise to gain an understanding of the range of habitat types likely to be present and the level of previous botanical surveys.

In this case, it is useful to examine TASVEG 3.0, 4.0, 5.0 & Live mapping because while the latter two should be the most up-to-date, the former (3.0) was used to inform the *Tasmanian Planning Scheme* and specifically the Regional Ecosystem Model's mapping of the Priority Vegetation Area overlay developed as part of the *Tasmanian Planning Scheme*.

TASVEG maps the title as (Figure 8 = TASVEG 3.0 Figure 9 = TASVEG 4.0/5.0; Figure 10 = TASVEG Live):

- *Eucalyptus obliqua* dry forest [all versions] (TASVEG code: DOB)

  DOB occupies a small section in the northeast of title.

- *Eucalyptus tenuiramis* forest and woodland on sediments [TASVEG 3.0, 4.0 & Live] (TASVEG code: DTO)

  DTO is mapped across most of the title, except for northern area close to Huntingdon Tier Road, which is mapped as DOB, and a small area erroneously mapped as FAG under TASVEG 3.0 along the northern boundary (corrected to DTO in TASVEG 4.0), and the occupied part of the title as FUM (in TASVEG Live).

- extra-urban miscellaneous [TASVEG Live] (TASVEG code: FUM)

  FUM accounts for a small section in the southeast of the subject title that is currently occupied.

- agricultural land [TASVEG 3.0] (TASVEG code: FAG)

  FAG accounts for a small section in the north of the subject title (re-coded to DTO in later versions). TASVEG Live now cades FAG as FAL.

Vegetation types recorded as part of the present study

Vegetation types have been classified according to TASVEG 4.0, as described in *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation* (Kitchener & Harris 2013+). Table 1 provides information on the mapping units identified from the study area. Refer to Figure 11 that indicates the revised mapping for the study area. Refer to Appendix A for more detailed description of the native vegetation mapping unit identified from the study area.

Conservation significance of identified vegetation types

Occurrences of *Eucalyptus tenuiramis* forest and woodland on sediments equate to a native vegetation community (with the same name) listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.

Occurrences of NBA, DTO & DOB do not equate to threatened ecological communities listed under the Commonwealth *Environment Protection and Biodiversity Protection Act 1999*.

Occurrences of DTO meet the intent of "priority vegetation" pursuant to the Natural Assets Code of the *State Planning Provisions*, which is defined as follows:

C7.3 Definition of Terms

C7.3.1 In this code, unless the contrary intention appears:

means native vegetation where any of the following apply:

(a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*;

(b) is a threatened flora species;

(c) it forms a significant habitat for a threatened fauna species; or

(d) it has been identified as native vegetation of local importance.

That is, C7.3.1(a) is applicable.

Table 1. Vegetation mapping units present in study area

[conservation status: NCA – as per Schedule 3A of the Tasmanian *Nature Conservation Act 2002*, using units described by Kitchener & Harris (2013+), relating to TASVEG mapping units (DNRET 2025b); table headings are as per modules in Kitchener & Harris (2013+); EPBCA – as per the listing of ecological communities on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*, relating to communities as described under that Act, but with equivalencies to TASVEG units; note that the updated vegetation mapping will be provided to NRE Tas for inclusion in TASVEG Live]

TASVEG equivalent (Kitchener & Harris 2013+)	**Conservation priority** TASVEG *EPBCA*	**Comments**
Dry eucalypt forest and woodland		
Eucalyptus tenuiramis forest and woodland on sediments (DTO)	threatened *not threatened*	DTO is confirmed as occupying the more insolated parts of the title, including the main ridgeline (where the house is proposed to be located), the far southwest and southeast corners. The transition zone between DTO and DOB is of variable width with a well-defined narrow shift between dominance of *E. tenuiramis* and *E. obliqua* in places but a wider band of transition in others. However, the shift is well-defined by topography and aspect (ridgeline and slope), and quite distinct on aerial imagery (pale "signature" for DTO, darker "signature" for DOB). DTO is expressed as quite typical for the community with a relatively even-aged canopy dominated by *Eucalyptus tenuiramis* (with only very occasional *Eucalyptus obliqua*) over a sparse sub-canopy of *Exocarpos cupressiformis*, in turn over a generally very open understorey of low shrubs, sparse graminoids, very sparse grass, occasional climbers and variably dense herbs. Typical for DTO (in this case over sandstone) is quite extensive areas of bare soil and exposed surface rock, including small cliffs. Mature elements such as hollow-bearing trees and large coarse woody debris are wholly absent, also quite typical for DTO. The site has been burnt, albeit probably only infrequently and lightly. Apart from the most recent disturbance (access drive, clearing for house site and hazard management area), DTO is in excellent ecological condition with no naturalised plant species or symptoms of plant disease recorded.
Eucalyptus obliqua dry forest (DOB)	not threatened *not threatened*	DOB occupies the more protected and generally south-facing slopes above the two main watercourses. Structurally, DOB is somewhat taller than DTO and has a generally shrubbier understorey reflecting the higher degree of moisture retention. However, overall species diversity is quite low, typical for the nutrient-poor sandstone substrate. DOB is in variable ecological condition with no symptoms of plant disease recorded. However, there is some extensive areas of drought-induced dieback that has shifted some of the northeast-facing slopes to be closer to a form of NBA (see below). The newly constructed access passes through a section of DOB but the proposed house site and associated hazard management area is wholly outside its extent.

TASVEG equivalent (Kitchener & Harris 2013+)	**Conservation priority** TASVEG *EPBCA*	**Comments**
Non-eucalypt forest and woodland		
Bursaria – Acacia woodland (NBA)	not threatened *not threatened*	NBA is mapped in two main patches, both associated with parts of the title subject to historical clearing where natural regeneration has occurred allowing *Acacia dealbata* (silver wattle) to become locally dense over a predominantly modified understorey. NBA is in moderate condition, its structure and composition reflective of land use history.
Modified land		
extra-urban miscellaneous (FUM)	not threatened *not threatened*	FUM has been used to map parts of the title that are effectively cleared including the existing access (and associated taller pine trees between the access and Huntingdon Tier Road) and the long-cleared and occupied part of the title in the southeast.

Plant species

General information

A total of 84 vascular plant species were recorded from the study area (Appendix B), comprising 56 dicotyledons (including 2 endemic and 12 naturalised species), 23 monocotyledons (including 3 naturalised species), 1 gymnosperm (naturalised) and 4 pteridophytes (all native but one planted).

Additional surveys at different times of the year may detect additional short-lived herbs and grasses but a follow-up survey is not considered warranted because of the very low likelihood of species with a high priority for conservation management being present.

Threatened flora

Figure 12 indicates threatened flora species near the study area and Table C1 (Appendix C) provides a listing of threatened flora from within 5,000 m of the study area (nominal buffer width usually used to discuss the potential of a particular study area to support various species listed in databases), with comments on whether potential habitat is present for the species, and possible reasons why a species was not recorded.

Database information indicates that the subject title does not support known populations of flora listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Protection Act 1999* (Figure 12).

The absence of a threatened flora species from the title means that no part of the site is "a threatened flora species" [sic] such that it cannot be interpreted as "priority vegetation" (in relation to this value) pursuant to C7.3.1(b) of the *State Planning Provisions* (see previous citation of definition of "priority vegetation" at **FINDINGS *Vegetation types*** Conservation significance of identified vegetation types).

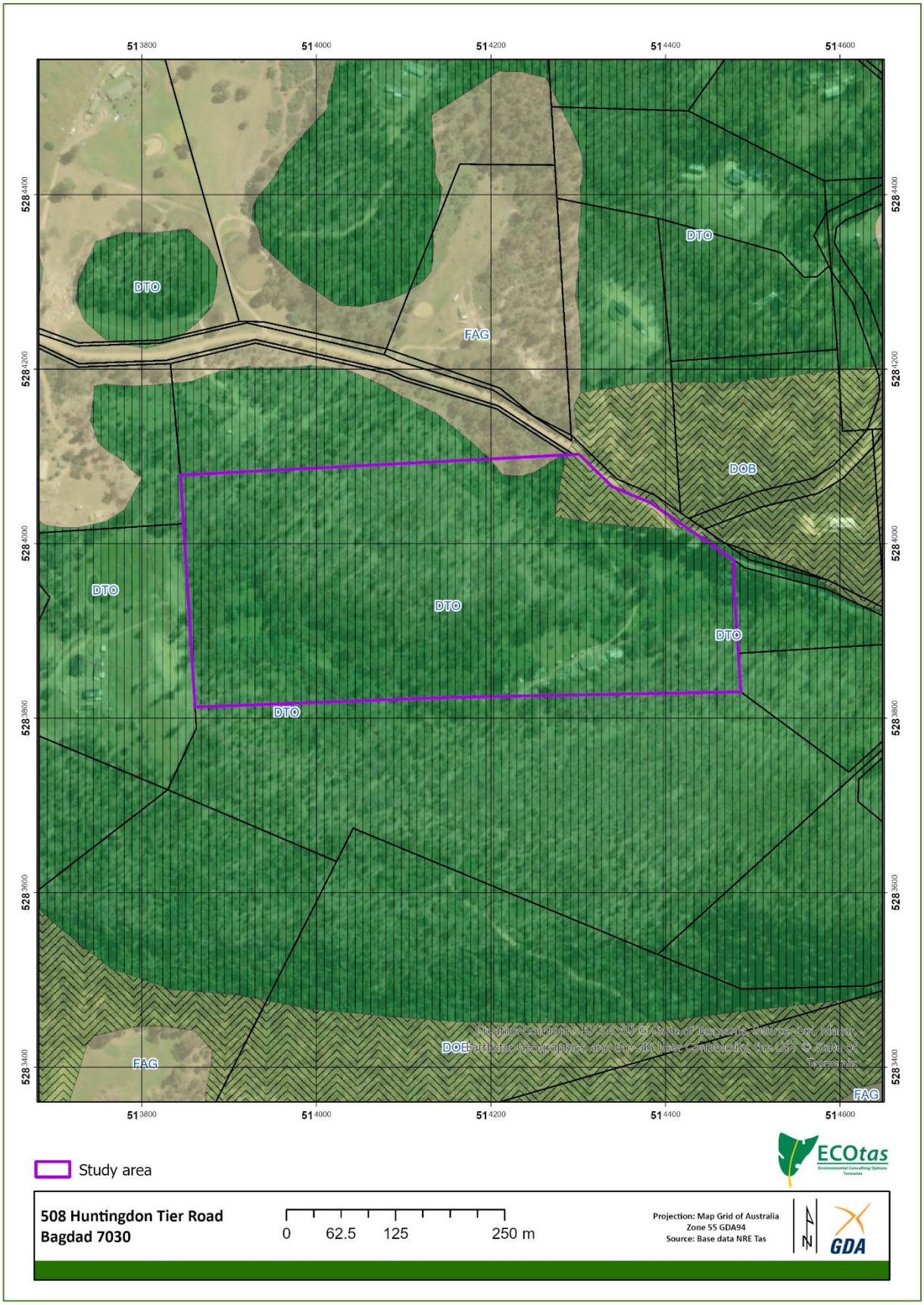

Figure 8. TASVEG 3.0 vegetation mapping for study area and surrounds (see text for codes)

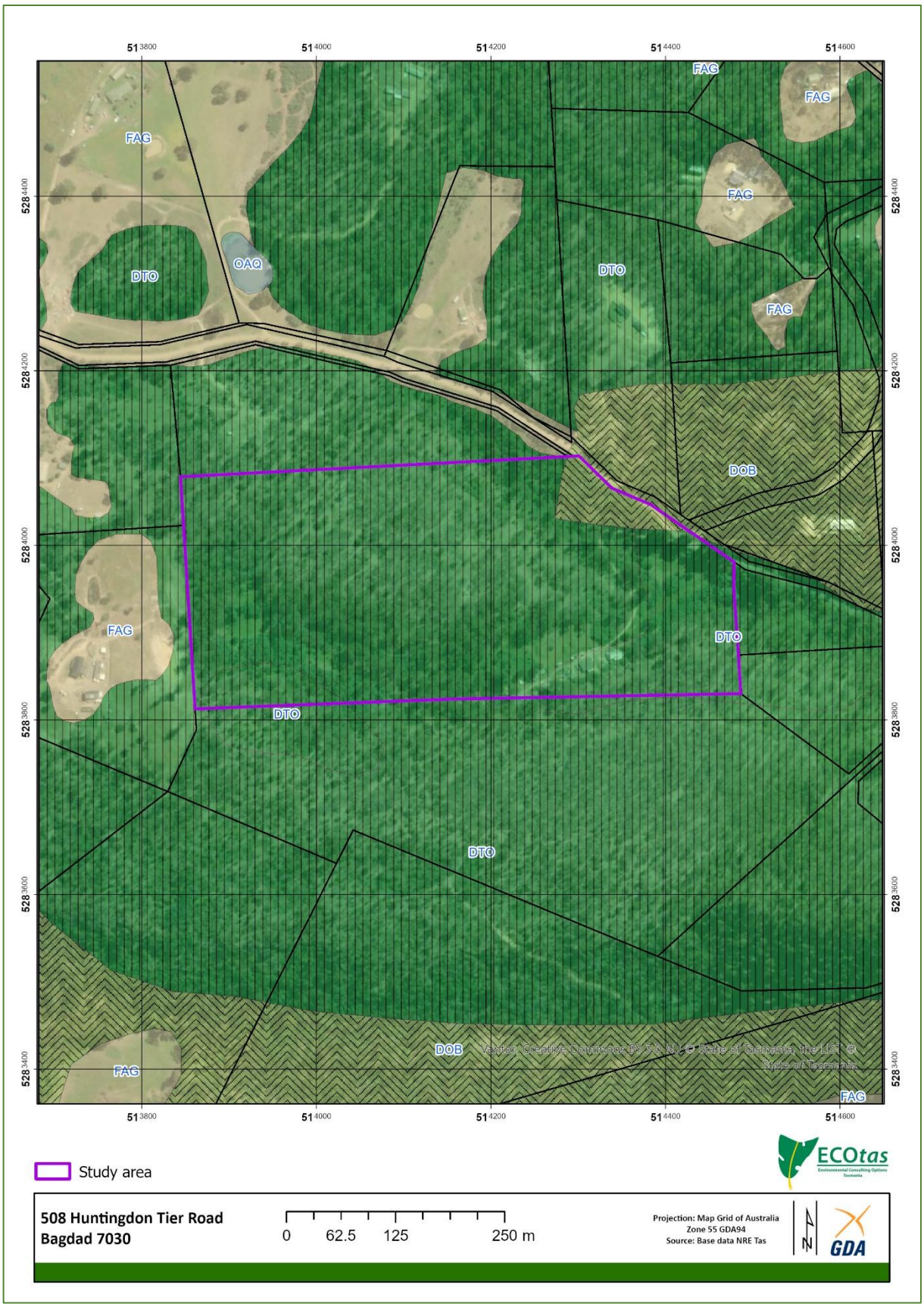

Figure 9. TASVEG 4.0 vegetation mapping for study area and surrounds (see text for codes)

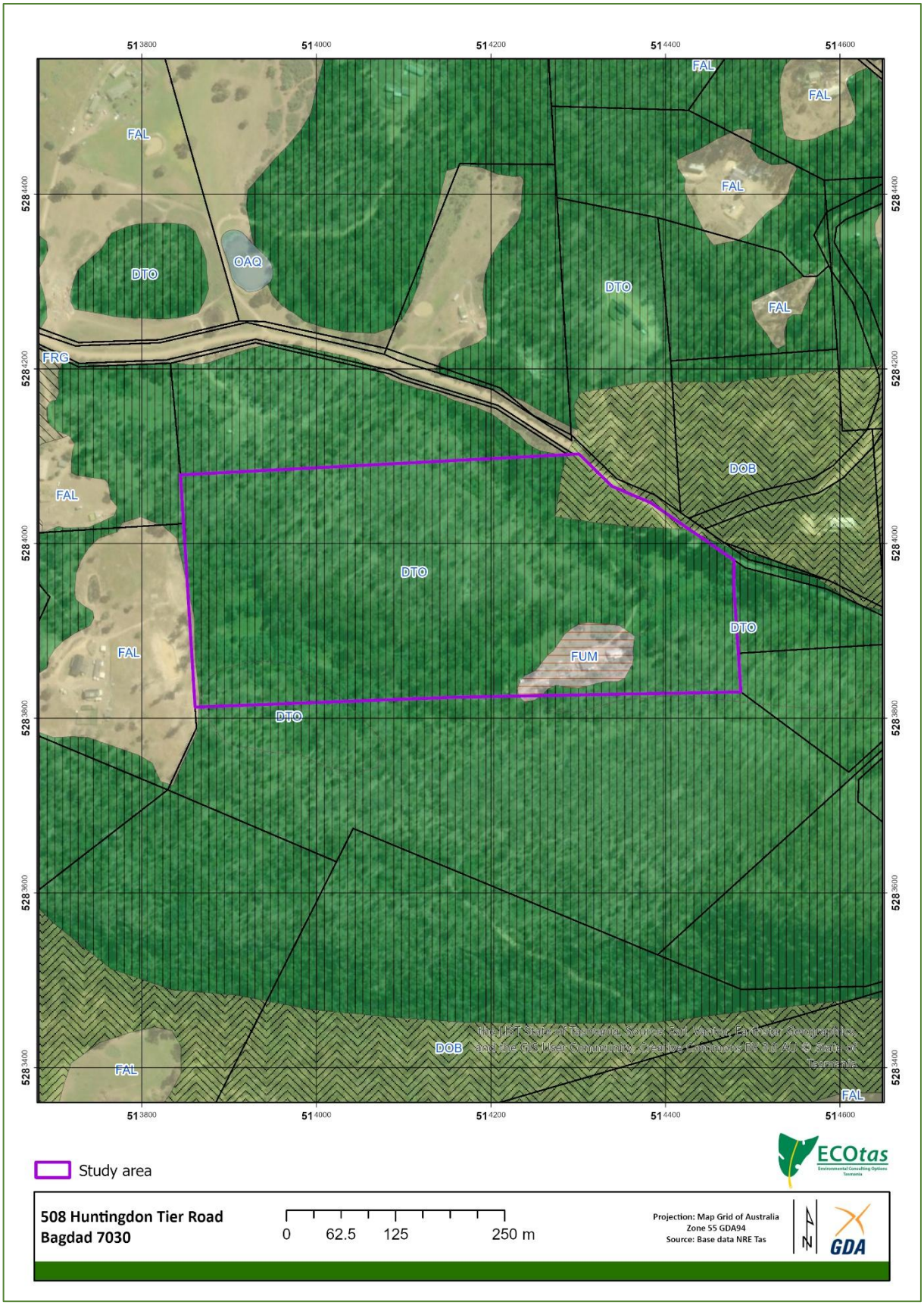

Figure 10. Existing TASVEG 5.0/Live vegetation mapping for study area and surrounds (see text for codes)

Figure 11a. Revised vegetation mapping for study area (see text for codes)

Figure 11b. Revised vegetation mapping for study area with hazard management area indicated (see text for codes)

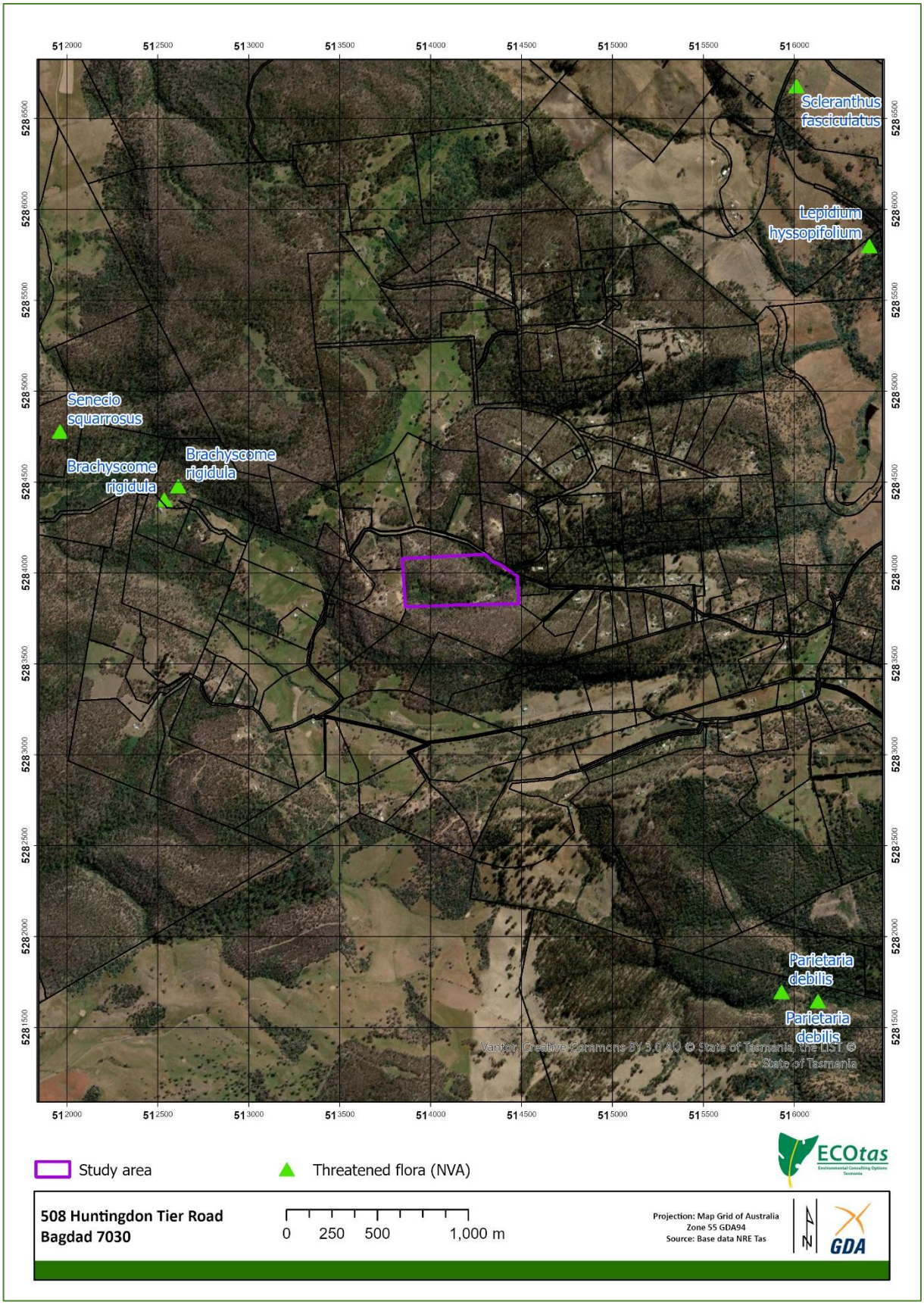

Figure 12. Distribution of threatened flora close to study area (overview)

Threatened fauna

Figure 13 indicates threatened fauna species near the study area and Table D1 (Appendix D) provides a listing of threatened fauna from within 5,000 m of the study area (nominal buffer width usually used to discuss the potential of a particular study area to support various species listed in databases), with comments on whether potential habitat is present for the species, and possible reasons why a species was not recorded.

Database information indicates that the subject title does not support known populations of fauna listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* (TSPA) and/or the Commonwealth *Environment Protection and Biodiversity Protection Act 1999* (EPBCA) (Figure 13).

Site assessment indicated that the subject title supports ubiquitous potential habitat for a suite of threatened fauna species. This includes potential habitat of species such as *Sarcophilus harrisii* (Tasmanian devil), *Dasyurus maculatus* subsp. *maculatus* (spotted-tailed quoll), *Dasyurus viverrinus* (eastern quoll), *Perameles gunnii* subsp. *gunnii* (eastern barred bandicoot), *Tyto novaehollandiae* (masked owl), *Accipiter novaehollandiae* (grey goshawk) and *Aquila audax* (wedge-tailed eagle). Small-scale development is not anticipated to have a significant deleterious impact on these species at any reasonable scale.

Under the *Tasmanian Planning Scheme*, priority vegetation can include the concept of "it forms a significant habitat for a threatened fauna species" (see previous citation of definition of "priority vegetation" at **FINDINGS *Vegetation types*** Conservation significance of identified vegetation types), where "significant habitat" is defined under the *Scheme* as follows:

> "the habitat within the known or core range of a threatened fauna species, where any of the following applies:
>
> (a) is known to be of high priority for the maintenance of breeding populations throughout the species' range; or
>
> (b) the conversion of it to non-priority vegetation is considered to result in a long-term negative impact on breeding populations of the threatened fauna species".

Problematically, the *Scheme* does not define the terms "known" or "core" range, which means this could rely on those used by other agencies such as the Forest Practices Authority and/or the Department of Natural Resources and Environment Tasmania, which are effectively presented in the relevant database reports (DNRET 2025a; FPA 2025). While the subject site is within the so-called "known or core range" of some listed fauna species, it is challenging to assign any part of the site as being of "high priority for the maintenance of breeding populations throughout the species' range" at any reasonable scale for most species (see Appendix D for a more detailed analysis of this) or be in any way construed as meeting the intent of a scenario in which "the conversion of it [i.e. "significant habitat"] to non-priority vegetation [could be] considered to result in a long-term negative impact on breeding populations of the threatened fauna species" (see also Appendix D for a more detailed analysis of this).

The absence of a "significant habitat for a threatened fauna species" from the title means that no part of the site can be interpreted as "priority vegetation" (in relation to this value) pursuant to C7.3.1(c) of the *State Planning Provisions* (see previous citation of definition of "priority vegetation" at **FINDINGS *Vegetation types*** Conservation significance of identified vegetation types).

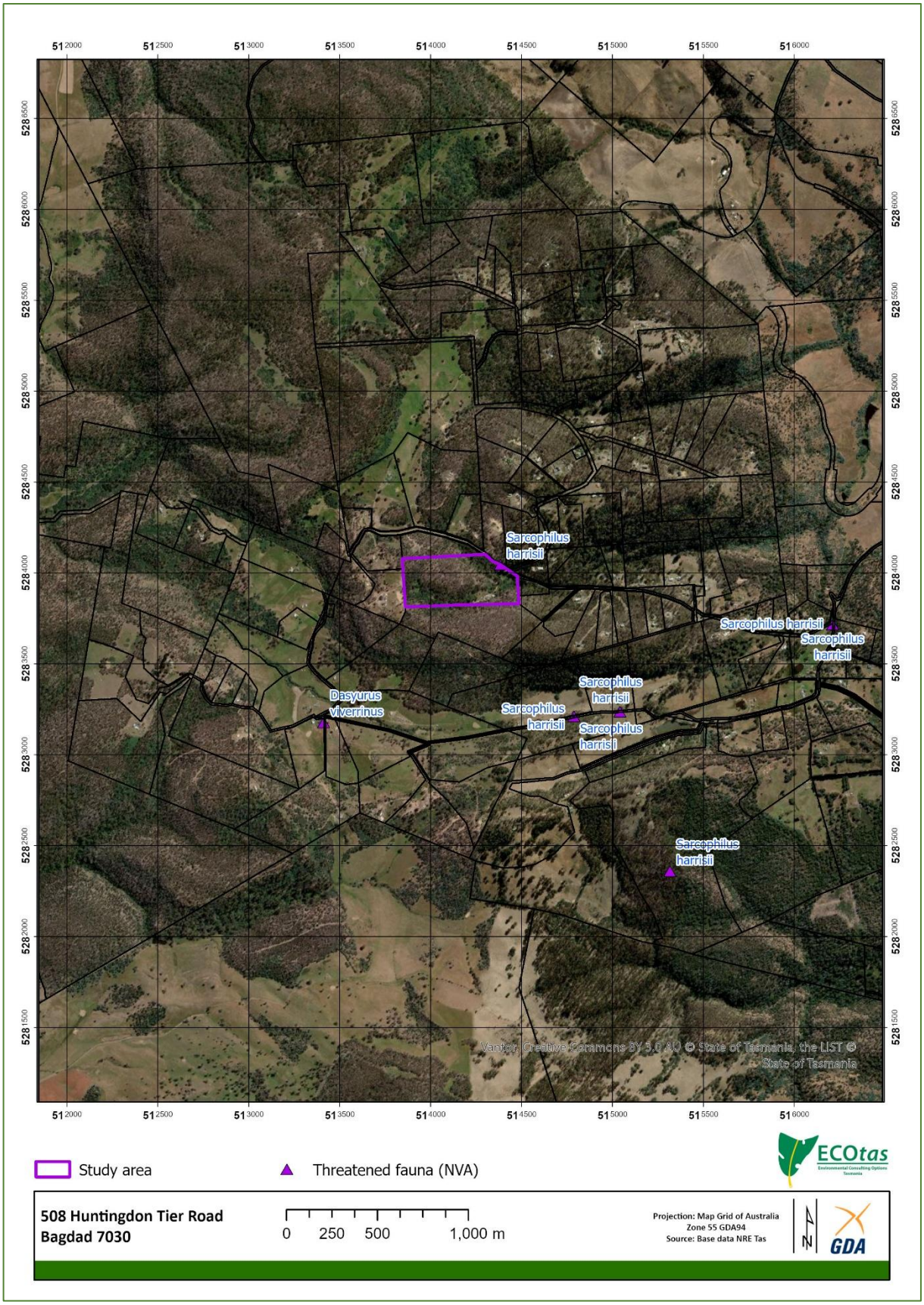

Figure 13a. Distribution of threatened fauna close to study area (overview)

Figure 13b. Distribution of threatened fauna close to study area (detail)

Other natural values

Weed species

No plant species classified as declared weeds within the meaning of the Tasmanian *Biosecurity Act 2019* (*Biosecurity Regulations 2022*) were detected from the part of the title proposed for development.

In this case, owner-occupation is considered the most appropriate means of achieving effective longer-term weed management where vigilance and immediate control of any detected species should be practical.

Several planning manuals provide further guidance on appropriate management actions, which can be referred to develop site-specific prescriptions for any proposed works in the title area. These manuals include:

- Allan, K. & Gartenstein, S. (2010). *Keeping It Clean: A Tasmanian Field Hygiene Manual to Prevent the Spread of Freshwater Pests and Pathogens*. NRM South, Hobart;
- Rudman, T. (2005). *Interim* Phytophthora cinnamomi *Management Guidelines*. Nature Conservation Report 05/7, Biodiversity Conservation Branch, Department of Primary Industries, Water & Environment, Hobart;
- Rudman, T., Tucker, D. & French, D. (2004). *Washdown Procedures for Weed and Disease Control*. Edition 1. Department of Primary Industries, Water & Environment, Hobart; and
- DPIPWE (2015). *Weed and Disease Planning and Hygiene Guidelines – Preventing the Spread of Weeds and Diseases in Tasmania*. Department of Primary Industries, Parks, Water & Environment, Hobart.

Myrtle wilt

Myrtle wilt, caused by a wind-borne fungus (*Davidsoniella* syn. *Chalara australis*), occurs naturally in rainforest where myrtle beech (*Nothofagus cunninghamii*) is present. The fungus enters wounds in the tree, usually caused by damage from wood-boring insects, wind damage and forest clearing. The incidence of myrtle wilt often increases forest clearing events such as windthrow and wildfire.

The study area does not support *Nothofagus cunninghamii*. No special management is required.

Myrtle rust

Myrtle rust is a fungal disease limited to plants in the Myrtaceae family. Myrtle rust has been listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) as a part of the 'Novel biota and their impact on biodiversity' Key Threatening Process.

The fungus is a member of the guava rust complex caused by *Austropuccinia psidii*, a known significant pathogen of Myrtaceae plants outside Australia. Infestations are currently limited to NSW, Victoria, Queensland and Tasmania (Biosecurity Tasmania 2021). Importantly, Tasmanian infestations appear to be limited to nursery plant hosts (predominately *Lophomyrtus* species) in residential gardens i.e. it has not been found in native vegetation (Biosecurity Tasmania 2021). There are still some significant gaps in the scientific knowledge about myrtle rust – including whether it could establish and spread in Tasmania's cooler climate (Biosecurity Tasmania 2021):

this does not limit, however, the priority for management that aims to minimise the risk of its introduction.

No evidence of myrtle rust was noted (possible indicator species present). The longer-term management issue for the site is to ensure that any ornamental plantings source plants from a reputable nursery free from the pathogen (such businesses are already subject to strict biosecurity conditions).

Rootrot pathogen, *Phytophthora cinnamomi*

Phytophthora cinnamomi (PC) is widespread in lowland areas of Tasmania, across all land tenures. However, disease tends not to develop when soils are too cold or too dry. For these reasons, PC is not usually considered a threat to susceptible plant species that grow at elevations higher than about 700 m or where annual rainfall is less than about 600 mm (e.g. Midlands and Derwent Valley). Furthermore, disease is less likely to develop beneath a dense canopy of vegetation because shading cools the soils to below the optimum temperature for the pathogen. A continuous canopy of vegetation taller than about 2 m is usually sufficient to suppress disease. Hence PC is not usually considered a threat to susceptible plant species growing in wet sclerophyll forests, rainforests (except disturbed rainforests on infertile soils) and scrub e.g. teatree scrub (Rudman 2005; FPA 2009).

The vegetation types identified from the study area can be susceptible to PC. No evidence of PC was observed, with all potentially susceptible plant species appearing very healthy. It is best to assume that the study area is free of the pathogen and that management should be aimed at minimising the risk of introducing it. Refer to the section above (Weed species) for a list of planning manuals that provide appropriate guidelines for managing risks associated with PC.

Chytrid fungus and other freshwater pathogens

Native freshwater species and habitat are under threat from freshwater pests and pathogens including *Batrachochytrium dendrobatidis* (chytrid frog disease), *Mucor amphibiorum* (platypus mucor disease) and the freshwater algal pest *Didymosphenia geminata* (didymo) (Allan & Gartenstein 2010). Freshwater pests and pathogens are spread to new areas when contaminated water, mud, gravel, soil and plant material or infected animals are moved between sites. Contaminated materials and animals are commonly transported on boots, equipment, vehicles tyres and during road construction and maintenance activities. Once a pest pathogen is present in a water system it is usually impossible to eradicate. The manual *Keeping it Clean: A Tasmanian Field Hygiene Manual to Prevent the Spread of Freshwater Pests and Pathogens* (Allan & Gartenstein 2010) provides information on how to prevent the spread of freshwater pests and pathogens in Tasmanian waterways wetlands, swamps and boggy areas.

The part of the title proposed for development does not have permanent freshwater features. Special management should not be required.

Additional "Matters of National Environmental Significance" – Threatened Ecological Communities

CofA (2025) indicates that the following threatened ecological communities listed on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) are likely to, or may, occur within the area:

- Alpine Sphagnum Bogs and Associated Fens [Endangered];
- Lowland Native Grasslands of Tasmania [Critically Endangered];
- Tasmanian Forests and Woodlands dominated by Black Gum or Brookers Gum (*Eucalyptus ovata* / *E. brookeriana*) [Critically Endangered]; and
- Tasmanian White Gum (*Eucalyptus viminalis*) Wet Forest [Critically Endangered].

Existing vegetation mapping (Figures 8, 9 & 10) and revised vegetation mapping (Figure 11) indicates that these communities are not present within or adjacent to the subject title i.e. there are no implications under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* in relation to threatened ecological communities.

DISCUSSION

Summary of key findings

Threatened flora

- No plant species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) and/or the Tasmanian *Threatened Species Protection Act 1995* (TSPA) are known from database information, or were detected as a consequence of site assessment, from the study area.
- The absence of threatened flora species from the title means that no part of the site is "a threatened flora species" [sic] such that these areas cannot be interpreted as "priority vegetation" (in relation to this value), pursuant to C7.3.1(b) of the *State Planning Provisions.*

Threatened fauna

- No fauna species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) and/or the Tasmanian *Threatened Species Protection Act 1995* (TSPA) are known from database information from the study area.
- The study area supports potential habitat of several species (to different degrees), as follows:
  - *Sarcophilus harrisii* (Tasmanian devil);
  - *Dasyurus maculatus* subsp. *maculatus* (spotted-tailed quoll);
  - *Dasyurus viverrinus* (eastern quoll);
  - *Perameles gunnii* subsp. *gunnii* (eastern barred bandicoot);
  - *Myiagra cyanoleuca (*satin flycatcher);
  - *Neophema chrysostoma* (blue-winged parrot); and
  - *Tyto novaehollandiae* subsp. *castanops* (Tasmanian masked owl).
- No part of the title supports "significant habitat for a threatened fauna species" at any reasonable scale, such that it cannot be construed as "priority vegetation" (in relation to this value) pursuant to C7.3.1(c) of the *State Planning Provisions*.

Vegetation types

- The study area supports the following TASVEG mapping units:

  - *Eucalyptus tenuiramis* forest and woodland on sediments (TASVEG code: DTO);
  - *Eucalyptus obliqua* dry forest (TASVEG code: DOB);
  - *Bursaria - Acacia* woodland (TASVEG code: NBA); and
  - extra-urban miscellaneous (TASVEG code: FUM).

- Occurrences of DTO equate to a native vegetation community (with same name) listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.
- Occurrences of NBA, DTO & DOB do not equate to threatened ecological communities listed under the Commonwealth *Environment Protection and Biodiversity Protection Act 1999*.
- The presence of "native vegetation [that] forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*" means that part of the site is "priority vegetation" (in relation to this value) pursuant to C7.3.1(a) of the *State Planning Provisions*.

Weeds

- No plant species classified as declared weeds within the meaning of the Tasmanian *Biosecurity Act 2019* (*Biosecurity Regulations 2022*) were detected from the part of the title proposed for development.

Plant disease

- No evidence of *Phytophthora cinnamomi* (PC, rootrot) was recorded within the study area.
- No evidence of myrtle wilt was recorded within the study area.
- No evidence of myrtle rust was recorded within the study area.

Animal disease (chytrid)

- The part of the title proposed for development does not support particular habitats conducive to frog chytrid disease.

Legislative and policy implications

Some commentary is provided below with respect to the key threatened species, vegetation management and other relevant legislation. Note that there may be other relevant policy instruments in addition to those discussed. The following information does not constitute legal advice and it is recommended that independent advice is sought from the relevant agency/authority.

Tasmanian *Threatened Species Protection Act 1995*

Threatened flora and fauna on this Act are managed under Section 51, as follows:

> 51. Offences relating to listed taxa
>
> (1) Subject to subsections (2) and (3), a person must not knowingly, without a permit –
>
> (a) take, keep, trade in or process any specimen of a listed taxon of flora or fauna; or
>
> (b) disturb any specimen of a listed taxon of flora or fauna found on land subject to an interim protection order; or
>
> (c) disturb any specimen of a listed taxon of flora or fauna contrary to a land management agreement; or

(d) disturb any specimen of a listed taxon of flora or fauna that is subject to a conservation covenant entered into under Part 5 of the *Nature Conservation Act 2002*; or

(e) abandon or release any specimen of a listed taxon of flora or fauna into the wild.

(2) A person may take, keep or process, without a permit, a specimen of a listed taxon of flora in a domestic garden.

(3) A person acting in accordance with a certified forest practices plan or a public authority management agreement may take, without a permit, a specimen of a listed taxon of flora or fauna, unless the Secretary, by notice in writing, requires the person to obtain a permit.

(4) A person undertaking dam works in accordance with a Division 3 permit issued under the *Water Management Act 1999* may take, without a permit, a specimen of a listed taxon of flora or fauna.

The simplest interpretation of this is that any activity that results in a specimen (i.e. individual) of listed flora or fauna being "knowingly taken" would require a permit to be issued through Conservation Assessments (Department of Natural Resources and Environment Tasmania), through a formal application process. Note that the Act does not make reference to "potential habitat" such that activities that result in loss of/disturbance to potential habitat (but not known sites) – which mainly refers to threatened fauna – would not require a permit.

No listed species were detected as a result of site assessment.

Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*

Under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* an action will require approval from the minister if the action has, will have, or is likely to have, a significant impact on a matter of national environmental significance.

Matters of national environmental significance considered under the EPBCA include:

- listed threatened species and communities
- listed migratory species;
- Ramsar wetlands of international importance;
- Commonwealth marine environment;
- world heritage properties;
- national heritage places;
- the Great Barrier Reef Marine Park;
- nuclear actions; and
- a water resource, in relation to coal seam gas development and large coal mining development.

The relevant Commonwealth agency provides a policy statement titled *Matters of National Environmental Significance: Significant Impact Guidelines 1.1* (CofA 2013, herein the *Guidelines*), which provides overarching guidance on determining whether an action is likely to have a significant impact on a matter protected under the EPBCA.

The *Guidelines* define a **significant impact** as:

> *"…an impact which is important, notable, or of consequence, having regard to its context or intensity. Whether or not an action is likely to have a significant impact depends upon the*

sensitivity, value, and quality of the environment which is impacted, and upon the intensity, duration, magnitude and geographic extent of the impacts"

and note that:

"…all of these factors [need to be considered] when determining whether an action is likely to have a significant impact on matters of national environmental significance".

The *Guidelines* provide advice on when a significant impact may be likely:

"To be 'likely', it is not necessary for a significant impact to have a greater than 50% chance of happening; it is sufficient if a significant impact on the environment is a real or not remote chance or possibility.

If there is scientific uncertainty about the impacts of your action and potential impacts are serious or irreversible, the precautionary principle is applicable. Accordingly, a lack of scientific certainty about the potential impacts of an action will not itself justify a decision that the action is not likely to have a significant impact on the environment".

The *Guidelines* provide a set of Significant Impact Criteria (CofA 2013), which are "intended to assist…in determining whether the impacts of [the] proposed action on any matter of national environmental significance are likely to be significant impacts". It is noted that the criteria are "intended to provide general guidance on the types of actions that will require approval and the types of actions that will not require approval…[and]…not intended to be exhaustive or definitive".

When considering whether or not an action is likely to have a significant impact on a matter of national environmental significance it is relevant to consider all adverse impacts which result from the action, including indirect and offsite impacts. Indirect and offsite impacts include:

a. 'downstream' or 'downwind' impacts, such as impacts on wetlands or ocean reefs from sediment, fertilisers or chemicals which are washed or discharged into river systems;

b. 'upstream impacts' such as impacts associated with the extraction of raw materials and other inputs which are used to undertake the action; and

c. 'facilitated impacts' which result from further actions (including actions by third parties) which are made possible or facilitated by the action.

For example, the construction of a dam for irrigation water facilitates the use of that water by irrigators with associated impacts. Likewise, the construction of basic infrastructure in a previously undeveloped area may, in certain circumstances, facilitate the urban or commercial development of that area.

Consideration should be given to all adverse impacts that could reasonably be predicted to follow from the action, whether these impacts are within the control of the person proposing to take the action or not. Indirect impacts will be relevant where they are sufficiently close to the proposed action to be said to be a consequence of the action, and they can reasonably be imputed to be within the contemplation of the person proposing to take the action.

Listed ecological communities

The study area does not support any such communities.

Threatened flora

The study area does not support any such species, and while there is potential habitat for some species listed on the Act, site assessment has not detected any occurrences.

Threatened fauna

The study area may support populations of threatened fauna listed on the Act, most notably the Tasmanian devil, spotted-tailed quoll and eastern quoll although no specific evidence such as scats, diggings, dens, shelters or nesting hollows were noted. Note that the study area is within the range of several other species listed on the Act but it is unlikely that any proposal will result in a significant impact on these species (this includes widely-distributed species such as the swift parrot, wedge-tailed eagle and masked owl) – refer to Appendix D for a more detailed consideration of these.

The relevant Commonwealth agency provides a *Significant Impact Guidelines* policy statement (CofA 2013) to determine if referral to the department is required. The *Guidelines* consider a "significant impact" to comprise loss that is likely to lead to a long-term decrease in the size of an important population of a species (unlikely to be the case); reduce the area of occupancy of an important population (also unlikely at any reasonable scale); fragment an existing important population into two or more populations (minor habitat loss will occur but not such that fragmentation will result); adversely affect habitat critical to the survival of a species ("critical habitat" has not been defined per se); disrupt the breeding cycle of an important population (unlikely); modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline (this seems unlikely – see previous commentary); result in invasive species that are harmful to a threatened species becoming established in the threatened species' habitat (unlikely); introduce disease that may cause the species to decline (unlikely to introduce and/or exacerbate Devil Facial Tumour Disease); or interfere substantially with the recovery of the species (unlikely at any reasonable scale).

It is highly unusual for a development within a relatively small lot, even within the range of the aforementioned species where potential habitat has been identified, to trigger a formal referral to the relevant Commonwealth agency. In this case, in our opinion, the scale of the works within potential habitat of the species relative to the wider extent of such habitat means that the impact is not regarded as "significant".

Tasmanian *Forest Practices Act 1985* and associated *Forest Practices Regulations 2017*

The *Regulations* provide the following relevant circumstances in which a Forest Practices Plan is not required.

> 4. Circumstances in which forest practices plan, &c., not required
>
> For the purpose of section 17(6) of the Act, the following circumstances are prescribed:
>
> (a) the harvesting of timber or the clearing of trees, with the consent of the owner of the land, if the land is not vulnerable land and –
>
> (i) the volume of timber harvested or trees cleared is less than 100 tonnes for each area of applicable land per year; or
>
> (ii) the total area of land on which the harvesting or clearing occurs is less than one hectare for each area of applicable land per year –
>
> whichever is the lesser;
>
> (j) the harvesting of timber or the clearing of trees on any land, or the clearance and conversion of a threatened native vegetation community on any land, for the purpose of enabling –
>
> (i) the construction of a building within the meaning of the *Land Use Planning and Approvals Act 1993* or of a group of such buildings; or
>
> (ii) the carrying out of any associated development –

if the construction of the buildings or carrying out of the associated development is authorised by a permit issued under that Act.

On this basis, a proposal subject to a planning permit related to a building and associated development issued pursuant to the Tasmanian *Land Use Planning and Approvals Act 1993* (i.e. under the relevant planning scheme) should not require a Forest Practices Plan.

Tasmanian *Nature Conservation Act 2002*

Schedule 3A of the Act lists vegetation types classified as threatened within Tasmania. The subject title supports *Eucalyptus tenuiramis* forest and woodland on sediments (TASVEG code: DTO), which equates to a listed community (with the same name). The administrative/regulatory mechanism managing threatened communities is through either the Tasmanian *Forest Practices Act 1985* (and associated *Forest Practices Regulations 2017*) or the local planning scheme, depending on the zone and code provisions.

Tasmanian *Weed Management Act 1999*

No plant species classified as declared weeds within the meaning of the Tasmanian *Biosecurity Act 2019* (*Biosecurity Regulations 2022*) were detected from the part of the title proposed for development, such that the Act has limited direct application, except by reference to the *General Biosecurity Duty* under the Tasmanian *Biosecurity Act 2019* (https://nre.tas.gov.au/biosecurity-tasmania/general-biosecurity-duty-(gbd).

In this case, owner-occupation is considered the most appropriate means of achieving effective longer-term weed management where vigilance and immediate control of any detected species should be practical.

Tasmanian *Land Use Planning and Approvals Act 1993*

The applicable planning scheme for the study area is the *Tasmanian Planning Scheme – Southern Midlands Council*. Note that the following is an interpretation of the provisions of the *Scheme* and may not necessarily represent the views Southern Midlands Council. The following does not constitute legal advice. It is recommended that formal advice be sought from the relevant agency prior to acting on any aspect of this statement.

The site is almost entirely subject to the Priority Vegetation Area overlay (Figure 5) and site assessment confirmed that this status is warranted over the areas identified as *Eucalyptus tenuiramis* forest and woodland on sediments (TASVEG code: DTO). That is, the Natural Assets Code has application and is considered below.

The purpose of the Natural Assets Code is stated below:

C7.1 The purpose of the Natural Assets Code is:

C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

C7.1.4 To minimise impacts on identified priority vegetation.

C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

The above purpose statements are essentially addressed through the relevant development standards. However, as a general statement, small-scale works should not compromise the intent of the purpose statements. Of the purpose statements, C7.1.4 is of greatest relevance to the present site with respect to the findings of this assessment and report. C7.1.1, C7.1.2 or C7.1.3 do not appear to have direct relevance. The site is not considered to support "significant habitat" of threatened fauna (see **FINDINGS *Threatened fauna*** for details), such that C7.1.5 should not have application.

The application of the Natural Assets Code is stated below:

C7.2 Application of this Code:

C7.2.1 This code applies to development on land within the following areas:

(c) a priority vegetation area only if within the following zone:

(i) Rural Living Zone

C7.2.2 This code does not apply to use.

The proposed development area is zoned as Rural Living and is wholly subject to the Priority Vegetation Area overlay under the *Scheme* such that C7.2.1(c)(i) has application.

At this point, however, it is worth discussing the classification of the site with respect to the intention of the *Scheme*'s definition of "priority vegetation", which is:

C7.3 Definition of Terms

C7.3.1 In this code, unless the contrary intention appears:

means native vegetation where any of the following apply:

(a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*;

(b) is a threatened flora species;

(c) it forms a significant habitat for a threatened fauna species; or

(d) it has been identified as native vegetation of local importance.

Under the Code, a "priority vegetation area" is defined to mean:

land shown on an overlay map in the relevant Local Provisions Schedule, as within a priority vegetation area.

Site assessment indicated that the title does support a native vegetation community listed as threatened under Schedule 3A of the Tasmanian *Nature Conservation Act 2002*, such that C7.3.1(a) is applicable. The part of the title proposed for development supports *Eucalyptus tenuiramis* forest and woodland on sediments (TASVEG code: DTO), which equates to a native vegetation community (with the same name) listed a threatened under Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.

The site does not support threatened flora, such that C7.3.1(b) does not have application.

Site assessment indicated that no part of the title supports "significant habitat for threatened fauna", such that C7.3.1(c) is not considered applicable (see **FINDINGS *Threatened fauna*** for details).

There is no available information to indicate that any part of the title has been otherwise "identified as native vegetation of local importance". It is acknowledged that the Tasmanian Planning Commission produced Information Sheet 2-2024 that clarifies assessment of this component of "priority vegetation". The vegetation within the title does not meet any of the criteria listed in that sheet, except already indicated at C7.3.1(a), such that C7.3.1(d) is not considered applicable.

The relevant development standards of the Natural Assets Code are C7.6.2 (Clearance within a priority vegetation area), and have the following objective:

C7.6 Development Standards for Buildings and Works

C7.6.2 Clearance within a priority vegetation area

Objective:

That clearance of native vegetation within a priority vegetation area:

(a) does not result in unreasonable loss of priority vegetation;

(b) is appropriately managed to adequately protect identified priority vegetation; and

(c) minimises and appropriately manages impacts from construction and development activities.

The above objective statements are essentially addressed through the relevant acceptable solutions or performance criteria. However, as a general statement, small-scale development should not compromise the intent of the objective statements. C7.6.2(a) is relevant as "priority vegetation" will be directly impacted, but the extent of impact can be minimised to some extent. Retention of the balance of native vegetation should satisfy the intent of C7.6.2(b) in that the site would be "appropriately managed to adequately protect identified priority vegetation" and C7.6.2(c) in that the "impacts from construction and development activities" can be "minimised".

The acceptable solution for C7.6.2 is stated as:

A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.

Solution A1 is presumed to not be applicable because the project site will not be subject to a "sealed plan approved under this planning scheme".

The performance criteria P1.1 are stated as:

P1.1

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

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

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

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

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

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

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

The fact that P1.1 (a) through (f) are linked by the disjunctive "or" means that only one of these provisions needs to be satisfied meaning that P1(b) is satisfied.

The performance criteria P1.2 are stated as:

P1.2

Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

(a) the design and location of buildings and works and any constraints such as topography or land hazards;

(b) any particular requirements for the buildings and works;

(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;

(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;

(e) any on-site biodiversity offsets; and

(f) any existing cleared areas on the site.

Reference is made in the opening phrase of P1.2 to the concept of "minimise adverse impacts". First, the use of the term "minimise" anticipates that some level (albeit undefined) of impact is contemplated as being acceptable. Second, the use of the phrase "adverse impact" implies that works must have an "adverse" impact – this being an undefined concept in the *State Planning Provisions*". That there will be impacts to "priority vegetation" is not questioned. The scale of the impact is quantifiable as the area subject to physical clearance (e.g. access, building sites, etc.) and "modification" (e.g. hazard management area), noting that P1.2 only refers to "clearance of native vegetation". The *State Planning Provisions* do not define "clearance", only "clearance and conversion" as "means as defined in the *Forest Practices Act 1985*". That Act defines such an activity in relation to threatened native vegetation communities, which is relevant here. However, the Act (and supporting Regulations) do not have application where a planning permit related to a building and associated development is issued pursuant to the Tasmanian *Land Use Planning and Approvals Act 1993* (i.e. under the relevant planning scheme), rendering this definition somewhat moot.

With respect to the phrase "…having regard to…", this is considered in the manner referred to in *S and S McElwaine and A Hamilton v West Tamar Council and Growth Developments Pty Ltd [2021] TASCAT 4 (17 November 2021)*, where TASCAT stated: "the requirement to 'have regard to' does not elevate P2.1(a) to (f) to mandatory requirements that the proposal must satisfy. The tribunal need only consider those subparagraphs in ascertaining whether the proposal complies with clause E8.6.1 P2.1".

Below the sub-criteria of P1.2 are addressed in turn. The criteria are considered with respect to both a farm shed and access to this (i.e. the current proposal) and a single residential dwelling (i.e. a future proposal) but also makes notes regarding other logical activities (e.g. boundary fencing).

(a) the design and location of buildings and works and any constraints such as topography or land hazards;

With respect to the title, there are constraints presented by features such as slope, soil type, landslip risks, etc., notably the steeper slopes. Given that access is now established, and the

proposal is to position the dwelling in the most logical part of the title, sub-clause (a) is considered satisfied. The location at the top of the slope (at least within the title itself) may also facilitate energy requirements.

(b) any particular requirements for the buildings and works;

Uncertain application in relation to the identified natural values, except perhaps to indicate machinery and vehicle hygiene protocols in relation to weed and hygiene management to minimise the risk of introducing such to the site (but even these should not be critical given access will be from the fully-formed, sealed and well-maintained Huntingdon Tier Road, such that the risk of construction machinery and vehicles introducing weeds and disease to the subject title is considered low. It is noted that the part of the title where development is proposed is already furnished with a weed-free gravel road.

It is accepted that boundary fencing is an acceptable activity. It is assumed that this must be subject to the relevant provisions of the *Boundary Fences Act 1908*, the relevant provisions of the *State Planning Provisions* and the *Forest Practices Regulations 2017*. To that end, establishing and maintaining boundary fences is considered acceptable. However, the width of clearing should be, by intent, "minimised" wherever practical given the status of the native vegetation community. Where fencing can be installed without material disturbance to the structure and composition of the vegetation (e.g. a simple post-and-wire fence), this is preferred. However, it is acknowledged that maintenance of a fence can require some adjacent clearing.

(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;

With respect to subsection P1.2(c), a certified bushfire hazard management plan is usually considered to meet the intent of the provision.

(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;

The "residual impact on priority vegetation" will be the extent of loss of the threatened native vegetation community. No specific "mitigation measures" are proposed beyond recognising that the balance of the title will remain "as is" and subject to the relevant provisions of the Natural Assets Code.

(e) any on-site biodiversity offsets; and

No such offsets have been identified as necessary (see also above).

(f) any existing cleared areas on the site.

There are some historically cleared parts of the title (see Figure 2) but these are now naturally regenerated to native vegetation (viz. NBA). The existing occupied part of the title is not considered suitable for more formal occupation because this site is a combination of being closely associated with a flood-prone watercourse and steep slopes.

On the basis of the above review, the relevant performance criteria of C7.6.2 are satisfied without the need for specific permit conditions.

Recommendations

The recommendations provided below are a summary of those provided in relation to each of the natural values described in the main report. The main text of the report provides the relevant context for the recommendations.

Vegetation types

In general terms, minimising the extent of "clearance and conversion" and/or "disturbance" to native vegetation is recommended, within the context of the proposed development being an acceptable use and acknowledging this will include access (already established), and a single residential dwelling with associated hazard management area (and associated elements such as a firefighting water tank).

Threatened flora

None identified – no special management required.

Threatened fauna

Apart from the generic recommendation to minimise the extent of "clearance and conversion" and/or "disturbance" to native vegetation (with acknowledged constraints), specific management in relation to threatened fauna is not recommended.

Weed and disease management

Longer-term special management (e.g. a complex weed management plan) is not considered warranted because owner occupation is considered the most appropriate (and realistic) means of achieving control of any declared species (should they become established), where vigilance and immediate control are practical.

Legislative and policy implications

A permit under Section 51 of the Tasmanian *Threatened Species Protection Act 1995* (TSPA) is not likely to be.

A formal referral to the relevant Commonwealth agency under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) is not considered required.

Development will require a planning permit pursuant to the provisions of the applicable planning scheme but specific permit conditions in relation to natural values to satisfy P1.1 & P1.2 of C7.6.2 of the Natural Assets Code of the *Tasmanian Planning Scheme – Southern Midlands Council* are not recommended.

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APPENDIX A. Vegetation community structure and composition

The tables below provide information on the structure and composition of the native vegetation mapping units identified from the study area.

***Eucalyptus tenuiramis* forest and woodland on sediments (TASVEG code: DTO)**
DTO is confirmed as occupying the more insolated parts of the title, including the main ridgeline (where the house is proposed to be located), the far southwest and southeast corners. The transition zone between DTO and DOB is of variable width with a well-defined narrow shift between dominance of *E. tenuiramis* and *E. obliqua* in places but a wider band of transition in others. However, the shift is well-defined by topography and aspect (ridgeline and slope), and quite distinct on aerial imagery (pale "signature" for DTO, darker "signature" for DOB). DTO is expressed as quite typical for the community with a relatively even-aged canopy dominated by *Eucalyptus tenuiramis* (with only very occasional *Eucalyptus obliqua*) over a sparse sub-canopy of *Exocarpos cupressiformis*, in turn over a generally very open understorey of low shrubs, sparse graminoids, very sparse grass, occasional climbers and variably dense herbs. Typical for DTO (in this case over sandstone) is quite extensive areas of bare soil and exposed surface rock, including small cliffs. Mature elements such as hollow-bearing trees and large coarse woody debris are wholly absent, also quite typical for DTO. The site has been burnt, albeit probably only infrequently and lightly. Apart from the most recent disturbance (access drive, clearing for house site and hazard management area), DTO is in excellent ecological condition with no naturalised plant species or symptoms of plant disease recorded.  Example of DTO – looking north from proposed house site

Stratum	Height (m) Cover (%)	Species (underline = dominant, parentheses = sparse; + = present)
Trees	15-18 m 25%	*Eucalyptus tenuiramis, (Eucalyptus obliqua)*
Tall shrubs	4-9 m <5%	*Exocarpos cupressiformis, (Eucalyptus tenuiramis)*
Medium shrubs	1-4 m <5%	*Acacia dealbata, Eucalyptus tenuiramis*
Low shrubs	<1 m <5%	*Acacia dealbata, Eucalyptus tenuiramis*
Low shrubs	<0.5 m 10%	*Leucopogon virgatus, Tetratheca labillardierei, Epacris impressa, Ozothamnus obcordatus, Styphelia humifusa, Carpobrotus rossii, Scleranthus biflorus, Pimelea humilis*
Graminoids	5%	*Lomandra longifolia, Dianella revoluta, Luzula flaccida*
Grasses	10%	*Poa sieberiana, Microlaena stipoides, Dichelachne rara, Deyeuxia quadriseta, Poa labillardierei, Aira caryophyllea, Rytidosperma* spp., *Austrostipa stuposa*
Herbs	<5%	*Chiloglottis reflexa, Gonocarpus tetragynus, Crassula sieberiana, Pterostylis nana, Coronidium scorpioides, Caladenia carnea, Crassula decumbens, Drosera auriculata, Hypericum gramineum, Euchiton japonicus, Oxalis perennans, (Hypochaeris radicata), Hydrocotyle foveolata, Senecio phelleus, Cirsium vulgare, Thelymitra ixioides, Galium gaudichaudii, Caladenia gracilis, Wahlenbergia gracilis, Geranium potentilloides, Acetosella vulgaris*
Ferns	+	*Pteridium esculentum, Asplenium flabellifolium*
Climbers	+	*Comesperma volubile*

***Eucalyptus obliqua* dry forest (TASVEG code: DOB)**
DOB occupies the more protected and generally south-facing slopes above the two main watercourses. Structurally, DOB is somewhat taller than DTO and has a generally shrubbier understorey reflecting the higher degree of moisture retention. However, overall species diversity is quite low, typical for the nutrient-poor sandstone substrate. DOB is in variable ecological condition with no symptoms of plant disease recorded. However, there is some extensive areas of drought-induced dieback that has shifted some of the northeast-facing slopes to be closer to a form of NBA (see below). The newly constructed access passes through a section of DOB but the proposed house site and associated hazard management area is wholly outside its extent.

Views of DOB on south-facing slope

Stratum	**Height (m)** **Cover (%)**	**Species** (underline = dominant, parentheses = sparse; + = present)
Trees	20-25 m 30%	*Eucalyptus obliqua*, *(Eucalyptus tenuiramis), (Eucalyptus viminalis)*
Tall shrubs	4-12 m 10%	*Acacia dealbata*, *(Exocarpos cupressiformis)*
Low shrubs	<3 m 10%	*Acacia dealbata, (Acacia longifolia* subsp*. sophorae)*
Graminoids	30%	*Lomandra longifolia, Dianella tasmanica, Luzula flaccida*
Grasses	5%	*Poa sieberiana, Poa labillardierei, Tetrarrhena distichophylla*
Herbs	variable	*Lagenophora stipitata, Hydrocotyle hirta, Gonocarpus tetragynus, Oxalis perennans, Senecio minimus, Veronica calycina*
Ferns	30%	*Pteridium esculentum*

***Bursaria– Acacia* woodland (TASVEG code: NBA)**
NBA is mapped in two main patches, both associated with parts of the title subject to historical clearing where natural regeneration has occurred allowing *Acacia dealbata* (silver wattle) to become locally dense over a predominantly modified understorey. NBA is in moderate condition, its structure and composition reflective of land use history.

LHS. NBA in west of title
RHS. NBA in northeast of title

Stratum	**Height (m)** **Cover (%)**	**Species** (underline = dominant, parentheses = sparse; + = present)
Trees	8-12 m 1030%	*Acacia dealbata*
Tall shrubs	1-6 m 30%	*Acacia dealbata, (Eucalyptus obliqua)*
Grasses	40%	*Poa sieberiana, Microlaena stipoides*
Graminoids	+	*Juncus pallidus, Carex breviculmis*
Herbs	10%	*Acetosella vulgaris, Acaena novae-zelandiae, Geranium potentilloides, Hypericum gramineum, Hypochaeris radicata*
Ferns	10-30%	*Pteridium esculentum*

APPENDIX B. Vascular plant species recorded from study area

Botanical nomenclature follows *A Census of the Vascular Plants of Tasmania* (de Salas & Baker 2025), with family placement updated to reflect the nomenclatural changes recognised in the *Flora of Tasmania Online* (de Salas 2025+) and APG (2016); common nomenclature follows *The Little Book of Common Names of Tasmanian Plants* (Wapstra et al. 2005+, updated online at www.nre.tas.gov.au).

e = endemic to Tasmania

i = naturalised

p = planted

DW = declared species pursuant to Tasmanian *Biosecurity Act 2019* (*Biosecurity Regulations 2022*)

EW = environmental weed (authors' opinion)

Table B1. Summary of vascular species recorded from study area

	ORDER				
STATUS	**DICOTYLEDONAE**	**MONOCOTYLEDONAE**	**GYMNOSPERMAE**	**PTERIDOPHYTA**	**MAGNOLIIDS**
	42	20	-	3	-
e	2	-	-	-	-
i	12	3	1	-	
p	-	-	-	1	--
Sum	**56**	**23**	**0**	**4**	**0**
TOTAL	**84**				

DICOTYLEDONAE			
	AIZOACEAE		
	Carpobrotus rossii	native pigface	
	AQUIFOLIACEAE		
i	*Ilex aquifolium*	holly	DW
	ARALIACEAE		
	Hydrocotyle foveolata	yellow pennywort	
	Hydrocotyle hirta	hairy pennywort	
	ASTERACEAE		
i	*Arctotheca calendula*	capeweed	EW
	Cassinia aculeata subsp. *aculeata*	common dollybush	
i	*Cirsium arvense* var. *arvense*	creeping thistle	DW
i	*Cirsium vulgare*	spear thistle	EW
	Coronidium scorpioides	curling everlasting	
	Euchiton japonicus	common cottonleaf	
i	*Hypochaeris radicata*	rough catsear	
	Lagenophora stipitata	blue bottledaisy	
	Ozothamnus obcordatus	yellow everlastingbush	
	Senecio minimus	shrubby fireweed	
	Senecio phelleus	rock fireweed	
i	*Silybum marianum*	variegated thistle	EW
	CAMPANULACEAE		
	Wahlenbergia gracilis	sprawling bluebell	
	CARYOPHYLLACEAE		
i	*Cerastium glomeratum*	sticky mouse-ear	
	Scleranthus biflorus	twinflower knawel	
	CRASSULACEAE		
	Crassula decumbens var. *decumbens*	spreading stonecrop	
	Crassula sieberiana	rock stonecrop	
	ELAEOCARPACEAE		
	Tetratheca labillardierei	glandular pinkbells	

	ERICACEAE		
	Epacris impressa	common heath	
	Leucopogon virgatus var. *virgatus*	twiggy beardheath	
	Lissanthe strigosa subsp. *subulata*	peachberry heath	
	Styphelia humifusa	native cranberry	
	EUPHORBIACEAE		
	Amperea xiphoclada var. *xiphoclada*	broom spurge	
	FABACEAE		
	Acacia dealbata subsp. *dealbata*	silver wattle	
	Acacia melanoxylon	blackwood	
i	*Acacia pravissima*	ovens wattle	EW
i	*Genista monspessulana*	montpellier broom	DW
	Pultenaea juniperina	prickly beauty	
	GENTIANACEAE		
i	*Centaurium erythraea*	common centaury	
	GERANIACEAE		
	Geranium potentilloides var. *potentilloides*	mountain cranesbill	
	Pelargonium australe	southern storksbill	
	HALORAGACEAE		
	Gonocarpus tetragynus	common raspwort	
	Gonocarpus teucrioides	forest raspwort	
	HYPERICACEAE		
	Hypericum gramineum	small st johns-wort	
	MYRTACEAE		
e	*Eucalyptus amygdalina*	black peppermint	
	Eucalyptus obliqua	stringybark	
	Eucalyptus ovata var. *ovata*	black gum	
e	*Eucalyptus tenuiramis*	silver peppermint	
	ONAGRACEAE		
	Epilobium billardiereanum subsp. *billardiereanum*	robust willowherb	
	OXALIDACEAE		
	Oxalis perennans	grassland woodsorrel	
	PITTOSPORACEAE		
	Bursaria spinosa subsp. *spinosa*	prickly box	
	PLANTAGINACEAE		
	Veronica calycina	hairy speedwell	
	POLYGALACEAE		
	Comesperma volubile	blue lovecreeper	
	POLYGONACEAE		
i	*Acetosella vulgaris*	sheep sorrel	
	PROTEACEAE		
	Banksia marginata	silver banksia	
	ROSACEAE		
	Acaena novae-zelandiae	common buzzy	
	RUBIACEAE		
	Galium gaudichaudii subsp. *parviflorum*	smallflower rough bedstraw	
	SANTALACEAE		
	Exocarpos cupressiformis	common native-cherry	
	STYLIDIACEAE		
	Stylidium graminifolium	narrowleaf triggerplant	
	THYMELAEACEAE		
	Pimelea humilis	dwarf riceflower	
	Pimelea linifolia	slender riceflower	
	VIBURNACEAE		
i	*Sambucus nigra*	black elderberry	EW
	GYMNOSPERMAE		
	PINACEAE		
i	*Pinus radiata*	radiata pine	EW
	MONOCOTYLEDONAE		
	ASPARAGACEAE		
i	*Hyacinthoides hispanica*	spanish bluebell	EW
	Lomandra longifolia	sagg	
	ASPHODELACEAE		
	Dianella revoluta var. *revoluta*	spreading flaxlily	
	Dianella tasmanica	forest flaxlily	
	CYPERACEAE		
	Carex appressa	tall sedge	

	Carex breviculmis	shortstem sedge
	Isolepis marginata	little clubsedge
	Lepidosperma laterale	variable swordsedge
	JUNCACEAE	
i	*Juncus microcephalus*	smallhead rush
	Juncus pauciflorus	looseflower rush
	Luzula flaccida	pale woodrush
	ORCHIDACEAE	
	Caladenia carnea	pink fingers
	Caladenia gracilis	musky finger-orchid
	Chiloglottis reflexa	autumn bird-orchid
	Pterostylis nutans	nodding greenhood
	Thelymitra ixioides	spotted sun-orchid
	POACEAE	
i	*Aira caryophyllea* subsp. *caryophyllea*	silvery hairgrass
	Deyeuxia quadriseta	reed bentgrass
	Microlaena stipoides var. *stipoides*	weeping grass
	Poa labillardierei var. *labillardierei*	silver tussockgrass
	Poa sieberiana var. *sieberiana*	grey tussockgrass
	Rytidosperma geniculatum	kneed wallabygrass
	Rytidosperma penicillatum	slender wallabygrass
	PTERIDOPHYTA	
	ASPLENIACEAE	
	Asplenium flabellifolium	necklace fern
	BLECHNACEAE	
	Blechnum nudum	fishbone waterfern
	DENNSTAEDTIACEAE	
	Pteridium esculentum subsp. *esculentum*	bracken
	DICKSONIACEAE	
p	*Dicksonia antarctica*	soft treefern

APPENDIX C. Analysis of database records of threatened flora

Table C1 provides a listing of threatened flora from within 5,000 m of the study area (nominal buffer width usually used to discuss the potential of a particular study area to support various species listed in databases), with comments on whether potential habitat is present for the species, and possible reasons why a species was not recorded.

Table C1. Threatened flora records from within 5,000 m of boundary of study area

Species listed below are listed as rare (r), vulnerable (v), endangered (e), or extinct (x) on the Tasmanian *Threatened Species Protection Act 1995* (TSPA); vulnerable (VU), endangered (EN), critically endangered (CR) or extinct (EX) on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA). Information below is sourced from DNRET's *Natural Values Atlas* (DNRET 2025a) and other sources where indicated. Habitat descriptions are taken from FPA (2022) and TSS (2003+), except where otherwise indicated. Species marked with # are listed in CofA (2025).

Scientific name **Common name**	**Status** TSPA EPBCA	**Tasmanian habitat description (and distribution)**	**Comments on study area and database records**
Asperula scoparia subsp. *scoparia* prickly woodruff	r -	*Asperula scoparia* subsp. *scoparia* is widespread in Tasmania, and is mainly found in native grasslands and grassy forests, often on fertile substrates such as dolerite-derived soils. Forested sites are usually dominated by *Eucalyptus globulus* and *E. viminalis* (lower elevations) and *E. tasmaniensis* (higher elevations).	Potential habitat marginally present (albeit atypical). Species not detected (no seasonal constraint on detection and/or identification).
Austromelanelixia [syn. *Melanelia*] *piliferella* lichen	v -	*Austromelanelixia piliferella* is known from one collection from dry sandstone bluffs in degraded dry sclerophyll forest near Kempton. Elsewhere, the species typically grows on bark.	Potential habitat absent – site is on sandstone but there are no notable outcrops of such within the area proposed for development.
Austrostipa blackii crested speargrass	r -	The habitat of *Austrostipa blackii* is poorly understood because of confusion with other species. In its "pure" form (i.e. long coma), *A. blackii* is a species of very near-coastal sites such as the margins of saline lagoons, creek outfalls and vegetated dunes. Further inland, where it seems to grade into other species, it occurs in open grassy woodlands.	Potential habitat marginally present (albeit atypical). Species not detected (no seasonal constraint on detection and/or identification).
Barbarea australis riverbed wintercress	e EN # only	*Barbarea australis* is a riparian species found near river margins, creek beds and along flood channels adjacent to the river. It tends to favour the slower reaches, and has not been found on steeper sections of rivers. It predominantly occurs in flood deposits of silt and gravel deposited as point bars and at the margins of base flows, or more occasionally or between large cobbles on sites frequently disturbed by fluvial processes. Some of the sites are a considerable distance from the river, in flood channels scoured by previous flood action, exposing river pebbles. Most populations are in the Central Highlands, but other populations occur in the northeast and upland areas in the central north.	Potential habitat absent (wholly atypical of all reported sites).

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
Brachyscome perpusilla tiny daisy	r -	*Brachyscome perpusilla* is found on rockplates and grassy herbfields, substrates including dolerite, sandstone and granite.	Potential habitat marginally present (albeit atypical). Species not detected (strong seasonal constraint on detection and/or identification but potential habitat very limited and survey timed when annual herbs are prolific).
Brachyscome rigidula cutleaf daisy	v -	*Brachyscome rigidula* is found in the Midlands, East Coast and in parts of the eastern Central Highlands of Tasmania, where it occurs in rough pasture, grassland and grassy woodland on dry rocky hills and flats.	Potential habitat absent (wholly atypical of all reported sites).
Caladenia anthracina blacktip spider-orchid	e CR # only	*Caladenia anthracina* has a restricted distribution in the Powranna/Campbelltown/Ross area, occurring in grassy woodland with *Acacia dealbata* (silver wattle) and bracken on well-drained sandy soil. Two historical sites from the Derwent Valley are presumed extinct.	Potential habitat absent (wholly atypical of all reported sites).
Caladenia caudata tailed spider-orchid	v VU # only	*Caladenia caudata* has highly variable habitat, which includes the central north: *Eucalyptus obliqua* heathy forest on low undulating hills; the northeast: *E. globulus* grassy/heathy coastal forest, *E. amygdalina* heathy woodland and forest, *Allocasuarina* woodland; and the southeast: *E. amygdalina* forest and woodland on sandstone, coastal *E. viminalis* forest on deep sands. Substrates vary from dolerite to sandstone to granite, with soils ranging from deep windblown sands, sands derived from sandstone and well-developed clay loams developed from dolerite. A high degree of insolation is typical of many sites.	Potential habitat marginally present. The survey was conducted within the flowering period of the species (Wapstra 2018). The species was not detected.
Colobanthus curtisiae grassland cupflower	r VU # only	*Colobanthus curtisiae* occurs in lowland grasslands and grassy woodlands but is also prevalent on rocky outcrops and margins of forest on dolerite on the Central Highlands (including disturbed sites such as log landings and snig tracks).	Potential habitat absent (wholly atypical of all reported sites).
Dianella amoena grassland flaxlily	r EN # only	*Dianella amoena* occurs mainly in the northern and southern Midlands, where it grows in native grasslands and grassy woodlands.	Potential habitat marginally present (albeit atypical). Species not detected (no seasonal constraint on detection and/or identification).
Glycine latrobeana clover glycine	v VU # only	*Glycine latrobeana* occurs in a range of habitats, geologies and vegetation types. Soils are usually fertile but can be sandy when adjacent to or overlaying fertile soils. The species mainly occurs on flats and undulating terrain over a wide geographical range, including near-coastal environments, the Midlands, and the Central Plateau. It mainly occurs in grassy/heathy	Potential habitat absent (wholly atypical of all reported sites).

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		forests and woodlands and native grasslands.	
Goodenia [syn. *Velleia*] *paradoxa* spur velleia	v -	*Goodenia paradoxa* is known from the Hobart and Launceston areas, and the Midlands and the Derwent Valley, where it occurs in grassy woodlands or grasslands on dry sites. It has been recorded up to 508 m a.s.l. at sites with an annual rainfall range of 450-750 mm.	Potential habitat marginally present (albeit atypical). Species not detected (some seasonal constraint on detection and/or identification but survey ideally timed).
Hyalosperma demissum moss sunray	e -	*Hyalosperma demissum* grows on rock pavements or shallow sandy soils in some of Tasmania's driest regions, and also in scalded patches in *Eucalyptus amygdalina* heathy/grassy woodland. The underlying substrate is mostly Jurassic dolerite, with occasional occurrences on Triassic sandstone and also Cainozoic sediments with a laterite lag. The elevation range of recorded sites in Tasmania is 30-470 m a.s.l., with an annual rainfall range of less than 600 mm.	Potential habitat marginally present (albeit atypical). Species not detected (strong seasonal constraint on detection and/or identification but potential habitat very limited and survey timed when annual herbs are prolific).
Lepidium hyssopifolium soft peppercress	e EN #	The native habitat of *Lepidium hyssopifolium* is the growth suppression zone beneath large trees in grassy woodlands and grasslands (e.g. over-mature black wattles and isolated eucalypts in rough pasture). *Lepidium hyssopifolium* is now found primarily under large exotic trees on roadsides and home yards on farms. It occurs in the eastern part of Tasmania between sea-level to 500 metres a.s.l. in dry, warm and fertile areas on flat ground on weakly acid to alkaline soils derived from a range of rock types. It can also occur on frequently slashed grassy/weedy roadside verges where shade trees are absent.	Potential habitat absent (wholly atypical of all reported sites).
Leucochrysum albicans subsp. *tricolor* grassland paperdaisy	e EN # only	*Leucochrysum albicans* subsp. *tricolor* occurs in the west and on the Central Plateau and the Midlands, mostly on basalt soils in open grassland. This species would have originally occupied *Eucalyptus pauciflora* woodland and tussock grassland, though most of this habitat is now converted to improved pasture or cropland.	Potential habitat absent (wholly atypical of all reported sites).
Parietaria debilis shade pellitory	r -	*Parietaria debilis* occurs around muttonbird rookeries, on cliffs/rocks in the salt spray zone, in moist shaded areas in dune scrubs, and under rock overhangs in forested gullies.	Potential habitat absent (wholly atypical of all reported sites) from part of title proposed for development (some sandstone overhangs are present on the steeper slopes but the species was not detected).
Pterostylis commutata midlands greenhood	e CR # only	*Pterostylis commutata* is restricted to Tasmania's Midlands, where it occurs in native grassland and *Eucalyptus pauciflora* grassy woodland on well-drained sandy soils and basalt loams.	Potential habitat absent (wholly atypical of all reported sites).

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
Pterostylis ziegeleri grassland greenhood	v VU # only	*Pterostylis ziegeleri* occurs in the State's south, east and north, with an outlying occurrence in the northwest. In coastal areas, the species occurs on the slopes of low stabilised sand dunes and in grassy dune swales, while in the Midlands it grows in native grassland or grassy woodland on well-drained clay loams derived from basalt.	Potential habitat absent (wholly atypical of all reported sites).
Scleranthus fasciculatus spreading knawel	v -	*Scleranthus fasciculatus* is only recorded from a few locations in the Midlands and southeast. The vegetation at most of the sites is *Poa* grassland/grassy woodland. *Scleranthus fasciculatus* appears to need gaps between the tussock spaces for its survival and both fire and stock grazing maintain the openness it requires. Often found in areas protected from grazing such as fallen trees and branches.	Potential habitat present. Species not detected (no seasonal constraint on detection and/or identification).
Senecio squarrosus leafy fireweed	r -	*Senecio squarrosus* occurs in a wide variety of habitats. 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.	Potential habitat present. Species not detected (no seasonal constraint on detection and/or identification).
Vittadinia burbidgeae smooth new-holland-daisy	r -	*Vittadinia burbidgeae* occurs in native grassland and grassy woodland.	Potential habitat marginally present (albeit atypical). Species not detected (no seasonal constraint on detection and/or identification).
Vittadinia gracilis woolly new-holland-daisy	r -	*Vittadinia gracilis* occurs in native grassland and grassy woodland.	As above.
Vittadinia muelleri narrowleaf new-holland-daisy	r -	*Vittadinia muelleri* occurs in native grassland and grassy woodland.	As above.
Xerochrysum palustre swamp everlasting	v VU # only	*Xerochrysum palustre* has a scattered distribution with populations in the northeast, east coast, Central Highlands and Midlands, all below about 700 m elevation. It occurs in wetlands, grassy to sedgy wet heathlands and extends to associated heathy *Eucalyptus ovata* woodlands. Sites are usually inundated for part of the year.	Potential habitat absent (wholly atypical of all reported sites).

APPENDIX D. Analysis of database records of threatened fauna

Table D1 provides a listing of threatened fauna from within 5,000 m of the study area (nominal buffer width usually used to discuss the potential of a particular study area to support various species listed in databases), with comments on whether potential habitat is present for the species, and possible reasons why a species was not recorded.

Table D1. Threatened fauna records from 5,000 m of boundary of study area

Species listed below are listed as rare (r), vulnerable (v), endangered (e), or extinct (x) on the Tasmanian *Threatened Species Protection Act 1995* (TSPA); vulnerable (VU), endangered (EN), critically endangered (CR) or extinct (EX) on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA). Information below is sourced from the DNRET's *Natural Values Atlas* (DNRET 2025a), Bryant & Jackson (1999), FPA (2025) & McNab (2022); marine, wholly pelagic and littoral species such as marine mammals, fish and offshore seabirds are excluded. Species marked with # are listed in CofA (2025). Note that the use of the descriptions of "potential habitat" and "significant habitat" as provided in FPA (2025) does not imply a direct relationship between these concepts and the concept of "significant habitat" as per C7.3.1 of the *State Planning Provisions*.

Scientific name **Common name**	**Status** TSPA EPBCA	**Tasmanian habitat description (and distribution)**	**Comments on study area and database records**
Accipiter [yn. *Tachyspiza*] *novaehollandiae* grey goshawk	e -	***Potential habitat*** is native forest with mature elements below 600 m altitude, particularly along watercourses. ***Significant habitat*** may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.).	***Potential habitat*** absent, except in a general sense. ***Significant habitat*** absent. The species may utilise the greater title area as part of a home range and for foraging but small-scale development within the context of surrounding land uses should not have a significant impact at any reasonable scale. This species should not require further consideration.
Antipodia chaostola tax. *leucophaea* chaostola skipper	e EN #	***Potential habitat*** is dry forest and woodland supporting *Gahnia radula* (usually on sandstone and other sedimentary rock types) or *Gahnia microstachya* (usually on granite-based substrates). ***Significant habitat*** is all potential habitat within 5 km of a known record.	***Potential habitat*** absent. *Gahnia radula* absent. ***Significant habitat*** absent. This species should not require further consideration.
Apus pacificus fork-tailed swift	- - # only	Seasonal migrant (December through March) with habitat open skies over any habitat, more commonly associated with forested hills and mountains (McNab 2022).	***Potential habitat*** widespread but this is a species that flies at high altitude, very fast and highly mobile, feeding on the wing and virtually never perches (McNab 2022). This species should not require further consideration.
Aquila audax subsp. *fleayi* tasmanian wedge-tailed eagle	e EN #	***Potential habitat*** comprises ***potential nesting habitat*** and ***potential foraging habitat***. ***Potential foraging habitat*** is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. ***Potential nesting habitat*** is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are	***Potential foraging habitat*** widespread. ***Potential nesting habitat*** absent within title because of combination of aspect and stature of forest. No nests were detected. ***Significant habitat*** absent. The species may utilise the greater area as part of a home range and for foraging but small-scale development within the context of surrounding land uses should

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive. ***Significant habitat*** is all native forest and native non-forest vegetation within 500 m or 1 km line-of-sight of known nest sites (where the nest tree is still present).	not have a significant impact at any reasonable scale. This species should not require further consideration.
Botaurus poiciloptilus australasian bittern	- EN # only	***Potential habitat*** is comprised of wetlands with tall dense vegetation, where it forages in still, shallow water up to 0.3 m deep, often at the edges of pools or waterways, or from platforms or mats of vegetation over deep water. It favours permanent and seasonal freshwater habitats, particularly those dominated by sedges, rushes and reeds or cutting grass growing over a muddy or peaty substrate (TSSC 2011).	***Potential habitat*** absent (no wetlands). This species should not require further consideration.
Ceyx azureus subsp. *diemenensis* [syn. *Alcedo azurea* subsp. *diemenensis*] Tasmanian azure kingfisher	v EN # only	***Potential habitat*** comprises ***potential foraging habitat*** and ***potential breeding habitat***. ***Potential foraging habitat*** is primarily freshwater (occasionally estuarine) waterbodies such as large rivers and streams with well-developed overhanging vegetation suitable for perching and water deep enough for dive-feeding. ***Potential breeding habitat*** is usually steep banks of large rivers (a breeding site is a hole (burrow) drilled in the bank).	***Potential foraging habitat*** absent (watercourses highly ephemeral). ***Potential breeding habitat*** (as above). This species should not require further consideration.
Dasyurus maculatus subsp. *maculatus* spotted-tailed quoll	r VU #	***Potential habitat*** is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex and steep rocky areas are present, and includes remnant patches in cleared agricultural land. ***Significant habitat*** is all potential denning habitat within the core range of the species. ***Potential denning habitat*** for the spotted-tailed quoll includes 1) any forest remnant (>0.5 ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow	***Potential habitat*** present, albeit atypical for denning because of lack of suitable hollow logs, large tree bases, rock piles, overhangs, etc. No evidence of the species was noted (e.g. scats, etc.). Some minor sandstone outcrops are present on the steeper slopes but these will not be impacted by development. ***Significant habitat*** absent (not within core range). The species may utilise the greater title area as part of a home range and for foraging but small-scale development within the context of surrounding land uses should not have a significant impact at any reasonable scale. This species should not require further consideration.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		with a small entrance, hollow logs, large piles of coarse woody debris and caves. ***FPA's Fauna Technical Note 10*** can be used as a guide in the identification of potential denning habitat.	
Dasyurus viverrinus eastern quoll	- EN #	***Potential habitat*** is all terrestrial native vegetation types, forestry plantations and pasture. Dry forest and native grassland mosaics that are bounded by agricultural land are likely to support higher population densities of eastern quolls.	***Potential habitat*** present. See under spotted-tailed quoll.
Gallinago hardwickii Lathams snipe	- VU #	Seasonal migrant that prefers brackish, fresh and saline habitats including lagoons, lakes, marshes, swamps, wet grasslands and paddocks and wetlands with tussock grasses (McNab 2022).	***Potential habitat*** absent, except in the most general of senses. This species should not require further consideration.
Haliaeetus [syn. *Ichthyophaga*] *leucogaster* white-bellied sea-eagle	v -	***Potential habitat*** comprises ***potential nesting habitat*** and ***potential foraging habitat***. ***Potential foraging habitat*** is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). ***Potential nesting habitat*** is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. ***Significant habitat*** is all native forest and native non-forest vegetation within 500 m or 1 km line-of-sight of known nest sites (where nest tree still present).	***Potential foraging habitat*** widespread (although this is more likely over open water or farming areas). ***Potential nesting habitat*** absent within title because of combination of aspect and stature of forest. No nests were detected. ***Significant habitat*** absent. The species may utilise the greater title area as part of a home range and for foraging but small-scale development within the context of surrounding land uses should not have a significant impact at any reasonable scale. This species should not require further consideration.
Hirundapus caudacutus white-throated needletail	- VU # only	Seasonal migrant (December through March) with habitat open skies over any habitat, more commonly associated with forested hills and mountains (McNab 2022).	***Potential habitat*** widespread but this is a species that flies at high altitude, very fast and highly mobile, feeding on the wing and virtually never perches (McNab 2022). This species should not require further consideration.
Lathamus discolor swift parrot	e CR #	***Potential breeding habitat*** comprises ***potential foraging habitat*** and ***potential nesting habitat***, and is based on definitions of foraging and nesting trees (see Table A in swift parrot habitat assessment Technical Note). ***Potential foraging habitat*** comprises *E. globulus* or *E. ovata* trees that are old enough to flower. In the Eastern Tiers, potential foraging habitat also includes *E. brookeriana* where it has the potential to contribute a substantial foraging resource. The occurrence of	***Potential foraging habitat*** absent (*Eucalyptus globulus* and *Eucalyptus ovata* present as small saplings outside the proposed development site in the creekline). ***Potential nesting habitat*** absent (no hollow-bearing trees present within part of title proposed for development). ***Significant habitat*** absent. This species should not require further consideration.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		foraging-habitat can be remotely assessed, although only to a limited extent, by using mapping layers such as GlobMap (DPIPWE 2010). Due to the scale and inadequacies in current foraging-habitat mapping, potential foraging-habitat density within operational areas should be identified by ground-based surveys as per Table B in the swift parrot habitat assessment Technical Note. For management purposes ***potential nesting habitat*** is considered to comprise eucalypt forests that contain hollow-bearing trees. The FPA mature habitat availability map (see Technical Note 2) predicts the availability of hollow-bearing trees using the relevant definitions of habitat provided in Table C of the swift parrot habitat assessment Technical Note. The mature habitat availability map is designed to be used to make landscape-scale assessments and may not be reliable for stand-level assessments required during the development of a Forest Practices Plan. At the stand-level the availability and distribution of hollow-bearing trees across a coupe or operation area is best determined from a ground-based assessment (see Table C in the swift parrot habitat assessment Technical Note). ***Significant habitat*** is all potential breeding habitat within the SE potential breeding range and the NW breeding areas. The site is not within a Swift Parrot Important Breeding Area (SPIBA).	
Myiagra cyanoleuca satin flycatcher	- - # only	Seasonal migrant (November through march) with habitat scrub, wet and dry sclerophyll forests, woodlands and creeklines (McNab 2022).	***Potential habitat*** present. This is a spring-summer migrant that may utilise the greater study area for foraging and nesting but small-scale development within the context of surrounding land uses should not have a significant impact at any reasonable scale. This species should not require further consideration.
Neophema chrysostoma blue-winged parrot	- VU #	Seasonal migrant (October through April) with habitat agricultural lands, crops, dams, paddocks, coastal scrub, open grassy woodlands, heathland and saltmarshes (McNab 2022). ***Potential habitat*** includes native eucalypt forest, native eucalypt woodlands, grasslands and wetlands (FPA 2025).	***Potential habitat*** present. The species may utilise the greater title area as part of its residency period in Tasmania but small-scale development within the context of surrounding land uses should not have a significant impact at any reasonable scale, noting absence of hollow-bearing trees from the part of the title proposed for development. This species should not require further consideration.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
Perameles gunnii subsp. *gunnii* eastern barred bandicoot	- VU # only	***Potential habitat*** is open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland. ***Significant habitat*** is dense tussock grass-sagg-sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species.	***Potential habitat*** present. ***Significant habitat*** absent. The species may utilise the greater title area as part of a home range and for foraging but small-scale development within the context of surrounding land uses should not have a significant impact at any reasonable scale. This species should not require further consideration.
Prototroctes maraena Australian grayling	v VU #	***Potential habitat*** is all streams and rivers in their lower to middle reaches.	***Potential habitat*** absent (watercourses highly ephemeral). This species should not require further consideration.
Pseudemoia pagenstecheri tussock skink	v -	***Potential habitat*** is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present	***Potential habitat*** absent (no native tussockgrass grassland). This species should not require further consideration
Ranoidea [syn. *Litoria*] *raniformis* subsp. *major* green and golden frog	v VU #	***Potential habitat*** is permanent and temporary waterbodies, usually with vegetation in or around them, including features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water-holding sites such as old quarries, slow-flowing stretches of streams and rivers and drainage features. ***Significant habitat*** is still or very slow flowing water bodies, with at least some vegetation, and a lack of obvious pollutants (oils, chemicals, etc.).	***Potential habitat*** absent (watercourses highly ephemeral and small dam is embedded in forest and will not be impacted). ***Significant habitat*** absent. This species should not require further consideration.
Sarcophilus harrisii tasmanian devil	e EN #	***Potential habitat*** all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (427 km^2). ***Significant habitat*** is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100 m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1 km radius, being the approximate area of the smallest recorded devil home range. ***Potential denning habitat*** is areas of burrowable, well-drained soil, log piles or sheltered overhangs such as cliffs,	***Potential habitat*** present, albeit atypical for denning because of lack of suitable hollow logs, large tree bases, rock piles, overhang, etc.). No evidence of the species was noted (e.g. scats, etc.). Some minor sandstone outcrops are present on steeper slopes but these will not be impacted by development. ***Significant habitat*** absent (no potential denning habitat present). The species may utilise the greater title area as part of a home range and for foraging but small-scale development within the context of surrounding land uses should not have a significant impact at any reasonable scale. This species should not require further consideration.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass.	
Tyto novaehollandiae subsp. *castanops* masked owl	e VU #	***Potential habitat*** is all areas with trees with large hollows (≥15 cm entrance diameter). Remnants and paddock trees (in any dry or wet forest type) in agricultural areas may constitute potential habitat. ***Significant habitat*** is any areas within the core range of native dry forest with trees over 100 cm dbh with large hollows (≥15 cm entrance diameter).	Potential foraging and temporary roosting habitat widespread. ***Potential breeding habitat*** absent due to the absence of large trees with large tree hollows. ***Significant habitat*** absent. This species should not require further consideration.

APPENDIX E. DNRET's *Natural Values Atlas* report for study area

Appended as pdf file.

APPENDIX F. Forest Practices Authority's *Biodiversity Values Atlas* report for study area

Appended as pdf file.

APPENDIX G. CofA's *Protected Matters* report for study area

Appended as pdf file.

ATTACHMENT

- .shp/.dwg file of revised vegetation mapping

Threatened Fauna Range Boundaries

Search Point 514151E,5283952N is within the following fauna range boundaries as at Wed Nov 12 2025 10:07:07 GMT+1100 (Australian Eastern Daylight Time)

Common name	Species name	Range Class
grey goshawk	Accipiter novaehollandiae	Potential Range
wedge-tailed eagle	Aquila audax subsp. fleayi	Potential Range
spotted-tailed quoll	Dasyurus maculatus subsp. maculatus	Potential Range
eastern quoll	Dasyurus viverrinus	Potential Range
eastern quoll	Dasyurus viverrinus	Core Range
white-bellied sea-eagle	Haliaeetus leucogaster	Potential Range
swift parrot	Lathamus discolor	SE Potential Range
blue wing parrot	Neophema chrysostoma	Potential Range
eastern barred bandicoot	Perameles gunnii	Core Range
eastern barred bandicoot	Perameles gunnii	Potential Range
tussock skink	Pseudemoia pagenstecheri	Potential Range
tasmanian devil	Sarcophilus harrisii	Potential Range
masked owl	Tyto novaehollandiae	Core Range
masked owl	Tyto novaehollandiae	Potential Range

Showing 1 to 14 of 14 entries

Threatened Fauna Records

Fauna Records within 5000m of 514151E,5283952N
NVA Data Currency: 12/11/2025 (7am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Tyto novaehollandiae	masked owl	100	511712	5285883	3111	Sighting	1994-01-01	Present	fpaf	NVA
Tyto novaehollandiae	masked owl	100	511712	5285883	3111	Sighting	1949-12-31	Present	fpaf	NVA

Showing 1 to 2 of 2 entries

Summary of Threatened Flora Species in Search

Species name	Common name
Brachyscome rigidula	cutleaf daisy

Showing 1 to 1 of 1 entries

Threatened Flora Records

Flora Records within 2000m of 514151E, 5283952N
NVA Data Currency: 12/11/2025 (7am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
Brachyscome rigidula	cutleaf daisy	20	512535	5284408	1679	Sighting	2007-08-20	Present	NVA
Brachyscome rigidula	cutleaf daisy	100	512612	5284483	1628	Specimen	1985-05-10	Present	NVA

Showing 1 to 2 of 2 entries

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 12-Nov-2025

Summary

Matters of National Environment Significance

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

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	4
Listed Threatened Species:	31
Listed Migratory Species:	9

Other Matters Protected by the EPBC Act

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

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

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

Commonwealth Lands:	2
Commonwealth Heritage Places:	None
Listed Marine Species:	15
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

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

State and Territory Reserves:	9
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	3
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities [Resource Information]

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

Community Name	Threatened Category	Presence Text	Buffer Status
Alpine Sphagnum Bogs and Associated Fens	Endangered	Community may occur within area	In buffer area only
Lowland Native Grasslands of Tasmania	Critically Endangered	Community likely to occur within area	In buffer area only
Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (Eucalyptus ovata / E. brookeriana)	Critically Endangered	Community likely to occur within area	In feature area
Tasmanian white gum (Eucalyptus viminalis) wet forest	Critically Endangered	Community likely to occur within area	In feature area

Listed Threatened Species [Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.
Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Aquila audax fleayi Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Breeding likely to occur within area	In feature area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat may occur within area	In buffer area only
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Ceyx azureus diemenensis](#) Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat may occur within area	In feature area
[Gallinago hardwickii](#) Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Hirundapus caudacutus](#) White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Lathamus discolor](#) Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area	In feature area
[Neophema chrysostoma](#) Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Numenius madagascariensis](#) Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
[Pterodroma leucoptera leucoptera](#) Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area	In feature area
[Tringa nebularia](#) Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area
[Tyto novaehollandiae castanops (Tasmanian population)](#) Masked Owl (Tasmanian) [67051]	Vulnerable	Breeding known to occur within area	In feature area
FISH			
[Prototroctes maraena](#) Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area	In feature area
FROG			
[Litoria raniformis](#) Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	Vulnerable	Species or species habitat likely to occur within area	In feature area
INSECT			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Antipodia chaostola leucophaea			
Tasmanian Chaostola Skipper, Heath-sand Skipper [77672]	Endangered	Species or species habitat may occur within area	In buffer area only
MAMMAL			
Dasyurus maculatus maculatus (Tasmanian population)			
Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat known to occur within area	In feature area
Dasyurus viverrinus			
Eastern Quoll, Luaner [333]	Endangered	Species or species habitat known to occur within area	In feature area
Perameles gunnii gunnii			
Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area	In feature area
Sarcophilus harrisii			
Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area	In feature area
PLANT			
Barbarea australis			
Native Wintercress, Riverbed Wintercress [12540]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Caladenia anthracina			
Black-tipped Spider-orchid [64855]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
Caladenia caudata			
Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Colobanthus curtisiae			
Curtis' Colobanth [23961]	Vulnerable	Species or species habitat known to occur within area	In feature area
Dianella amoena			
Matted Flax-lily [64886]	Endangered	Species or species habitat known to occur within area	In feature area
Glycine latrobeana			
Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Lepidium hyssopifolium Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat known to occur within area	In feature area
Leucochrysum albicans subsp. tricolor Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat likely to occur within area	In feature area
Pterostylis commutata Midland Greenhood [64535]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pterostylis ziegeleri Grassland Greenhood, Cape Portland Greenhood [64971]	Vulnerable	Species or species habitat may occur within area	In feature area
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat may occur within area	In feature area

Listed Migratory Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Migratory Terrestrial Species			
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Calidris melanotos](#)			
Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
[Gallinago hardwickii](#)			
Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Numenius madagascariensis](#)			
Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
[Tringa nebularia](#)			
Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Commonwealth Lands [Resource Information]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Commonwealth Land Name	State	Buffer Status
Unknown		
Commonwealth Land - [60239]	TAS	In buffer area only
Commonwealth Land - [60240]	TAS	In buffer area only

Listed Marine Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
[Actitis hypoleucos](#)			
Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
[Apus pacificus](#)			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
[Bubulcus ibis as Ardea ibis](#)			
Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Sterna striata			
White-fronted Tern [799]		Migration route may occur within area	In feature area
Tringa nebularia			
Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Andersons	Nature Reserve	TAS	In buffer area only
Arndell	Conservation Covenant	TAS	In buffer area only
Glenfern	Conservation Covenant	TAS	In buffer area only
Harry Walker Tier	Conservation Area	TAS	In buffer area only
Huntingdon	Nature Reserve	TAS	In buffer area only
Stony Rise	Conservation Covenant	TAS	In feature area
Wootton #1	Conservation Covenant	TAS	In buffer area only
Wootton #2	Conservation Covenant	TAS	In buffer area only
Wootton #3	Conservation Covenant	TAS	In buffer area only

Regional Forest Agreements	[Resource Information]

Note that all areas with completed RFAs have been included. Please see the associated resource information for specific caveats and use limitations associated with RFA boundary information.

RFA Name	State	Buffer Status
Tasmania RFA	Tasmania	In feature area

EPBC Act Referrals				[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Bagdad Bypass Project	2011/5982		Completed	In buffer area only
Controlled action				
Tasmania Natural Gas Project - Stage 3	2001/212	Controlled Action	Post-Approval	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data is available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on the contents of this report.

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions when time permits.

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded breeding sites; and
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact us page.

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

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference: ECOtas_508HuntingdonTierRoad
Requested For: MWapstra
Report Type: Summary Report
Timestamp: 10:02:17 AM Wednesday 12 November 2025

Threatened Flora: buffers Min: 500m Max: 5000m
Threatened Fauna: buffers Min: 500m Max: 5000m
Raptors: buffers Min: 500m Max: 5000m
Tasmanian Weed Management Act Weeds: buffers Min: 500m Max: 5000m
Priority Weeds: buffers Min: 500m Max: 5000m
Geoconservation: buffer 1000m
Acid Sulfate Soils: buffer 1000m
TASVEG: buffer 1000m
Threatened Communities: buffer 1000m
Fire History: buffer 1000m
Tasmanian Reserve Estate: buffer 1000m
Biosecurity Risks: buffer 1000m

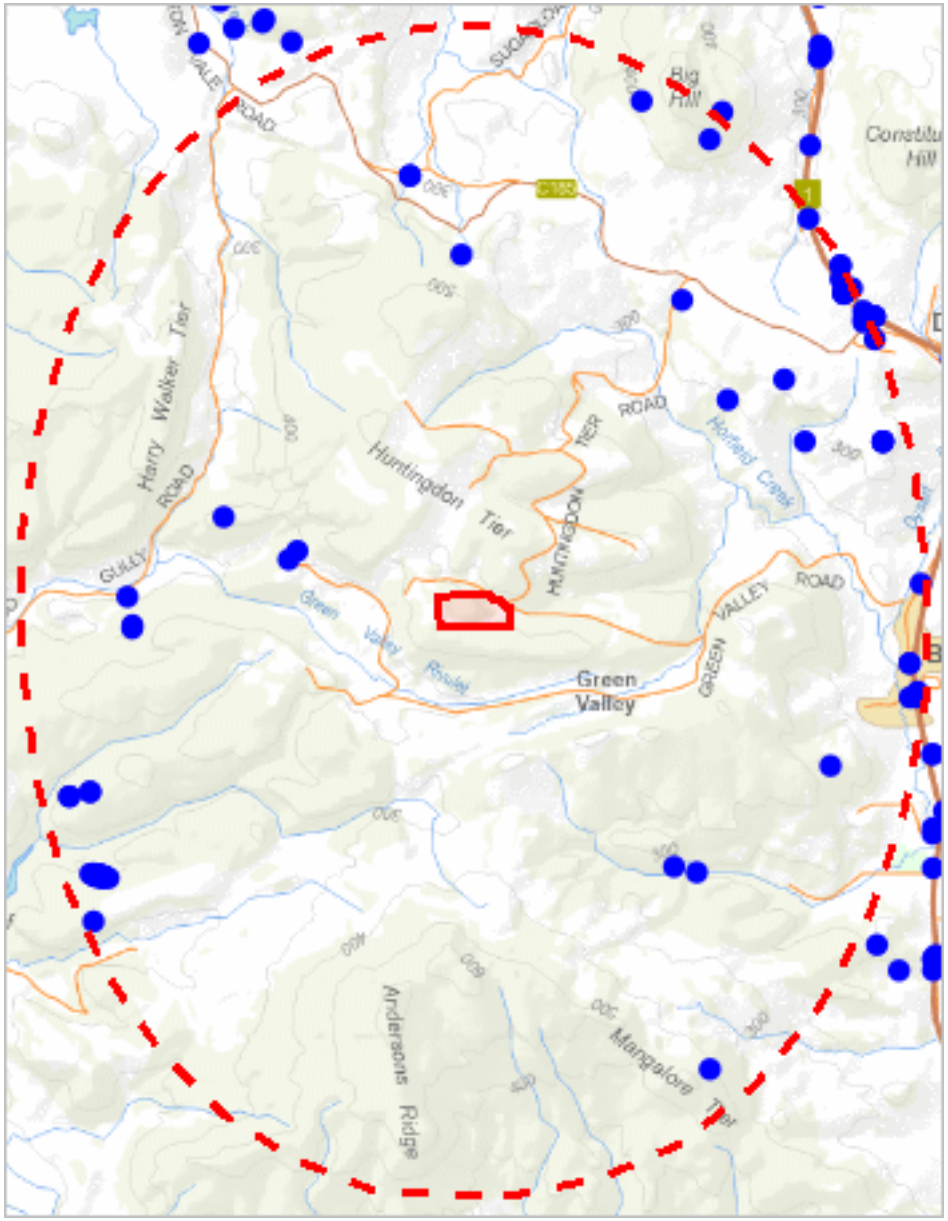
The centroid for this query GDA94: 514151.0, 5283952.0 falls within:

Property: 5461877

*** No threatened flora found within 500 metres ***

Threatened flora within 5000 metres

518331, 5289308



510014, 5278607

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

Threatened flora within 5000 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Asperula scoparia subsp. scoparia	prickly woodruff	r		n	1	24-Nov-2000
Austromelanelixia piliferella		v		n	1	07-Aug-1981
Austrostipa blackii	crested speargrass	r		n	2	01-Jan-2002
Brachyscome perpusilla	tiny daisy	r		n	30	07-Oct-2020
Brachyscome rigidula	cutleaf daisy	v		n	2	20-Aug-2007
Goodenia paradoxa	spur velleia	v		n	13	19-Dec-2010
Hyalosperma demissum	moss sunray	e		n	2	07-Oct-2020
Lepidium hyssopifolium	soft peppercress	e	EN	n	37	07-Apr-2017
Parietaria debilis	shade pellitory	r		n	2	24-Nov-2016
Scleranthus fasciculatus	spreading knawel	v		n	12	23-Feb-2010
Senecio squarrosus	leafy fireweed	r		n	1	25-Nov-1998
Vittadinia burbidgeae	smooth new-holland-daisy	r		e	1	20-Dec-2005
Vittadinia gracilis	woolly new-holland-daisy	r		n	41	19-Dec-2010
Vittadinia muelleri	narrowleaf new-holland-daisy	r		n	5	24-Nov-2014
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy	p		n	4	20-Jul-2007

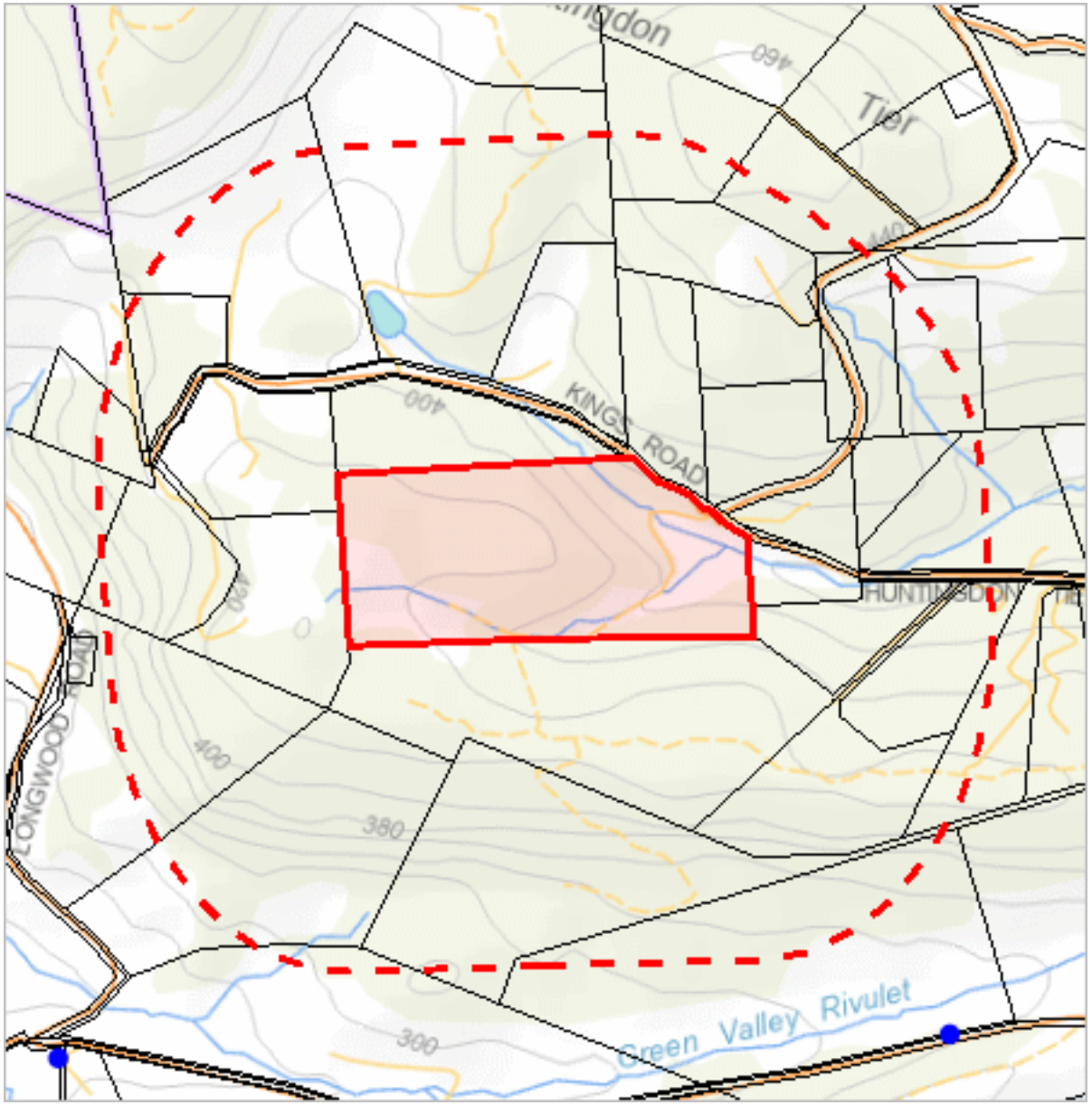
Unverified Records

No unverified records were found!

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

Threatened fauna within 500 metres

515004, 5284804



513327, 5283112

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

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Threatened fauna within 500 metres

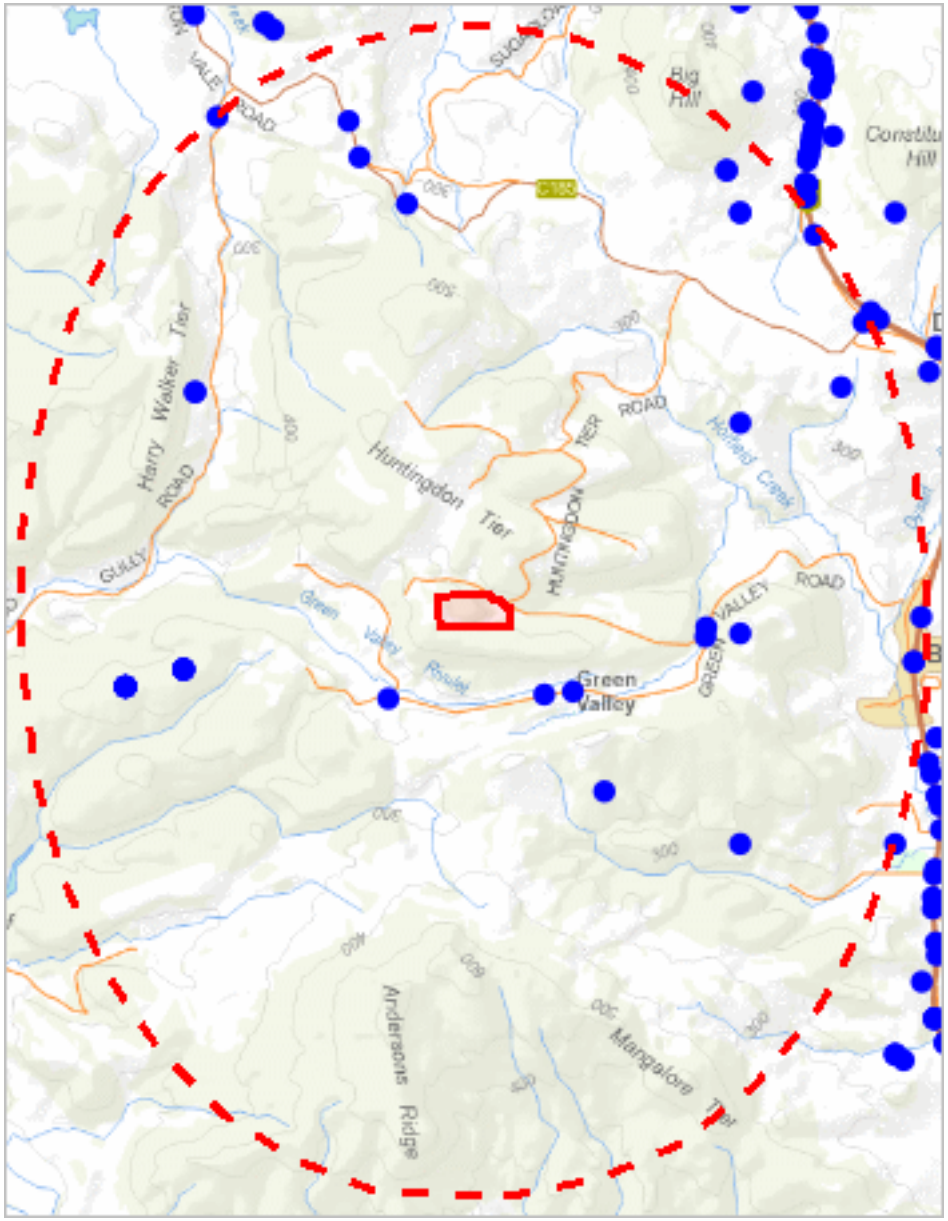
(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Lathamus discolor	swift parrot	e	CR	mbe	1	0	0
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	1	0	0
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

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

Threatened fauna within 5000 metres

518331, 5289308



510014, 5278607

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

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Accipiter novaehollandiae	grey goshawk	e		n	1	27-Apr-1984
Aquila audax	wedge-tailed eagle	pe	PEN	n	2	02-Jan-2021
Dasyurus maculatus	spotted-tailed quoll	r	VU	n	1	05-Feb-2021
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	2	21-Apr-2024
Dasyurus viverrinus	eastern quoll		EN	n	10	26-Jul-2015
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	1	21-Jul-1991
Lathamus discolor	swift parrot	e	CR	mbe	1	18-Aug-2009
Perameles gunnii	eastern barred bandicoot		VU	n	20	27-Jun-2022
Sarcophilus harrisii	tasmanian devil	e	EN	e	42	31-May-2025
Tyto novaehollandiae	masked owl	pe	PVU	n	3	01-Jan-1994

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres

(based on Range Boundaries)

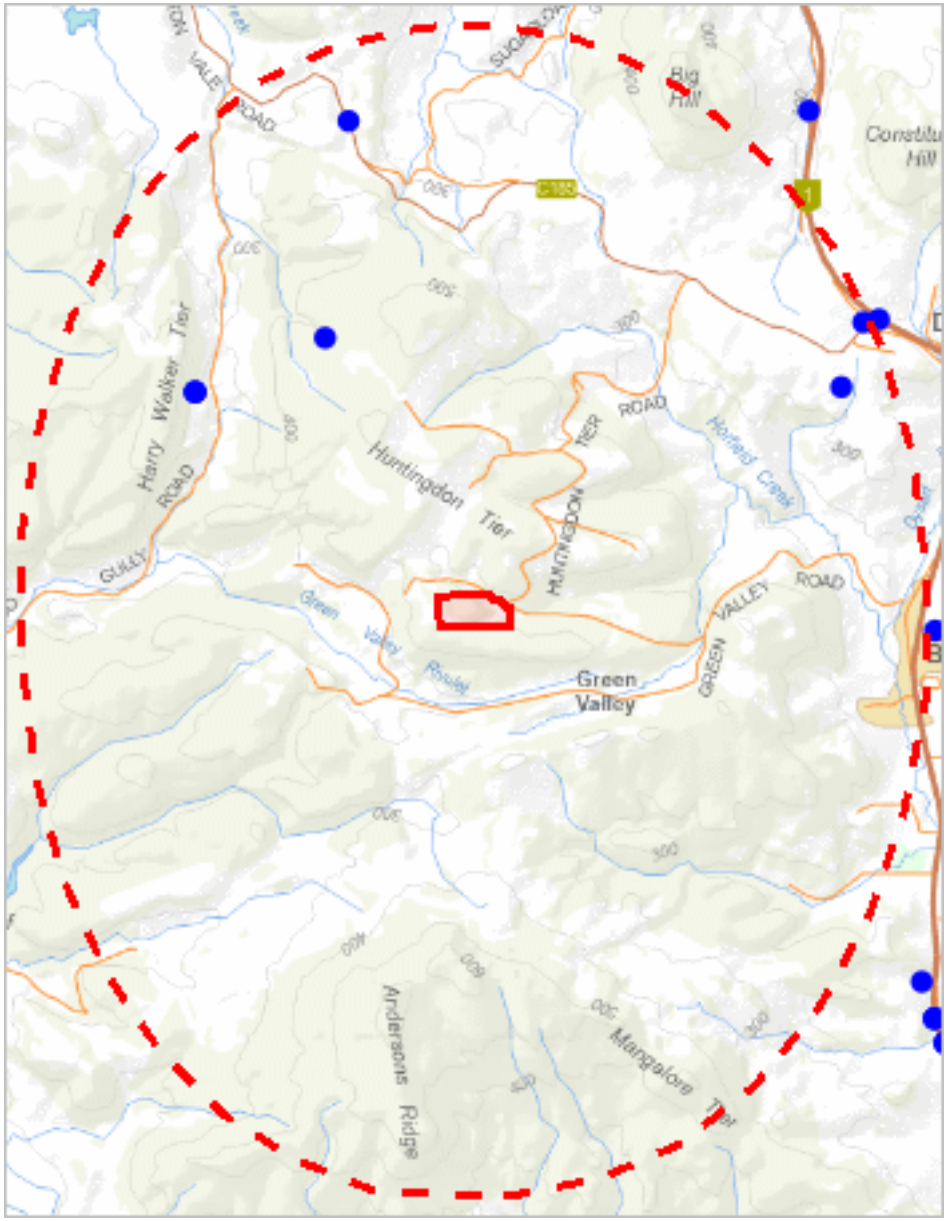
Species	Common Name	SS	NS	BO	Potential	Known	Core
Lathamus discolor	swift parrot	e	CR	mbe	1	0	1
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	1	0	1
Haliaeetus leucogaster	white-bellied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

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

*** No Raptor nests or sightings found within 500 metres. ***

Raptor nests and sightings within 5000 metres

518331, 5289308



510014, 5278607

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

Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
359	Falco peregrinus	peregrine falcon	Nest	1	01-Jan-1985
388	Falco peregrinus	peregrine falcon	Nest	1	01-Jan-1985
	Accipiter novaehollandiae	grey goshawk	Sighting	1	27-Apr-1984
	Aquila audax	wedge-tailed eagle	Sighting	2	02-Jan-2021
	Falco peregrinus	peregrine falcon	Sighting	1	20-Aug-2011
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	1	21-Jul-1991
	Tyto novaehollandiae	masked owl	Sighting	3	01-Jan-1994

Unverified Records

No unverified records were found!

Raptor nests and sightings within 5000 metres

(based on Range Boundaries)

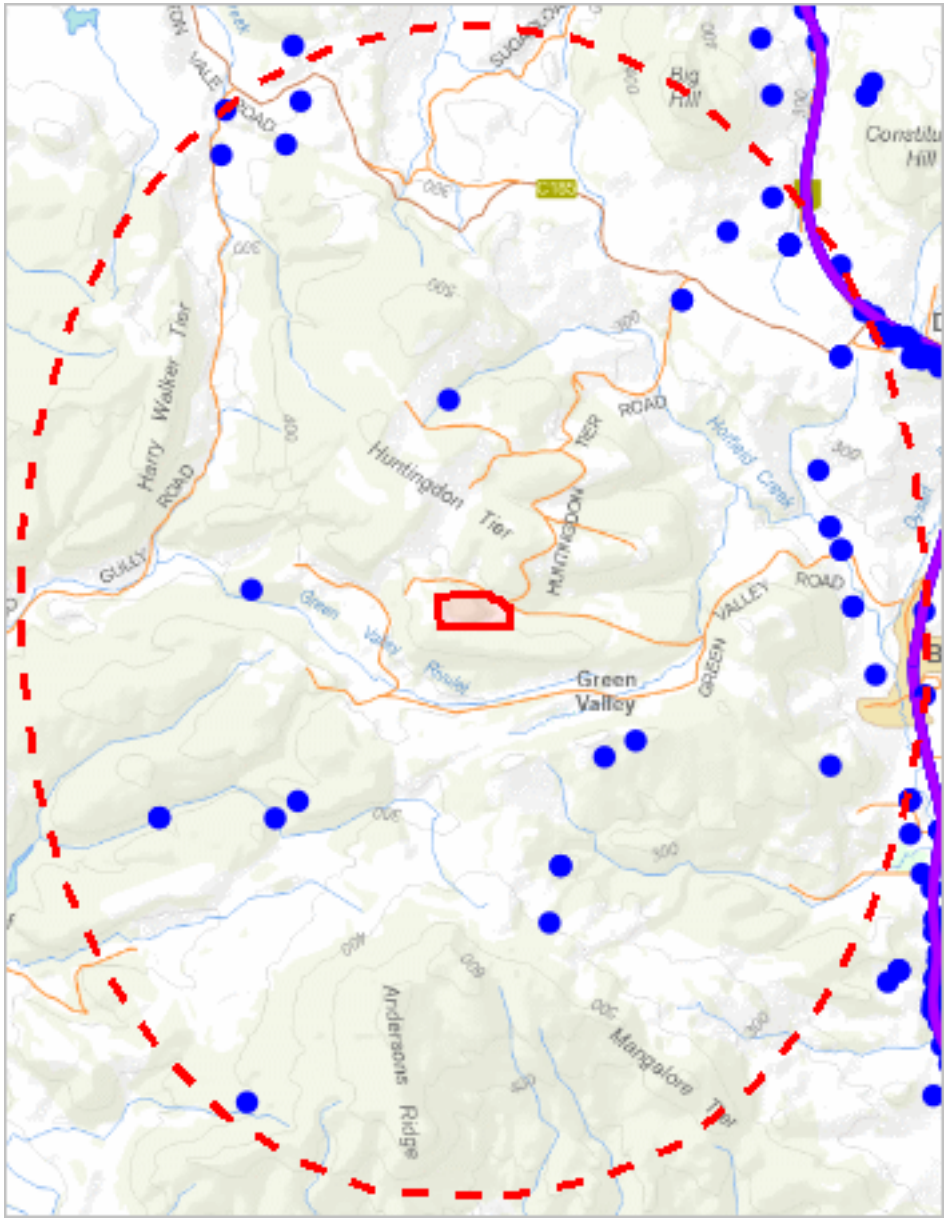
Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		1	0	0

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

*** No Tas Management Act Weeds found within 500 metres ***

Tas Management Act Weeds within 5000 m

518331, 5289308



510014, 5278607

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

Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Carduus nutans	nodding thistle	2	18-Oct-2006
Carduus pycnocephalus	slender thistle	2	25-Nov-2014
Carduus tenuiflorus	winged thistle	5	28-Jun-1992
Chrysanthemoides monilifera subsp. monilifera	boneseed	18	09-Oct-2012
Cirsium arvense var. arvense	creeping thistle	7	22-Nov-2023
Digitalis purpurea	foxglove	1	24-Feb-2006
Echium plantagineum	patersons curse	11	06-Nov-2023
Echium vulgare	vipers bugloss	1	25-Nov-2014
Elodea canadensis	canadian pondweed	2	18-Nov-1967
Eragrostis curvula	african lovegrass	2	17-Apr-2018
Foeniculum vulgare	fennel	12	23-Mar-2016
Genista monspessulana	montpellier broom or canary broom	8	22-Nov-2023
Lepidium draba	hoary cress	4	25-Nov-2014
Marrubium vulgare	white horehound	3	22-Dec-2009
Rubus fruticosus	blackberry	37	23-Mar-2016
Ulex europaeus	gorse	11	25-Nov-2014

Unverified Records

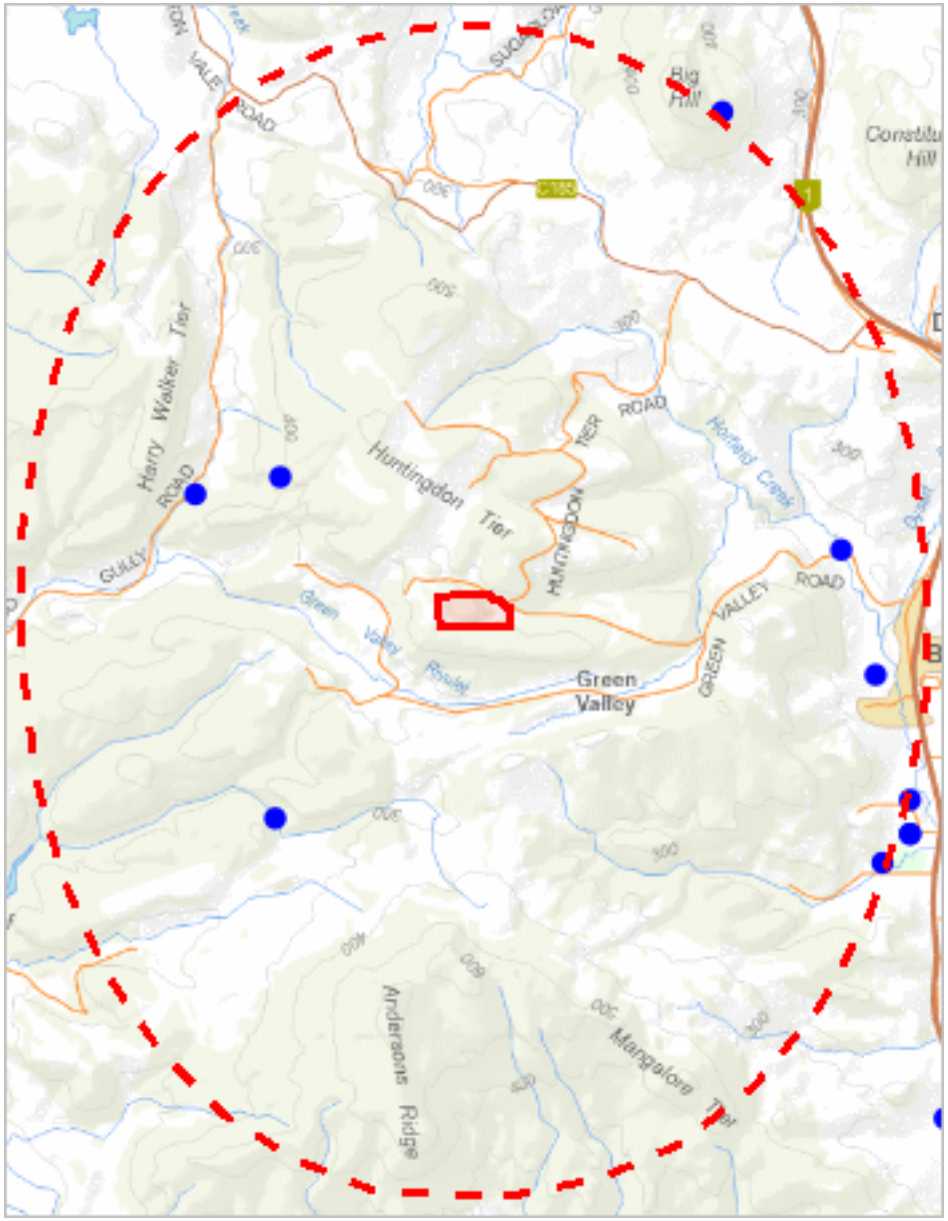
For more information about introduced weed species, please visit the following URL for contact details in your area:

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

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

Priority Weeds within 5000 m

518331, 5289308



510014, 5278607

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

Priority Weeds within 5000 m

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Priority Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Achillea millefolium	yarrow	2	28-Jun-1992
Reseda luteola	weld	4	28-Jun-1992
Rumex obtusifolius	broadleaf dock	3	25-Nov-1998
Verbascum thapsus	great mullein	1	23-Feb-2010

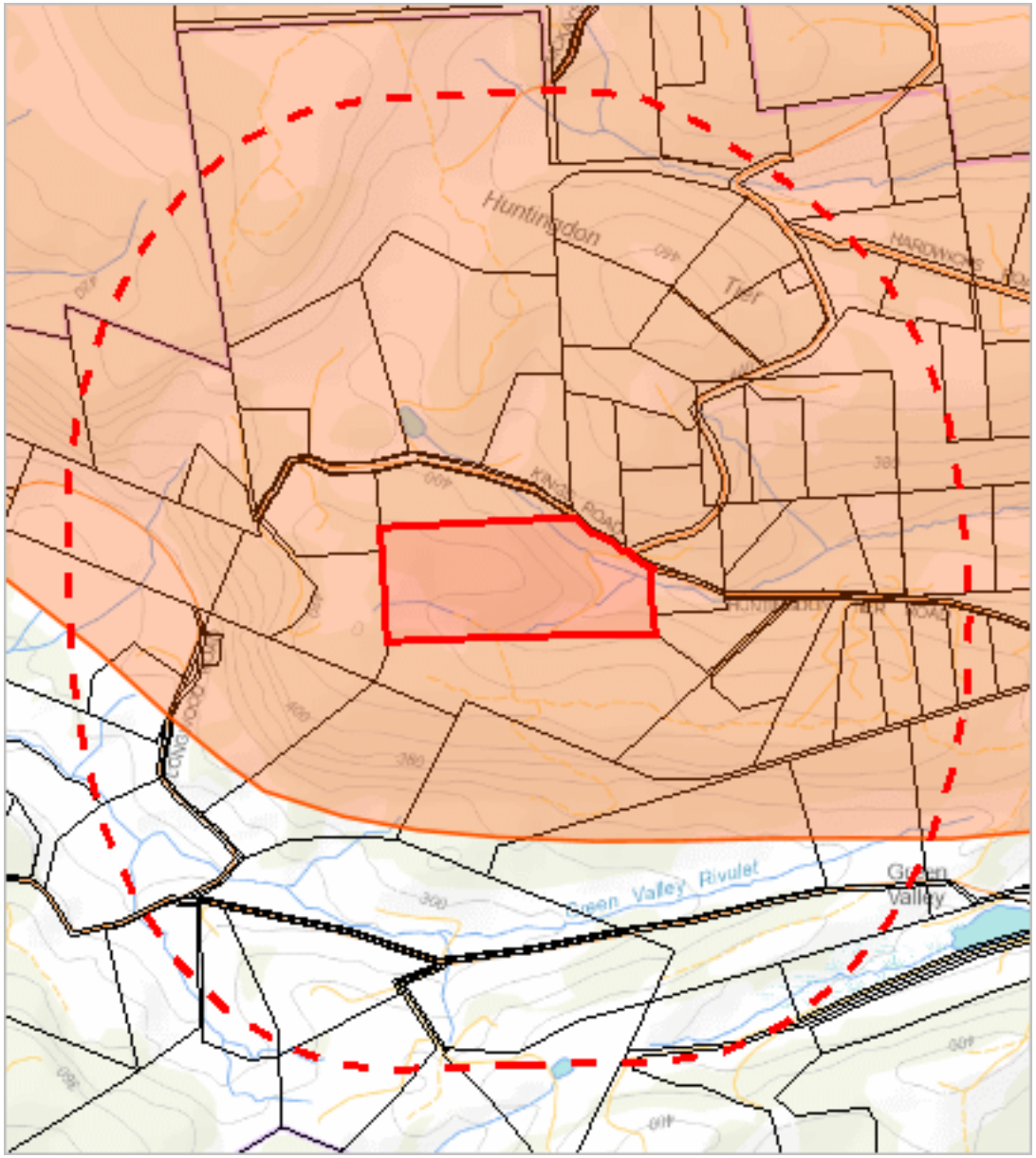
Unverified Records

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

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

Geoconservation sites within 1000 metres

515374, 5285305



512959, 5282611

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

Geoconservation sites within 1000 metres

Legend: Geoconservation (NVA)

Legend: Cadastral Parcels

Geoconservation sites within 1000 metres

Id	Name	Statement of Significance	Significance Level	Status
2221	Elderslie Sandstone Landforms	Notable example of type.	State	Listed

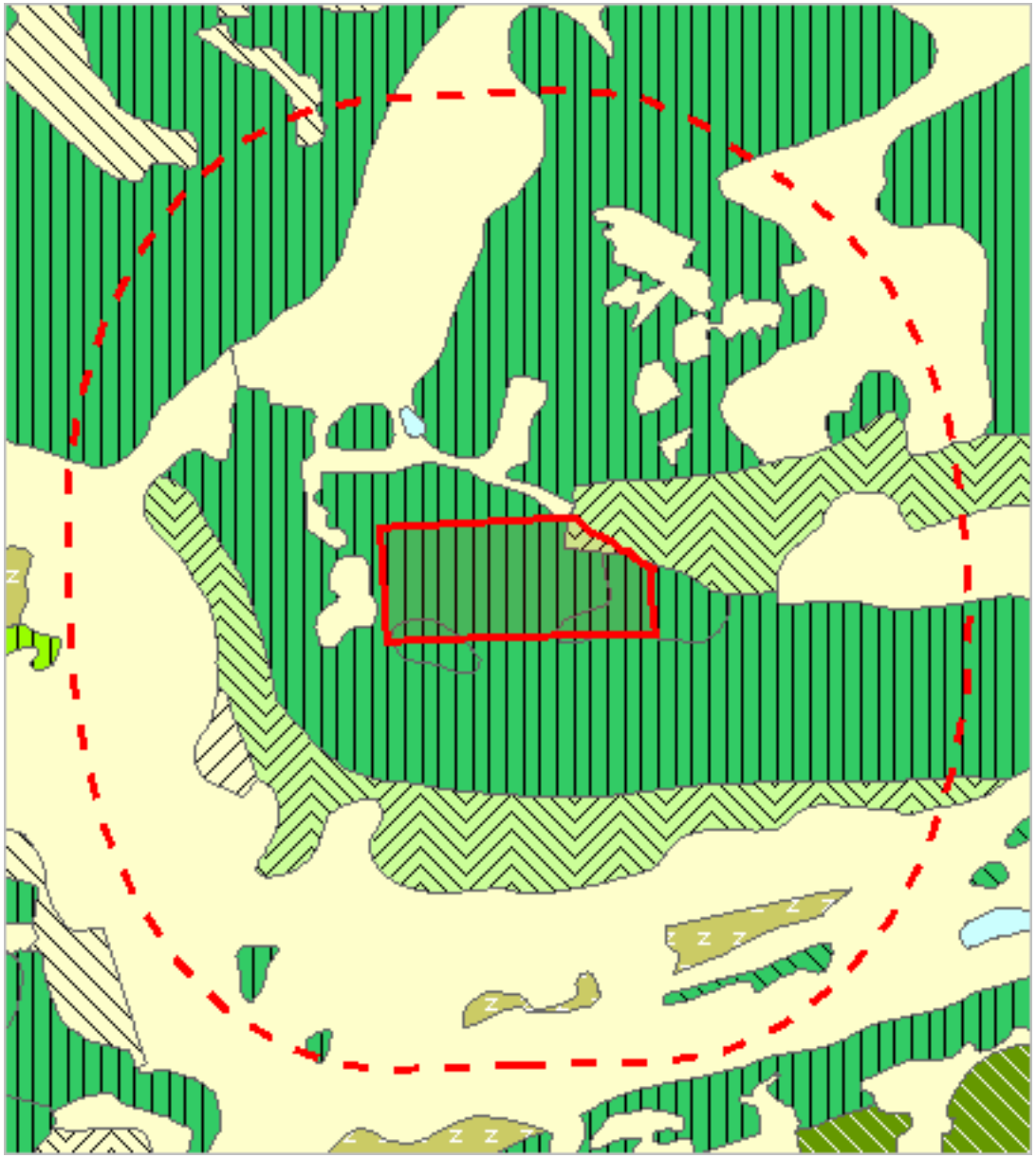
For more information about the Geoconservation Database, please visit the website: https://www.nre.tas.gov.au/conservation/geoconservation or contact the Geoconservation Officer:

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

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

TASVEG 4.0 Communities within 1000 metres

515374, 5285305



512959, 5282611

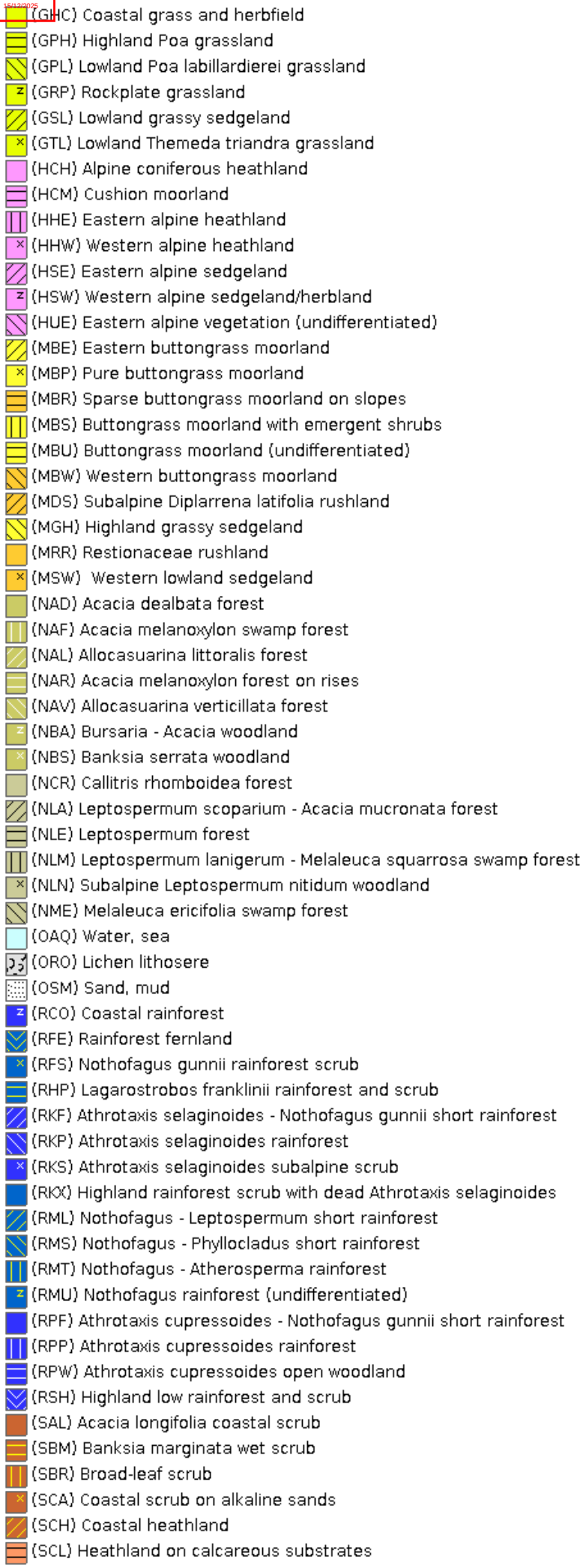
Please note that some layers may not display at all requested map scales

TASVEG 4.0 Communities within 1000 metres

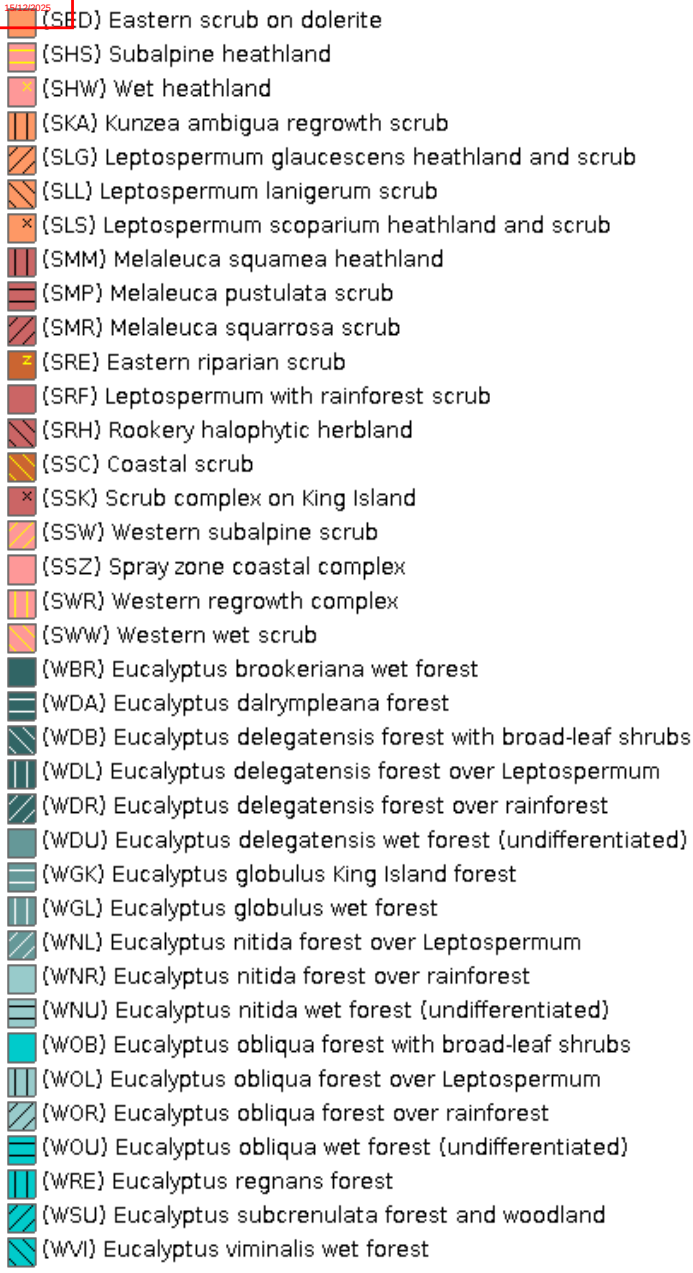
Legend: TASVEG 4.0

- (AAP) Alkaline pans
- (AHF) Freshwater aquatic herbland
- (AHL) Lacustrine herbland
- (AHS) Saline aquatic herbland
- (ARS) Saline sedgeland / rushland
- (ASF) Fresh water aquatic sedgeland and rushland
- (ASP) Sphagnum peatland
- (ASS) Succulent saline herbland
- (AUS) Saltmarsh (undifferentiated)
- (AWU) Wetland (undifferentiated)
- (DAC) Eucalyptus amygdalina coastal forest and woodland
- (DAD) Eucalyptus amygdalina forest and woodland on dolerite
- (DAM) Eucalyptus amygdalina forest on mudstone
- (DAS) Eucalyptus amygdalina forest and woodland on sandstone
- (DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
- (DBA) Eucalyptus barberi forest and woodland
- (DCO) Eucalyptus coccifera forest and woodland
- (DCR) Eucalyptus cordata forest
- (DDE) Eucalyptus delegatensis dry forest and woodland
- (DDP) Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
- (DGL) Eucalyptus globulus dry forest and woodland
- (DGW) Eucalyptus gunnii woodland
- (DKW) King Island Eucalypt woodland
- (DMO) Eucalyptus morrisbyi forest and woodland
- (DMW) Midlands woodland complex
- (DNF) Eucalyptus nitida Furneaux forest
- (DNI) Eucalyptus nitida dry forest and woodland
- (DOB) Eucalyptus obliqua dry forest
- (DOV) Eucalyptus ovata forest and woodland
- (DOW) Eucalyptus ovata heathy woodland
- (DPD) Eucalyptus pauciflora forest and woodland on dolerite
- (DPE) Eucalyptus perriniana forest and woodland
- (DPO) Eucalyptus pauciflora forest and woodland not on dolerite
- (DPU) Eucalyptus pulchella forest and woodland
- (DRI) Eucalyptus risdonii forest and woodland
- (DRO) Eucalyptus rodwayi forest and woodland
- (DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
- (DSG) Eucalyptus sieberi forest and woodland on granite
- (DSO) Eucalyptus sieberi forest and woodland not on granite
- (DTD) Eucalyptus tenuiramis forest and woodland on dolerite
- (DTG) Eucalyptus tenuiramis forest and woodland on granite
- (DTO) Eucalyptus tenuiramis forest and woodland on sediments
- (DVC) Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- (DVF) Eucalyptus viminalis Furneaux forest and woodland
- (DVG) Eucalyptus viminalis grassy forest and woodland
- (FAC) Improved pasture with native tree canopy
- (FAG) Agricultural land
- (FMG) Marram grassland
- (FPE) Permanent easements
- (FPF) Pteridium esculentum fernland
- (FPH) Plantations for silviculture - hardwood
- (FPS) Plantations for silviculture - softwood
- (FPU) Unverified plantations for silviculture
- (FRG) Regenerating cleared land
- (FSM) Spartina marshland
- (FUM) Extra-urban miscellaneous
- (FUR) Urban areas
- (FWU) Weed infestation
- (GCL) Lowland grassland complex

TASVEG 4.0 Communities within 1000 metres



TASVEG 4.0 Communities within 1000 metres



Legend: Cadastral Parcels

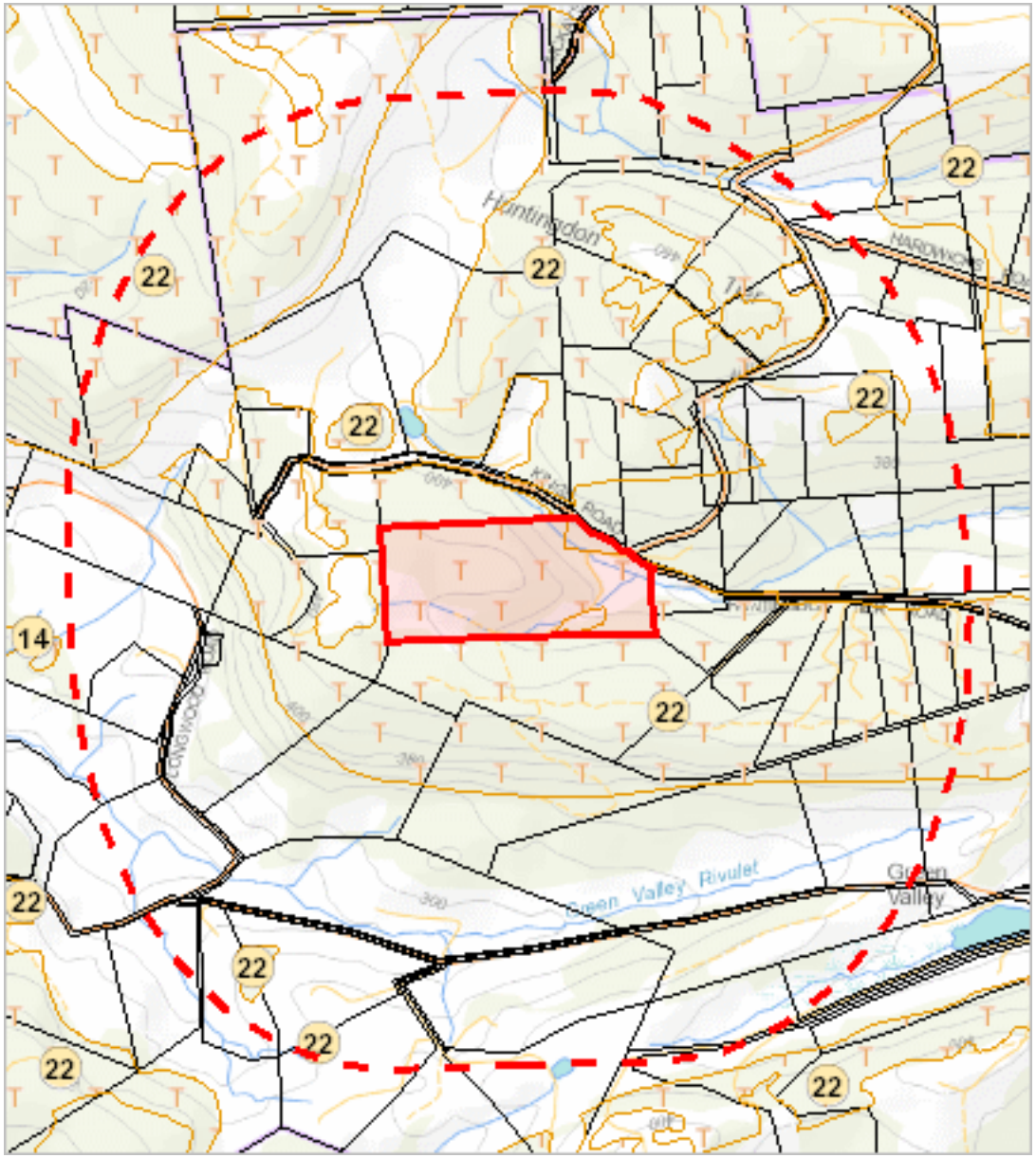
TASVEG 4.0 Communities within 1000 metres

Code	Community	Canopy Tree
DOB	(DOB) Eucalyptus obliqua dry forest	
DTO	(DTO) Eucalyptus tenuiramis forest and woodland on sediments	
DVG	(DVG) Eucalyptus viminalis grassy forest and woodland	
FAG	(FAG) Agricultural land	ET
FAG	(FAG) Agricultural land	EV
FAG	(FAG) Agricultural land	
FPF	(FPF) Pteridium esculentum fernland	ET
FRG	(FRG) Regenerating cleared land	
NBA	(NBA) Bursaria - Acacia woodland	
OAQ	(OAQ) Water, sea	

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened Communities (TNVC 2020) within 1000 metres

515374, 5285305



512959, 5282611

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

Threatened Communities (TNVC 2020) within 1000 metres

Legend: Threatened Communities

- 1 - Alkaline pans
- 2 - Allocasuarina littoralis forest
- 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- 4 - Athrotaxis cupressoides open woodland
- 5 - Athrotaxis cupressoides rainforest
- 6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
- 7 - Athrotaxis selaginoides rainforest
- 8 - Athrotaxis selaginoides subalpine scrub
- 9 - Banksia marginata wet scrub
- 10 - Banksia serrata woodland
- 11 - Callitris rhomboidea forest
- 13 - Cushion moorland
- 14 -Eucalyptus amygdalina forest and woodland on sandstone
- 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- 16 - Eucalyptus brookeriana wet forest
- 17 - Eucalyptus globulus dry forest and woodland
- 18 - Eucalyptus globulus King Island forest
- 19 - Eucalyptus morrisbyi forest and woodland
- 20 - Eucalyptus ovata forest and woodland
- 21 - Eucalyptus risdonii forest and woodland
- 22 - Eucalyptus tenuiramis forest and woodland on sediments
- 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- 24 - Eucalyptus viminalis Furneaux forest and woodland
- 25 - Eucalyptus viminalis wet forest
- 26 - Heathland on calcareous substrates
- 27 - Heathland scrub complex at Wingaroo
- 28 - Highland grassy sedgeland
- 29 - Highland Poa grassland
- 30 - Melaleuca ericifolia swamp forest
- 31 - Melaleuca pustulata scrub
- 32 - Notelaea - Pomaderris - Beyeria forest
- 33 - Rainforest fernland
- 34 - Riparian scrub
- 35 - Seabird rookery complex
- 36 - Sphagnum peatland
- 36A - Spray zone coastal complex
- 37 - Subalpine Diplarrena latifolia rushland
- 38 - Subalpine Leptospermum nitidum woodland
- 39 - Wetlands

Legend: Cadastral Parcels

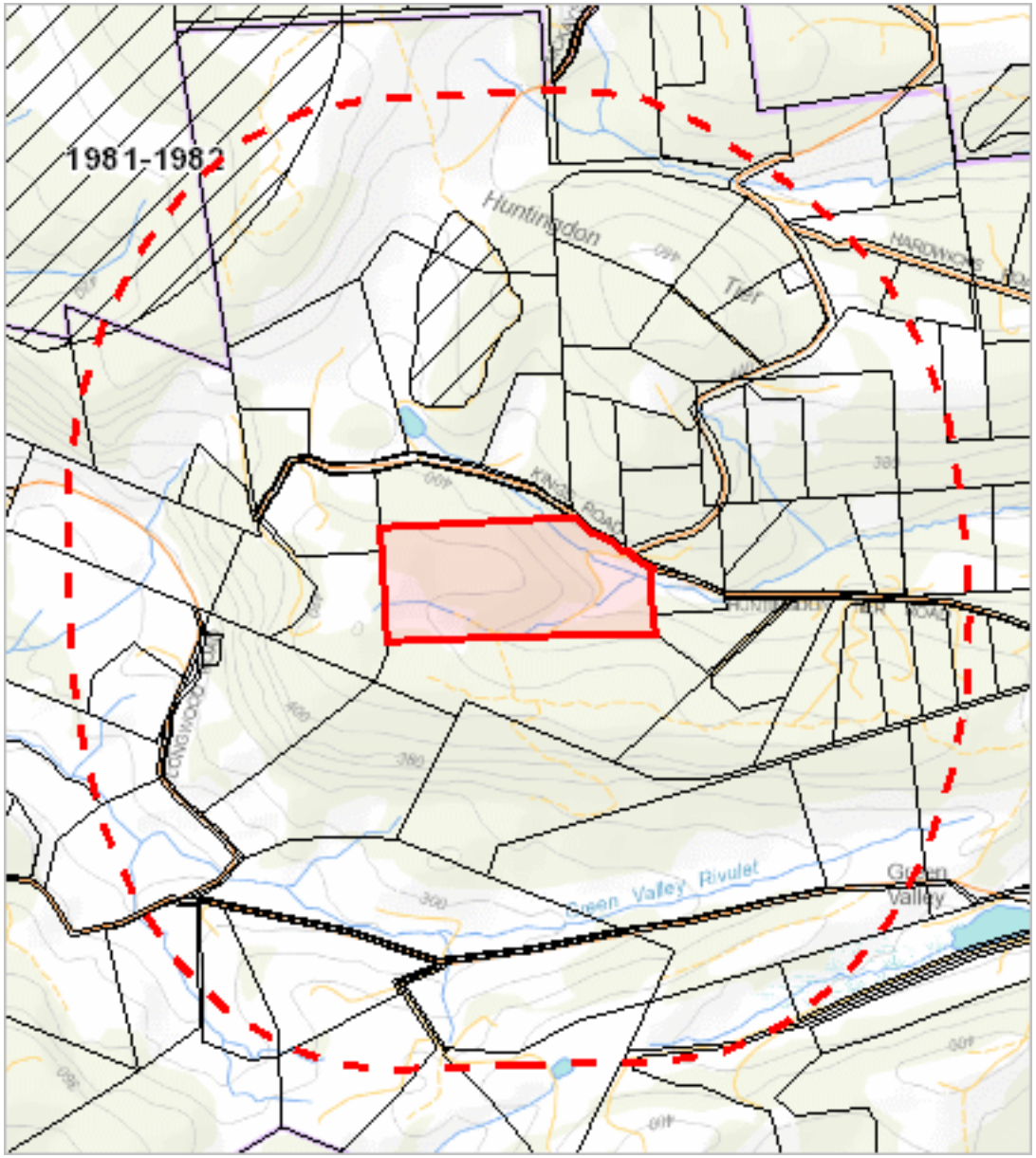
Threatened Communities (TNVC 2020) within 1000 metres

Scheduled Community Id	Scheduled Community Name
22	Eucalyptus tenuiramis forest and woodland on sediments

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Fire History (All) within 1000 metres

515374, 5285305



512959, 5282611

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

Fire History (All) within 1000 metres

Legend: Fire History All

- Bushfire-Unknown Category
- Bushfire
- Completed Planned Burn

Legend: Cadastral Parcels

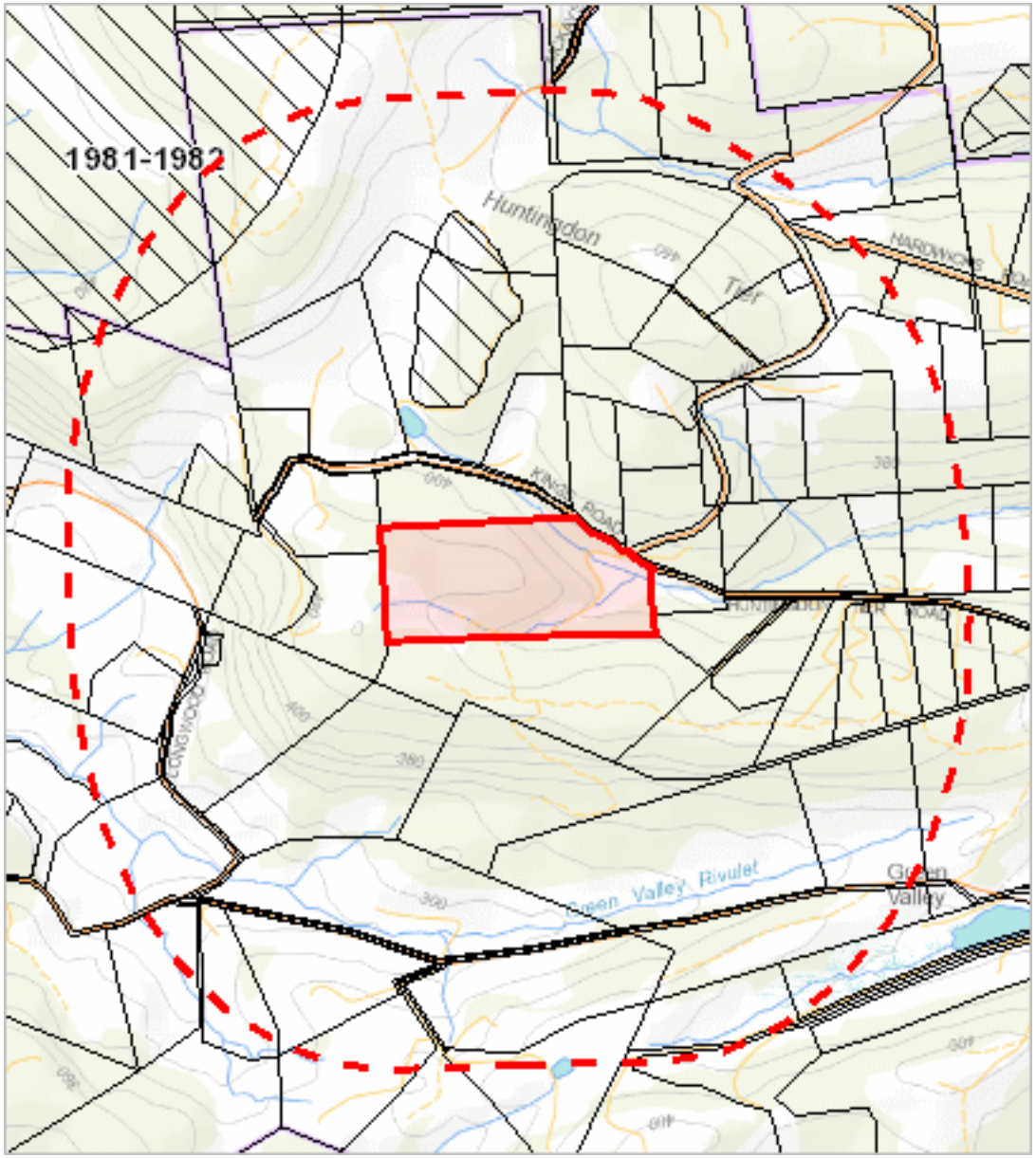
Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
216419	MCKAYS ROAD	08-Apr-2014	Bushfire	Accidental	7.82467022
430	Dromedary 2 (FT)	15-Feb-1982	Bushfire	Undetermined	10888.14968844

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.
Telephone: 1800 000 699
Email: planning@fire.tas.gov.au
Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

Fire History (Last Burnt) within 1000 metres

515374, 5285305



512959, 5282611

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

Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

- Bushfire-Unknown category
- Bushfire
- Completed Planned Burn

Legend: Cadastral Parcels

Fire History (Last Burnt) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
216419	MCKAYS ROAD	08-Apr-2014	Bushfire	Accidental	7.82467022
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Telephone: 1800 000 699
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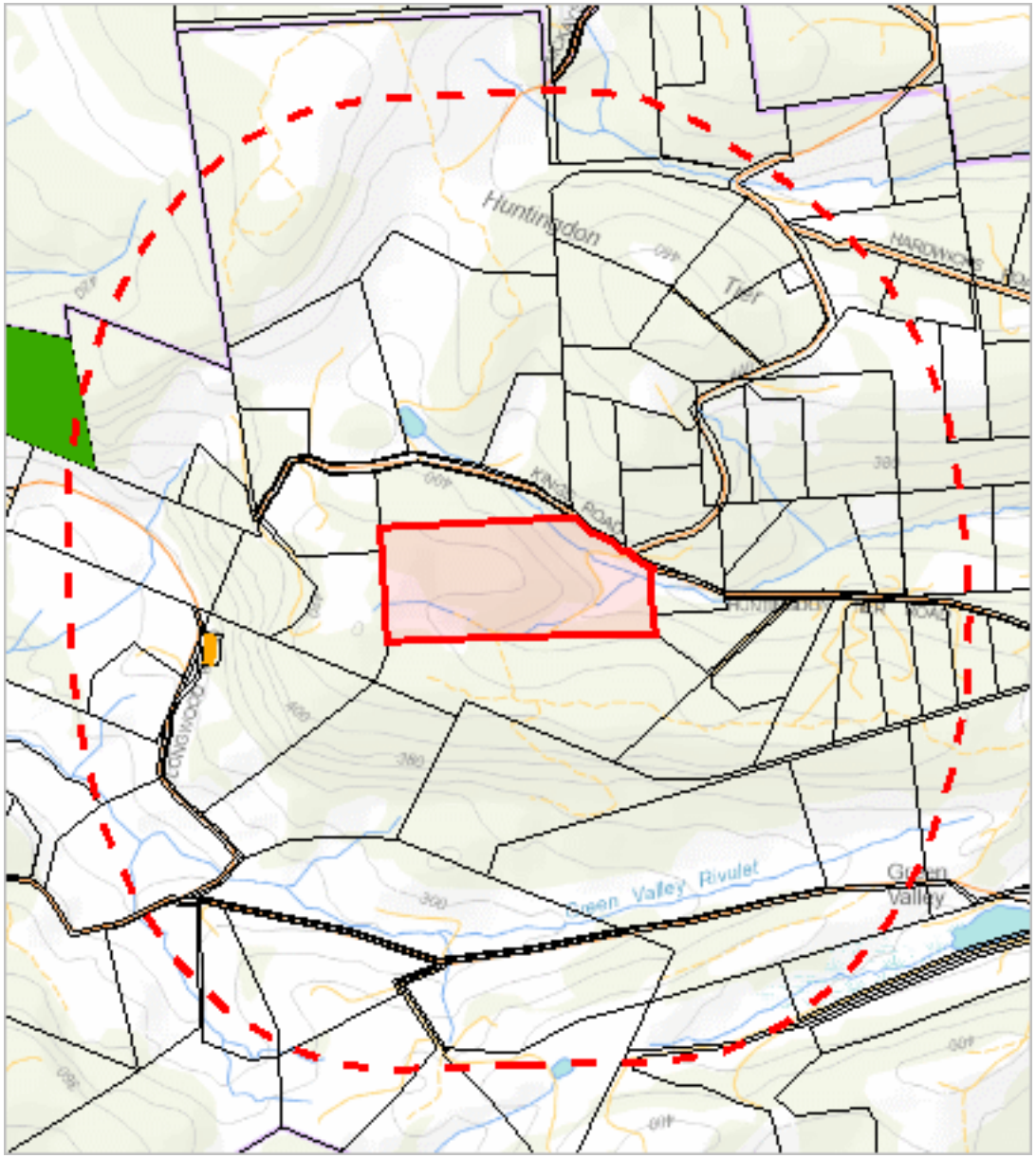
Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

Reserves within 1000 metres

515374, 5285305



512959, 5282611

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

Reserves within 1000 metres

Legend: Tasmanian Reserve Estate

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

Legend: Cadastral Parcels

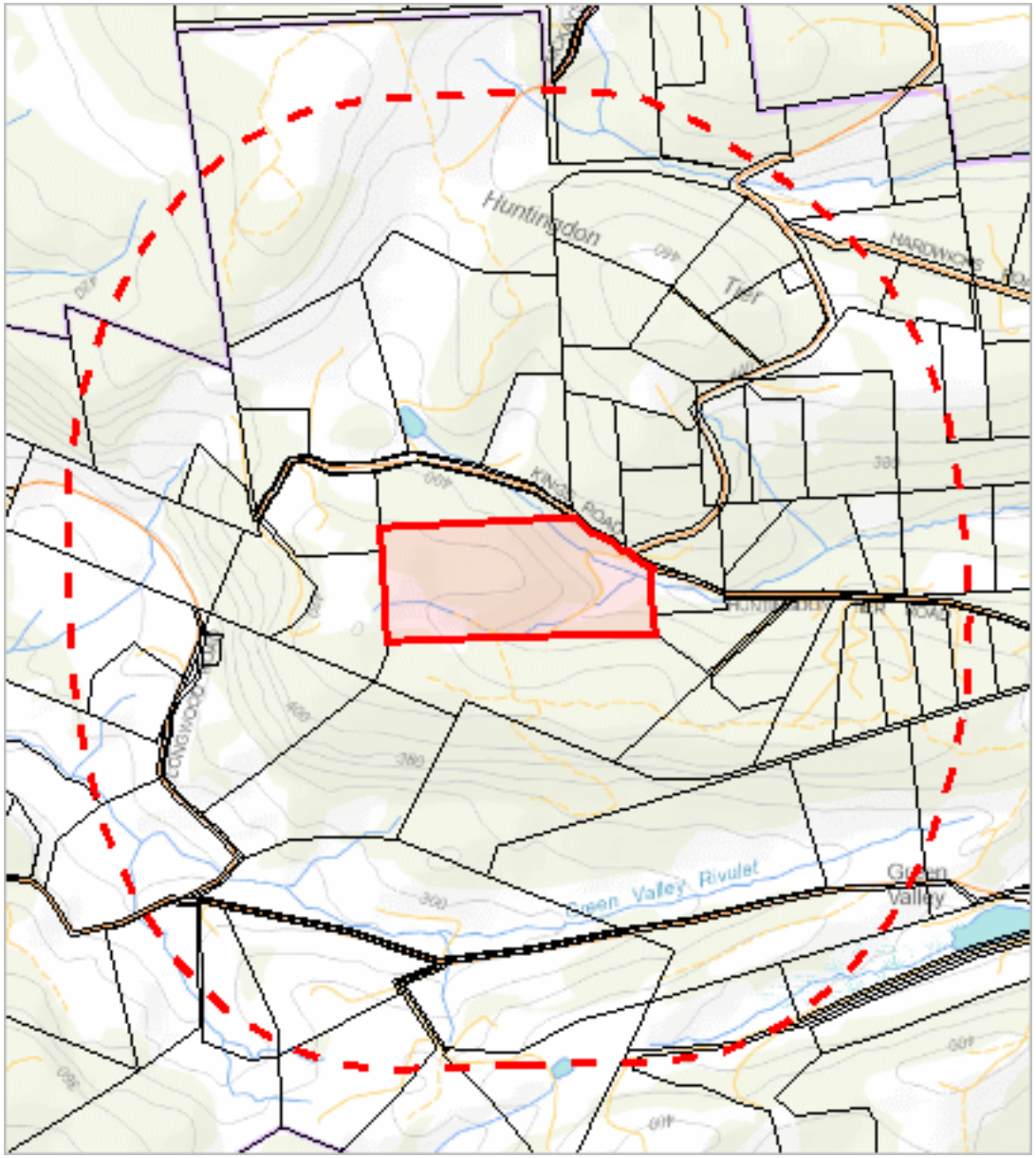
Reserves within 1000 metres

Name	Classification	Status	Area (HA)
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	25.99980063
	Informal Reserve on other public land	Informal Reserve	0.20862692

For more information about the Tasmanian Reserve Estate, please contact the Natural Values Science Services Branch.
Email: LandManagement.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Known biosecurity risks within 1000 meters

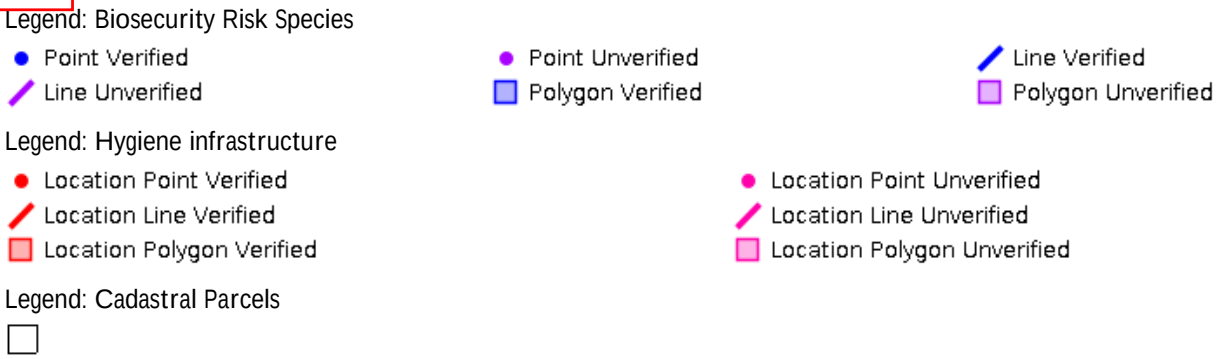
515374, 5285305



512959, 5282611

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

Known biosecurity risks within 1000 meters



Known biosecurity risks within 1000 meters

Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town though a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres

Applicant's Response to RFI Item No. 1

Bernadette Conde

From: Mark Page <mpage@wilsonhomes.com.au>
Sent: Monday, 15 December 2025 3:54 PM
To: Bernadette Conde; Development and Building
Cc: Kelsie Bluett
Subject: RE: Request for Further Information-508 Huntingdon Tier Road Bagdad Dwelling-DA2500150
Attachments: 508 Huntingdon Tier Road Bagdad dispersion report.pdf; RFI letter for DA2500150.pdf; ECOtas_508HuntingdonTierRoad_Appendix-PMR.pdf; ECOtas_508HuntingdonTierRoad_Appendix-NVR.pdf; ECOtas_508HuntingdonTierRoad_Report.pdf; ECOtas_508HuntingdonTierRoad_Appendix-BVD.pdf

Good afternoon, Bernie.

Hope you have been well.

Please see additional information attached – Natural Values Report & Dispersive soils report for new dwelling development.

Regarding the existing dwelling –

Owners will be living in the existing dwelling until new dwelling is constructed at which point the existing dwelling will be decommissioned and be utilised as storage.

Please let me know if you require any further clarification.

Kind regards,
Mark

WILSON HOMES
Love being home

MARK PAGE
Compliance and Council Manager
156 New Town Road, New Town TAS 7008
0362139946
mpage@wilsonhomes.com.au
wilsonhomes.com.au Find us on

We'd love to hear about your building journey, please feel free to tell us at customerfeedback@wilsonhomes.com.au
Thank you for choosing Wilson Homes and allowing us to share in your new home journey!

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
234664	1
EDITION	DATE OF ISSUE
6	17-Dec-2007

SEARCH DATE : 30-Mar-2024
SEARCH TIME : 04.16 PM

DESCRIPTION OF LAND

Parish of STRANGFORD, Land District of MONMOUTH
Lot 1 on Plan 234664
Derivation : Whole of Lot 24472 Gtd to J Norris
Prior CT 3288/92

SCHEDULE 1

C814730 TRANSFER to MARK DAVID WHITFIELD and CAROLYN LOUISE WATERS Registered 17-Dec-2007 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C820791 MORTGAGE to MyState Financial Credit Union of Tasmania Limited Registered 17-Dec-2007 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

R.P. 512

ANNEXURE TO CERTIFICATE OF TITLE VOL. 3288 FOL. 92

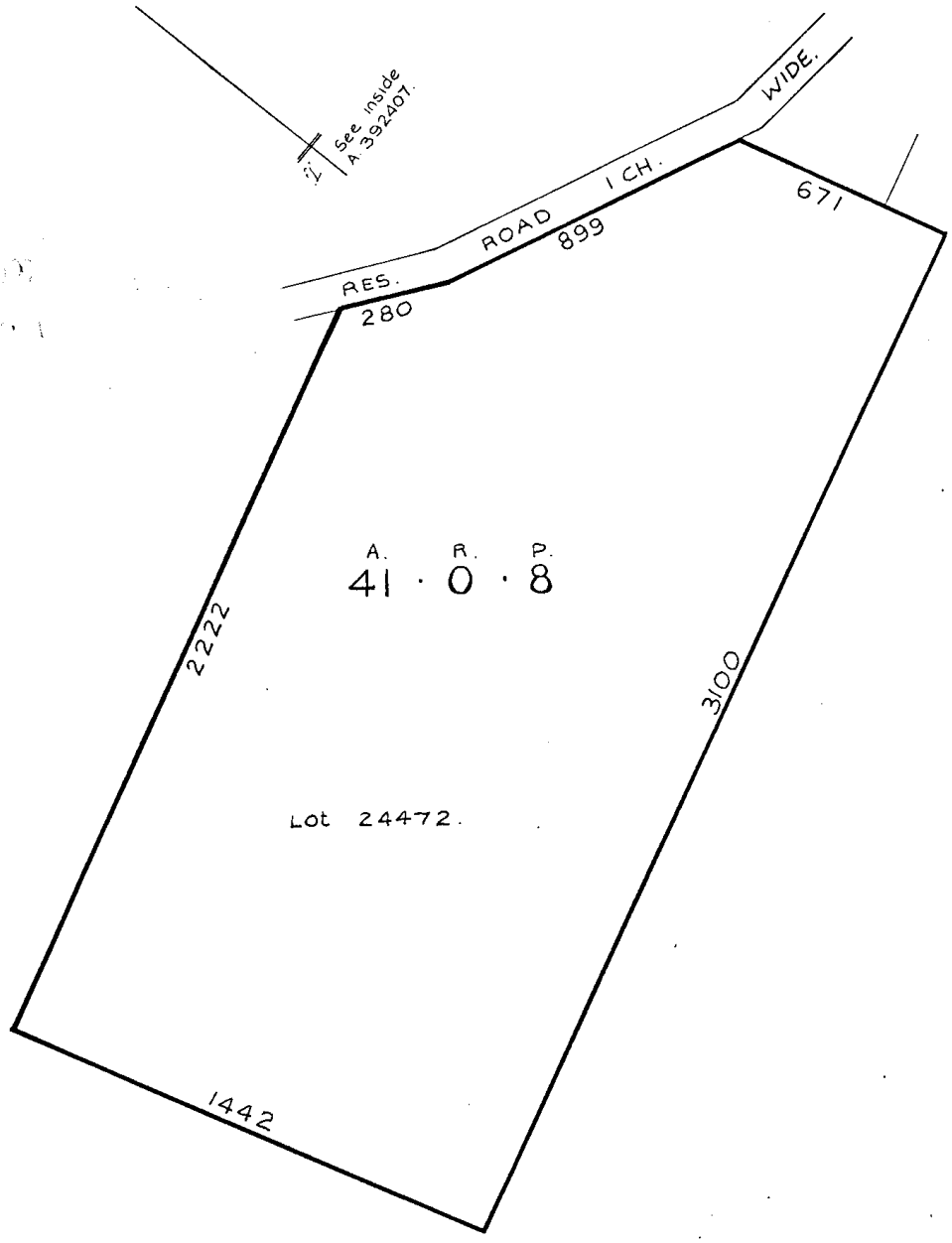
REGISTERED NUMBER

234664

Recorder of Titles

RECORDER OF TITLES TASMANIA

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



WILSON HOMES

Direction to submit a Development Application

This document confirms the direction from CAROLYN AND MARK WHITFIELD, owners of 508 HUNTINGDON TIER ROAD, BAGDAD TAS 7030 to Wilson Homes Tasmania Pty Limited to act as their agent within the meaning of the *Land Use Planning and Approvals Act 1993* (Tasmania).

C Whitfield
Signature

.....
Signature

23/9/2025
Date of signature

.....
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.

C Whitfield
Signature

.....
Signature

23/9/2025
Date of signature

.....
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

Wilson Homes Tasmania Pty Ltd. ABN: 96 126 636 897. BLN: 963880604. TAS Architect Registration No: 1036