

Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2026 / 00163
Applicant	Spectura Studio
Proposal	Visitor Accommodation - Proposed Visitor Accommodation Unit with Attached Deck and Upgraded Vehicle Access
Location	110 Riverview Road, Scamander (CT 25186/98)

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 22nd August 2026 **until 5pm Friday 4th September 2026.**

John Brown
GENERAL MANAGER

SHEET No.	DRAWING TITLE	ISSUE	DATE
A00	Cover Sheet	A	3/08/2026 8:32 AM
A01	Site Plan	A	3/08/2026 8:32 AM
A02	Floor Plan	A	3/08/2026 8:32 AM
A03	Elevations	A	3/08/2026 8:32 AM
A04	Renders	A	3/08/2026 8:32 AM

SHEET No.	DRAWING TITLE	ISSUE	DATE
A05	Door / Window Schedule	A	3/08/2026 8:32 AM
A06	LGAT Rural driveway	A	3/08/2026 8:32 AM
A07	LGAT Rural Crossover	A	3/08/2026 8:32 AM

Development Application

Issue: A
- Development Application



NOTE:
Car parking and vehicular access to be in accordance with **AS/NZS 2890.1:2004** and **relevant LGAT standard drawings**

NOTE:
ALL DIMENSIONS TO BE VERIFIED
ONSITE BY BUILDING CONTRACTOR
AND PHYSICALLY LOCATE ALL
UNDERGROUND SERVICES AND
THEIR LOCATION IN RELATION TO
PROPOSED WORKS.
WRITTEN DIMENSIONS
PREFERRED OVER SCALED
DIMENSIONS.
DISCREPANCIES TO BE REFERRED TO
THE BUILDING DESIGNER BEFORE
PROCEEDING.

ISSUE LIST

Issue	Description	Date
SK1	Concept Development	13/05/2026
SK2	Concept Development	1/06/2026
SK3	Concept Development	15/06/2026
A	Development Application	3/08/2026

PROJECT

Proposed Visitor Accommodation

PROJECT ADDRESS:

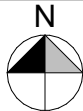
25186/98
110 Riverview Road Scamander TAS 7215

CLIENT

Vicki Miller

SHEET SIZE **A3**

A01



Site Plan

SCALE: 1:1000

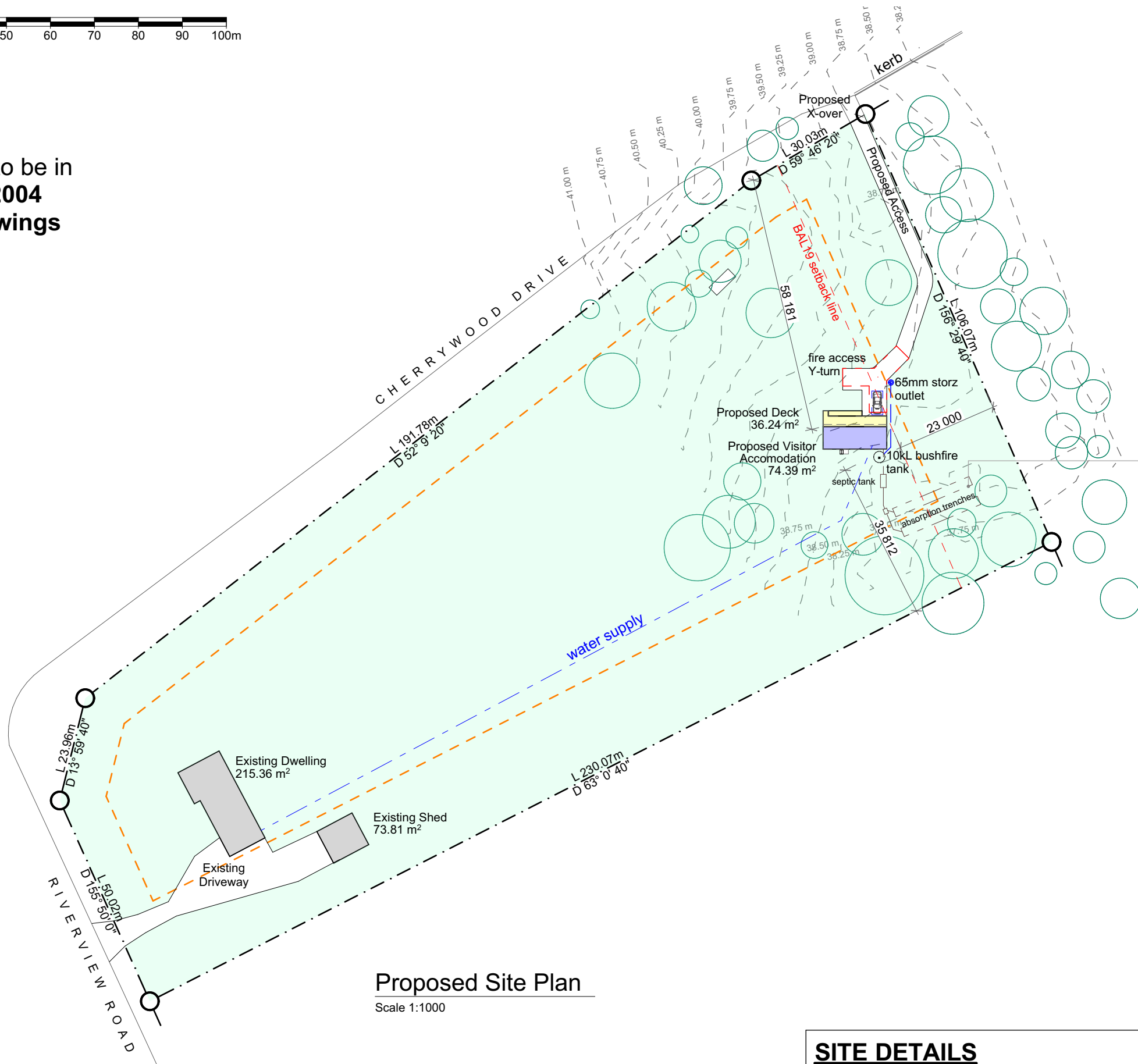
PROJECT NUMBER: T250



SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
CBOS: 964058515

DRAWN BY:
MP, BP
CHECKED BY:
MP
DATE:
Monday, 3
August 2026

BDA&T: 6521



Proposed Site Plan

Scale 1:1000

SITE DETAILS

ADDRESS: 110 Riverview Road Scamander TAS 7215

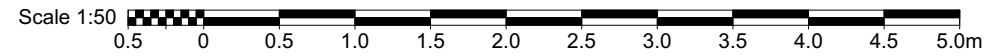
LOT/DP: 25186/98

COUNCIL: Break O'Day Council

ZONING: Landscape Conservation

SITE AREA: 20250m²

NCC BUILDING CLASSIFICATION: Class 1b



NOTE:
ALL DIMENSIONS TO BE VERIFIED
ONSITE BY BUILDING CONTRACTOR
AND PHYSICALLY LOCATE ALL
UNDERGROUND SERVICES AND
THEIR LOCATION IN RELATION TO
PROPOSED WORKS.
WRITTEN DIMENSIONS
PREFERRED OVER SCALED
DIMENSIONS.
DISCREPANCIES TO BE REFERRED TO
THE BUILDING DESIGNER BEFORE
PROCEEDING.

ISSUE LIST		
Issue	Description	Date
SK1	Concept Development	13/05/2026
SK2	Concept Development	1/06/2026
SK3	Concept Development	15/06/2026
A	Development Application	3/08/2026

PROJECT
Proposed Visitor Accomodation

PROJECT ADDRESS:
25186/98
110 Riverview Road Scamander TAS 7215

CLIENT
Vicki Miller

SHEET SIZE A3

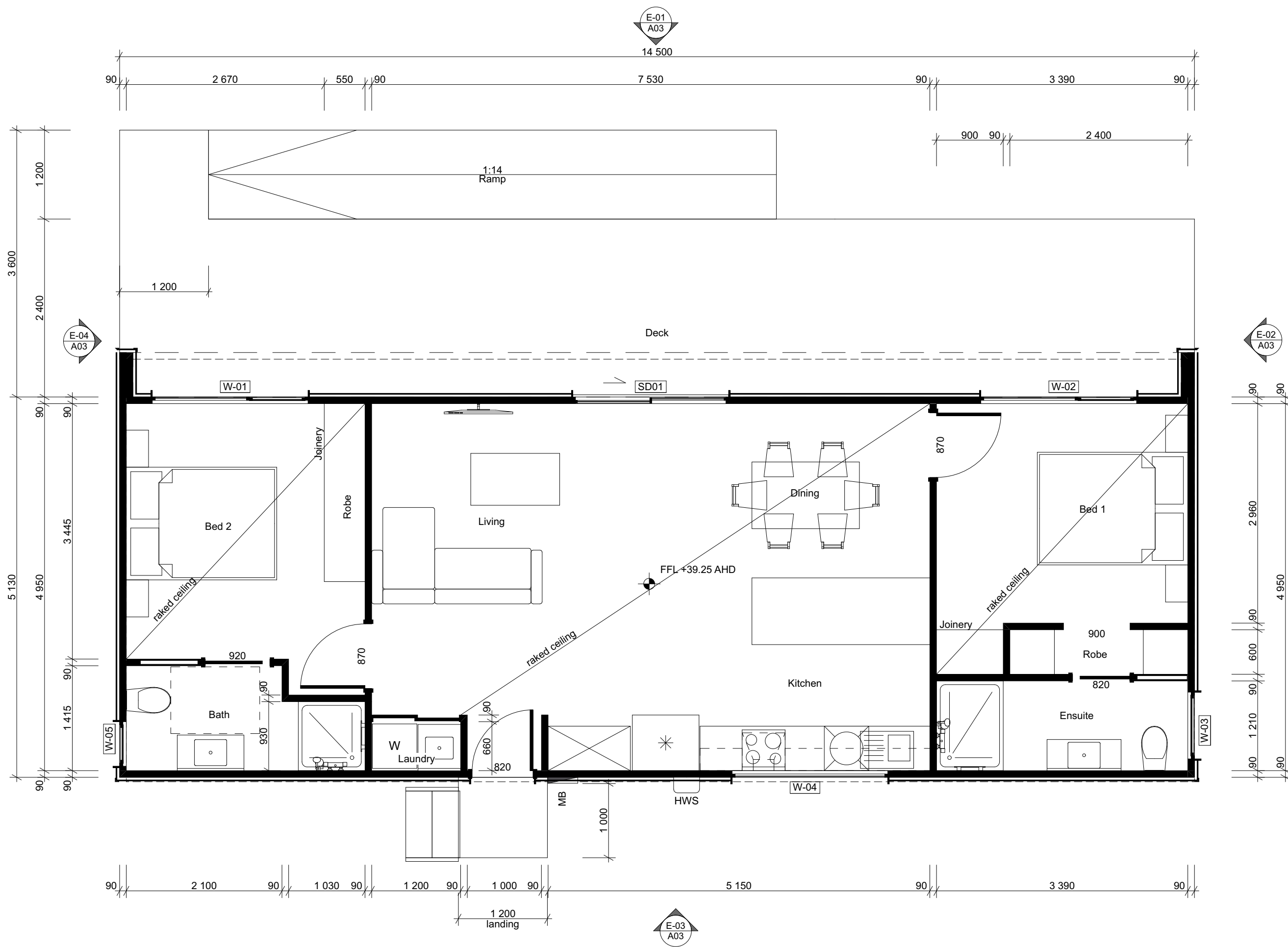
A02

Floor Plan
SCALE: 1:50
PROJECT NUMBER: T250

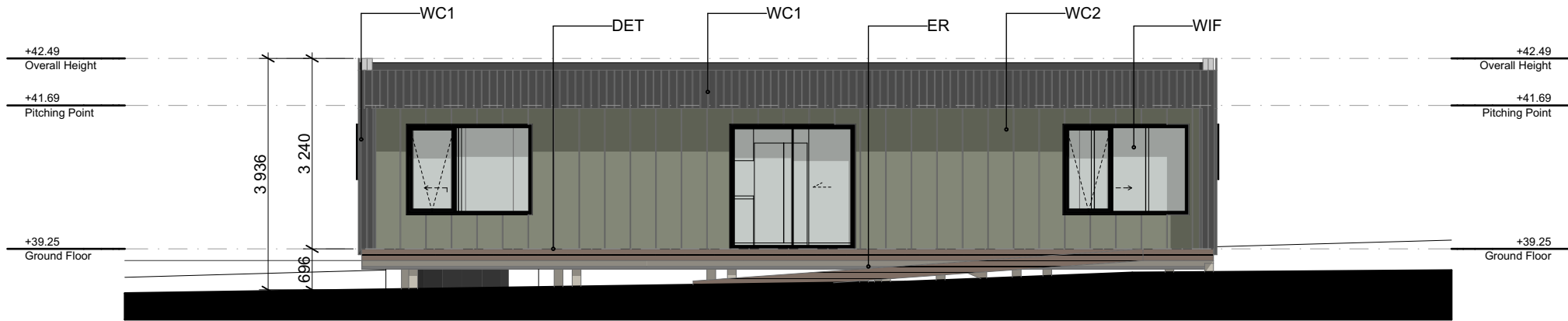
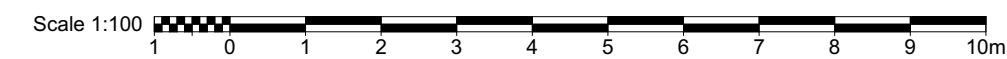


SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
CBOS: 964058515

DRAWN BY:
MP, BP
CHECKED BY:
MP
DATE:
Monday, 3
August 2026
BDA&T: 6521



Proposed Floor Plan
Scale 1:50



E-01 North Elevation

A02 Scale 1:100

NOTE:
ALL DIMENSIONS TO BE VERIFIED
ONSITE BY BUILDING CONTRACTOR
AND PHYSICALLY LOCATE ALL
UNDERGROUND SERVICES AND
THEIR LOCATION IN RELATION TO
PROPOSED WORKS.
WRITTEN DIMENSIONS
PREFERENCED OVER SCALED
DIMENSIONS.
DISCREPENCIES TO BE REFERRED TO
THE BUILDING DESIGNER BEFORE
PROCEEDING.

ISSUE LIST

Issue	Description	Date
SK1	Concept Development	13/05/2026
SK2	Concept Development	1/06/2026
SK3	Concept Development	15/06/2026
A	Development Application	3/08/2026

PROJECT

Proposed Visitor Accomodation

PROJECT ADDRESS:

25186/98
110 Riverview Road Scamander TAS 7215

CLIENT

Vicki Miller

SHEET SIZE A3

A03

Elevations

SCALE: 1:100

PROJECT NUMBER: T250



SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
CBOS: 964058515

DRAWN BY:

MP, BP

CHECKED BY:

MP

DATE:

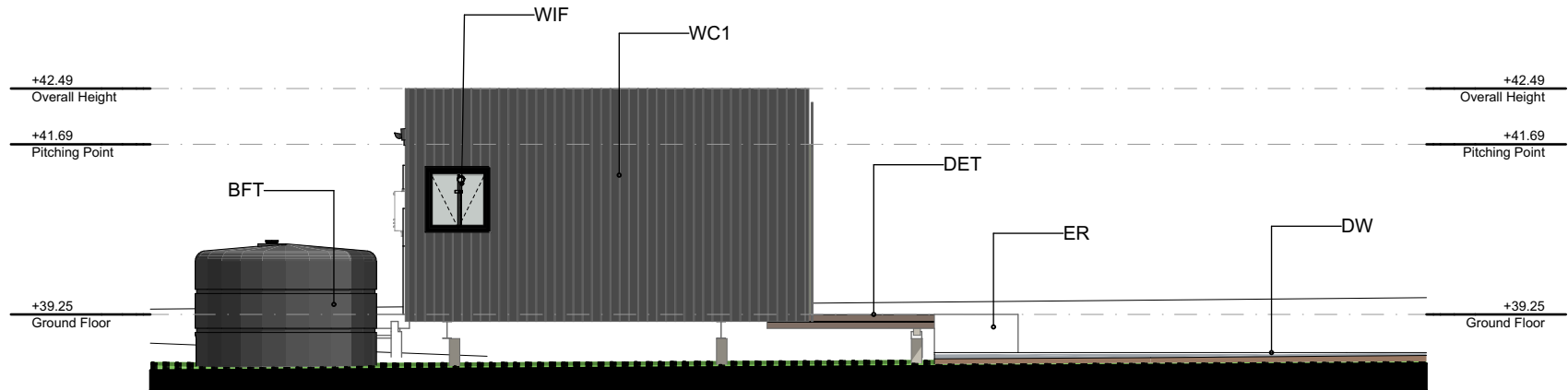
Monday, 3
August 2026

BDA&T: 6521

NOTE:

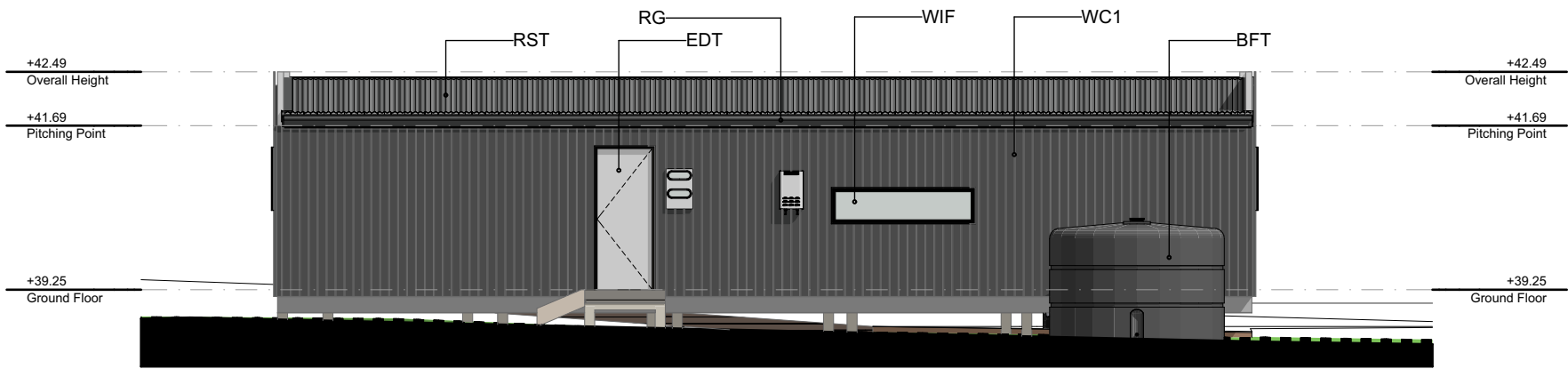
Heights indicated on elevation storey
levels are shown to the Australian Height
Datum (AHD).

Item		Note	Details
BFT	Bushfire Tank	10kL Bushfire tank - Colorbond	22.7kL. Color: Nightsky
DET	Timber Decking	Merbau Decking	140mm x 19mm dressed decking planks
DW	Driveway	Driveway / Parking Space	To AS2890.1 and LGAT Standard drawing specifications
EDT	Entry Door	Solid core timber entry door	Finish to specification
ER	External Ramp	Timber ramp to specification	To comply with ABCB Housing Provisions Standard 2022 Part 11.2
EST	External Stairs	Timber stair set to specification	To comply with ABCB Housing Provisions Standard 2022 Part 11.2
RG	Roof - Gutter	0.55BMT Flashing to Match Roof Sheet	Minimum dimensions: 125m wide 60mm deep
RST	Roof - Trimdek	Trimdek roof sheet profile. 5° pitch	Finish: Colorbond Nightsky
WC1	Hardies Axon	Hardies 133mm Axon Cladding	Dulux exterior grade paint. Colour - Nightsky
WC2	Hardies Axon	Hardies 400mm Axon Cladding	Dulux exterior grade paint. Colour - Dulux Mildura
WIF	Glazed Doors & Windows	Aluminium framed double glazed windows	Finish: to match Colorbond Nightsky



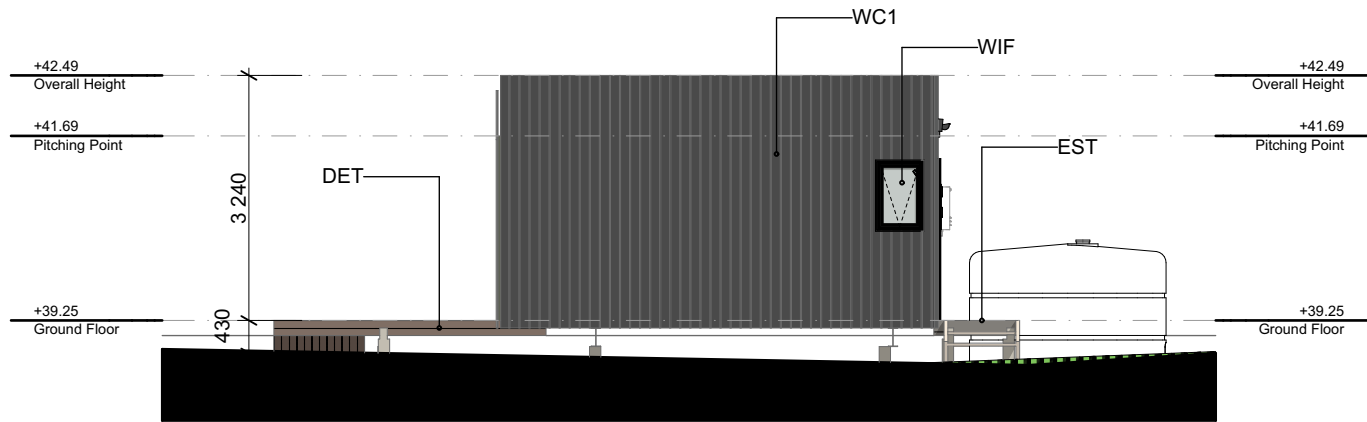
E-02 East Elevation

#LayID Scale 1:100



E-03 South Elevation

#LayID Scale 1:100



E-04 West Elevation

#LayID Scale 1:100



NI



COPYRIGHT: THIS PLAN IS NOT TO BE USED OR ALTERED FOR ANY OTHER PROJECT

Issue	Description	Date
SK2	Concept Development	1/06/2026
SK3	Concept Development	15/06/2026
A	Development Application	3/08/2026

PROJECT NAME
Lawry - Riverview

PROJECT ADDRESS:
110 Riverview Road
Scamander TAS 7215

A04
Renders

NOTE:

ALL DIMENSIONS TO BE VERIFIED
ONSITE BY BUILDING CONTRACTOR
AND PHYSICALLY LOCATE ALL
UNDERGROUND SERVICES AND
THEIR LOCATION IN RELATION TO
PROPOSED WORKS.
WRITTEN DIMENSIONS
PREFERENCED OVER SCALED
DIMENSIONS.
DISCREPENCIES TO BE REFERRED TO
THE BUILDING DESIGNER BEFORE
PROCEEDING.

ISSUE LIST

Issue	Description	Date
A	Development Application	3/08/2026

PROJECT

Proposed Visitor Accomodation

PROJECT ADDRESS:

25186/98
110 Riverview Road Scamander TAS 7215

CLIENT

Vicki Miller

SHEET SIZE A3

A05

N

Door / Window Schedule

SCALE: 1:1

PROJECT NUMBER: T250

DRAWN BY:

MP, BP

CHECKED BY:

MP

DATE:

Monday, 3
August 2026

SPECTURA STUDIO

www.spectura.com.au

P: 0423 250 079

E: admin@spectura.com.au

QBCC:15158346

CBOS: 964058515

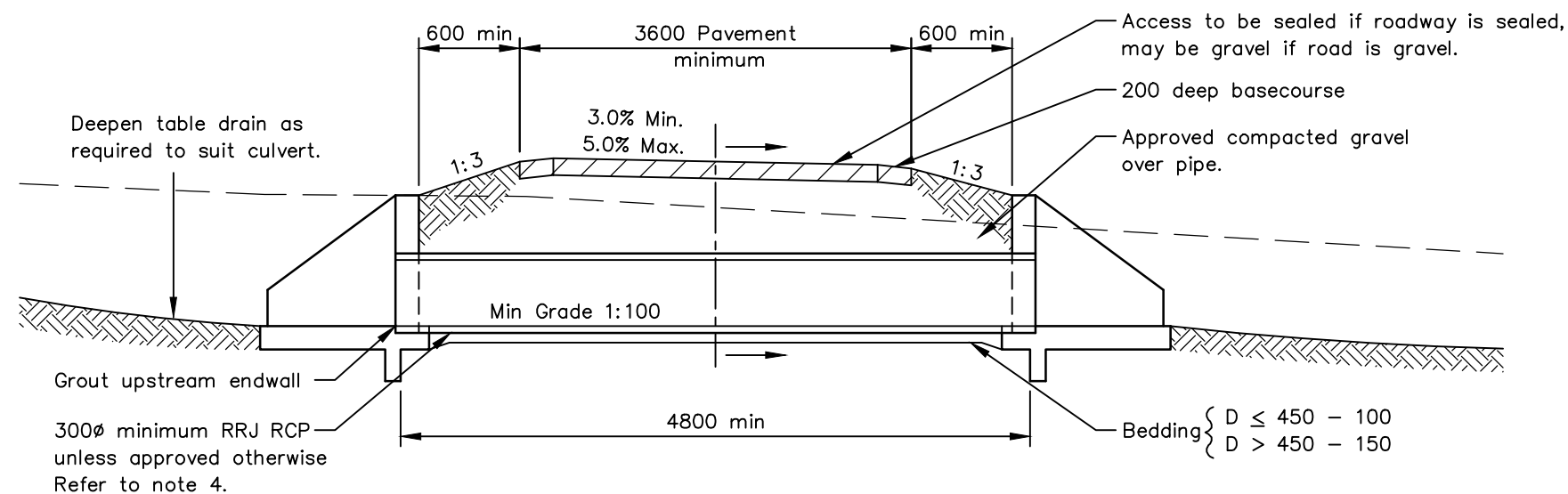
BDA&T: 6521

GLAZING SCHEDULE				
WINDOW ID	SD01	W-01	W-02	W-03
NOMINAL HEIGHT	2 100	1 500	1 500	900
NOMINAL WIDTH	2 100	2 100	2 100	900
HEAD HEIGHT	2 100	2 100	2 100	2 100
FRAME				
GLAZING				
WINDOW AREA	4.41	3.15	3.15	0.81
ELEVATION				
DETAILS	Sliding Door	Awning/Fixed Window	Awning/Fixed Window	Awning/Fixed Window

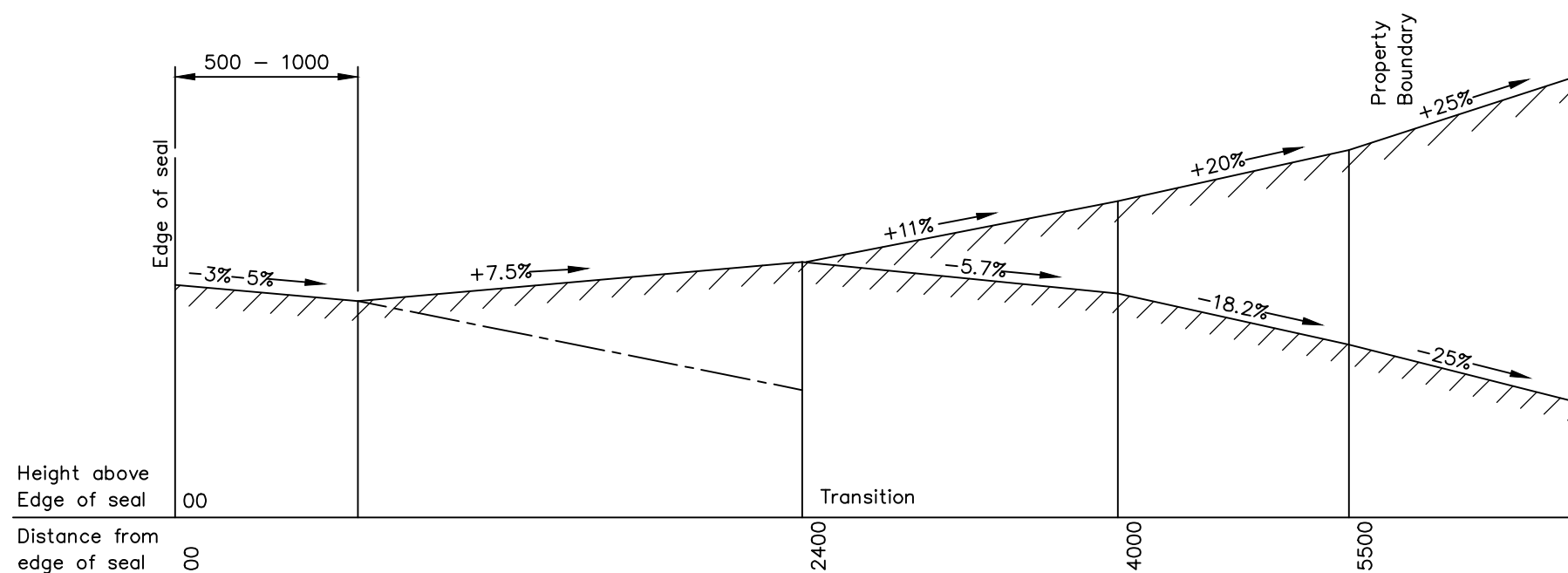
GLAZING SCHEDULE			
WINDOW ID	W-04	W-05	
NOMINAL HEIGHT	500	900	
NOMINAL WIDTH	2 100	600	
HEAD HEIGHT	1 500	2 100	
FRAME			
GLAZING			
WINDOW AREA	1.05	0.54	13.11 m²
ELEVATION			
DETAILS	Sizing and location to comply with any offset requirements if natural gas cooktop specified	Awning/Fixed Window	

Note:
Glazing to comply with AS1288-2021 - Glass in Buildings

Note:
External windows and glazed doors to comply with AS2047:2014 - Windows & external glazed doors in buildings



CROSS SECTION



DRIVEWAY PROFILE

Culvert removed for clarity

NOTES

- All dimensions in millimetres (mm) unless noted
- Precast endwall to be winged type or other approved type.
- Shallow dish crossing may be used as an alternative
- Min clear cover over driveway culverts shall be:

Pipe Class:	Min Cover:
-Class 2 (Concrete)	600
-Class 3 (Concrete)	400
-Class 4 (Concrete)	300

 (All other pipes refer to manufacturers recommendations.)
- Install guideposts at culvert ends.
- Minimum driveway dimension for Class 4b to have a minimum pavement width of 4 metres.

SCALES: AS SHOWN
(All scales are correct at A3)

XRef File: TSD-R04-v1.dwg

REFERENCES

© 2012

This drawing and the information it contains is, and remains the property of the Local Government Association of Tasmania, and may only be used for the purpose of which it was intended. Reproduction of this drawing or its content in any format other than printed hard copies is strictly prohibited. It is the users responsibility to ensure this drawing is the current version. The current version can be downloaded from: www.lgat.tas.gov.au



IPWEA

INSTITUTE OF PUBLIC WORKS
ENGINEERING AUSTRALIA

TAS Division



Local Government Association Tasmania

STANDARD DRAWING

RURAL ROADS

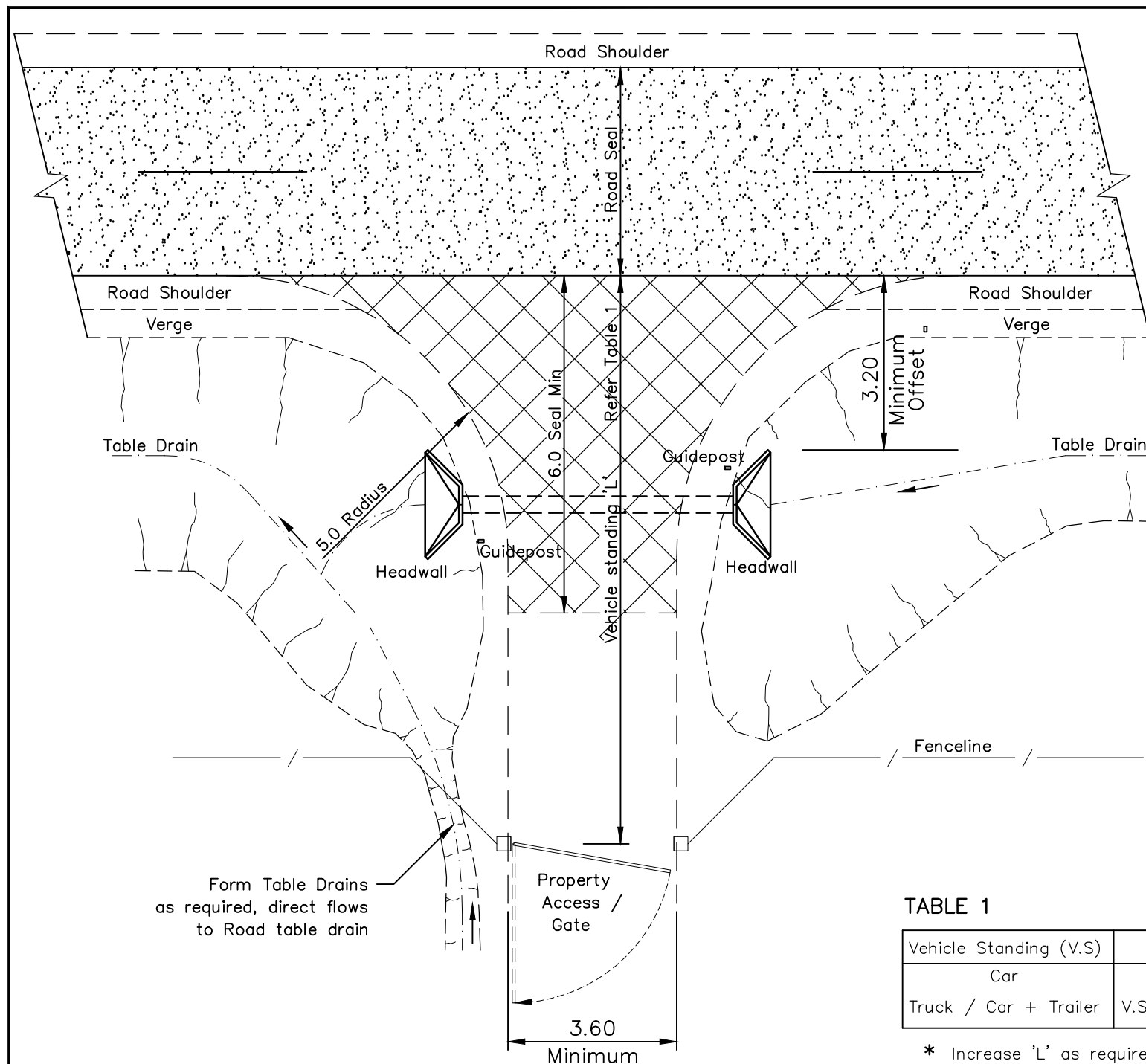
TYPICAL DRIVEWAY PROFILE

GPO Box 1521, Hobart Tasmania 7001 | 326 Macquarie Street, Hobart Tasmania 7000
T: 03 6233 5966 F: 03 6233 5986 Email: admin@lgat.tas.gov.au

ISSUE DATE:
30-11-2013

DWG No.

TSD-R04-v1

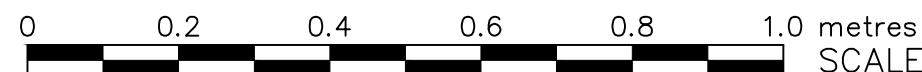


TYPE HW
SCALE 1: 10

KEY

HW — Head Wall

DCE — Driveable Culvert Endwall

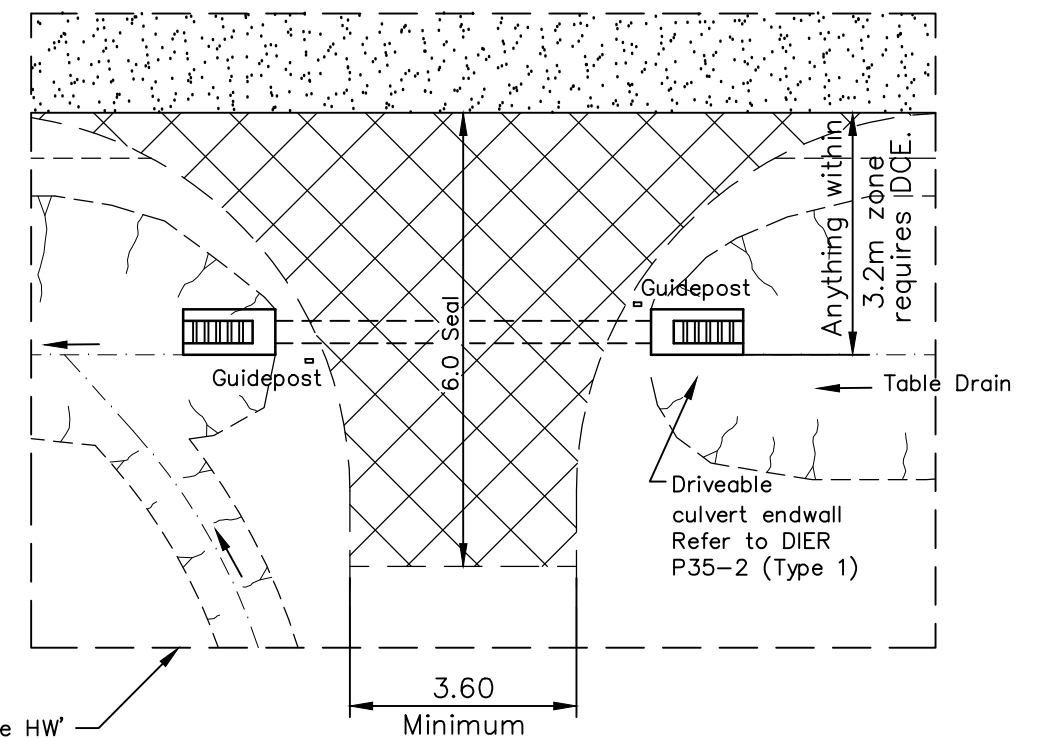


SCALE — 1 : 10

TABLE 1

Vehicle Standing (V.S)	* 'L' m
Car	6.0
Truck / Car + Trailer	V.S Length + 1.0

* Increase 'L' as required to suit outward swinging gates.



TYPE DCE
SCALE 1: 10

NOTES

- Property Access Seal Types:
 - Adopt the seal type on the adjacent road (Asphalt / hot Sprayed bituminous surfacing).
 - Seal is not required for property access off unsealed roads.
- Offset property entrance gate to provide adequate vehicle standing area clear of road edge, as required.
- Install guideposts at :
 - culvert end walls.
 - the start of the access ('nearside' lane approach only').
- Pipe Culvert.
 - Pipe size, type, class, cover and grade shall be determined by consideration of the drainage catchment, rainfall I.F.D. data and road grade for an A.R.I. of 5 years (min).
 - Minimum pipe size — 300 dia.
 - Minimum grade — 1 in 100 (1%).
- Shallow dish crossing may be used as an alternative.
- Applicable for design speed zones in excess of 60km/hr.

SCALES: AS SHOWN
(All scales are correct at A3)

XRef File: TSD-R03-v1.dwg

REFERENCES

© 2012

This drawing and the information it contains is, and remains the property of the Local Government Association of Tasmania, and may only be used for the purpose of which it was intended. Reproduction of this drawing or its content in any format other than printed hard copies is strictly prohibited. It is the users responsibility to ensure this drawing is the current version. The current version can be downloaded from: www.lgat.tas.gov.au



IPWEA

INSTITUTE OF PUBLIC WORKS
ENGINEERING AUSTRALIA

TAS Division



Local Government Association Tasmania

STANDARD DRAWING
RURAL ROADS
TYPICAL PROPERTY ACCESS

GPO Box 1521, Hobart Tasmania 7001 | 326 Macquarie Street, Hobart Tasmania 7000
T: 03 6233 5966 F: 03 6233 5986 Email: admin@lgat.tas.gov.au

ISSUE DATE: 30-11-2013

DWG No.

TSD-R03-v1



VISITOR ACCOMMODATION – SUPPORTING SUBMISSION

110 Riverview Road, Scamander

Table of Contents

1	Overview	2
2	Site Details.....	4
3	Description of Proposal	5
4	Planning Assessment – <i>Tasmanian Planning Scheme – Break O’Day</i>	12
4.1	Assessment Overview	12
4.2	Zone Assessment.....	12
4.2.1	Zone Purpose Assessment	12
4.2.2	Use Standards – Acceptable Solutions – Landscape Conservation Zone	13
4.2.3	Development Standards for Buildings and Works – Acceptable Solutions – Landscape Conservation Zone...	13
4.2.4	Use Standards – Performance Criteria – Landscape Conservation Zone	15
4.2.5	Development Standards for Dwellings – Performance Criteria – Landscape Conservation Zone	19
4.3	Code Assessments	23
4.3.1	Code Purpose Assessment – Parking and Sustainable Transport Code.....	24
4.3.2	Use Standards – Acceptable Solutions- Parking and Sustainable Transport Code	25
4.3.3	Development Standards – Acceptable Solutions- Parking and Sustainable Transport Code	25
4.3.4	Code Purpose Assessment – Road and Railway Assets Code	27
4.3.5	Use Standards – Acceptable Solutions – Road and Railway Assets Code.....	28
4.3.6	Code Purpose Assessment – Natural Assets Code	30
4.3.7	Development Standards for Buildings and Works – Acceptable Solutions – Natural Assets	31
4.3.8	Development Standards for Buildings and Works – Performance Criteria – Natural Assets	31
5	Conclusion.....	36

Attachment 1: Natural Values Report

BASIC PLANNING OVERVIEW	
DESCRIPTION OF PROJECT:	Visitor Accommodation
PROPERTY ADDRESS:	110 Riverview Road SCAMANDER
TITLE No:	25186/89
PROPERTY ID:	7229131
PLANNING INSTRUMENT:	Tasmanian Planning Scheme – Break O’Day
APPLICABLE ZONE(S):	Landscape Conservation
APPLICABLE CODE(S):	Parking and Sustainable Transport
	Road and Railway Assets
	Natural Assets
	Bushfire-Prone Areas
SPECIFIC AREA PLAN:	N/A

1 Overview

This submission provides a planning appraisal in support of a proposal for the construction of visitor accommodation upon land situated at 110 Riverview Road, Scamander (Folio of the Register 25186/98). The subject land comprises approximately 2.025 ha and is located within the Landscape Conservation Zone under the Tasmanian Planning Scheme – Break O'Day (**'the Scheme'**). The property is presently developed with an existing single dwelling, associated outbuildings and established vehicle access from Riverview Road. The surrounding locality is characterised by a dispersed pattern of residential development set within extensive areas of native vegetation overlooking the Scamander River, creating a low-density coastal landscape with significant environmental and scenic values.



Figure 1: Aerial image identifying spatial proportions of F/R 25186/98 (Source: LISTmap).

The proposal involves the construction of a contemporary single-storey visitor accommodation building positioned toward the north-eastern portion of the site, accessed from Cherrywood Drive via an upgraded crossover and internal driveway. The building has been carefully sited to respond to the site's natural topography, minimise earthworks, avoid unnecessary disturbance to existing vegetation and maintain a clear separation from the existing dwelling, allowing both buildings to function independently. The visitor accommodation provides approximately 74 m² of internal floor area together with an adjoining deck of approximately 36 m², incorporating an open-plan kitchen, living and dining area, two bedrooms, including a master bedroom with ensuite and walk-in robe, a second bathroom incorporating laundry facilities, and generous outdoor living spaces. The layout has been developed to

provide high-quality short-term accommodation that is both functional and comfortable whilst remaining appropriately scaled within its bushland setting.

As noted, vehicle access to the accommodation is proposed via an existing crossover from Cherrywood Drive. The crossover will be upgraded with crushed rock and connect to an internal driveway that provides convenient parking adjacent to the building. The proposal also includes associated site works comprising modest earthworks to establish an appropriate building platform, construction of the accessway and crossover, and provision of all necessary servicing infrastructure. These works have been designed to integrate sympathetically with the site's existing landform whilst limiting disturbance to the surrounding landscape.

Architecturally, the proposed visitor accommodation adopts a contemporary built form characterised by a simple mono-pitch roof, restrained building bulk and a modern palette of external materials suited to the coastal bushland environment. Extensive glazing and a generous timber deck maximise natural light, passive solar performance and outlook across the surrounding landscape, while the elevated design responds sensitively to the site's gently sloping topography. The proposal represents a modest, high-quality tourism development that complements the existing residential use of the property, maintains the environmental and visual qualities of the locality and is consistent with the purpose and desired outcomes of the Landscape Conservation Zone. This submission provides a detailed assessment of the proposal against the applicable provisions of the Scheme and demonstrates that the development is capable of satisfying the relevant statutory planning requirements.

2 Site Details

Address:	110 Riverview Road, Scamander		
Title No:	25186/98		
Landowner:	Matthew and Rebecca Miller		
Dimensions:	Area	Average Width	Average Depth
	2.025 hectares	Approx. 95 m	Approx. 230 m
Slope:	Grade	Elevation	Direction
	Gentle slope	38-45 AHD	Northwest to east
Existing Use or Development:	Single Dwelling and associated outbuildings.		
Vegetation:	- Dry eucalypt forest and woodland (<i>Eucalyptus sieberi</i> forest and woodland not on granite) upon the eastern site area; and - Modified (urban complex) and regenerating native vegetation upon the western site area.		
Services:	Water	Sewer	Stormwater
	Serviced Area	Unserviced Area	Unserviced Area
	Connection	Connection	Connection
	Existing	Not Applicable	Not Applicable
Vehicle Access:	Road	Access Type	Vehicle Crossing
	Riverview Road and Cherrywood Drive	Direct Frontage	Existing
Surrounding Use and Development	North	Utilities use- Riverview Road booster tank and pumping station (Landscape Conservation Zone)	
	South	Single Dwelling and associated outbuildings (Landscape Conservation Zone)	
	East	Single Dwelling and associated outbuildings (Landscape Conservation Zone)	
	West	Single Dwelling and associated outbuildings (Landscape Conservation Zone)	

3 Description of Proposal

Site Context

The subject land is situated at 110 Riverview Road, Scamander (F/R 25186/98) and occupies a substantial coastal bushland allotment located adjacent and to the southeast of Cherrywood Drive and Riverview Road junction. Comprising an area of approximately 2.025 ha, the property is presently developed with an existing detached single dwelling, ancillary shed, established access arrangements from Riverview Road and intermittent areas of native vegetation that contribute to the property's natural landscape character. The surrounding locality is characterised by a dispersed pattern of residential development set within large allotments containing detached dwellings, extensive vegetation and generous landscaped open space, reflecting the low-density coastal environment that defines this part of Scamander.

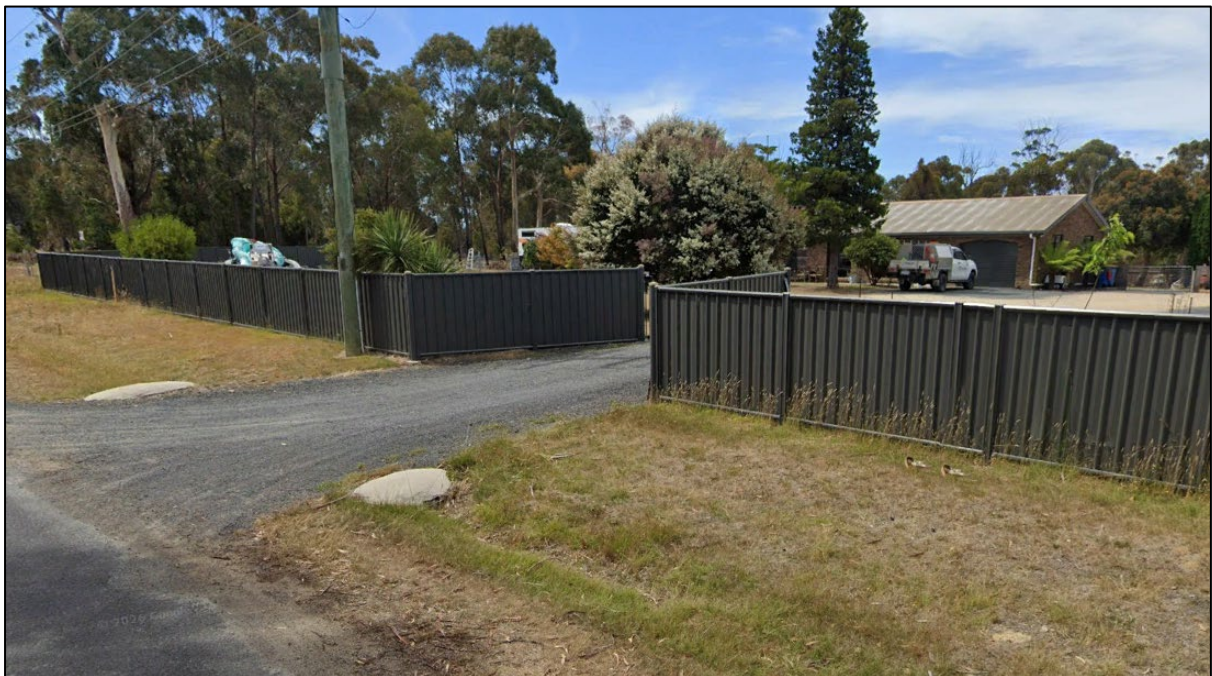


Figure 2: Image of existing single dwelling upon subject land, looking northeast from Riverview Road (Source: Google Earth).

The land exhibits a gentle to moderate fall from the north-west toward the south-east, with site levels ranging between approximately 38-45 metres AHD. This topographical variation affords attractive outlook opportunities across the surrounding coastal landscape whilst enabling new development to be carefully integrated into the site's natural landform. The proposed visitor accommodation has consequently been positioned toward the northeastern portion of the property where it is able to take advantage of the existing terrain, minimise earthworks, retain established vegetation and maintain an appropriate degree of separation from the existing dwelling.

Vehicle access to the proposed visitor accommodation is to be provided via an existing crossover from Cherrywood Drive. The crossover will be upgraded with crushed rock and connect to a new internal accessway terminating in dedicated on-site parking adjacent to the building. This arrangement allows visitor traffic to operate independently of the existing dwelling whilst substantially limiting disturbance

across the balance of the site. The proposed siting also enables the accommodation to function discreetly within its bushland setting, preserving the spacious and natural qualities that characterise the property.



Figure 3: Image of subject land (and existing access point onto Cherrywood Drive to be relied upon by the proposed development) looking southward from Cherrywood Drive (Source: Google Earth).



Figure 4: Image of proposed development site looking westward (Source: Spectura Studio).

Planning Context

The subject land is wholly identified within the Landscape Conservation Zone under the Tasmanian Planning Scheme – Break O'Day. Surrounding development comprises a mixture of detached dwellings, visitor accommodation and associated ancillary structures situated on large, vegetated allotments that collectively establish a spacious residential environment with a strong emphasis on landscape values and environmental management. Zoning configuration of the subject (and surrounding) land is illustrated at Figure 5, below.

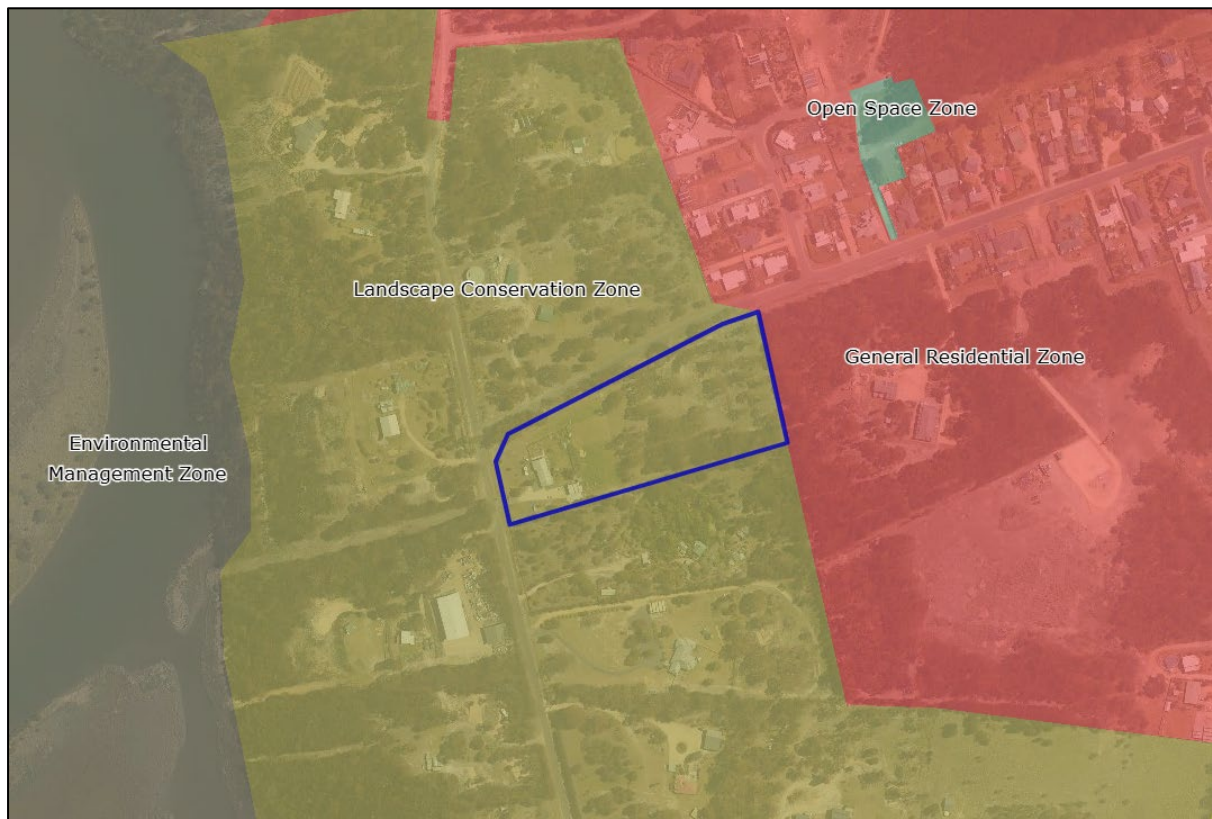


Figure 5: Site and surrounding land zoning configuration under the Tasmania Planning Scheme – Break O’Day (Source: LISTmap).

The Scheme overlay mapping identifies the site as being (i) entirely contained within a Bushfire-Prone Area (pursuant to provisions of the Bushfire-Prone Areas Code) and (ii) predominantly contained within a Priority Vegetation Area (pursuant to the Natural Assets Code). Relationship of the identified Priority Vegetation Area to the subject (and surrounding) land is illustrated at Figure 6, below.



Figure 6: Priority vegetation area mapping (green-hatched) and relationship to subject land (blue outline) and surrounds (Source: LISTmap).

Proposal Context

The proposal seeks approval for the construction of a contemporary single-storey visitor accommodation building together with associated access, parking, landscaping, earthworks and supporting infrastructure. The development has been carefully designed to complement the existing residential use of the property whilst establishing a high-quality short-term accommodation offering that responds sympathetically to the site's environmental setting. The proposal represents a modest tourism development that integrates with the site's existing development pattern, natural topography and landscape character without compromising the spacious qualities of the surrounding locality.

The proposed visitor accommodation is positioned toward the north-eastern portion of the allotment, taking advantage of the site's gently elevated position, existing cleared areas and attractive outlook opportunities whilst maintaining substantial separation from the existing dwelling. The siting has been carefully selected to minimise vegetation removal, reduce the extent of earthworks and preserve the natural landform. Although limited cut and fill works are required to establish a suitable building platform and access arrangements, the proposal has been designed to work sympathetically with the site's existing topography and minimise physical disturbance to the surrounding landscape.

Vehicle access to the accommodation will be provided via an existing crossover from Cherrywood Drive. The crossover will be upgraded with crushed rock and connect to a new internal driveway providing direct access to dedicated visitor parking adjacent to the building. This arrangement separates visitor movements from the existing residential access on Riverview Road, improving operational efficiency whilst reducing interaction between the two land uses. Associated site works include construction of the internal accessway, landscaping and servicing infrastructure, all of which have been designed to integrate unobtrusively within the established bushland setting.

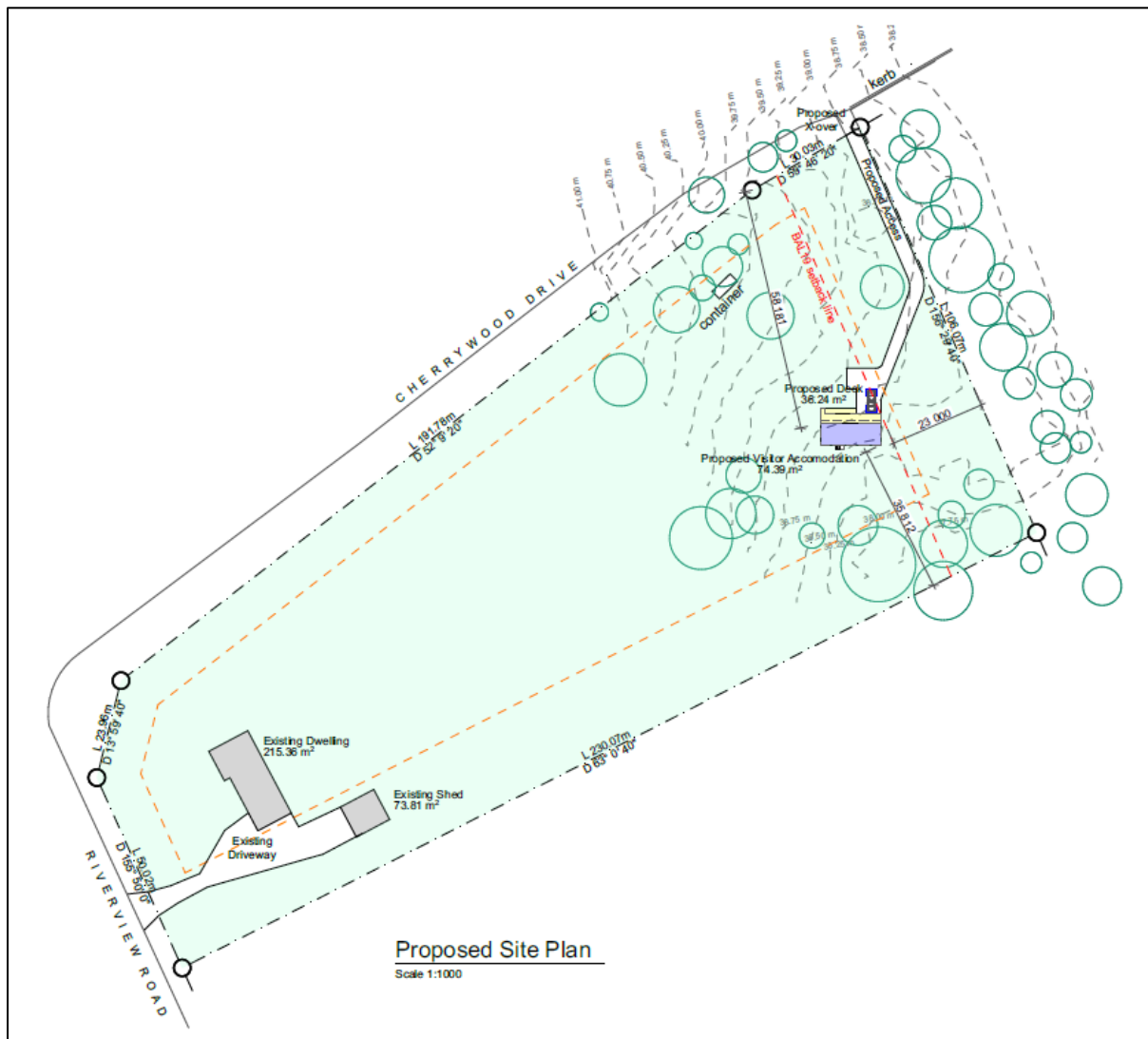
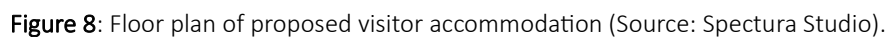


Figure 7: Site plan, illustrating position of proposed visitor accommodation and relationship to existing site development configuration (Source: Spectura Studio).

The proposed visitor accommodation comprises approximately 74 m² of internal floor area together with an adjoining deck of approximately 36 m², providing comfortable, high-quality accommodation suitable for short-term visitor use. Internally, the building incorporates an open-plan kitchen, living and dining area, two bedrooms, including a master bedroom with ensuite and walk-in robe, a second bathroom incorporating laundry facilities and generous storage. The internal layout has been carefully arranged to maximise functionality, amenity and efficient use of space while providing a contemporary accommodation experience. Extensive glazing to the principal elevation captures natural light and views across the surrounding landscape, while the generous timber deck establishes a strong relationship between the internal living spaces and the surrounding outdoor environment. A compliant access ramp further enhances accessibility and enables inclusive use of the accommodation.



The proposal incorporates complementary landscape and servicing works to ensure the development is fully integrated with the existing property. New access infrastructure, parking, drainage and associated site services have been designed to minimise disturbance to existing vegetation and work sympathetically with the natural landform. Rehabilitation and landscaping of disturbed areas following construction will further soften the appearance of the development and reinforce its integration within the surrounding bushland environment. Collectively, these measures ensure the proposal maintains the spacious, vegetated character that defines the locality whilst providing an appropriate level of environmental management and operational functionality. Overall, the proposal represents a carefully considered and contextually responsive tourism development that is compatible with both the environmental values of the site and the established character of the surrounding locality. Through sensitive siting, modest building scale, contemporary architectural design and careful integration with existing landscape features and infrastructure, the development delivers a high standard of visitor amenity whilst preserving the natural qualities of the property. The proposal therefore constitutes an appropriate form of visitor accommodation that supports sustainable tourism outcomes and achieves an orderly and sympathetic pattern of development within the Landscape Conservation Zone.

4 Planning Assessment – *Tasmanian Planning Scheme – Break O’Day*

4.1 Assessment Overview

Applicable Zone(s):	Landscape Conservation
Use Status:	Discretionary (Visitor Accommodation use)
Development Status:	Discretionary (relying on performance criteria)
Applicable Code(s):	Parking and Sustainable Transport
	Road and Railway Assets
	Natural Assets
	Bushfire-Prone Areas
Applicable Specific Area Plan(s)	N/A

4.2 Zone Assessment

4.2.1 Zone Purpose Assessment

Pursuant to provisions of Clause 6.10.2 of the Tasmanian Planning Scheme – Break O’Day, in determining an application for a permit for a Discretionary use the planning authority must, in addition to the matters referred to in sub-clause 6.10.1 of the Tasmanian Planning Scheme – Break O’Day, have regard to the purpose of the applicable zone.

The purpose of the Landscape Conservation Zone is:

- *To provide for the protection, conservation and management of landscape values.*
- *To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.*

Planning response:

The proposed visitor accommodation is consistent with the purpose of the Landscape Conservation Zone by protecting, conserving and appropriately managing the landscape values of the site whilst facilitating a low-intensity and compatible form of development. The proposal occupies only a small portion of the 2.025-hectare allotment and has been carefully located within an existing cleared area to minimise disturbance to native vegetation and the natural landform. The development retains the overwhelming majority of the site in its existing bushland condition, thereby preserving the spacious, vegetated character that defines both the property and the surrounding locality. Through its modest scale and limited physical footprint, the proposal ensures that the site's natural landscape continues to remain the dominant visual and environmental feature.

The proposal also provides for a use that is entirely compatible with the established landscape character of the Landscape Conservation Zone. Visitor accommodation represents a low-intensity land use that is capable of coexisting with the surrounding pattern of detached dwellings situated on large, vegetated allotments without compromising the environmental or scenic qualities of the locality. The building has been designed as a compact, single-storey structure with a low overall height, restrained architectural form and contemporary materials that integrate sympathetically within the bushland setting. The

careful siting of the accommodation, together with the use of an upgraded existing access point and limited associated infrastructure, further ensures that the proposal does not introduce an urban or visually intrusive form of development into the landscape.

Importantly, the proposal has been developed with a strong emphasis on avoiding and minimising environmental and landscape impacts through considered design and site planning. Existing native vegetation surrounding the development will be retained to provide ongoing habitat values, maintain ecological connectivity and preserve the site's visual character, while rehabilitation of disturbed areas following construction will further integrate the development into its surroundings. The combination of sensitive siting, modest building scale, limited vegetation removal and retention of the site's bushland setting ensures the proposal protects the landscape values of both the subject land and the wider area. Accordingly, the development achieves an appropriate balance between enabling sustainable visitor accommodation and fulfilling the fundamental purpose of the Landscape Conservation Zone by protecting, conserving and managing the landscape values upon which the zone is founded.

4.2.2 Use Standards – *Acceptable Solutions* – Landscape Conservation Zone

22.0 Landscape Conservation Zone			
22.3 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
22.3.2 Visitor Accommodation			
A1	Visitor Accommodation: (a) guests are accommodated in existing buildings; and (b) has a gross floor area of no more than 300m ² .	The proposed visitor accommodation use will be provided within a new building. The use must therefore rely on demonstrating compliance with the corresponding performance criteria provided at Clause 22.3.2 P1. Assessment of the proposal against this performance criteria is outlined at Section 4.2.4 of this report.	Does not Comply

4.2.3 Development Standards for Buildings and Works – *Acceptable Solutions* – Landscape Conservation Zone

22.0 Landscape Conservation Zone			
22.4 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
22.4.1 Site Coverage			
A1	Site coverage must be not more than 400m ² .	Site coverage of development upon the land – subject to the addition of the proposed visitor accommodation and associated deck - will comprise 399.80 m ² . The proposal satisfies Acceptable Solution A1 accordingly.	Complies
22.4.2 Building height, siting and exterior finishes			

22.0 Landscape Conservation Zone			
22.4 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
A1	Building height must be not more than 6m.	Building height of the visitor accommodation unit will be approximately 4.30 metres. The proposal satisfies Acceptable Solution A1 accordingly.	Complies
A2	Buildings must have a setback from a frontage of not less than 10m.	The building will be setback approximately 58 metres from the nearest frontage (onto Cherrywood Drive). The proposal satisfies Acceptable Solution A2 accordingly.	Complies
A3	Buildings must have a setback from side and rear boundaries of not less than 20m.	The building will be setback 23 metres from the nearest boundary (the north-eastern boundary) and over 36 metres from the southwestern boundary. The proposal satisfies Acceptable Solution A3 accordingly.	Complies
A4	Buildings for a sensitive use must be separated from the boundary of an adjoining Rural Zone or Agriculture Zone a distance of: (a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	The visitor accommodation will be setback over 1 km from the nearest parcels of land identified within either the Agriculture Zone (to the northwest) or Rural Zone (to the southwest). are not used for a sensitive use. The proposal satisfies Acceptable Solution A4 accordingly.	Complies
A5	Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.	The proposed visitor accommodation has been specifically designed to adopt a restrained external colour palette that is entirely consistent with the landscape objectives of the Landscape Conservation Zone. The architectural design incorporates Dulux Night Sky to three elevations together with the parapet and wing walls, while the principal front elevation will be finished in Dulux Mildura, producing a combination of dark charcoal-grey and muted natural green tones. Dulux Night Sky possesses a published Light Reflectance Value (LRV) of approximately 4%, while Dulux Mildura has an estimated LRV of approximately 25%, ensuring both finishes comfortably remain below the maximum 40% reflectance threshold prescribed by the planning scheme. These colours have	Complies

22.0 Landscape Conservation Zone			
22.4 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
		therefore been deliberately selected to ensure the external building finishes comprise dark natural tones of grey and green that satisfy Acceptable Solution A5 accordingly.	
22.4.4 Landscape protection			
A1	Building and works must be located within a building area, if shown on a sealed plan.	The development is unable to satisfy A1 and must rely on demonstrating compliance with the corresponding performance criteria provided at Clause 22.4.4 P1. Assessment of the proposal against this performance criteria is outlined at Section 4.2.5 of this report.	Does not Comply
A2	Buildings and works must: (a) be located within a building area, if shown on a sealed plan; or (b) be an alteration or extension to an existing building providing it is not more than the existing building height; and (c) not include cut and fill greater than 1m; and (d) be not less than 10m in elevation below a skyline or ridgeline.	The development is unable to satisfy A2 and must rely on demonstrating compliance with the corresponding performance criteria provided at Clause 22.4.4 P2.1 and P2.2. Assessment of the proposal against this performance criteria is outlined at Section 4.2.5 of this report.	Does not Comply

4.2.4 Use Standards – *Performance Criteria* – Landscape Conservation Zone

Note: Many of the performance criteria require the planning authority to ‘have regard to’ the matters identified in their respective subclauses. The obligation to have regard to those matters requires that they be genuinely considered and afforded appropriate weight as part of the overall planning assessment. It does not require strict or separate compliance with each individual consideration, nor does it elevate those considerations to mandatory standards that must themselves be satisfied. Rather, those matters form part of the overall evaluative judgment to be undertaken by the decision-maker¹.

22.0 Landscape Conservation Zone			
22.3 Use Standards			
Clause	Performance Criteria	Assessment	Compliance
22.3.2 Visitor Accommodation			

¹ See Craig Webb Pty Ltd v Launceston City Council (No. 3) [2025] TASCAT 103 at [20] and [74].

22.0 Landscape Conservation Zone			
22.3 Use Standards			
Clause	Performance Criteria	Assessment	Compliance
P1	Visitor Accommodation must: (a) be of a scale that respects the character of use in the area; (b) not cause an unreasonable impact on the landscape values of the site; and (c) not adversely impact the safety and efficiency of the local road network or unreasonably disadvantage owners and users of rights of carriageway.	The proposed visitor accommodation is of a scale that respects the established character of development within the locality. The accommodation comprises a single-storey building containing approximately 74 m² of internal floor area together with a modest 36 m² deck, resulting in a compact form that remains clearly subordinate to the expansive 2.025-hectare allotment and the existing residential use of the land. The surrounding area is characterised by large, vegetated properties containing detached dwellings, ancillary buildings and occasional visitor accommodation dispersed throughout a bushland setting. The proposal is entirely consistent with this established pattern of development, representing a low-intensity tourism use that complements rather than alters the prevailing character of the locality. Its restrained scale, simple contemporary architectural form and substantial separation from neighbouring properties ensure that the development integrates comfortably within the existing landscape and maintains the spacious, low-density qualities that define this part of Scamander. The proposal will not cause an unreasonable impact on the landscape values of the site. The visitor accommodation has been carefully positioned within an existing cleared area toward the north-eastern portion of the property, allowing the majority of native vegetation across the allotment to be retained. The building's low overall height of approximately 3.4 metres, compact footprint, uncomplicated mono-pitch roof form and subdued contemporary materials minimise its visual prominence when viewed from surrounding roads and adjoining land. The design responds sympathetically to the site's gently sloping topography, requiring only limited earthworks and avoiding unnecessary disturbance to the natural landform. Furthermore, the	Complies

22.0 Landscape Conservation Zone			
22.3 Use Standards			
Clause	Performance Criteria	Assessment	Compliance
		retention of substantial vegetation surrounding the development will continue to provide an effective landscape backdrop, ensuring the accommodation remains visually recessive within the broader bushland environment and preserves the scenic values that characterise the Landscape Conservation Zone. The proposal will also not adversely impact the safety and efficiency of the local road network or unreasonably disadvantage owners and users of rights of carriageway. Vehicle access is to be provided via an upgraded existing crossover from Cherrywood Drive, connecting to a short internal driveway and dedicated on-site parking adjacent to the accommodation. Utilising an existing access point avoids the need for additional vehicle crossings, while separating visitor traffic from the existing dwelling's access on Riverview Road improves the safe and efficient operation of both uses. Given the proposal comprises a single visitor accommodation unit, it will generate only a negligible number of additional vehicle movements that are well within the capacity of the surrounding local road network. All vehicle manoeuvring and parking will occur wholly within the site, ensuring that the proposal does not impede traffic movements, compromise road safety or interfere with the lawful use and enjoyment of adjoining land or any existing rights of carriageway. Accordingly, the proposal satisfies performance criteria P1 of Clause 22.3.2.	
22.3.3 Discretionary use			
P1	Use listed as Discretionary must be compatible with landscape values, having regard to: (a) the nature, scale and extent of the use;	The proposed visitor accommodation is compatible with the landscape values of both the site and the surrounding locality by virtue of its modest nature, scale and extent. The development comprises a single, low-intensity visitor accommodation unit occupying only a	Complies

22.0 Landscape Conservation Zone			
22.3 Use Standards			
Clause	Performance Criteria	Assessment	Compliance
	(b) the characteristics and type of the use; (c) the landscape values of the site; (d) the landscape value of the surrounding area; and (e) measures to minimise or mitigate impacts.	small portion of the 2.025-hectare property, with the balance of the land remaining in its existing bushland and residential setting. The accommodation is intended to provide short-term lodging for a limited number of guests and does not involve intensive commercial activities, large-scale infrastructure or operational characteristics that would alter the prevailing landscape character. As such, the proposal represents a restrained tourism use that is consistent with the low-density pattern of development already established throughout the Landscape Conservation Zone, where detached dwellings and occasional visitor accommodation are dispersed across large, vegetated allotments. The landscape values of the site and surrounding area are characterised by extensive native vegetation, generous separation between buildings, gently undulating topography and attractive coastal bushland scenery overlooking the Scamander River. The proposal has been carefully designed to respond to these attributes by locating the accommodation within an existing cleared area of the property, thereby avoiding unnecessary encroachment into the more densely vegetated eastern portions of the site. The building adopts a compact footprint, low overall height and simple contemporary architectural form that enables it to sit unobtrusively within the existing landscape. Significant areas of native vegetation will remain intact, ensuring the natural bushland setting continues to dominate the visual character of the property and that the development remains subordinate to its landscape context rather than becoming a visually prominent element. Potential impacts upon landscape values have been minimised through a range of considered design and siting measures. The accommodation has been	

22.0 Landscape Conservation Zone			
22.3 Use Standards			
Clause	Performance Criteria	Assessment	Compliance
		positioned to utilise the site's natural topography, reducing the need for extensive earthworks and allowing the building to integrate with the existing landform. The retention of surrounding vegetation provides effective visual screening from public roads and neighbouring properties, while the limited scale of the associated access works and on-site parking further reduces the development's visual footprint. The use of contemporary yet understated building materials, together with rehabilitation of disturbed areas following construction, ensures the proposal will blend sympathetically with its bushland surroundings. Collectively, these measures ensure the proposal protects the landscape values of both the site and the wider locality whilst delivering an appropriate and sustainable visitor accommodation outcome within the Landscape Conservation Zone. Accordingly, the proposal satisfies performance criteria P1 of Clause 22.3.3.	

4.2.5 Development Standards for Dwellings – *Performance Criteria* – Landscape Conservation Zone

22.0 Landscape Conservation Zone			
22.4 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
22.4.4 Landscape protection			
P1	Building and works must be located to minimise native vegetation removal and the impact on landscape values, having regard to: (a) the extent of the area from which vegetation has been removed; (b) the extent of native vegetation to be removed; (c) any remedial or mitigation measures or revegetation requirements;	The proposed buildings and works have been carefully located to minimise native vegetation removal and protect the landscape values of the site. The visitor accommodation is positioned within an existing cleared area toward the north-eastern portion of the property, taking advantage of previously disturbed land rather than extending development into intact bushland. Similarly, the upgraded access crossover and internal driveway have been aligned to utilise an existing	Complies

22.0 Landscape Conservation Zone			
22.4 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
	(d) provision for native habitat for native fauna; (e) the management and treatment of the balance of the site or native vegetation areas; (f) the type, size, and design of development; and (g) the landscape values of the site and surrounding area.	point of access from Cherrywood Drive, thereby limiting the need for additional clearing. As a consequence, vegetation removal is confined to a relatively small area necessary to accommodate the building platform, access arrangements and associated infrastructure, with the overwhelming majority of native vegetation across the 2.025-hectare allotment remaining undisturbed. The proposal incorporates a range of measures to avoid, minimise and mitigate impacts upon native vegetation and habitat values. The building has been designed with a compact footprint, low overall profile and a restrained architectural form, reducing both its physical footprint and visual prominence within the landscape. This outcome is further reinforced through the use of a subdued external colour palette comprising low-reflectance finishes in dark charcoal-grey and muted natural green tones, enabling the building to visually recede into the surrounding bushland and complement the colours and textures of the existing vegetation. Earthworks have been minimised by locating the development on naturally suitable terrain, while disturbed areas surrounding the accommodation and accessway will be rehabilitated and stabilised following construction. Existing native vegetation surrounding the development will be retained to maintain habitat opportunities for native fauna, preserve ecological connectivity across the site and continue to provide effective visual screening. The extensive balance of the property will remain in its existing bushland condition, ensuring that native vegetation continues to function as the dominant landscape element and habitat resource. Collectively, the siting, scale, architectural treatment and design of the proposed buildings and works ensure that the development responds	

22.0 Landscape Conservation Zone			
22.4 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		appropriately to the landscape values of both the site and the surrounding Landscape Conservation Zone. The modest accommodation building, limited extent of associated works, low-reflectance external finishes and careful integration with the site's natural landform substantially reduce both visual and environmental impacts, while the retention and ongoing management of extensive native vegetation across the balance of the property preserves the spacious bushland character that defines the locality. The selected external colours further ensure that the development remains visually recessive when viewed through or beyond the surrounding vegetation, allowing the natural landscape to remain the dominant feature of the site. Accordingly, the proposal achieves an appropriate balance between facilitating a low-intensity visitor accommodation use and protecting the environmental, scenic and landscape values that underpin the purpose of the Landscape Conservation Zone. The proposal therefore satisfies Performance Criterion P1 of Clause 22.4.4.	
P2.1	Buildings and works must be located to minimise impacts on landscape values, having regard to: (a) the topography of the site; (b) the size and shape of the site; (c) the proposed building height, size and bulk; (d) any constraints imposed by existing development; (e) visual impact when viewed from roads and public places; and (f) any screening vegetation.	The proposed buildings and works have been carefully sited to minimise impacts on the landscape values of the site by responding directly to its natural topography and physical characteristics. The visitor accommodation is positioned within a gently sloping, previously disturbed area toward the north-eastern portion of the allotment, allowing the development to be integrated with the existing landform while avoiding unnecessary earthworks and disturbance to more sensitive vegetated areas. The substantial size and elongated configuration of the 2.025-hectare property provides ample opportunity to locate the development well away from adjoining properties and public roads, ensuring that the accommodation remains a discreet component of the	Complies
P2.2	If the building and works are less than 10m in elevation below a skyline or ridgeline, there are no other suitable building areas.		

22.0 Landscape Conservation Zone			
22.4 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		broader landscape. Existing residential development upon the site has also informed the siting of the proposal, with the new accommodation maintaining substantial separation from the existing dwelling whilst establishing an independent access arrangement from Cherrywood Drive that complements the property's established development pattern. The proposed building has been deliberately designed to minimise its visual presence within the landscape. Comprising a compact footprint of approximately 74 m² together with an adjoining deck, the accommodation adopts a simple contemporary form with a low overall building height of approximately 3.4 metres and a restrained mono-pitch roof. This understated architectural expression is complemented by a carefully selected external colour palette comprising low-reflectance finishes in dark charcoal-grey and muted natural green tones, enabling the building to visually recede into the surrounding bushland rather than contrast with it. The nominated finishes possess light reflectance values well below the 40% threshold prescribed by the planning scheme, further reducing the potential for glare or visual prominence. Collectively, these design characteristics significantly reduce the building's apparent bulk and scale when viewed from surrounding properties and public areas. The limited extent of associated access and parking infrastructure further reinforces the modest nature of the proposal, ensuring that the built form remains subordinate to the site's expansive bushland setting and does not detract from the scenic qualities of the Landscape Conservation Zone. The proposal will have only limited visual impact when viewed from surrounding roads and public places due to the	

22.0 Landscape Conservation Zone			
22.4 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		retention of substantial areas of existing native vegetation surrounding the development. The accommodation is setback well within the property and is screened by mature eucalypts and existing bushland, substantially reducing opportunities for public visibility from both Cherrywood Drive and Riverview Road. The subdued colour palette has also been intentionally selected to complement the natural hues of the surrounding vegetation, ensuring the building integrates sympathetically with its coastal bushland setting throughout the year. As a consequence, the surrounding vegetation will continue to form the dominant visual element across the site, while the contemporary yet restrained architectural treatment enables the development to blend harmoniously into the landscape. Collectively, the careful siting, modest scale, low-reflectance external finishes, responsive architectural design and retention of screening vegetation ensure the proposal protects the landscape values of both the subject land and the wider locality whilst delivering a high-quality visitor accommodation outcome. Accordingly, the proposal satisfies Performance Criteria P2.1 and P2.2 of Clause 22.4.4.	

4.3 Code Assessments

The following Codes have been assessed as being applicable to the proposal:

- Parking and Sustainable Transport
- Road and Railway Assets
- Natural Assets

Assessment of applicable standards of the Codes – as they relate to the proposal – commences at Section 4.3.1 further below. Other Codes which are mapped within the planning scheme maps as being relevant to the development site but which are rendered inapplicable by virtue of exemption criteria contained within the respective Code standards, comprise the following:

- Bushfire-Prone Areas

A brief explanation of how the development complies with the exemption criteria within this Code is elaborated below:

Bushfire-Prone Areas Code

Clause C13.2.1 specifies that the Code applies to:

- *subdivision of land that is located within, or partially within, a bushfire-prone area; and*
- *a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.*

The proposed use/development does not qualify with either (a) or (b) and therefore does not require assessment against provisions of the Code.

4.3.1 Code Purpose Assessment – Parking and Sustainable Transport Code

Pursuant to provisions of Clause 6.10.2 of the Tasmanian Planning Scheme – Break O’Day, in determining an application for a permit for a Discretionary use the planning authority must, in addition to the matters referred to in sub-clause 6.10.1 of the Tasmanian Planning Scheme – Break O’Day, have regard to the purpose of any applicable code.

The purpose of the Parking and Sustainable Transport Code is:

- *To ensure that an appropriate level of parking facilities is provided to service use and development;*
- *To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas;*
- *To ensure that access for pedestrians, vehicles and cyclists is safe and adequate;*
- *To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area;*
- *To ensure that parking spaces and accesses meet appropriate standard; and*
- *To provide for parking precincts and pedestrian priority streets.*

Planning response:

The proposed visitor accommodation development is consistent with the purpose of the Parking and Sustainable Transport Code by providing an appropriate level of parking and access infrastructure to service the intended visitor accommodation use. The development comprises a single self-contained visitor accommodation unit supported by dedicated on-site parking located immediately adjacent to the building, ensuring that the parking demands generated by the use are fully accommodated within the property. Access is provided via an upgraded crossover from Cherrywood Drive and a purpose-designed internal accessway, enabling safe and efficient vehicle movements whilst avoiding unnecessary reliance on on-street parking. Given the modest scale and low-intensity nature of the proposal, the parking arrangements are entirely commensurate with the operational needs of the development.

The proposal also provides safe and adequate access for vehicles and pedestrians whilst avoiding any unreasonable impacts on the surrounding area. The internal accessway has been designed to accommodate passenger vehicles in accordance with the relevant Australian Standards, allowing

vehicles to safely enter, manoeuvre and depart the site. Dedicated pedestrian access between the parking area and the visitor accommodation further supports convenient and safe movement throughout the development. The limited number of vehicle movements generated by a single visitor accommodation unit will have a negligible effect on the surrounding road network, while all parking and manoeuvring activities will occur wholly within the site, thereby preserving the amenity of adjoining properties and maintaining the safe and efficient operation of Cherrywood Drive.

The remaining objectives of the Code are either satisfied or not directly applicable to the proposal. As the development is located within a low-density rural locality outside an urban environment, opportunities to promote cycling, walking and public transport as primary transport modes are inherently limited and are not fundamental to the operation of the use. Similarly, the site is not located within a parking precinct or pedestrian priority street, such that the related provisions of the Code do not apply. Nevertheless, the proposal provides parking spaces, accessways and manoeuvring areas that are designed to appropriate standards and are proportionate to the scale of the development. Accordingly, the proposal achieves the overall purpose of the Parking and Sustainable Transport Code by providing safe, functional and efficient parking and access arrangements without detracting from the amenity or character of the surrounding locality.

4.3.2 Use Standards – *Acceptable Solutions* - Parking and Sustainable Transport Code

C2.0 Parking and Sustainable Transport Code			
C2.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
C2.5.1 Car parking numbers			
A1	The number of on-site car parking spaces must be no less than the number specified in Table C2.1...	As illustrated within the submitted plans, the proposed visitor accommodation unit will be provided with a single car parking space adjacent to its northern elevation. The proposal satisfies A1 accordingly.	Complies

4.3.3 Development Standards – *Acceptable Solutions* - Parking and Sustainable Transport Code

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
C2.6.1 Construction of Parking Areas			
A1	All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement;	The access way for the visitor accommodation unit will be approximately 4 metres width (for bushfire compliance purposes), 75 metres in length and constructed with a durable, all-weather pavement of crushed rock. Similarly, parking,	Complies

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
	(b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	manoeuvring and circulation areas for the purposes will be constructed of crushed rock, with stormwater from all vehicle access areas to be contained on site. The proposal satisfies A1 accordingly.	
C2.6.2 Design and Layout of Parking Areas			
A1.1	Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or	The proposed parking, accessway, manoeuvring and circulation arrangements have been designed to provide safe, convenient and efficient vehicle access consistent with the requirements of the Parking and Sustainable Transport Code. Vehicle access to the visitor accommodation will be obtained via the upgraded existing crossover from Cherrywood Drive, which will connect to a new internal accessway serving the dedicated on-site visitor parking area adjoining the accommodation. The accessway, parking space and associated manoeuvring area will be designed and constructed in accordance with the relevant requirements of Australian Standard AS 2890, including appropriate gradients, access widths, parking bay dimensions and manoeuvring clearances. The proposal provides substantially fewer than four parking spaces and, accordingly, the requirements relating to forward entry and exit for larger car parks do not apply. Likewise, as the site is located within the Landscape Conservation Zone, the Code does not require the provision of passing bays along the internal accessway serving one to five parking spaces. The proposed parking area will provide adequate vertical clearance well in	Complies

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
	(b) comply with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6</i> .	excess of the minimum 2.1 metres prescribed by the Code, while the open configuration of the parking area ensures that vehicles can safely enter, manoeuvre and depart the site. Although the Code requires parking areas, excluding those associated with a single dwelling, to be delineated by line marking or other clear physical means, the modest scale of the proposal and the provision of dedicated visitor parking adjacent to the accommodation readily enables the parking area to be clearly defined as part of the detailed design. Collectively, the proposed access and parking arrangements will provide a safe, efficient and functional outcome that is consistent with Acceptable Solution A1.1 of Clause C2.6.2 and the relevant provisions of Australian Standard AS 2890.	
C2.6.3 Number of Accesses for Vehicles			
A1	The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	The subject land is provided with an access from each of its frontages onto Cherrywood Drive and Riverview Road. The existing access point onto Cherrywood Drive that the visitor accommodation development will rely upon will be upgraded with crushed rock. The proposal satisfies A1 accordingly.	Complies

4.3.4 Code Purpose Assessment – Road and Railway Assets Code

Pursuant to provisions of Clause 6.10.2 of the Tasmanian Planning Scheme – Break O’Day, in determining an application for a permit for a Discretionary use the planning authority must, in addition to the matters referred to in sub-clause 6.10.1 of the Tasmanian Planning Scheme – Break O’Day, have regard to the purpose of any applicable code.

The purpose of the Road and Railway Assets Code is:

- *To protect the safety and efficiency of the road and railway networks; and*
- *To reduce conflicts between sensitive uses and major roads and the rail network.*

Planning response:

The proposed visitor accommodation development is consistent with the purpose of the Road and Railway Assets Code by ensuring that the development will not compromise the safety or operational efficiency of the surrounding road network. Vehicle access to the visitor accommodation is provided via an upgraded crossover from Cherrywood Drive connecting to a purpose-designed internal accessway and dedicated on-site parking area. The proposal comprises a single visitor accommodation unit and, consequently, will generate only a negligible increase in vehicle movements beyond those currently associated with the existing residential use of the property. This modest level of traffic can be readily accommodated by the surrounding local road network without adversely affecting traffic capacity, road function or the safe movement of vehicles, pedestrians or cyclists.

The proposal has also been designed to provide safe and efficient access to and from the site. The upgraded crossover and internal access arrangements enable vehicles to safely enter, manoeuvre within and depart the property, while all parking and turning activities occur wholly within the site boundaries. This avoids interference with through traffic and eliminates any need for parking on the adjoining road reserve. The proposal does not introduce any unusual traffic characteristics, commercial servicing requirements or heavy vehicle movements that could adversely affect the operation of Cherrywood Drive or Riverview Road. Accordingly, the development maintains the safe and efficient operation of the local transport network whilst providing convenient access for visitors.

The second purpose of the Code, relating to the reduction of conflicts between sensitive uses and major roads and the rail network, is also satisfied. The site is not adjacent to, nor affected by, a declared major road or railway corridor, and the proposal will not give rise to land use conflicts associated with transport infrastructure. The visitor accommodation is located within an established low-density residential environment served by local roads, where traffic volumes and operating conditions are compatible with residential and visitor accommodation uses. Accordingly, the proposal is entirely consistent with the purpose of the Road and Railway Assets Code, protecting the safety and efficiency of the road network whilst avoiding any conflict with major transport infrastructure.

4.3.5 Use Standards – *Acceptable Solutions* – Road and Railway Assets Code

C3.0 Road and Railway Assets Code			
C3.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction			
A1.4	Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road.	The anticipated traffic generation associated with the proposed visitor accommodation is expected to be very low and will readily satisfy the requirements of Table C3.1 of the Scheme. The proposal comprises a single self-contained visitor accommodation unit containing two bedrooms, intended to accommodate only one booking group at any given time. Whilst the <i>Guide to Traffic Generating Developments</i> prepared by Transport for NSW does not identify a specific trip generation rate for	Complies

C3.0 Road and Railway Assets Code			
C3.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
		an individual visitor accommodation unit of this nature, it consistently recognises that accommodation-based land uses generally generate relatively low levels of daily traffic compared with many other forms of development. In the absence of a directly applicable survey category, it is common and accepted practice in Tasmania to adopt the established detached dwelling trip generation rate as a conservative proxy for assessing the likely traffic impacts of a single visitor accommodation unit. Based upon this methodology, the proposal is anticipated to generate in the order of 8–10 Annual Average Daily Traffic (AADT) vehicle movements, representing the total of inbound and outbound trips. This estimate is considered conservative, as guests occupying short-term accommodation commonly arrive once, remain on-site for one or more nights, and typically generate fewer routine daily trips than a permanently occupied dwelling. Consequently, the actual traffic generated by the proposal is likely to be at, or below, the adopted assessment rate. Vehicle access will be provided via the upgraded existing crossover from Cherrywood Drive, with dedicated on-site parking and manoeuvring facilities ensuring vehicles are able to enter, park and depart the site safely and efficiently. Accordingly, the additional traffic generated by the proposal is substantially below the threshold prescribed by Table C3.1, being either a 20% increase in Annual Average Daily Traffic or 40 vehicle movements per day, whichever is the greater. An increase of approximately 8–10 vehicle movements per day represents only a negligible addition to traffic volumes on the surrounding local road network and will not adversely affect road safety, traffic efficiency or the amenity of the surrounding area. The proposal	

C3.0 Road and Railway Assets Code			
C3.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
		therefore satisfies the requirements of Table C3.1 and, in turn, complies with Clause C3.5.1 A1.4 of the Road and Railway Assets Code.	

4.3.6 Code Purpose Assessment – Natural Assets Code

Pursuant to provisions of Clause 6.10.2 of the Tasmanian Planning Scheme – Break O’Day, in determining an application for a permit for a Discretionary use the planning authority must, in addition to the matters referred to in sub-clause 6.10.1 of the Tasmanian Planning Scheme – Break O’Day, have regard to the purpose of any applicable code.

The purpose of the Natural Assets Code is:

- To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes;
- To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast;
- To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise;
- To minimise impacts on identified priority vegetation; and
- To manage impacts on threatened fauna species by minimising clearance of significant habitat.

Planning response:

The proposed visitor accommodation development is consistent with the purpose of the Natural Assets Code by adopting a design and siting approach that minimises impacts on the site's environmental values whilst enabling a modest and compatible tourism use. Although the property is identified within the Priority Vegetation Area overlay, the visitor accommodation has been deliberately located within an existing cleared area in the north-eastern portion of the allotment where vegetation has previously been disturbed. This approach substantially limits the extent of native vegetation removal and avoids unnecessary encroachment into more intact areas of bushland. The proposal does not involve any works within watercourses, wetlands, lakes or coastal foreshore environments and, accordingly, will not adversely affect water quality, riparian vegetation, coastal processes or the ecological function of these natural assets. Existing drainage patterns will be maintained, with stormwater managed on site to ensure runoff does not adversely impact the surrounding environment.

The proposal has also been carefully designed to minimise impacts on identified priority vegetation and potential habitat values. The building footprint, accessway and associated works occupy only a small proportion of the 2.025-hectare allotment, allowing the overwhelming majority of the property to remain in its existing natural condition. Existing native vegetation surrounding the development will be retained to preserve the bushland character of the site, maintain habitat continuity and provide ongoing ecological values for native fauna. The siting of the visitor accommodation within a previously disturbed

area, together with the limited extent of vegetation removal required, represents an effective avoidance and minimisation strategy that responds appropriately to the environmental sensitivities of the Landscape Conservation Zone.

Importantly, the proposal incorporates a range of measures that ensure the environmental values of the site are protected over the long term. Disturbance associated with construction will be confined to the immediate development footprint, with all remaining native vegetation retained and protected during and after construction. Any disturbed areas will be stabilised and rehabilitated following completion of the works, while the modest scale of the visitor accommodation and low intensity of the proposed use ensure that ongoing impacts upon native vegetation and fauna habitat remain negligible. The accompanying Natural Values Atlas assessment demonstrates that the proposal has been informed by consideration of the site's environmental characteristics, enabling development to proceed in a manner that appropriately protects priority vegetation and minimises impacts on threatened fauna habitat.

4.3.7 Development Standards for Buildings and Works – *Acceptable Solutions* – Natural Assets

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
C7.6.2 Clearance within a priority vegetation area			
A1	Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	The development is unable to satisfy A1 and must rely on demonstrating compliance with the corresponding performance criteria provided at Clause C7.6.2 P1.1 and P1.2. Assessment of the proposal against this performance criteria is outlined at Section 4.3.8 of this report.	Does not Comply

4.3.8 Development Standards for Buildings and Works – *Performance Criteria* – Natural Assets

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
C7.6.2 Clearance within a priority vegetation area			
P1.1	Clearance of native vegetation within a priority vegetation area must be for: (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the	The proposed clearance of native vegetation is justified having regard to both the scale of the development and the broader planning outcomes that will be achieved. The proposal will facilitate the establishment of a high-quality visitor accommodation use that contributes to the continued growth and	Complies

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
	Tasmania Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.	diversification of the local tourism economy, supporting visitation to Scamander and the broader Break O'Day municipal area. Tourism is a significant component of the region's economy, generating employment opportunities, supporting local businesses and encouraging ongoing investment in visitor infrastructure. The proposal represents a modest and sustainable tourism development that delivers identifiable long-term social and economic benefits while remaining compatible with the environmental values of the Landscape Conservation Zone. Importantly, the siting of the visitor accommodation has been informed by a comprehensive assessment of the site's physical and environmental constraints, with the building deliberately located within an existing disturbed and partially cleared area adjoining Cherrywood Drive. Given the extensive coverage of priority vegetation across the balance of the allotment, there is no other feasible location or design that would further reduce impacts whilst still achieving an appropriate building platform, compliant bushfire protection measures, safe vehicle access and functional visitor accommodation. The extent of native vegetation proposed to be cleared is very limited when considered in the context of the overall site and the broader extent of priority vegetation. The subject land comprises approximately 2.025 hectares, the majority of which will remain unaffected by the proposed development. Clearance is confined to the immediate building footprint, accessway and associated servicing infrastructure and has been deliberately minimised through careful siting, compact building design and the utilisation of existing disturbed areas wherever practicable. Significant areas of native vegetation surrounding the development will be retained, ensuring that the site's bushland	

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		character, ecological connectivity and habitat values continue to be preserved. The proposal therefore represents only a minor encroachment into the mapped priority vegetation area relative to the extensive areas of vegetation that will remain intact across the property. The proposal also incorporates a range of measures that further minimise environmental impacts and reinforce the limited nature of the vegetation clearance. Construction activities will be confined to the approved development footprint to avoid unnecessary disturbance to adjoining vegetation, while retained native vegetation will continue to provide habitat, visual screening and landscape values. Disturbed areas will be stabilised and rehabilitated following construction to ensure the development integrates with the surrounding bushland environment. The accompanying Natural Values Atlas assessment identifies no threatened flora records within 500 metres of the site, further supporting the conclusion that the proposed limited vegetation clearance can occur without compromising the broader environmental values of the locality. Collectively, these considerations demonstrate that the proposal satisfies the relevant performance criteria by providing significant long-term social and economic benefits whilst limiting native vegetation clearance to a scale that is minor relative to the extent of priority vegetation across the site. Accordingly, the proposal satisfies performance criteria P1.1 of Clause C7.6.2.	
P1.2	Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of buildings and works and any constraints such as topography or land hazards;	The proposed development has been carefully designed and located to minimise adverse impacts on priority vegetation through a considered response to the site's physical characteristics and environmental constraints. The visitor accommodation has been sited within an existing	Complies

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
	(b) any particular requirements for the buildings and works; (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on-site biodiversity offsets; and (f) any existing cleared areas on the site.	disturbed and partially cleared area adjoining Cherrywood Drive, thereby avoiding unnecessary encroachment into more intact areas of native vegetation across the balance of the property. This location also takes advantage of the site's gentle topography, enabling the building to be established with only limited earthworks whilst reducing the need for extensive vegetation clearance. The compact scale of the accommodation, together with the use of an upgraded existing crossover and a short internal accessway, further limits the overall development footprint and the extent of disturbance required to facilitate the proposal. The design has also responded appropriately to bushfire management requirements while seeking to minimise impacts on priority vegetation. Rather than relying upon extensive vegetation removal to achieve defensible space, the proposal adopts a compact building footprint, contemporary fire-resistant construction methods and a location within an existing cleared area to reduce the extent of vegetation management required. The accompanying access, parking and servicing infrastructure has likewise been concentrated within the immediate development envelope, ensuring that disturbance remains confined to the smallest practicable area. Any residual impacts upon priority vegetation have been minimised through careful site planning, with construction activities confined to the approved works area and substantial areas of surrounding native vegetation retained to preserve ecological connectivity, habitat values and the bushland character of the site. The proposal further benefits from the extensive areas of existing native vegetation and previously cleared land already present across the property. The majority of the 2.025-hectare allotment will remain unaffected by the	

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		development, with large areas of priority vegetation retained and continuing to provide biodiversity, habitat and landscape values. Existing cleared areas have been preferentially utilised for the location of the visitor accommodation and associated access, thereby substantially reducing the need for additional vegetation removal. While no formal on-site biodiversity offset is proposed or considered necessary given the limited extent of clearing, the retention, ongoing management and protection of the extensive balance of native vegetation across the site will ensure that the ecological and landscape values of the property are maintained. Collectively, these measures demonstrate that the proposal has been carefully designed to avoid and minimise impacts on priority vegetation to the greatest extent reasonably practicable. Accordingly, the proposal satisfies performance criteria P1.2 of Clause C7.6.2.	

5 Conclusion

The proposed visitor accommodation represents a carefully considered form of low-intensity tourism development that is capable of achieving the purpose and intent of the Tasmanian Planning Scheme – Break O'Day. Throughout the design process, particular emphasis has been placed upon responding to the environmental, scenic and landscape values that characterise both the subject land and the wider Landscape Conservation Zone. The development has been sensitively sited within an existing cleared area, adopts a compact single-storey built form, incorporates low-reflectance external finishes in subdued natural tones and utilises an existing point of access, collectively ensuring that the proposal integrates sympathetically with the site's natural landform and retained bushland setting. These measures minimise visual prominence, limit vegetation disturbance and maintain the spacious, vegetated character that defines this part of Scamander.

The planning assessment demonstrates that the proposal is capable of satisfying the applicable provisions of the Landscape Conservation Zone together with the Parking and Sustainable Transport Code, Road and Railway Assets Code and Natural Assets Code. Although aspects of the proposal appropriately rely upon performance-based assessment, the development clearly achieves the underlying objectives and desired outcomes of those provisions through considered siting, high-quality architectural design, limited site disturbance and appropriate environmental management. Importantly, the proposal avoids unreasonable impacts upon neighbouring properties, protects the landscape and ecological values of the site, provides safe and efficient vehicle access and parking arrangements, and ensures that visitor accommodation can be accommodated without compromising the character or amenity of the locality.

When considered as a whole, the proposal represents an orderly and sustainable pattern of development that appropriately balances environmental protection with the provision of high-quality visitor accommodation. The development will contribute positively to the local tourism offering while preserving the natural qualities that underpin the attractiveness of the Scamander area. It is therefore concluded that the proposal satisfies the relevant requirements of the Tasmanian Planning Scheme – Break O'Day and constitutes an appropriate exercise of the planning discretion available to the Planning Authority. It is therefore considered that the proposed development satisfies the relevant requirements of the Tasmanian Planning Scheme – Break O'Day and is appropriate for planning approval.

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:

Requested For:

Report Type: Summary Report

Timestamp: 03:09:20 PM Thursday 16 July 2026

Threatened Flora: buffers Min: 500m Max: 5000m

Threatened Fauna: buffers Min: 500m Max: 5000m

Raptors: buffers Min: 500m Max: 5000m

Tasmanian Weed Management Act Weeds: buffers Min: 500m Max: 5000m

Priority Weeds: buffers Min: 500m Max: 5000m

Geoconservation: buffer 1000m

Acid Sulfate Soils: buffer 1000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

Fire History: buffer 1000m

Tasmanian Reserve Estate: buffer 1000m

Biosecurity Risks: buffer 1000m



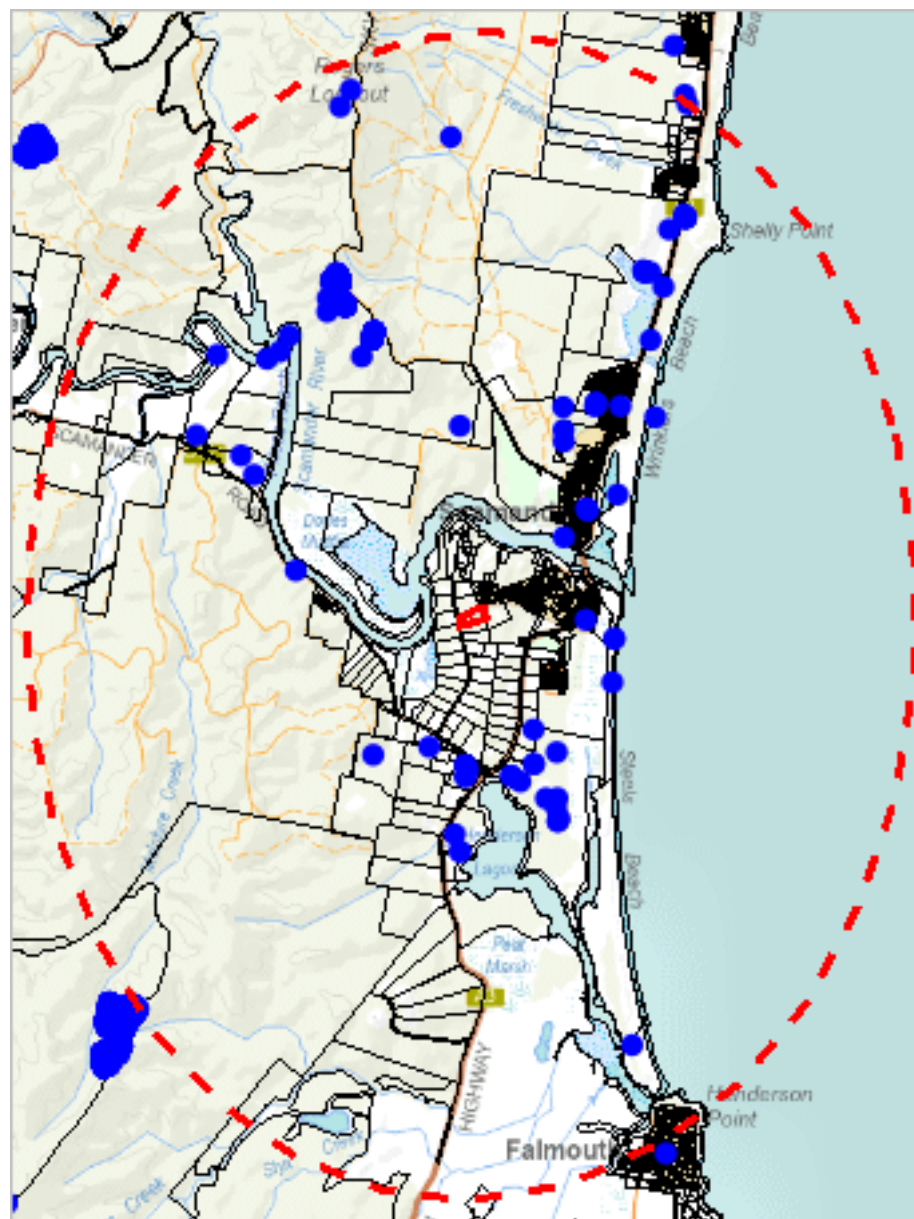
The centroid for this query GDA94: 604496.0, 5408871.0 falls within:

Property: 7229131

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

Threatened flora within 5000 metres

608579, 5414214



600390, 5403535

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

Threatened flora within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Acacia ulicifolia</i>	juniper wattle	r		n	18	11-Sep-2022
<i>Asperula subsimplex</i>	water woodruff	r		n	1	18-Aug-2009
<i>Austrostipa blackii</i>	crested speargrass	r		n	1	04-Sep-2009
<i>Caladenia filamentosa</i>	daddy longlegs	r		n	4	09-Nov-1992
<i>Conospermum hookeri</i>	tasmanian smokebush	v	VU	e	5	11-Sep-2022
<i>Euphrasia collina</i> subsp. <i>deflexifolia</i>	eastern eyebright	r		e	2	01-Jan-1994
<i>Glycine microphylla</i>	small-leaf glycine	v		n	1	11-Jan-2024
<i>Hibbertia calycina</i>	lesser guineaflower	v		n	3480	03-Sep-2018
<i>Hibbertia virgata</i>	twiggy guineaflower	r		n	11	06-Jun-2024
<i>Hovea corrickiae</i>	glossy purplepea	r		n	1	14-Jan-2015
<i>Hypolepis muelleri</i>	harsh groundfern	r		n	2	14-Jun-1991
<i>Liparophyllum exaltatum</i>	erect marshwort	r		n	2	28-Apr-2022
<i>Pomaderris phyllicifolia</i> subsp. <i>ericoides</i>	revolute narrowleaf dogwood	r		n	1	16-Nov-2014
<i>Prostanthera rotundifolia</i>	roundleaf mintbush	v		n	18	07-Nov-2021
<i>Ruppia megacarpa</i>	largefruit seatassel	r		n	1	11-Nov-1995
<i>Schenkia australis</i>	spike centaury	r		n	1	08-Nov-1945
<i>Scutellaria humilis</i>	dwarf skullcap	r		n	1	26-Nov-1879
<i>Thelymitra malvina</i>	mauve tuft sun-orchid	e		n	2	21-Nov-1990
<i>Viola caleyana</i>	swamp violet	r		n	1	01-Jan-1896
<i>Xanthorrhoea arenaria</i>	sand gras tree	v	VU	e	2	11-Oct-1933
<i>Zieria littoralis</i>	downy zieria	r		n	1	01-Aug-1956
<i>Zieria veronicea</i> subsp. <i>veronicea</i>	pink zieria	e		n	10	18-Oct-2022

Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.

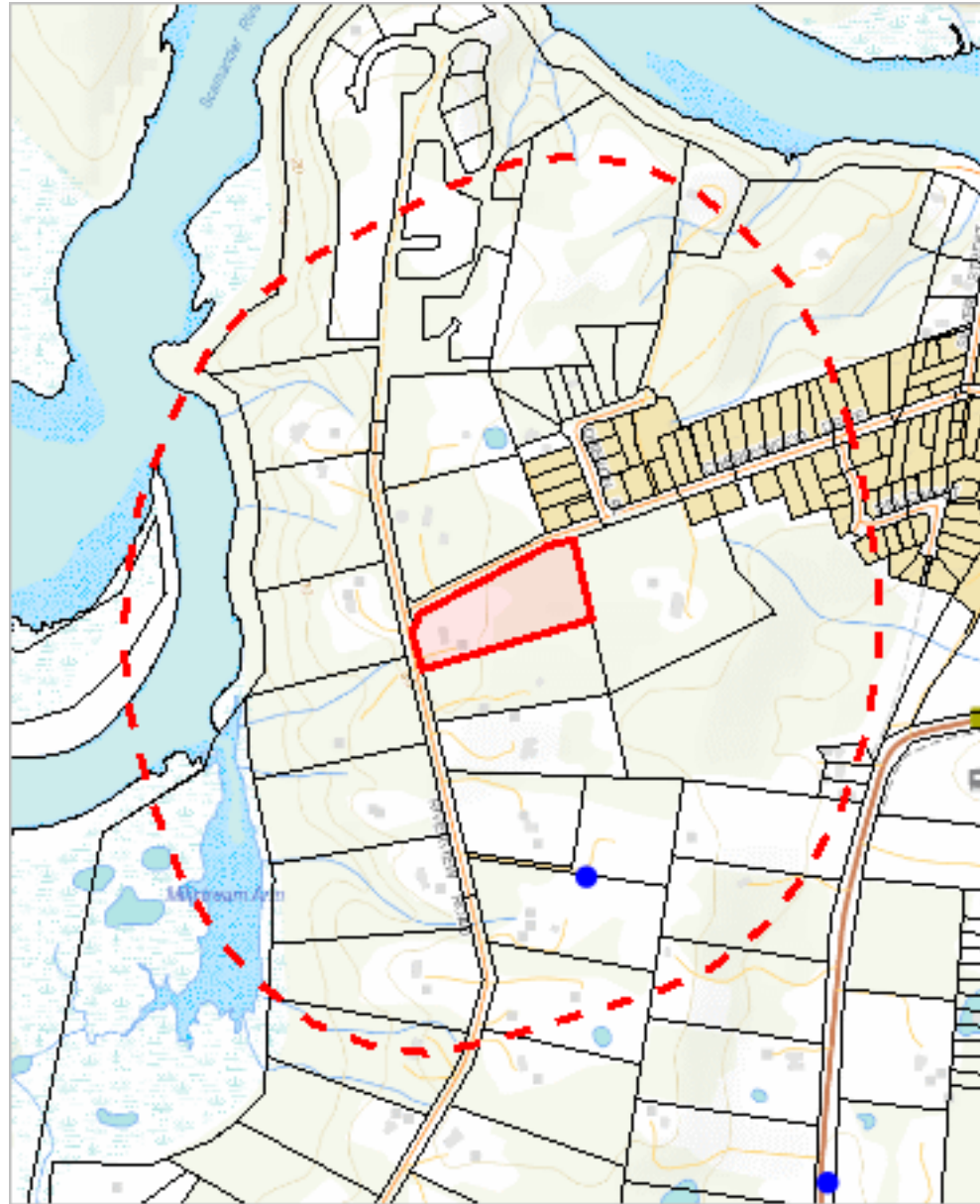
Telephone: 1300 368 550

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

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 500 metres

605144, 5409668



603835, 5408083

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

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Lathamus discolor	swift parrot	e	CR	mbe	1	16-Nov-2023

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
Lathamus discolor	swift parrot	e	CR	mbe	1	0	1
Tachyspiza novaehollandiae	grey goshawk	e		n	1	0	0
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Antipodia chaostola	chaostola skipper	e	EN	ae	5	0	0
Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	e	VU	e	1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Litoria raniformis	green and gold frog	v	VU	ae	1	0	1
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Tasmanipatus barretti	giant velvet worm	r		e	0	1	0
Galaxiella pusilla	eastern dwarf galaxias	v	EN	n	1	0	0
Pseudomys novaehollandiae	pookila or new holland mouse	e	VU	n	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1
Ichthyophaga leucogaster	white-bellied sea-eagle	v		n	1	0	0

For more information about threatened species, please contact Threatened Species Enquiries.

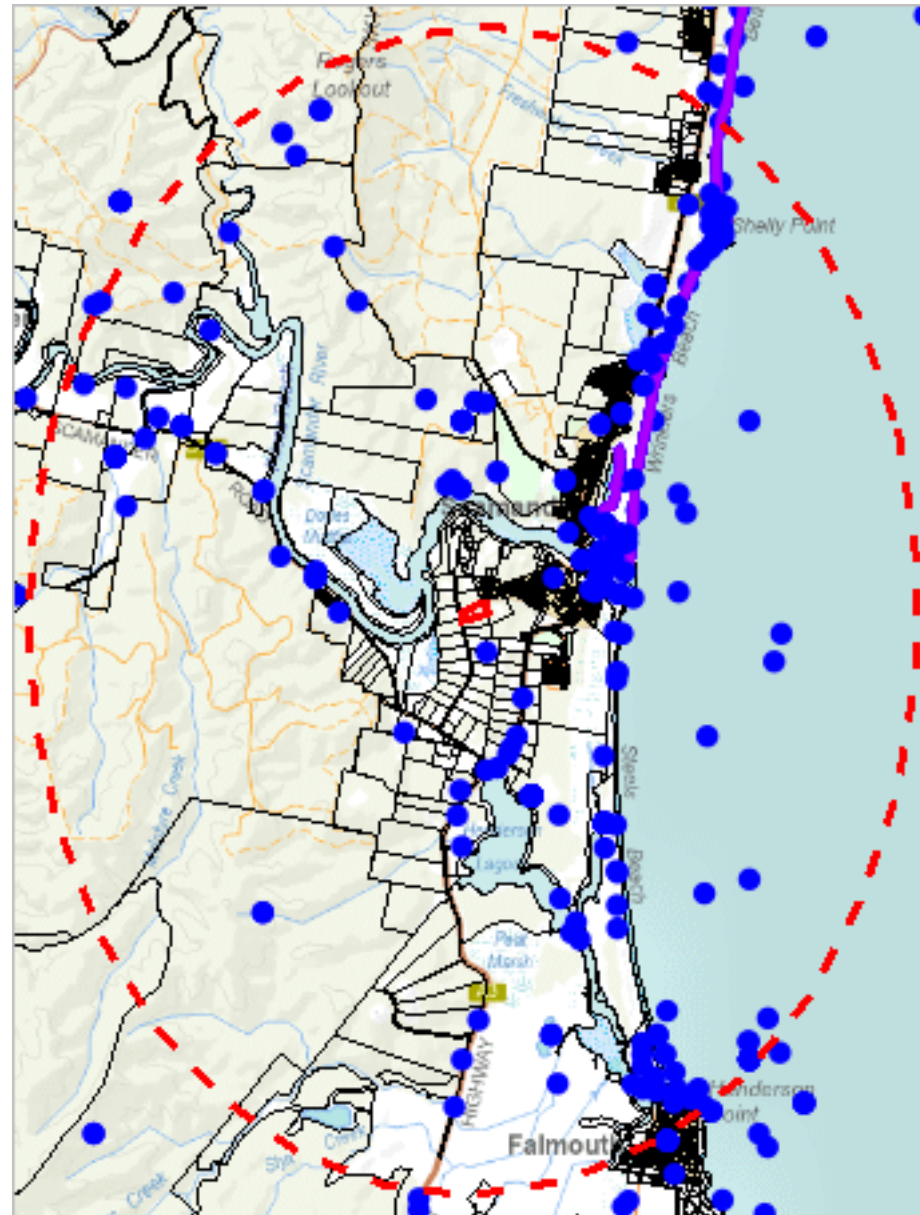
Telephone: 1300 368 550

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

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 5000 metres

608579, 5414214



600390, 5403535

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

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	18	08-Apr-2025
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	15	23-May-2025
<i>Arctocephalus forsteri</i>	new zealand fur seal	r		n	4	09-Sep-2024
<i>Arctocephalus forsteri</i> subsp. <i>doriferus</i>	new zealand fur seal	r		n	2	12-Jul-2000
<i>Arctocephalus tropicalis</i>	sub-antarctic fur seal	e	VU	n	4	24-Jul-2023
<i>Botaurus poiciloptilus</i>	australasian bittern		EN	n	2	01-Mar-1988
<i>Calidris ferruginea</i>	curlew sandpiper	e	CR	n	1	08-Jan-2017
<i>Caretta caretta</i>	loggerhead turtle	e	EN	n	1	20-May-2017
<i>Charadrius mongolus</i>	lesser sand plover		EN	n	1	29-May-2009
<i>Dasyurus maculatus</i>	spotted-tailed quoll	r	VU	n	3	14-Jul-2018
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	23	07-May-2024
<i>Dermochelys coriacea</i>	leatherback turtle	v	VU	n	2	25-Feb-1986
<i>Eubalaena australis</i>	southern right whale	e	EN	m	33	15-Jul-2023
<i>Gazameda gunnii</i>	Gunn's screw shell	v		ae	1	23-Jan-1985
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	6	08-Mar-2025
<i>Ichthyophaga leucogaster</i>	white-bellied sea-eagle	v		n	52	20-Jul-2025
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	5	16-Nov-2023
<i>Limosa lapponica</i> subsp. <i>baueri</i>	Alaskan bar-tailed godwit	e	EN	n	2	27-Oct-1992
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	1	25-Nov-2010
<i>Macronectes giganteus</i>	southern giant-petrel	v	EN	n	1	06-Nov-1982
<i>Mirounga leonina</i>	southern elephant seal	e	VU	n	1	13-Oct-2021
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	7	28-Mar-1979
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	3	24-Aug-2024
<i>Sterna nereis</i> subsp. <i>nereis</i>	fairy tern	pv	PVU		1	01-Jan-1973
<i>Sterna striata</i>	white-fronted tern	v		n	2	02-Jan-1995
<i>Sternula albifrons placens</i>	Tasman little tern	e		n	57	01-Feb-2025
<i>Sternula nereis</i> subsp. <i>nereis</i>	fairy tern	v	VU	n	120	20-Jan-2025
<i>Tachypiza novaehollandiae</i>	grey goshawk	e		n	5	22-Apr-2023
<i>Tasmanipatus barretti</i>	giant velvet worm	r		e	8	01-Jul-1995
<i>Thalassarche cauta</i>	shy albatross	v	EN	ae	8	13-Jun-2024
<i>Thinornis cucullatus</i>	hooded plover		PVU	ae	122	04-Jul-2025
<i>Thinornis rubricollis</i>	hooded plover		VU	n	161	19-Dec-2020
<i>Tringa nebularia</i>	common greenshank		EN	n	1	01-Jan-1900
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	n	2	01-Jul-1996
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	Tasmanian masked owl	e	VU	e	1	05-Mar-2007

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
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Tachypiza novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	2	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	11	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	Tasmanian masked owl	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	5	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	1
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	1	0	1
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Tasmanipatus barretti</i>	giant velvet worm	r		e	0	1	0
<i>Galaxiella pusilla</i>	eastern dwarf galaxias	v	EN	n	1	0	0
<i>Pseudomys novaehollandiae</i>	pookila or new holland mouse	e	VU	n	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1
<i>Ichthyophaga leucogaster</i>	white-bellied sea-eagle	v		n	1	0	0

Threatened fauna within 5000 metres

For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

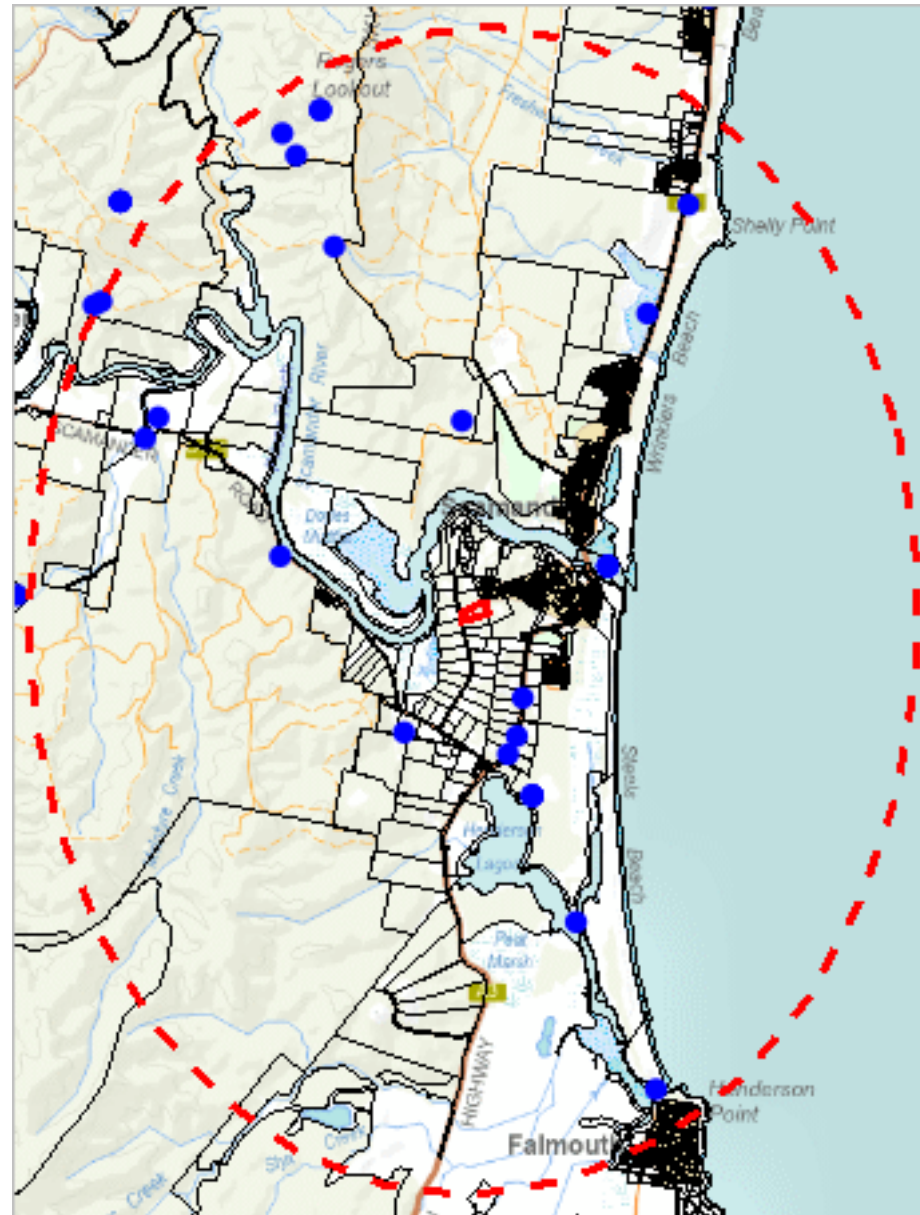
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

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

Raptor nests and sightings within 5000 metres

608579, 5414214



600390, 5403535

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

Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
170	<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	Nest	1	01-Jan-1985
172	<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	Nest	1	01-Jan-1985
2264	<i>Ichthyophaga leucogaster</i>	white-bellied sea-eagle	Nest	1	17-Aug-2015
2846	<i>Ichthyophaga leucogaster</i>	white-bellied sea-eagle	Nest	1	15-Feb-2021
3470	<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	Nest	1	24-May-2024
731	<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	Nest	5	30-Mar-2007
833	<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	Nest	3	20-Sep-2007
	<i>Aquila audax</i>	wedge-tailed eagle	Not Recorded	2	16-Jul-2016
	<i>Aquila audax</i>	wedge-tailed eagle	Sighting	16	08-Apr-2025
	<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	Sighting	4	23-May-2025
	<i>Falco longipennis</i>	australian hobby	Sighting	2	02-Jun-2024
	<i>Tyto novaehollandiae</i>	masked owl	Not Recorded	1	24-Aug-1994
	<i>Tyto novaehollandiae</i>	masked owl	Sighting	1	01-Jul-1996

Unverified Records

No unverified records were found!

Raptor nests and sightings within 5000 metres (based on Range Boundaries)

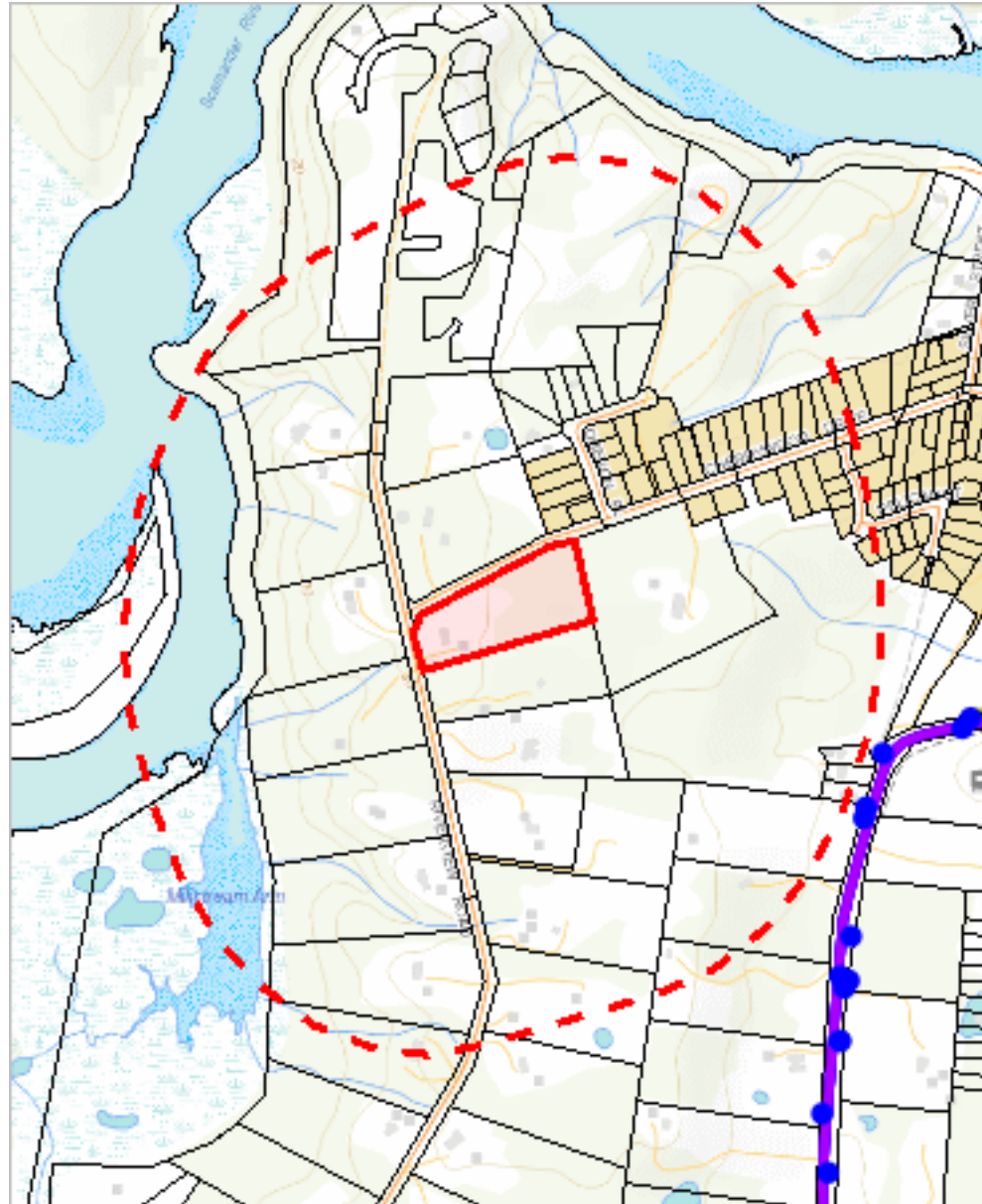
Species	Common Name	SS	NS	Potential	Known	Core
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		1	0	0
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		5	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

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

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



603835, 5408083

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

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Tas Management Act Weeds within 500 m

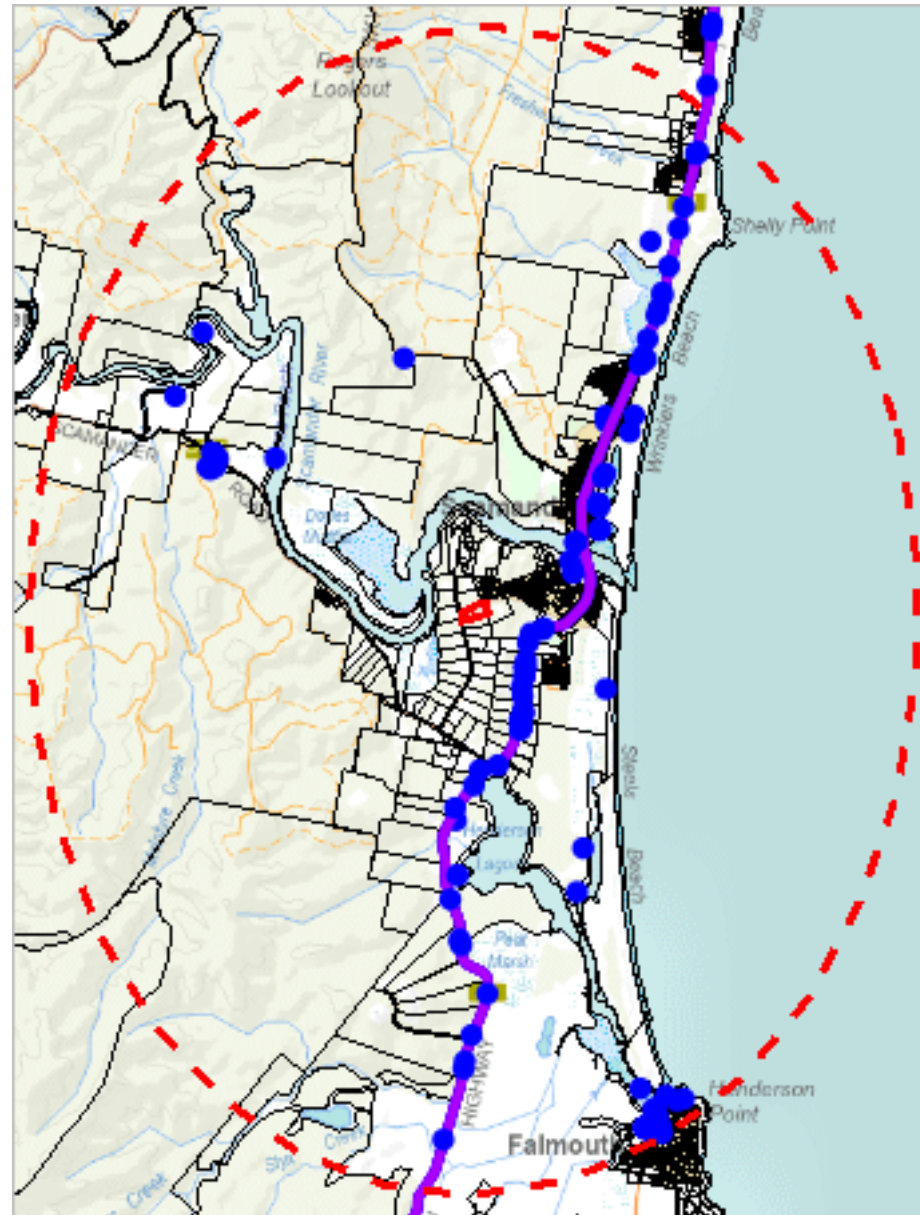
Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Erica lusitanica</i>	spanish heath	5	20-Dec-2022
<i>Rubus fruticosus</i>	blackberry	1	08-Jan-1995
<i>Ulex europaeus</i>	gorse	1	08-Jan-1995

Unverified Records

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

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



600390, 5403535

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

Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Asparagus asparagoides</i>	bridal creeper	29	02-May-2024
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	9	06-Oct-2023
<i>Datura stramonium</i>	common thornapple	2	12-Jun-2019
<i>Erica lusitanica</i>	spanish heath	28	20-Dec-2022
<i>Genista monspessulana</i>	montpellier broom or canary broom	2	27-Apr-2023
<i>Lycium ferocissimum</i>	african boxthorn	2	11-Oct-2022
<i>Nassella trichotoma</i>	serrated tussock	19	28-Jul-2022
<i>Onopordum acanthium</i>	scotch thistle	1	01-Jul-1996
<i>Rubus anglocandicans</i>	blackberry	12	30-Mar-2021
<i>Rubus fruticosus</i>	blackberry	17	20-Dec-2022
<i>Rubus leucostachys</i>	blackberry	5	30-Mar-2021
<i>Senecio jacobaea</i>	ragwort	2	28-Jan-1999
<i>Ulex europaeus</i>	gorse	12	20-Mar-2025

Unverified Records

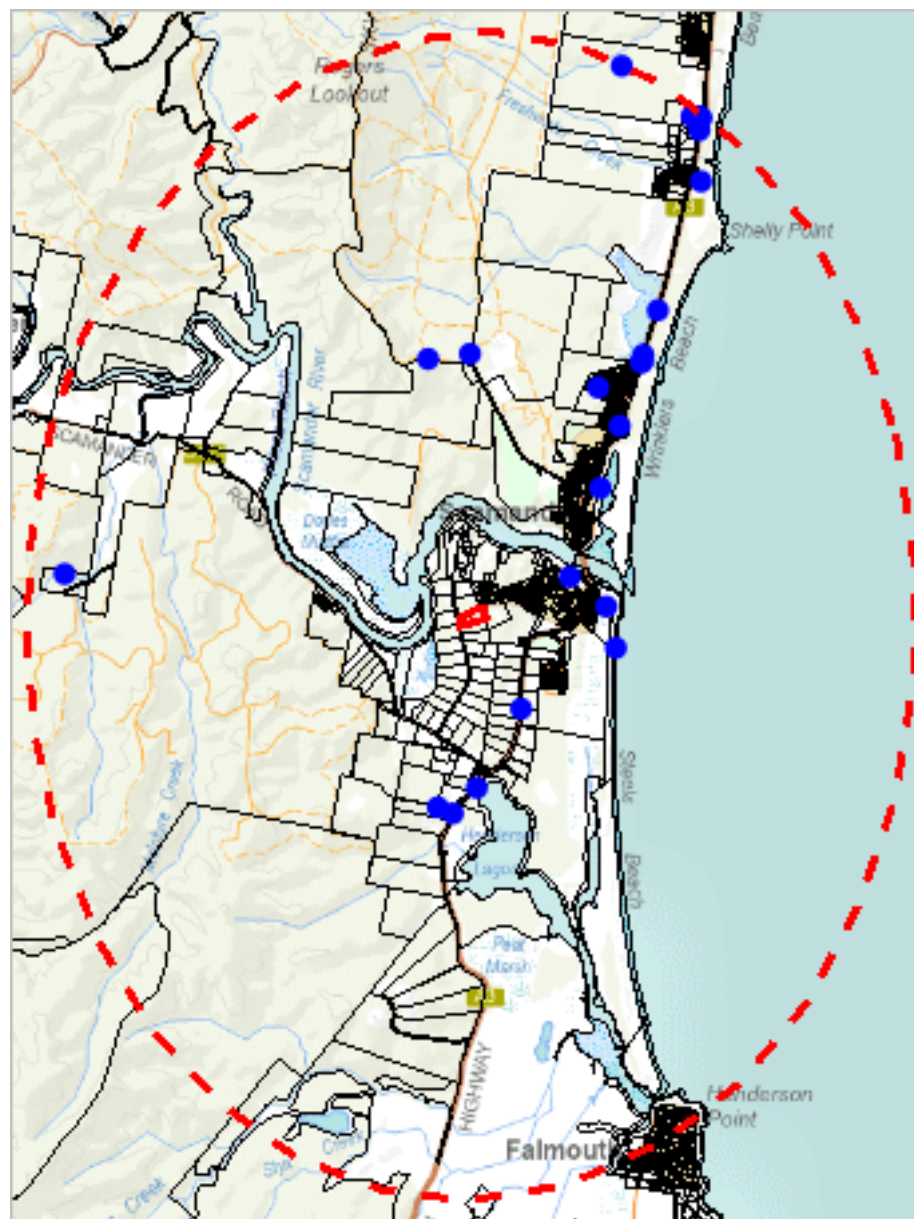
For more information about introduced weed species, please visit the following URL for contact details in your area:

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

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

Priority Weeds within 5000 m

608579, 5414214



600390, 5403535

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

Priority Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified

●

Point Unverified

▬

Line Verified

▬

Line Unverified

□

Polygon Verified

□

Polygon Unverified

Legend: Cadastral Parcels



Priority Weeds within 5000 m

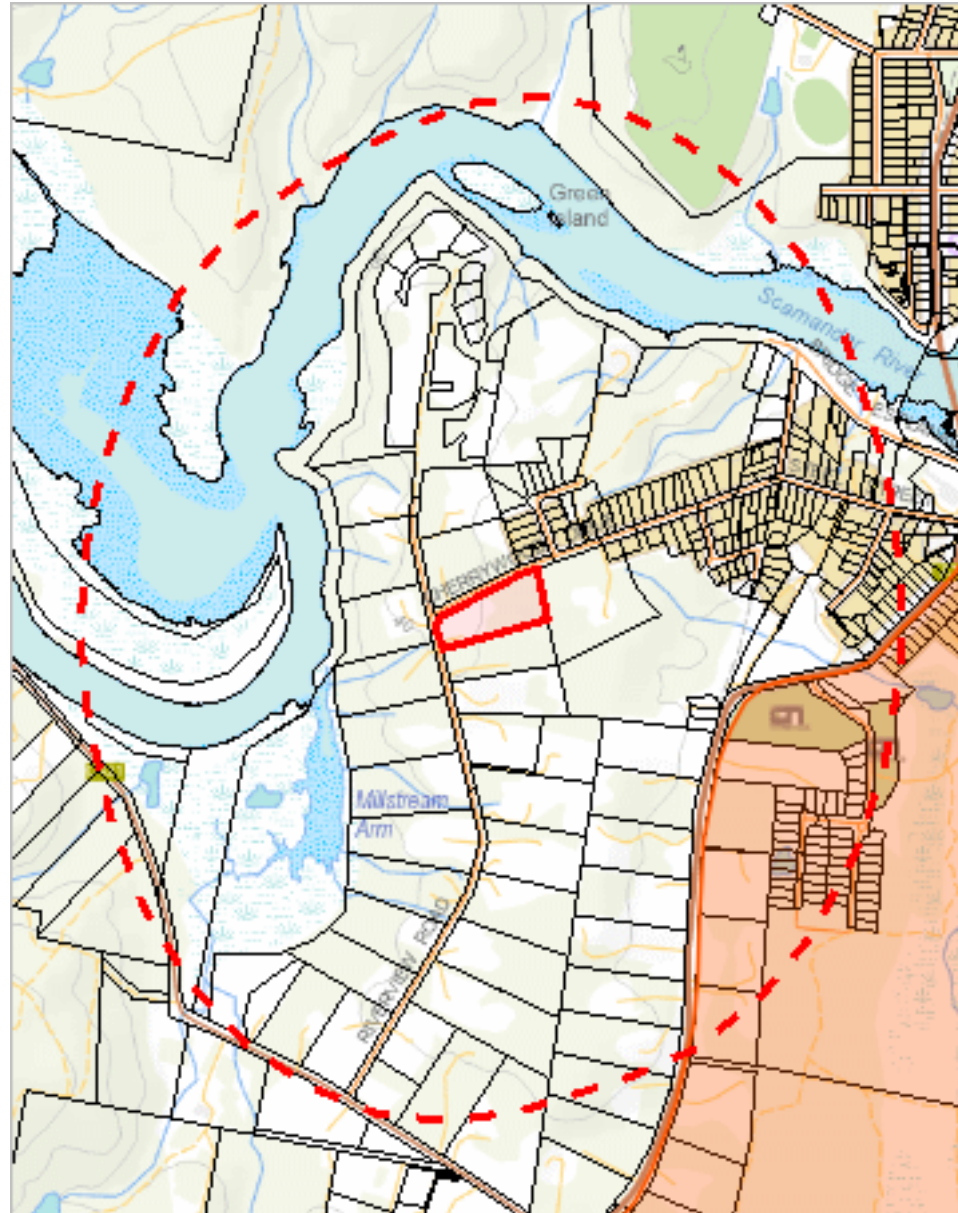
Verified Records

Species	Common Name	Observation Count	Last Recorded
Acacia howittii	sticky wattle	2	20-Mar-2025
Achillea millefolium	yarrow	1	10-Jan-2005
Billardiera heterophylla	bluebell creeper	7	02-Jan-2025
Gomphocarpus fruticosus subsp. fruticosus	swanplant	1	07-Apr-2020
Pittosporum undulatum	sweet pittosporum	7	02-May-2024
Polygala myrtifolia	myrtleleaf milkwort	5	06-Jun-2024
Verbascum thapsus	great mullein	1	24-Aug-2024
Watsonia meriana var. bulbillifera	bulbil watsonia	2	10-Nov-2011

Unverified Records

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

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



603452, 5407577

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

Geoconservation sites within 1000 metres

Legend: Geoconservation (NVA)



Legend: Cadastral Parcels



Geoconservation sites within 1000 metres

Id	Name	Statement of Significance	Significance Level	Status
2441	Falmouth Lacustrine System	Notable example of type, a complex landform assemblage displaying several uncommon features.	District	Listed

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

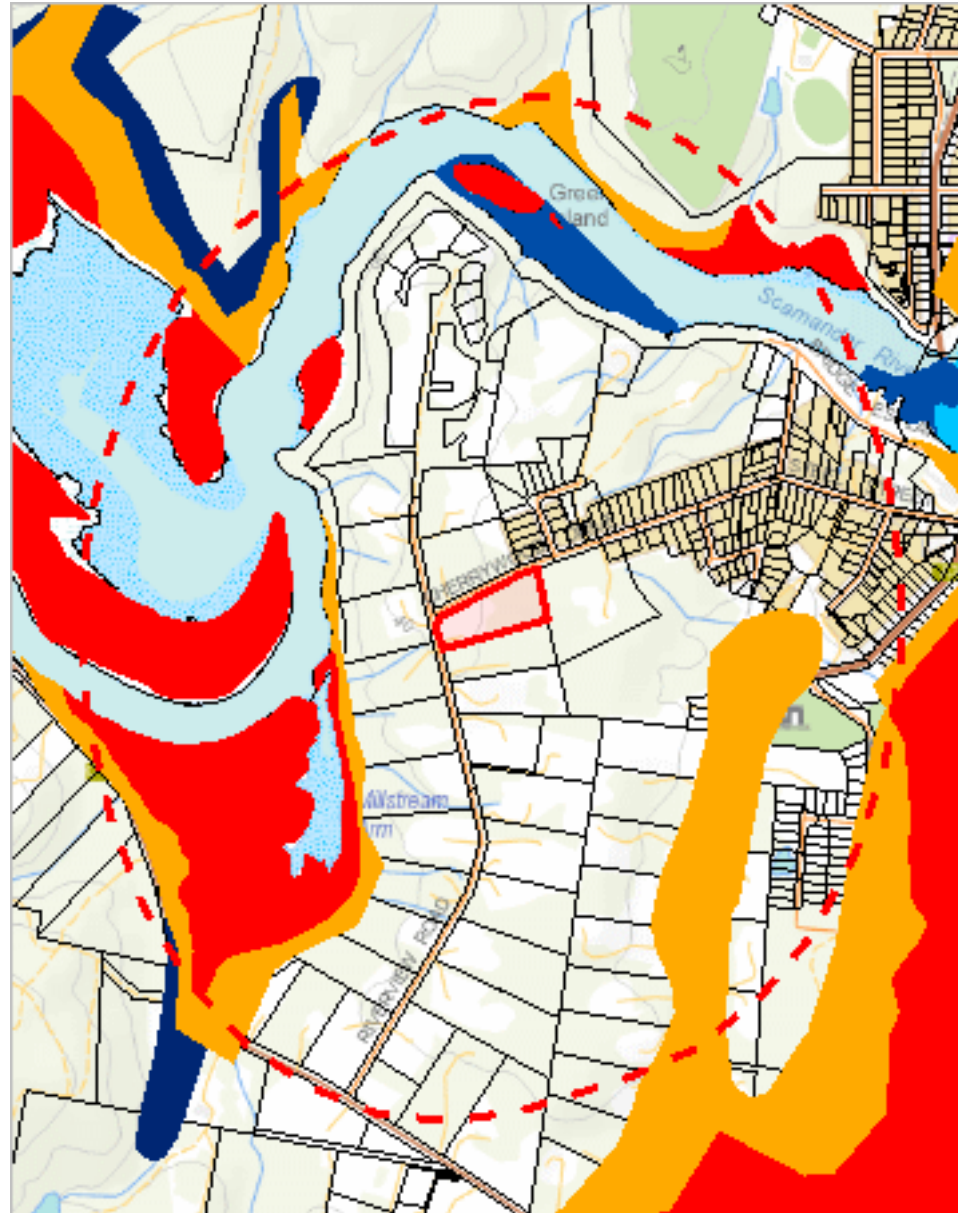
Telephone: (03) 6165 4401

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

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Acid Sulfate Soils within 1000 metres

605525, 5410173



603452, 5407577

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

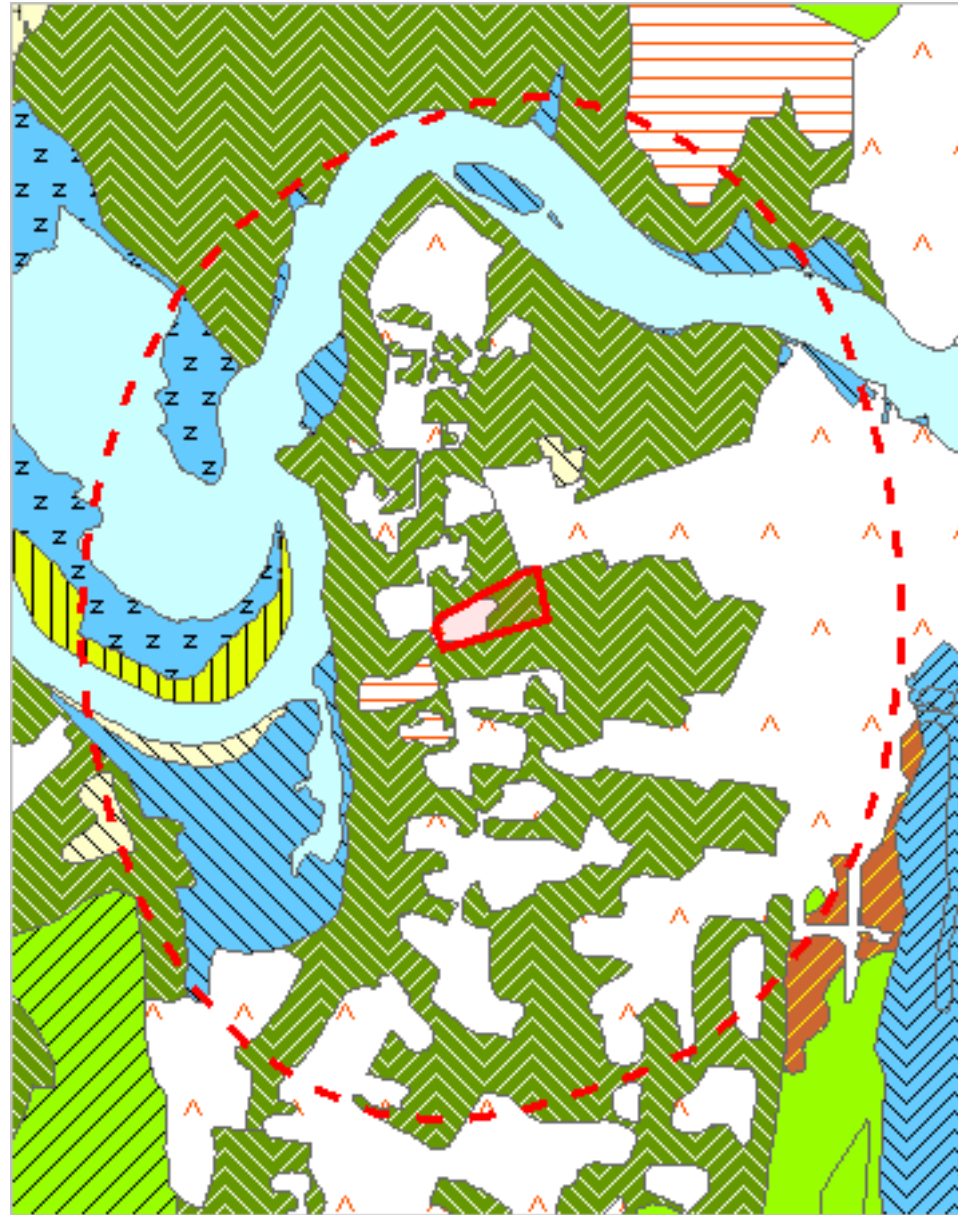
Dataset Name	Acid Sulfate Soil Probability	Acid Sulfate Soil Atlas	Description
Coastal Acid Sulfate Soils	Extremely Low	Ci(p2)	Extremely low probability of occurrence (1-5% of mapping unit). with occurrences in small areas. Sandplains and dunes 2-10m AHD, ASS generally below 1m from the surface. Heath, forests. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). Analytical data are incomplete but are sufficient to classify the soil with a reasonable degree of confidence.
Coastal Acid Sulfate Soils	Extremely Low	Cu(p3)	Extremely low probability of occurrence (1-5% of 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 but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	High	Ac(p3)	High probability of occurrence (>70% chance of occurrence in mapping unit). Supratidal flats, ASS generally within upper 1m. Halophytes (mainly samphire), salt marsh, salt pans. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	High	Ae(p3)	High probability of occurrence (>70% chance of occurrence in mapping unit). Floodplains <2m AHD, ASS generally within upper 1m. Grasslands, reedlands and wetland forests. (e.g Melaleuca, Casuarina). Includes backplains. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	High	Am(p3)	High probability of occurrence (>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 but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Bc(p3)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Supratidal flats, ASS generally within upper 1m. Halophytes (mainly samphire), salt marsh, salt pans. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Be(p3)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Floodplains <2m AHD, ASS generally within upper 1m. Grasslands, reedlands and wetland forests. (e.g Melaleuca, Casuarina). Includes backplains. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Bf(p3)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Floodplains 2-4m AHD, ASS generally below 1m from the surface, generally wetland forests. (e.g Melaleuca, Casuarina). Includes plains and levees. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Bi(p3)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Sandplains and dunes 2-10m AHD, ASS generally below 1m from the surface. Heath, forests. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Bu(p3)	Low probability of occurrence (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 but confidence is fair, based on a knowledge of similar soils in similar environments.
Marine Subaqueous and Intertidal Acid Sulfate Soils	High	Aa(p3)	High probability of occurrence (>70% chance of occurrence in mapping unit). Subaqueous material in subtidal wetland, PASS material and/or MBO. Often seagrasses. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.

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

Telephone: (03) 6777 2227

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

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



603452, 5407577

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

Legend: TASVEG 5.0

	(DAC) Eucalyptus amygdalina coastal forest and woodland
	(DAD) Eucalyptus amygdalina forest and woodland on dolerite
	(DAM) Eucalyptus amygdalina forest on mudstone
	(DAS) Eucalyptus amygdalina forest and woodland on sandstone
	(DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
	(DBA) Eucalyptus barberi forest and woodland
	(DCO) Eucalyptus coccifera forest and woodland
	(DCR) Eucalyptus cordata forest
	(DDE) Eucalyptus tasmaniensis dry forest and woodland
	(DDP) Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
	(DFP) Furneaux peppermint forest
	(DGL) Eucalyptus globulus dry forest and woodland
	(DGW) Eucalyptus gunnii woodland
	(DKW) King Island Eucalypt woodland
	(DMO) Eucalyptus morrisbyi forest and woodland
	(DMW) Midlands woodland complex
	(DNI) Eucalyptus nitida dry forest and woodland
	(DOB) Eucalyptus obliqua dry forest
	(DOV) Eucalyptus ovata forest and woodland
	(DOW) Eucalyptus ovata heathy woodland
	(DPD) Eucalyptus pauciflora forest and woodland on dolerite
	(DPE) Eucalyptus perriniana forest and woodland
	(DPO) Eucalyptus pauciflora forest and woodland not on dolerite
	(DPU) Eucalyptus pulchella forest and woodland
	(DRI) Eucalyptus risdonii forest and woodland
	(DRO) Eucalyptus rodwayi forest and woodland
	(DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
	(DSG) Eucalyptus sieberi forest and woodland on granite
	(DSO) Eucalyptus sieberi forest and woodland not on granite
	(DTD) Eucalyptus tenuiramis forest and woodland on dolerite
	(DTG) Eucalyptus tenuiramis forest and woodland on granite
	(DTO) Eucalyptus tenuiramis forest and woodland on sediments
	(DVC) Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
	(DVF) Eucalyptus viminalis Furneaux forest and woodland
	(DVG) Eucalyptus viminalis grassy forest and woodland
	(HCH) Alpine coniferous heathland
	(HCM) Cushion moorland
	(HHE) Eastern alpine heathland
	(HHW) Western alpine heathland
	(HSE) Eastern alpine sedgeland
	(HSW) Western alpine sedgeland/herbland
	(HUE) Eastern alpine vegetation (undifferentiated)
	(FAC) Improved pasture with native tree canopy
	(FAL) Agricultural land
	(FMG) Marram grassland
	(FPE) Permanent easements
	(FPF) Pteridium esculentum fernland
	(FPH) Plantations for silviculture - hardwood
	(FPS) Plantations for silviculture - softwood
	(FPU) Unverified plantations for silviculture
	(FRG) Regenerating cleared land
	(FSM) Spartina marshland
	(FUM) Extra-urban miscellaneous
	(FUR) Urban areas
	(FWU) Weed infestation
	(MBE) Eastern buttongrass moorland
	(MBP) Pure buttongrass moorland
	(MBR) Sparse buttongrass moorland on slopes
	(MBS) Buttongrass moorland with emergent shrubs

TASVEG 5.0 Communities within 1000 metres

	(MBU) Buttongrass moorland (undifferentiated)
	(MBW) Western buttongrass moorland
	(MDS) Subalpine <i>Diplarrena latifolia</i> rushland
	(MGH) Highland grassy sedgeland
	(MRR) Restionaceae rushland
	(MSW) Western lowland sedgeland
	(GCL) Lowland grassland complex
	(GHC) Coastal grass and herbfield
	(GPH) Highland <i>Poa</i> grassland
	(GPL) Lowland <i>Poa labillardierei</i> grassland
	(GRP) Rockplate grassland
	(GSL) Lowland grassy sedgeland
	(GTL) Lowland <i>Themeda triandra</i> grassland
	(NAD) <i>Acacia dealbata</i> forest
	(NAF) <i>Acacia melanoxylon</i> swamp forest
	(NAL) <i>Allocasuarina littoralis</i> forest
	(NAR) <i>Acacia melanoxylon</i> forest on rises
	(NAV) <i>Allocasuarina verticillata</i> forest
	(NBA) <i>Bursaria</i> - <i>Acacia</i> woodland
	(NBS) <i>Banksia serrata</i> woodland
	(NCR) <i>Callitris rhomboidea</i> forest
	(NLA) <i>Leptospermum scoparium</i> - <i>Acacia mucronata</i> forest
	(NLE) <i>Leptospermum</i> forest
	(NLM) <i>Leptospermum lanigerum</i> - <i>Melaleuca squarrosa</i> swamp forest
	(NLN) Subalpine <i>Leptospermum nitidum</i> woodland
	(NME) <i>Melaleuca ericifolia</i> swamp forest
	(OAQ) Water, sea
	(ORO) Lichen lithosere
	(OSM) Sand, mud
	(RCO) Coastal rainforest
	(RFE) Rainforest fernland
	(RFS) <i>Nothofagus gunnii</i> rainforest scrub
	(RHP) <i>Lagarostrobos franklinii</i> rainforest and scrub
	(RKF) <i>Athrotaxis selaginoides</i> - <i>Nothofagus gunnii</i> short rainforest
	(RKP) <i>Athrotaxis selaginoides</i> rainforest
	(RKS) <i>Athrotaxis selaginoides</i> subalpine scrub
	(RKX) Highland rainforest scrub with dead <i>Athrotaxis selaginoides</i>
	(RML) <i>Nothofagus</i> - <i>Leptospermum</i> short rainforest
	(RMS) <i>Nothofagus</i> - <i>Phyllocladus</i> short rainforest
	(RMT) <i>Nothofagus</i> - <i>Atherosperma</i> rainforest
	(RMU) <i>Nothofagus</i> rainforest (undifferentiated)
	(RPF) <i>Athrotaxis cupressoides</i> - <i>Nothofagus gunnii</i> short rainforest
	(RPP) <i>Athrotaxis cupressoides</i> rainforest
	(RPW) <i>Athrotaxis cupressoides</i> open woodland
	(RSH) Highland low rainforest and scrub
	(AAP) Alkaline pans
	(AHF) Freshwater aquatic herbland
	(AHL) Lacustrine herbland
	(AHS) Saline aquatic herbland
	(ARS) Saline sedgeland / rushland
	(ASF) Freshwater aquatic sedgeland and rushland
	(ASP) Sphagnum peatland
	(ASS) Succulent saline herbland
	(AUS) Saltmarsh (undifferentiated)
	(AWU) Wetland (undifferentiated)
	(SAL) <i>Acacia longifolia</i> coastal scrub
	(SBM) <i>Banksia marginata</i> wet scrub
	(SBR) Broad-leaf scrub
	(SCA) Coastal scrub on alkaline sands
	(SCH) Coastal heathland
	(SCL) Heathland on calcareous substrates

TASVEG 5.0 Communities within 1000 metres

	{SED} Eastern scrub on dolerite
	{SHS} Subalpine heathland
	{SHW} Wet heathland
	{SKA} Kunzea ambigua regrowth scrub
	{SLG} Leptospermum glaucescens heathland and scrub
	{SLL} Leptospermum lanigerum scrub
	{SLS} Leptospermum scoparium heathland and scrub
	{SMM} Melaleuca squamea heathland
	{SMP} Melaleuca pustulata scrub
	{SMR} Melaleuca squarrosa scrub
	{SRE} Eastern riparian scrub
	{SRF} Leptospermum with rainforest scrub
	{SRH} Rookery halophytic herbland
	{SSC} Coastal scrub
	{SSK} Scrub complex on King Island
	{SSW} Western subalpine scrub
	{SSZ} Spray zone coastal complex
	{SWR} Western regrowth complex
	{SWW} Western wet scrub
	{WBR} Eucalyptus brookeriana wet forest
	{WDA} Eucalyptus dalrympleana forest
	{WDB} Eucalyptus tasmaniensis forest with broad-leaf shrubs
	{WDL} Eucalyptus tasmaniensis forest over Leptospermum
	{WDR} Eucalyptus tasmaniensis forest over rainforest
	{WDU} Eucalyptus tasmaniensis wet forest (undifferentiated)
	{WGL} 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)
	{WOB} Eucalyptus obliqua forest with broad-leaf shrubs
	{WOL} Eucalyptus obliqua forest over Leptospermum
	{WOR} Eucalyptus obliqua forest over rainforest
	{WOU} Eucalyptus obliqua wet forest (undifferentiated)
	{WRE} Eucalyptus regnans forest
	{WSU} Eucalyptus subcrenulata forest and woodland
	{WVI} Eucalyptus viminalis wet forest

Legend: Cadastral Parcels



TASVEG 5.0 Communities within 1000 metres

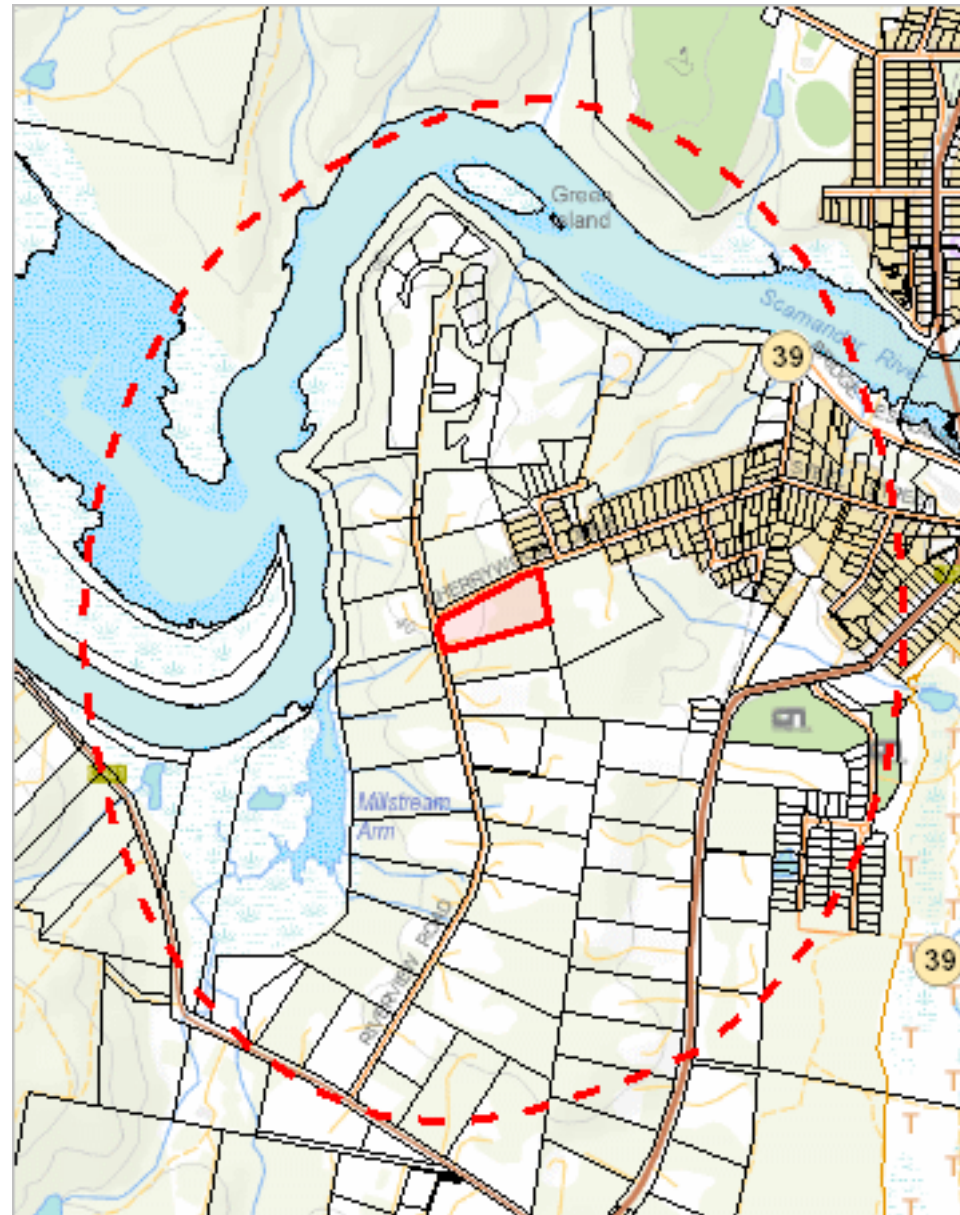
Code	Community	Notable Tree
ARS	(ARS) Saline sedgeland / rushland	
ASF	(ASF) Freshwater aquatic sedgeland and rushland	
ASS	(ASS) Succulent saline herbland	
DAC	(DAC) Eucalyptus amygdalina coastal forest and woodland	
DSO	(DSO) Eucalyptus sieberi forest and woodland not on granite	
FRG	(FRG) Regenerating cleared land	(ES) E. sieberi
FRG	(FRG) Regenerating cleared land	
FUM	(FUM) Extra-urban miscellaneous	
FUR	(FUR) Urban areas	(ES) E. sieberi
FUR	(FUR) Urban areas	
GCL	(GCL) Lowland grassland complex	
OAQ	(OAQ) Water, sea	
SCH	(SCH) Coastal heathland	

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



603452, 5407577

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

Threatened Communities (TNVC 2025) within 1000 metres

Legend: Threatened Communities

- ☐ 1 - Alkaline pans
- ☐ 2 - Allocasuarina littoralis forest
- ☐ 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- ☐ 4 - Athrotaxis cupressoides open woodland
- ☐ 5 - Athrotaxis cupressoides rainforest
- ☐ 6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
- ☐ 7 - Athrotaxis selaginoides rainforest
- ☐ 8 - Athrotaxis selaginoides subalpine scrub
- ☐ 9 - Banksia marginata wet scrub
- ☐ 10 - Banksia serrata woodland
- ☐ 11 - Callitris rhomboidea forest
- ☐ 13 - Cushion moorland
- ☐ 14 - Eucalyptus amygdalina forest and woodland on sandstone
- ☐ 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- ☐ 16 - Eucalyptus brookeriana wet forest
- ☐ 17 - Eucalyptus globulus dry forest and woodland
- ☐ 18 - Eucalyptus globulus King Island forest
- ☐ 19 - Eucalyptus morrisbyi forest and woodland
- ☐ 20 - Eucalyptus ovata forest and woodland
- ☐ 21 - Eucalyptus risdonii forest and woodland
- ☐ 22 - Eucalyptus tenuiramis forest and woodland on sediments
- ☐ 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- ☐ 24 - Eucalyptus viminalis Furneaux forest and woodland
- ☐ 25 - Eucalyptus viminalis wet forest
- ☐ 26 - Heathland on calcareous substrates
- ☐ 27 - Heathland scrub complex at Wingaroo
- ☐ 28 - Highland grassy sedge land
- ☐ 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 2025) within 1000 metres

Scheduled Community Id	Scheduled Community Name
39	Wetlands

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

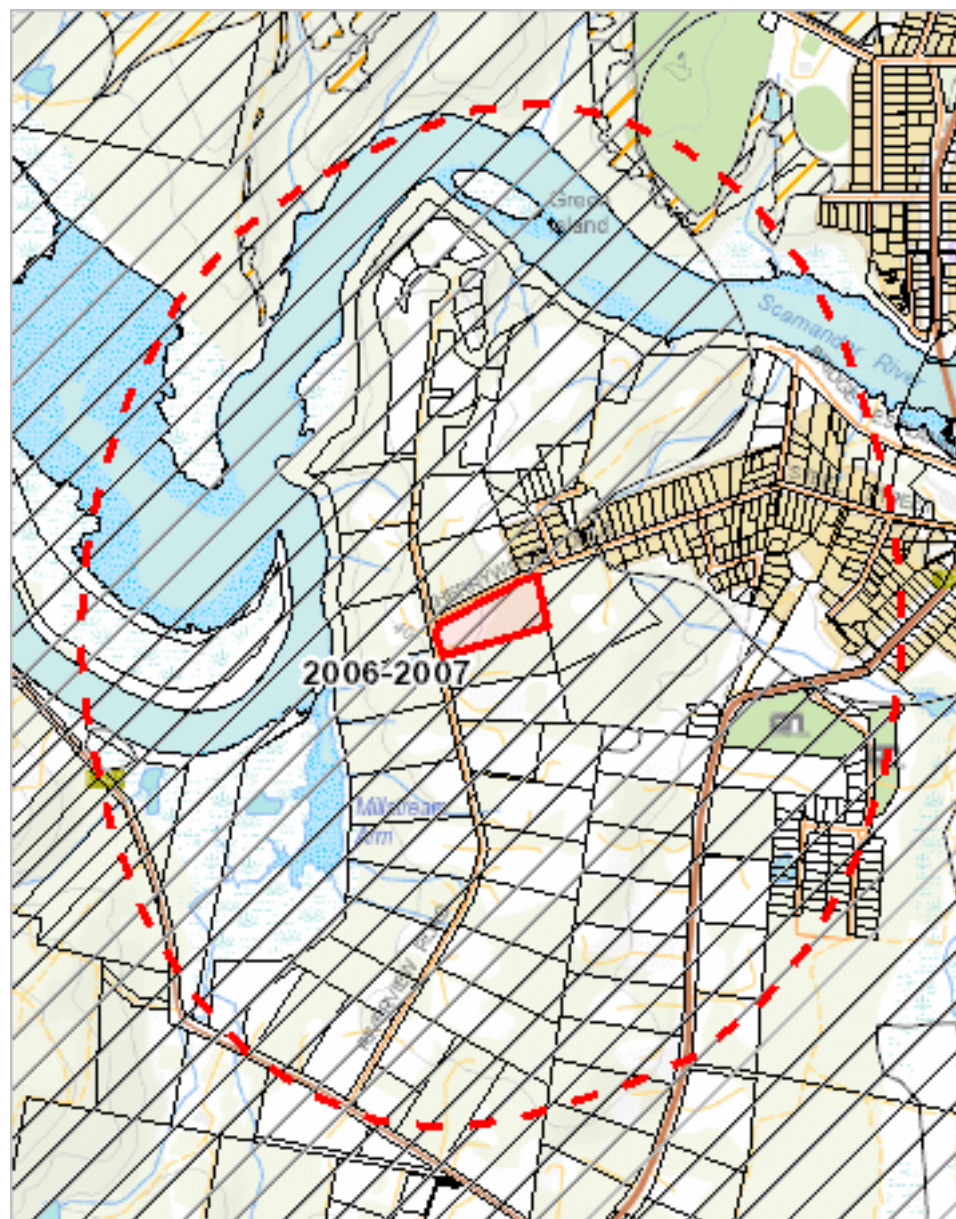
Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Fire History (All) within 1000 metres

605525, 5410173



603452, 5407577

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

Fire History (All) within 1000 metres

Legend: Fire History All

- ☒ Bushfire-Unknown Category
- ☒ Bushfire
- ☒ Completed Planned Burn

Legend: Cadastral Parcels



Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
128848	Upper Scamander Rd	07-Dec-2006	Bushfire	Undetermined	0.62069829
129014	Lohreys Road	10-Dec-2006	Bushfire	Accidental	30925.65500412
258184	Tasman Highway	05-Jan-2018	Bushfire	Undetermined	0.37094591
TNS120BU	Scamander - Golf Course	26-Apr-2021	Planned Burn	Planned Burn	17.71306675

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

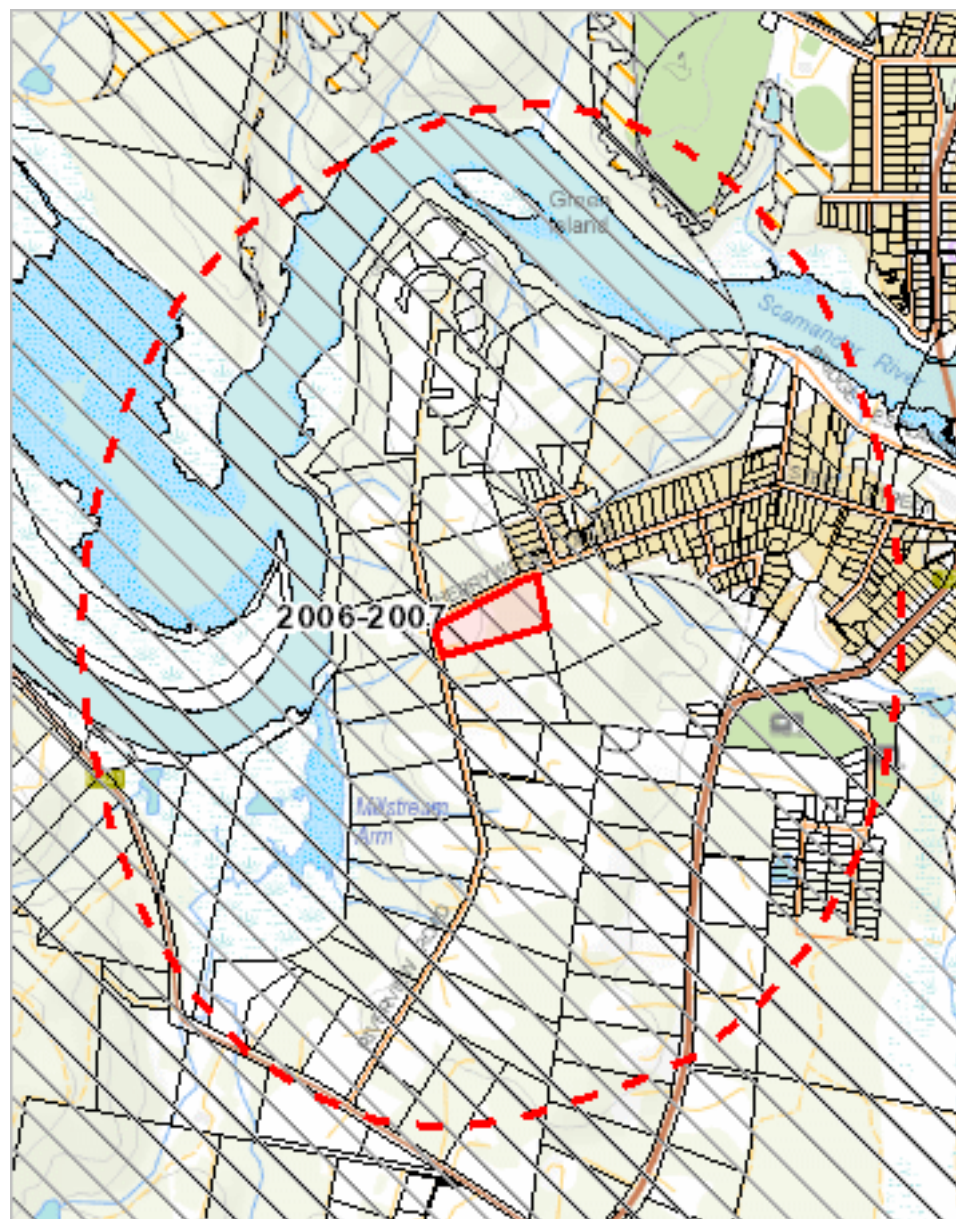
Telephone: 1800 000 699

Email: planning@fire.tas.gov.au

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

Fire History (Last Burnt) within 1000 metres

605525, 5410173



603452, 5407577

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

Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

-  Bushfire-Unknown category
-  Completed Planned Burn

 Bushfire

Legend: Cadastral Parcels



Fire History (Last Burnt) within 1000 metres

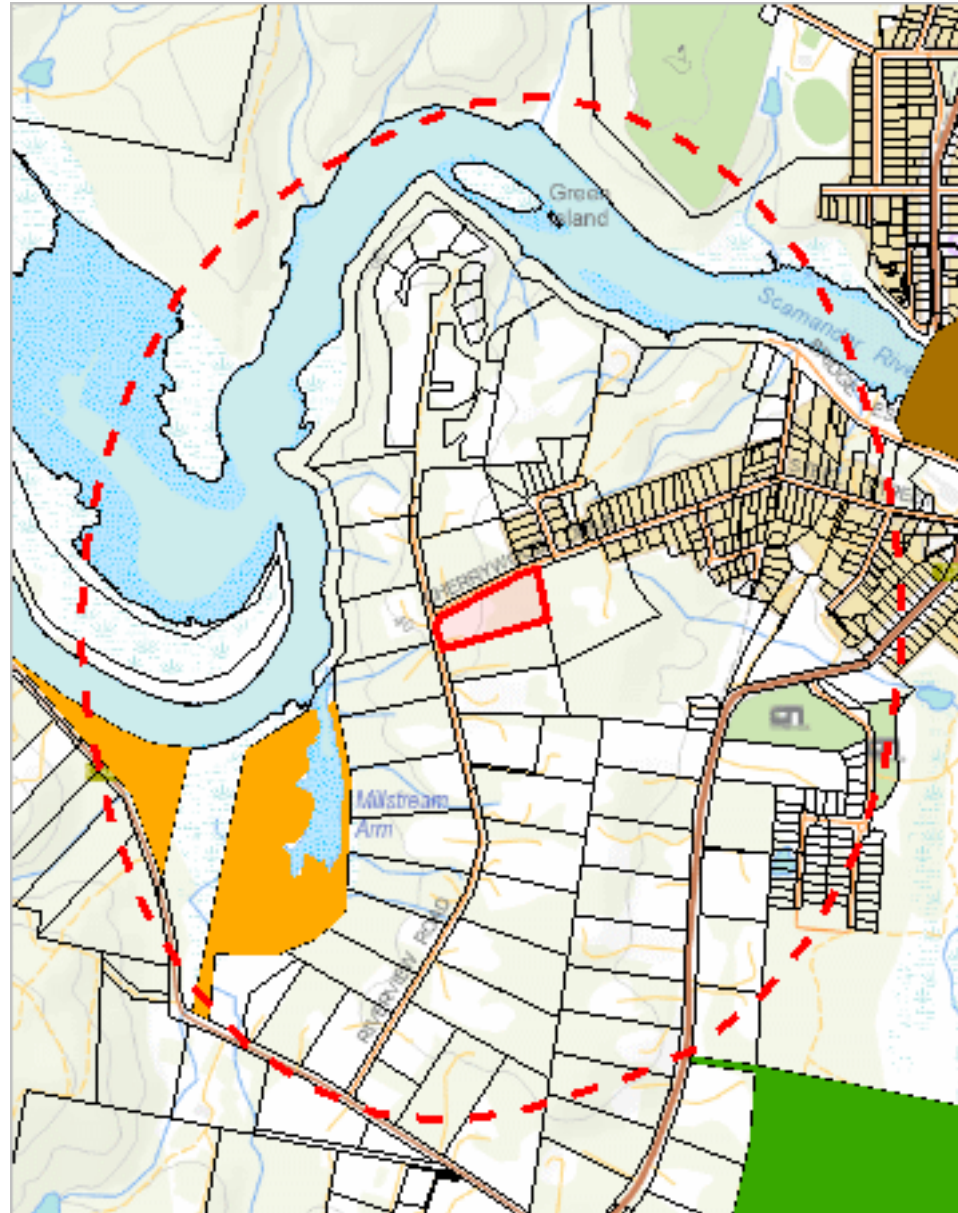
Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
128848	Upper Scamander Rd	07-Dec-2006	Bushfire	Undetermined	0.62069829
129014	Lohreys Road	10-Dec-2006	Bushfire	Accidental	30925.65500412
258184	Tasman Highway	05-Jan-2018	Bushfire	Undetermined	0.37094591
TNS120BU	Scamander - Golf Course	26-Apr-2021	Planned Burn	Planned Burn	17.71306675

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

Telephone: 1800 000 699

Email: planning@fire.tas.gov.au

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000



603452, 5407577

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

Reserves within 1000 metres

Legend: Tasmanian Reserve Estate

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

Legend: Cadastral Parcels



Reserves within 1000 metres

Name	Classification	Status	Area (HA)
	Informal Reserve on other public land	Informal Reserve	0.05373027
	Informal Reserve on other public land	Informal Reserve	0.09429745
	Informal Reserve on other public land	Informal Reserve	3.65379327
	Informal Reserve on other public land	Informal Reserve	9.85219836

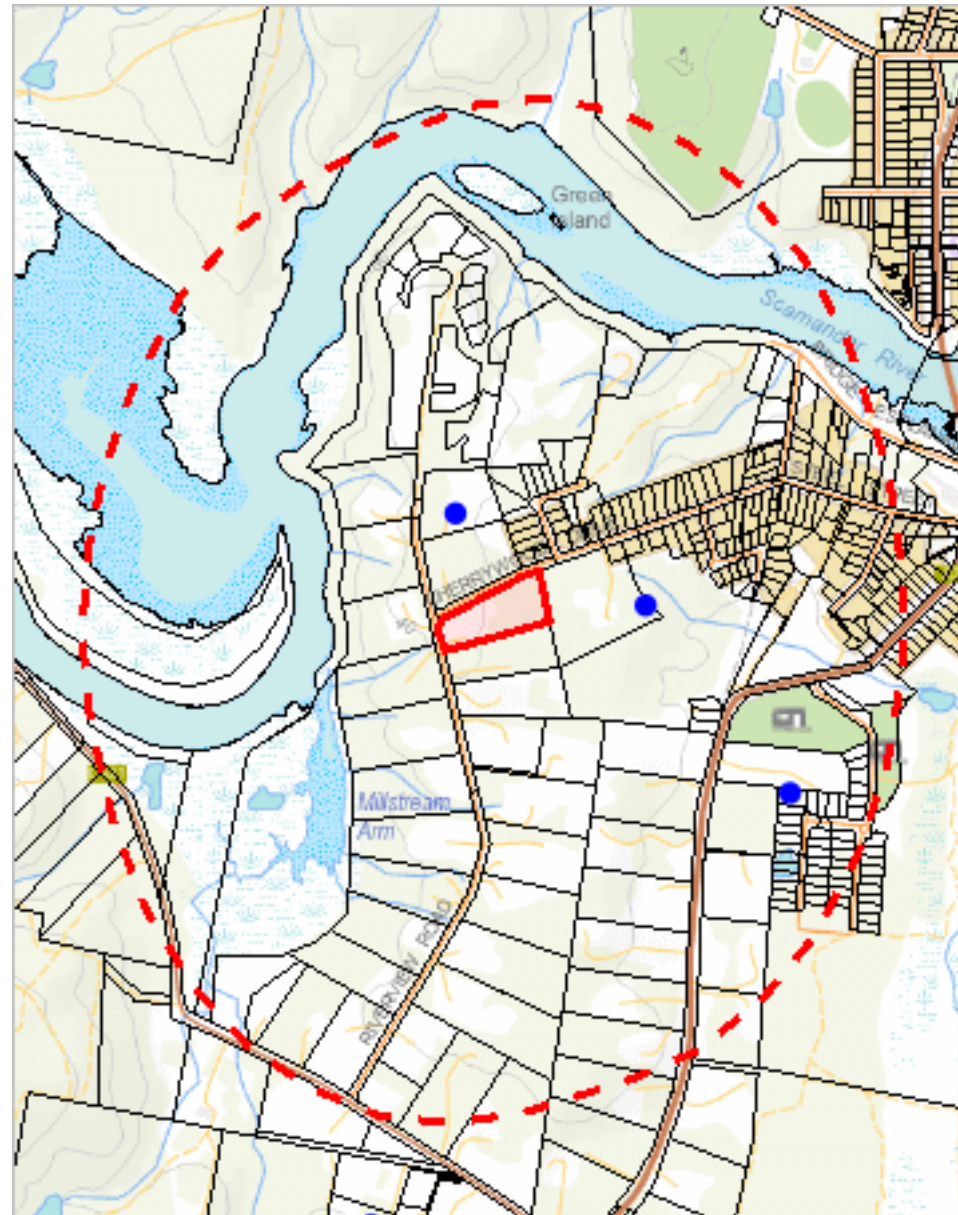
For more information about the Tasmanian Reserve Estate, please contact the Natural Values Science Services Branch.

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

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Known biosecurity risks within 1000 meters

605525, 5410173



603452, 5407577

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

Known biosecurity risks within 1000 meters

Legend: Biosecurity Risk Species

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

Legend: Hygiene infrastructure

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

Legend: Cadastral Parcels



Known biosecurity risks within 1000 meters

Verified Species of biosecurity risk

Species Name	Common Name	Prescription	Observation Count	Last Recorded
Phytophthora cinnamomi	root rot or water mould		3	26-Apr-1979

Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed

<https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>

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

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

Apply controls relevant to the area / activity:

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



GES

geo-environmental
solutions

GEO-ENVIRONMENTAL REPORT

JOB NUMBER

J13270

ADDRESS

110 Riverview Road

SCAMANDER

CLIENT

Spectura Studio

GEO- ENVIRONMENTAL SOLUTIONS

29 Kirksway Place, Battery Point, Tasmania. 7004. T|62231839 E|office@geosolutions.net.au

www.geosolutions.net.au



Investigation Details

Client:	Spectura Studio
Site Address:	110 Riverview Road, Scamander
Date of Inspection:	23/06/2026
Proposed Works:	Visitor accommodation
Investigation Method:	70mm hand auger
Inspected by:	JP Cumming

Site Details

Certificate of Title (CT):	25186/98
Title Area:	Approx. 2.03 ha
Applicable Planning Overlays:	Bushfire Prone Areas Priority Vegetation Area
Slope & Aspect:	2° SE facing slope
Vegetation:	Bush

Background Information

Geology Map:	MRT 1:25 000
Geological Unit:	Devonian mudstone/sandstone
Climate:	Annual rainfall approx. 700mm
Water Connection:	Mains
Sewer Connection:	Unserviced - on-site required
Testing and Classification:	AS2870:2011, AS1726:2017, AS1547:2012 & AS4055:2021



Investigation

Boreholes were completed at selected locations across the site to characterise the subsurface conditions and assess the distribution and variability of soil materials. Borehole locations are shown on the site plan, and the interpreted soil profile conditions are summarised below. The site has also been assessed for on-site wastewater management in accordance with AS1547:2012.

Engineering Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00 – 0.15	0.00 – 0.10	SW	TOPSOIL – SAND trace gravels: dark grey, slightly moist, loose
0.15 – 0.60	0.10 – 0.80	CL	Gravelly CLAY trace rocks: low plasticity, yellow/red and brown, $w \approx PL$, very firm
0.60 – 1.00	0.80 – 1.20	CL	Gravelly CLAY with silt and rocks: low plasticity, light brown/grey and red, $w \approx PL$, very firm, refusal on gravels/weathered rock.

Wastewater Profile Summary

BH 3 Depth (m)	Horizon	Description
0.00 – 0.20	A1	Dark Grey SAND (SW): slightly moist, loose, trace gravels
0.20 – 0.80	B2	Mixed Yellow/Red and Brown Gravelly CLAY (CL): slightly moist, very firm, trace rocks
0.80 – 1.20	BC	Mixed Light Brown/Grey and Red Gravelly CLAY (CL): slightly moist, very firm, with silt and rocks, refusal on gravels/weathered rock.

Site Notes

The soils on site are developing over Devonian sandstone deposits and feature gravelly clays overlying weathered mudstone/sandstone. The site is expected to experience moderate ground surface movement in response to seasonal moisture variations.



Site Classification

The site has been assessed and classified in accordance with AS2870:2011 “*Residential Slabs and Footings*”.

The site has been classified as:

Class M

y_s range: **20-40mm**

Notes: The subsurface soil profile is assessed as moderately reactive, indicating a moderate characteristic surface movement potential and an associated capacity for shrink–swell behaviour under seasonal moisture fluctuations

Wind Loading Classification

According to “AS4055:2021 - *Wind Loads for Housing*” the house site is classified below:

Wind Classification:	N2
Region:	A
Terrain Category:	2.5
Shielding Classification:	PS
Topographic Classification:	T1
Wind Classification:	N2
Design Wind Gust Speed – m/s ($V_{h,u}$):	40



Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **Clay LOAM (Category 4)**. The site contains an existing dwelling, and a two-bedroom visitor accommodation unit is proposed. Due to the distance between the two buildings, it is recommended that the visitor accommodation be serviced by an independent wastewater system. It is proposed to install a dual-purpose septic tank with on-site absorption. A Design Loading Rate (DLR) of 8L/m²/day has been assigned for primary treated effluent.

The two-bedroom dwelling has a calculated maximum wastewater output of 600L/day. This is based on a mains water supply and a maximum occupancy of 4 people (150L/day/person). Using the DLR of 8L/m²/day, an absorption area of at least 75m² will be required to accommodate the expected flows. This can be accommodated by two 18.75m x 2m x 0.6m absorption trenches connected to a dual-purpose septic tank (min 3000L) with outlet filter via a two-way splitter box.

A cut-off drain is not required due to the near flat relief of the site. Care should be taken to ensure that all stormwater overflow is diverted away from the application area. A 100% reserve area will need to be set aside and keep clear from development for any future wastewater requirements. There is sufficient space available on site to accommodate the required reserve. For further details refer to the attached plan and Trench summary reports.

The following setback are consistent with the Directors Guidelines for Onsite Wastewater Management Systems:

Upslope or level buildings:	3m
Downslope buildings:	6m
Upslope or level boundaries:	1.5m
Downslope boundary:	4m
Downslope surface water:	100m

Further detail is provided in the attached table.



Construction Notes & Recommendations

The site has been classified as **Class M** - Moderately reactive clay or silt site, which may experience moderate ground movement from moisture changes.

Foundation Considerations:

Large trees have been removed in the proposed construction area. The removal of trees prior to construction can result in abnormal moisture conditions.

It is recommended that footing loads be transferred to underlying rock, either directly or through the use of piers or piles, in order to minimise the potential for significant foundation movement.

Earthworks Recommendations

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

It is also recommended that during construction that GES or the design engineer be notified of any major variation to the foundation conditions or wastewater parameters as outlined in this report.



Site Photos





Trench Summary Reports

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for Spectura Studio

Assess. Date

24-Jul-26

Ref. No.

Assessed site(s) 110 Riverview Road, Scamander

Site(s) inspected

26-Jun-26

Local authority Break O' Day

Assessed by

JP Cumming

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 = 600 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 200

Sullage volume (L/day) = 400

Total nitrogen (kg/year) generated by wastewater = 1.8

Total phosphorus (kg/year) generated by wastewater = 1.2

Climatic assumptions for site

(Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	74	55	64	50	43	56	41	58	57	70	75	54
Adopted rainfall (R, mm)	74	55	64	50	43	56	41	58	57	70	75	54
Retained rain (Rr, mm)	66	49	58	45	39	50	37	52	51	63	68	49
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotrans. less rain (mm)	64	61	33	18	3	-21	-5	-10	12	21	37	77

Annual evapotranspiration less retained rain (mm) = 291

Soil characteristics

Texture = Clay LOAM

Category = 4

Thick. (m) = 1.2

Adopted permeability (m/day) = 0.78

Adopted LTAR (L/sq m/day) = 8

Min depth (m) to water = 5

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site

The preferred method of on-site primary treatment: In dual purpose septic tank(s)

The preferred method of on-site secondary treatment: In-ground

The preferred type of in-ground secondary treatment: Trench(es)

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) = 38

Width (m) = 2

Depth (m) = 0.6

Total disposal area (sq m) required = 75

comprising a Primary Area (sq m) of: 75

and a Secondary (backup) Area (sq m) of:

Sufficient area is available on site

Comments

Using a DLR of 8L/m²/day for the Category 4 soils on site, an absorption area of 75m² is required for primary treated effluent. Therefore the system should have the capacity to cope with extreme climatic and loading events.



GES P/L

Land suitability and system sizing for on-site wastewater management
Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for Spectura Studio

Assess. Date 24-Jul-26

Ref. No.

Assessed site(s) 110 Riverview Road, Scamander

Site(s) inspected 26-Jun-26

Local authority Break O' Day

Assessed by JP Cumming

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

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	2,000	V. high	Low		Other factors lessen impact
	Density of disposal systems	/sq km	5	Mod.	Very low		
	Slope angle	degrees	2	High	Very low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces SE or SW		V. high	High	Low	
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	600	High	Moderate		
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	1.2	V. high	Very low		
	Depth to bedrock	m	1.2	V. high	Moderate		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
	Soil dispersion	Emerson No.	7	V. high	Very low		
	Adopted permeability	m/day	0.78	Mod.	Moderate	No change	
	Long Term Accept. Rate	L/day/sq m	8	High	Moderate		

Comments

The site has the capability to accept onsite wastewater.

**GES P/L****Land suitability and system sizing for on-site wastewater management**
Trench 3.0 (Australian Institute of Environmental Health)**Environmental Sensitivity Report**
Site assessment for on-site waste water disposal

Assessment for Spectura Studio

Assess. Date 24-Jul-26

Ref. No.

Assessed site(s) 110 Riverview Road, Scamander

Site(s) inspected 26-Jun-26

Local authority Break O' Day

Assessed by JP Cumming

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

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
A	Cation exchange capacity	mmol/100g	75	High	Moderate		
	Phos. adsorp. capacity	kg/cub m	0.5	High	High		
	Annual rainfall excess	mm	-291	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	3.1	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	5	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric sensit/dom drink		V. high	Moderate		
	Dist. to nearest surface water	m	250	V. high	Moderate		
	Dist. to nearest other feature	m	150	V. high	Very low	Moderate	
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	300	V. high	Very low		

Comments

There is low risk of environmental degradation associated with the proposed wastewater system.



APPENDIX A - Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	0mm
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	0 – 20mm
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	20 – 40mm
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	40 – 60mm
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	60 – 75mm
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	>75mm

Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as Class P.

A site is classified as *Class P* when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance



1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

NON-COHESIVE – SAND & GRAVEL		
Consistency Description	Field Test	Relative Density (%)
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 15
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	15 - 35
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	35 - 65
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	65 - 85
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>85

COHESIVE - SILT & CLAY		
Consistency Description	Field Test	Indicative undrained shear strength kPa
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

SOIL MOISTURE			
NON COHSIVE – COARSE GRAINED (SAND & GRAVEL)		COHSIVE – FINE GRAINED (SILT & CLAY)	
Term	Moisture Condition	Moisture Condition	
Dry (D)	Non-cohesive and free flowing	Moist, dry of plastic limit	w<PL
Moist (M)	Soil feels cool, darkened in colour Soil tends to stick together	Moist, near of plastic limit	w≈PL
Wet (W)	Soil feels cool, darkened in colour Soil tends to stick together, free water forms when handling	Moist, wet of plastic limit	w>PL
		Wet, near liquid limit	w≈LL
		Wet, wet of liquid limit	w>LL



1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^3}{(D_{10})(D_{60})}$	NOTES
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils.
		medium	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
		fine	GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
		fine	GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	(2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
		medium	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
		fine	SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
		fine	SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit ≤50%)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Plasticity Chart For classification of fine grained soils and fine fraction of coarse grained soils. The Plasticity Chart is a graph with Plastic Index (%) on the y-axis (0 to 60) and Liquid Limit (%) on the x-axis (0 to 100). It features two main boundary lines: the 'A' line (IL = 2.5 * LL - 0.5) and the 'U' line (IL = 0.73 * (LL - 20)). Vertical lines at LL = 25, 40, and 60 are labeled Low, Medium, and High plasticity. Regions are labeled: CL (low plasticity clay), CH (high plasticity clay), MH & CI (medium to high plasticity silt/clay), and OL (low plasticity organic silt/clay). A small region at the bottom left is labeled C-M.					
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays						
		OL	Organic silts and clays of low plasticity						
	SILTS & CLAYS (Liquid Limit >50%)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts						
		CH	Inorganic clays of high plasticity, fat clays						
		OH	Organic silts and clays of high plasticity						
	HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils						



Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

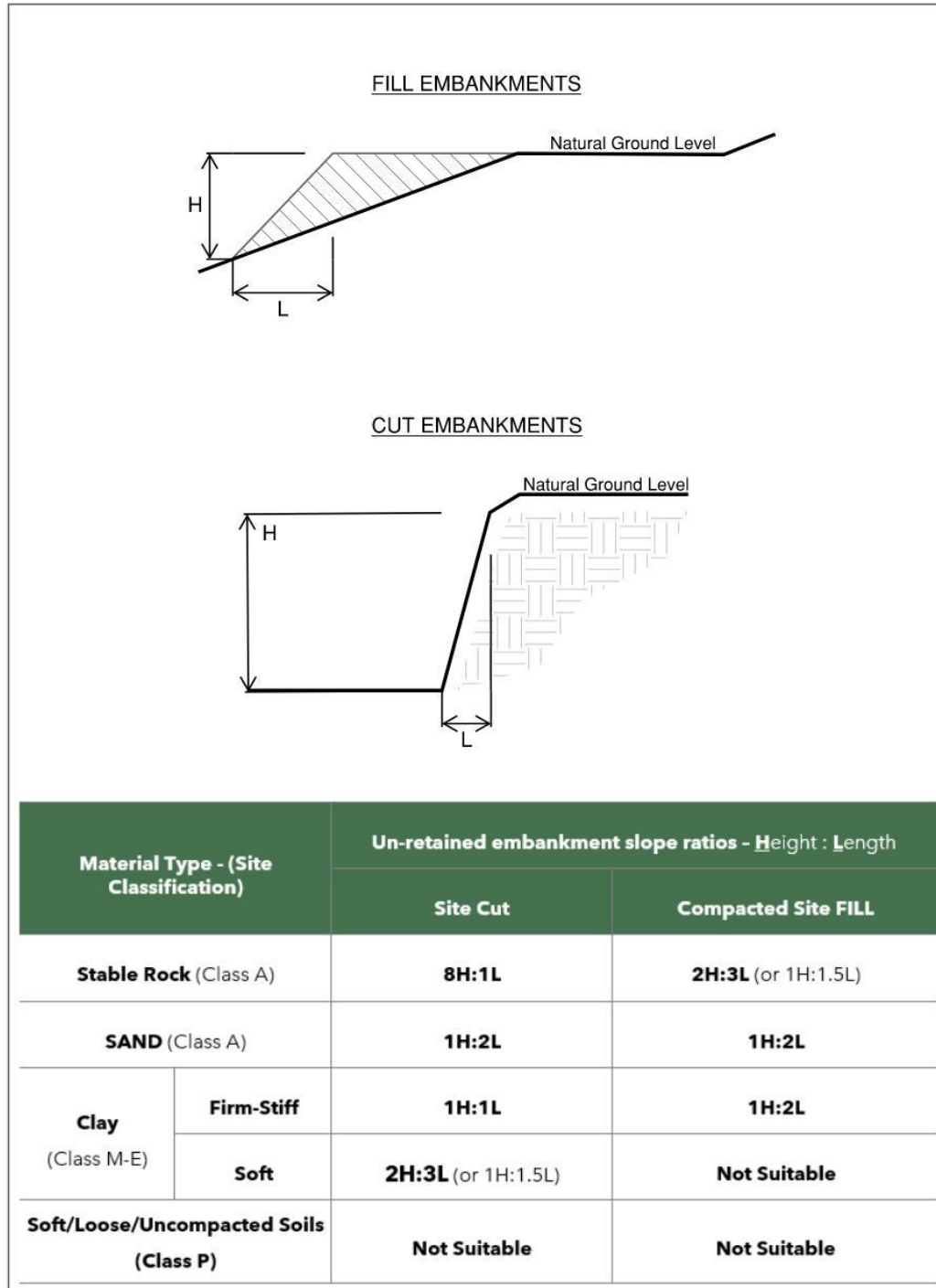
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

It should be noted that the DCP/PSP derived allowable bearing capacities have been estimated from empirical correlations typically for a minimum 1.0m wide strip footing using a factor of safety of 2.0 without taking into account any embedment, specific load spread dimensions, impact of groundwater and any settlement exceeding 25mm.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as outlined in this report.



1.5 Batter Angles for Embankments (Guide Only)





APPENDIX B - Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (y_s) – Design movement (mm) at the surface of a reactive site caused by moisture changes.



APPENDIX C - Disclaimer

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

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

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

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

Demonstration of setbacks being consistent with Directors Guidelines for On-site Wastewater Management Systems

Acceptable Solutions	Performance Criteria	Comment
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: i. 3m from an upslope building or level building; ii. If primary treated effluent to be no less than: 4m plus 1m for every degree of average gradient from a downslope building; iii. If secondary treated effluent and subsurface application, no less than: 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that: i. the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and ii. is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Consistent with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building. Consistent with A1 (b) (ii) Land application area will be located with a minimum separation distance of 6m of downslope building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: i. if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or ii. if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) setbacks must be consistent with AS/NZS1547 Appendix R; b) a risk assessment in accordance with Appendix A of AS/NZS1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A2 (a) Land application area located > 100m from downslope surface water.

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: i. 1.5m from an upslope or level property boundary; and ii. if primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or iii. if secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: a) setback must be consistent with AS/NZS1547 Appendix R; and b) a risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary. Consistent with A3 (b) (ii) Land application area will be located with a minimum separation distance of 4m of downslope property boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: a) setback must be consistent with AS/NZS 1547 Appendix R; and b) a risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	No bore or well identified within 50m.

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: a) setback must be consistent with AS/NZS1547 Appendix R; and b) a risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	No groundwater encountered.
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Vertical separation of 0.6m is consistent with AS1547 Appendix R.
A7 N/A	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Consistent with P7.



AS1547:2012 – Loading Certificate – Septic System Design

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

Site Address: 110 Riverview Road, Scamander

System Capacity: 4 persons @ 150L/person/day

Summary of Design Criteria

DLR: 8L/m²/day

Absorption area: 75m²

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

Water saving features fitted: Standard fixtures

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

Typical loading change consequences: Expected to be minimal due to capacity of system and site area (provided loading changes within 25% of design)

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to visible signs of overloading and owner monitoring.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non-occupation. Under such circumstances additional maintenance of the system may be required. Risk considered acceptable.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the absorption area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Septic tank de-sludging must also be monitored to prevent excessive sludge and scum accumulation. Monitoring and regulation by the property owner required to ensure compliance.

Other operational considerations: Owners/occupiers must be aware of the operational requirements and limitations of the system, including the following: the absorption area must not be subject to traffic by vehicles or heavy stock and should be fenced if required. The absorption area must be kept with adequate grass cover to assist in evapotranspiration of treated effluent in the absorption trenches. The septic tank must be de-sludged at least every 3 years, and any other infrastructure such as septic tank outlet filters must also be cleaned regularly (approx. every 6 months depending upon usage). Foreign materials such as rubbish and solid waste must be kept out of the system.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Owner name
 Address
 Suburb/postcode

Designer details:

Name: Category:
 Business name: Phone No:
 Business address:
 Fax No:
 Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
Address: Lot No:

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

Description of work:

On-site wastewater management system - design

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

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

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

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

Other details:

Dual-purpose septic tank with onsite absorption.

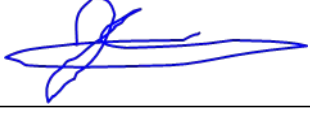
Design documents provided:

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

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Jul-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Jul-26
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Jul-26

Standards, codes or guidelines relied on in design process:	
AS1547:2012 On-site domestic wastewater management.	
AS3500 (Parts 0-5)-2013 Plumbing and drainage set.	

Any other relevant documentation:	
Geo-Environmental Assessment - 110 Riverview Road Scamander - Jul-26	
Geo-Environmental Assessment - 110 Riverview Road Scamander - Jul-26	

Attribution as designer:	
I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate; The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the <i>Building Act 2016</i> and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act; This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.	
<i>Name: (print)</i> Designer: John-Paul Cumming Licence No: CC774A	<i>Signed</i>  <i>Date</i> 24/07/2026

Assessment of Certifiable Works: (TasWater)

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

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

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

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

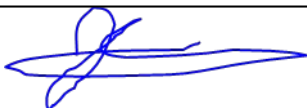
- ☒ The works will not increase the demand for water supplied by TasWater
- ☒ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☒ The works will not require a new connection, or a modification to an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

Certification:

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

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at:

www.taswater.com.au

	Name: (print)	Signed	Date
Designer:	John-Paul Cumming		24/07/2026



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

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

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

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

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

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

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No:

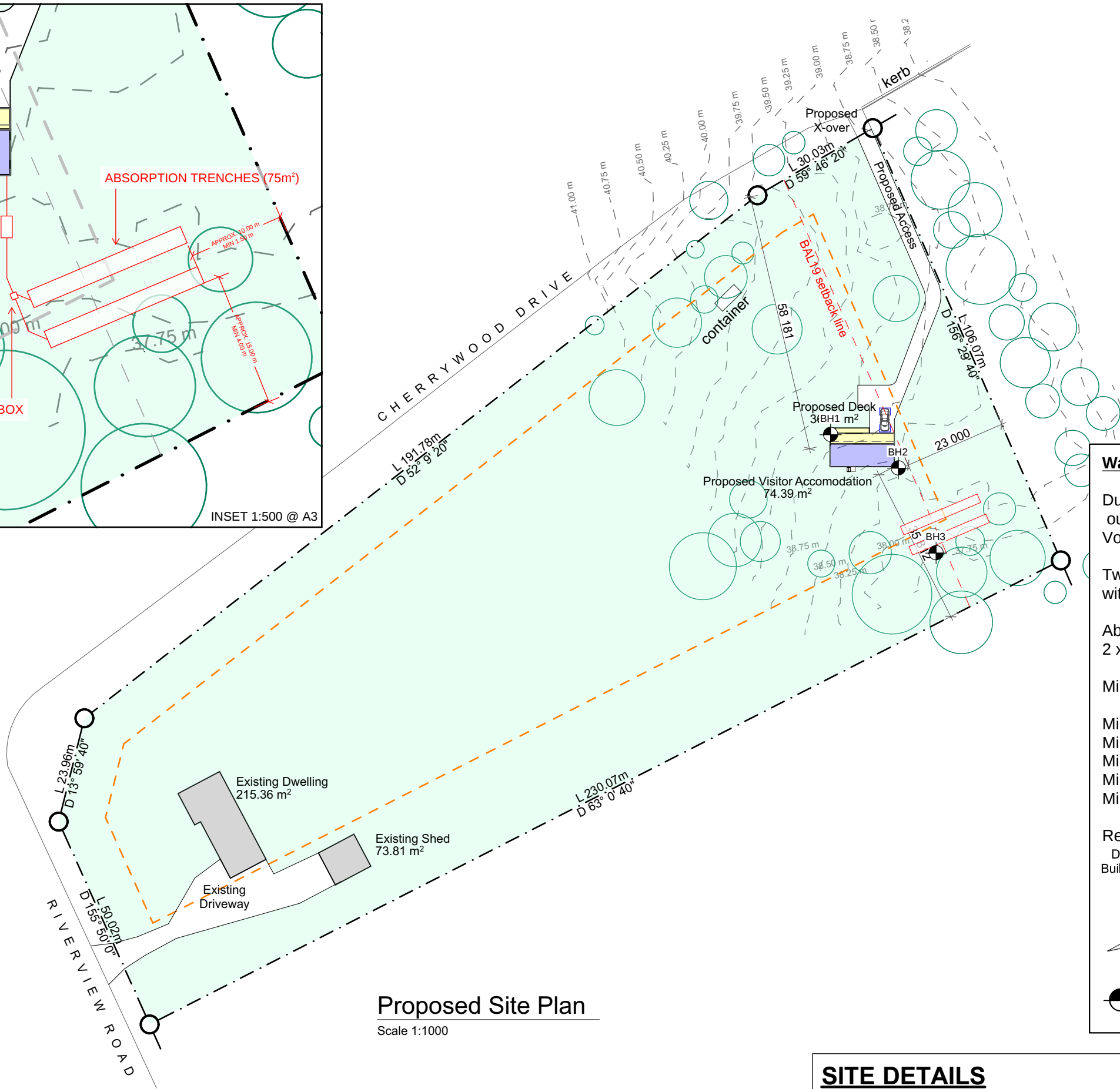
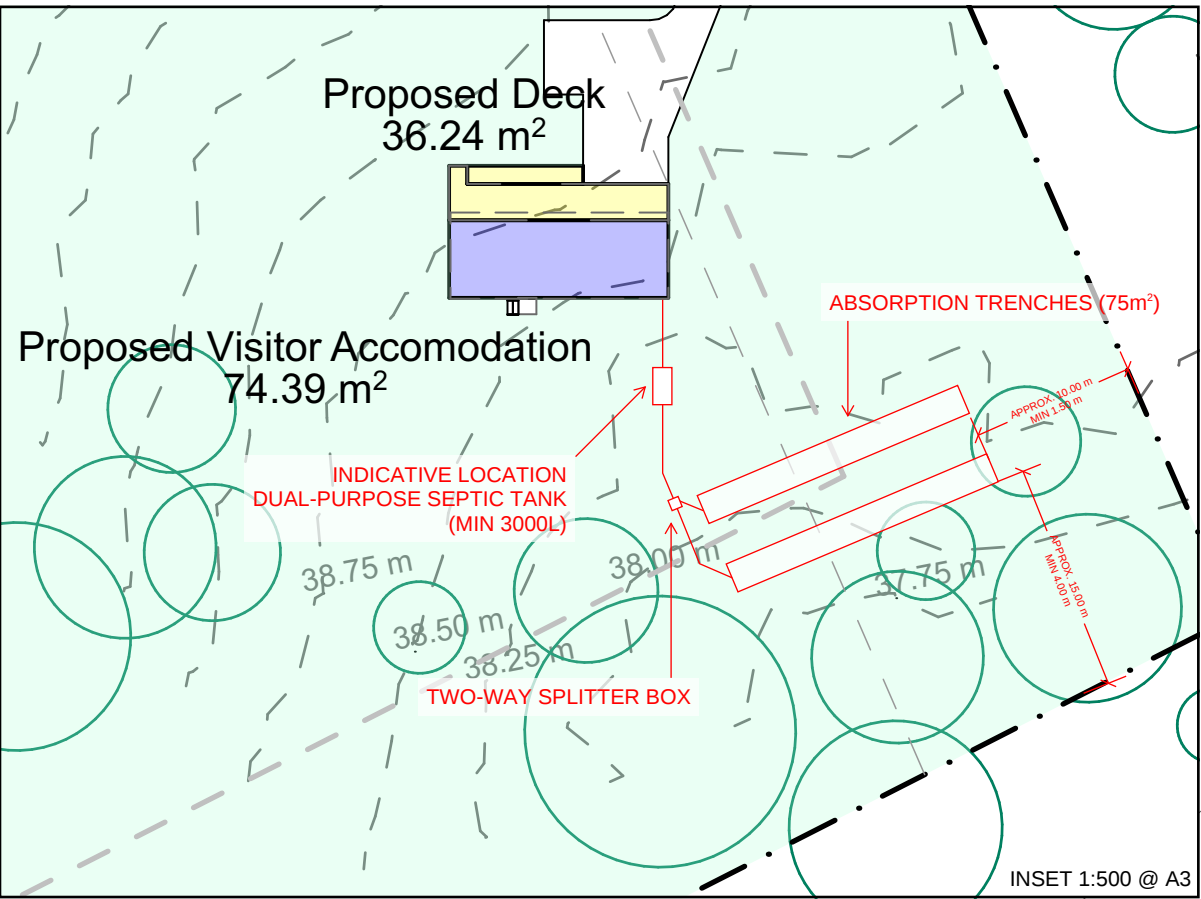
Date:

J13270

24/07/2026



A handwritten signature in black ink, appearing to be "John Paul Cumming", written over a light grey circular stamp.



Proposed Site Plan
Scale 1:1000

Wastewater system:

Dual-purpose septic tank (min 3000L) with outlet filter and venting according to NCC Vol 3 Tas C2D6 - min 1:60 fall

Two-way splitter box with flow levellers

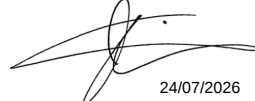
Absorption trenches (75m²)
2 x 18.75m x 2m x 0.50m

Min 3m separation

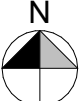
Min 3m from upslope or level buildings
Min 6m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 4m from downslope boundary
Min 100m from downslope surface water

Refer to GES report
Dr. John Paul Cumming
Building Services Designer-
Hydraulic
CCC774A


GES
geo-environmental
solutions


24/07/2026

 Approximate Test Hole Location



Issue	Description	Date
SK1	Concept Development	13/05/2026
SK2	Concept Development	1/06/2026
SK3	Concept Development	15/06/2026

PROJECT NAME
Lawry - Riverview

PROJECT ADDRESS:
110 Riverview Road
Scamander TAS 7215

1:1000

SITE DETAILS
ADDRESS: 110 Riverview Road Scamander TAS 7215
LOT/DP: 25186/98
COUNCIL: Break O'Day Council
ZONING: Landscape Conservation
SITE AREA: 20250m²
NCC BUILDING CLASSIFICATION: Class 1b

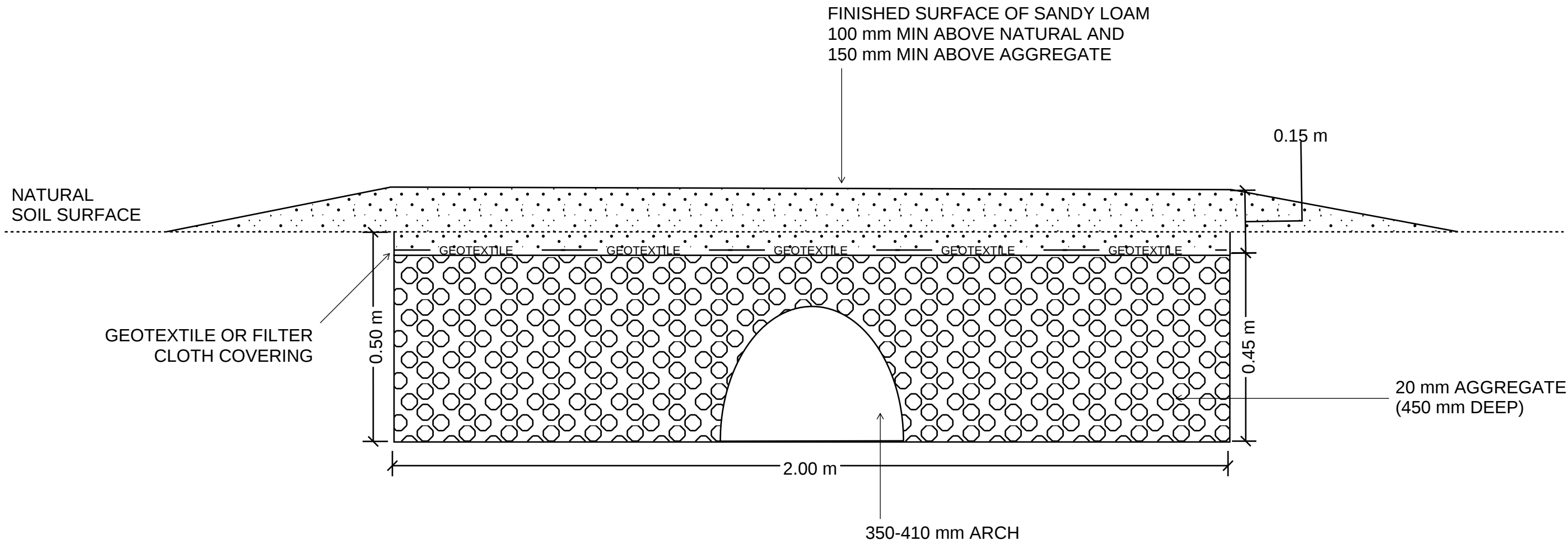
Design notes:

- 1. Absorption trench dimensions of up to 21m long by 0.5m deep by 2m wide
 - total storage volume calculated at average 35% porosity
- 2. Base of trenches to be excavated level and smearing and compaction avoided
- 3. 350-410mm arch should be placed in the centre of trench
- 4. Geotextile or filter cloth to be placed over the distribution arch to prevent clogging
- 5. Construction on slopes up to 20% to allow trench depth range 650mm upslope edge to 450mm on down slope edge
- 6. Dispersive soils gypsum to be incorporated into the base of the trench at a rate of 1kg/m²
- 7. All works on site to comply with AS3500 and Tasmanian Plumbing code



GES geo-environmental solutions

29 Kirksway Place, Battery Point TAS 7004
T: 6223 1839 E: office@geosolutions.net.au



Do not scale from these drawings.
Dimensions to take precedence
over scale.

Wastewater Absorption Trench Design

Tas Figure C2D6 - Alternative Venting Arrangement

Venting must terminate in accordance with AS/NZS3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system

Use of a ground vent is not recommended

Inspection openings must:

1. Be located at the inlet to an on-site wastewater management system treatment unit and at the point of connection to the land application area
2. Must terminate as close as practical to the underside of an approved inspection opening cover which is to be installed at finished surface level

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

