Development & Environmental Services
Email: mail@southernmidlands.tas.gov.au
Phone: (03) 62593011
Postal Address: PO Box 21 Oatlands Tas 7120

SOUTHERN MIDLANDS COUNCIL

APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT
Commercial, Industrial, Forestry and other Non- Residential development

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

Applicant / Owner Details:

Owner / s Name: Crown Land - Manager Sales CLS
Andrew Welsh

Postal Address: c/o Crown Land Services — Phone No: 62336413
GPO Box 44 — 7001 — Fax No:

Email address: cls.enquiries@dpipwe.tas.gov.au

Applicant Name (if not owner): Alex Brownlie c/o Tasracing Pty. Ltd

Postal Address: 2 Salamanca Square — Phone No: 62100701 / 0419133152
Hobart — 7000 — Fax No:

Email address: alex.brownlie@ghd.com

Description of proposed use and/or development:

Address of new use and development: Rifle Range Road, Brighton, 7030

Certificate of Title No — Volume No: CT 172508/1 — Lot No:

Description of Use Development on site: Greyhound Kennel Complex - "Domestic animal breeding, boarding and training". See planning report. In Summary: Managers dwelling; office/reception building; 2 x Kennel buildings c scope for 2 addn; machinery shed; fencing & landscaping; access.

Refer Definitions in Clause 8.2 of the Southern Midlands Planning Scheme 2015
Attach additional information if required.

current use of land and building: Vacant land.

E.g. Are there any existing buildings on this title? If yes, what is the main building used as?

Is the property Heritage Listed — Please tick ✓answer: Yes [ ] No [✓]

Signage: Is any signage proposed? — Please tick ✓answer: Yes [ ] No [✓]

Business Details

Existing hours of operation N/A .

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays	8 am		5pm
Sat	8 am		3pm
Sun	Closed		Closed

Number of existing employees: Nil

Number of proposed new employees :

Traffic Movements

Number of commercial vehicles servings the site at present	Nil	Approximate number of commercial vehicles servicing the site in the future	6 staff / 1 full time 5 part time

Number of Car Parking Spaces

How many car spaces are currently provided	Nil	How many new car spaces are proposed	26

Is the development to be staged: Please tick ✓answer — Yes [ ] No [✓]

Is the development to be stages. If yes

Described proposed stages		Described period of proposed stages	

Proposed Material Types

What are the proposed external wall colours	Various	What is the proposed roof colour	TBC
What is the proposed external wall materials	Various	What is the proposed roof materials	Colorbond
What is the proposed new floor area m^2	1,334 m^2	What is the estimated value of all the new work proposed	$

If yes attach details: size, colours, fonts, location

Please attach any additional information that may be required by Part 8.1 Application Requirements of the Planning Scheme.

Signed Declaration

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

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I 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 Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Southern Midlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature);

Applicant Signature	Applicant Name (print)	Date
Alex Brownlie c/o Tasracing	Alex Brownlie	8 August 2017
Land Owner(s) Signature	**Land Owners *Name (please print)***	**Date**
Land Owner(s) Signature	**Land Owners *Name (please print)***	**Date**
	Hon. Jeremy Rockliff MP Minister administering the Crown Lands Act 1976	21-9-17

Address all correspondence to:
The General Manager, PO Box 21, Oatlands, Tasmania 7120
Or by Email Address: mail@southernmidlands.tas.gov.au 'in single PDF file format'
Phone (03) 62593011

Signed by:
Hon. Jeremy Rockliffe MP
Minister administering the Crown Lands Act 1976

Application for Planning Scheme Amendment

SOUTHERN MIDLANDS COUNCIL

Email: mail@southernmidlands.tas.gov.au
Phone: (03) 62593011
Postal Address: PO Box 21 Oatlands Tas 7120

Lodgement Date:	**Property Id No:**
Application No:	**Zoning:**

Type of Amendment: Change to Maps ☑ Change to Ordinance ☐

Description of Amendment: Rezone existing Significant Agriculture Zone to Rural Resource Zone

Location of Proposed Development:
Address: Rifle Range Road
Suburb/Town: Brighton (Pontville) Postcode: 7030
Certificate of Title No: CT 172508/1 Lot No:

Current Owners:

Is a related application for development or subdivision also being submitted in accordance with Section 43A of the Land Use Planning and Approvals Act 1993? YES ☑ NO ☐

Applicant:
Name (Mr/~~Mrs/Ms~~) Alex Brownlie obo Tazracing Pty. Ltd
Address: 2 Salamanca Square
Suburb/Town: Hobart Postcode: 7000
Telephone (Daytime Contact): 62100701 Facsimile: 62100601

If you have had pre-application discussions with a Council Officer, please give their name. David Cundall

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Declaration:

- I have read the Certificate of Title and Schedule of Easements for the land and I am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application.
- **In accordance with Section 33(2A) of the Land Use Planning and Approvals Act 1993, the written consent of the owners to the making of the request is attached.**
- I declare that the information in this application is true and correct.

Applicant's Signature: Alex Brownlie obo Tazracing Pty. Ltd Date:

PLEASE SEE CHECKLIST OVER PAGE

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) 6259 3011. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.

Stacey Watkins

From: Ella Rushforth <Ella.Rushforth@ghd.com>
Sent: Friday, 6 October 2017 9:24 AM
To: SMC Mail
Cc: Alex Brownlie
Subject: Crown consent - Tasracing Greyhound Kennel Facility: Correspondence from Hon Rene Hidding MP
Attachments: SRHIDDING-C17100510351.pdf

Dear Development and Environmental Services (planning area),

Crown consent to lodge planning application – Tasracing Greyhound Kennel Facility Combined Rezoning and DA

Please find attached Crown landowner consent from Minister Hidding for the land that is under the authority of the Department of State Growth. I believe you were sent Crown consent for the land that is under the authority of DPIPWE (Minister Rockliff) a few weeks ago.

Could you please confirm that you now have all the information you need to officially commence your assessment?

Alex Brownlie is on leave for the next 10 days (returning 16 October), so please let me know if you have any questions.

Kind regards,
Ella

Ella Rushforth
Planner
B.Des.Arch., M.Env.Plg.

GHD
T: 61 3 6210 0771 | V: 320771 | E: Ella.Rushforth@ghd.com
2 Salamanca Square, Hobart Tasmania 7000 Australia | http://www.ghd.com/

Water | Energy & Resources | Environment | Property & Buildings | Transportation

Begin forwarded message:

> **From:** "Kitchener, Tina (DPaC)" <Tina.Kitchener@dpac.tas.gov.au>
> **Date:** 5 October 2017 at 14:25:51 AEDT
> **To:** "alex.brownlie@ghd.com" <alex.brownlie@ghd.com>
> **Cc:** "mail@southernmidlands.tas.gov.au" <mail@southernmidlands.tas.gov.au>, "admin@brighton.tas.gov.au" <admin@brighton.tas.gov.au>
> **Subject: Correspondence from Hon Rene Hidding MP**
>
> Good Afternoon

Please find attached correspondence from the Hon Rene Hidding MP, for your attention.

Regards
Tina

Tina Kitchener
Diary/Executive Officer

Office of the Hon Rene Hidding MP
Minister for Infrastructure
Minister for Police, Fire and Emergency Management
Level 5, 4 Salamanca Place,
Salamanca Building, Hobart 7000
Phone: (03) 6165 7765| Mob: 0408 907 651
e-mail: tina.kitchener@dpac.tas.gov.au

Minister for Infrastructure
Minister for Police, Fire and Emergency Management

Level 5, 4 Salamanca Place, Salamanca Building, Parliament Square HOBART 7000
Ph: (03) 6165 7686

Tasmanian Government

5 OCT 2017

Mr Alex Brownlie obo Tasracing Pty Ltd
Principal Planner at GHD Pty Ltd
GPO Box 667
HOBART TAS 7001

By email: alex.brownlie@ghd.com

Dear Mr Brownlie

Landowner Consent:
466 Brighton Road, Pontville – Planning Scheme Amendment and DA Application

I, the Honourable Marinus Hidding, the Portfolio Minister with primary responsibility for managing part of the land subject to a planning scheme amendment application, in accordance with Section 33(2A)(b) and 43D(1)(b) of *the Land Use Planning and Approvals Act 1993* hereby provide my written permission to the making of that application.

The consent given by this letter is for the making of the application only and is with reference to the following documentation:

1. Completed Council and Crown Land Services application forms;
2. Greyhound Kennel Facility Combined Rezoning and DA report prepared by GHD dated August 2017;
3. Site Layout Plan, SK-01.0 Rev C, date 02/08/2017;
4. Admin. & Adoption Information Centre Plan, SK-02.0 Rev A, dated 20/7/2017;
5. Kennel Roof & Yard – Layout Plan, SK-03.0 Rev B, dated 02/08/2017;
6. Kennel Block – Plan, SK-04.0 Rev B, dated 02/08/2017;
7. Kennel Block – Elevations, SK-05.0 Rev A, dated 20/07/2017;
8. Kennel Block – Wall Section, SK-06.0 Rev A, dated 20/07/2017; and
9. Machine She – Plans & Elevations, SK-07.0 Rev B, dated 20/7/2017.

The Department of State Growth retains the right to make a representation to the relevant Council/s in relation to any aspect of the proposed planning scheme amendment and development application relating to its road network and/or property.

Please contact Ms Lucy Thorne, Team Leader Land Assets at the Department of State Growth, on (03) 6166 3441 or at lucy.thorne@stategrowth.tas.gov.au if you have any further queries.

Yours sincerely

Hon M.T. (Rene) Hidding MP
Minister for Infrastructure

Cc: mail@southernmidlands.tas.gov.au
Cc: admin@brighton.tas.gov.au

Deputy Premier
Minister for Education and Training
Minister for Primary Industries and Water
Minister for Racing

Level 10 15 Murray Street HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Ph: +61 3 6165 7754
Email: Jeremy.Rockliff@dpac.tas.gov.au

Tasmanian Government

21 SEP 2017

Mr Alex Brownlie
Principal Planner
GHD Pty Ltd obo Tasracing Pty Ltd
HOBART Tas 7000

Email: alex.brownlie@ghd.com
mail@southernmidlands.tas.gov.au

Dear Mr Brownlie Alex

LODGEMENT OF SECTION 43A COMBINED PLANNING SCHEME AMENDMENT AND DA CROWN LAND AT LOT 1 RIFLE RANGE ROAD, PONVILLE AND ADJOINING PARCELS OF CROWN LAND

This letter is issued pursuant to section 43D(1)(b) of the *Land Use Planning and Approvals Act 1993* (LUPAA). It confirms that GHD Pty Ltd obo Tasracing Pty Ltd has Crown consent to the making of this Application with the Southern Midlands Council for the enclosed Combined Planning Scheme Amendment Application under section 43A of LUPAA.

The Crown consent is for the proposal listed below (as detailed in the enclosed application and supporting documents):

Scheme Amendment:	It is proposed that a number of parcels of Crown land are rezoned from Significant Agriculture to Rural Resource. Lot 1 Rifle Range Road, Pontville, (CT 172508/1, land Authority - DPIPWE) as well as Crown land under the authority of DSG.
Development Application:	Seeking development of Crown land at Lot 1 Rifle Range Road, Pontville, as a kennel complex (land Authority – DPIPWE).

In accordance with section 43D(1)(a) of LUPAA, enclosed is the signed application for a planning permit. This Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

This letter does not constitute an approval to undertake any works. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you require any further information regarding the above, please contact Ms Anne Maginnity, Crown Lands Officer, by phone on 03) 6165 4684 or by email at cls.enquiries@parks.tas.gov.au

Yours sincerely

Jeremy Rockliff MP
Deputy Premier
Minister for Primary Industries and Water
Minister for Racing

Enc: . Complete DA Package

Tasracing Pty Ltd

Greyhound Kennel Facility Combined Rezoning and DA

S43A Report

September 2017

Executive summary

Tasracing and the Tasmanian Government are committed to providing kennel rehoming facilities that supports the transitioning of greyhound's surplus to the requirements of the racing industry. A parcel of land at Pontville, identified as being suitable for the development of the kennel complex, has been the focus of studies undertaken to support an application to Southern Midlands Council and Brighton Council. The facility will house greyhounds, provide a venue for their retraining, and ultimately offered to members of the public as domestic pets. This greyhound rehoming facility is a first for Tasmania, and one of only a few Australia wide.

This report is the culmination of investigations undertaken to assess the suitability of a rezoning of the subject land from Significant Agriculture to Rural Resource, while at the same time considering a specific development application for a kennel complex. The assessments have included consideration of its land capability and ability to support ongoing agricultural production, its suitability for on-site wastewater treatment, the ecological values present, infrastructure requirements, Aboriginal heritage impacts, and planning considerations both at the regional and local level.

The subject land was severed from its parent title following construction of the Brighton By-Pass. In light of the findings of the assessments undertaken, the limited size of the subject title and adjoining land, and consideration of the adjacent land uses, the planning assessment supports a rezoning of the subject land from Significant Agriculture to Rural Resource, and approval of the Development Application for the greyhound kennel complex.

This report is subject to, and must be read in conjunction with, the limitations set out in section 1.4 and the assumptions and qualifications contained throughout the Report.

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1. Introduction

1.1 Purpose of Report

The following report has been prepared by GHD Pty Ltd (GHD) on behalf of Tasracing Pty Ltd (Tasracing) to support a combined application for a rezoning amendment to the *Southern Midlands Interim Planning Scheme 2015* (the 'Scheme') and a permit application to develop land off Rifle Range Road, Brighton, (CT 172508/1 - Unregistered) for a greyhound kennel complex. Rifle Range Road is located in the adjoining Brighton municipality.

This combined application is lodged in accordance with Section 33(1) and 43A of the *Land Use Planning and Approvals Act 1993* (the 'Act'). It is noted that references in this report to the provisions of the Act are references to the former provisions, which remain in force until a Local Provisions Schedule comes into effect, in accordance with Part 2, Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme) Act 2015*.

The report and the supporting documents form the basis of the application lodged with the Planning Authority (Southern Midlands Council) for processing and assessment of the rezoning and permit application. A submission to Brighton Council in relation to the permit application and use of Rifle Range Road is also required, with the Tasmanian Planning Commission ('Commission') ultimately making the final decision

Land owner consent has been granted by the Minister responsible for administrating Crown Land in Tasmania.

1.2 Applicant

The applicant is Tasracing. The title documentation for the subject site, which is Crown land, is included in Appendix A. Tasracing will be issued a lease over the land.

1.3 Report Structure

The report is structured to provide a background and rationale for the combined rezoning and permit application and to address the relevant requirements and objectives in the Act, State Policies, Regional Land Use Strategy of Southern Tasmania, Council's Strategic Plan, the Scheme, and other relevant strategic planning documents. The application is accompanied by, and relies upon, supporting documents including development plans showing the general layout of the site and related buildings, an on-site wastewater assessment report, an agricultural assessment report, an ecological assessment report, and other assessments including for infrastructure, access and parking, Aboriginal heritage, and planning.

1.4 Scope and Limitations

This report has been prepared by GHD for Tasracing and may only be used and relied on by Tasracing and, for the purposes of undertaking their assessment of the Combined Application, Southern Midlands and Brighton Council's and the Tasmanian Planning Commission. GHD otherwise disclaims responsibility to any person other than Tasracing, Southern Midlands and Brighton Council's and the Tasmanian Planning Commission arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

2. Site and Surrounds

2.1 Subject Site

2.1.1 Location

The site, which is subject of the application (see Figure 2-1), is located north of Brighton and immediately west of Pontville in an area characterised by disbursed houses on larger 'rural lifestyle' sized lots. The subject land has frontage to Rifle Range Road, an unsealed rural type road accessed off Brighton Road. Rifle Range Road provides access to several houses, a farming property east of the Midlands Highway via an underpass, and the former Commonwealth owned and operated Detention Centre (previously a rifle range). This complex of buildings, purchased from the Commonwealth by an adjoining landowner in 2016, is no longer used and is in process of disassembly.

The subject land and adjoining parcels originally formed part of the farming property to the east of Midlands Highway and was severed from the main title with construction of the 'Brighton By-Pass'. The two adjoining subject titles between the Midland Highway and Brighton Road have similar characteristics. Title Volume 172508 Folio 2 is currently used for grazing of horses.

The area to the west of the subject land is characterised by 'rural lifestyle' and residential living. The historic St Marks Anglican Church and graveyard is located on the corner of Rifle Range Road and Brighton Road. To the south of the subject land, the Tea Tree Golf Course occupies a small valley through which the Bagdad Rivulet flows. Title Volume 172508 Folio 1 has a very small frontage to Bagdad Rivulet where it passes under the Midland Highway bridge/underpass.

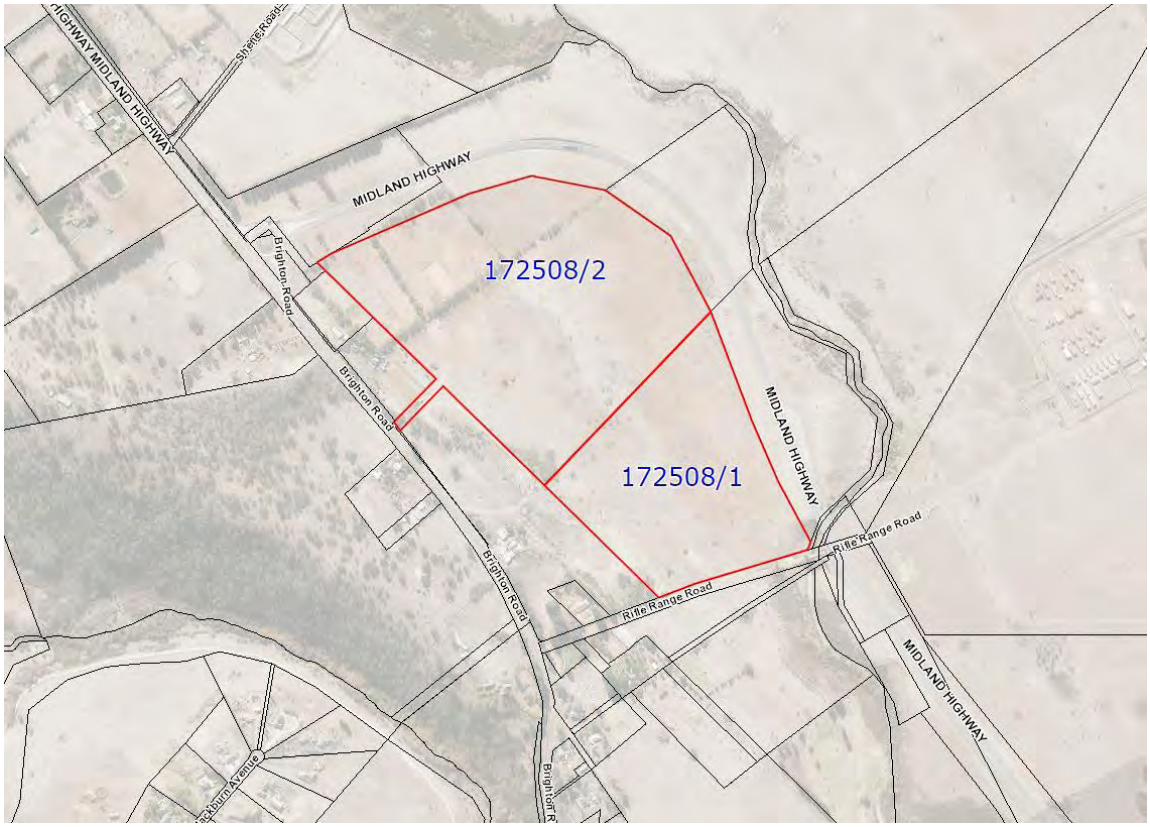


Figure 2-1 Location Map

2.1.2 Title Information

The subject Crown land is comprised in CT 172508/1 (DPIPWE) and CT 172508/2 (State Growth). The title documentation is included in Appendix A.

2.1.3 Land Use History

The subject land formed part of the farming property to the east of the former Midland Highway alignment (now Brighton Road). In recent years, following its severance from the main title and while in the ownership of the Crown, the subject land and adjoining area has been used for grazing and training horses.

2.2 Site Characteristics

2.2.1 Topography

The site topography is relatively flat with a gentle slope from west to east. A gently sloping elevated area on CT 172508/1 helps define a swale that runs centrally though the title, and on which a future small farm dam may be constructed. At the SE corner of the subject land a steeply sloping fall-away to the Bagdad Rivulet exists adjacent to the Midland Highway bridge/underpass.

2.2.2 Vegetation

The vegetation within the subject land is highly modified agricultural land with the majority of species comprised of introduced grasses and weeds. Heavy grazing by horses has resulted in the quality of the vegetation being very poor.

2.2.3 Drainage

Bagdad Rivulet flows past the SE corner of the subject land. A soakage area exists approximately mid-block at CT 172508/1 as evidenced by greener vegetation, with potential that in the future this will form part of a small dam to provide water for landscaping and as an aesthetic feature in the landscape.

2.2.4 Heritage

There are no heritage elements affecting the subject land, however, to the south west historic St Marks Anglican Church is located on the corner of Rifle Range Road and Brighton Road. This very unusual Romanesque church was built in 1839-41 to a design of convict architect James Blackburn from locally sourced white freestone. The proposed rezoning and development of the subject land will not impact the heritage values of this place.

An Aboriginal Heritage Desktop Assessment AHTP3584 was undertaken and Aboriginal Heritage Tasmania (AHT) has advised that there are no Aboriginal heritage sites recorded within the property. AHT also advise that following a review of previous reports, they considered there is a low probability of Aboriginal heritage being present. Accordingly there is no requirement for an Aboriginal heritage investigation and AHT have no objection to the project proceeding. The advice from AHT is provided at Appendix B.

2.2.5 Zoning and Overlays

The subject land is zoned Significant Agriculture (see Figure 2-2), forming a component of a much larger portion of similar zoned land to the east of the Midland Highway. The construction of the Brighton By-Pass component of the Midland Highway has effectively severed the subject land from the balance of land zoned Significant Agriculture. The adjoining areas between the subject land and Brighton Road are within the Rural Resource Zone, while to the south there exists a combination of Open Space (mid-green), Recreation (bright-green), Village (mustard) and Environmental Living (khaki green), reflecting the mix of use and development in the Pontville township. The adjacent Midland Highway is contained in the Utilities Zone, although noting the Rural Resource Zone between the title boundaries and the Midland Highway is within the road reserve and a future iteration of the Scheme would likely show this land as in the Utilities zone.

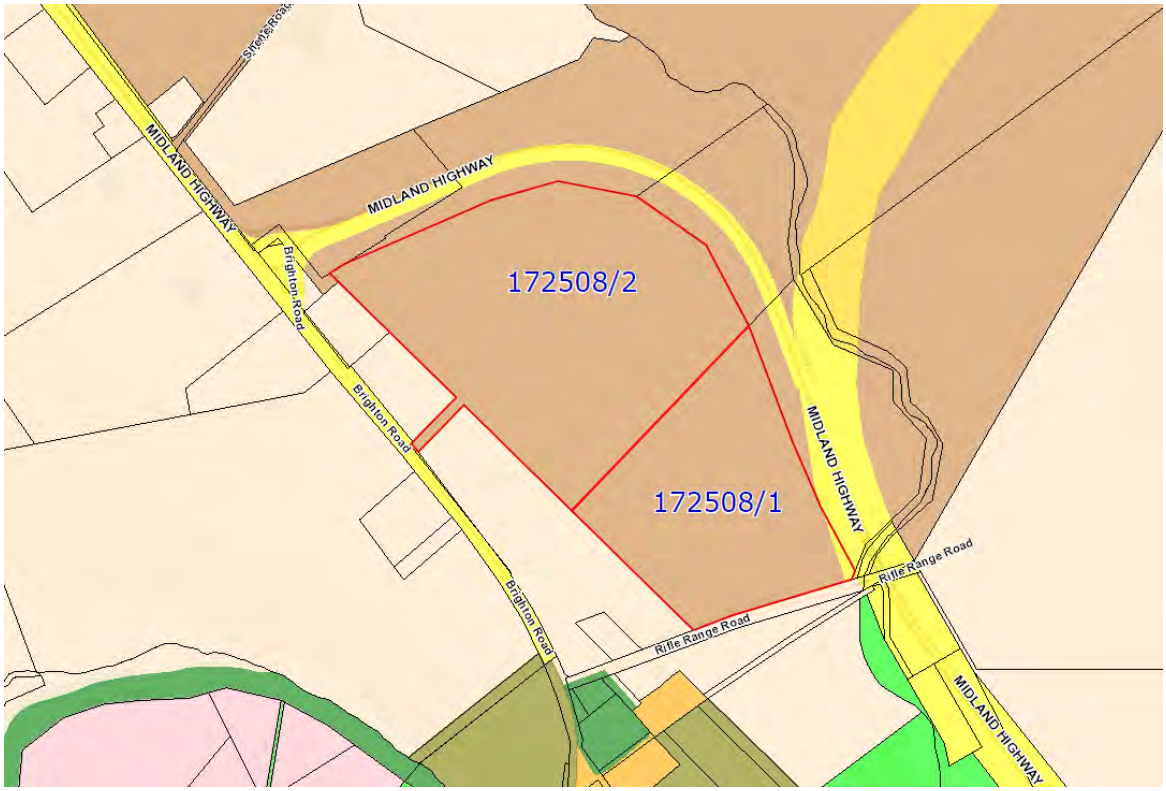


Figure 2-2 Existing Zoning

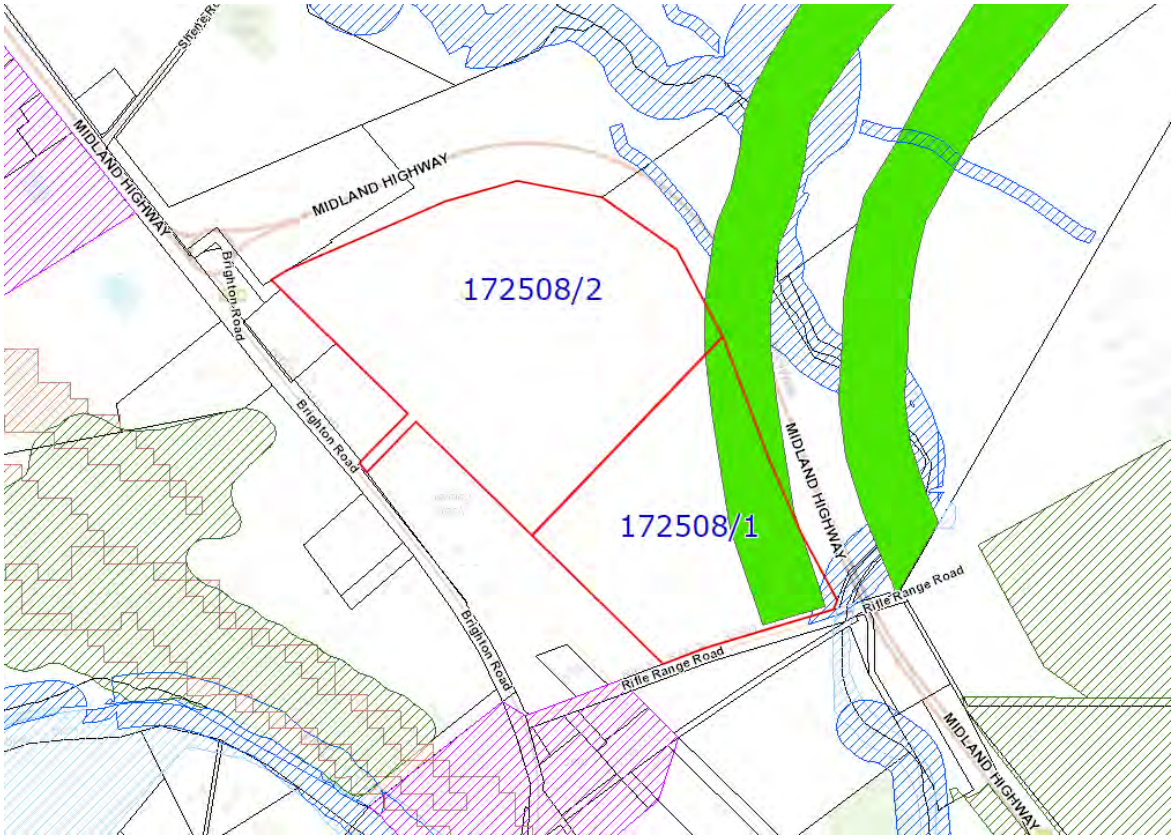


Figure 2-3 Planning Scheme overlays

A Scenic Landscape Corridor Overlay exists over a third of the subject land (see Figure 2-3), which follows the future alignment of the Bagdad Bypass. Consultation with Network Planning within the Department of State Growth has highlighted the following:

"The Future Road Network

The current concept for the Bagdad Bypass, a long-term infrastructure project developed by State Growth, includes a partial interchange arrangement at the Pontville end. One of the features of the current concept is the use of Rifle Range Road as an on-ramp for southbound traffic wishing to enter onto the Brighton Bypass. Figure 2.4 below, which indicates this general arrangement in the vicinity of the Bypass. State Growth have confirmed that the future Bagdad Bypass is not currently listed in the forward program and remains many years away from construction."

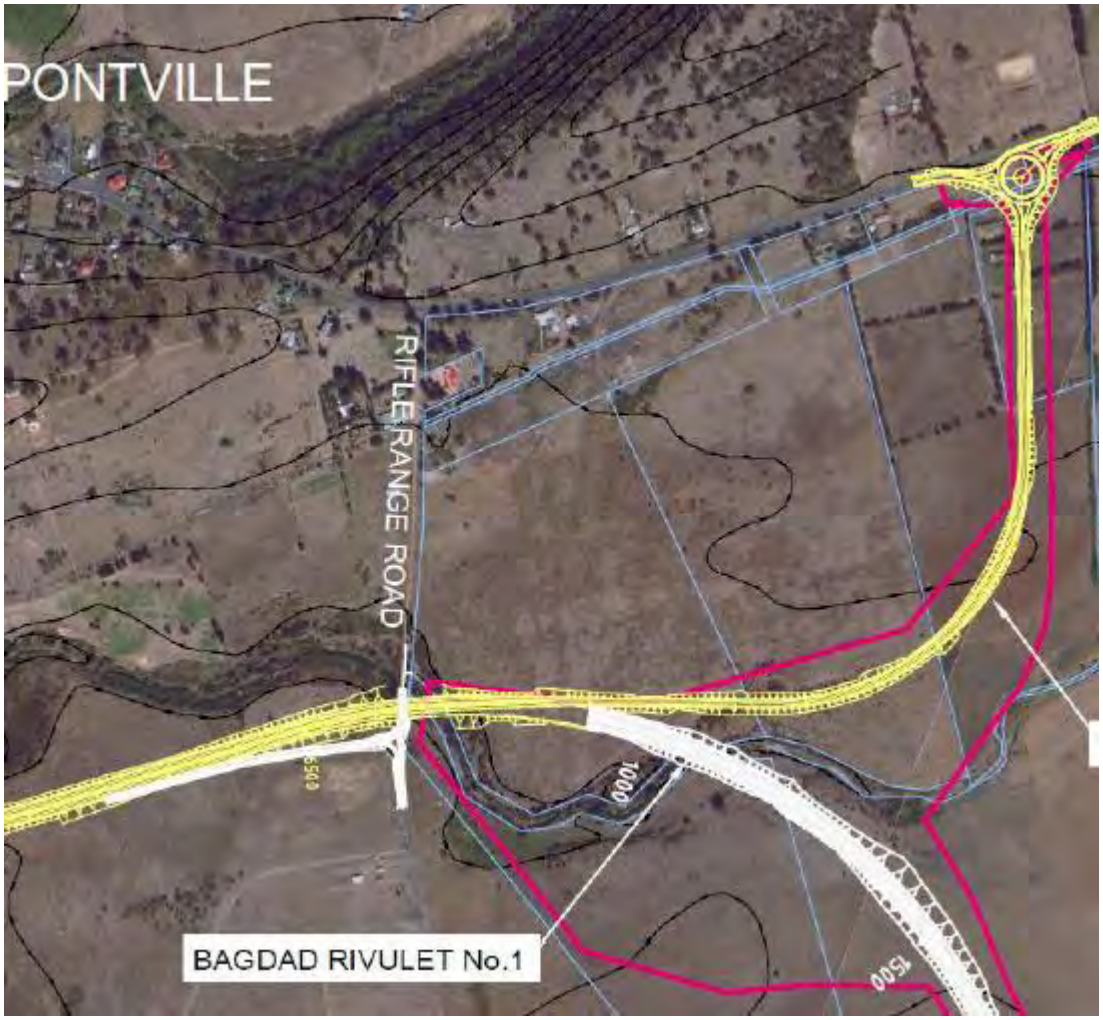


Figure 2-4 Future Bagdad Bypass

The Waterways and Coastal Protection Areas Overlay affects a small part of the subject land, adjacent to Bagdad Rivulet.

2.3 Surrounding Area

2.3.1 Brighton and Pontville

Brighton township is located approximately 2.7 kms south west from the subject land. Despite construction of the Brighton By-Pass the town has continued to grow, with significant infill opportunities both to the west and east of Brighton Road. The Brighton Structure Plan 2012 highlights the potential for the town to continue growing with preparation of an LAP for the Town Centre planned, an urban growth investigation area nominated, and various other opportunities identified including those arising out of the Brighton Industrial Hub, such as a transport interchange, and elsewhere further infill housing, to name a few of the initiatives identified.

Pontville in comparison retains its historic and residential character. Adaptive reuse of some of the historic buildings will likely occur over the coming years, however, growth of Pontville will be slower than that experienced by Brighton township.

2.3.2 Regional Context

Pontville is located approximately 32 kms north of Hobart, and 45 minutes' drive using the Brooker and Midland Highway's. Glenorchy is the closest major shopping precinct, although noting supermarkets and a limited range of shops are located at Bridgewater.

3. Combined Application

3.1 Planning Scheme Amendment

3.1.1 Rezoning

The application requests that the subject land is rezoned from Significant Agriculture to Rural Resource (see Figure 2-1). It is appropriate to include both Crown land titles, being the balance of land acquired for road purposes and forming the subject land (as shown in Figure 3-1). While a development application is only currently planned for CT 172508/1, the merits for supporting a rezoning of the entire area are considered in the report.

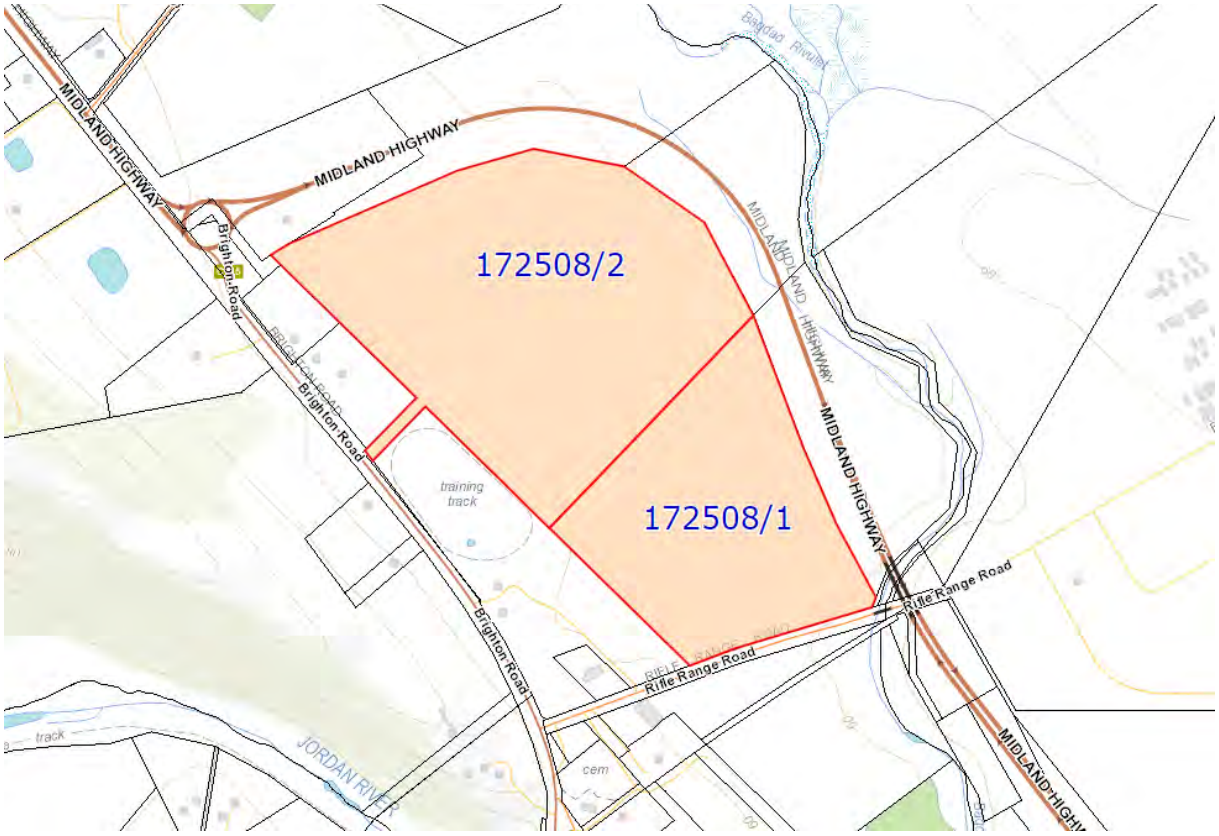


Figure 3-1 Proposed Zoning

3.2 Development Application

3.2.1 Kennel Complex

The Scheme amendment is to facilitate a proposed development on the site for a Greyhound kennel complex, which under the Significant Agricultural Zone, is a prohibited use. Alternatively, in the Rural Resource Zone the use class 'domestic animal, breeding, boarding and training' is discretionary. The specific development applied for includes the following elements:

- Managers dwelling
- Office/reception building
- Associated access of Rifle Range Road and parking for 22 cars and 4 spaces for cars with trailers
- 2 X Kennel buildings housing 30 dogs (with scope to expand to a total of 4 kennel buildings)
- Machinery/storage shed
- Small dam (future application)
- Landscaping
- Fencing

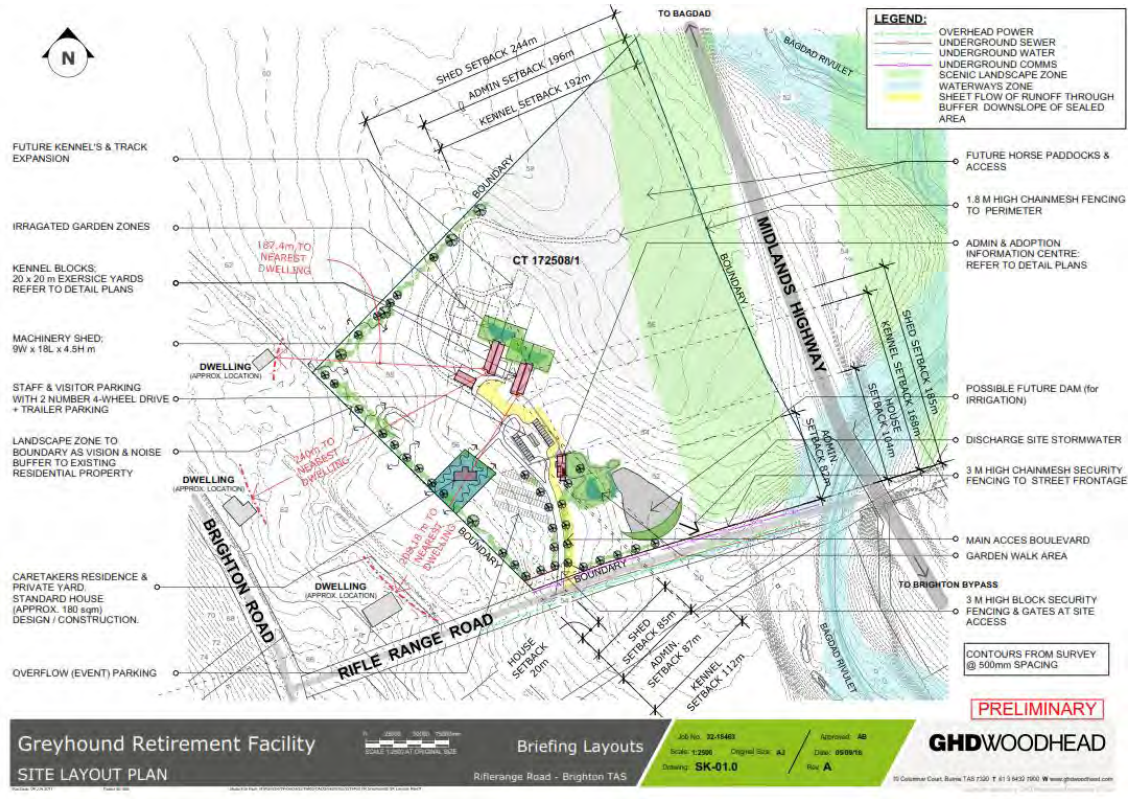


Figure 3-2 Proposed Site Plan

The three-bedroom dwelling is a single story 'off-the-shelf' design, of approximately 180 m^2. The dwelling proposed is to be located 20 m off the side boundary and 104 m from the front boundary. (See Figure 3-2)

The administration building provides space for an office, reception/administration, meeting room, waiting area and staff amenities. The building is single storey and uses a combination of brick, painted linear sheet cladding with a colour bond roof. It occupies a building footprint of approximately 192 m^2. The building has a height of 2.4 m to the eaves and overall height of 3.9 m.

Each kennel building occupies a footprint of approximately 342 m^2, and houses 30 greyhounds in individual dens. Each den includes a raised bed and heat lamp, and access to an outside fenced area adjacent to each den. A central concourse work area runs centrally the length of the building, providing access to the dens, feed preparation store, and wash areas immediately outside at each end of the building. Roller doors at either end of the building allow vehicle movement within the concourse area. The building is constructed using colour bond cladding over blockwork walls to a height of 2.0 m. Above this, a 700 mm grill allows ventilation into the building, in combination with linear ventilation in the roof. Translucent roof panels provide natural daylight of the interior. The overall height of the kennel building is 3.9 m to the ridgeline. Each of the kennel buildings is provided with 'dog exercise' areas, located on the northeast side of the buildings.

A machinery shed, occupying a footprint of 162 m^2 (9mx18mx4.5H), is located adjacent to the kennel buildings and provides an area for storage of vehicles, feed and workshop space.

The site plan provided demonstrates the general layout and relationship of buildings across the site and to their neighbours. In summary:

- Access to the subject land has been moved to a point closer to the south western corner of the property;
- A landscaped driveway provides access to a 26-space car park and nearby office/reception building, setback 87 m to the side boundary and 82 m from the front boundary. Landscaping is proposed adjacent to this building;
- An area of overflow car parking on grass is located to the left of the driveway;
- The proposed dwelling is sited adjacent to the side boundary and is accessed off the roadway providing access to the visitors car park. It is located 20 m off the side boundary and 104 m from the front boundary;
- The internal roadway continues onto the kennel complex, which at its closest is 112 m from the side boundary and 187.4 m to the closest residence;
- This roadway also provides access to a machinery shed;
- Landscaping is proposed along part of the frontage, the full length of the south western side boundary adjacent to existing residences, and continuing along part of the northern boundary;
- A future dam is shown, which subject to finances, will take advantage of the favourable contours and proximity to the above developments;
- Boundary fencing as shown.

The Development Application plans are included at Appendix C.

3.3 Infrastructure

3.3.1 Reticulated Services

The development is proposed to be connected to the TasWater water supply. There is water (and sewer) infrastructure located on the southern side of Rifle Range Road. This was constructed to service the Detention Centre, which is no longer operating. A services query is currently with TasWater to confirm this approach.

On-site wastewater treatment and disposal is proposed for the development. Connection to the sewer line used to service the former Detention Centre is not possible.

Stormwater will generally discharge to Rifle Range Road then to Bagdad Rivulet.

It is proposed to connect to telecommunications and electricity infrastructure in Rifle Range Road.

3.3.2 Road Network and Access

Rifle Range Road is an unsealed local road connecting the former Pontville Detention Centre to Brighton Road. The speed limit is the default 50 km/h. The surrounding land use is rural. Figure 3-3 shows a typical cross section of Rifle Range Road.

The existing traffic volumes are low given that the road is a no through road and only provides access to the closed Detention Centre site (which is gated) and several rural properties.

The development includes one vehicular access point off Rifle Range Road, approximately 250 m from Brighton Road.

Figure 3-3 Rifle Range Road

4. Supporting Assessments

4.1 On Site Wastewater Assessment

SEAM environmental has undertaken on-site assessments for both the dwelling and administration building, and proposed kennel complex. These reports are provided at Appendix D. In summary, the investigations demonstrated that site conditions are suitable for on-site wastewater treatment as follows:

Dwelling and Administration Building

The combined wastewater loading from the dwelling and administration building is calculated as 1000L/day. Due to the shallow nature of the soil profile above bedrock it is proposed to collect and treat wastewater in an Aerated Wastewater Treatment System (AWTS) to be disposed of via a subsurface irrigation system. An irrigation area of 200 m^2 would be required. The location of the AWTS unit and associated irrigation area is shown in the report.

Kennel Complex

The loading for wastewater from both kennel buildings is calculated at 1800L/week, principally comprising wash down water and urine. The report is based on 2,000L/week to add a level of conservatism into the design, and recommends that dog excrement should be collected and disposed of in a separate designated bin, before hosing out the kennels.

Treatment in a 4,000L dual-purpose septic tank is recommended, followed by another 4,000L holding tank with submersible pump. Wastewater will be pumped from this second holding tank, at a set rate of 1,000L/day, into two transpiration beds 15 m x 2 m and raised 500 mm. Only one bed is required, with the second allowing for alternation between the two transpiration beds.

In the event of future expansion to accommodate a third or fourth kennel building, additional raised bed disposal areas would be required as indicated in the report. There is ample room on the site to accommodate such expansion.

4.2 Traffic Impact Assessment

4.2.1 Parking

Parking will be provided in accordance with the design requirements of E6.0 of the Southern Midlands Planning Scheme 2015.

Scheme calls for 1 space per 40 m^2 for a boarding/kennel facility – around 27 spaces taking size of admin and kennels into account. The development is providing 26 formal spaces, with ample room for overflow parking.

4.2.2 Access

Clause E5.6.2-A2 of the Brighton Interim Planning Scheme 2015, states that “No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60 km/h or less.”

The proposed access road is on the boundary with Rifle Range Road approximately 250 m from the intersection with Brighton Road. Since there is one access providing both entry and exit, the acceptable solution is met.

4.2.3 Traffic Generation

Traffic generation rates for the residence have been sourced from the RMS publication, *Guide to Traffic Generating Developments Version 2.2* (2002). Traffic generation estimates were provided by Tasracing for the remainder of the development including trips by staff and visitors to the facility.

The estimated traffic generation of the proposal is provided in Table 1.

Table 1 Estimated Traffic Generation

Use	Vehicle trips		
	Weekday Volumes	Peak Hour	Saturday
Dwelling House	9	1	9
Staff	6	3	4
Visitation	10	5	100
Total	25	9	113

From Table 1, the weekday traffic generation is estimated to be around 25 vehicle trips per day (two-way) with up to 10 vehicle trips per hour (two-way). On Saturdays, the traffic generation is likely to be significantly higher, with up to 113 vehicle trips per day (two-way), distributed relatively evenly throughout the day (i.e. around 10-15 trips per hour). During an 'open day', which would occur twice a year, the site could experience over 50 visitors throughout the day.

4.2.4 Road Network Impacts

The proposed development is anticipated to generate around 113 additional vehicle trips per day on a Saturday (two-way) with more on an open day, however the trips are likely to be distributed throughout the day, resulting in an average of around 10-15 trips per hour.

Given that the existing road volumes are low, the relatively minor additional traffic is not likely to be a detriment to the existing road efficiency, safety or residential amenity. An additional 10-15 trip's per hour represents just 1 vehicle every 4-6 minutes.

The *Unsealed Road Design Manual – Guidelines to good practice, 2009, Chapter 4* recommends that Access Roads (unsealed road Class 4C) have a minimum width of 4.0 m. The existing road width of Rifle Range Road is approximately 3 0m at the location of the existing gate, and 4.7 m for the rest of the road. It is recommended that the road is widened at the location of the gate to meet minimum width of 4.0 m for its entire length.

4.2.5 Sight Distance

An extract from Table E5.1 of the *Brighton Interim planning Scheme 2015* is provided in Table 2.

Table 2 Safe Intersection Sight Distance

Vehicle Speed km/h	Safe Intersection Sight Distance in metres, for speed limit of:	
	60 km/h or less	Greater than 60 km/h
50	80	90
60	105	115
70	130	140

The available sight distance at the existing intersection of Rifle Range Road / Brighton Road is 105 m in the southbound direction and 230 m in the northbound direction. The available sight distance complies with Table E5.1 for the posted speed limit on Brighton Road (60 km/h).

The speed limit on Rifle Range Road is 50 km/h. The available sight distance at the proposed access point on Rifle Range Road is 200 m in the westbound direction and 350 m in the eastbound direction. The available sight distance at the proposed access also complies with Table E5.1.

The available sight distance is demonstrated in Figure 4-1 and Figure 4-2.

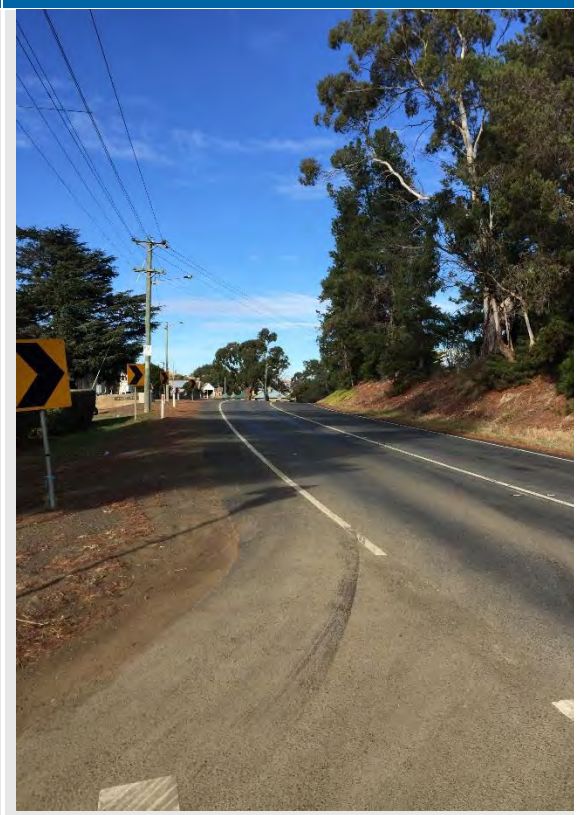
Northbound direction	Southbound direction
	

Figure 4-1 Rifle Range Road / Brighton Road

Eastbound direction	Westbound direction
	

Figure 4-2 Rifle Range Road from Proposed Access

4.2.6 Parking

Parking will be provided in accordance with the design requirements of E6.0 of the *Southern Midlands Planning Scheme 2015.*

Table E6.1 of the Scheme requires 1 space for each 40 m^2 of floor area for a domestic animal boarding facility, which results in a minimum requirement of 27 car parking spaces, taking into account the floor areas for the administration building and kennels. The proposal provides a total of 26 formal parking spaces (including 4 spaces for car and trailer combinations) plus a large supply of informal overflow parking.

The application is considered to provide sufficient parking to comply with Table E6.1 noting the availability of overflow parking.

4.3 Land Capability

An agricultural report undertaken by Macquarie Franklin has considered the impacts of rezoning the property from Significant Agriculture to Rural Resource and found that with respect to the subject land and two adjoining titles, the Significant Agriculture zoning is not a true reflection of its capacity to support agricultural production. The assessment is that the land is not suitable for any agricultural purpose other than dryland pasture for grazing. The assessment considers that the current Significant Agriculture zoning will prohibit utilisation of the properties for other purposes, including building the subject dwelling. As the land is not significant agricultural land, the report concludes that there is no requirement to protect the land or prohibit development of alternative uses on the site. The report is provided at Appendix E.

4.4 Ecological Assessment

The Ecological Assessment (GHD, June 2017) (Appendix F) provides an assessment of the subject land to support the combined rezoning and development application for the proposed Greyhound kennel complex and support infrastructure.

4.4.1 Native Vegetation

4.4.1.1 Listed communities identified by desktop research

One vegetation community listed under the EPBC Act identified by desktop research as likely to occur within the area:

- Lowland native grasslands of Tasmania.

4.4.1.2 Vegetation communities listed under State Legislation

One vegetation community listed under the Tasmanian *Nature Conservation Act 2002* was identified by desktop research within 1km of the study area:

- *Eucalyptus amygdalina* forest and woodland on sandstone.

4.4.2 Vegetation Communities recorded within the subject land

One non-native community was identified and mapped with the subject land. This vegetation community was:

- Agricultural Land (FAG)

The community recorded on site is described below, as defined by documents From Forest Fjaeldmark: Descriptions of Tasmania's Vegetation (Kitchener & Harris 2013), and local site characteristics.

Agricultural land (FAG)

The dominant species include *Lolium perenne* (perennial ryegrass), *Phalaris minor* (lesser canarygrass) and *Dactylis glomerata* (cocksfoot). Occasional native grasses including *Poa rodwayi* (velvet tussockgrass), *Austrostipa stuposa* (corkscrew speargrass) and *Themeda triandra* (kangaroo grass). Additional shrub species included *Rosa rubiginosa* (sweet briar) and Crataegus monogyna (hawthorn). Native species were generally observed in the area where there was rock outcrops and subsurface boulders.

The subject land has been heavily grazed by livestock, in particular horses, and as such the quality of the vegetation is very poor.

4.4.3 Threatened Flora

No flora species listed under the Tasmanian TSP Act or the Commonwealth EPBC Act were recorded during the ecological assessment.

There is one flora species *Dianella amoena* (grassland flaxlily) listed under both the Tasmanian and Commonwealth Acts that occurs in close proximity to the study area. The locations of this species should be considered during construction activities if any disturbance works (such as access or utility upgrades) are required in the area between the eastern boundary of the study area and the Midland Highway. If disturbance of this species is possible, a Permit to Take under the TSP Act would be required. In addition, a review of the impacts to the species under the Commonwealth EPBC Act would also be required to determine whether the impact was likely to be significant, and therefore whether referral and approval under the EPBC Act is required.

4.4.4 Threatened Fauna

The site provides very low quality habitat for native fauna across the entire study area. There are no habitat trees, fallen logs or additional habitat values that provide quality fauna habitat for foraging, nesting or denning. Therefore, fauna habitat values are considered very low and significant impacts are not expected.

4.4.5 Weed Species

Three declared weeds were recorded within the study area, including *Cytisus scoparius* (English broom), *Rubus fruticosus* agg. (blackberry) and *Ulex europaeus* (gorse). There is potential for these species to be spread more widely through the site, or seeds transferred offsite, as a result of the works. Care should be taken to implement hygiene practices (discussed below) to avoid the spread of these species

5. Planning Assessment - Planning Scheme Amendment

5.1 Relevant Requirements of the Act

The requirements for preparing amendments in Section 32(1) of the Act are addressed below.

(e) must, as far as possible, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and

Comment: Rezoning of the subject land from Significant Agricultural to Rural Resource has little impact on the potential for additional land use conflicts to occur. The adjacent land is similarly zoned Rural Resource and supports 'rural lifestyle' houses and horse stables.

(ea) must not conflict with the requirements of section 30O; and

Comment:

The amendment relates to the zoning of the land and therefore will not change a provision in the Scheme ordinance. As the zoning is a local provision, the proposal will not affect, be in conflict with or inconsistent with a common provision in the scheme. The zoning change is consistent with the Regional Land Use Strategy in as much as the area of land proposed to be rezoned from Significant Agricultural to Rural Resource is insignificant when considered in the context of the areas retained as Significant Agricultural Zone. The amendment does not seek to revoke or amend an overriding local provision specified in the Planning Purpose Notice for the scheme. The amendment therefore does not conflict with the requirements of Section 30(O) of LUPAA.

(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

Comment:

The proposed greyhound kennel complex will be a discretionary use under the terms of the rezoning amendment and related development application, and will not have a negative impact on the use and development of the region as an entity in environmental, economic and social terms.

The subject site has been surveyed for its environmental values and no constraints to development of the site have been identified.

In economic terms, the proposed greyhound kennel complex is being provided to fulfil an identified need by Tasracing and State Government for a facility that takes account of the greyhound 'whole of life' cycle. The facility will generate employment opportunity for a small number of people, including those that provide services and products. Engagement with, and the fostering of dogs to, the public will further consolidate its contribution to the local economy.

The improved animal welfare outcomes for greyhounds involved in the racing industry will likely be appreciated by a large proportion of the community, and indirectly will contribute to improved social and community outcomes.

5.2 Objectives of the Act

5.2.1 Objectives of the Resource Management and Planning System

The objectives of the Resource Management and Planning Scheme (RMPS) in Part 1 of Schedule 1 of the Act are addressed below.

(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;

Comment: The proposed rezoning and associated development, will not impact achievement of this objective. The subject land has been surveyed for its environmental values and no detrimental impact is anticipated. The proposed development is within the capability of the site to sustain.

(b) to provide for the fair, orderly and sustainable use and development of air, land and water;

Comment: The rezoning and planned development of the subject land has been informed by relevant investigations of the ecological values and natural hazards associated with the land and its related servicing requirements. It therefore represents logical, orderly and sustainable consolidation of the area.

(c) to encourage public involvement in resource management and planning;

Comment: Public involvement will be undertaken in connection with the exhibition of the application in accordance with Section 38(1) and 43F(3) and (4) of the Act.

(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);

Comment:

(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

Comment: The current application represents a shared responsibility for resource management and planning by Council, the Commission, the applicant and the community. All relevant bodies and individuals will have either a formal role or an opportunity to participate in the approval process.

5.2.2 Objectives of the Process Established by the Act

The objectives of the process established by the Act in Part 1 of Schedule 1 are addressed below.

(a) to require sound strategic planning and co-ordinated action by State and local government;

Comment: The rezoning of the subject land and its development for a greyhound kennel complex does not subvert the Regional Land Use Strategy.

(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;

Comment: The Rural Resource zone provisions along with the relevant Codes in the Scheme will provide for appropriate development of the site that is compatible with the surrounding properties, respects its inherent ecological and scenic values and addresses its relevant constraints including infrastructure (sewer) availability, environmental values, land capability, and landscape values.

(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;

Comment: The objective elements will be fully considered in in the process of rezoning and councils consideration of the development application. A number of studies undertaken to demonstrate that the proposed development is not detrimental to the fundamental environmental values of the land have been undertaken. Land capability considerations have been taken into account, and its contribution to the local economy has been documented.

(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;

Comment: The subject site has particular characteristics offering the opportunity to undertake use and development that requires reasonable separation from its neighbours, is in a location that is easily accessible for the public, and which is of sufficient size to allow expansion of the facility in the future if required. The Scheme provisions and proposed rezoning provides an appropriate balance between the environmental, social and economic, conservation and resource management policies and objectives relevant at State, regional and local levels. The relevant policies and objectives are considered in detail later in this section of the report.

(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;

Comment: The approvals process for the application will involve a consolidation of the Scheme amendment and permit application processes under the Act, and will be co-ordinated with related approvals including those required by Council as a road and drainage authority, and TasWater.

(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;

Comment: The proposal presents an opportunity to provide for a pleasant, efficient and safe living and working environment situated adjacent to existing rural lifestyle developments, and taking advantage of limited available services and infrastructure.

(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;

Comment: The subject site is not identified as containing Aboriginal heritage values. In the event that any values are identified, the provisions of the *Aboriginal Relics Act* will apply.

(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;

Comment: The proposed development utilises public infrastructure and is well within its documented capacity. The development application will be referred to the appropriate infrastructure providers for comment.

(i) to provide a planning framework which fully considers land capability.

Comment: See assessment of the State Policy on the Protection of Agricultural Land 2009.

5.3 State Policies

5.3.1 State Policy on the Protection of Agricultural Land 2009

The State Policy on the Protection of Agricultural Land 2009 aims to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land. The Agricultural Assessment report provided by Macquarie Franklin specifically considers the appropriateness of the rezoning against the PAL Policy.

5.3.2 State Coastal Policy 1996

The subject site is located more than 1 km from the coastal zone, which is defined by reference to State waters, and the State Coastal Policy therefore does not apply.

5.3.3 State Policy on Water Quality Management 1997

The State Policy on Water Quality Management aims to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System.

The provisions of the State Policy are reflected in the Water Quality Code of the Scheme. The provisions of the Code are relevant to the permit application and therefore is addressed in this report. The proposed development is assessed as compliant with the Code.

The application is therefore in accordance with the State Policy.

5.3.4 National Environmental Protection Measures

The National Environmental Protection Measures (NEPMs), which have been adopted as State Policies, relate to:

- Ambient air quality;
- Diesel vehicle emissions;
- Assessment of site contamination;
- Used packaging material;
- Movement of controlled waste between States and Territories; and
- National pollutant inventory.

The NEPMs relate to issues that are not affected by the application.

5.4 Southern Tasmania Regional Land Use Strategy 2010-2035

The Regional Land Use Strategy (RLUS) was declared by the Minister in accordance with Section 30C of the Act on 14 September 2016, as amended. The amendments related to a more accurate spatial definition of the Urban Growth Boundary Densification Areas for Greater Hobart. The proposed amendment must as far as practicable be consistent with the RLUS in accordance with Section 30O of the Act.

The RLUS is a strategic land use plan for the twelve (12) Council areas in the southern region of Tasmania. It has a 25 year planning time horizon to 2035 for integrated infrastructure, land use and transport planning.

Chapter 16 Productive Resources outlines the strategic direction and regional policies adopted in the use and development of the regions rural and primary industry resources. The origins for identification of the Significant Agricultural Zone is outlined and is an important starting point for consideration of the proposed rezoning of the subject land to an alternative rural zone.

A key characteristic of the southern region agricultural production lies in the fact that the region has negligible prime agricultural land and its contribution to the State's overall production is significantly less than the other two regions. However, there has been an increasing focus on low volume, high value production, strengthened by the rollout of new irrigation schemes across the region.

Agricultural production is particularly diverse and varies from the extensive dry-land areas of the Southern Midlands and parts of the Central Highlands and Derwent Valley, to the intensive crop and fruit growing regions of the Huon, Derwent and Coal River Valleys and through to the wine production areas scattered throughout the region including parts of the East Coast.

As such the region adopted a strategy that recognised that the one size fits all approach to planning scheme standards across the region would not achieve the best outcomes. While it was determined that the region had little prime agricultural land (Class 1-3), there is still productive agricultural land which is either irrigated, has access to natural water resources or has physical conditions suited to particularly high value crops. This very productive agricultural land within the region can be spatially distinguished against significantly less productive land due to topographic, soil, water availability and climatic conditions. This land was afforded the highest level of protection and became the basis of the Significant Agricultural Zone now included the Scheme. This land was to be afforded the highest level of protection from land use conflicts and fettering.

While acknowledging the strategy underpinning the identification of the Significant Agricultural Zone is valid, and the supporting regional policies are appropriate, the subject land and adjacent 20+ ha have already been significantly constrained by construction of the Midland Highway Brighton By-Pass. The chosen alignment has effectively severed the land on the southern side of the Midland Highway from the expansive areas of Significant Agricultural Zone to the North and East of the highway. The attributes used to identify the Significant Agricultural Zone no longer apply given the diminished land area available for agriculture, the ability to access irrigated water from schemes constructed in the SE Irrigation sub-region, the physical barrier that the Midland Highway presents, and finally proximity of existing residential development.

While its zoning as Significant Agriculture is questionable, the alternative Rural Resource Zone still maintains the opportunity to use the land for agricultural use and development in accordance with the provisions of the Scheme, and more accurately reflects the activities occurring on adjacent properties where the keeping and training of horses appears to be a predominant use.

5.5 Council's Strategic Plan

Council's Strategic Plan 2014 to 2023 recognises the importance of the rural sector as an economic driver in the Southern Midlands. In particular promoting activities associated with servicing the irrigation scheme developments in the municipality, facilitating the development of 'value adding' opportunities in the rural sector through high production agriculture, and encouraging innovation in the rural sector.

As identified above, and confirmed by the Macquarie Franklin Agricultural Assessment, the ability of the subject land and adjoining parcels to be used in such a way as to contribute to 'high production agriculture' is severely constrained by the limited land area and low land capability.

5.6 Midlands Economic Development and Land Use Strategy

The strategy confirms the importance of agriculture to the economy of the southern Midlands with 35% of all jobs attributed to the agricultural, forestry and fishing sector. However, due to increased mechanisation and computerisation the actual number of people employed in the agricultural sector has decreased over the years, while production and value of product has increased.

The analysis undertaken demonstrates that 93% of all agricultural land is used for grazing, while more intensive horticulture uses, account for less than 1% of land although representing 31% of total agricultural production. The high value intensive production areas are primarily in the Coal River Valley and southern parts of Southern Midlands. A trend observed is the aggregation of properties to take advantage of industrial scale agriculture utilising access to water from the new irrigation schemes.

Consideration of the strategy suggests that loss of approximately 30 ha of Significant Agricultural zoned land is not significant and does not prevent attainment of the key initiatives outlined with respect to agricultural land.

5.7 Planning Scheme Objectives

5.8 Gas Pipelines Act

The subject land is free of the gas pipeline corridor and the application therefore will not impact the safety requirements relevant to the *Gas Pipelines Act 2000*.

6. Planning Assessment - Permit Application

6.1 Rural Resource Zone

26.1.1	Zone Purpose Statements
26.1.1.1	To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.
26.1.1.2	To provide for other use or development that does not constrain or conflict with resource development uses.
26.1.1.3	To provide for non-agricultural use or development, such as recreation, conservation, tourism and retailing, where it supports existing agriculture, aquaculture, forestry, mining and other primary industries.
26.1.1.4	To allow for residential and other uses not necessary to support agriculture, aquaculture and other primary industries provided that such uses do not: a) Fetter existing or potential rural resource use and development on other land; b) Add to the need to provide services or infrastructure or to upgrade existing infrastructure; c) Contribute to the incremental loss of productive rural resources.
26.1.1.5	To provide for protection of rural land so future resource development opportunities are not lost.
26.1.1.6	To provide for economic development that is compatible with agricultural and other rural resource activities.

Consistent

The application seeks to establish a non-agricultural use and development. The test is whether such a use constrains or conflicts with resource development uses, and whether the residential component in particular could fetter existing or potential rural resource use and development. As demonstrated by the agricultural assessment the land is low quality, limited in area, and separated from the adjacent agricultural uses by the Brighton By-Pass. Existing water infrastructure located in Rifle Range Road can be extended to service the subject land, and on-site wastewater treatment systems are proposed to service the developments. The proposed greyhound kennel complex will provide for economic development that compliments and does not detract from agriculture and other resource development activities.

6.1.1 Use of Land

Clause 26.2 Use Table

Discretionary	
Use Class	Qualification
Domestic Animal breeding, boarding and training	

The use class definition includes:

Use of land for breeding, boarding or training domestic animals. Examples include an animal pound, cattery and kennel.

6.1.2 Use Standards

26.3.1 Sensitive Use (including residential use)

Objective: to ensure sensitive use does not unreasonably convert agricultural land or conflict with or fetter non-sensitive use.	
Acceptable Solutions	*Performance Criteria*
A1 A sensitive use is for a home based business or an extension or replacement of an existing dwelling or existing ancillary dwelling, or for home-based child care in accordance with a licence under the Child Care Act 2001	***P1*** A sensitive use must not unreasonably convert agricultural land or conflict with or fetter non-sensitive use on adjoining land having regard to all of the following: a) The characteristics of the proposed sensitive use; b) The characteristics of the existing and likely non-sensitive use on adjoining land; c) Setback to site boundaries and separation distance between the proposed sensitive use and existing or likely non-sensitive use on adjoining land; d) Any characteristics of the site and adjoining land that would buffer the proposed sensitive use from the adverse impacts on residential amenity from existing or likely non-sensitive use.

Complies with P1

(a) The proposed 'caretaker' dwelling is sited adjacent to other residential properties accessed off either Rifle Range Road or Brighton Road. Notwithstanding the Rural Resource zoning of these properties, they are essentially 'rural-lifestyle' blocks given their limited size and location. No conflict or fettering of these properties is expected.

(b) As noted above, the adjoining properties are essentially 'rural-lifestyle' in character and are not operating farms. The keeping of horses by a number of the adjoining properties supports this characterisation of the area being a 'rural-lifestyle' area rather than a working agricultural property.

(c) Setbacks to the neighbouring properties is generous with a 20m setback to the side boundary proposed.

(d) The other feature to note is the proximity of the Brighton By-Pass road, which defines the eastern boundary of the subject land. This effectively severs the subject land from the balance of the original farming property east of the highway.

26.3.3 Discretionary Use

Objective: to ensure that discretionary non-agricultural uses do not unreasonably confine or restrain the agricultural use of agricultural land.	
Acceptable Solutions	*Performance Criteria*
A1 No acceptable solution	***P1*** A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site having regard to all of the following: (a) The characteristics of the proposed non-agricultural use; (b) The characteristics of the existing or likely agricultural use; (c) Setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use; (d) Any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from adverse impacts on amenity from existing or likely agricultural use.

Complies with P1

(a) While the proposed Greyhound kennel complex requires a managers or caretakers residence to be co-located, the other components of the proposed use and development would not conflict with or fetter agricultural use on adjoining land. The presence of dogs in the kennel buildings, and the occasional visitation by the public, are not activities that would fetter agricultural use.

(b) The subject land and adjoining properties west of the Brighton By-Pass do not support commercial agricultural uses, and the land capability assessment has determined that the prospect of new agricultural uses establishing is remote.

(c) A 20m setback to the side boundary is proposed for the dwelling. The closest kennel building is located 112m from the side boundary.

(d) As noted for clause 26.3.1 the location of the Brighton By-Pass significantly limits the off-site impacts likely to be experienced for agricultural uses east of the highway.

6.1.3 Development Standards

26.4.1 Building Height

Objective: To ensure that building height contributes positively to the rural landscape and does not result in unreasonable impact on residential amenity of land.	
Acceptable Solutions	*Performance Criteria*
A1 Building height must not be no more than: (a) 9 m if for a residential use; (b) 10 m otherwise	***P1*** Building height must satisfy all of the following: (a) Be consistent with any Desired Future Character Statements provided for the area; (b) Be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by overlooking and loss of privacy; (c) If for a non-residential use, the height is necessary for that use.

Complies with A1 (a)

26.4.2 Setback

Objective: To minimise land use conflict and fettering of use of rural land from residential use, maintain desirable characteristics of the rural landscape and protect environmental values in adjoining land zoned Environmental Management.	
Acceptable Solutions	*Performance Criteria*
A1 Building setback from frontage must not be no less than: 20 m	***P1*** Building setback from frontages must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:: (a) The topography of the site; (b) The size and shape of the site; (c) The prevailing setbacks of existing buildings on nearby lots; (d) The location of existing buildings on the site; (e) The proposed colours and external materials of the building; (f) The visual impact of the building when viewed from an adjoining road; (g) Retention of vegetation.
A2 Building setback from side and rear boundaries must be no less than: 40 m	***P2*** Building setback from side and rear boundaries must maintain the character of the surrounding rural landscape, having regard to all of the following: (a) The topography of the site; (b) The size and shape of the site; (c) The location of existing buildings on the site; (d) The proposed colours and external materials of the building; (e) The visual impact on skylines and prominent ridges; (f) Impact on native vegetation.

A3 Building setback for buildings for sensitive use must comply with all of the following: (a) Be sufficient to provide a separation distance from a plantation forest, Private timber Reserve or State Forest of 100 m; (b) Be sufficient to provide a separation distance from zoned Significant Agriculture of 200 m.	***P3*** Building setback for buildings for sensitive uses (including residential use) must prevent conflict or fettering of primary industry uses on adjoining land, having regard to all of the following: (a) The topography of the site; (b) The prevailing setbacks of existing buildings on nearby lots; (c) The location of existing buildings on the site; (d) Retention of vegetation; (e) The zoning of adjoining and immediately opposite land; (f) The existing use on adjoining and immediately opposite sites; (g) The nature, frequency and intensity of emissions produced by primary industry uses on adjoining and immediately opposite lots; (h) Any proposed attenuation measures; (i) Any buffers created by natural or other features.

Complies with A1 and A3

Complies with P2

(a) The topography of the site is such that the flatter land is located towards the western side of the subject land. The easier grades allow the access road to follow the contour, and the proposed dwelling to orient to the north east for maximum solar gain;

(b) The reduced setback to the side boundary is not inconsistent with other building setbacks in the locality;

(c) There are no other buildings on the subject land;

(d) There is no substantive existing vegetation;

(e) The subject land is to be zoned Rural Resource, consistent with adjacent properties;

(f) The adjacent properties are 'rural-lifestyle' in character, similar to that proposed;

(g) There are no emissions emanating from primary industry uses on adjacent land;

(h) The lesser setback from the side boundary allows for a commensurate greater setback to the Brighton By-Pass and its related traffic noise; and

(i) Some shielding from highway or traffic noise is provided by the small ridgeline running south – north through the property.

26.4.3 Design

Objective: To ensure that the location and appearance of buildings and works minimises adverse impact on the rural landscape.	
Acceptable Solutions	*Performance Criteria*
A1 The location of buildings and works must comply with any of the following: (a) Be located within a buildings area, if provided on the title; (b) Be an addition or alteration to an existing building; (c) Be located in an area not requiring the clearing of native vegetation and not on a skyline or ridgeline.	***P1*** The location of buildings and works must satisfy all of the following: (a) Be located on a skyline or ridgeline only if: (a) There are no sites clear of native vegetation and clear of other significant site constraints such that access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure; (ii) Significant impacts on the rural landscape are minimised through the height of the structure, landscaping and use of colours with a light reflectance value not greater that 40 percent for all external building surfaces. (b) Be consistent with any Desired Future Character Statements provided for that area; (c) Be located in an area requiring the clearing of native vegetation only if: (i) There are no sites clear of native vegetation and clear of other significant site constraints such that access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure; (ii) The extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures.
A2 Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.	***P2*** The appearance of external finishes of buildings must not be incompatible with the rural landscape.

A3 The depth of any fill or excavation must be no more than 2 m from natural ground level, except where required for building foundations.	***P3*** The depth of any fill or excavation must be kept to a minimum so that the development satisfies the following: (a) Does not have a significant impact on the rural landscape of the area; (b) Does not unreasonably impact upon the privacy of adjoin properties; (c) Does not affect land stability on the lot or adjoining areas.

Complies with A2 and A3

Complies with A1

Removal of native grasses only is required in the siting and development of buildings and support infrastructure. The proposal meets the performance criteria as follows:

(a) The proposed buildings are not located on a skyline or ridgeline;

(b) There is no Desired Future Character Statement for the zone;

(c) Some clearing of native vegetation is inevitable no matter where the development was to be located. The development footprint is relatively small with significant areas of the subject land remaining with native grass cover. However, it is noted that the quality of the vegetation is poor reflecting the historic grazing of horses on the site.

6.2 Codes

6.2.1 E6.0 Parking and Access Code

6.2.1.1 Purpose and Application

The purpose of this code is to:

(a) Ensure safe and efficient access to the road network for all users, including drivers, passengers, pedestrians and cyclists;

(b) Ensure enough parking is provided for a use or development to meet the reasonable requirements of users, including people with disabilities;

(c) Ensure sufficient parking is provided on site to minimise on-street parking and maximise the efficiency of the road network;

(d) Ensure parking areas are designed and located in conformity with recognised standards to enable safe, easy and efficient use and contribute to the creation of vibrant and liveable places;

(e) Ensure access and parking areas are designed and located to be safe for users by minimising the potential for conflicts involving pedestrians, cyclists and vehicles; and by reducing opportunities for crime or anti-social behaviour;

(f) Ensure that vehicle access and parking areas do not adversely impact on amenity, site characteristics or hazards;

(g) Recognise the complementary use and benefit of public transport and non-motorised modes of transport such as bicycles and walking;

(h) Provide for safe servicing of use or development by commercial vehicles.

6.2.1.2 Use Standards

The use standards considered relevant to the proposed application include:

E6.6.1 Number of car parking spaces

Objective: *To ensure that:* a. there is enough car parking to meet the reasonable needs of all users of a use or development, taking into account the level of parking available on or outside of the land and the access afforded by other modes of transport. b. a use or development does not detract from the amenity of users or the locality by: *(i) preventing regular parking overspill;* *(ii) minimising the impact of car parking on heritage and local character.*	
Acceptable Solutions	*Performance Criteria*
A1 The number of on-site car parking spaces must be: (a) No less than the number specified in Table E6.1. except if: (i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;	***P1*** The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following: (a) car parking demand; (b) the availability of on-street and public car parking in the locality; (c) the availability and frequency of public transport within a 400m walking distance of the site; (d) the availability and likely use of other modes of transport; (e) the availability and suitability of alternative arrangements for car parking provision; (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces; (g) any car parking deficiency or surplus associated with the existing use of the land; (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;

	(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity; (j) any verified prior payment of a financial contribution in lieu of parking for the land; (k) any relevant parking plan for the area adopted by Council; (l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;

Complies with A1

There is ample overflow parking to satisfy the requirements of Table E6.1.

E6.6.2 Number of accessible car parking spaces

Objective: To ensure that a use or development provides sufficient accessible car parking for people with a disability.	
Acceptable Solutions	*Performance Criteria*
A1 Car parking spaces provided for people with a disability must: (a) satisfy the relevant provisions of the Building Code of Australia; (b) be incorporated into the overall car park design; (c) be located as close as practicable to the building entrance.	***P1*** No Performance Criteria.

Complies with A1

An appropriate permit condition can be included should any of the proposed car parking spaces be required to be shown as parking for people with disabilities.

E6.6.3 Number of motorcycle parking spaces

There are no motorcycle parking requirements in this planning scheme.

6.2.1.3 Development Standards

The development standards considered relevant to the proposed application include:

E6.7.1 Number of vehicular accesses

Objective: *To ensure that:* *(a) safe and efficient access is provided to all road network users, including, but not limited to: drivers, passengers, pedestrians, and cyclists, by minimising:* *(i) the number of vehicle access points; and* *(ii) loss of on-street car parking spaces;* *(b) vehicle access points do not unreasonably detract from the amenity of adjoining land uses;* *(c) vehicle access points do not have a dominating impact on local streetscape and character.*	
Acceptable Solutions	*Performance Criteria*
A1 The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.	***P1*** The number of vehicle access points for each road frontage must be minimised, having regard to all of the following: (a) access points must be positioned to minimise the loss of on-street parking and provide, where possible, whole car parking spaces between access points; (b) whether the additional access points can be provided without compromising any of the following: (i) pedestrian safety, amenity and convenience; (ii) traffic safety; (iii) residential amenity on adjoining land; (iv) streetscape; (v) cultural heritage values if the site is subject to the Local Historic Heritage Code; (vi) the enjoyment of any 'al fresco' dining or other outdoor activity in the vicinity.

Complies with A1

Only one access point to Rifle Range Road is proposed.

E6.7.2 Design of vehicular accesses

Objective: *To ensure safe and efficient access for all users, including drivers, passengers, pedestrians and cyclists by locating, designing and constructing vehicle access points safely relative to the road network.*	
Acceptable Solutions	*Performance Criteria*
A1 Design of vehicle access points must comply with all of the following: (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – "Access Facilities to Off-street Parking Areas and Queuing Areas" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 "Access Driveways and Circulation Roadways" of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.	***P1*** Design of vehicle access points must be safe, efficient and convenient, having regard to all of the following: (a) avoidance of conflicts between users including vehicles, cyclists and pedestrians; (b) avoidance of unreasonable interference with the flow of traffic on adjoining roads; (c) suitability for the type and volume of traffic likely to be generated by the use or development; (d) ease of accessibility and recognition for users.

Complies with A1

The design standards can be met.

E6.7.4 On-site turning

Objective: *To ensure safe, efficient and convenient access for all users, including drivers, passengers, pedestrians and cyclists, by generally requiring vehicles to enter and exit in a forward direction.*	
Acceptable Solutions	*Performance Criteria*
A1 On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: (a) it serves no more than two dwelling units; (b) it meets a road carrying less than 6000 vehicles per day.	***P1*** Design of vehicle access points must be safe, efficient and convenient, having regard to all of the following: (a) avoidance of conflicts between users including vehicles, cyclists, dwelling occupants and pedestrians; (b) avoidance of unreasonable interference with the flow of traffic on adjoining roads; (c) suitability for the type and volume of traffic likely to be generated by the use or development; (d) ease of accessibility and recognition for users; (e) suitability of the location of the access point and the traffic volumes on the road.

Complies with A1

Egress from the site in a forward direction is proposed.

E6.7.5 Layout of parking areas

Objective: To ensure that parking areas for cars (including assessable parking spaces), motorcycles and bicycles are located, designed and constructed to enable safe, easy and efficient use.	
Acceptable Solutions	*Performance Criteria*
A1 The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 “Design of Parking Modules, Circulation Roadways and Ramps” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 “Headroom” of the same Standard.	***P1*** The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and manoeuvring on-site.

Complies with A1

The design standard can be met.

E6.7.6 Surface treatment of parking areas

Objective: To ensure that parking spaces and vehicle circulation roadways do not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.	
Acceptable Solutions	*Performance Criteria*
A1 Parking spaces and vehicle circulation roadways must be in accordance with all of the following; (a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; (b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.	***P1*** Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following: (a) the suitability of the surface treatment; (b) the characteristics of the use or development; (c) measures to mitigate mud or dust generation or sediment transport.

Complies with A1

A two-coat seal is proposed for the driveway and parking area, with stormwater directed to the roadside swale.

E6.7.7 Lighting of parking areas

Objective: To ensure parking and vehicle circulation roadways and pedestrian paths used outside daylight hours are provided with lighting to a standard which: (a) enables easy and efficient use; (b) promotes the safety of users; (c) minimises opportunities for crime or anti-social behaviour; and (d) prevents unreasonable light overspill impacts.	
Acceptable Solutions	*Performance Criteria*
A1 Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.	***P1*** Parking and vehicle circulation roadways and pedestrian paths used outside daylight hours must be provided with lighting to a standard which satisfies all of the following: (a) enables easy and efficient use of the area; (b) minimises potential for conflicts involving pedestrians, cyclists and vehicles; (c) reduces opportunities for crime or anti-social behaviour by supporting passive surveillance and clear sight lines and treating the risk from concealment or entrapment points; (d) prevents unreasonable impact on the amenity of adjoining users through light overspill; (e) is appropriate to the hours of operation of the use.

Complies with A1

Appropriate lighting will be provided.

E6.7.8 Landscaping of parking areas

Objective: To ensure that large parking and circulation areas are landscaped to: (a) relieve the visual impact on the streetscape of large expanses of hard surfaces; (b) screen the boundary of car parking areas to soften the amenity impact on neighbouring properties; (c) contribute to the creation of vibrant and liveable places; (d) reduce opportunities for crime or anti-social behaviour by maintaining clear sightlines.	
Acceptable Solutions	*Performance Criteria*
A1 Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.	***P1*** Landscaping of parking and circulation areas accommodating more than 5 cars must satisfy all of the following: (a) relieve the visual impact on the streetscape of large expanses of hard surfaces; (b) soften the boundary of car parking areas to reduce the amenity impact on neighbouring properties and the streetscape; (c) reduce opportunities for crime or anti-social behaviour by maintaining passive surveillance opportunities from nearby public spaces and buildings.

Complies with A1

Landscaping of the site is proposed.

E6.7.9 Design of motorcycle parking facilities

Objective: To ensure that motorcycle parking areas are located, designed and constructed to enable safe, easy and efficient use.	
Acceptable Solutions	*Performance Criteria*
A1 The design of motorcycle parking areas must comply with all of the following: (a) be located, designed and constructed to comply with section 2.4.7 "Provision for Motorcycles" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) be located within 30 m of the main entrance to the building.	***P1*** The design of motorcycle parking areas must provide safe, obvious and easy access for motorcyclists having regard to all of the following: (a) providing clear sightlines from the building or the public road to provide adequate passive surveillance of the parking facility and the route from the parking facility to the building; (b) avoiding creation of concealment points to minimise the risk.

Not Applicable

E6.7.12 Siting of car parking

Objective: To ensure that the streetscape, amenity and character of urban areas is not adversely affected by siting of vehicle parking and access facilities.	
Acceptable Solutions	*Performance Criteria*
A1 Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.	***P1*** Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone may be located in front of the building line where topographical or other site constraints dictate that this is the only practical solution because of one or more of the following: (a) there is a lack of space behind the building line to enable compliance with A1; (b) it is not reasonably possible to provide vehicular access to the side or rear of the property; (c) the gradient between the front and the rear of existing or proposed buildings is more than 1 in 5; (d) the length of access or shared access required to service the car parking would constitute more than 75% of the depth of the relevant lot; (e) the access driveway cannot be located at least 2.5 m from a habitable room window of a building defined as a residential building in the Building Code of Australia; (f) the provision of the parking behind the building line would result in the loss of landscaped open space and gardens essential to the values or character of a Heritage Place or Precinct listed in the Heritage Code in this planning scheme; and only if designed and located to satisfy all of the following: (i) does not visually dominate the site; (ii) maintains streetscape character and amenity; (iii) does not result in a poor quality of visual or audio amenity for the occupants of

	immediately adjoining properties, having regard to the nature of the zone in which the site is located and its preferred uses; (iv) allows passive surveillance of the street.

Not Applicable

E6.7.13 Facilities for commercial vehicles

Objective: To ensure that facilities for commercial vehicles are provided on site, as appropriate.	
Acceptable Solutions	*Performance Criteria*
A1 Commercial vehicle facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2: Commercial. Vehicle Facilities AS 2890.2:2002, unless: (a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site.	***P1*** Commercial vehicle arrangements for loading, unloading or manoeuvring must not compromise the safety and convenience of vehicular traffic, cyclists, pedestrians and other road users.

Not Applicable2

E6.7.14 Access to a road

Objective: To ensure that access to the road network is provided appropriately.	
Acceptable Solutions	*Performance Criteria*
A1 Access to a road must be in accordance with the requirements of the road authority.	***P1*** No Performance Criteria.

Complies with A1

6.2.2 Stormwater Management Code

6.2.2.1 Purpose and application

The purpose of the code is to ensure that stormwater disposal is managed in a way that furthers the objectives of the State Stormwater Strategy and applies to development requiring management of stormwater.

6.2.2.2 Development Standards

E7.7.1 Stormwater drainage and disposal

Objective: To ensure that stormwater quality and quantity is managed appropriately.	
Acceptable Solutions	*Performance Criteria*
A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	***P1*** Stormwater from new impervious surfaces must be managed by any of the following:: (a) Disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles; (b) Collected for re-use on the site; (c) Disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.
A2 A stormwater system for a new development must incorporate water sensitive urban design principles for the treatment and disposal of stormwater if any of the following apply: (a) The size of the impervious area is more than 600 m^2; (b) New car parking is provided for more than 6 cars; (c) A subdivision is for more than for 5 lots.	***P2*** A stormwater system for a new development must incorporate a stormwater drainage system of a size and design to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.
A3 A minor stormwater drainage system must be designed to comply with all of the following: (a) Be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the development is fully developed; (b) Stormwater runoff will be no greater that pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.	***P3*** No performance criteria.

A4	*P4*
A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	No Performance Criteria

Complies with P1 & 2

Stormwater from the car parking area and access driveway will be directed through grass swales to the Rifle Range Road swale and thus to Bagdad Rivulet. Stormwater from roofed areas will be directed to soaks or in the case of the kennel complex towards the future dam area. There is significant areas available for absorption of stormwater.

6.2.3 Waterway and Coastal Protection Code

6.2.3.1 Purpose and application

The purpose of the code is to manage vegetation and soil disturbance in the vicinity of wetlands, watercourses and the coastline in order to:

c. Minimise impact on water quality, natural values including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes;

d. Not relevant

e. Not relevant

f. Not relevant

The code applies to development within waterway and coastal protection areas.

In this respect only a small area of the subject land is within the Waterway and Coastal Protection Overlay shown on the Scheme map and the proposed development is located well clear or outside this area, as shown on the site plan.

It is therefore concluded that the provisions of the code do not apply.

6.2.4 Scenic Landscapes Code

6.2.4.1 Purpose and application

The purpose of this code is to recognise and protect landscapes that are important for their scenic value and is applied to areas shown on the Scheme maps as either Scenic Landscape Area or Scenic Landscape Corridor. The subject land is impacted by a scenic corridor shown either side of a proposed future alignment of the Brighton By-Pass.

As demonstrated on the Site Plan, the developments proposed do not impact or impinge on the area shown as Landscape Corridor.

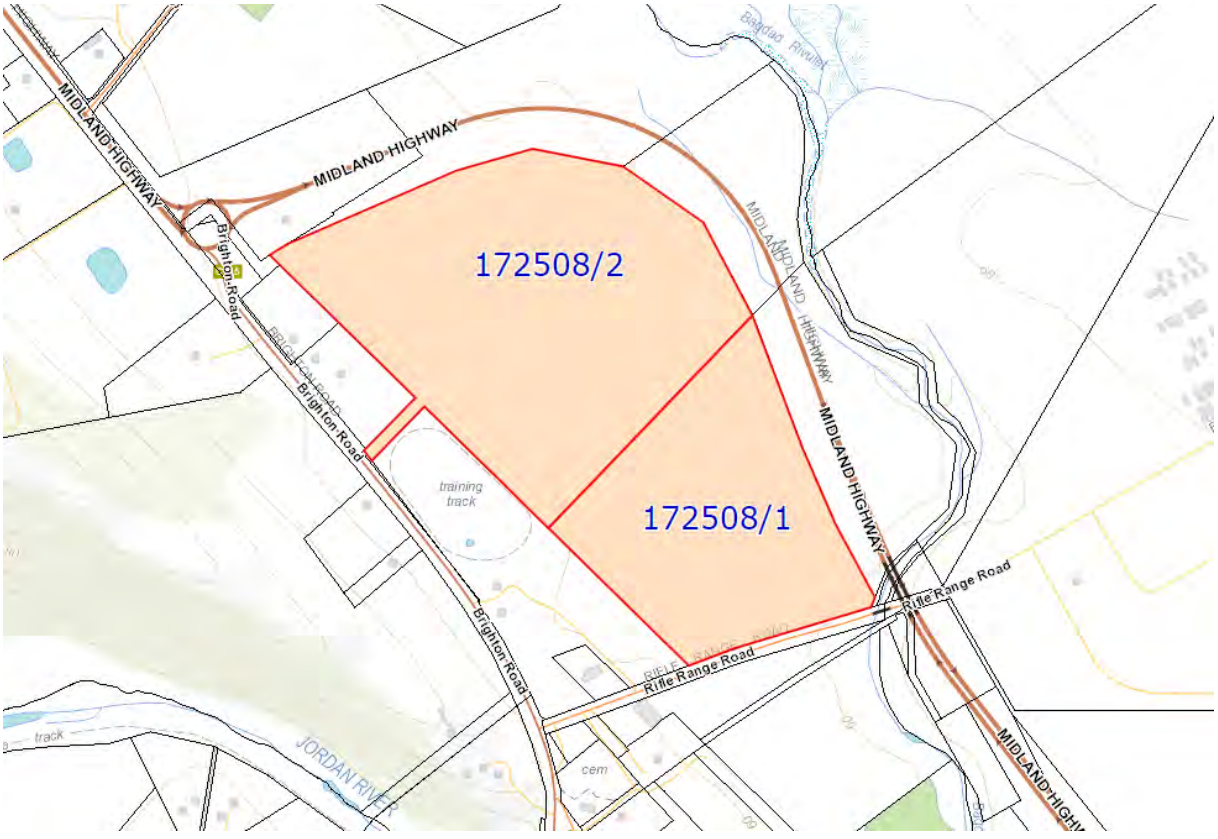
It is therefore concluded that the provisions of the code do not apply.

7. Conclusion

The proposed rezoning of the subject land and its development for a greyhound re-homing kennel complex has considerable merit from a social, economic perspective and on environmental grounds. The greyhound racing industry is now required to consider the 'whole of life' welfare of racing dogs and this re-homing facility is a first for Tasmania, and one of only a few Australia wide. The site of the proposed development is land that was severed from its parent title with construction of the Brighton By-Pass. It has been assessed as having limited value as agricultural land, and its current zoning as Significant Agriculture is inappropriate. The vegetation has been significantly degraded by grazing activities, and with active management and introduction of landscaping, there is opportunity for environmental improvements. The subject land is of sufficient size as to accommodate the proposed kennel complex while maintaining significant setbacks or buffers to its neighbours, and importantly all standards of the Scheme can be satisfied.

Approval is therefore sought as follows:

1. Southern Midlands Council
   a. Approval for the combined planning scheme amendment and development application in accordance with Section 33(1) and 43A of the *Land Use Planning and Approvals Act 1993;*
   b. Specifically in relation to the amendment, rezone all that land identified as follows from Significant Agriculture Zone to Rural Resource Zone:



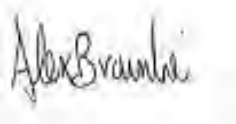
   c. Grant a permit for the proposed development of a greyhound kennel complex as outlined in the submitted Development Application.

2. Brighton Council

Approval of the submitted Development Application in relation to potential impacts on Rifle Range Road located within the Brighton Council area.

Should further information of clarification be required please do not hesitate in contacting the author of this report.

Alex Brownlie



Principal Planner

GHD Pty Ltd

Phone: 62100701 or 0418133152

Appendices

Appendix A - Title Documentation

OWNER: THE CROWN

FOLIO REFERENCE: F/R 136618/1
F/R 103746/2
F/R 103746/3

GRANTEE: PART OF 438A-2R-0P GRANTED TO WILLIAM KIMBERLY & PART OF LOT 34490 (2A-2R-3P) GRANTED TO THE TRANSPORT COMMISSION

PLAN OF SURVEY

BY SURVEYOR: ADAM LUKE DOWNHAM
(OFFICE OF THE SURVEYOR GENERAL)

LOCATION: LAND DISTRICT OF MONMOUTH
PARISH OF STRANGFORD

SCALE 1: 3000 LENGTHS IN METRES

Registered Number

SP172508

APPROVED
EFFECTIVE FROM 26 JUN 2017

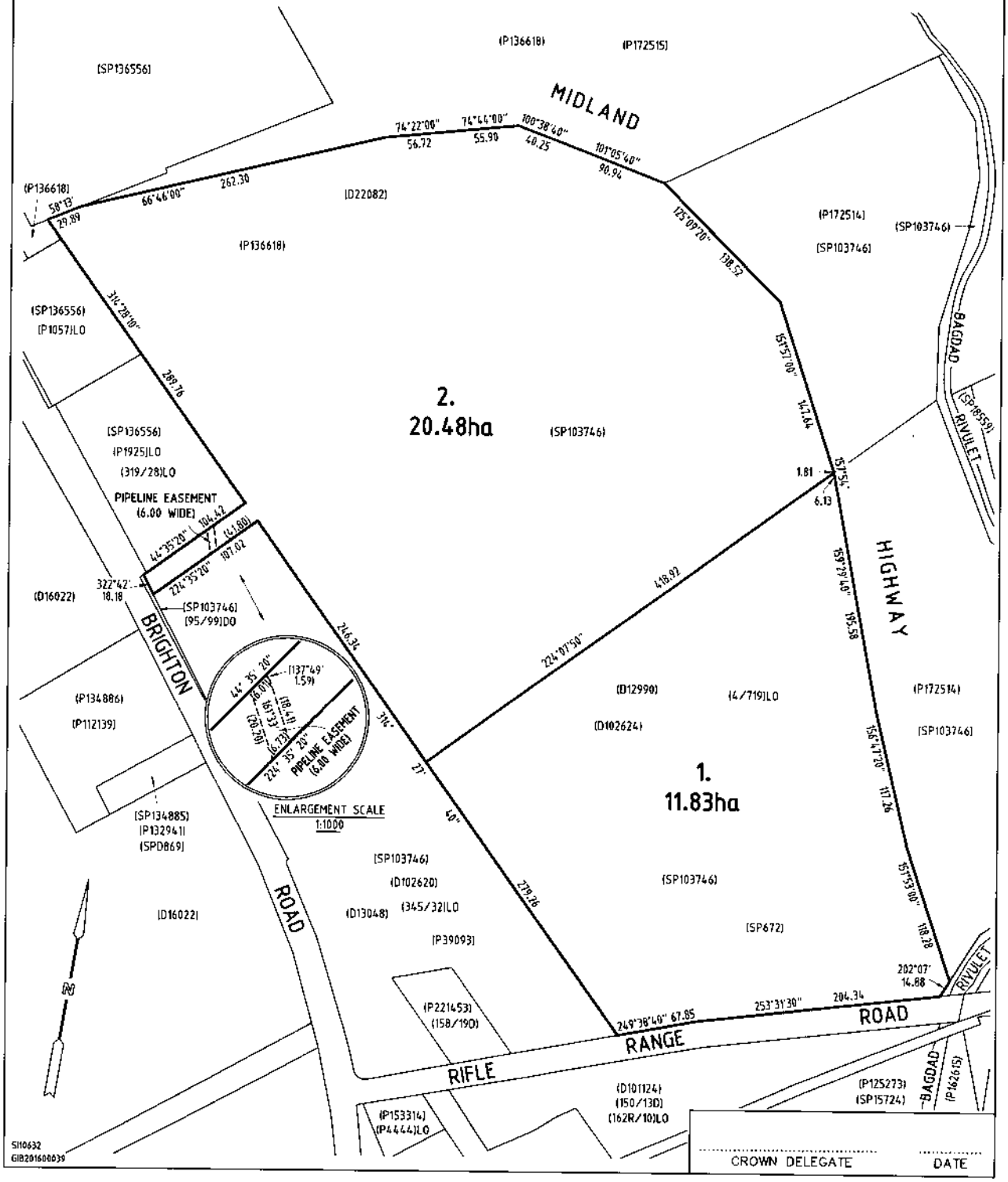
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 125 (5227-31)

LAST UPI No

LAST PLAN SP103746, No. SP136556

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
172508	1
EDITION	DATE OF ISSUE
1	26-Jun-2017

SEARCH DATE : 20-Jul-2017
SEARCH TIME : 12.39 PM

DESCRIPTION OF LAND

Parish of STRANGFORD Land District of MONMOUTH
Lot 1 on Sealed Plan 172508
Derivation : Part of 438A-2R-0P Gtd. to William Kimberly
Prior CT 103746/3

SCHEDULE 1

C308279 THE CROWN Registered 05-Sep-2001 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP172508

EASEMENTS AND PROFITS

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

Lot 2 is subject to a pipeline easement in favour of Tasmanian Water and Sewerage Corporation Pty Ltd over the land marked "Pipeline Easement (6.00 Wide)~~Variable Width~~" as shown on the Plan ("the Easement Land").

The Pipeline Easement is defined as follows:-

THE FULL RIGHT AND LIBERTY for the Transferee at all times to:

(1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;

(4) remove and replace the Infrastructure;

(5) run and pass sewage, water and electricity through and along the Infrastructure;

(6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: The Crown FOLIO REF: 136618/1 SOLICITOR & REFERENCE: Crown Solicitor (3010-17 MGS)	PLAN SEALED BY: DATE: .... REF NO. ..... Council Delegate

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 172508
SUBDIVIDER: FOLIO REFERENCE:	

(1) without doing unnecessary damage to the Easement Land; and

(2) leaving the Easement Land in a clean and tidy condition; and

(7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and

(8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

(1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:

(a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;

(b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;

(c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;

(d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

(e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or

(f) permit or allow any action which the Owner must not do or acquiesce in that action.

(2) TasWater is not required to fence any part of the Easement Land.

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 172508
SUBDIVIDER: FOLIO REFERENCE:	

(3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.

(4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

(a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and

(b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

(5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

(6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:

(a) reinstate the ground level of the Easement Land; or

(b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or

(c) replace any thing that supported, protected or covered the Infrastructure.

Interpretation:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

(a) sewer pipes and water pipes and associated valves;

(b) telemetry and monitoring devices;

(c) inspection and access pits;

(d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP172508
SUBDIVIDER: FOLIO REFERENCE:	

(e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;

(f) any thing reasonably required to support, protect or cover any of the Infrastructure;

(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and

(h) where the context permits, any par t of the Infrastructure.

Signed by KATHRYN JANET CLARK
being and as MANAGER)
Crown Land Services and pursuant)
to an Instrument of ~~Authorisation~~ DELEGATION)
dated 10 OCTOBER 2016)
in the presence of:)

.....
Signature

.....
Signature of witness

ANDREW WELSH
Name of witness (block letters)

134 MACQUARIE ST, HOBART
Address of witness

STATE SERVANT
Occupation

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

Appendix B - Aboriginal Heritage Tasmania Advice

Alex Brownlie

From: aboriginal@heritage.tas.gov.au
Sent: Tuesday, 4 July 2017 2:12 PM
To: Alex Brownlie
Subject: Application for an Aboriginal Heritage Desktop Assessment
Attachments: Unanticipated Discovery Plan.pdf

CompleteRepository: 3218463
Description: Greyhound Retirement Facility Rezoning Approvals
JobNo: 18463
OperatingCentre: 32
RepoEmail: 3218463@ghd.com
RepoType: Job

RE: ABORIGINAL HERITAGE DESKTOP ASSESSMENT

AHTP3584 - Greyhound Kennel Complex - Rifle Range Rd, Brighton

---

Dear Alex,

Aboriginal Heritage Tasmania (AHT) has completed a search of the Aboriginal Heritage Register (AHR) regarding the proposed kennel complex at Pontville, and can advise that there are no Aboriginal heritage sites recorded within the property. Following a review of previous reports, it is believed that there is a low probability of Aboriginal heritage being present.

Accordingly there is no requirement for an Aboriginal heritage investigation and AHT have no objection to the project proceeding.

Please be aware that all Aboriginal heritage is protected under the *Aboriginal Relics Act 1975*. If at any time during works you suspect Aboriginal heritage, cease works immediately and contact AHT for advice. Attached is an Unanticipated Discovery Plan, which you should have on hand during ground disturbing works, to aid you in meeting your requirements under the Act.

If you have any queries please do not hesitate to contact AHT.

Kind Regards,

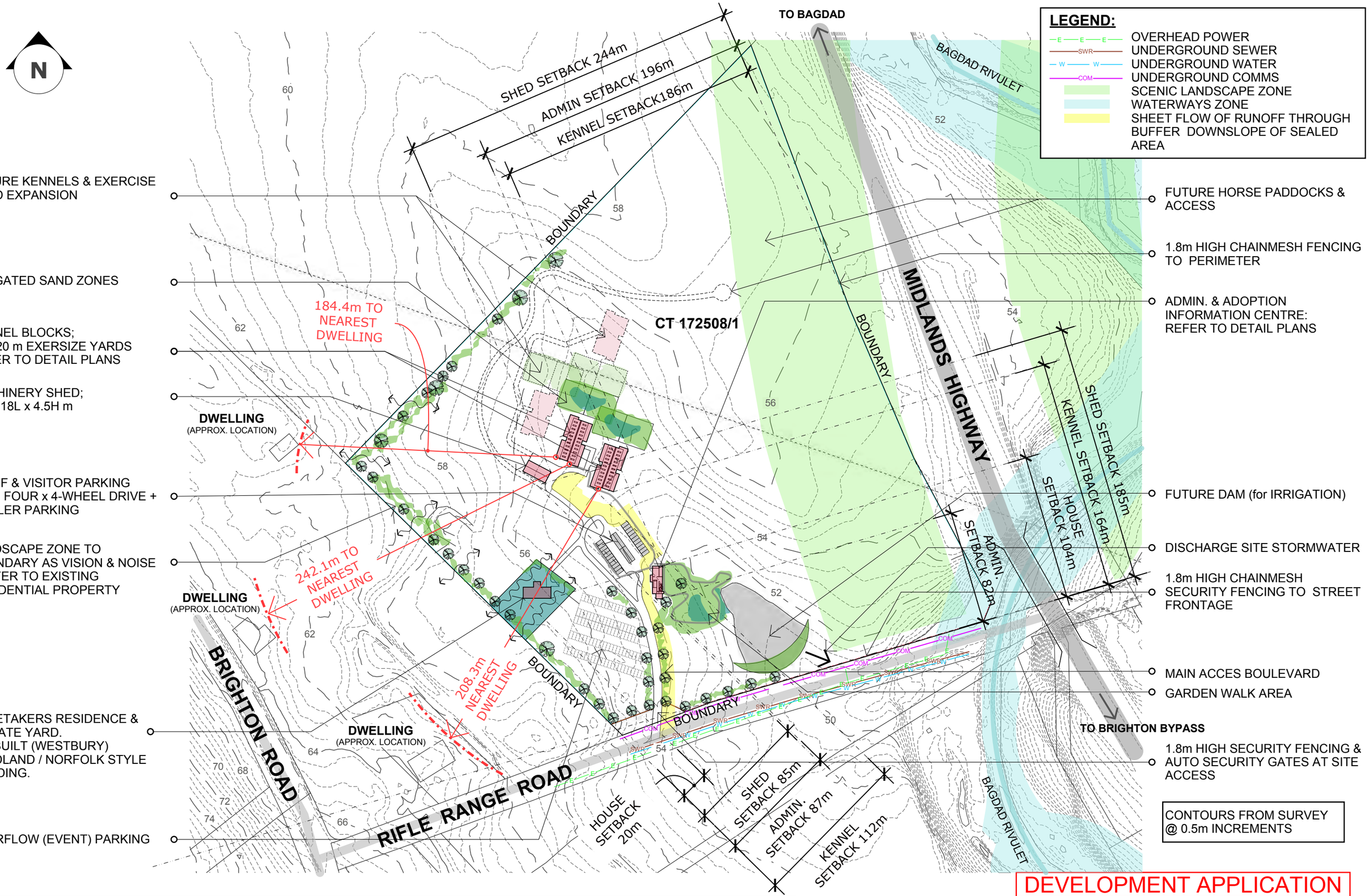
Emily Smith

Aboriginal Heritage Tasmania
Department of Primary Industries, Parks, Water and Environment
3rd Floor, Lands Building, 134 Macquarie Street, Hobart
GPO Box 44, Hobart, TAS, 7001

p 03 6165 3152
e aboriginal@heritage.tas.gov.au

www.aboriginalheritage.tas.gov.au

Appendix C - Development Application Plans



DEVELOPMENT APPLICATION

Greyhound Rehoming Facility

SITE LAYOUT PLAN

0 25 50 75m
SCALE 1:2500 AT ORIGINAL SIZE

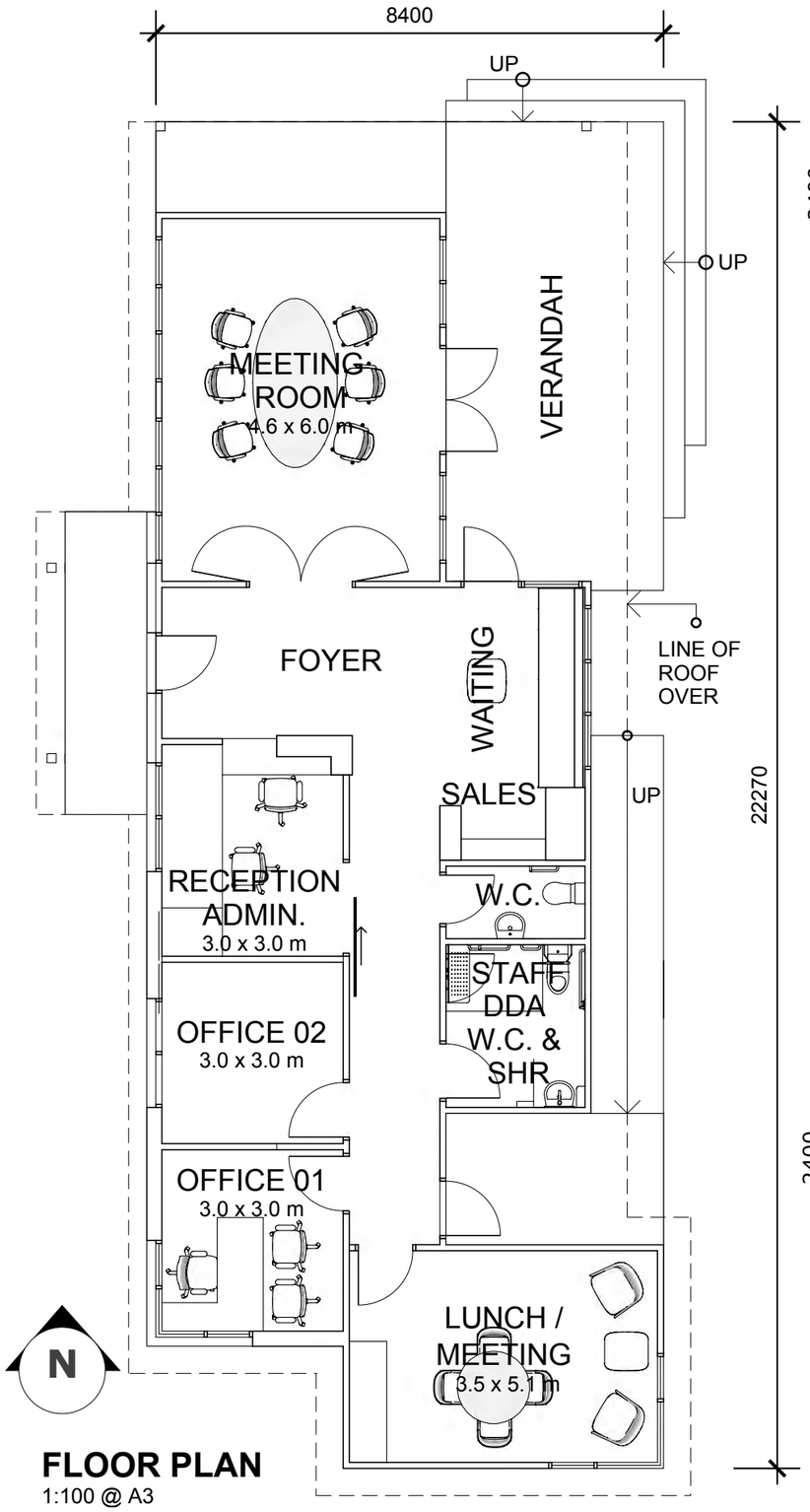
Briefing Layouts

Rifle Range Road - Brighton TAS

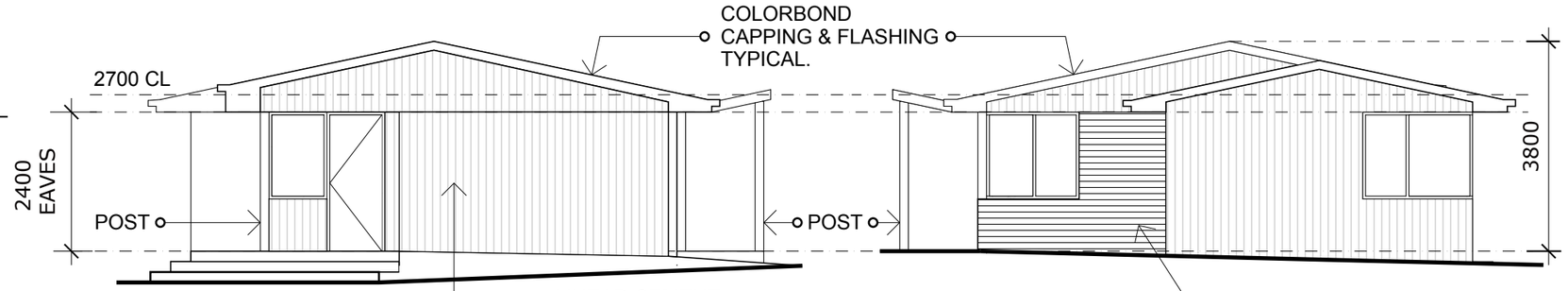
Job No. **32-18463**
Scale: **1:2500** Original Size: **A3**
Drawing: **SK-01.0**
Approved: **AB**
Date: **02/08/2017**
Rev: **C**

GHDWOODHEAD
10 Columnar Court, Burnie TAS 7320 **T** 61 3 6432 7900 **W** www.ghdwoodhead.com

Plot Date: 02 August 2017 Plotted By: MM
Model File Path: N:/AU/hobart/Projects/32/18463/CADD/SketchUp/3218463 TR Greyhounds SK Layouts Rev01

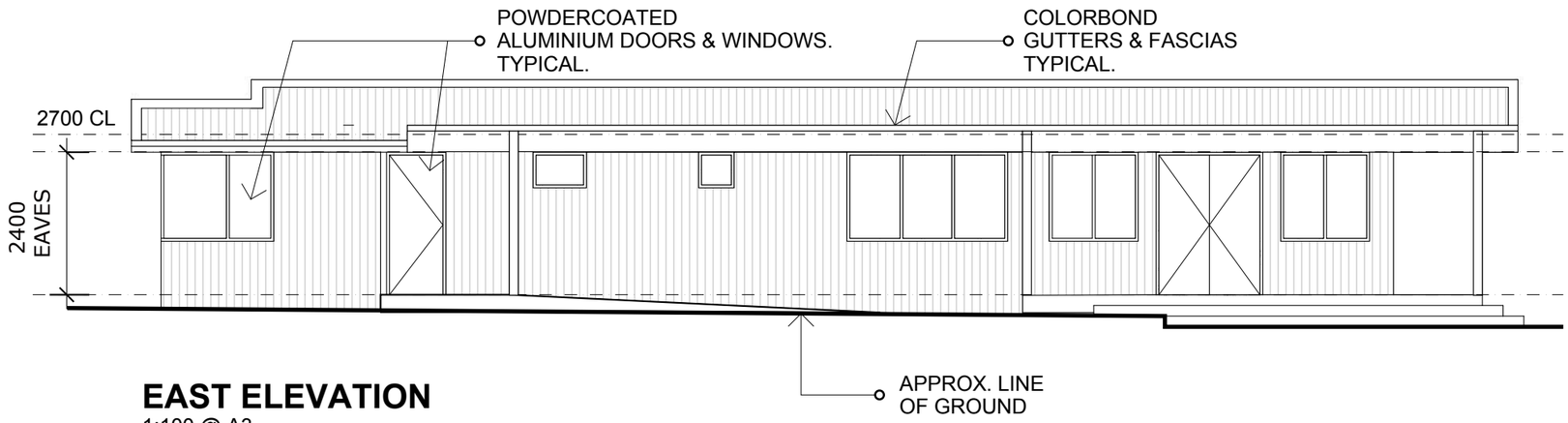


FLOOR PLAN
1:100 @ A3

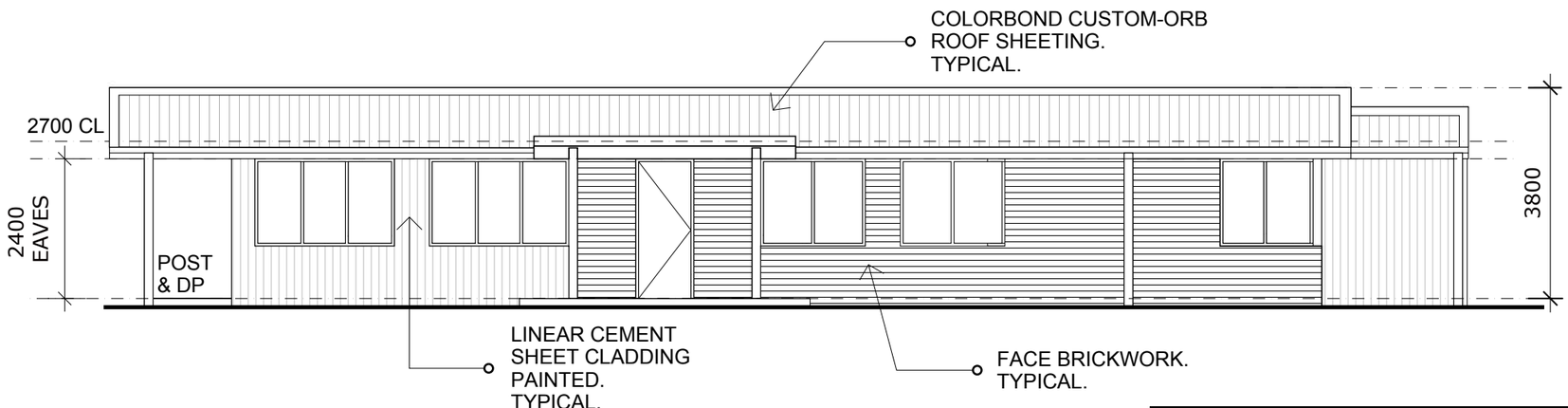


NORTH ELEVATION
1:100 @ A3

SOUTH ELEVATION
1:100 @ A3



EAST ELEVATION
1:100 @ A3



WEST ELEVATION
1:100 @ A3

COLOUR NOTE:

ALL EXTERIOR BUILDING SURFACE COLOURS ARE TO HAVE A MAXIMUM LIGHT REFLECTANCE VALUE OF 40%

DEVELOPMENT APPLICATION

Greyhound Rehoming Facility

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE

ADMIN. & ADOPTION INFORMATION CENTRE PLAN

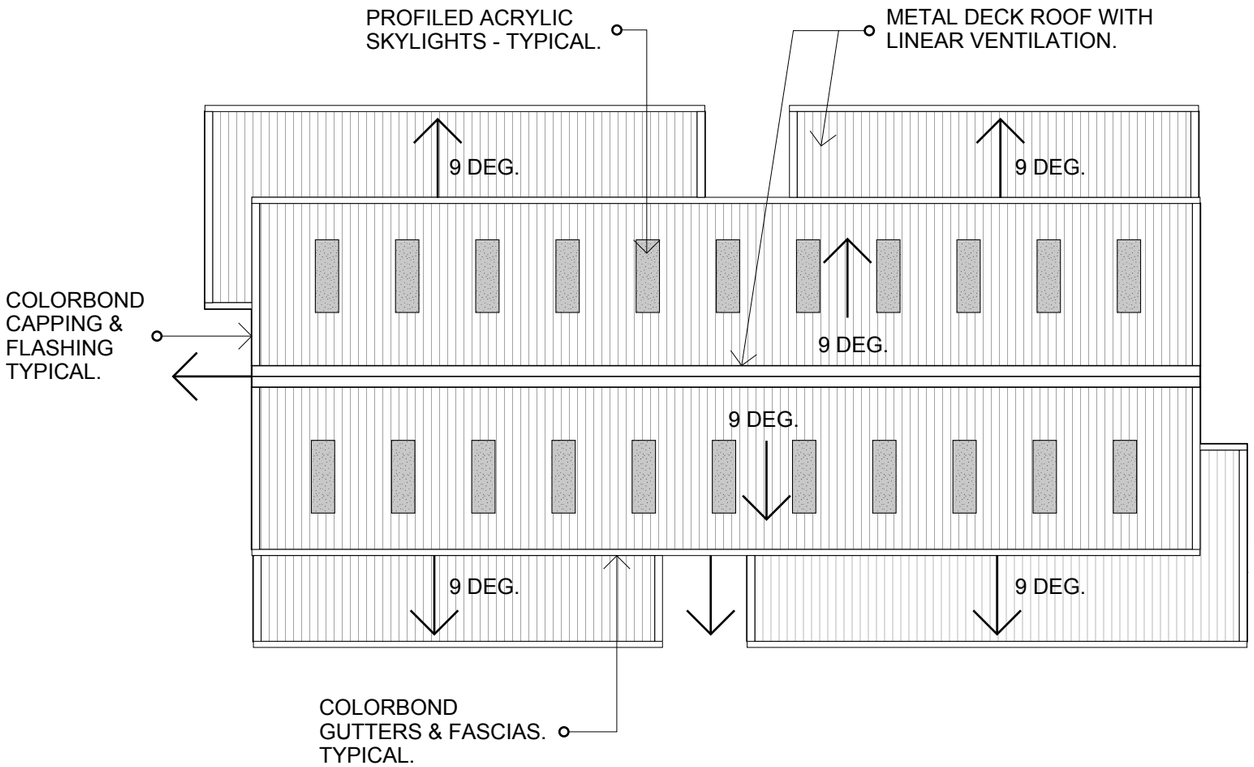
Briefing Layouts

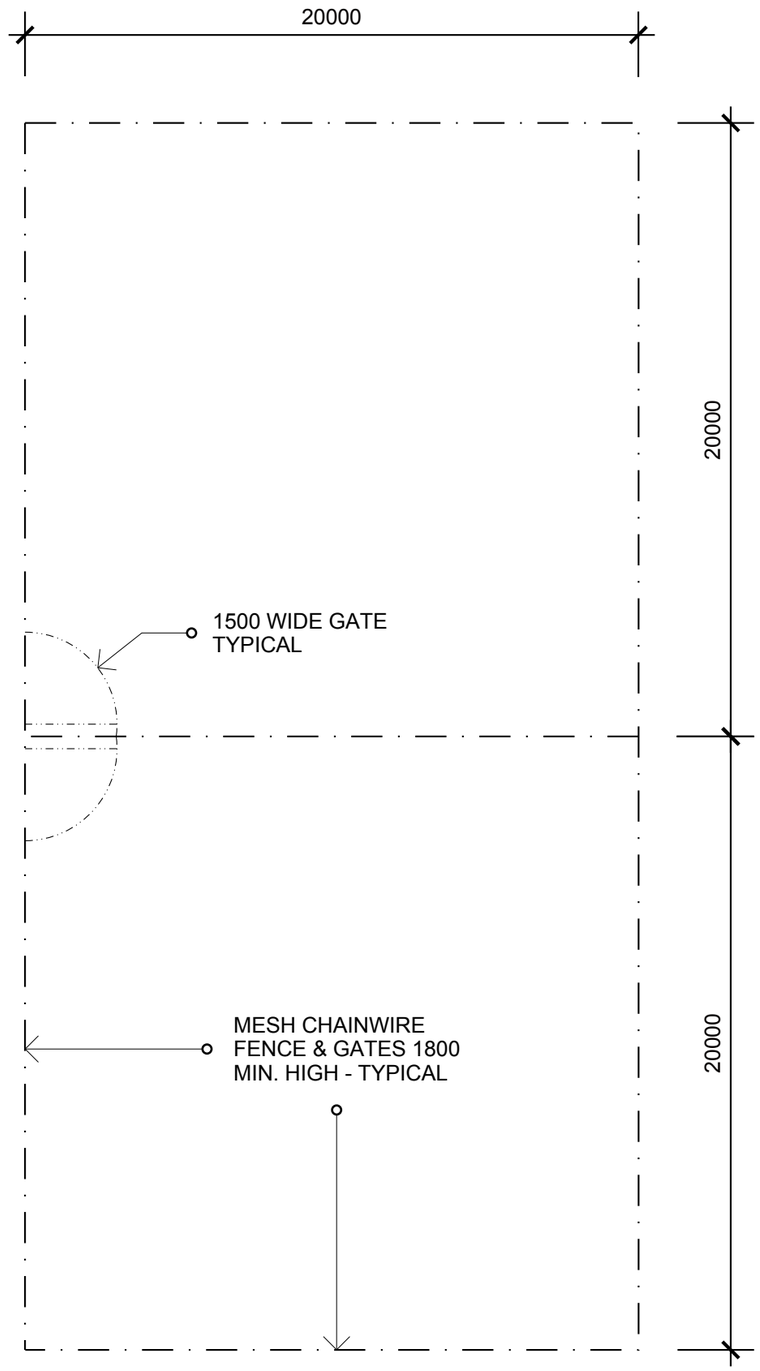
Rifle Range Road - Brighton TAS

Job No. **32-18463** Approved: **AB**
Scale: **1:100** Original Size: **A3** Date: **20/07/2017**
Drawing: **SK-02.0** Rev: **A**

GHD WOODHEAD
10 Columnar Court, Burnie TAS 7320 **T** 61 3 6432 7900 **W** www.ghdwoodhead.com

Plot Date: 02 August 2017 Plotted By: MM Model File Path: N:/AU/hobart/Projects/32/18463/CADD/SketchUp/3218463 TR Greyhounds SK Layouts Rev01





KENNEL BLOCK REFER TO DRAWING SK-04.0

LAYOUT PLAN
1:200 @ A3 - TYPICAL

COLOUR NOTE:

ALL EXTERIOR BUILDING SURFACE COLOURS ARE TO HAVE A MAXIMUM LIGHT REFLECTANCE VALUE OF 40%

DEVELOPMENT APPLICATION

Greyhound Rehoming Facility

KENNEL ROOF & YARD - LAYOUT PLAN

0 2000 4000 6000mm
SCALE 1:200 AT ORIGINAL SIZE

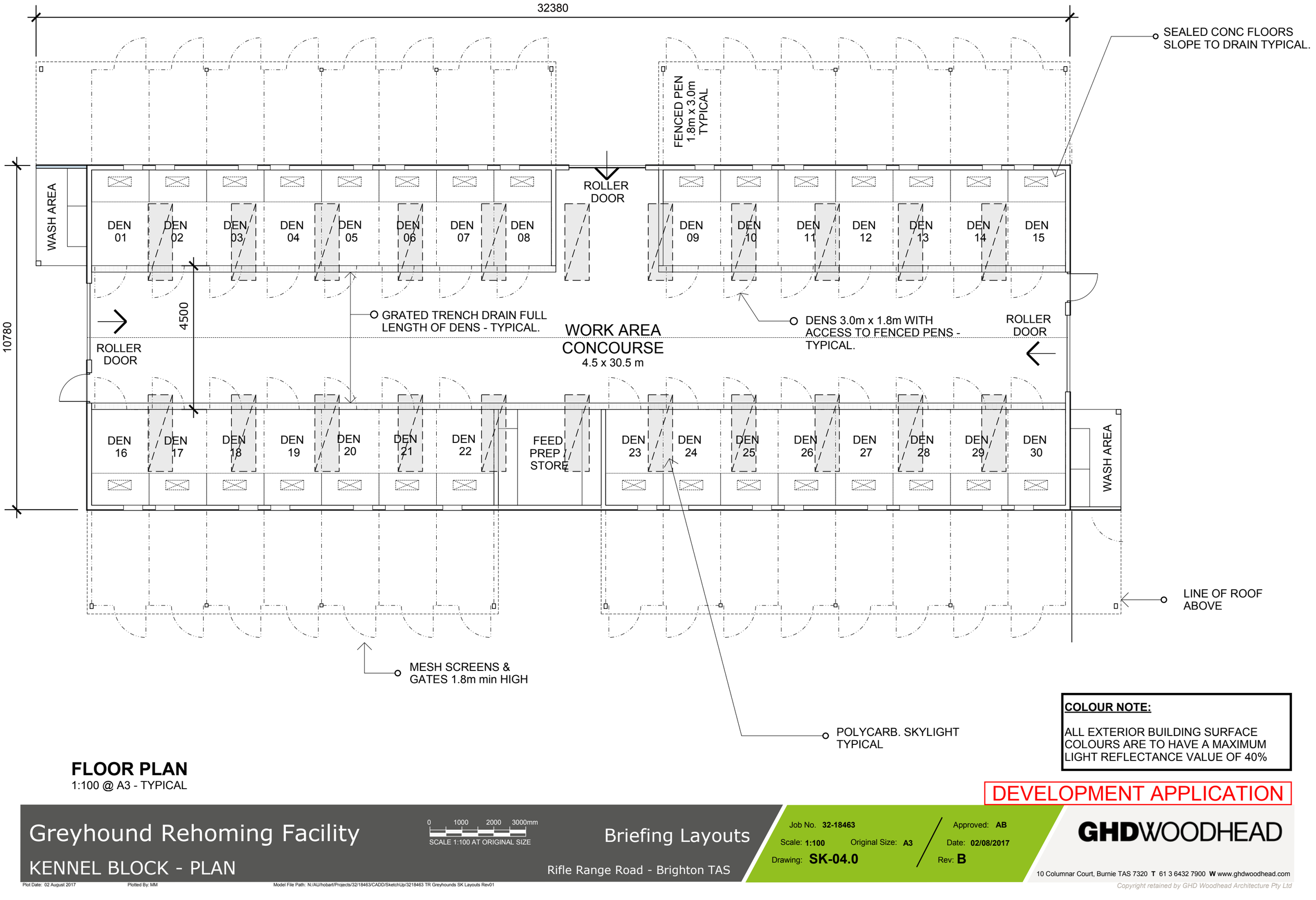
Briefing Layouts

Rifle Range Road - Brighton TAS

Job No. **32-18463**
Scale: **1:200** Original Size: **A3**
Drawing: **SK-03.0**
Approved: **AB**
Date: **02/08/2017**
Rev: **B**

GHD WOODHEAD
10 Columnar Court, Burnie TAS 7320 **T** 61 3 6432 7900 **W** www.ghdwoodhead.com

Plot Date: 02 August 2017 Plotted By: MM Model File Path: N:/AU/hobart/Projects/32/18463/CADD/SketchUp/3218463 TR Greyhounds SK Layouts Rev01



COLOUR NOTE:

ALL EXTERIOR BUILDING SURFACE COLOURS ARE TO HAVE A MAXIMUM LIGHT REFLECTANCE VALUE OF 40%

FLOOR PLAN

1:100 @ A3 - TYPICAL

DEVELOPMENT APPLICATION

Greyhound Rehoming Facility

KENNEL BLOCK - PLAN

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE

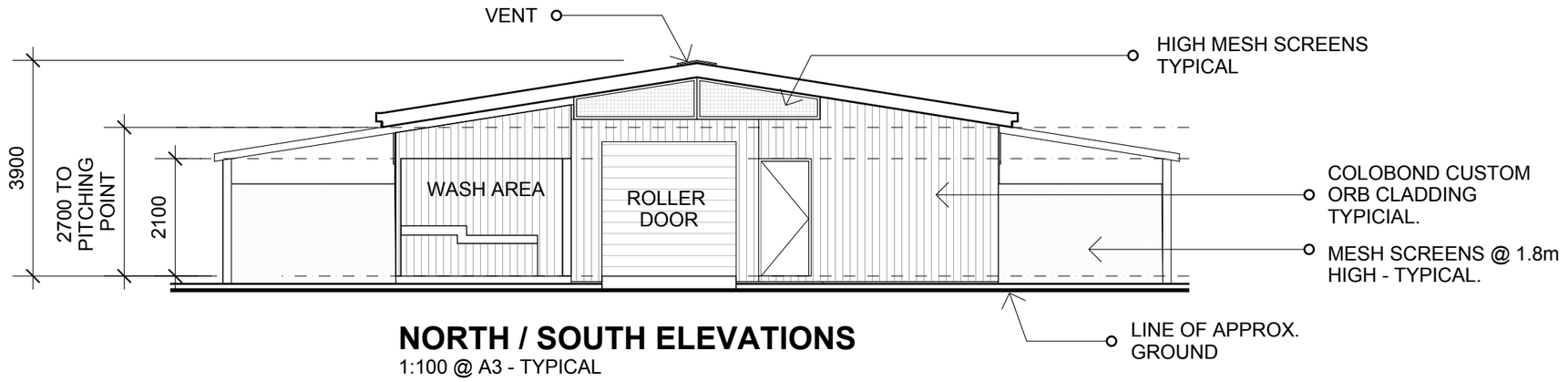
Briefing Layouts

Rifle Range Road - Brighton TAS

Job No. **32-18463** Approved: **AB**
Scale: **1:100** Original Size: **A3** Date: **02/08/2017**
Drawing: **SK-04.0** Rev: **B**

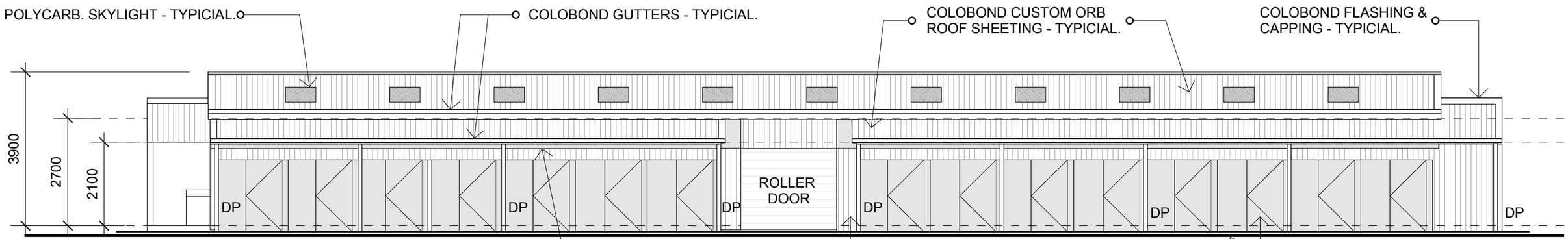
GHD WOODHEAD
10 Columnar Court, Burnie TAS 7320 **T** 61 3 6432 7900 **W** www.ghdwoodhead.com

Plot Date: 02 August 2017 Plotted By: MM Model File Path: N:/AU/hobart/Projects/32/18463/CADD/SketchUp/3218463 TR Greyhounds SK Layouts Rev01



NORTH / SOUTH ELEVATIONS

1:100 @ A3 - TYPICAL



EAST / WEST ELEVATIONS

1:100 @ A3 - TYPICAL

COLOUR NOTE:

ALL EXTERIOR BUILDING SURFACE COLOURS ARE TO HAVE A MAXIMUM LIGHT REFLECTANCE VALUE OF 40%

DEVELOPMENT APPLICATION

Greyhound Rehoming Facility

KENNEL BLOCK - ELEVATIONS

0 1000 2000 3000mm

SCALE 1:100 AT ORIGINAL SIZE

Briefing Layouts

Rifle Range Road - Brighton TAS

Job No. **32-18463**

Scale: **1:100** Original Size: **A3**

Drawing: **SK-05.0**

Approved: **AB**

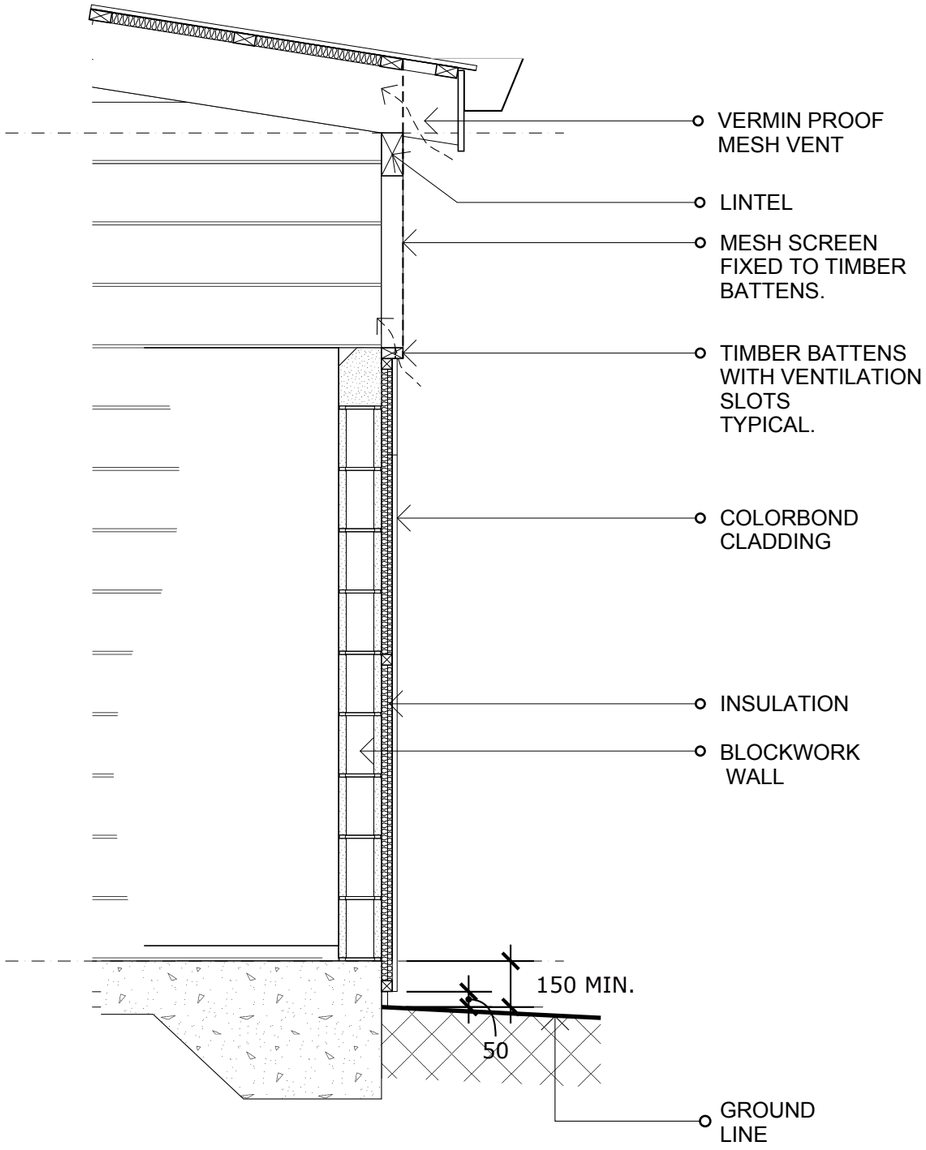
Date: **20/07/2017**

Rev: **A**

GHD WOODHEAD

10 Columnar Court, Burnie TAS 7320 **T** 61 3 6432 7900 **W** www.ghdwoodhead.com

Plot Date: 02 August 2017 Plotted By: MM Model File Path: N:/AU/hobart/Projects/32/18463/CADD/SketchUp/3218463 TR Greyhounds SK Layouts Rev01



PROPOSED WALL SECTION A

1:20 @ A3 - TYPICAL

COLOUR NOTE:

ALL EXTERIOR BUILDING SURFACE COLOURS ARE TO HAVE A MAXIMUM LIGHT REFLECTANCE VALUE OF 40%

DEVELOPMENT APPLICATION

Greyhound Rehoming Facility

KENNEL BLOCK - WALL SECTION

0 200 400 600mm

SCALE 1:20 AT ORIGINAL SIZE

Briefing Layouts

Rifle Range Road - Brighton TAS

Job No. **32-18463**

Scale: **1:20** Original Size: **A3**

Drawing: **SK-06.0**

Approved: **AB**

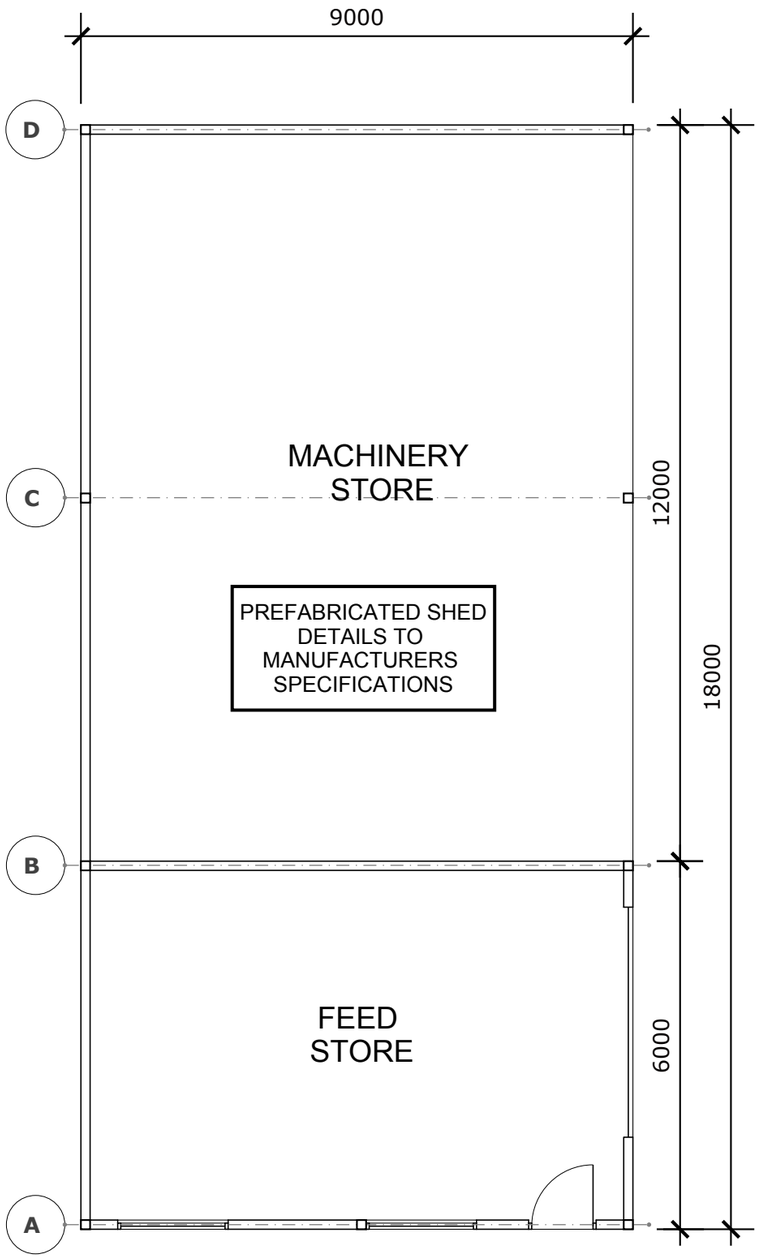
Date: **20/07/2017**

Rev: **A**

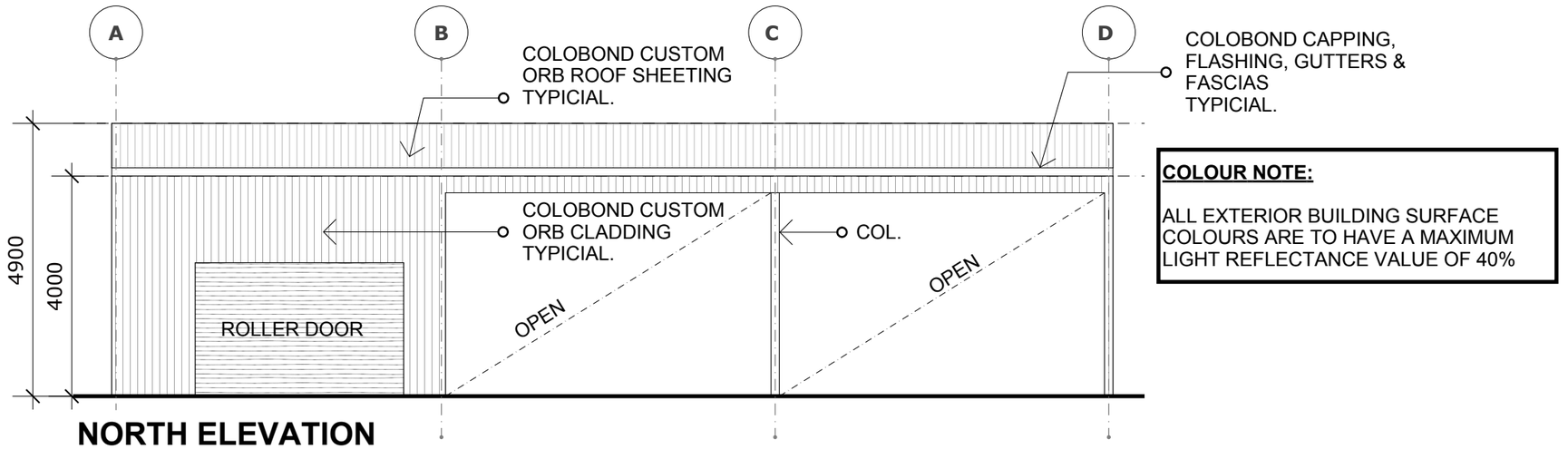
GHDWOODHEAD

10 Columnar Court, Burnie TAS 7320 **T** 61 3 6432 7900 **W** www.ghdwoodhead.com

Plot Date: 02 August 2017 Plotted By: MM Model File Path: N:/AU/hobart/Projects/32/18463/CADD/SketchUp/3218463 TR Greyhounds SK Layouts Rev01



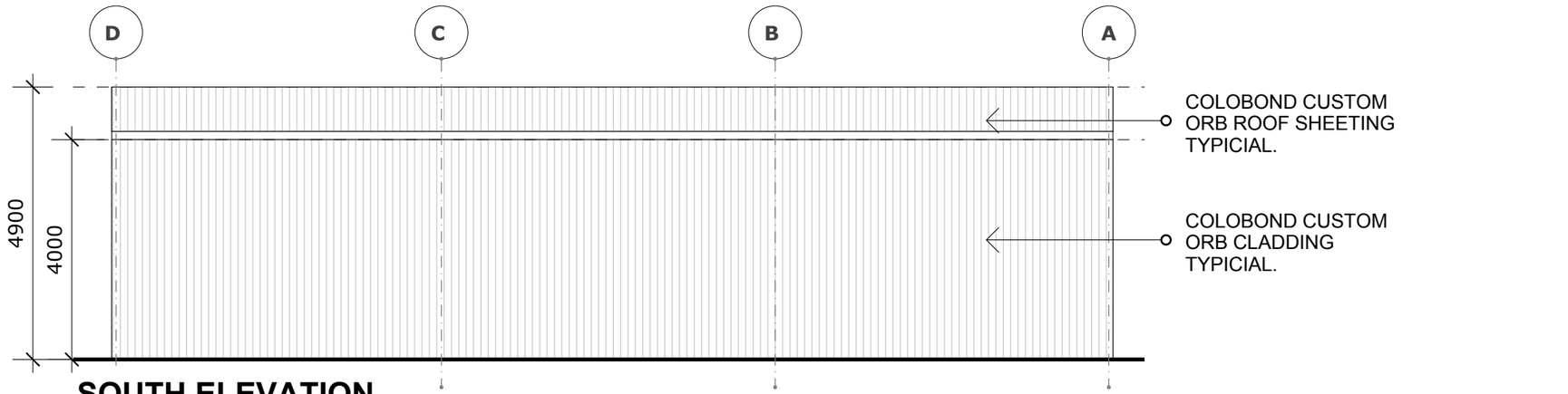
FLOOR PLAN
1:100 @ A3



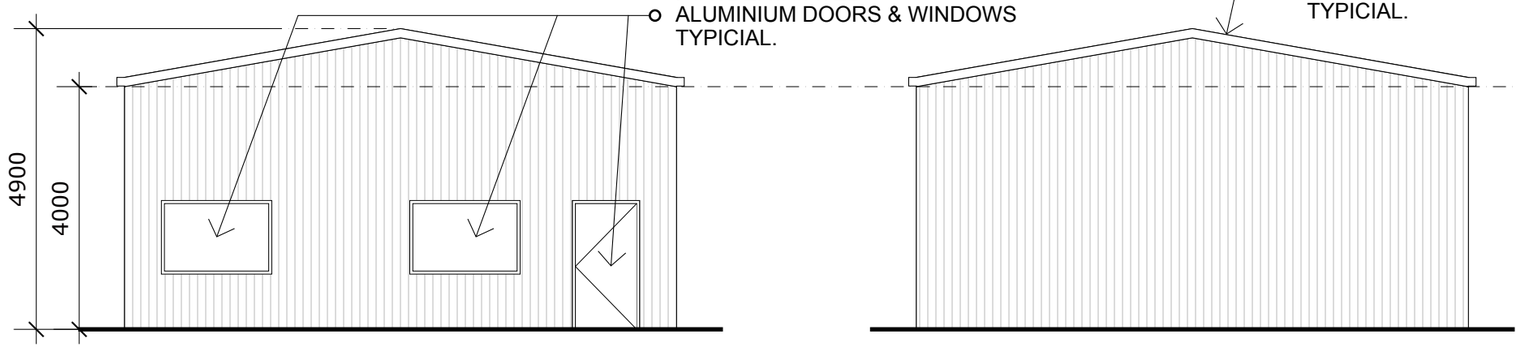
COLOUR NOTE:

ALL EXTERIOR BUILDING SURFACE COLOURS ARE TO HAVE A MAXIMUM LIGHT REFLECTANCE VALUE OF 40%

NORTH ELEVATION
1:100 @ A3



SOUTH ELEVATION
1:100 @ A3



EAST ELEVATION
1:100 @ A3

WEST ELEVATION
1:100 @ A3

DEVELOPMENT APPLICATION

Greyhound Rehoming Facility

MACHINE SHED - PLANS & ELEVATIONS

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE

Briefing Layouts

Rifle Range Road - Brighton TAS

Job No. **32-18463**
Scale: **1:100** Original Size: **A3**
Drawing: **SK-07.0**
Approved: **AB**
Date: **20/07/2017**
Rev: **B**

GHDWOODHEAD
10 Columnar Court, Burnie TAS 7320 **T** 61 3 6432 7900 **W** www.ghdwoodhead.com

Plot Date: 02 August 2017 Plotted By: MM Model File Path: N:/AU/hobart/Projects/32/18463/CADD/SketchUp/3218463 TR Greyhounds SK Layouts Rev01

Appendix D - Wastewater Assessments

Sustainable Enviromental Assessment & Management
PO BOX 2064
LOWER SANDY BAY TAS 7005
PH: 03 6228 1600 Fax: 03 6228 1700
Email: admin@seam.com.au

Tax Invoice

Date	Tax Invoice #
7/19/2017	3807

ABN: 26109 428 079

Tas Racing
C/- GHD
Alex Brownlie
Alex.Brownlie@ghd.com, TAS 7001

Job Number:	Terms
17032	7 days

Description	Qty	Rate	TAX AMT	Amount
Assessment and preparation of report to a fourth set of kennels at Rifle Range Rd Brighton for Tas Racing ($900 reduced to $700 as field work completed at first visit)	1	700.00	70.00	700.00

DEFAULT AND COLLECTION COSTS WILL BE PAYABLE ON ALL OVERDUE ACCOUNTS.

Subtotal	$700.00
Tax	$70.00
Total	$770.00
Payments/Credits	$0.00
Balance Due	$770.00

**Payment may be made directly to NAB Account: 087-007 571291702.
Account name: Environmental Health Services (Tas) Pty Ltd.
Please provide invoice number as reference number and email payment confirmation details to rhowell@seam.com.au.**

PLEASE COMPLETE & FAX OR EMAIL:
CREDIT CARD PAYMENT ADVICE
MASTERCARD OR VISA ACCEPTED

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _EXPIRY _ _/_ _ ccv ____

cardholder signature:.....

SITE AND SOIL EVALUATION SUMMARY

Caretakers Residence & Administration Building

Client

Name	**TasRacing, C/-Alex Brownlie (GHD)**
Site Address	**(PID: 1487578) Rifle Range Road, Pontville 7030**
Postal Address	**C/- GHD**

Site and Soil Assessment

Soil Category	Cat 2 Soils – Sands
Soil Permeability	1.5m/day
DLR	50mm/day
DIR	5mm day
Slope/Aspect	The proposed Caretakers Residence & Administration Building are located towards the western side of the site. It has gentle slopes of approximately 5 degrees with a northerly aspect.
Site Factors	The soils consist of sand and drain very well, however there is bedrock under the sands at a depth of approximately 600mm within the proposed caretakers residence location.

Wastewater System Design

This report is for a proposed Caretaker's Residence and Administration building for the Greyhound Retirement Facility at Rifle Range Road. The caretaker cottage will consist of three bedrooms and will be connected to town water. The Administration building will consist of a maximum of 6 person with each person generating up to 50L of wastewater per day.

- **Caretaker Cottage**: The loadings have been based on up to 5 persons, with each person generating up to 150L of wastewater per day. This creates a possible maximum loading of: **5 x 150L = 750L per day**
- **Administration Building#:** The loadings have been based on up to 5 persons, with each person generating up to 50L of wastewater per day. This creates a possible maximum loading of: **5 x 50L = 250L per day**

This will create a total wastewater loading of 1000L per day

Proposed Treatment Method:
Due to the bedrock within the area, it is proposed to collect and treat the wastewater in an Aerated Wastewater Treatment System (AWTS) and dispose of the wastewater via subsurface irrigation.

The area required for irrigation is A=Q/DIR; A = 1000/5; A= 200.
Therefore an irrigation area of 200m^2 would be required.

Note: there must be a minimum of 500mm of soil between the irrigation area and any bedrock, if the area marked for irrigation has bedrock at a depth of less than 500mm please contact SEAM for an alternative irrigation location.

See site plan (page 11) for proposed wastewater layout and page 10 for specifications.

* Wastewater loadings based on AS/NZS1547:2012.

The wastewater generated from the Administration building will need to be collected in a 3000L dual purpose septic tank, then in a 1000L holding tank and will be pumped up into the AWTS connected to the Caretakers Residence.

SITE AND SOIL EVALUATION REPORT

BACKGROUND

Site and Soil Evaluation Reports must be submitted with all applications for on-site wastewater management systems. Suitably qualified persons such as – soil scientists, engineering geologists, engineers, environmental health officers or other persons must complete evaluation reports. Designers of the on-site wastewater systems are to use their professional judgement to determine if issues outlined in the Report are relevant or if additional information is required. Also designers are to consider applicable legislation, Codes and Standards in relation to the design of the system.

For further information on site evaluation please consult AS/NZS 1547 – 2012 on-site domestic wastewater management.

REPORT

Municipality	Brighton Council
Location	(PID: 1487578) Rifle Range Road, Pontville 7030
Lot Area	12 Hectares (approximately)
Agent	GHD – Alex Brownlie
Site Plan	see attached
Date of inspection	26th June 2017
Date of this Site & Soil Evaluation Report	28th June 2017
Water Supply	Town water (1000L per day)

SITE INFORMATION

Key Features
The wastewater loading is potentially heavy, however the soils are very sandy but with bedrock at approximately 600mm. However with the treatment of the wastewater in an AWTS with an irrigation area, the alerts with the site will be minimised.

Topography and Drainage
The proposed irrigation location has a gentle 3 degree slopes. The site has good drainage with a northerly aspect.

Vegetation
The vegetation on the property is predominantly grassland.

Land Use
Proposed Greyhound Retirement Facility.

Climate
Climate data for the site has been taken from the Australian Bureau of Meteorology web site. Mean monthly rainfall, and mean daily maximum temperature for each month has been taken directly from the Mangalore weather station data. To allow for wetter than average weather, the adopted rainfall for each month has an additional 10% added to the mean.

A summary of this climate information, as well as monthly retained rain, evapo-transpiration, and evapotranspiration less the retained rain is in the Trench 3™ assessment report. Trench 3™ uses this data when calculating the monthly water balance for the site, which helps determine the system sizing.

Soils (see plan for locations of test holes)
Test Hole 1:
0 – 260mm Dark Brown Loamy Sand (Cat 2)
260 – 610mm Pale Brown Fine Sand (Cat 2)
Refusal on rock

Test Hole 2:
0 – 280mm Dark Brown Loamy Sand (Cat 2)
280 – 540mm Pale Brown Fine Sand (Cat 2)
Refusal on rock

Test Hole 3:
0 – 160mm Dark Brown Loamy Sand (Cat 2)
Refusal on cobble

Test Hole 4:
0 – 480mm Dark Brown Loamy Sand (Cat 2)
Refusal on rock

Test Hole 5:
0 – 490mm Dark Brown Loamy Sand (Cat 2)
Refusal on rock

Groundwater
No encountered, not expected to be an issue.

- AS 1547 Soil Category: Category 2
- Modified Emerson Test: Class 8
- Soil permeability (estimated) 1.5m/day
- Long Term acceptance Rate (LTAR): 50mm/day
- Design Irrigation Rate (DIR): 5mm/day

Site Stability

Slopes of 3 degrees are throughout the disposal area, slope stability is not considered to be significance, however slope stability has not been assessed in detail and is beyond the scope of this report.

Site Capability Issues for On-site Wastewater Management

Trench 3™ Summary report of Site Capability

Sustainable Environmental Assessment and Management

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Wastewater design for Caretakers Cottage & Administration Building

Assessment for	TasRacing	Assess. Date	28-Jun-17
		Ref. No.	17032
Assessed site(s)	PID:1487578 Rifle Range Road, Pontville 7030	Site(s) inspected	26-Jun-17
Local authority	Brighton Council	Assessed by	Jamie Wood

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

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Expected design area	sq m	120,000	V. high	Very low		
	Density of disposal systems	/sq km	5	Mod.	Very low		
	Slope angle	degrees	3	V. high	Very low		
	Slope form	Convex spreading		V. high	Very low		
	Surface drainage	Good		High	Very low		
	Flood potential	Site floods <1:100 yrs		Mod.	Very low		
	Heavy rain events	Rare		Mod.	Low		
	Aspect (Southern hemi.)	Faces NE or NW		V. high	Low		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	999	Mod.	High	Moderate	Other factors lessen impact
	SAR of septic tank effluent		2.3	Mod.	Moderate	Low	Other factors lessen impact
	SAR of sullage		2.5	Mod.	Moderate	No change	
	Soil thickness	m	0.6	High	Moderate	No change	Other factors neutral
	Depth to bedrock	m	0.7	Mod.	Very high	Low	
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	2	V. high	Very low		
	Soil pH		7.0	Guess	Very low		Other factors lessen impact
	Soil bulk density	gm/cub. cm	1.5	Guess	Low		
	Soil dispersion	Emerson No.	8	High	Very low		
A	Adopted permeability	m/day	1.5	High	High		
	Long Term Accept. Rate	L/day/sq m	32	Mod.	High	Moderate	

Environmental Sensitivity Issues for On-site Wastewater Management

Trench 3™ Summary report of Environmental Sensitivity

Sustainable Environmental Assessment and Management

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Wastewater design for Caretakers Cottage & Administration Building

Assessment for	TasRacing	Assess. Date	28-Jun-17
		Ref. No.	17032
Assessed site(s)	PID:1487578 Rifle Range Road, Pontville 7030	Site(s) inspected	26-Jun-17
Local authority	Brighton Council	Assessed by	Jamie Wood

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

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
A	Cation exchange capacity	mmol/100g	25	Mod.	Very high	High	Other factors lessen impact
	Phos. adsorp. capacity	kg/cub m	0.7	Mod.	Moderate		
	Annual rainfall excess	mm	-179	High	Very low		
	Min. depth to water table	m	2	High	Low		
	Annual nutrient load	kg	10.3	Guess	Moderate	No change	
	G'water environ. value	Agric non-sensit		High	Low		
	Min. separation dist. required	m	11	High	Low	No change	
	Risk to adjacent bores						Factor not assessed
	Surf. water env. value	Agric sensit/dom drink		High	Moderate		
	Dist. to nearest surface water	m	150	High	Moderate		
	Dist. to nearest other feature	m	100	High	Low		
	Risk of slope instability	Very low		High	Very low		
	Distance to landslip	m	300	High	Very low		

Photo 2 – Sandy Soils throughout the site

Assessment report for On-site Wastewater Management

Trench 3™ Assessment summary report

Sustainable Environmental Assessment and Management

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Wastewater design for Caretakers Cottage & Administration Building

Assessment for	TasRacing	Assess. Date	28-Jun-17
		Ref. No.	17032
Assessed site(s)	PID:1487578 Rifle Range Road, Pontville 7030	Site(s) inspected	26-Jun-17
Local authority	Brighton Council	Assessed by	Jamie Wood

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

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 999 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 330

Sullage volume (L/day) = 670

Total nitrogen (kg/year) generated by wastewater = 7.2

Total phosphorus (kg/year) generated by wastewater = 3.2

Climatic assumptions for site (Evapotranspiration estimated using mean max. daily temperatures)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	42	39	39	44	38	44	42	42	44	53	47	51
Adopted rainfall (R, mm)	46	43	43	48	42	48	46	46	48	58	52	56
Retained rain (Rr, mm)	41	39	39	43	38	43	41	41	43	52	47	50
Max. daily temp. (deg. C)	22	22	20	17	14	12	12	13	15	17	19	20
Evapotrans (ET, mm)	82	69	62	49	40	43	45	48	54	63	68	74
Evapotr. less rain (mm)	**40**	**30**	**23**	**6**	**2**	**0**	**3**	**7**	**11**	**11**	**22**	**24**

Annual evapotranspiration less retained rain (mm) = 179

Soil characterisitics

Texture = Sand Category = 2 Thick. (m) = 0.6

Adopted permeability (m/day) = 1.5 Adopted LTAR (L/sq m/day) = 32 Min depth (m) to water = 2

Proposed disposal and treatment methods

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

Suggested dimensions for on-site secondary treatment system

Total length (m) =	20
Width (m) =	10
Depth (m) =	0.2
Total disposal area (sq m) required =	400
comprising a Primary Area (sq m) of:	200
and a Secondary (backup) Area (sq m) of:	200

Sufficient area is available on site

Comments

See full report for details

- System capacity (number of persons and daily flow)

The system has been based on up to 5 persons per day with each person generating up to 150L of wastewater per day for the Caretakers Residence (750L) & 5 persons per day with each person generating up to 50L of wastewater per day for the Administration Building (250L). This creates a total daily wastewater loading of 1000L per day.

- Summary of design criteria

This report is to calculate and design a wastewater disposal system that can dispose of all the effluent generated by up to 5 persons for proposed caretakers residence and 5 persons in a proposed administration building at Rifle Range Road, Pontville 7030.

- The location of and use of the 'reserve area'

There is adequate room for a 100% reserve area within the site.

- Use of water efficient fittings, fixtures, or appliances

The report has been based on figures using town water without any water saving devises. Figures used have been obtained from the AS/NZS 1547:2012.

- Allowable variation from design flows (peak loading events)

The wastewater figures used for this report have been based on the expected maximum number of persons to be using the proposed residence and administration building at any one time.

- Consequences of changes in loading (due to varying wastewater characteristics)

With the system designed for the maximum wastewater loading, there is expected to be no issues with wastewater disposal for the site.

- Consequences of overloading the system

If the system is continuously overloaded (e.g. higher than 1000L per day for many days) then there is a chance that the disposal area could fail. If this occurs or is expected to occur, the disposal area could be enlarged by an extra 50% if required.

- Consequences of underloading the system

If flows are lower than expected the consequences are expected to be minimal on the irrigation area. Long term under loading of the system may also result in vegetation die off in the irrigation areas and additional watering may be required.
The system should be placed in safe mode when unoccupied for long periods. Under such circumstances additional maintenance of the system may be required when reactivated.

- Consequences of lack of operation, maintenance, and monitoring attention

The system may not be maintained every quarter including the irrigation areas for reasons such as failure to keep up quarterly payments, sale of the house and new owners not familiar with the contract for maintenance or the contractor not being able to continue with the maintenance or neglecting reporting the lack of irrigation area maintenance.

In such circumstance issues of under loading or overloading and condition of the irrigation area are likely to require monitoring and maintenance.
This situation may result in unacceptable health and environmental risks. In such instances, compliance can be regulated by the Local Authority Environmental Health Officer through a range of regulatory tools to ensure compliance.

.

- Other considerations

Owners/occupiers should be made aware of the importance of maintaining their onsite waste water management system including the disposal area.

RECOMMENDED SYSTEM DESIGN(S)

Wastewater System Design

This report is for a proposed caretaker's property and the Administration building for the Greyhound Retirement Facility at Rifle Range Road. The caretaker cottage will consist of three bedrooms and will be connected to town water. The Administration building will consist of a maximum of 6 person with each generating up to 50L of wastewater per day.

- **Caretaker Cottage**: The loadings have been based on up to 5 persons, with each person generating up to 150L of wastewater per day. This creates a possible maximum loading of: **5 x 150L = 750L per day**
- **Administration Building#:** The loadings have been based on up to 5 persons, with each person generating up to 50L of wastewater per day. This creates a possible maximum loading of: **5 x 50L = 250L per day**

This will create a total wastewater loading of 1000L per day

Proposed Treatment Method:
Due to the bedrock within the area, it is proposed to collect and treat the wastewater in an Aerated Wastewater Treatment System (AWTS) and dispose of the wastewater via subsurface irrigation.

The area required for irrigation is A=Q/DIR; A = 1000/5; A= 200.
Therefore an irrigation area of 200m^2 would be required.

Note: there must be a minimum of 500mm of soil between the irrigation area and any bedrock, if the area marked for irrigation has bedrock at a depth of less than 500mm please contact SEAM for an alternative irrigation location.

See site plan (page 11) for proposed wastewater layout and page 10 for specifications.

* Wastewater loadings based on AS/NZS1547:2012.

The wastewater generated from the Administration building will need to be collected in a 3000L dual purpose septic tank, then in a 1000L holding tank and will be pumped up into the AWTS connected to the Caretakers Residence.

Specifications

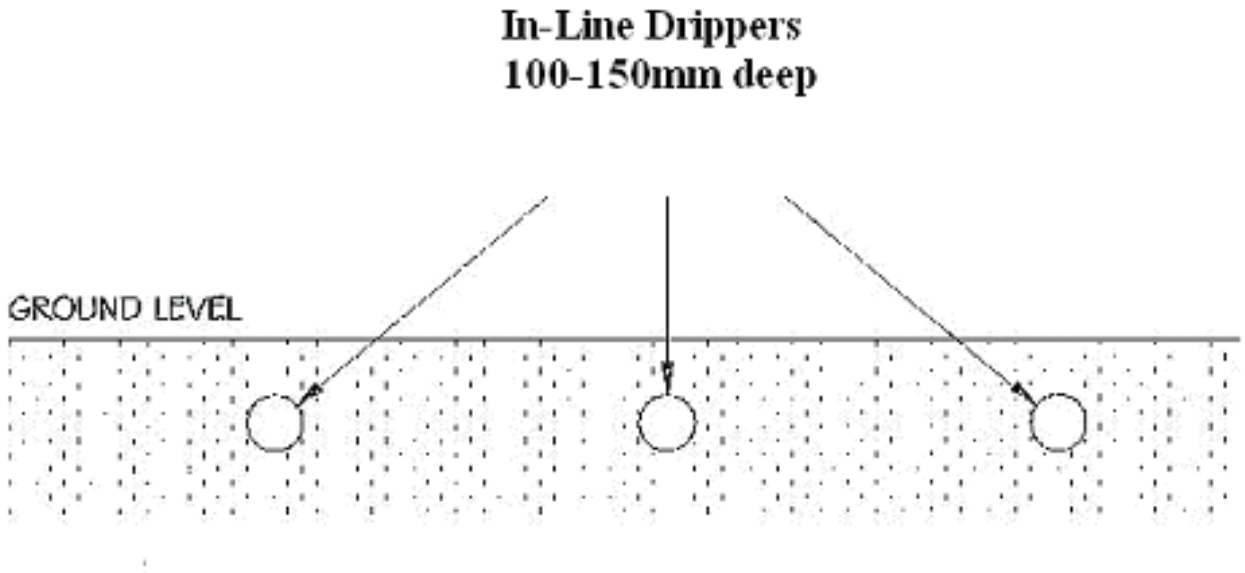
- 3000L Septic tank and 1000L holding tank with submersible pump to be connected to the administration building with the wastewater to be pumped into the AWTS unit
- Minimum pump capacity to be 15m head at the highest point of the irrigation line
- Vacuum breaker to be installed. Wastewater to be returned to the wastewater unit
- 120 – 130 micron inline filter to be installed
- Disposal area to be kept free of vehicular access
- Disposal area to be kept free of animals
- For subsurface irrigation the area is to be planted out with grass once complete
- For surface irrigation, install a minimum of 150mm of organic mulch & plant with shallow rooting, wastewater tolerant shrubs (see list)

Notes:

- If the soil varies significantly than that illustrated in this report please contact the designer immediately
- If bedrock is encountered during the excavation of the irrigation area the designer is to be contacted immediately*
- If ground water is encountered during the excavation of the beds the designer is to be contacted immediately

*The location of the proposed irrigation area can be moved OR extra soil can be brought in to ensure that the minimum 500mm depth between the irrigation and the bedrock is achieved.

Subsurface Irrigation

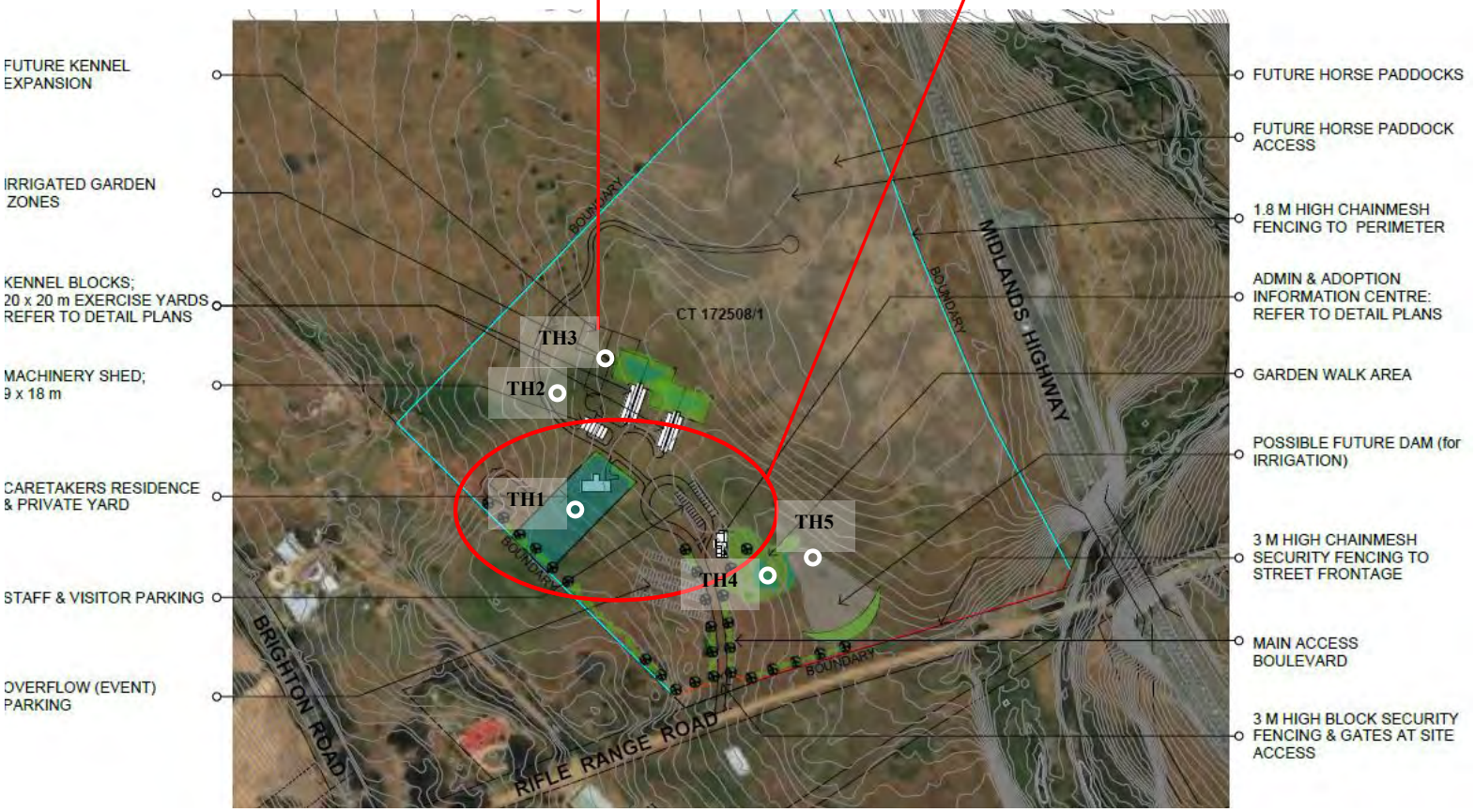


NOTE:
Minimum soil depth 500mm, uppermost 200mm to be sandy loam. Additional sandy loam may need to be imported to achieve this depth.
Depth of drippers to be 100-150mm below surface.
Spacing of dripper lines to be at least 0.5m apart, increasing to as much as 1.5m as slope and or clay content of soil increases.

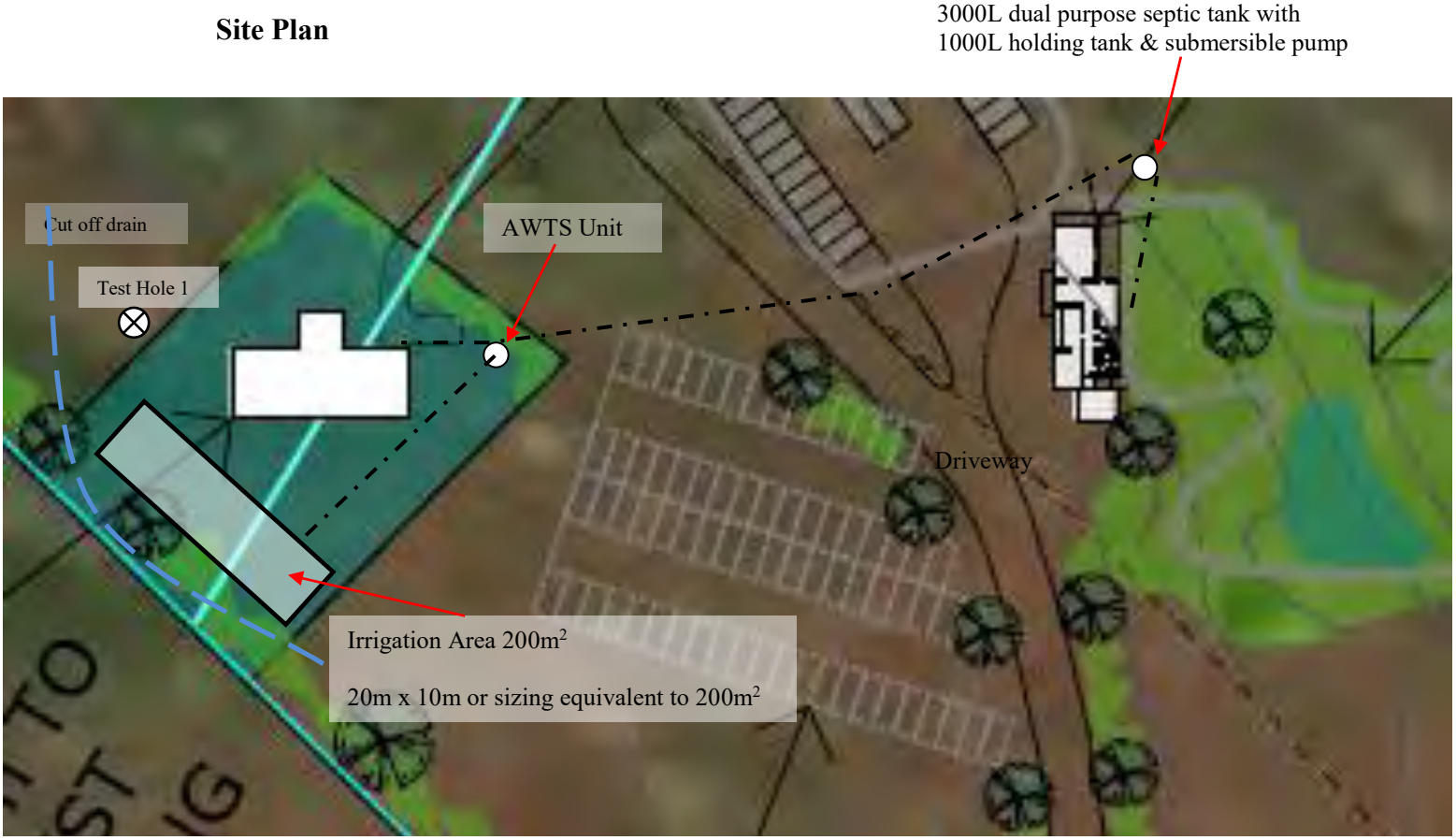
Location Plan

See separate report – Kennel Blocks

See detail over page



Site Plan



0m 25m

Scale Bar (Approx Only)

NORTH

NOTE
All plumbing work to be carried out by a licensed plumber
All work to be in accordance with the Plumbing Code 2014, Plumbing Regs. 2008 & AS 3500
Surface irrigation areas to be mulched with 150 mm of organic material and planted with shrubs
Subsurface irrigation areas to be installed in accordance with AS 1547-2012
The responsibility for the installation rests with the owner and their agent
An as constructed drawing of system to be provided on completion.
There are many factors affecting the successful operation of an on-site wastewater system and it is likely that at some time in the future additional work may be required to maintain the system operational and nuisance free.

Attachments: Form 35B

I/We authorise the Brighton Council to make copies of the report for internal office use.
Attached with the report or included with the application are original copies of all required certifications from suitably qualified persons. The design of this on-site wastewater system is suitable for the properties referred to in this report and the application.

DESIGNER

DESIGNED BY: James Wood

NAME OF ORGANISATION:
Sustainable Environmental Assessment and Management
(SEAM)

ADDRESSES
Postal: PO Box 2064, Lower Sandy Bay, TAS 7005
Main Office: 160 New Town Road, New Town, TAS 7008.
Devonport Office: 102 Best St, Devonport, TAS 7310

CONTACT DETAILS:
Ph: (03) 6228 1600
Mob: 0419 330 686

SIGNED:_____ **DATE:** 28th June 2017

SITE AND SOIL EVALUATION SUMMARY

Future Kennel Blocks

Client

Name	**TasRacing, C/-Alex Brownlie (GHD)**
Site Address	**(PID: 1487578) Rifle Range Road, Pontville 7030**
Postal Address	**C/- GHD**

Site and Soil Assessment

Soil Category	Cat 2 Soils – Sands
Soil Permeability	1.5m/day
DLR	50mm/day
DIR	5mm day
Slope/Aspect	The proposed future Kennel Blocks are located towards the centre of the site. There are gentle slopes of approximately 3 degrees with a northerly aspect.
Site Factors	The soils consist of sand and drain very well, however there is bedrock under the sands at a depth of approximately 600mm within the proposed kennel block location.

Wastewater System Design

This assessment is for 2 x proposed future kennel blocks (to be constructed if the venue is ever expanded) that will house up to 30 dogs in each block. This will consist of two blocks approximately 26m x 11m.

To reduce the amount of dog excrement being collected in the wastewater disposal system, it is proposed collect all the solid waste from the kennels (and dispose of it in a designated bin) before hosing out the kennels and runs.

Using this approach the sheds will generally produce lower amounts of wastewater. The wastewater is primarily generated through the washing down water and urine from the sheds on a weekly basis a pressure washer uses (approximately) 15L of water per minute. It has been determined that to wash both sheds out will take 2 hours (maximum).

Therefore the loadings have been based on:

- 15L x 60mins = 900L
- 900L x 2 Hours = **1800 Litres** (every week)

(The report will be based on 2000L to add a level of conservatism to the design.)

Septic Tank with Absorption Trenches:

It is proposed to treat the wastewater in a 4000L dual purpose septic tank followed by another 4000L holding tank with submersible pump. The wastewater will then be pumped at a set rate of 1000L per day, and pumped (via a k-rain valve) into (2) two

raised beds 15m x 2m and raised 500mm. (Only 1 trench at this length is required, however to allow for alternation between the beds two are proposed).

With the above setup the holding tank will be pumped dry within 2 days awaiting the next "flush" in (approx) 5 days. This will allow for the disposal area to be minimized, but adequate enough to deal with the wastewater.

The location of the proposed raised beds is to the north east of the proposed kennels. This will ensure the beds outside the proposed exercise yard attached to the proposed kennels. See site plan for further detail.

There is available land for secondary disposal, however it is not needed at this stage.

SEE FULL REPORT FOR FURTHER DETAILS

SITE AND SOIL EVALUATION REPORT

BACKGROUND

Site and Soil Evaluation Reports must be submitted with all applications for on-site wastewater management systems. Suitably qualified persons such as – soil scientists, engineering geologists, engineers, environmental health officers or other persons must complete evaluation reports. Designers of the on-site wastewater systems are to use their professional judgement to determine if issues outlined in the Report are relevant or if additional information is required. Also designers are to consider applicable legislation, Codes and Standards in relation to the design of the system.

For further information on site evaluation please consult AS/NZS 1547 – 2012 on-site domestic wastewater management.

REPORT

Municipality	Brighton Council
Location	(PID: 1487578) Rifle Range Road, Pontville 7030
Lot Area	12 Hectares (approximately)
Agent	GHD – Alex Brownlie
Site Plan	see attached
Date of inspection	26th June 2017
Date of this Site & Soil Evaluation Report	13th July 2017
Water Supply	Town water

SITE INFORMATION

Key Features
The wastewater loading is heavy when there is a wash cycle, however the wastewater will be disposed of over 2 days to reduce the peak loads. In conjunction with the very sandy soils, the disposal area will not be too large. Note: with bedrock at approximately 600mm the disposal bed will need to be raised.

Topography and Drainage
The Kennel location has a gentle 3 degree slopes. The site has good drainage with a northerly aspect.

Vegetation
The vegetation on the property is predominantly grassland.

Land Use
Proposed Greyhound Retirement Facility.

Climate
Climate data for the site has been taken from the Australian Bureau of Meteorology web site. Mean monthly rainfall, and mean daily maximum temperature for each month has been taken directly from the Mangalore weather station data. To allow for wetter than average weather, the adopted rainfall for each month has an additional 10% added to the mean.

A summary of this climate information, as well as monthly retained rain, evapo-transpiration, and evapotranspiration less the retained rain is in the Trench 3™ assessment report. Trench 3™ uses this data when calculating the monthly water balance for the site, which helps determine the system sizing.

Soils (see site plan on page 12 for test hole locations)
Test Hole 1:
0 – 260mm Dark Brown Loamy Sand (Cat 2)
260 – 610mm Pale Brown Fine Sand (Cat 2)
Refusal on rock

Test Hole 2:
0 – 280mm Dark Brown Loamy Sand (Cat 2)
280 – 540mm Pale Brown Fine Sand (Cat 2)
Refusal on rock

Test Hole 3:
0 – 160mm Dark Brown Loamy Sand (Cat 2)
Refusal on cobble

Test Hole 4:

0 – 480mm Dark Brown Loamy Sand (Cat 2)
Refusal on rock

Test Hole 5:
0 – 490mm Dark Brown Loamy Sand (Cat 2)
Refusal on rock

Groundwater
No encountered, not expected to be an issue.

- AS 1547 Soil Category: Category 2
- Modified Emerson Test: Class 8
- Soil permeability (estimated) 1.5m/day
- Long Term acceptance Rate (LTAR): 50mm/day
- Design Irrigation Rate (DIR): 5mm/day

Site Stability
Slopes of 3 degrees are throughout the disposal area, slope stability is not considered to be significance, however slope stability has not been assessed in detail and is beyond the scope of this report.

Site Capability Issues for On-site Wastewater Management

Trench 3™ Summary report of Site Capability

Sustainable Environmental Assessment and Management

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Future kennel blocks (if site is expanded)

Assessment for	TasRacing	Assess. Date	28-Jun-17
		Ref. No.	17032
Assessed site(s)	PID:1487578 Rifle Range Road, Pontville 7030	Site(s) inspected	26-Jun-17
Local authority	Brighton Council	Assessed by	Jamie Wood

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

Alert	Factor	Units	Value	Confid level	Limitation: Trench	Limitation: Amended	Remarks
	Expected design area	sq m	120,000	V. high	Very low		
	Density of disposal systems	/sq km	5	Mod.	Very low		
	Slope angle	degrees	3	V. high	Very low		
	Slope form	Convex spreading		V. high	Very low		
	Surface drainage	Good		High	Very low		
	Flood potential	Site floods <1:100 yrs		Mod.	Very low		
	Heavy rain events	Rare		Mod.	Low		
	Aspect (Southern hemi.)	Faces NE or NW		V. high	Low		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	1,000	Mod.	High	Moderate	Other factors lessen impact
	SAR of septic tank effluent		2.3	Mod.	Moderate	Low	Other factors lessen impact
	SAR of sullage		2.5	Mod.	Moderate	No change	
	Soil thickness	m	0.6	High	Moderate	No change	Other factors neutral
	Depth to bedrock	m	0.7	Mod.	Very high	Low	
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	2	V. high	Very low		
	Soil pH		7.0	Guess	Very low		Other factors lessen impact
	Soil bulk density	gm/cub. cm	1.5	Guess	Low		
	Soil dispersion	Emerson No.	8	High	Very low		
A	Adopted permeability	m/day	1.5	High	High		
	Long Term Accept. Rate	L/day/sq m	35	Mod.	High	Moderate	

Environmental Sensitivity Issues for On-site Wastewater Management

Trench 3™ Summary report of Environmental Sensitivity

Sustainable Environmental Assessment and Management

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Future kennel blocks (if site is expanded)

Assessment for	TasRacing	Assess. Date	28-Jun-17
		Ref. No.	17032
Assessed site(s)	PID:1487578 Rifle Range Road, Pontville 7030	Site(s) inspected	26-Jun-17
Local authority	Brighton Council	Assessed by	Jamie Wood

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

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
A	Cation exchange capacity	mmol/100g	25	Mod.	Very high	High	Other factors lessen impact
	Phos. adsorp. capacity	kg/cub m	0.7	Mod.	Moderate		
	Annual rainfall excess	mm	-179	High	Very low		
	Min. depth to water table	m	2	High	Low		
	Annual nutrient load	kg	7.3	Guess	Low	Moderate	
	G'water environ. value	Agric non-sensit		High	Low		
	Min. separation dist. required	m	16	High	Low	No change	
	Risk to adjacent bores						Factor not assessed
	Surf. water env. value	Agric sensit/dom drink		High	Moderate		
	Dist. to nearest surface water	m	150	High	Moderate		
	Dist. to nearest other feature	m	100	High	Low		
	Risk of slope instability	Very low		High	Very low		
	Distance to landslip	m	300	High	Very low		

Plate 1: Illustrating the sandy soils within the site

Assessment report for On-site Wastewater Management

Trench 3™ Assessment summary report

Sustainable Environmental Assessment and Management

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Future kennel blocks (if site is expanded)

Assessment for	TasRacing	Assess. Date	28-Jun-17
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Assessed site(s)	PID:1487578 Rifle Range Road, Pontville 7030	Site(s) inspected	26-Jun-17
Local authority	Brighton Council	Assessed by	Jamie Wood

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

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 1,000 (using a method independent of the no. of bedrooms)

Septic tank wastewater volume (L/day) = 0

Sullage volume (L/day) = 1,000

Total nitrogen (kg/year) generated by wastewater = 4.4

Total phosphorus (kg/year) generated by wastewater = 2.9

Climatic assumptions for site

(Evapotranspiration estimated using mean max. daily temperatures)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	42	33	33	44	38	44	42	42	44	53	47	51
Adopted rainfall (R, mm)	46	43	43	48	42	48	46	46	48	58	52	56
Retained rain (Rr, mm)	41	39	39	43	38	43	41	41	43	52	47	50
Max. daily temp. (deg. C)	22	22	20	17	14	12	12	13	15	17	19	20
Evapotrans (ET, mm)	82	69	62	49	40	43	45	48	54	63	68	74
Evapotr. less rain (mm)	**40**	**30**	**23**	**6**	**2**	**0**	**3**	**7**	**11**	**11**	**22**	**24**

Annual evapotranspiration less retained rain (mm) = 179

Soil characterisitics

Texture = Sand Category = 2 Thick. (m) = 0.6

Adopted permeability (m/day) = 1.5 Adopted LTAR (L/sq m/day) = 35 Min depth (m) to water = 2

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In dual purpose septic tank(s)
The preferred method of on-site secondary treatment:	Above-ground
The preferred type of in-ground secondary treatment:	Evapotranspiration bed(s)
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	15
Width (m) =	2
Depth (m) =	0.6
Total disposal area (sq m) required =	200
comprising a Primary Area (sq m) of:	100
and a Secondary (backup) Area (sq m) of:	100

Sufficient area is available on site

Comments

See full report for details

- System capacity (daily flow)

The system has been based on up to 1000L per day for a proposed dog kennel washdown.

- Summary of design criteria

This report is to calculate and design a wastewater disposal system that can dispose of all the effluent generated by the washing down of a proposed dog kennel at Rifle Range Road, Pontville 7030.

- The location of and use of the 'reserve area'

There is adequate room for a 100% reserve area within the site.

- Use of water efficient fittings, fixtures, or appliances

Not applicable. The use of a high pressure washer is recommended to reduce the amount of wastewater generated during the wash down procedure.

- Allowable variation from design flows (peak loading events)

The wastewater figures used for this report have been based on the expected time to wash out the kennels and the amount of water used per hour. If this amount of water used changes, then disposal area can be adjusted accordingly.

- Consequences of changes in loading (due to varying wastewater characteristics)

With the system designed for the maximum wastewater loading, there is expected to be no issues with wastewater disposal for the site.

- Consequences of overloading the system

If the system is continuously overloaded (e.g. higher than 1000L per day for many days) then there is a chance that the disposal area could fail. If this occurs or is expected to occur, the disposal area could be enlarged by an extra 50% if required OR the amount/rate of wastewater pumped to the disposal area could be adjusted.

- Consequences of underloading the system

The design has used a conventional septic tank and raised bed based system. The benefit of this is, that if the system is only used infrequently used there are no detrimental effects to either the septic tank or the disposal area.

- Consequences of lack of operation, maintenance, and monitoring attention

The septic tank should be pumped out as per the standard. Inspection Openings will be fitted to the system at the time of installation so that the system can be checked for blockages as required. The owners should familiarise themselves with the maintenance schedule attached to the site & soil report.
.

- Other considerations

Owners/occupiers should be made aware of the importance of maintaining their onsite waste water management system including the disposal area.

Wastewater System Design

Loadings have been based on:

- 15L x 60mins = 900L
- 900L x 2 Hours = **1800 Litres** (every week)

(The report will be based on 2000L to add a level of conservatism to the design.)

Septic Tank with Absorption Trenches:
It is proposed to treat the wastewater in a 4000L dual purpose septic tank followed by another 4000L holding tank with submersible pump. The wastewater will then be pumped at a set rate of 1000L per day, and pumped (via a k-rain valve) into (2) two raised beds 15m x 2m and raised 500mm. (Only 1 trench at this length is required, however to allow for alternation between the beds two are proposed).

Specifications:

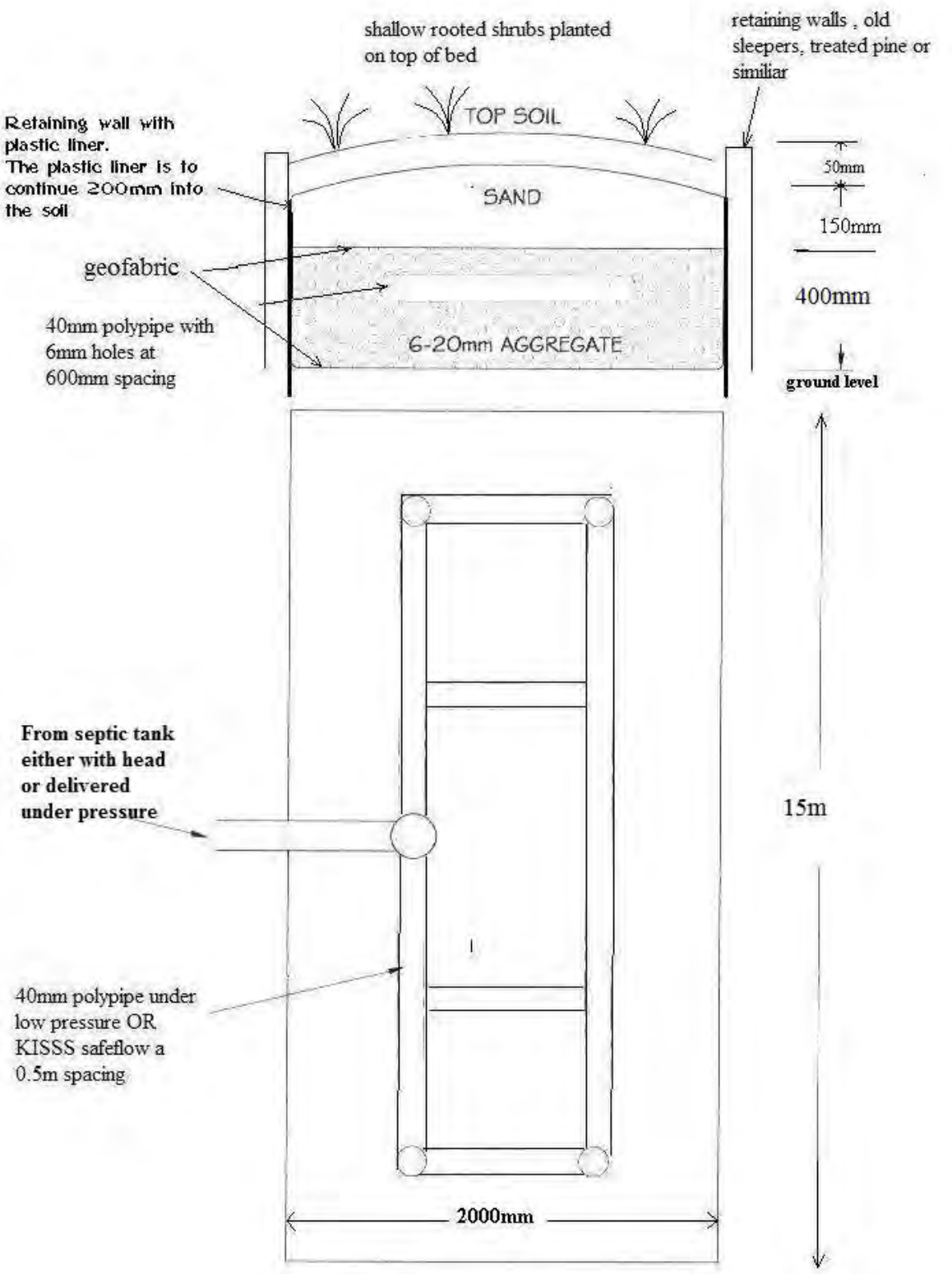
- 4000L dual purpose septic tank to be used
- Pump to run at a capacity of 1000L per day (when required) after wash-down
- Pump to stop when holding tank is empty (2 days)
- An outlet filter is to be fitted to the septic tank
- The base of the bed is to be level
- The bed is to be parallel to the contours of the land
- A surface water cut off drain should be installed above the disposal field.
- 40mm poly pipe with slots 6mm holes drilled along base at 600mm intervals to be used
- Disposal area to be kept free of vehicular access
- The sand materials that is to be filled above 100mm PVC pipe is to have the following specification - medium sand free of clay, and shall have a grain size of 0.3 to 1mm with a uniformity coefficient of 4
- Disposal area to be kept free of animals
- Raised bed to be 600mm above surface level – see cross section over page
- Beds to be backfilled with sand and top-dressed with sandy loam & planted out with either grass or shallow rooted approved shrubs

Notes:

- If the soil varies significantly than that illustrated in this report please contact the designer immediately
- If bedrock is encountered during the excavation of the irrigation area the designer is to be contacted immediately*
- If ground water is encountered during the excavation of the beds the designer is to be contacted immediately

*The location of the proposed beds can be moved OR the height of the raised beds increased to ensure that the minimum 1000mm depth between the base of the beds and the bedrock is achieved.

Raised Bed Cross Section



Cross section of Raised Bed for Zuvich at 2618 Cradle Mt Rd, Middlesex

Location Plan

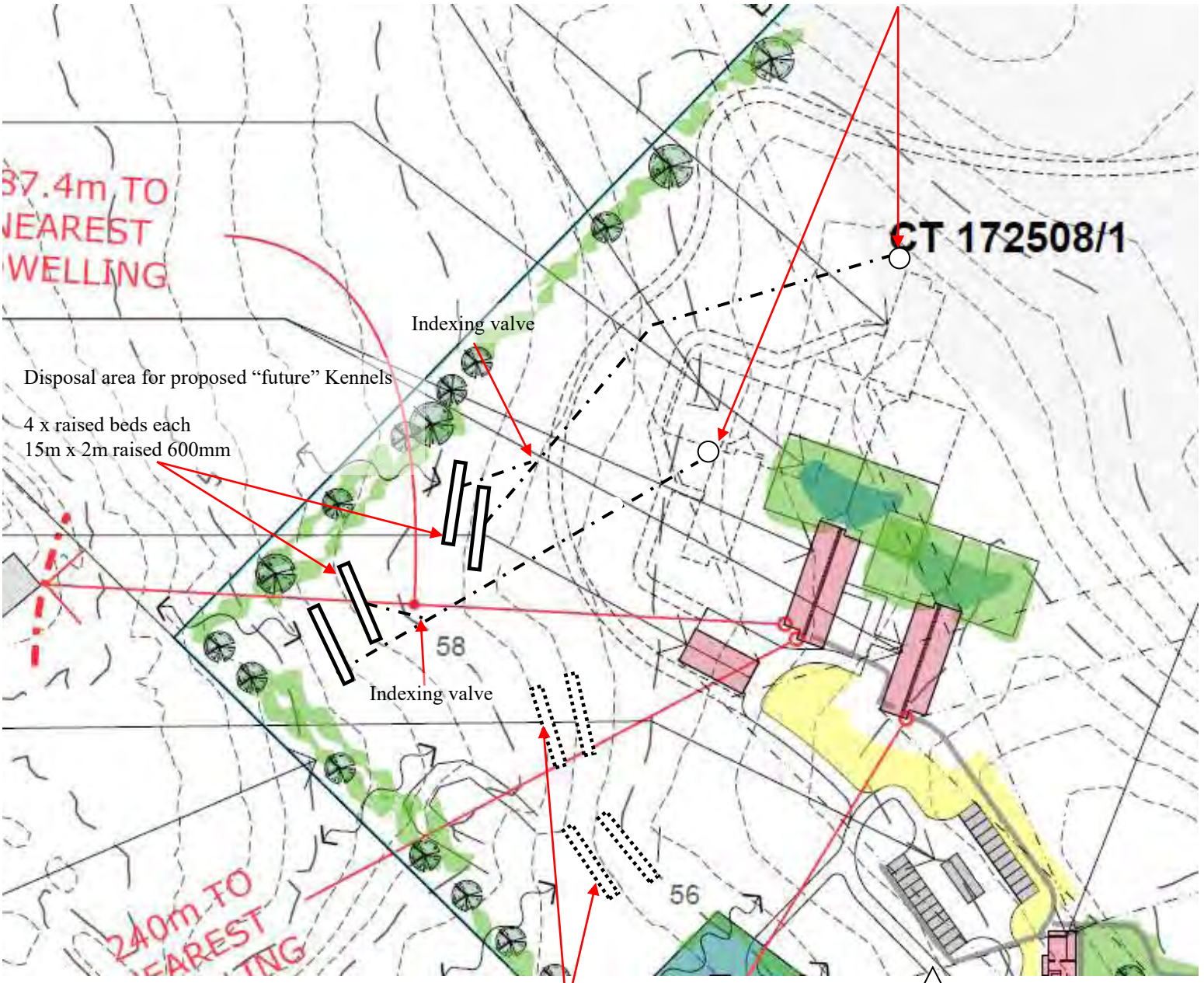
Detail over page

NORTH

Site Plan

0m 50m

Scale Bar (Approx Only)



NOTES
All plumbing work to be carried out by a licensed plumber
Absorption trenches / beds to follow contours of land
All work to be in accordance with the Plumbing Code 2014, Plumbing Regs. 2008 & AS 3500
The responsibility for the installation rests with the owner and their agent
An as constructed drawing of system to be provided on completion.
There are many factors affecting the successful operation of an on-site wastewater system and it is likely that at some time in the future additional work may be required to maintain the system operational and nuisance free.

I/We authorise the Brighton Council to make copies of the report for internal office use.
Attached with the report or included with the application are original copies of all required certifications from suitably qualified persons. The design of this on-site wastewater system is suitable for the properties referred to in this report and the application.

DESIGNER

Approved by: James Wood

NAME OF ORGANISATION: S.E.A.M.
(Sustainable Environmental Assessment and Management)

ADDRESS:
Postal: PO Box 2064, Lower Sandy Bay 7005
Office: 160 Newtown Road, NEWTOWN 7008
102 Best Street, DEVONPORT 7315

CONTACT DETAILS:
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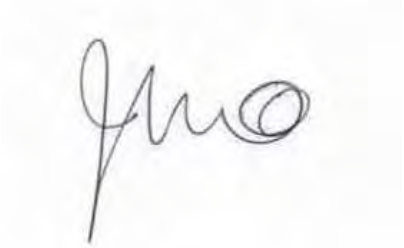
Ph: (03) 6228 1600
Fax: (03) 6228 1700



SIGNED: Date: 28th June 2017

Appendix E - Agricultural Report

AGRICULTURAL REPORT

466 Brighton Road, Pontville

July 2017

MACQUARIE FRANKLIN

Consultants for business, agriculture and environment

Macquarie Franklin Head Office
112 Wright Street | East Devonport | Tasmania | 7310
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Report author: Dr Lee Peterson

An appropriate citation for this report is: Macquarie Franklin, *July 2017, Agricultural Report*

Document status: Final

Date	Status /Issue number	Authorised by	Transmission method
6/7/17	Draft	L Peterson	Email
6/7/17	Final	L Peterson	Email

Contents

1 Introduction

This report, prepared by Dr Lee Peterson, Principal Consultant, Macquarie Franklin, has been prepared to provide an expert agricultural assessment of a proposed rezoning of Crown Land owned by State Growth, DIER, at Pontville.

This report reviews the current Land Capability and Land Classification of property encompassing three land titles that are zoned Significant Agricultural land. This includes soils, aspect, topography, water resource, and impact in relation to agricultural potential.

2 Qualifications and Experience

Dr Lee Peterson is an agricultural science graduate from the University of Tasmania with 33 years of experience in primary industry production, research and consulting. Dr Peterson has worked with a variety of farming enterprises throughout Tasmania. A detailed outline of experience and qualifications is attached in Appendix A.

3 Location and Proposal

The property proposed for rezoning is the following 3 titles at Pontville. Title reference 136618/1, 103746/2 and 103746/3, referred to here as the property. The current titles are pasture that is being grazed by horses.

The proposal is to rezone the 3 titles according to the site assessed land capability and classification.

4 Land Classification

Land capability of the property was assessed according to the Tasmanian Land Capability Classification System (Grose, 1999). Land is ranked according to its ability to sustain a range of agricultural activities without degradation of the land resource. Class 1 land is the best land and Class 7 land is the poorest. A wide range of limitations are considered and the most significant limitation determines its final classification, or ranking. Limitations in relation to soils include stoniness, topsoil depth, drainage and erosion hazard. Limitations to topography include slope and associated erosion hazard. Limitations relating to climate include low rainfall and frost.

A full explanation of the Land Capability System is available in the *DPIPWE Tasmanian Land Capability Handbook*.

The classification system assumes an average standard of land management and that production will be sustainable if the land is managed according to the guidelines of its Class. The system does not take into account the economics of production, distance from markets, social or political factors, all of which can change over time.

Class 4 land is described as follows:

Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimize degradation.

Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.

Class 5 land is described as follows:

Land with slight to moderate limitations to pastoral use but which is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

The DPIPWE mapping of the region has been undertaken at a 1:100,00 scale and indicates that the property is predominantly Class 4 with some Class 5. A more detailed, site specific assessment of land classification of the property proposed for development was undertaken by the author on 23rd June 2017.

Land classification on the property has been assessed as all Class 5 but with varying limitations due to the 2 soil types present.

Table 1 provides a detailed description of each land capability class.

Table 1: Land Capability Summary

Land Capability Class[1]	Area (ha)	Limitation	Soil Description	Cropping Suitability Rating [2]	Land Use Types [3]	Cropping Frequency [4]
5s2		Soil depth and Stoniness	Vertosols. Grey to brown loam over dolerite. Moderately drained, 0-4% slope	NA	DP	Annual
5s1		Soil structure	Podsol Sandy loam over sand, high permeability, prone to Aeolian mass movement	NA	DP	Annual

[1] *Land Capability Class*

Land capability was assessed according to the Tasmanian Land Capability Classification System (Grose, 1999). Land is ranked according to its ability to sustain a range of agricultural activities without degradation of the land resource. Class 1 land is the best land and Class 7 land is the poorest. A wide range of limitations are considered and the most significant limitation determines its final classification, or ranking. The classification system assumes an average standard of land management and that production will be sustainable if the land is managed according to the guidelines of its Class. The system does not take into account the economics of production, distance from markets, social or political factors, all of which can change over time.

[2] *Cropping Suitability Rating*

- *High - Soils with no or only slight limitations to use. Can support a wide range of intensive cropping and grazing activities. Cropping can occur almost continuously with only occasional pasture breaks.*
- *Moderate - Soils with moderate limitations to use. Conservation practices and sound management are needed to overcome limitations. Regular short-term pasture breaks are also required.*
- *Low - Soils suited to occasional cropping through severe limitations. Major conservation treatments and/or careful management required to minimise degradation.*
- *Very low - Very limited cropping with long pasture breaks (greater than 8 years).*
- *Unsuitable - No cropping should be undertaken.*

[3] *Land Use Types*

- *DP (Dryland pasture)*
- *IP (Irrigated pasture)*
- *DS (Dryland surface cropping; i.e. cereals and poppies)*
- *ISD (Irrigated surface cropping – dry harvest; i.e. cereals, poppies, carrot seed and grass seed)*
- *ISW (Irrigated surface cropping – wet harvest; i.e. peas, beans and broccoli)*
- *IRC (Irrigated root cropping; i.e. potatoes and carrots)*
- *H (Horticulture; i.e. grapes, olives and fruit)*
- *F (Forestry)*

[4] Cropping Frequency is given as an approximate range only. It assumes that best practices are being implemented in relation to soil management, sustainable crop rotations undertaken, and that seasonal and long term climatic conditions are favourable for cropping activities. Best practice soil management includes cultivation at an appropriate soil moisture level so as to maintain soil structure, management of cropping residues to assist in maintaining soil structure, and implementation of the most appropriate cultivation techniques. The lower range pertains to a more intensive cropping rotation (i.e. typically including irrigated root cropping) and/or less favourable seasonal/growing conditions. The upper range pertains to non-intensive cropping rotations (i.e. cereals and poppies) and/or more favourable seasonal/growing conditions (see Appendix 1). Cropping frequency does not include irrigated pasture which can be irrigated annually.

5 Soils

The predominant soil type across the property is a black to grey sandy loam soil on dolerite. These soils are generally moderate fertility, permeable except where overlaying tertiary clays. Most of the area has very shallow soil depth and there are frequent exposed dolerite rock outcrops. There is insufficient soil depth for cultivation and the frequent rock outcrops of rock prohibit even direct drilling and minimal tillage cultivation.

Frequent areas of exposed dolerite prohibiting cultivation

Brown soil on dolerite (Class 5s2 area) demonstrating shallow depth to rock

The soil transitions to the west into sandstone where it is predominantly a sandy loam to sand podzol, the transitions are not well defined as considerable mass movement has occurred over time resulting in some areas of deep sand over dolerite. These soils are highly permeable and low fertility. They are not suitable for annual cropping cultivation practices as they are subject to Aeolian mass movement while there is no ground cover or retaining root mass.

Sandy loam over sand in Class 5s1 area

6 Water Resources

The property is not within an Irrigation District and only stock water is available from TasWater network on the title 103746/2. The other titles are not serviced by TasWater. There are no suitable sites for farm dam construction sufficient for surface water harvest and storage of volumes sufficient for irrigation use. There is potential for small dam construction for stock watering purposes only.

7 Current agricultural activities

The soil types present on the property are not suitable for annual cropping and are only suitable for pasture and grazing. The property is not within any Irrigation Districts and have no access to sufficient water resource for irrigation.

The current activity is grazing, for horses. The present pasture is considerably depleted with low grass density and high levels of weed species present. These include declared weeds such as African boxthorn, horehound and blackberry as well as many common pasture weeds such as thistles,

rosehips, plantain, docks and brassicas.

African boxthorn listed noxious weed

Due to the soil constraints, rock outcrops and lack of significant water resource, none of the property area can be considered as prime agricultural land and as such are only limited to dryland grazing.

The scale of the titles in not sufficient to sustain a dryland grazing enterprise as stock grazing density potential is very low.

Overgrazing resulting in mass movement of the Class 5s2 sandy soils

8 Current zoning

The property is currently zoned "Significant Agriculture" under the Southern Midlands Interim Planning Scheme 2015. This zoning was undertaken through mapping projects prior to the construction of the Brighton Bypass. At the time of the assessment this property was adjacent too and part of larger agricultural properties to the north, which is now transected by the Brighton Bypass.

In 2016 an agricultural land mapping project to identify Potential Agricultural Land was commissioned and project managed by the Department of Justice, Planning Policy Unit on behalf of the Minister for Planning and Local Government in support of the State Planning Provisions, which form part of the Tasmanian Planning Scheme.

The primary aim of the project is to identify Tasmania's existing and potential agricultural land, and to provide guidance to local planning authorities on the spatial application of the Agriculture Zone within their municipal area. The zoning maps form part of each planning authority's Local Provisions Schedule.

The project scope focuses on land currently within the Rural Resource Zone and Significant Agriculture Zone in Interim Planning Schemes and the Rural Zone in the Flinders Planning Scheme 2000, or in other words, land that has already been strategically identified and protected for rural or agricultural purposes.

The mapping is intended as a strategic land use planning tool to assist local planning authorities in mapping the recalibrated rural zones in the Tasmanian Planning Scheme, specifically by identifying and mapping land that is potentially suitable for inclusion within the Agriculture Zone.

The project has utilised the Enterprise Suitability Mapping as the basis for most of the analysis in determining the suitability of land for agriculture. Land capability classification data as in the Land Capability Handbook (Grose, 1999) along with the DPIPWE's TASVEG 3.0 mapping was utilised in determining areas potentially suitable for broadacre dryland pastoral areas.

The Enterprise Suitability Mapping was used as it provides the most contemporary and sophisticated statewide analysis on the suitability of land for a range of agricultural enterprises. The production of the Enterprise Suitability Mapping involved analysis of a number of different agricultural enterprises and includes a number of important climatic, topographical and soil parameters. The Enterprise Suitability Maps are derived from a combination of new digital soil mapping, localised climate data, and complex crop rules and detailed modelling is completed at a scale of 1:50,000. With this data, climate and soil information has been used to match the known soil and climate requirements of a range of crops to a given area. This was combined with other factors including title size, capital value but the Enterprise Suitability Mapping used to compile the ES Clusters assumes ready access to water for irrigation. This is not practically possible for all areas in Tasmania.

The current mapping project has the property located within the "Land Potentially Suitable for Agriculture Zone" due to the previous Enterprise analysis data in the initial analysis but due to its position it has not been assessed in regard to "Constraints" and excluded from the study.

9 Proposed rezoning impact

The land capability and classification assessment of all three titles at a property specific resolution of 1:40,000 indicates that the property is not Significant Agricultural Land nor is it suitable for any agricultural purpose other than dryland pasture for grazing. The current zoning is not appropriate and rezoning of the titles is recommended. The current zoning will prohibit potential utilisation of the properties for other purposes including building a residential dwelling. As the land is not significant agricultural land there is no requirement to protect the land or prohibit development of a residence on the site.

10 Brighton Interim Planning Scheme 2015

Section 27.1.1 of the Scheme outlines the purpose of the Significant Agriculture zone.

Scheme	Response
27.1.1.1 To provide for the use or development of land for higher productivity value agriculture dependent on soil as a growth medium.	The soil medium is not suitable for high productivity value agriculture
27.1.1.2 To protect the most productive agricultural land and ensure that non-agricultural use or development does not adversely affect the use or development of that land for agriculture.	The land is not productive agricultural land.
27.1.1.3 To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.	Sustainable land management practices required irrespective of zoning.
27.1.1.4 To provide for limited non-agricultural uses that support the continued use of the land for agricultural use.	Not applicable
27.1.1.5 To protect regionally significant areas of significant agricultural land identified in the Regional Land Use Strategy, including areas subject to existing or proposed irrigation schemes, from conversion to non-agricultural use.	The land is not regionally significant nor accessible to irrigation development.

Scheme	Response
27.1.1.6 To protect areas used for reuse water irrigation.	The property is not suitable for reuse irrigation due to buffer zone restrictions, nor is it readily accessible to any regional STP's.
27.1.1.7 To ensure that new residential use is only established where necessary to facilitate the management of the land for agricultural purposes and does not fetter existing or potential agricultural use on other land.	The land is not significant agricultural land and there is no requirement to prohibit residential use nor will this fetter any adjacent agricultural land.

11 Policy

11.1 Background

An assessment is required to ensure that the proposed rezoning and title consolidation does not conflict with the principles outlined in State Policy on the Protection of Agricultural Land 2009 (PAL Policy). The purpose of the PAL Policy is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.

11.2 Principles

The PAL Policy is guided by 11 Principles. These Principles are discussed in detail below. Note that no one Principle should be read in isolation from the others to imply a particular action or cause and that generally the Principles are to be implemented through the planning scheme as it states in the PAL Policy.

11.2.1 Principle 1

Principle 1 states

"Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development".

The land is not a valuable resource for agricultural development, the proposed rezoning does not conflict with Principle 1.

11.2.2 Principle 2

Principle 2 states

"Use and development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium"

No prime agricultural land is present on the property, the proposed rezoning does not conflict with Principle 2.

11.2.3 Principle 3

Principle 3 states

"Use and development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy."

No prime agricultural land is present on the property, the proposed rezoning does not conflict with Principle 3.

11.2.4 Principle 4

Principle 4 states

"The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:

Minimising the amount of land alienated;

Minimising negative impacts on the surrounding environment; and

Ensuring the particular location is reasonably required for operational efficiency".

The establishment of utilities, extractive industries and controlled environment agriculture is not part of the proposed rezoning. Therefore, this principle is not relevant to the subject area.

11.2.5 Principle 5

Principle 5 states

"Residential use of agricultural land is consistent with the Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land".

No residential development is proposed, the proposed rezoning does not conflict with Principle 5.

11.2.6 Principle 6

Principle 6 states

"Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits".

There is no prime agricultural land, the proposed change does not conflict with Principle 6.

11.2.7 Principle 7

Principle 7 states

"The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use".

This principle is not relevant in respect to the rezoning.

11.2.8 Principles 8

"Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development".

The property is not within an irrigation district, no change in land use is proposed therefore does not conflict with principle 8

11.2.9 Principle 9 to 11

The remaining principles are not relevant to the subject area. These principles relate to the following:

- Planning schemes facilitating agricultural use on land zoned for rural purposes (Principle 9); and
- Plantation forestry (Principles 10 and 11).

12 References

Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania

13 Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.

Dr Lee Peterson B. Agri. Sci (Hons), ISHS, MAICD, CPag, PhD
Principal Consultant
Macquarie Franklin Pty Ltd
July 2017

14 Appendices

Appendix A: Profile Dr Lee Peterson

Appendix B: Property location image and land capability assessment

MACQUARIE FRANKLIN
Consultants for business, agriculture and environment

Lee Peterson

Position:

Principal Consultant

Qualifications:

B Ag Sc (Hons) University of Tasmania

PhD (Ag Science) Horticultural Research Group University of Tasmania

Professional Associations:

Certified Practicing Agriculturalist (CPAg)

Company Directors Graduate Diploma 2007

Member of the International Society of Horticultural Science

Contact Details:

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Tech 4, Unit 2 Technopark Innovation Drive

Dowsing Point TAS 7010

Introduction

Dr Lee Peterson is an agricultural professional with extensive expertise in many aspects of agricultural production gained over a period of 30 years in industry, consulting and research. Lee has considerable experience in the areas of new crop development, horticultural production systems, plant extracts and waste stream management in agricultural.

Professional Experience

2011 – present: Principal Consultant Macquarie Franklin

2005-2011:	Executive Director – Agribusiness Agricultural Resource Management (AGRM Pty Ltd)
2000- 2004:	Agricultural Resource Management Group
1998- 1999:	Serve-Ag Senior Project Agronomist
1996-1997:	Private agricultural consultancy and contract research provider
1993- 1995:	General Manager of Essential Oils of Tasmania
1989- 1993:	Production Manager of Essential Oils of Tasmania
1985- 1989:	Post-Graduate at the University of Tasmania
1984- 1985:	Agricultural Officer with the Tasmanian Department of Agriculture, Pasture and Field Crops Branch

Recent Projects

- Technical advisor to Houston's Farm roles include production system development, variety assessment, market research, crop scheduling, pesticide strategies, IPM program and representation of the company in respect to technical issues such as biosecurity and IPM
- Tasmanian contractor for the CSIRO land use and management information system estimating changes in soil carbon from changes in land use, an Australian Greenhouse Organisation project
- Project manager for the agricultural component of 8 wastewater reuse developments including Tasmania's two largest schemes, Brighton and Clarence.
- Agricultural advisor to United Utilities bid to develop effluent reuse for Ballarat North waste water treatment plant.
- Independent advisor and author to the "Environmental Guidelines for Recycled Water Use in Tasmania, 2002".

MACQUARIE FRANKLIN
Consultants for business, agriculture and environment

Lee Peterson

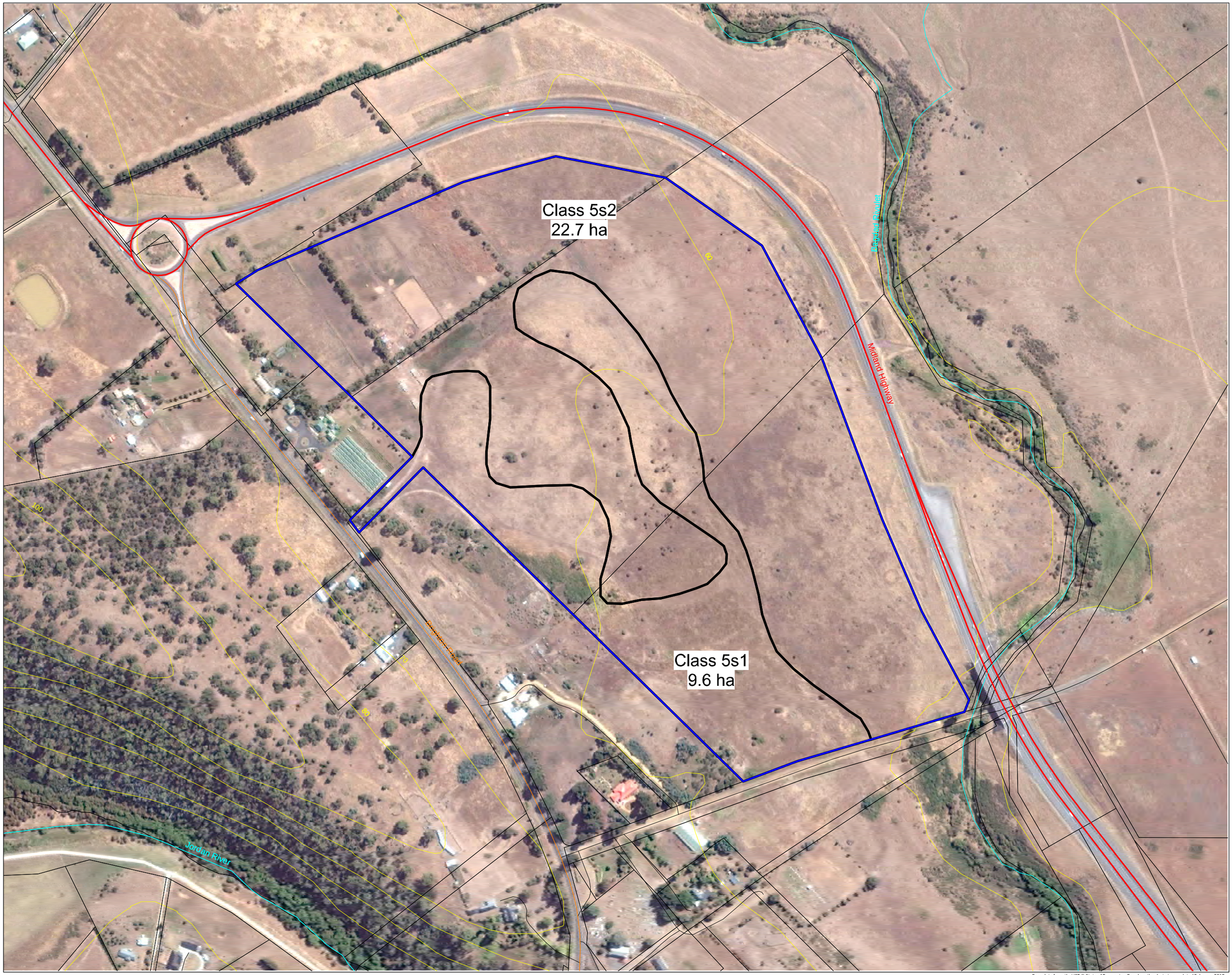
Areas of Expertise

- New crop development including essential oils, culinary herbs, medicinals and leafy vegetables
- Design of innovative harvest systems for new crops
- Waste water and effluent reuse
- Agricultural research and development
- Sustainable agricultural system design and implementation
- Environmental monitoring
- Plant physiology
- Land capability assessment
- Group training
- Agribusiness and financial management
- Socio and economic impact assessment

Macquarie Franklin Expertise

- Economic studies
- Business and farm management
- Feasibility studies
- State and regional development
- Irrigation and water development
- Land capability and mapping
- Natural resource management
- Training and extension
- Technical agricultural

- Development of annual soil monitoring programs for Clarence, Brighton and Collinsvale reuse schemes.
- Project Manager for the land capability assessment for the Meander Dam Development Proposal
- Agricultural potential study for the Jordan Dam Feasibility Study
- Review of the Australian Lavender industry for RIRDC
- Partner in the largest Boronia plantation development ever undertaken
- Project manager for Rekuna Pty Ltd, a Panax ginseng production company supported by an AusIndustry Commercial Ready Grant
- Climatic and resource suitability assessment for salad vegetable production on Australia's east coast, including risk assessment
- Technical advisor to Raspberry Fresh, out of season glasshouse raspberry production company
- Study tour and technical review of latest developments in hydroponic production of salad vegetables, Canada, Belgium, Holland and Italy
- Project manager for field services operation establishment for Tasmanian Poppy Enterprises
- Technical advisor to South Pacific Oils, essential oil production and extraction company, Vanuatu – Sandalwood production and research
- Technical resource to Southern Water for the coordinate and manage Tasmania's largest agricultural recycled water irrigation scheme, the Clarence Recycled Water (CRW)
- Technical advisor to Heydon Park Olives, Talmalmo, Victoria
- Production system economic assessment and inputs for TIDB feasibility studies – Musselrow, Great Forester and South East irrigation scheme developments
- Land capability assessments for numerous properties to support agricultural development, subdivision of non-agricultural land and expert witness reporting for legal representation
- Review of Industrial Hemp as a commercial cropping opportunity in Tasmania
- Review of pyrethrum industry strategic plan and industry development officer program
- Economic and socio analysis of the impact of blueberry rust incursion to the Tasmanian blueberry industry
- Site assessment, property liaison and development of Irrigation and Ground Water Management Plans for effluent management of Tassal hatchery expansion at Ranelagh and waste processing plant at Triabunna including representation to EPA



MACQUARIE FRANKLIN

Land Capability Assessment

Tas Racing
Midland Hwy
Pontville

N

0 50 100
metres

1 : 40,000 @ A3

Print Date: 26th June 2017

Datum: GDA94
(MGA, Zone 55)
Created by: Mick Lehman
Reference: LP_3GHD_TR

GDA

LEGEND

- Boundary
- Cadastral Parcel
- Highway
- Major Road
- Road
- Major Watercourse
- Contour (10m)
- Land Capability Class

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Appendix F - Ecological Assessment

Tasracing Pty Ltd

Greyhound Retirement Facility Rezoning Approvals
Ecological Assessment

June 2017

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Appendices

1. Introduction

1.1 Project Details

GHD Pty Ltd were engaged by Tasracing to undertake an ecological assessment for a proposed combined rezoning and development application (DA) for a new kennel facility on vacant Crown Land located off Rifle Range Road, Brighton, Tasmania. The kennels and related facilities will provide for the retraining of former racing greyhounds before they are offered to the public as domestic pets. A manager's residence is also proposed. The subject land is an 11.8 hectare lot that was severed from an original farming property as a result of the construction of the Brighton Bypass.

Tasracing has entered into a lease arrangement with the Department of Primary Industries, Parks, Water and Environment (DPIPWE) to allow consideration of the rezoning and DA to proceed.

The proposed development includes the following elements:

- A manager's residence;
- 3 x kennel buildings each catering for 40 greyhounds (20/side);
- Associated office, veterinary surgery, dog runs, waste facilities, and
- New access arrangements.

This botanical survey and fauna habitat assessment forms part of the environmental assessments required to obtain statutory approval for the Project.

1.2 Study area

The project study area is contained within one cadastral parcel (PID 1487578) near Brighton, as shown in Figure 1. The property is an 11.8 hectare lot that is owned by the Department of State Growth (State Growth). Tasracing has entered into a lease agreement with the Department to allow for rezoning and DA to proceed.

1.3 Purpose of this report

The purpose of this assessment is to:

- Describe the vegetation, flora and fauna of the study area;
- Identify listed ecological values of the study area;
- Identify any key threatening processes within the study area;
- Outline potential impacts of the proposed Project on ecological values;
- Evaluate the proposed Project against relevant ecological policy and legislation; and
- Provide recommendations to minimise impacts of the proposed Project.

1.4 Scope and limitations

This report: has been prepared by GHD for Tasracing Pty Ltd and may only be used and relied on by Tasracing Pty Ltd for the purpose agreed between GHD and the Tasracing Pty Ltd as set out in section 1.3 of this report.

GHD otherwise disclaims responsibility to any person other than Tasracing Pty Ltd arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

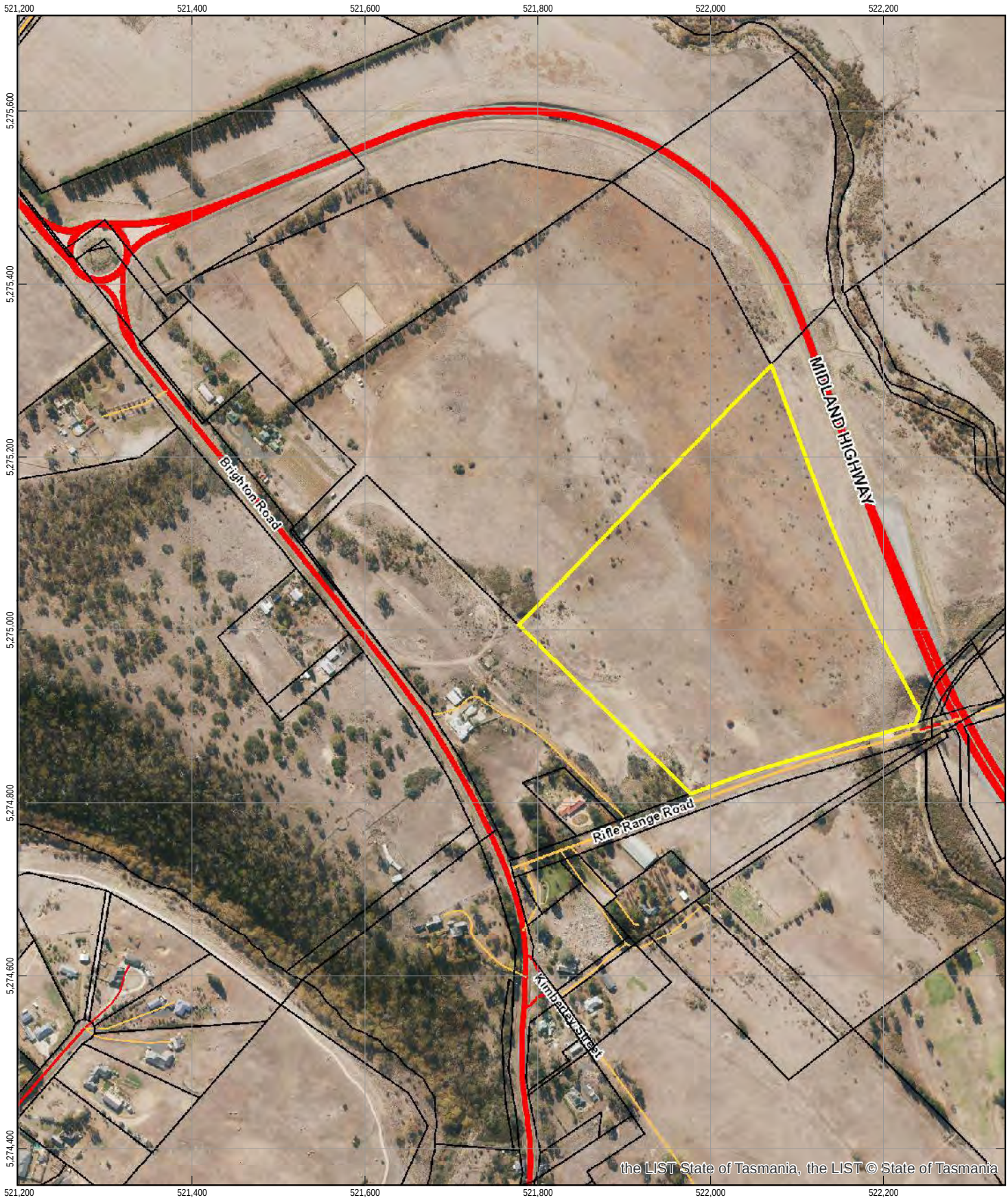
The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section(s) 2, 3, and 4 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

The site survey was undertaken in late Autumn which is a sub-optimal time of year to undertake botanical surveys for annual flowering species such as orchids and grasses. However, it is considered unlikely that any species were overlooked due to the consistent, heavy grazing pressure from stock animals on the site and the general poor condition of the, predominantly introduced, grassland.

GHD has prepared this report on the basis of information provided by Tasracing Pty Ltd and others who provided information to GHD (including Government authorities)], which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

1.5 Acknowledgments

- The Tasmanian Department of Primary Industries, Parks, Water and Environment (DPIPWE) for access to its Natural Values Atlas (NVA) database; and
- The Commonwealth Department of the Environment and Energy (DOTEE) for access to its Protected Matters Search Tool (PMST)



LEGEND

Site boundary

Cadastral Parcels

Paper Size A3

0 15 30 60 90 120 150

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 55

N

Tasracing Pty Ltd

Retirement Facility Rezoning Approvals

Study Area

Ecological Assessment

Job Number	32-18423
Revision	B
Date	05 Jun 2017

Figure 1

G:\32\18463\GIS\Maps\PDF\3218463_01_Study_Area_RevA.mxd

2 Salamanca Square Hobart TAS 7000 Australia **T** 61 3 6210 0600 **F** 61 3 6210 0601 **E** hbamail@ghd.com **W** www.ghd.com

Data source: Data Custodian, Data Set Name/Title, Version/Date. Created by: jtoregan

2. Method

2.1 Desktop Research

The primary data sources accessed during the desktop research included:

- The NVA database (BCB 2017) – which provides an NVA Report identifying threatened fauna and flora records within 500 m and 5000 m from the edge of the study area;
- The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) PMST (Australian Government 2017) – which provides a PMST Report that identifies any matters listed under the EPBC Act within a 2000 m buffer around the study area;
- The Land Information System Tasmania (LIST) database (Service Tasmania 2017) – which provides information on the location of vegetation communities according to the TASVEG 2013 and NRM Coastal Values Project 2006 mapping data, including the location of threatened vegetation;
- The DPIPWE website – which contains links to biological and ecological information on many of the State's threatened species (available online at: http://dpipwe.tas.gov.au/conservation/threatened-species/lists-of-threatened-species/full-list-of-threatened-species, accessed 07/11/2016); and
- The Water Information System of Tasmania (WIST) website – which provides access to the Conservation of Freshwater Ecosystem Values (CFEV) Database which contains information on the conservation value of all the State's freshwater and estuarine systems.

2.1.1 Botanical Survey and Fauna Habitat Assessment

The survey was conducted on 25 May 2017 by James Hill (Senior Ecologist, GHD). The study area was surveyed on foot utilising the random meander technique, with areas pin pointed as potentially supporting significant flora and fauna values investigated thoroughly.

All flora and fauna species observed (and/or heard) were recorded, along with fauna habitat values, native vegetation communities and weed infestations.

2.1.2 Statement of Compliance

Plant species were collected in accordance with the Department of Primary Industries, Parks, Water and Environment's Plant Collection Permit Number DA 16103 (expiry: 30/06/2017).

2.2 Nomenclature and Assessment of Significance

All plants were identified in accordance with A Census of the Vascular Plants of Tasmania (Baker & de Salas 2016). Flora and fauna conservation significance was determined in accordance with the Tasmanian *Threatened Species Protection Act 1995* (TSP Act) and the Commonwealth EPBC Act.

Conservation significance of vegetation communities was assessed in accordance with the TASVEG 2013 and Regional Forestry Agreement (RFA) classification and associated criteria (DPIPWE 2014). Conservation significance of other ecological communities was determined in accordance with the Commonwealth EPBC Act.

Significance of impacts on Matters of National Environmental Significance (MNES) were assessed in accordance with the Commonwealth Significant Impact Guidelines (DOTE 2013).

3. Results – Ecological Values

3.1 Native Vegetation

3.1.1 Listed communities identified by desktop research

Ecological Communities listed under Commonwealth Legislation

One vegetation community listed under the EPBC Act was identified by desktop research as likely to occur within the area:

- Lowland native grasslands of Tasmania

Vegetation Communities listed under State Legislation

One vegetation community listed under the Tasmanian *Nature Conservation Act 2002* was identified by desktop research within 1 km of the study area:

- *Eucalyptus amygdalina* forest and woodland on sandstone.

3.1.2 Vegetation communities recorded within the study area

One non-native community was identified and mapped within the study area (Figure 3). This vegetation community was:

- Agricultural Land (FAG)

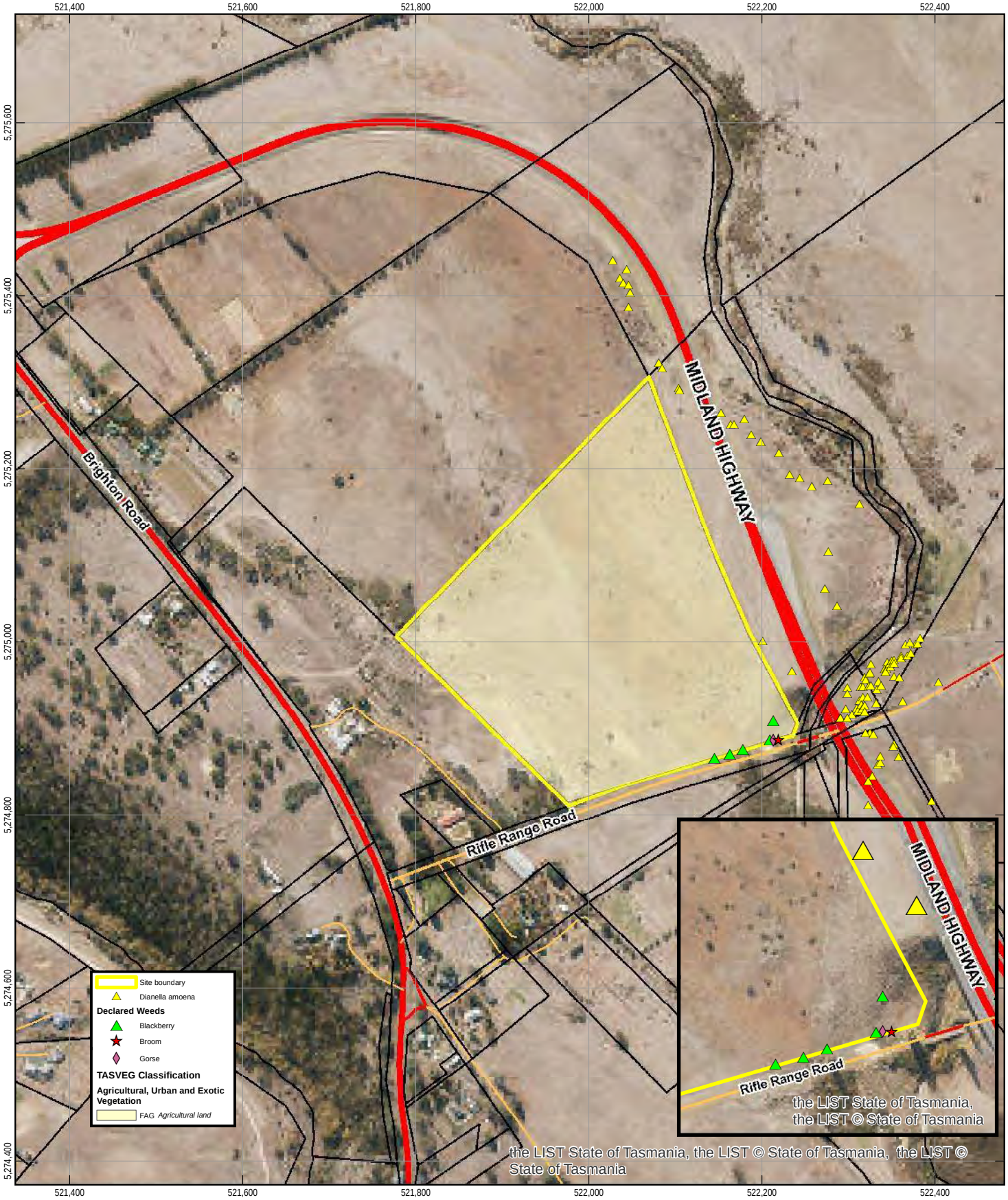
The community recorded on site is described below, as defined by the document *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation* (Kitchener & Harris 2013), and local site characteristics.

Agricultural land (FAG)

This vegetation type generally includes improved pastures, cropland and orchards, with numerous exotic species dominating, although minor occurrences of native species such as those in the genera *Austrodanthonia* (wallabygrass) and *Austrostipa* (speargrass) may also be present.

Within the study area the vegetation was highly modified with the majority of species being composed of introduced grasses and weeds. The dominant species included, *Lolium perenne* (perennial ryegrass), *Phalaris minor* (lesser canarygrass) and *Dactylis glomerata* (cocksfoot). Occasional native grasses included *Poa rodwayi* (velvet tussockgrass), *Austrostipa stuposa* (corkscrew speargrass) and *Themeda triandra* (kangaroo grass). Additional shrub species included *Rosa rubiginosa* (sweet briar) and *Crataegus monogyna* (hawthorn). Native species were generally observed in areas where there was rock outcrops and subsurface boulders.

The complete study area has been heavily grazed by livestock, in particular horses, which were present at the time of the field assessment, and as such the quality of the vegetation is very poor.



Paper Size A3

0 15 30 60 90 120 150

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 55

N

Client Name: Tasracing Pty Ltd

Project Name: Retirement Facility Rezoning Approvals

Job Number	32-12345
Revision	B
Date	13 Jun 2017

Ecological Values

Figure 2

G:\32\18463\GIS\Maps\Working\3218463_01_Ecological Values_RevB.mxd

2 Salamanca Square Hobart TAS 7000 Australia **T** 61 3 6210 0600 **F** 61 3 6210 0601 **E** hbamail@ghd.com **W** www.ghd.com

Data source: Data Custodian, Data Set Name/Title, Version/Date. Created by: jhill

Figure 2 Left - Agricultural land (FAG); Right - Typical grass species with *Phalaris minor* obvious

3.2 Native Flora

3.2.1 Threatened flora identified by desktop research

The following seventeen threatened flora species have previously been recorded within 500 m of the study area:

- *Austrostipa scabra* (rough speargrass)
- *Brachyscome rigidula* (cutleaf daisy)
- *Calocephalus citreus* (lemon beautyheads)
- *Cryptandra amara* (pretty pearlflower)
- *Dianella amoena* (grassland flaxlily)
- *Eryngium ovinum* (blue devil)
- *Glycine latrobeana* (clover glycine)
- *Haloragis heterophylla* (variable raspwort)
- *Isoetopsis graminifolia* (grass cushion)
- *Juncus amabilis* (gentle rush)
- *Pellaea calidirupium* (hotrock fern)
- *Pterostylis ziegeleri* (grassland greenhood)
- *Pultenaea prostrata* (silky bushpea)
- *Teucrium corymbosum* (forest germander)
- *Triptilodiscus pygmaeus* (dwarf sunray)
- *Vittadinia burbidgeae* (smooth new-holland-daisy)
- *Vittadinia muelleri* (narrowleaf new-holland-daisy)

Of the above list, the following are considered to have a high probability to occur within the study area:

- *Vittadinia muelleri*
- *Juncus amabilis*
- *Dianella amoena*

There are also some additional species that have previously been recorded within 5 km of the study area, however the majority of these are detailed in the list above. The complete list can be found in Appendix A.

3.2.2 Threatened flora recorded within the study area

A total of 7 native flora species and 12 introduced species were recorded during the field survey. No threatened flora species listed under the Commonwealth EPBCA 1999 or the Tasmanian TSPA 1995 were recorded within the immediate study area. However, it should be noted that there are known individuals of the endangered species *Dianella amoena* (grassland flaxlily) in the area directly east, between the study area and the Midland Highway, which were confirmed present during the field assessment. The locations of these are provided in Figure 3, and Table 1 below:

Table 1 Locations of *Dianella amoena*

Species	Easting	Northing
Dianella amoena	522,200.8	5,275,001.7
Dianella amoena	522,235.0	5,274,966.9

The site survey was undertaken in late Autumn which is a sub-optimal time of year to undertake botanical surveys for annual flowering species such as orchids and grasses. However, it is considered unlikely that any species were overlooked due to the consistent, heavy grazing pressure from stock animals on the site and the general poor condition of the, predominantly introduced, grassland.

3.2.3 Introduced Plants

Twelve introduced plant species were recorded during the field survey; three species are declared weeds under the *Tasmanian Weed Management Act* 1999.

- *Cytisus scoparius* (English broom)
- *Rubus fruticosus agg*. (blackberry)
- *Ulex europaeus* (gorse)

The locations of these are detailed in Figure 3, location coordinates are provided in the shapefile provided with this report.

3.3 Native Fauna

3.3.1 Listed fauna identified by desktop research

According to the NVA Report, the following threatened fauna species have previously been recorded within 500 m of the study area:

- *Perameles gunnii* (eastern barred bandicoot)
- *Sarcophilus harrisii* (Tasmanian devil)

The Eastern Barred Bandicoot is listed as Vulnerable under the Commonwealth EPBC Act 1999 and not listed under the TSP Act 1999.

The Tasmanian Devil (*Sarcophilus harrisii*) is listed as endangered under both the TSP Act and the Commonwealth EPBC Act.

Additional listed species have been recorded, or are predicted to occur based on habitat mapping, within 5 km of the site according to the NVA and PMST reports. These species (except listed migratory marine species) and their likelihood of occurrence within the study area are shown in Table 2.

Table 2 Listed fauna known or predicted to occur within 5 km of the study area

Species	Tasmanian Status TSP Act	Commonwealth Status – EPBC Act	Brief habitat description & likelihood of occurrence within study area
Mammals			
Sarcophilus harrisii Tasmanian Devil	Endangered	Endangered	May occur in a variety of forest types including coastal heath, open dry sclerophyll forest, and mixed sclerophyll rainforest. **Unlikely as there is little suitable foraging habitat within the study area, and no suitable denning habitat.**
Perameles gunnii Eastern Barred Bandicoot			The Eastern Barred Bandicoot (Tasmania) occurs in open habitats including woodlands and open forests with a grassy understorey, and native and exotic grasslands (Hocking, 1990). It needs understorey plants to provide shelter, nest sites and food (Parks and Wildlife Service Tasmania, 2007). **Unlikely as there is little suitable foraging/sheltering habitat.**
Birds			
Aquila audax subsp. fleayi Wedge-tailed Eagle	Endangered	Endangered	Nest in old growth trees, and common in areas with a mosaic of forest, farmland and waterways. **Unlikely to nest as there is no suitable nesting habitat, however may forage within the greater area.**
Lathamus discolor Swift Parrot	Endangered	Endangered	Feed on the nectar of Eucalyptus globulus and E. ovata. Nest in tree hollows in eastern Tasmania, usually near the coast in dry forests. **Unlikely as the site is not within the species usual range nor are there feeding trees present.**
Tyto novaehollandiae Masked Owl	Provisionally endangered	Provisionally vulnerable	The Masked Owl is found singularly or in pairs in forests, woodlands, parks and adjacent open country. Masked Owls are territorial, and pairs remain in or near the territory all year round. **Possible as there is some suitable foraging habitat, however there are no suitable nesting trees.**
Reptiles			
Pseudemoia pagenstecheri tussock skink	Vulnerable	Not listed	Restricted to lowland tussock grassland and woodland, with a good cover of medium to tall tussocks. **Unlikely as the site does not contain the preferred tussock grassland of the species.**

Note: Likelihood of occurrence of threatened fauna is assessed on a 4-tier scale:

1. **Present** - individuals recorded within the study area during the field assessment or any previous assessment within the boundaries of study area;
2. **Possible** - suitable habitat occurs within the study area;
3. **Unlikely** - suitable habitat unlikely to occur within the study area, or suitable habitat substantially modified, or suitable habitat present but species not recorded for over 50 years within 5 km of the site;
4. **Highly unlikely** - no suitable habitat present within the study area, and individuals not recorded within the study area during current or any previous assessment.

Note that extinct species have been excluded from the Table 2 above

3.3.2 Listed fauna and potential habitat of listed species recorded within the study area

General Habitat Values

The study area is not considered to provide quality habitat for fauna species, as the vegetation is highly degraded with little to no nesting, denning or quality foraging habitat. In addition to this the area is adjacent to a major highway and there are no medium to large tracts of forest or habitat nearby.

No unlisted native fauna species were recorded during the field assessment. There was no evidence of scats or diggings within the study area. However, there were 8 horses (*Equus caballus*) present within the study area during the survey and all grass species were highly grazed limiting the availability for browsing resources for native species.

Threatened Fauna Habitat

As described in general habitat values there is little to no threatened fauna habitat within the study area. Table 2 identifies several species that have previously been recorded within 5000 m of the study area, with two of these species identified as possibly occurring. The following is a summary of the habitat values within the study area that are applicable to each species:

- *Aquila audax* subsp*. fleayi* (wedge-tailed eagle) is unlikely to nest within the study area as there is no suitable nesting habitat; the species may occasionally overfly and possibly forage in the area. The study area is not considered core habitat for the species.
- *Tyto novaehollandiae* (masked owl) is highly unlikely to nest within the study area as there is no suitable habitat. There is a low possibility that the species may utilise the study area for foraging purposes, however the species is considered (at most)likely to utilise the area infrequently.

3.3.3 Geoconservation Sites

The following geoconservation sites occur within 1000 m of the study area:

- Western Tasmania Blanket Bogs - The most extensive organosol terrain in Australia and the Southern Hemisphere.

3.3.4 Raptor Nest identified by desktop research

No raptor nests have previously been recorded within 500 m or 1000 m of the study area.

4. Potential Ecological Impacts

4.1 Vegetation Communities

No native and one non-native community was recorded within the study area during the field assessment. No communities listed under the *Tasmanian Nature Conservation Act 2002* were recorded. As such, significant impacts to native vegetation are not anticipated.

4.2 Significant Flora

No flora species listed under the Tasmanian TSP Act or the Commonwealth EPBC Act were recorded during the ecological assessment.

There is one flora species *Dianella amoena* (grassland flaxlily) listed under both the Tasmanian and Commonwealth Acts that occurs **in close proximity to the study area**. The locations of this species should be considered during construction activities if any disturbance works (such asaccess or utility upgrades) are required in the area between the eastern boundary of the study area and the Midland Highway. If disturbance of this species is possible, a Permit to Take under the TSP Act would be required. In addition, a review of the impacts to the species under the Commonwealth EPBC Act would also be required to determine whether the impact was likely to be significant, and therefore whether referral and approval under the EPBC Act is required.

4.3 Significant Fauna & Fauna Habitat

As discussed in section 3.3 the site provides very low quality habitat for native fauna across the entire study area. There are no habitat trees, fallen logs or additional habitat values that provide quality fauna habitat for foraging, nesting or denning. Therefore, fauna habitat values are considered very low and significant impacts are not expected.

4.4 Weeds

Three declared weeds were recorded within the study area, including *Cytisus scoparius* (English broom), *Rubus fruticosus* agg. (blackberry) and *Ulex europaeus* (gorse). There is potential for these species to be spread more widely through the site, or seeds transferred offsite, as a result of the works. Care should be taken to implement hygiene practices (discussed below) to avoid the spread of these species.

5. Conclusions and Recommendations

In summary, the proposal is unlikely to have notable impacts on native flora or fauna values. It is considered unlikely that approvals or permits under either the Tasmanian *Threatened Species Protection Act* 1995, the *Commonwealth Environment Protection and Biodiversity Conservation Act* 1999 or the *Nature Conservation Act* 2002 will be required.

The following recommendations are made:

- Avoid disturbance to the corridor of land immediately adjacent to the study area i.e. between the site and the Midland Highway, as this area contains the threatened plant *Dianella amoena*. If disturbance of this area and impacts to this species are likely, approval under the TSP Act and EPBC Act may be required.
- Clearly demarcate the boundary of the site when works begin, to avoid unintential disturbance of the neighbouring threatened flora locations.
- Control (remove) existing infestations of weeds on site, prior to works commencing.
- Implement on site weed and hygiene protocols, such as washdown of machinery and vehicles before leaving site (as outlined in DPIPWE 2015 *Weed and Disease Planning and Hygiene Guidelines – Preventing the spread of weeds and disease in Tasmania*).

This assessment is based on current site conditions and comments on likely impacts are based on the general new proposed use for the site. Detailed plans were not available at the time of writing.

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Appendices

Appendix A – Flora Species List

Species	Common Name	I= introduced D= declared
Austrostipa stuposa	corkscrew speargrass	
Daviesia ulicifolia	spiky bitterpea	
Juncus procerus	tall rush	
Poa labillardierei	tussockgrass	
Poa rodwayii	velvet tussockgrass	
Lomandra longifolia	sagg	
Themeda triandra	kangaroo grass	
Carduus pycnocephalus	slender thistle	*i*
Carduus tenuiflorus	winged thistle	*i*
Cirsium arvense var. *arvense*	creeping thistle	*i*
Crataegus monogyna	hawthorn	i
Cytisus scoparius	English broom	i, D
Dactylis glomerata	cocksfoot	i
Lolium perenne	perennial ryegrass	i
Nassella neesiana	chilean needlegrass	i
Rosa rubiginosa	sweet briar	i
Rubus fruticosus agg.	blackberry	i, D
Trifolium repens	white clover	i
Ulex europaeus	gorse	i, D

Appendix B – Natural Values Atlas Report

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

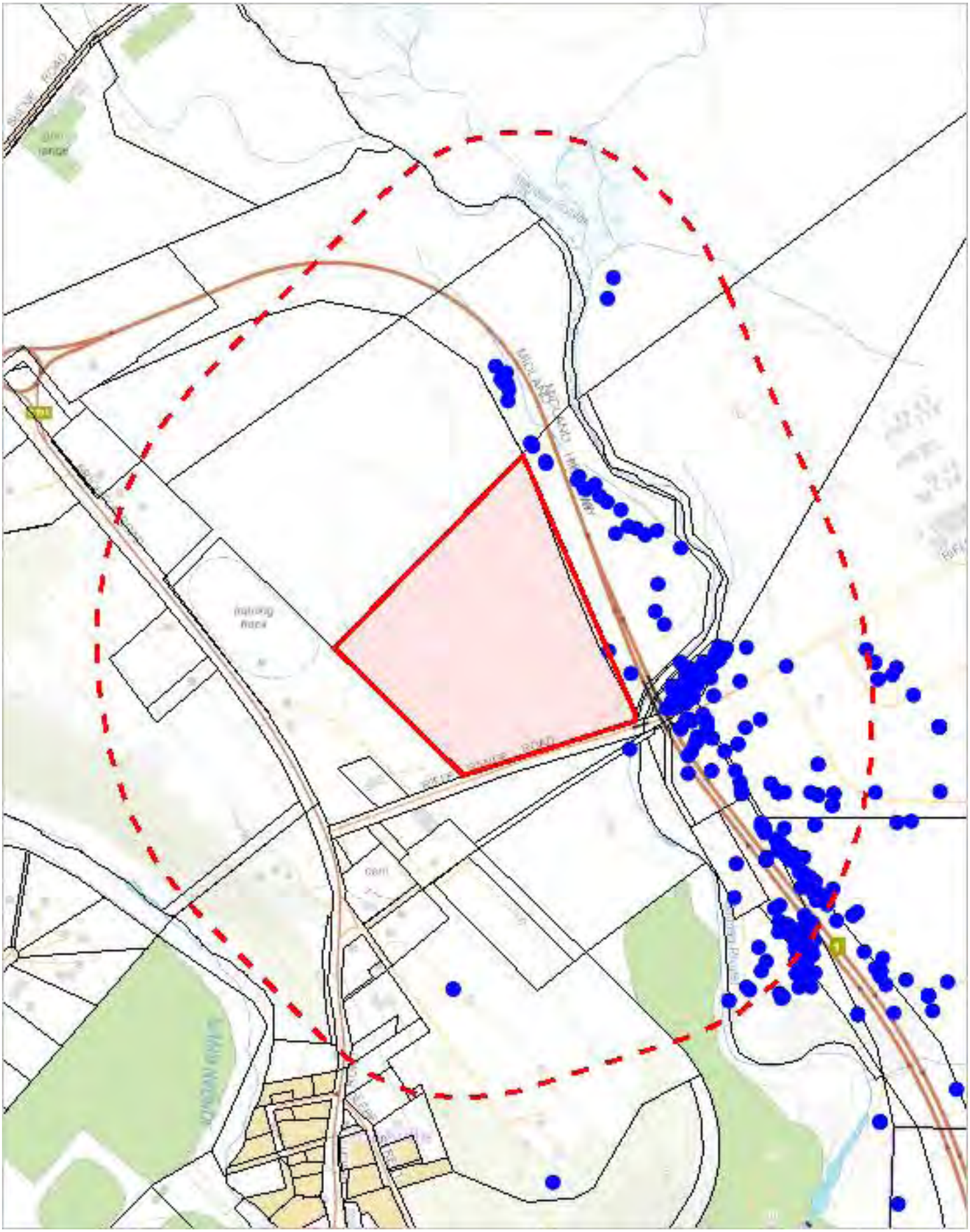
Reference:	3218463
Requested For:	WMcMinn
Report Type:	Summary Report
Timestamp:	01:20:42 PM Thursday 18 May 2017
Threatened Flora:	buffers Min: 500m Max: 5000m
Threatened Fauna:	buffers Min: 500m Max: 5000m
Raptors:	buffers Min: 500m Max: 5000m
Tasmanian Weed Management Act Weeds:	buffers Min: 500m Max: 5000m
Geoconservation:	buffer 1000m
Acid Sulfate Soils:	buffer 1000m
TASVEG:	buffer 1000m
Threatened Communities:	buffer 1000m
Tasmanian Reserve Estate:	buffer 1000m
Biosecurity Risks:	buffer 1000m

The centroid for this query GDA94: 522022.0, 5275021.0 falls within:

Property: 1487578

Threatened flora within 500 metres

522759, 5276003



521261, 5274109

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

Threatened flora within 500 metres

Legend: Verified and Unverified observations

Legend: Cadastral Parcels

Threatened flora within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Austrostipa scabra	rough speargrass	r		n	9	06-Nov-2013
Brachyscome rigidula	cutleaf daisy	v		n	1	15-Nov-1998
Calocephalus citreus	lemon beautyheads	r		n	41	22-Oct-2014
Cryptandra amara	pretty pearlflower	e		n	4	22-Oct-2014
Dianella amoena	grassland flaxlily	r	EN	n	130	22-Oct-2014
Eryngium ovinum	blue devil	v		n	21	22-Oct-2014
Glycine latrobeana	clover glycine	v	VU	n	10	17-Dec-2008
Haloragis heterophylla	variable raspwort	r		n	1	25-Feb-2010
Isoetopsis graminifolia	grass cushion	v		n	2	01-Nov-1999
Juncus amabilis	gentle rush	r		n	1	26-Nov-1996
Pellaea calidirupium	hotrock fern	r		n	4	22-Oct-2014
Pterostylis ziegeleri	grassland greenhood	v	VU	e	3	01-Nov-1999
Pultenaea prostrata	silky bushpea	v		n	14	22-Oct-2014
Teucrium corymbosum	forest germander	r		n	2	18-Jan-1930
Triptilodiscus pygmaeus	dwarf sunray	v		n	2	01-Nov-1999
Vittadinia burbidgeae	smooth new-holland-daisy	r		e	1	08-Oct-2013
Vittadinia muelleri	narrowleaf new-holland-daisy	r		n	10	08-Oct-2013
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy	p		n	2	01-Nov-1999
Xanthoparmelia amphixantha		e			17	01-Apr-2014
Xanthoparmelia molliuscula		e			7	01-Apr-2009
Xanthoparmelia vicariella		r		e	3	01-Apr-2009

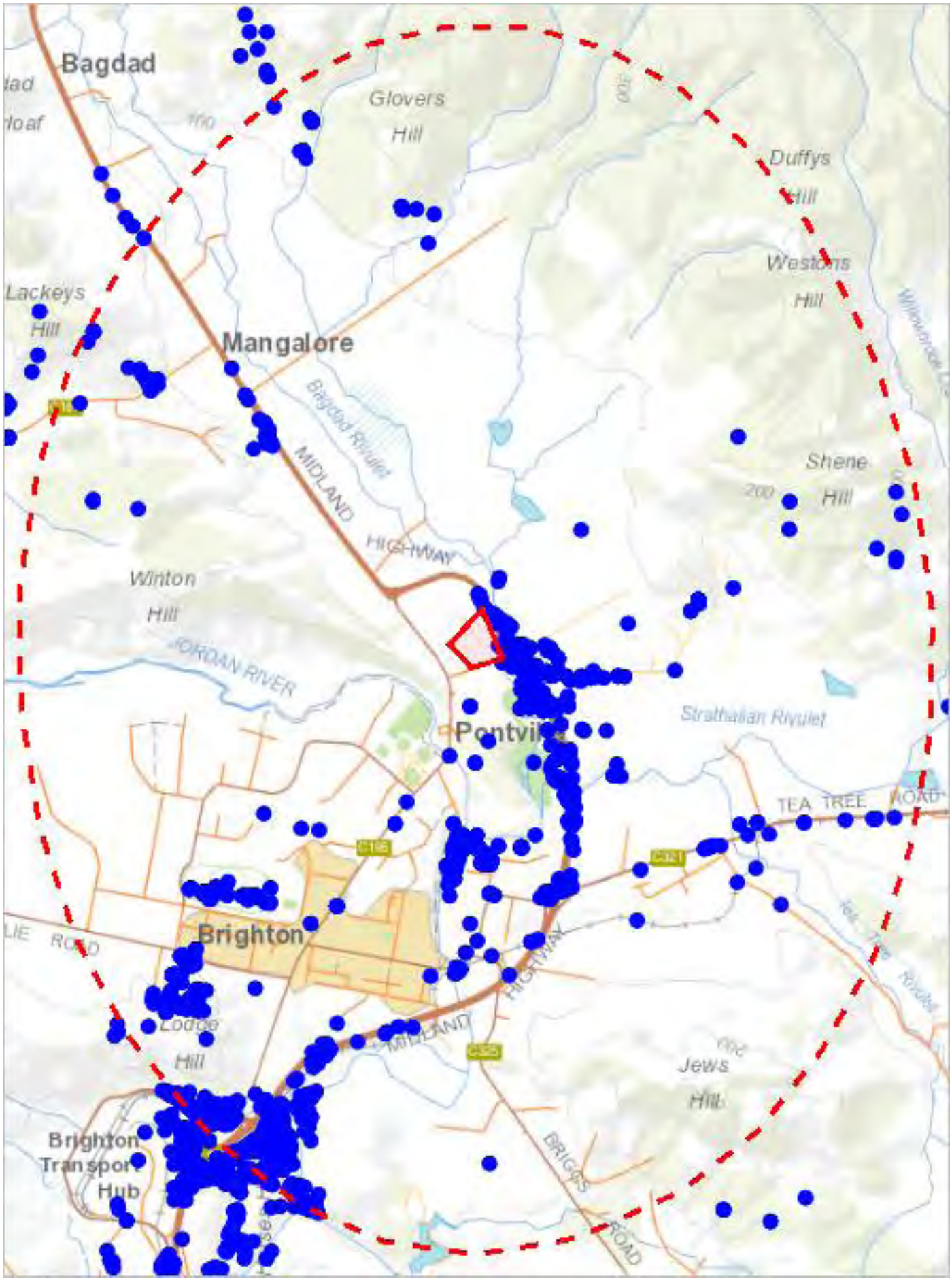
Unverified Records

No unverified records were found!

For more information about threatened species, please Threatened Species Enquiries.
Telephone: (03) 6165 4340
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened flora within 5000 metres

526086, 5280495



517946, 5269600

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

Threatened flora within 5000 metres

Legend: Verified and Unverified observations

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	4	19-Sep-2016
Austrostipa bigeniculata	doublejointed speargrass	r		n	34	12-Dec-2013
Austrostipa blackii	crested speargrass	r		n	3	25-Feb-2010
Austrostipa scabra	rough speargrass	r		n	109	27-Jul-2016
Brachyscome rigidula	cutleaf daisy	v		n	1	15-Nov-1998
Calocephalus citreus	lemon beautyheads	r		n	112	27-Jul-2016
Calocephalus lacteus	milky beautyheads	r		n	5	01-Dec-1992
Carex gunniana	mountain sedge	r		n	1	01-Nov-1984
Colobanthus curtisiae	grassland cupflower	r	VU	n	1	01-Jan-1877
Cryptandra amara	pretty pearlflower	e		n	12	22-Oct-2014
Desmodium varians	slender ticktrefoil	e		n	3	10-Dec-2012
Dianella amoena	grassland flaxlily	r	EN	n	499	18-Dec-2015
Discaria pubescens	spiky anchorplant	e		n	1	01-Jan-1880
Eryngium ovinum	blue devil	v		n	34	22-Oct-2014
Eucalyptus risdonii	risdon peppermint	r		e	2	01-Jul-2002
Glycine latrobeana	clover glycine	v	VU	n	14	17-Dec-2008
Gratiola pubescens	hairy brooklime	v		n	1	01-Feb-1892
Haloragis heterophylla	variable raspwort	r		n	26	12-Nov-2013
Hibbertia basaltica	basalt guineaflower	e	EN	e	125	20-Oct-2011
Hyalosperma demissum	moss sunray	e		n	2	30-Sep-2009
Isoetopsis graminifolia	grass cushion	v		n	96	06-Nov-2013
Juncus amabilis	gentle rush	r		n	9	30-Mar-2011
Levenhookia dubia	hairy stylewort	x		x	2	01-Jan-1880
Pellaea calidirupium	hotrock fern	r		n	9	22-Oct-2014
Pterostylis wapstrarum	fleshy greenhood	e	CR	e	6	01-Nov-2009
Pterostylis ziegeleri	grassland greenhood	v	VU	e	32	30-Mar-2011
Pultenaea prostrata	silky bushpea	v		n	36	17-Nov-2015
Ranunculus pumilio var. pumilio	ferny buttercup	r		n	2	27-Oct-2009
Rumex bidens	mud dock	v		n	1	01-Jan-1875
Scleranthus diander	tufted knawel	v		n	1	01-Jan-1995
Scleranthus fasciculatus	spreading knawel	v		n	14	02-Jun-2012
Siloxerus multiflorus	small wrinklewort	r		n	2	20-Oct-2015
Stackhousia subterranea	grassland candles	e		n	5	08-Oct-2013
Teucrium corymbosum	forest germander	r		n	2	18-Jan-1930
Triptilodiscus pygmaeus	dwarf sunray	v		n	27	29-Oct-2016
Vallisneria australis	river ribbons	r		n	17	16-Mar-2001
Velleia paradoxa	spur velleia	v		n	5	01-Jan-1999
Vittadinia burbidgeae	smooth new-holland-daisy	r		e	4	08-Oct-2013
Vittadinia cuneata var. cuneata	fuzzy new-holland-daisy	r		n	20	02-Jun-2012
Vittadinia gracilis	woolly new-holland-daisy	r		n	44	19-Sep-2016
Vittadinia muelleri	narrowleaf new-holland-daisy	r		n	129	27-Jul-2016
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy	p		n	41	28-Mar-2007
Xanthoparmelia amphixantha		e			52	01-Apr-2014
Xanthoparmelia mannumensis		v			3	01-Apr-2009
Xanthoparmelia molliuscula		e			11	01-Apr-2009
Xanthoparmelia vicariella		r		e	15	01-Apr-2009

Unverified Records

No unverified records were found!

For more information about threatened species, please Threatened Species Enquiries.
Telephone: (03) 6165 4340
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 500 metres

522759, 5276003

521261, 5274109

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

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

Legend: Cadastral Parcels

Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Perameles gunnii	eastern barred bandicoot		VU	n	1	18-May-1905
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	17-Jan-2009

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres

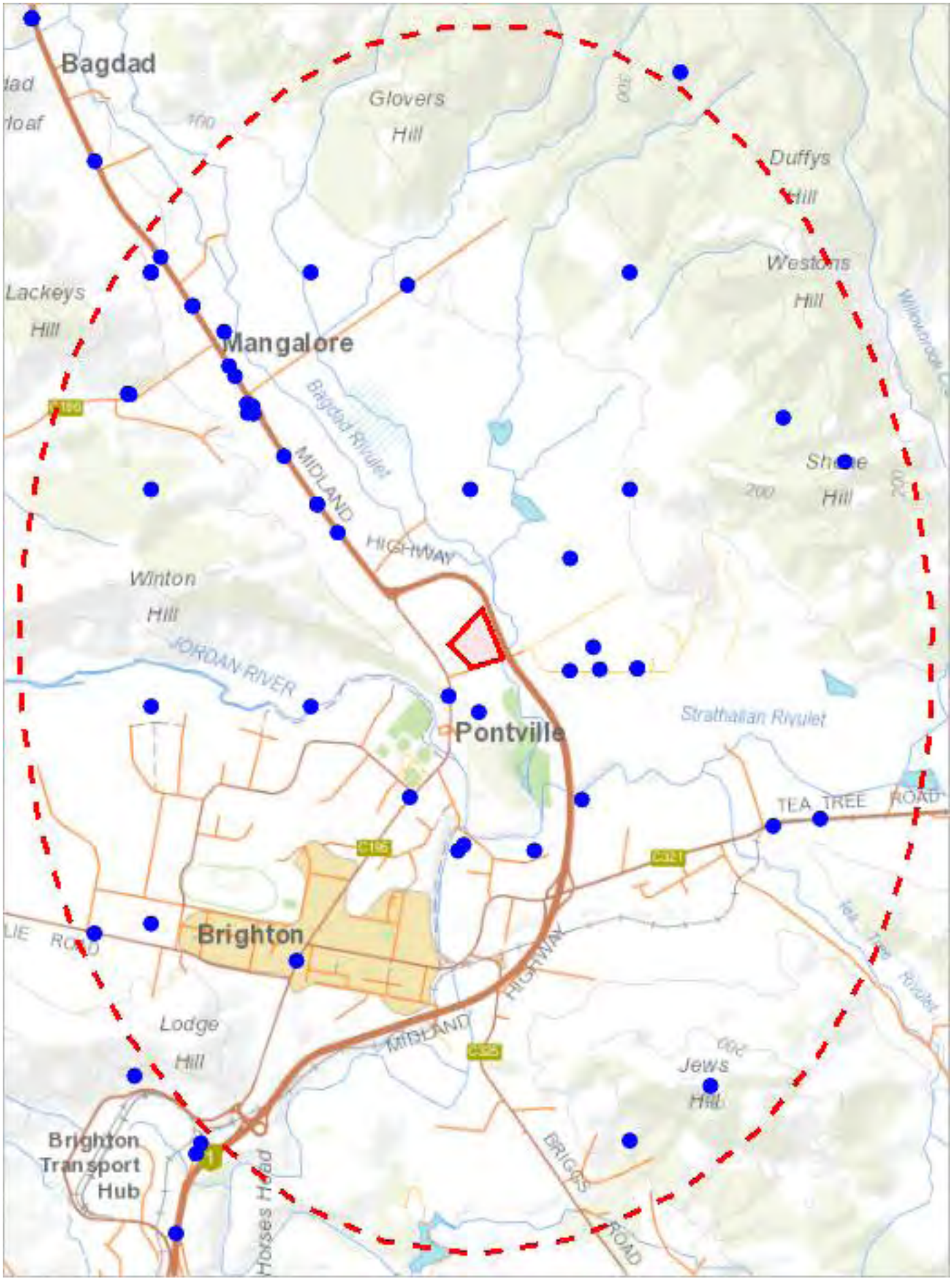
(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Litoria raniformis	green and gold frog	v	VU	n	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	1
Dasyurus maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Antipodia chaostola	chaostola skipper	e	EN		1	0	0
Aquila audax	wedge-tailed eagle	pe	PEN	n	1	0	0
Tyto novaehollandiae	masked owl	pe	PVU	n	1	0	1
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1
Lathamus discolor	swift parrot	e	CR	mbe	1	0	1
Prototroctes maraena	australian grayling	v	VU	n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0

For more information about threatened species, please Threatened Species Enquiries.
Telephone: (03) 6165 4340
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 5000 metres

526086, 5280495



517946, 5269600

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

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

Legend: Cadastral Parcels

Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	3	25-May-2011
Lathamus discolor	swift parrot	e	CR	mbe	4	25-Nov-2014
Perameles gunnii	eastern barred bandicoot		VU	n	28	22-Apr-2013
Pseudemoia pagenstecheri	tussock skink	v		n	5	01-Dec-2009
Sarcophilus harrisii	tasmanian devil	e	EN	e	15	21-Jan-2016
Tyto novaehollandiae	masked owl	pe	PVU	n	1	17-May-1993

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres

(based on Range Boundaries)

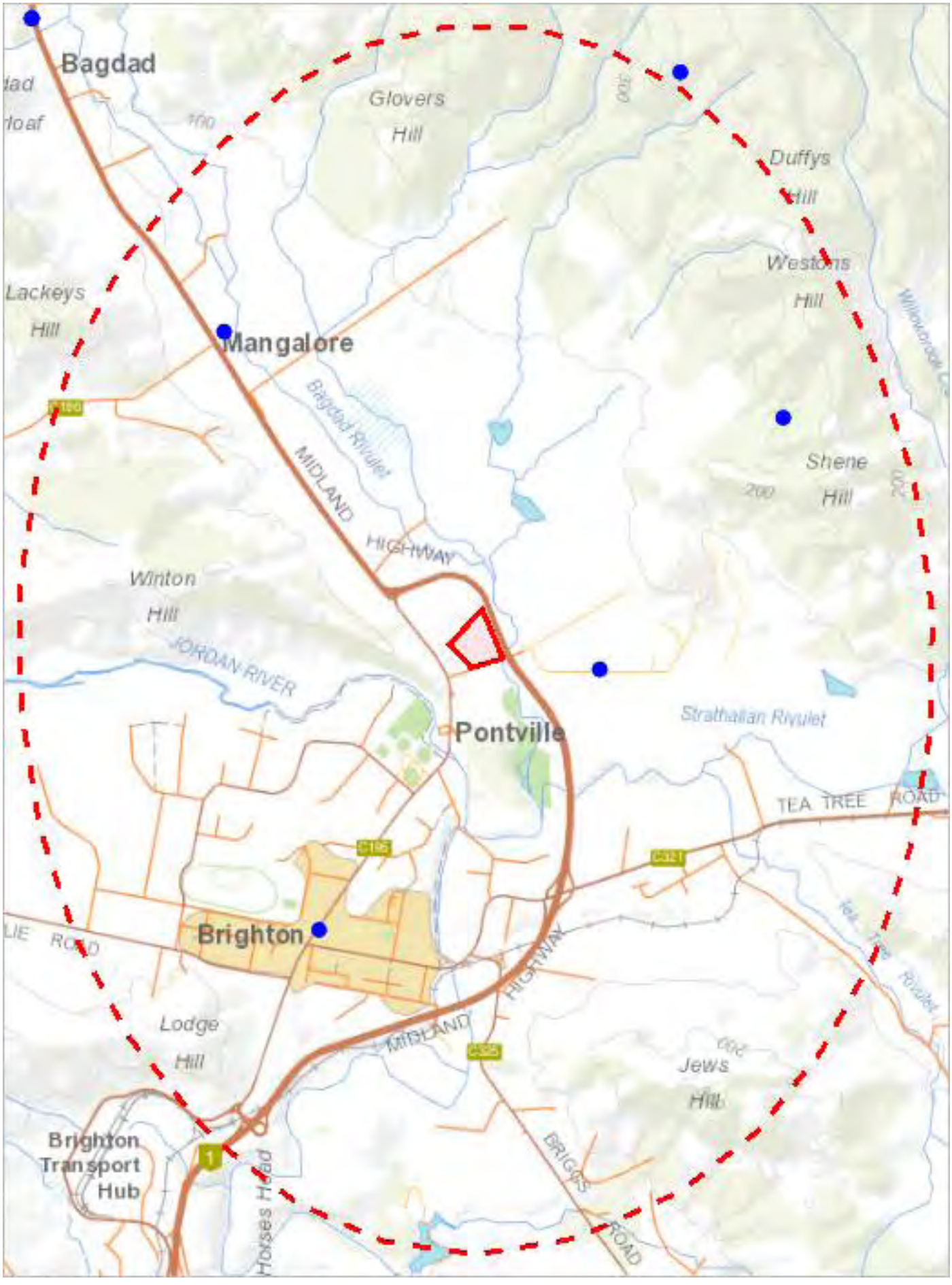
Species	Common Name	SS	NS	BO	Potential	Known	Core
Litoria raniformis	green and gold frog	v	VU	n	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	1
Pardalotus quadragintus	forty-spotted pardalote	e	EN	e	1	0	0
Dasyurus maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Aquila audax subsp. fleayi	tasmanian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

For more information about threatened species, please Threatened Species Enquiries.
Telephone: (03) 6165 4340
Email: ThreatenedSpecies.Enquiries@dpipwe.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

526086, 5280495



517946, 5269600

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

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
1267	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	25-Nov-2003
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	2	25-May-2011
	Falco cenchroides	nankeen kestrel	Sighting	1	25-Apr-1956
	Falco peregrinus	peregrine falcon	Sighting	1	31-May-1994
	Tyto novaehollandiae	masked owl	Sighting	1	17-May-1993

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	wedge-tailed eagle	pe	PEN	2	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Tyto novaehollandiae	masked owl	pe	PVU	1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.
Telephone: (03) 6165 4340
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Tas Management Act Weeds within 500 m

522759, 5276003

521261, 5274109

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

Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Tas Management Act Weeds within 500 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Echium plantagineum	patersons curse	2	05-Dec-2016
Foeniculum vulgare	fennel	2	08-Jan-1995
Genista monspessulana	montpellier broom	1	22-Oct-2014
Lycium ferocissimum	african boxthorn	2	16-Dec-2009
Nassella neesiana	chilean needlegrass	27	17-Nov-2015
Rubus fruticosus	blackberry	9	22-Oct-2014
Ulex europaeus	gorse	10	22-Oct-2014

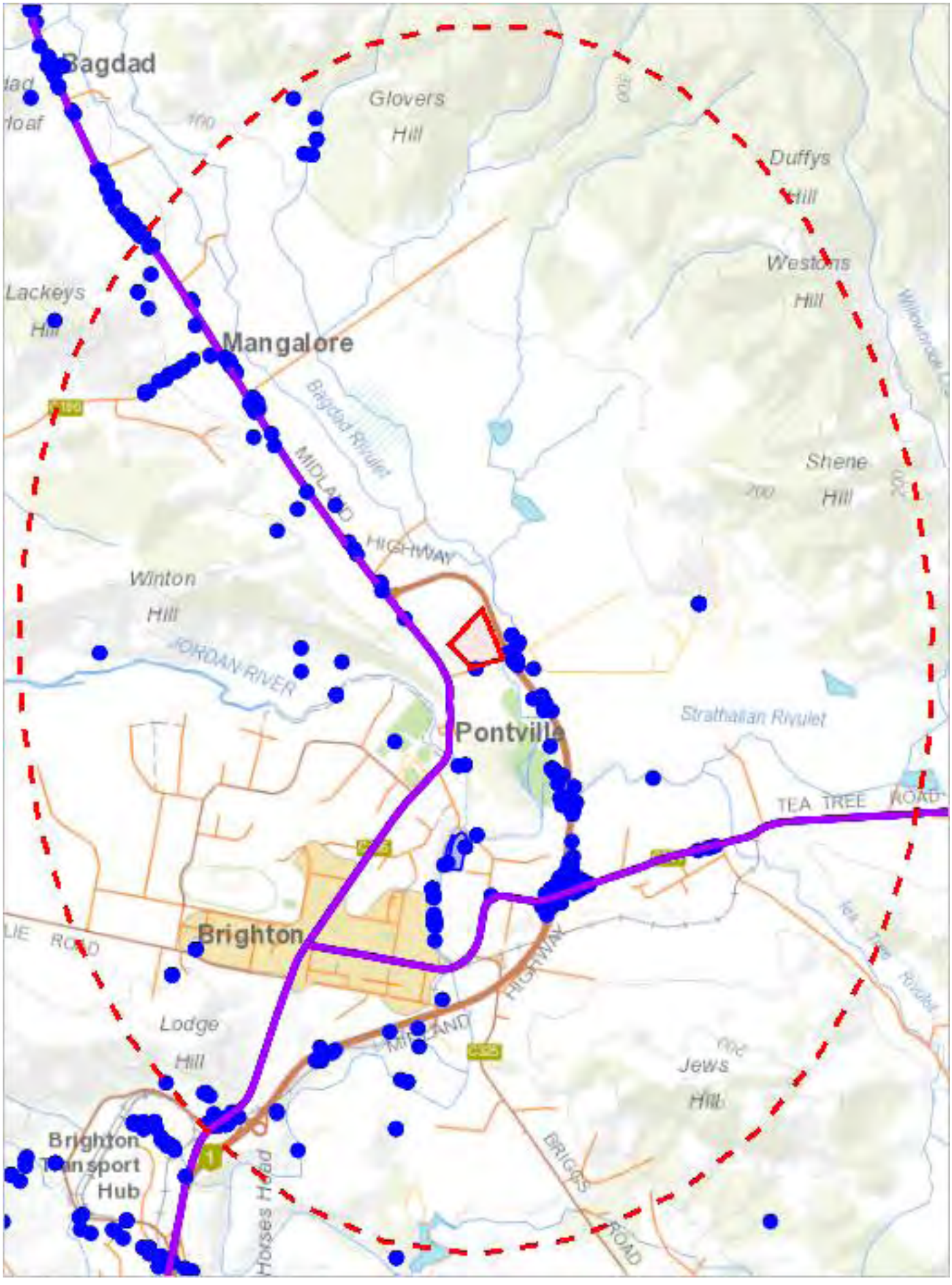
Unverified Records

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

http://dpipwe.tas.gov.au/invasive-species/weeds

Tas Management Act Weeds within 5000 m

526086, 5280495



517946, 5269600

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

Legend: Cadastral Parcels

Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Asparagus asparagoides	bridal creeper	49	24-Jul-2009
Carduus pycnocephalus	slender thistle	3	06-Jan-2011
Carduus tenuiflorus	winged thistle	2	01-May-1999
Chrysanthemoides monilifera subsp. monilifera	boneseed	1	01-Jan-0001
Cirsium arvense var. arvense	creeping thistle	11	03-Feb-2016
Cytisus scoparius	english broom	4	03-Feb-2016
Echium plantagineum	patersons curse	17	20-Dec-2016
Elodea canadensis	canadian pondweed	2	09-Jun-1994
Foeniculum vulgare	fennel	25	23-Mar-2016
Genista monspessulana	montpellier broom	21	17-Nov-2015
Lepidium draba	hoary cress	11	25-Nov-2014
Lycium ferocissimum	african boxthorn	43	17-Nov-2015
Marrubium vulgare	white horehound	9	23-Mar-2016
Nassella neesiana	chilean needlegrass	106	17-Nov-2015
Rubus fruticosus	blackberry	92	23-Mar-2016
Salix x fragilis nothovar. fragilis	crack willow	2	09-Jun-1994
Ulex europaeus	gorse	61	03-Feb-2016

Unverified Records

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

http://dpipwe.tas.gov.au/invasive-species/weeds

Geoconservation sites within 1000 metres

523129, 5276503

520892, 5273608

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

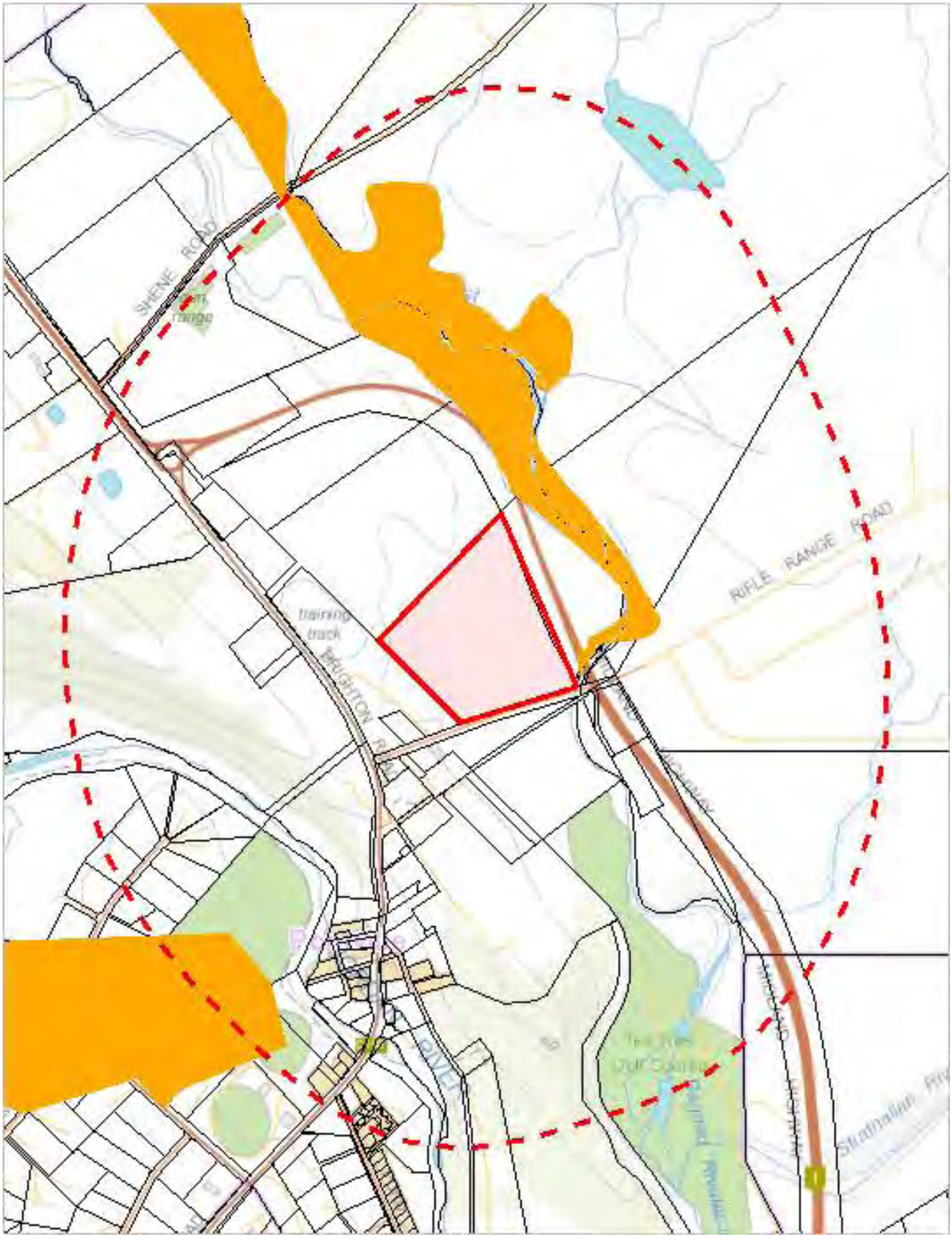
Id	Name	Statement of Significance	Geographical Significance	Status
2527	Western Tasmania Blanket Bogs	The most extensive organosol terrain in Australia and the Southern Hemisphere.	Global	Listed

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

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

Acid Sulfate Soils within 1000 metres

523129, 5276503



520892, 5273608

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

Acid Sulfate Soils within 1000 metres

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

High | Low | Extremely Low

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

High | Low | Extremely Low

Legend: Marine Subaqueous/Intertidal Acid Sulfate Soil

High (Intertidal) | High (Subtidal)

Legend: Cadastral Parcels

Acid Sulfate Soils within 1000 metres

Dataset Name	Acid Sulfate Soil Probability	Acid Sulfate Soil Atlas	Description
Inland Acid Sulfate Soils	Low	Bj(p4)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Sandplains and dunes >10m AHD, ASS generally below 1m from the surface. Heath, forests. Mainly Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available and classifier has little knowledge or experience with ASS, hence classification is provisional.
Inland Acid Sulfate Soils	Low	Bm(p4)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Hydrosols, ASS generally within upper 1m in wet/riparian areas with Hydrosols (Isbell 1996). Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available and classifier has little knowledge or experience with ASS, hence classification is provisional.
Inland Acid Sulfate Soils	Low	Bo(p4)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Vertosols, ASS generally within upper 1m in wet/riparian areas with Vertosols (Isbell 1996). Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available and classifier has little knowledge or experience with ASS, hence classification is provisional.
Inland Acid Sulfate Soils	Low	Bu(p4)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Unclassified - Insufficient landscape information available to classify map unit. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available and classifier has little knowledge or experience with ASS, hence classification is provisional.

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

Telephone: (03) 6777 2227

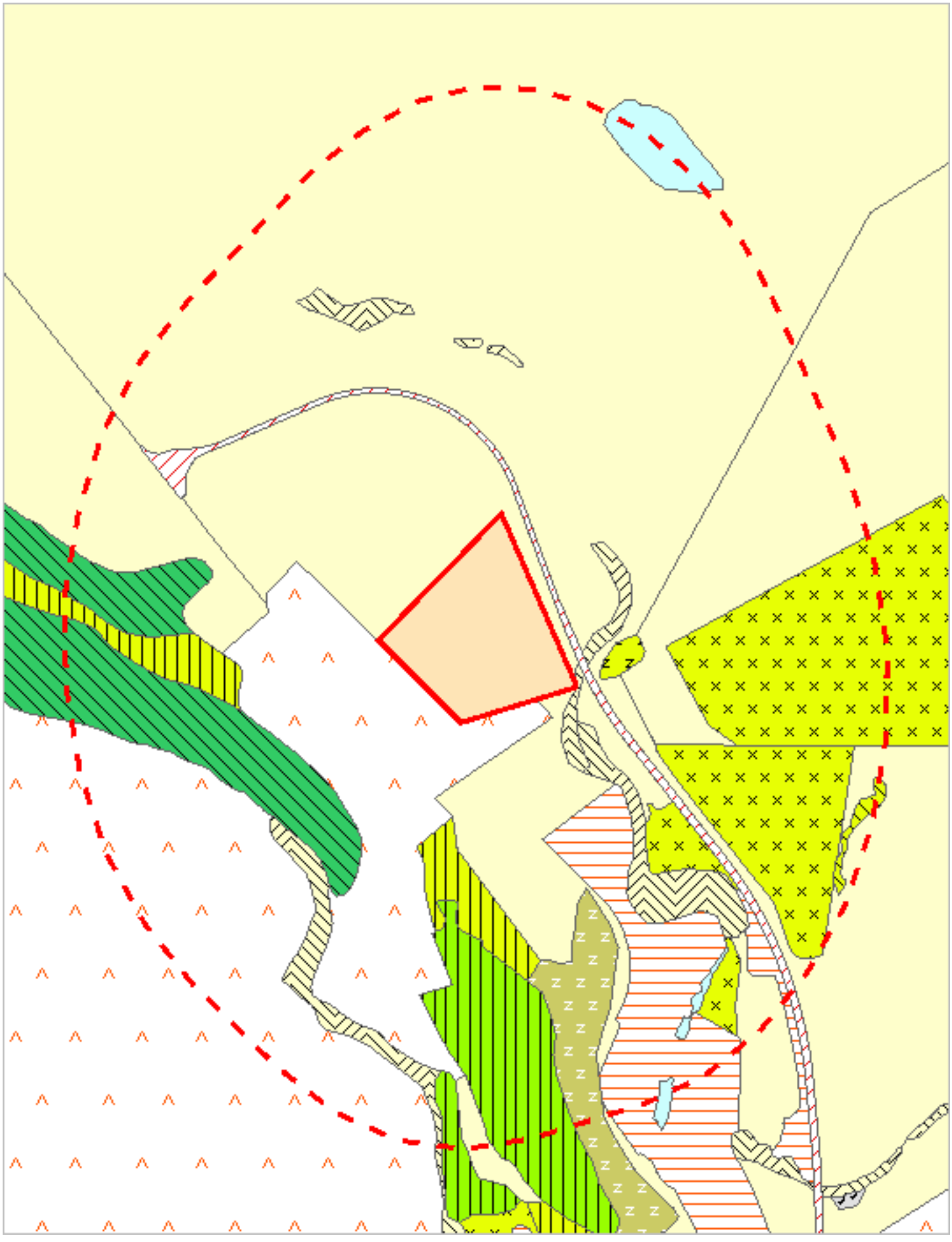
Fax: (03) 6336 5111

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

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

TASVEG 3.0 Communities within 1000 metres

523129, 5276503



520892, 5273608

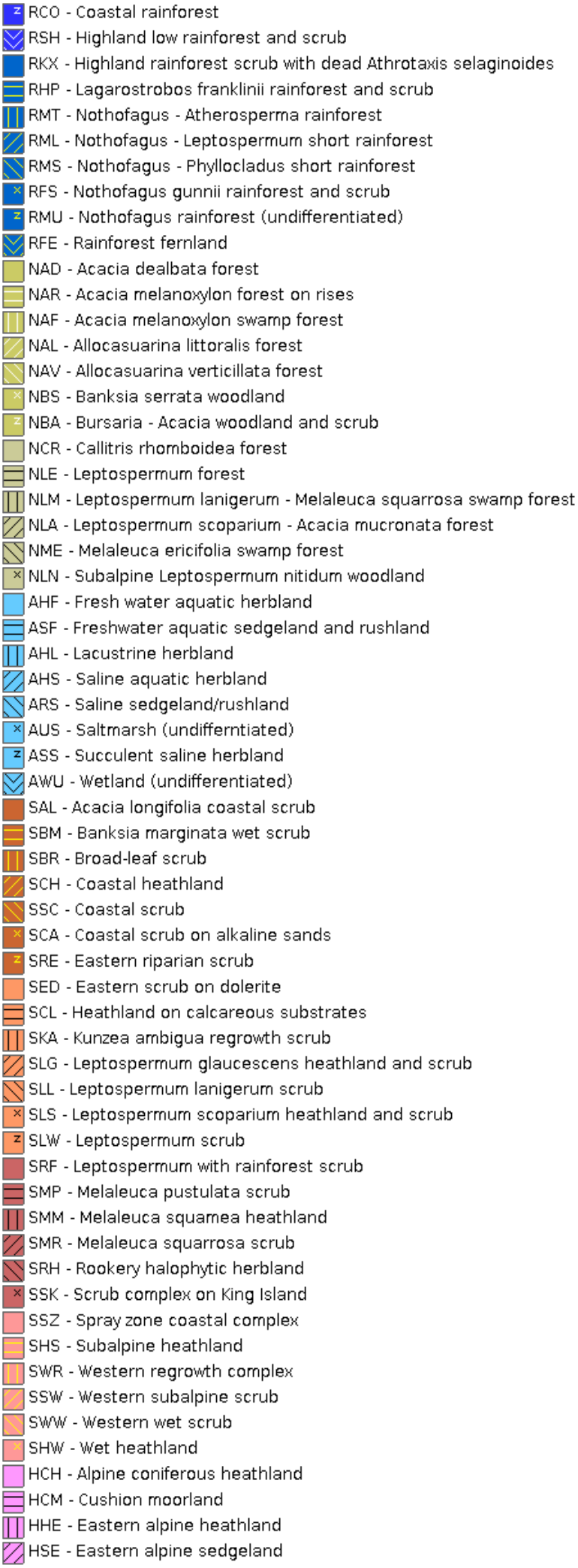
Please note that some layers may not display at all requested map scales

TASVEG 3.0 Communities within 1000 metres

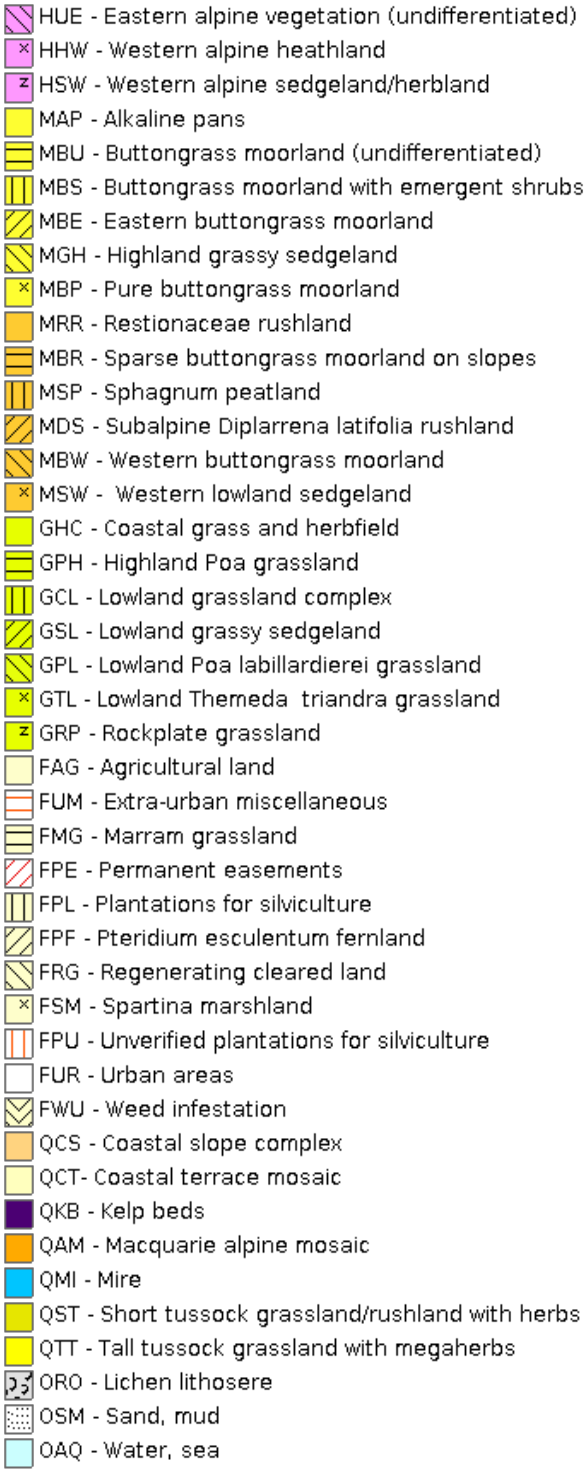
Legend: TASVEG 3.0

- DAC - Eucalyptus amygdalina coastal forest and woodland
- DAD - Eucalyptus amygdalina forest and woodland on dolerite
- DAS - Eucalyptus amygdalina forest and woodland on sandstone
- DAM - Eucalyptus amygdalina forest on mudstone
- DAZ - Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
- DSC - Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
- DBA - Eucalyptus barberi forest and woodland
- DCO - Eucalyptus coccifera forest and woodland
- DCR - Eucalyptus cordata forest
- DDP - Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
- DDE - Eucalyptus delegatensis dry forest and woodland
- DGL - Eucalyptus globulus dry forest and woodland
- DGW - Eucalyptus gunnii woodland
- DMO - Eucalyptus morrisbyi forest and woodland
- DNI - Eucalyptus nitida dry forest and woodland
- DNF - Eucalyptus nitida Furneaux forest
- DOB - Eucalyptus obliqua dry forest
- DOV - Eucalyptus ovata forest and woodland
- DOW - Eucalyptus ovata heathy woodland
- DPO - Eucalyptus pauciflora forest and woodland not on dolerite
- DPD - Eucalyptus pauciflora forest and woodland on dolerite
- DPE - Eucalyptus perriniana forest and woodland
- DPU - Eucalyptus pulchella forest and woodland
- DRI - Eucalyptus risdonii forest and woodland
- DRO - Eucalyptus rodwayi forest and woodland
- DSO - Eucalyptus sieberi forest and woodland not on granite
- DSG - Eucalyptus sieberi forest and woodland 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
- DVF - Eucalyptus viminalis Furneaux forest and woodland
- DVG - Eucalyptus viminalis grassy forest and woodland
- DVC - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- DKW - King Island Eucalypt woodland
- DMW - Midlands woodland complex
- WBR - Eucalyptus brookeriana wet forest
- WDA - Eucalyptus dalrympleana forest
- WDL - Eucalyptus delegatensis forest over Leptospermum
- WDR - Eucalyptus delegatensis forest over rainforest
- WDB - Eucalyptus delegatensis forest with broad-leaf shrubs
- WDU - Eucalyptus delegatensis wet forest (undifferentiated)
- WGK - Eucalyptus globulus King Island forest
- WGL - Eucalyptus globulus wet forest
- WNL - Eucalyptus nitida forest over Leptospermum
- WNR - Eucalyptus nitida forest over rainforest
- WNU - Eucalyptus nitida wet forest (undifferentiated)
- WOL - Eucalyptus obliqua forest over Leptospermum
- WOR - Eucalyptus obliqua forest over rainforest
- WOB - Eucalyptus obliqua forest with broad-leaf shrubs
- WOU - Eucalyptus obliqua wet forest (undifferentiated)
- WRE - Eucalyptus regnans forest
- WSU - Eucalyptus subcrenulata forest and woodland
- WVI - Eucalyptus viminalis wet forest
- RPF - Athrotaxis cupressoides - Nothofagus gunnii short rainforest
- RPW - Athrotaxis cupressoides open woodland
- RPP - Athrotaxis cupressoides rainforest
- RKF - Athrotaxis selaginoides - Nothofagus gunnii short rainforest
- RKP - Athrotaxis selaginoides rainforest
- RKS - Athrotaxis selaginoides subalpine scrub

TASVEG 3.0 Communities within 1000 metres



TASVEG 3.0 Communities within 1000 metres



Legend: Cadastral Parcels

TASVEG 3.0 Communities within 1000 metres

Code	Community	Emergent Species
DAS	(DAS) Eucalyptus amygdalina forest and woodland on sandstone	
DVG	(DVG) Eucalyptus viminalis grassy forest and woodland	
FAG	(FAG) Agricultural land	EV
FAG	(FAG) Agricultural land	
FPE	(FPE) Permanent easements	
FUM	(FUM) Extra-urban miscellaneous	
FUR	(FUR) Urban areas	EV
FUR	(FUR) Urban areas	
FWU	(FWU) Weed infestation	
GCL	(GCL) Lowland grassland complex	
GPL	(GPL) Lowland Poa labillardierei grassland	
GRP	(GRP) Rockplate grassland	
GTL	(GTL) Lowland Themeda triandra grassland	
NBA	(NBA) Bursaria - Acacia woodland and scrub	
OAQ	(OAQ) Water, sea	EV
OAQ	(OAQ) Water, sea	

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

Threatened Communities (TNVC 2014) within 1000 metres

523129, 5276503

520892, 5273608

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

Threatened Communities (TNVC 2014) 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 gunni 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 2014) within 1000 metres

Scheduled Community Id	Scheduled Community Name
14	Eucalyptus amygdalina forest and woodland on sandstone

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

Reserves within 1000 metres

523129, 5276503

520892, 5273608

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

Reserves within 1000 metres

Legend: Tasmanian Reserve Estate

- Conservation Area
- Game Reserve
- Historic Site
- Indigenous Protected Area
- National Park
- Nature Reserve
- Nature Recreation Area
- Regional Reserve
- State Reserve
- Wellington Park
- Public authority land within WHA
- Future Potential Production Forest
- Informal Reserve on State Forest or Forestry Tas. managed land
- Informal Reserve on other public land
- Conservation Covenant (NCA)
- Private Sanctuary
- Private land within WHA
- Management Agreement
- Management Agreement and Stewardship 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)	0.37
	Informal Reserve on other public land	Informal Reserve	0.6880000000000001

For more information about the Tasmanian Reserve Estate, please contact the Sustainable Land Use and Information Management Branch.
Telephone: (03) 6777 2224
Email: LandManagement.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

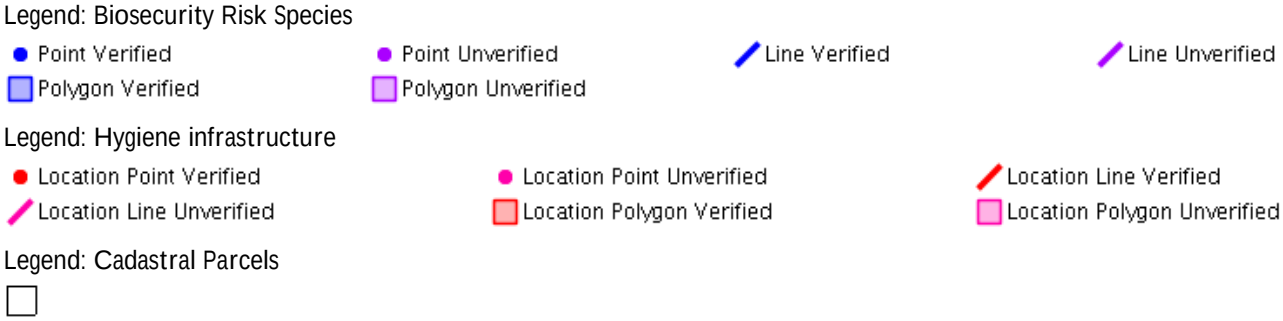
Known biosecurity risks within 1000 meters

523129, 5276503

520892, 5273608

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 http://dpipwe.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 http://dpipwe.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 http://dpipwe.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

Appendix C – Protected Matters Search Tool

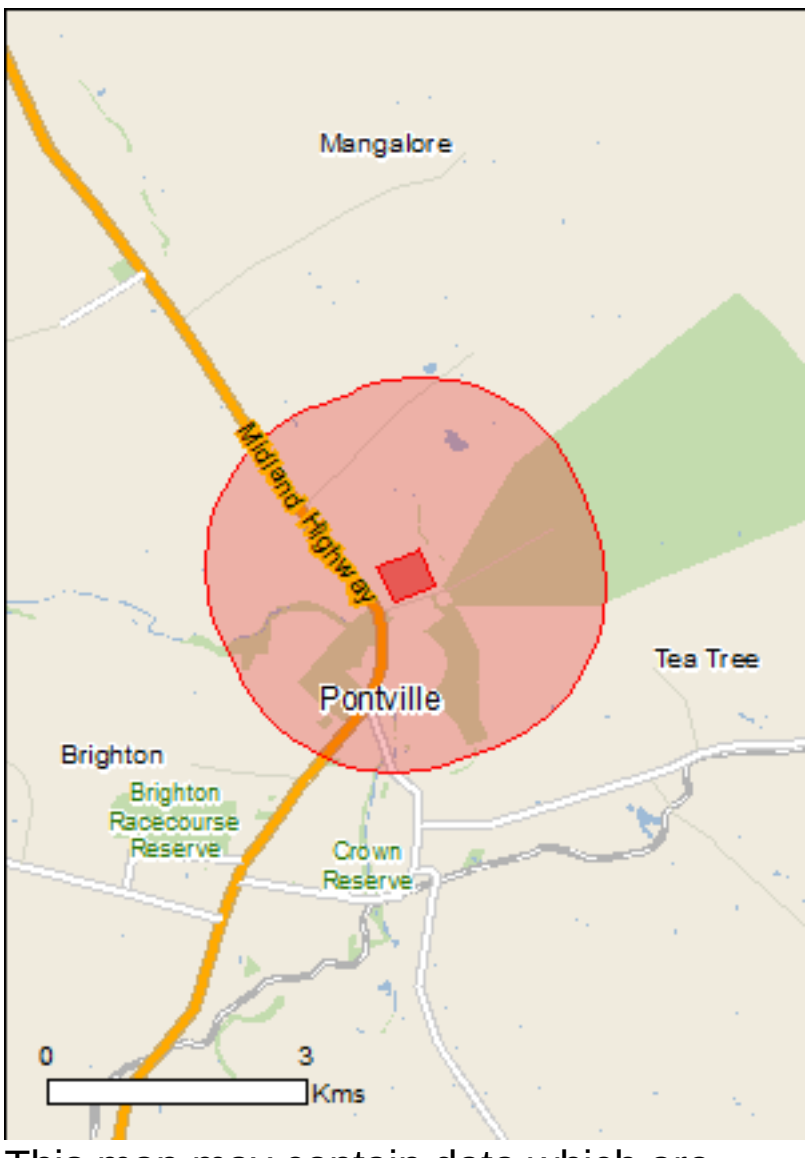
EPBC Act Protected Matters Report

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.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about Environment Assessments and the EPBC Act including significance guidelines, forms and application process details.

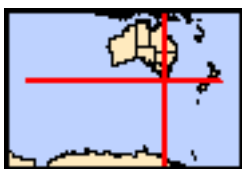
Report created: 18/05/17 13:32:30



This map may contain data which are ©Commonwealth of Australia (Geoscience Australia), ©PSMA 2010

Coordinates

Buffer: 2.0Km



Summary

Matters of National Environmental 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:	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	1
Listed Threatened Species:	27
Listed Migratory Species:	10

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 http://www.environment.gov.au/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 Land:	2
Commonwealth Heritage Places:	1
Listed Marine Species:	14
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Commonwealth Reserves Marine:	None

Extra Information

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

State and Territory Reserves:	2
Regional Forest Agreements:	1
Invasive Species:	32
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	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.

Name	Status	Type of Presence
Lowland Native Grasslands of Tasmania	Critically Endangered	Community likely to occur within area

Listed Threatened Species [Resource Information]

Name	Status	Type of Presence
Birds		
Aquila audax fleayi Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Species or species habitat likely to occur within area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat known to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pterodroma leucoptera leucoptera Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area
Tyto novaehollandiae castanops (Tasmanian population) Masked Owl (Tasmanian) [67051]	Vulnerable	Breeding known to occur within area
Fish		
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area
Frogs		
Litoria raniformis Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog [1828]	Vulnerable	Species or species habitat may occur within area
Insects		
Antipodia chaostola leucophaea Tasmanian Chaostola Skipper, Heath-sand Skipper [77672]	Endangered	Species or species habitat may occur within area
Mammals		

Name	Status	Type of Presence
Dasyurus maculatus maculatus (Tasmanian population)		
Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat likely to occur within area
Dasyurus viverrinus		
Eastern Quoll, Luaner [333]	Endangered	Species or species habitat likely to occur within area
Perameles gunnii gunnii		
Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area
Sarcophilus harrisii		
Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area
Other		
Discocharopa vigens		
Ammonite Snail [82806]	Critically Endangered	Species or species habitat may occur within area
Plants		
Barbarea australis		
Native Wintercress, Riverbed Wintercress [12540]	Endangered	Species or species habitat likely to occur within area
Caladenia caudata		
Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat likely to occur within area
Colobanthus curtisiae		
Curtis' Colobanth [23961]	Vulnerable	Species or species habitat may occur within area
Dianella amoena		
Matted Flax-lily [64886]	Endangered	Species or species habitat known to occur within area
Epacris exserta		
South Esk Heath [19879]	Endangered	Species or species habitat may occur within area
Glycine latrobeana		
Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat known to occur within area
Hibbertia basaltica		
Basalt Guinea-flower [81675]	Endangered	Species or species habitat known to occur within area
Lepidium hyssopifolium		
Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat likely to occur within area
Leucochrysum albicans var. tricolor		
Hoary Sunray, Grassland Paper-daisy [56204]	Endangered	Species or species habitat may occur within area
Pterostylis commutata		
Midland Greenhood [64535]	Critically Endangered	Species or species habitat may occur within area
Pterostylis wapstrarum		
Fleshy Greenhood [66694]	Critically Endangered	Species or species habitat known to occur within area
Pterostylis ziegeleri		
Grassland Greenhood, Cape Portland Greenhood [64971]	Vulnerable	Species or species habitat likely to occur within area

Listed Migratory Species [Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Migratory Marine Birds		
Apus pacificus		
Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Terrestrial Species		
Hirundapus caudacutus		
White-throated Needletail [682]		Species or species habitat likely to occur within area
Myiagra cyanoleuca		
Satin Flycatcher [612]		Species or species habitat likely to occur within area
Migratory Wetlands Species		
Actitis hypoleucos		
Common Sandpiper [59309]		Species or species habitat may occur within area
Calidris acuminata		
Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea		
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos		
Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii		
Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Numenius madagascariensis		
Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Tringa nebularia		
Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area

Other Matters Protected by the EPBC Act

Commonwealth Land [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.

Name
Commonwealth Land -
Defence - PONTVILLE RIFLE RANGE

Commonwealth Heritage Places [Resource Information]

Name	State	Status
Natural		
Pontville Small Arms Range Grassland Site	TAS	Listed place

Listed Marine Species [Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Birds		
Actitis hypoleucos		
Common Sandpiper [59309]		Species or species habitat may occur within area
Apus pacificus		
Fork-tailed Swift [678]		Species or species habitat likely to occur

Name	Threatened	Type of Presence within area
Ardea alba Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat likely to occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area

Extra Information

State and Territory Reserves	[Resource Information]
Name	State
Jordan	TAS
Jordan River - Brighton bypass offset	TAS

Regional Forest Agreements	[Resource Information]

Note that all areas with completed RFAs have been included.

Name	State
Tasmania RFA	Tasmania

Invasive Species

[Resource Information]

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resouces Audit, 2001.

Name	Status	Type of Presence
Birds		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Alauda arvensis Skylark [656]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur within area
Carduelis chloris European Greenfinch [404]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Turdus merula Common Blackbird, Eurasian Blackbird [596]		Species or species habitat likely to occur within area
Mammals		
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Lepus capensis Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus norvegicus Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area

Name	Status	Type of Presence
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Sus scrofa Pig [6]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur within area
Plants		
Anredera cordifolia Madeira Vine, Jalap, Lamb's-tail, Mignonette Vine, Anredera, Gulf Madeiravine, Heartleaf Madeiravine, Potato Vine [2643]		Species or species habitat likely to occur within area
Asparagus asparagoides Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area
Chrysanthemoides monilifera Bitou Bush, Boneseed [18983]		Species or species habitat likely to occur within area
Chrysanthemoides monilifera subsp. monilifera Boneseed [16905]		Species or species habitat likely to occur within area
Cytisus scoparius Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]		Species or species habitat likely to occur within area
Genista monspessulana Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]		Species or species habitat likely to occur within area
Lycium ferocissimum African Boxthorn, Boxthorn [19235]		Species or species habitat likely to occur within area
Nassella neesiana Chilean Needle grass [67699]		Species or species habitat likely to occur within area
Nassella trichotoma Serrated Tussock, Yass River Tussock, Yass Tussock, Nassella Tussock (NZ) [18884]		Species or species habitat likely to occur within area
Opuntia spp. Prickly Pears [82753]		Species or species habitat likely to occur within area
Rubus fruticosus aggregate Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Ulex europaeus Gorse, Furze [7693]		Species or species habitat likely to occur within area

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

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.

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

Where very little information is available for 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 reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

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

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

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

Coordinates

-42.675129 147.270113,-42.675113 147.270113,-42.675113 147.270113,-42.677984 147.271551,-42.679041 147.267388,-42.676407 147.265607,-42.675129 147.270113

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.

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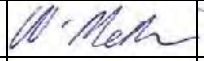
Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
Rev 0	J. Hill	W. McMinn		W. McMinn		05/06/2017

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Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
Draft A	A Brownlie	J Ayers		A Brook		10/07/2017
Draft B	A Brownlie	J Ayers	*On File*	A Brook	*On File*	20/07/2017
Rev 0	A.Brownlie	J.Ayers	*On File*	A.Brook		03/08/2017
Rev 1	A.Brownlie	J.Ayers	*On File*	A.Brook		13/09/2017

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