

Public Notification of Application for Planning Permit

Land Use Planning and Approvals Act 1993

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Such personal information may be protected by the *Personal Information Protection Act 2004* and must not be used for any other purpose.

The Application will only be available until the conclusion of the public notification period.

For help finding the property and zoning information in Circular Head the following link can be used to the Land Information System Tasmania (the LIST).

http://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkId=18634#.U-1DpC_Bd8l.email

For the *Tasmanian Planning Scheme – Circular Head* please see

<https://www.planning.tas.gov.au/other-resources/Tasmanian-planning-scheme>

Application documents are available below.

APPLICATION FOR PLANNING PERMIT

(s.57(3) Land Use Planning and Approvals Act 1993)

Tasmanian Planning Scheme – Circular Head

Application No	DA 2024/025
Location	80 Yanns Road, Rocky Cape
Applicant/Owner	French G R & N I / Martin A C
Use Class	Residential
Proposal	Dwelling & Outbuilding (Shed)
Discretionary Matter	11.4.2 (P3, P4) Building Setback and Siting, C7.6.2 (P1.1, P1.2) Clearance within a priority vegetation area

Application(s) may be viewed during office hours at the Council Office, 33 Goldie St, Smithton till the date listed below. In accordance with s.57(5) of the Act, any person may make written representation to the General Manager, PO Box 348 SMITHTON 7330 or council@circularhead.tas.gov.au and received by 5.00pm 24/04/2024.

Vanessa Adams

GENERAL MANAGER

Ph: 03 6452 4800

www.circularhead.tas.gov.au





33 Goldie Street
 PO Box 348
 SMITHTON TAS 7330
 council@circularhead.tas.gov.au
 (03) 6452 4800
 www.circularhead.tas.gov.au

APPLICATION FOR PERMIT
LAND USE PLANNING AND APPROVALS ACT 1993
 Tasmanian Planning Scheme – Circular Head

Office Use: Date Received: **07/03/2024** Application No: **DA 2024/025** PID: **1798616**

To: Planning Authority Circular Head Council PO Box 348 SMITHTON TAS 7330

DETAILS OF PROPOSED DEVELOPMENT OR USE

Address: 80 YANUS ROAD		Postcode: 7321	
Rocky CAPE		Lot No: 4	Certificate of Title No: SP127106


Description TWO NEW BUILDINGS 1 X TWO BEDROOM HOUSE 1 X SHED	Includes:	
	<input type="checkbox"/>	New Use/Change of use
	<input type="checkbox"/>	Subdivision
	<input checked="" type="checkbox"/>	New Buildings
	<input type="checkbox"/>	Alterations
	<input type="checkbox"/>	Demolition
Value of work (Inc GST)	\$ 250,000.00	<input type="checkbox"/> Contract Price <input checked="" type="checkbox"/> Estimate
Existing Use of Site:	VACANT	

APPLICANT / OWNER DETAILS

Please note that all applicants need to sign this form. If the application is by an owner, all title owners listed on the title need to be on the form and sign this form.

Applicant(s): **GREGORY RUSSELL FRENCH & NARALLE IRENE FRENCH**
 Address: **196 BALLAST PIT ROAD**
WINVARD Postcode: **7325**
 Email: **COUNTRY MARKET & BIG POND. COM** Phone: **64421206** Mobile: **048421206**
 Applicant owns the property (Tick if Yes – If No then complete the owner details below)

Owner(s): **ANDREW CHARLES MARTIN**
 Address: **STOWPORT - 126 RAWLINGS ROAD**
UPPER STOWPORT Postcode: **7321**
 Email: _____ Phone: _____ Mobile: **0497676400**
 Applicant(s) listed above declare that the owner(s) of the property have been notified of the intention to make this application.

Signed By:  Date: _____

COUNCIL OR CROWN LAND

Must be signed if Council or Crown Land and accompanied with a letter of permission and a copy of delegation.

Signed By: _____ Date: _____
 Minister (or delegate) of the responsible State Department or General Manager (or delegate)



33 Goldie Street
PO Box 348
SMITHTON TAS 7330
council@circularhead.tas.gov.au
(03) 6452 4800
www.circularhead.tas.gov.au

APPLICATION FOR PERMIT
LAND USE PLANNING AND APPROVALS ACT 1993
Tasmanian Planning Scheme – Circular Head

DESIGNER DETAILS

Designer Name: _____ Category: _____
Address: _____
Postcode: _____
Email: _____ Phone: _____ Mobile: _____
Accreditation No: _____

DOCUMENTS AND CERTIFICATES PROVIDED

The following specified documents and certificates are provided with this application together with any necessary information to demonstrate compliance with applicable provision of the planning scheme. A separate checklist is available from Council. The Planning Scheme provisions can be viewed at www.iplan.tas.gov.au OR <https://iplan.tas.gov.au/pages/plan/book.aspx?exhibit=tpscir> follow the links through to Circular Head

	<i>Document or Certificate Description</i>	<i>Prepared By</i>
<input type="checkbox"/>	Full copy of the current Certificate of Title including plan and any schedule of easements	
<input type="checkbox"/>	A full description of the proposed use or development and	RESIDENTIAL
<input type="checkbox"/>	A description of how the proposed use or development will operate	AS ABOVE
<input type="checkbox"/>	All applicable Information listed in clause 6.1.3 including: Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200	

LISTED REPORTS, PLANS AND SUPPORTING INFORMATION ACCOMPANYING THIS APPLICATION

1	BUILDING ENVELOPE AND BUILDINGS	
2	LOCATION OF GRASS TREES	
1	VEGETATION SURVEY	
2	TITLES AND FOLIO PLANS	

Copyright Authority: Unless a written refusal of authority to copy documents relating to this application is provided, the Council and the Crown (Tasmanian State Government) departments and agencies may provide a partial or complete copy of any documents relating to this application, to any person for the purpose of assessment. Notwithstanding this these documents may be displayed publicly in accordance with the provisions of the Land Use Planning and Approvals Act 1993, including display on a website.

DECLARATION

I/We declare the information and details supplied in this application are a true and accurate description of the proposed development.

I/We hereby give/have arranged permission for Council Officers to enter the property to conduct inspections for this application.

Applicant(s): GREGORY RUSSELL FRENCH & NARALLE IRENE FRENCH

Signed: *[Signature]* *[Signature]* Date: 7-3-2024

Please Note: All applicants need to sign this form. If the application is by an owner, all title owners listed on the title need to be on the form and to sign this form.

Privacy Statement

The personal information on this form is required by Council for building purposes under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend or personal information at any time. How we use this information is explained in our Privacy Policy, which is available at www.circularhead.tas.gov.au or at the Council office.

7-3-24

TO WHOM IT MAY CONCERN

OUR PLANS FOR 80 YANNS ROAD
ROCKY CAPE TO BUILD NEW SHED
AND HOUSE FOR PRIVATE RESIDENTIAL
USE.

AS WITH THE PRIORITY VEGETATION
AREA WE HAVE FOUND THE GRASS
TREE'S WHICH IN THE VEGETATION
SURVEY (ATTACHED) ARE RECOMMENDED
TO BE PROTECTED, WE PROPOSE TO
FENCE THESE AREAS AS TO GUARD
THEM FROM BUILDING WORKS.

THESE PLATS ARE LOCATED AWAY
FROM BUILDINGS.

YOURS TRULY

GREG & NARELLE FRENCH.



SEARCH OF TORRENS TITLE

VOLUME 127106	FOLIO 4
EDITION 6	DATE OF ISSUE 23-Aug-2023

SEARCH DATE : 14-Mar-2024

SEARCH TIME : 04.26 PM

DESCRIPTION OF LAND

Parish of DALLAS, Land District of WELLINGTON
 Lot 4 on Sealed Plan 127106
 Derivation : Part of Lot 1, 7.841 ha Granted to The Crown
 Prior CTs 103975/2 and 103975/3

SCHEDULE 1

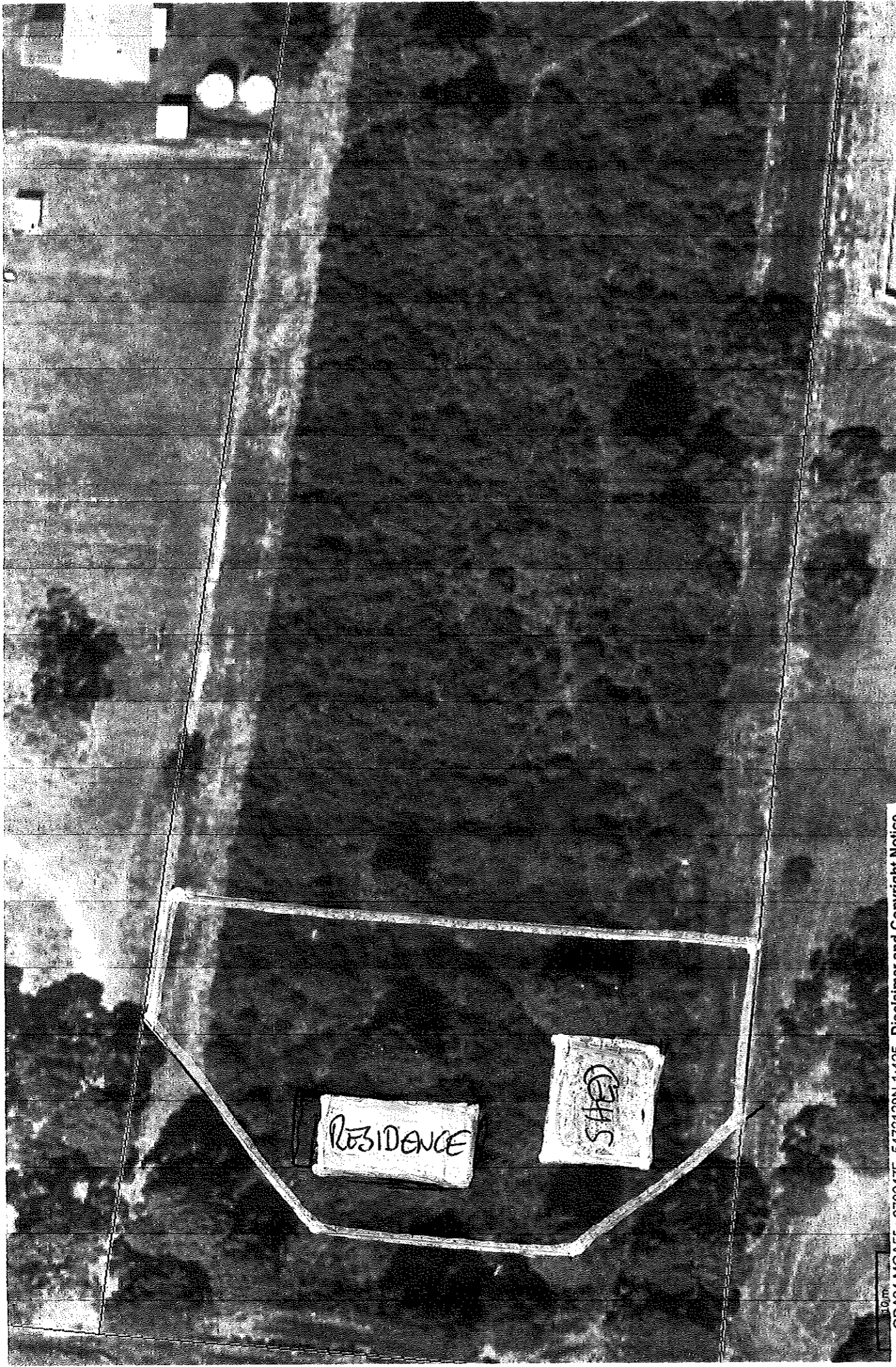
N148040 TRANSFER to ANDREW CHARLES MARTIN Registered
 23-Aug-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 103975 FENCING COVENANT in Schedule of Easements
 SP127106 EASEMENTS in Schedule of Easements
 B490907 FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

N186791 PRIORITY NOTICE reserving priority for 90 days
 TRANSFER ANDREW CHARLES MARTIN TO GREGORY RUSSELL
 FRENCH AND NARELLE IRENE FRENCH Lodged by ROD GLOVER
 LEGAL - W on 28-Feb-2024 BP: N186791
 N186053 TRANSFER to GREGORY RUSSELL FRENCH and NARELLE IRENE
 FRENCH Lodged by ROD GLOVER LEGAL - W on
 12-Mar-2024 BP: N186053



GD94 MGA55 : 370247E: 5472129N 1:425 Disclaimer and Copyright Notice

PROPOSED RESIDENCE AND SHED IN CLEARED AREA.

Location Information

Planning Zone



TASMANIAN LAND TITLES OFFICE

Transfer

Section 58 Land Titles Act 1980.



N186053

THE TRANSFEROR for the consideration specified below (receipt of which from the transferee is hereby acknowledged) HEREBY TRANSFERS to the TRANSFEREE the estate and interest specified in the land described hereunder subject to the mortgages and encumbrances registered thereon including any created by dealings lodged for registration before the lodging of this transfer.

DESCRIPTION OF LAND		
Folio of the Register		If subject to existing mortgages - list here. If part of land - describe part. If easement created - describe easement.
Volume	Folio	
127106	4	

Estate and Interest: **in fee simple**

Transferor: **ANDREW CHARLES MARTIN**

Transferee: **GREGORY RUSSELL FRENCH** and **NARELLE IRENE FRENCH** of 196 BALLAST PIT RD WYNYARD TAS 7325

Consideration:
\$165,000.00

Date: 5/3/24

Signed:

Witness (Signature):

(Print Full Name): **Teresa Regan**
4 Cattley Street

(Complete Address): **BURNIE TAS 7320**
Conveyancing Clerk

(Complete residential or complete workplace address)

COPY

Land Titles Office Use Only

Dealing Security Code: 168162

T
Version 1 (TOLD)

DUTIES ACT 2001 - TAS LICENCE 21548	
Document Number	5677121
Document Code	
Lodgement Date	
Consideration	\$ 165,000.00
Duty	\$ 4,710.00
Interest	\$ 0
Initials	M.V.

Duty

THE BACK OF THIS FORM MUST NOT BE USED

Created 23-Feb-2024 01:03PM

UNREGISTERED DEALINGS REPORT

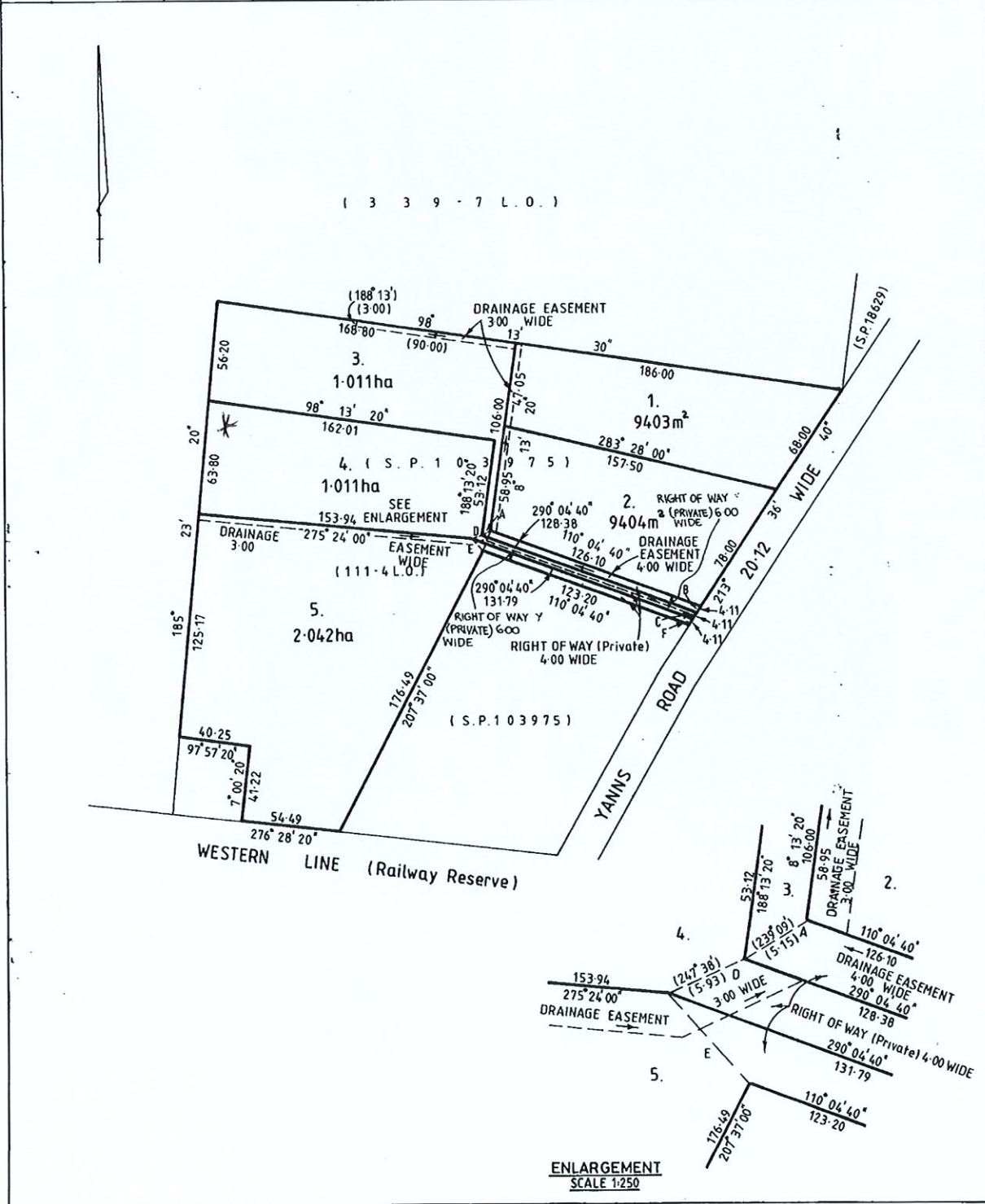
SEARCH DATE : 28-Feb-2024

SEARCH TIME : 01:47 pm

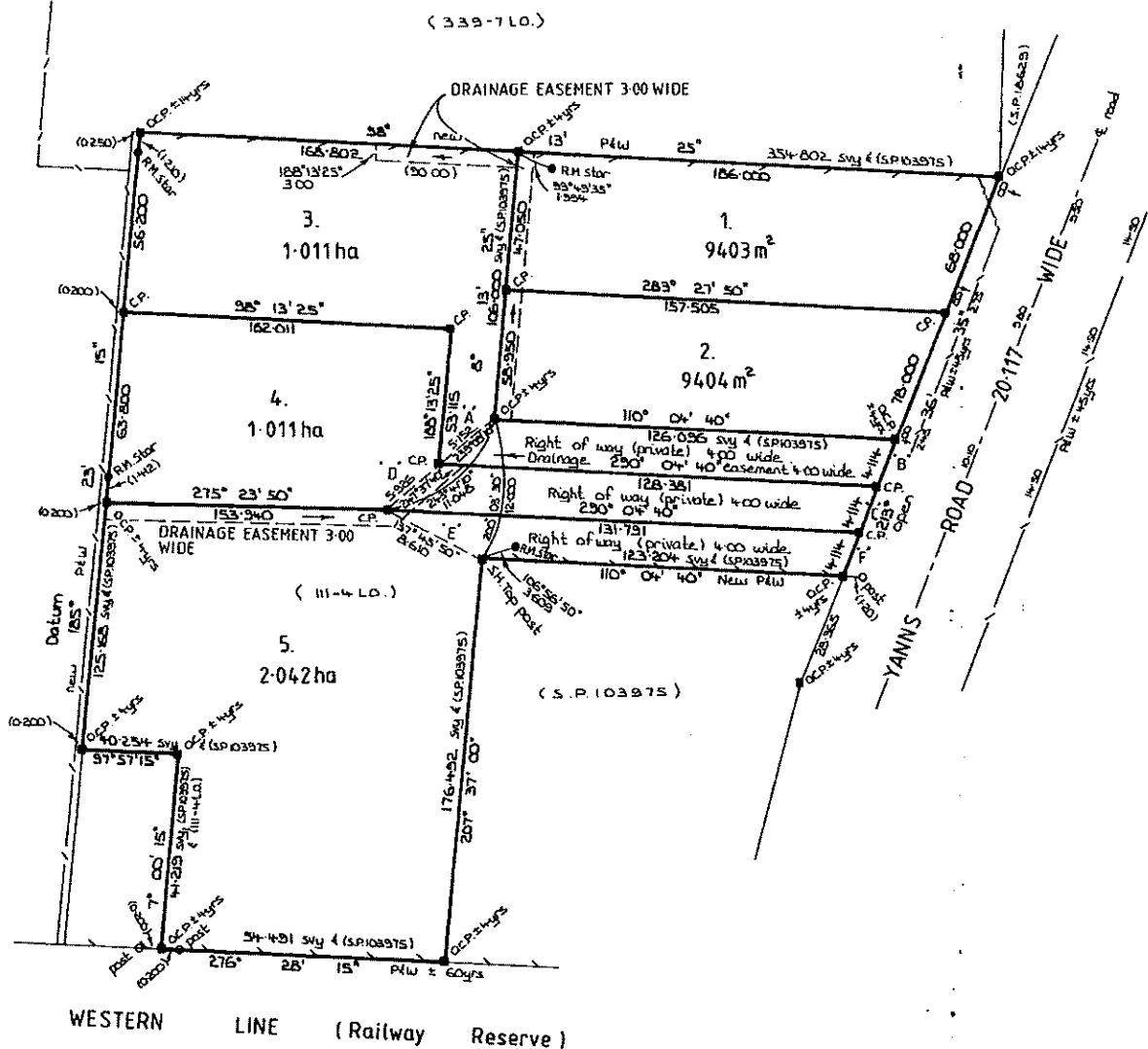
CT: 127106/4

N186791 PRIORITY NOTICE reserving priority for 90 days
TRANSFER ANDREW CHARLES MARTIN TO GREGORY RUSSELL
FRENCH AND NARELLE IRENE FRENCH Lodged by ROD GLOVER
LEGAL - W on 28-Feb-2024 BP: N186791

OWNER D.L. & D.J. HAIGH P/L A.G. & R.S. HAIGH		PLAN OF SURVEY K.R. MICHELL BY SURVEYOR OF K.R. MICHELL & ASSOC. P/L 64 BEST ST. DEVONPORT, 7310.		REGISTERED NUMBER SP127106
FOLIO REFERENCE C.T.VOL.103975 FOL1 C.T.VOL.103975 FOL2 C.T.VOL.103975 FOL3		LOCATION LAND DISTRICT OF WELLINGTON PARISH OF DALLAS		APPROVED 23 JUN 1997 EFFECTIVE FROM <i>Michael D. ...</i> Recorder of Titles
GRANTEE PART WHOLE OF LOT 1, 7.841ha, GRANTED TO THE CROWN.		SCALE 1:2000 LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No. 106 (3647)	LAST UPI No. 4406049, 4406050 4406051	LAST PLAN No. S.P.103975.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



<p>SURVEY NOTES</p> <p>SHEET 1 OF 1 SHEETS</p>	<p>Registered Number</p> <p>SP 127 106</p>	<p>SURVEY CERTIFICATE</p> <p>I, <u>Kenneth Raymond Michell</u> of <u>Devonport</u></p> <p>in Tasmania a registered surveyor HEREBY CERTIFY that:</p> <p>(a) this survey is based upon the best evidence that the nature of the case admits</p> <p>(b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and</p> <p>(c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.</p> <p style="text-align: right;">Date <u>25, 10, 96.</u></p> <p style="text-align: right;">Signature <u>[Signature]</u> Surveyors Reference: <u>96051</u></p>
<p>CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY</p>	<p>DESCRIBE BY REPORT THE EVIDENCE USED TO DETERMINE BOUNDARIES</p>	



Note: All boundaries are open unless shown otherwise.

Survey commenced 9-10-96
 Survey completed 9-10-96

Error close (Lot 3) 1:77,919



SCHEDULE OF EASEMENTS

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 3 on the plan (which formerly comprised part of Lot 2 on SP103975) is subject to a Right of Carriageway (appurtenant to Lot 3 on SP103975) over that portion of Right of Way 'X' (Private) 6.00 wide shown passing through such lot.

EASEMENTS

LOT 3 on the plan is:—

- (a) Together with a right of carriage way over the strips of land marked "Right of Way (Private) 4.00 Wide" shown passing through Lot 4 from C to D on the plan and through Lot 5 from E to F on the plan.
- (b) Subject to a right of carriage way appurtenant to Lots 4 and 5 over the strip of land marked "Right of Way (Private) 4.00 Wide" from A to B on the plan.

LOT 4 on the plan is:—

- (a) Together with a right of carriage way over the strips of land marked "Right of Way (Private) 4.00 Wide" shown passing through Lot 3 from A to B on the plan and through Lot 5 from E to F on the plan.
- (b) Subject to a right of carriage way appurtenant to Lots 3 and 5 over the strip of land marked "Right of Way (Private) 4.00 Wide" from C to D on the plan.

That portion of Lot 4 on the plan which formerly comprised part of Lot 2 on SP103975 is subject to a Right of Carriageway (appurtenant to Lot 3 on SP103975) over that portion of Right of Way 'X' (Private) 6.00 wide shown passing through such lot.

That portion of Lot 4 on the plan which formerly comprised part of Lot 3 on SP103975 is subject to a Right of Carriageway (appurtenant to Lot 2 on SP103975) over that portion of Right of Way 'Y' (Private) 6.00 wide shown passing through such lot.

- 2 -

LOT 5 on the plan is:-

- (a) Together with a right of carriage way over the strips of land marked "Right of Way (Private) 4.00 Wide" shown passing through Lot 3 from A to B on the plan and through Lot 4 from C to D on the plan.
- (b) Subject to a right of carriage way appurtenant to Lots 3 and 4 over the strip of land marked "Right of Way (Private) 4.00 Wide" from E to F on the plan.
- (c) Subject to a right of carriageway (appurtenant to Lot 2 on SP 103975) over that portion of Right of Way 'Y' (Private) 6.00 wide shown passing through such lot.

COVENANTS

The fencing covenant set forth in Sealed Plan No. 103975 affects Lots 1, 2, 3, 4 and 5 on the plan.

No other covenants, easements of profits a prendre are created to benefit or burden the lots shown on the plan.

THE COMMON SEAL of)
 D L & D J HAIGH PTY LTD one of)
 the registered proprietors of)
 the land contained in Folio of)
 the Register Volume 103975)
 Folios 1, 2 and 3 was hereunto)
 affixed in the presence of:)

[Signature]

 DIRECTOR

[Signature]

 DIRECTOR/SECRETARY

SIGNED by ALAN GEORGE HAIGH)
 one of the registered)
 proprietors of the land)
 contained in Folio of)
 the Register Volume 103975)
 Folios 1, 2 and 3 in the)
 presence of:)

Alan G Haigh

S. J. Howard
 DEBORAH JANE HOWARD
 PO BOX 151 BRACENRIDGE
 RECEIVED

1000
1000
1000
1000
1000

SP 127106

- 3 -

SIGNED by ROSEMARY SUSAN HAIGH)
one of the registered)
proprietors of the land)
contained in Folio of)
the Register Volume 103975)
Folios 1, 2 and 3 in the)
presence of:)



R. J. Howard
DESMOND JOHN HOWARD
PO BOX 151 BEACONSFIELD

RETIRED.

SP127106

This is the schedule of easements attached to the plan of D L & D J HAIGH PTY LTD
(Insert Subdivider's Full Name)
ALAN GEORGE HAIGH and ROSEMARY SUSAN HAIGH affecting land in
VOLUME 103975 FOLIOS 1, 2 and 3
(Insert Title Reference)

Sealed by Circular Head Council on 21st MARCH 1997

Solicitor's Reference JAK:JD


Council Clerk/Town Clerk

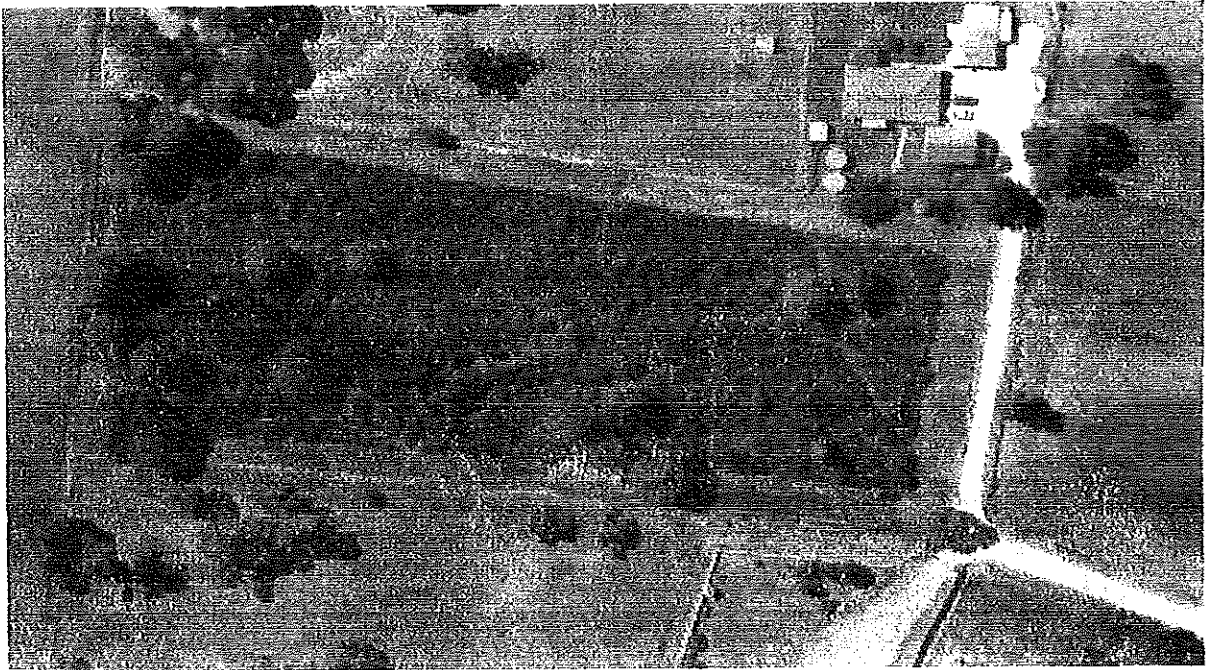
05-2124

VEGETATION, FLORA AND FAUNA HABITAT SURVEY

80 YANNS ROAD, ROCKY CAPE

FOR STUART PHILP

26th October 2022



PHILIP MILNER LANDSCAPE CONSULTANT

144 Allisons Road, LOWER BARRINGTON
POSTAL: P.O. Box 2065
SPREYTON 7310
TASMANIA

Mobile: 0417 052 605
Email: philip.milner@bigpond.com

A.B.N.No. 78 587 128 427

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1.0 Introduction:

The property located at 80 Yanns Road in Rocky Cape is about 9,770 square metres in area. The remnant vegetation on the property has been identified under the new state-wide planning scheme for the Circular Head Municipality as having priority vegetation.

Philip Milner Landscape Consultant has been engaged by the owner Mr Stuart Philp to undertake an on-site assessment of the vegetation, the flora and the fauna habitat on the property. This report presents the findings and results of the field survey undertaken on the 10th September 2022.

1.1 Objectives:

The objectives of this survey were to:

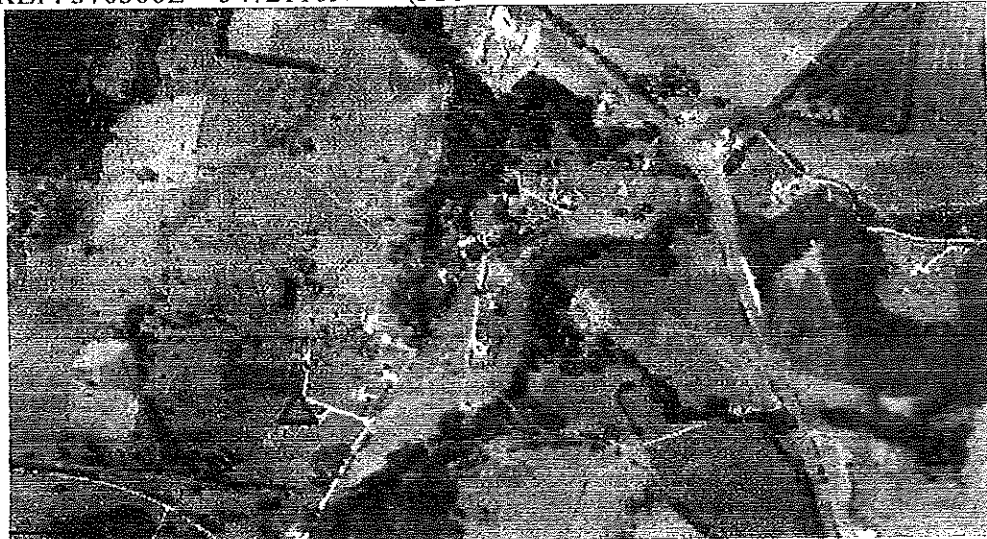
- Undertake a field survey of the property in order to assess the vegetation communities present, observe and record the natural flora including threatened species and flora of conservation significance, and also survey for any threatened and significant fauna habitat and evidence of presence, as well as environmental weeds.

1.2 Location of Study Area:

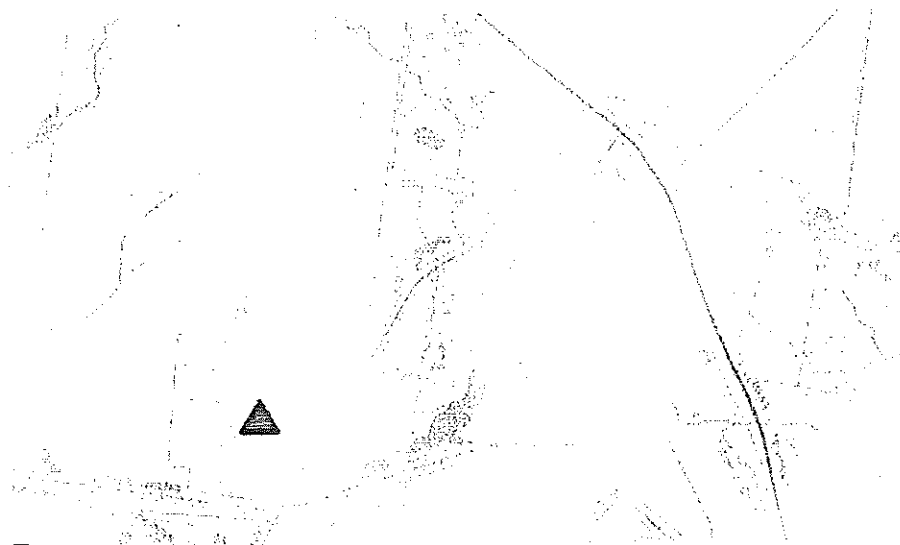
The property address is 80 Yanns Road Rocky Cape and is located about 800 metres south of the junction of Yanns Road with the Bass Highway.

BIOREGION: King

- Reference point for this survey: South-east corner of the property.
GRID REF: 370300E – 5472110N (MGA Zone 55 GDA94)



MAP 1: Location of 80 Yanns Rd. Rocky Cape



MAP 2: Location of 80 Yanns Road, Rocky Cape.

1.3 Property Description:

As can be clearly seen in Map No.1 the property is an isolated remnant of natural vegetation surrounded by fully cleared rural residential lots on three sides and cleared paddocks and farmland off the western boundary.

The property is located on the valley floor of the nearby Wilsons Creek and near to one of its tributaries which ultimately flow into the lower reaches of the Detention River about 1.8 km to the west.

2.0. Field Survey:

2.1. Method:

The field survey traversed the property boundary and across the area of the property where rough tracks enabled access through the dense vegetation and the wet conditions on the site.

The field survey was conducted on the 10th September 2022.

3.0. Field Survey Results:

3.1. The landform and site condition:

Most of the property is low lying and subject to a very high winter water table associated with surface water draining into the property from the surrounding landscape. Most of the surface water would be expected to dissipate over the drier summer season as the water table lowers. A small water body near the centre of the block may be semi-permanent. The western most twenty percent (approximately) of the property is slightly elevated and better drained with a sandy soil. This may be a suitable location for a future building envelope.

3.2. Vegetation Communities:

The vegetation on the property has been previously mapped by TASVEG 4.0 as heathland, REF Map 3.

The site survey assessed the vegetation as being mainly Wet Scrub and more specifically *Melaleuca squarrosa/ Leptospermum scoparium* Scrub. The vegetation may well have appeared as heathland at the time of TASVEG mapping but over time with minimal disturbance the vegetation on the property has progressed and matured into a taller 2 to 3 metres high and dense scrub community as is currently present over most of the property. Over time with the absence of disturbance the larger growing woody species such as *Melaleuca squarrosa* and *Leptospermum scoparium* become dominant, shade out the smaller species and it then develops into a scrub community rather than a heathland community. This change in the vegetation on the property can be clearly seen by comparing the centre of the property with the previously slashed firebreak around the boundaries.

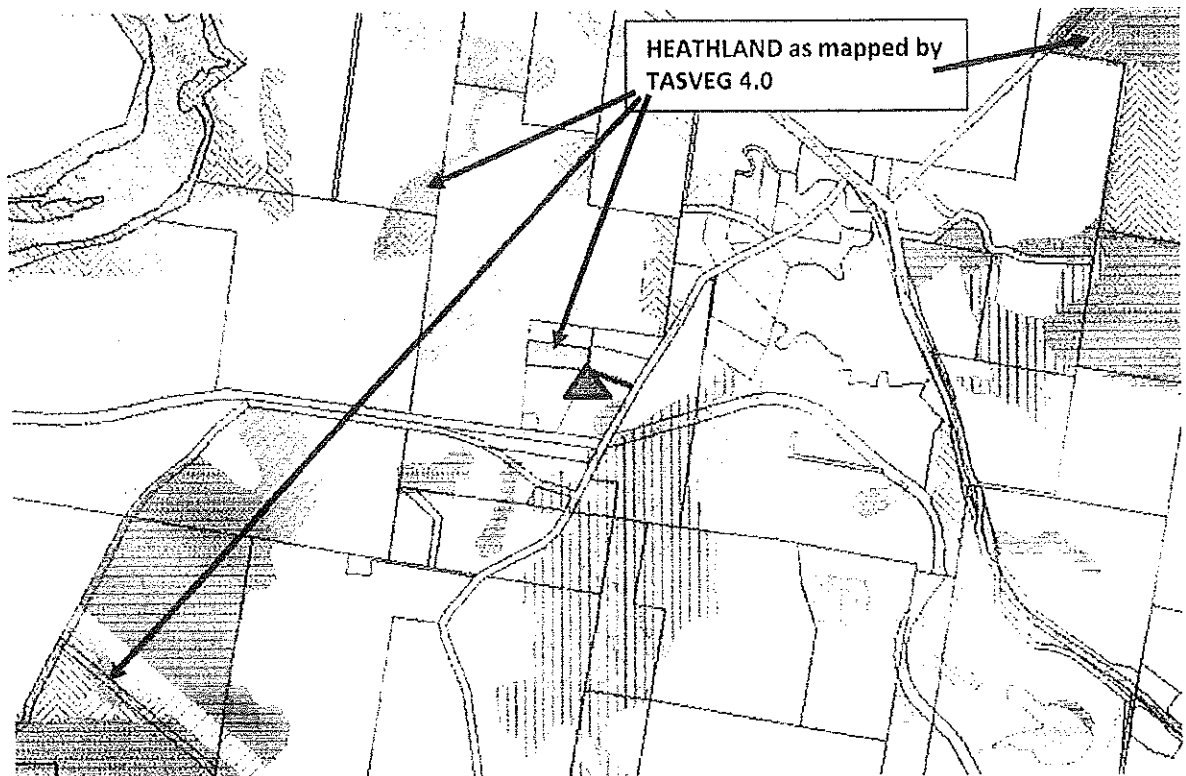
The previously slashed firebreak around the periphery of the property still demonstrated the characteristics of heathland and it falls within the definition of Wet Heathland with a combination of sedges and sedge-like plants and heathy shrubs comprising the vegetation.

The firebreaks along the northern and eastern boundaries have been slashed more recently and apparently more frequently than the southern and western boundary firebreaks.

The western 20% (approximately) of the property where the sandy soil is better drained however had more open vegetation with a number of established trees of *Eucalyptus nitida*, and more ground layer vegetation including orchids and a number of clumps of Grass Trees *Xanthorrhoea australis*. The community here could be defined as *Eucalyptus nitida* Open Woodland.

As is evident on the following map of vegetation communities as mapped by TASVEG 4.0 most of the heathland which would most likely have previously occurred in the wider location has been cleared for farmland and pasture and only a few remnants now remain including the patch on this property.

It should be stated that TASVEG mapping is largely undertaken by the interpretation of aerial images and is often at variance with the actual vegetation when it is verified by on the ground site surveys.



MAP 3. Vegetation Communities as mapped by TASVEG 4.0 on the property and the few remaining remnants of heathlands mapped in the surrounding landscape.

3.3. Threatened Vegetation Communities:

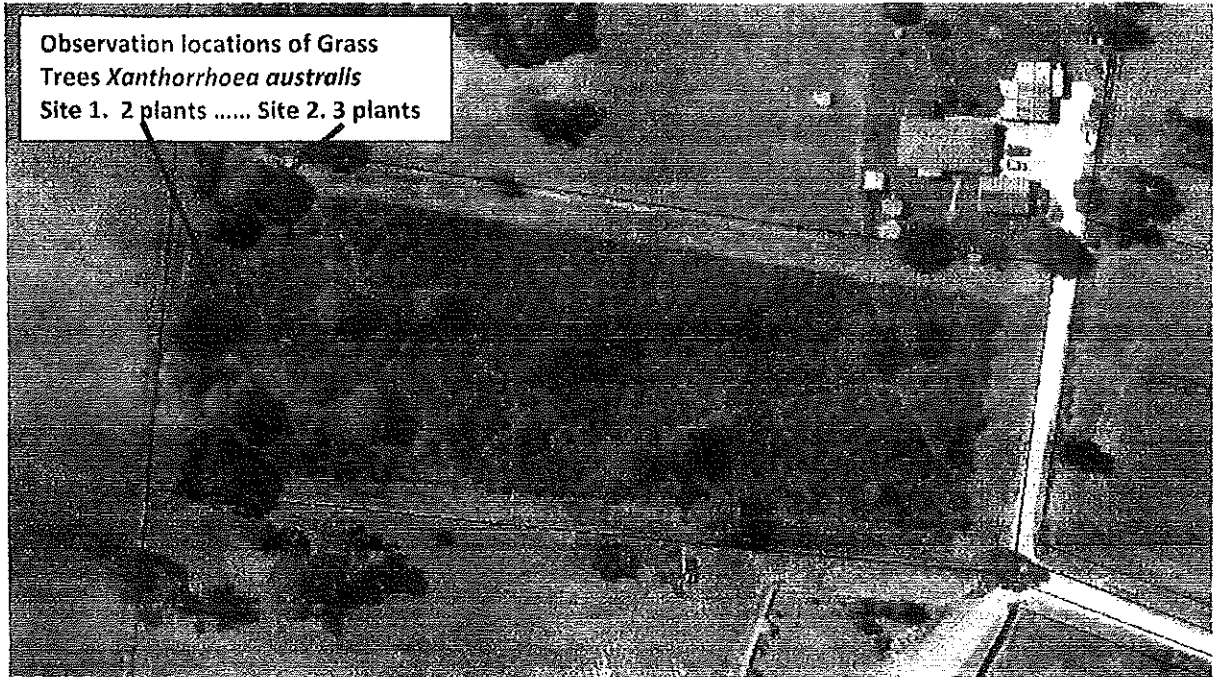
No threatened vegetation communities were observed within the property, however all heathlands are considered to be of conservation significance.

3.4. Threatened Flora

No species of threatened flora were observed during the field survey and no suitable habitat was observed within the survey area for any of the three threatened species previously recorded within 3,000 metres of the location, namely *Euphrasia scabra* the Yellow Eyebright, *Hydrorchis orbicularis* the Swamp Onion-orchid and *Microtidium atratum* the Yellow Onion-orchid.

3.5. Non-threatened flora of Conservation Significance:

The clumps of Grass Trees *Xanthorrhoea australis* located at the western end of the property are considered to be of conservation significance. Locations on the following aerial image. The Grass Trees should be protected and conserved if this part of the property becomes a dedicated building envelope.



MAP 4: Locations of Grass Trees *Xanthorrhoea australis*.

The trees which are clearly evident in Map 4 are also considered to be important from an environmental and landscape perspective and should be protected and retained.

A number of orchids were also observed in the western 20% of the property but early September was a month or more too early for flowering so it was not possible to identify them to species level, however they were considered to be a *Caladenia sp.* and a *Calochilus sp.* The Natural Values Atlas indicates that three species of orchids of conservation significance have been previously recorded in the surrounding area namely *Caladenia alata*, *Calochilus herbaceus* and *Thelymitra arenaria*. A follow-up survey would be required to confirm the identification of the orchids observed on the property.

3.6. Other Flora Observed

There was a diversity of heath-like plants observed on the property including three species of Beard Heath *Leucopogon australis*, *L. ericoides* and *L. virgatus* and three species of Native Heath *Epacris impressa*, *E. lanuginosa* and *E. obtusifolia*. The Swamp Heath *Sprengelia incarnata* was also present in the wet areas. Other plants of note included *Boronia pilosa*, *Melaleuca squamea* and *Persoonia juniperina*. Plants such as the Silver Banksia *Banksia marginata* and Blackwood were not prevalent and only a few plants of each were observed.

3.7. Threatened Fauna:

No species of threatened fauna was observed during the field survey.

One scat was observed which was provisionally identified as a Spotted-tailed Quoll and some diggings were also observed which were most likely the foraging activities of Bandicoots however it was not possible to determine whether it was the Brown Bandicoot or the threatened Eastern-barred Bandicoot. Other diggings observed were attributed to an Echidna.

No other evidence was observed (scats, dens, scratching etc) of the presence of any of the threatened fauna known from or with the potential to occur within 3,000 metres of the location.

3.8. Threatened Fauna Habitat:

The relative isolation of the block from other natural vegetation and the lack of connectivity with other patches of natural vegetation, the winter wet nature of the block and the absence of any large old-growth trees means that there is very little if any potential threatened fauna habitat within the block.

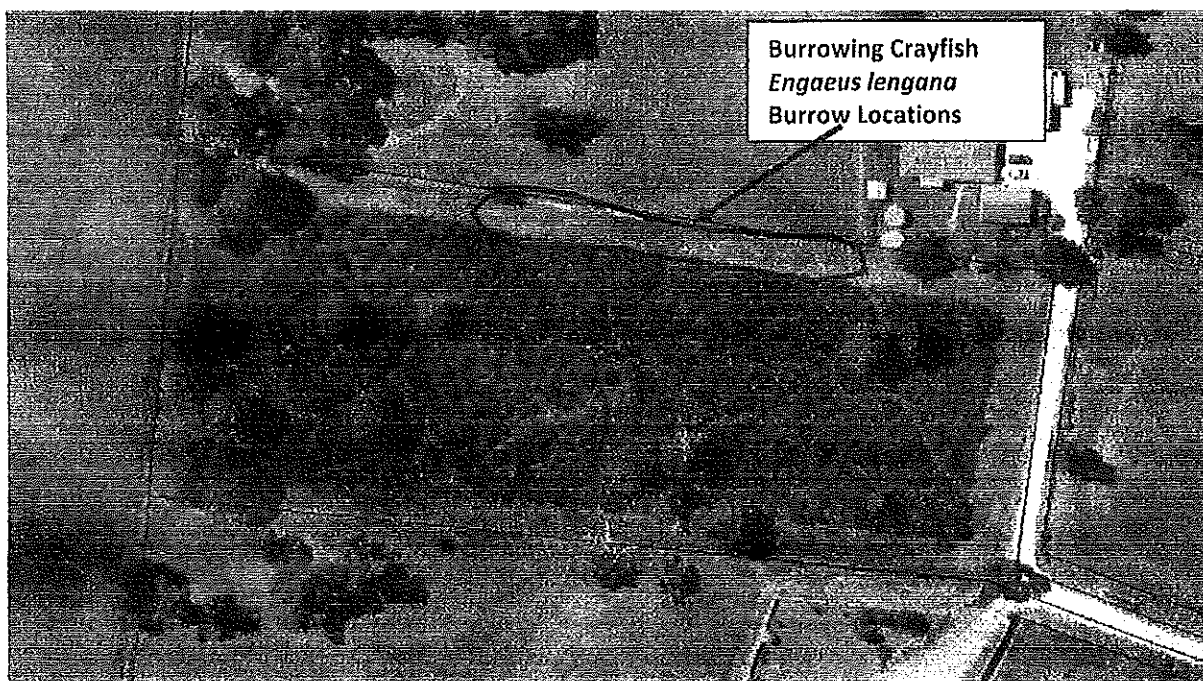
There is every likelihood that the property is visited by wider roaming nocturnal species such as the Spotted-tailed Quoll and the Tasmanian Devil but its winter wet nature would preclude a permanent presence and no potential den habitat was observed.

The property may provide habitat and cover for Eastern-barred Bandicoots as they would also forage in neighbouring paddocks. however camera monitoring would be needed to confirm which species of Bandicoot was present.

The only other listed threatened species of note is the Striped Marsh Frog *Limnodynastes peroni* which may be present in the wettest locations on the property at least seasonally, however this was not confirmed by the survey.

3.9. Non-Threatened Fauna of Conservation Significance:

The burrows and associated “chimneys” of a Burrowing Crayfish was observed along the slashed firebreak of the northern boundary of the property. The location is outside of the known range of any of the listed threatened species of *Engaeus spp.* and the Burrowing Crayfish species most likely to occur in this location would be *Engaeus lengana*. Although not a threatened species all burrowing crayfish are considered to be of conservation significance and all measures should be undertaken to ensure that this species continues to exist in this location by not disrupting the natural drainage patterns in this part of the property and avoiding ground disturbance where ever burrows are evident. It is likely that the species is present elsewhere on the property and that will be clearly evident by the presence of the distinctive “chimneys” associated with their burrows.



3.10. Other Fauna Observed:

Two species of birds were noted on the day of the survey, however other species would most certainly be present at other times and in other seasons.

Green Rosella and Grey Butcherbird were present on the property. Both species are common across Tasmania and the Green Rosella is endemic to the state.

3.11. Environmental Weeds:

A number of environmental weeds were observed on the property. A patch of flowering Gorse *Ulex europaeus* was observed at the entrance and south-east corner of the property, an occasional Blackberry *Rubus fruticosus* and two garden escapes from neighbouring properties *Acacia uncifolia* Wirilda and *Agapanthus praecox*.

3.12. Phytophthora:

No symptomatic evidence of the presence of *Phytophthora* was observed during the survey. Plants which are sensitive to the root-rot disease and used as indicators such as *Banksia marginata*, *Xanthorrhoea australis*, *Sprengelia incarnata* and *Epacris impressa* were present on the property and all were observed to be healthy and with no evidence of symptomatic die-back.

4.0 Survey Conclusions:

The vegetation on the property was largely *Melaleuca squarrosa* Scrub with heathland around the boundary and *Eucalyptus nitida* Open Woodland at the western end. The block is a significant patch of remnant vegetation which contains a diversity of plant species and potential habitat for numerous species of fauna, some of which were identified during the survey.

Significant Vegetation or Not? In the sense that the property is a small remnant of what was more extensive heathland-scrub vegetation that previously occurred in the wider location (REF Map 3) and has since been cleared for farmland the vegetation on the property is considered to be significant and worthy of inclusion within the priority vegetation overlay.

That however should not preclude the use and application of the property for environmental living providing measures are in place to protect and retain the vegetation on the property and minimize the disturbance associated with the construction of a residence and its associated infrastructure. A dedicated building envelope at the western end of the property where site conditions are drier is suggested.

No threatened vegetation communities or communities were observed on the property. Heathlands are considered to be of conservation significance although not a listed threatened vegetation community.

No threatened species of flora were observed during the field survey.

One and possibly two threatened species of fauna or evidence of their presence was observed during the survey, a Spotted-tailed Quoll cat, and the possibility of Eastern-barred Bandicoot (diggings).

No significant habitat for threatened species of fauna was observed in the survey area.

One species of fauna of conservation significance, the Burrowing Crayfish *Engaeus lengana* along the northern boundary.

Four species of environmental weeds were observed on the property.

No symptomatic evidence of the presence of the disease *Phytophthora* was observed on the property.

5.0 Recommendations:

5.1. The vegetation on the property should be retained, protected and maintained but allowing provision for a residence and its associated infrastructure.

5.2. RESIDENTIAL POTENTIAL: The block at 80 Yanns Road would be suitable for environmental living as well as the conservation and protection of most of the remnant vegetation on the property providing the following conditions are met.

The western portion of the lot which is slightly elevated and better drained with a sandy topsoil would be suitable for a dedicated building envelope which should include a provision that the

established trees *Eucalyptus nitida* are retained and the identified clumps of Grass Trees *Xanthorrhoea australis* are also retained and protected.

5.3. A building envelope in this location would require access across the lot from the entry point at the south-east corner of the block. An appropriate route for such a driveway will need to be determined, however the guiding principles for its route and location should be minimal disturbance and environmental impact on the remnant vegetation, to also avoid all established trees and to avoid the observed locations for the Burrowing Crayfish *Engaeus lengana*.

5.4. Retain all mature trees on the property, mainly *Eucalyptus nitida*, including those which would be within a proposed building envelope at the western end of the property.

5.5. Take measures to ensure that all occurrences of the Burrowing Crayfish *Engaeus lengana* are protected from any ground disturbances or activities that would disrupt drainage patterns in their vicinity.

5.6. Ensure that the locations of the Grass Trees *Xanthorrhoea australis* are identified and measures are put in place to avoid damage or disturbance.

Philip Milner
Vegetation Consultant

WE PLAN TO CLEAR WESTERN END
OF PROPERTY, A CLEARING ENVELOPE
OF 62 METRES ALONG WESTERN BOUNDARY
AND 50 METRES ALONG NORTH & SOUTHERN
BOUNDARIES. FROM WESTERN END

LEAVING ALL LARGE TREES ON WESTERN
BOUNDARY AND THE TWO AREAS OF
GRASS TREES AT WESTERN END OF BLOCK
WHICH WILL BE FENCED AROUND
TO PROTECT FROM BUILDING WORKS,

ALL THE REMAINING VEGETATION ON
BLOCK WILL BE LEFT AS IT IS NOW

PLEASE SEE ATTACHMENTS.



10 m
GDA94 MGA55 : 370247E, 5472129N 1:425 Disclaimer and Copyright Notice

TREES TO BE FELLED TO ALLOW BUILDING & BUSH FIRE PROTECTION



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AREAS TO BE FENCED TO PROTECT GRASS TREES - 2M X 2M



PROPOSED CLEARED AREA FOR BUILDINGS

TO ADDRESS THE APPLICATION STANDARDS OF THE RURAL LIVING ZONE AS TO THE 200M BUFFER FROM THE AGRICULTURE ZONE ON THE WESTERN BOUNDARY OF 80 YANNS ROAD, WE HAVE QUITE A GOOD LAYER OF LARGE AND SMALL TREES ON THE WESTERN BOUNDARY AND IT IS OUR INTENTION TO KEEP AND ENHANCE THIS BUFFER OF VEGETATION. WE PLAN TO PLANT A WIND BREAK ON THE WESTERN BOUNDARY AND WE ARE LEVEL WITH OTHER BLOCKS ON EITHER SIDE OF OUR BLOCK GIVING US EVEN GREATER BUFFER ZONE FROM THE ADJOINING FARMING LAND ALSO THE ADJOINING FARM LAND IS PRIMARILY ONLY SUITABLE FOR GRAZING AND NOT INTENCE FARMING.



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BUFFER FROM FARM LAND

WE PLAN TO FENCE AROUND THE GRASS TREES WITH WARATAH CHICKEN WIRE WHICH IS 900MM HIGH TO PROTECT FROM ANIMALS AND TWO PLAIN WIRES ABOVE AS TO HAVE A TOTAL FENCE HEIGHT OF 1200MM TREATED PINE POST WILL BE USED AT A HEIGHT OF 1200MM AND APPROX AREA OF 2M X 2M FOR EACH PLANT AREA

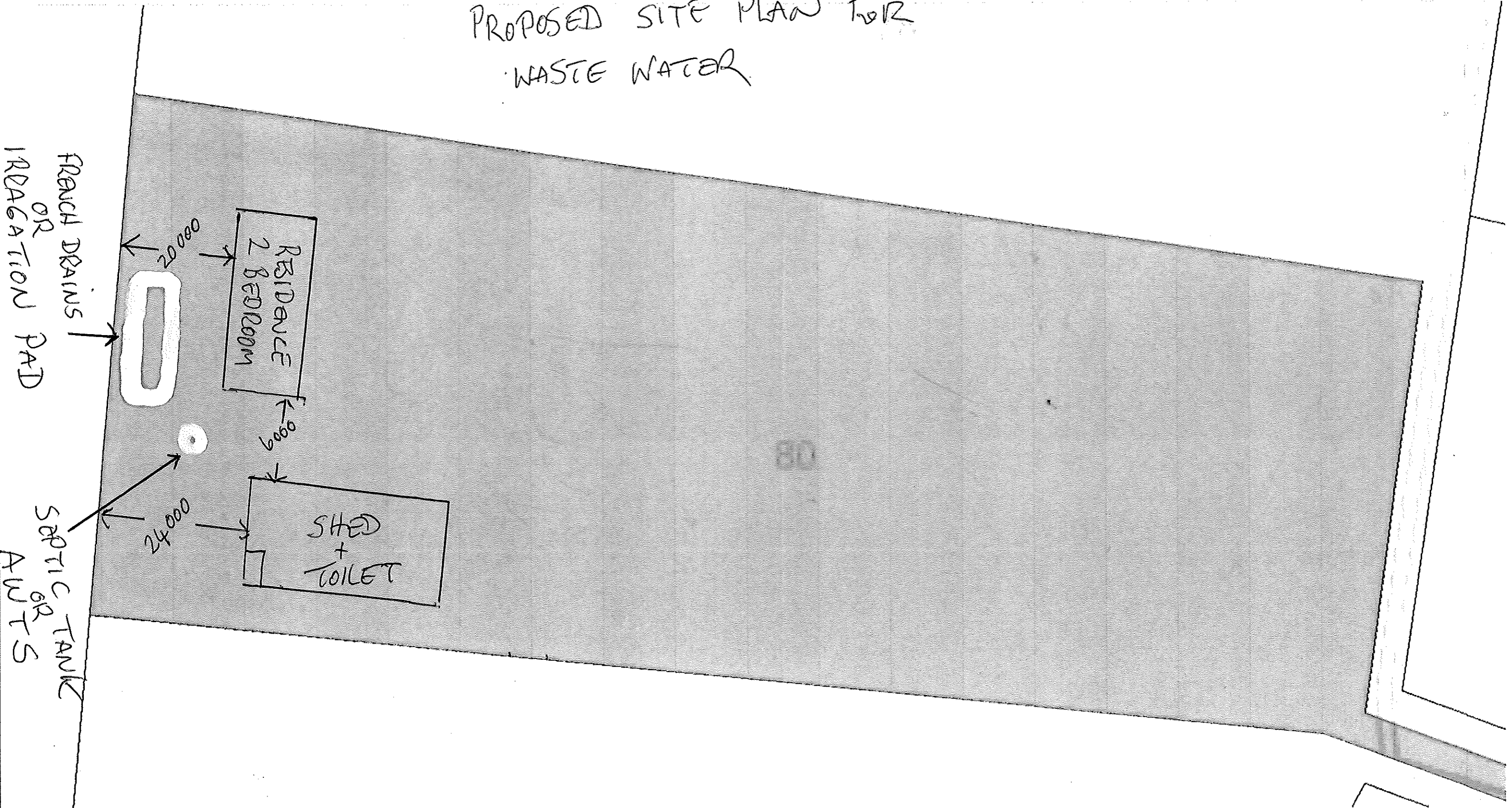
SEE ATTACHMENT



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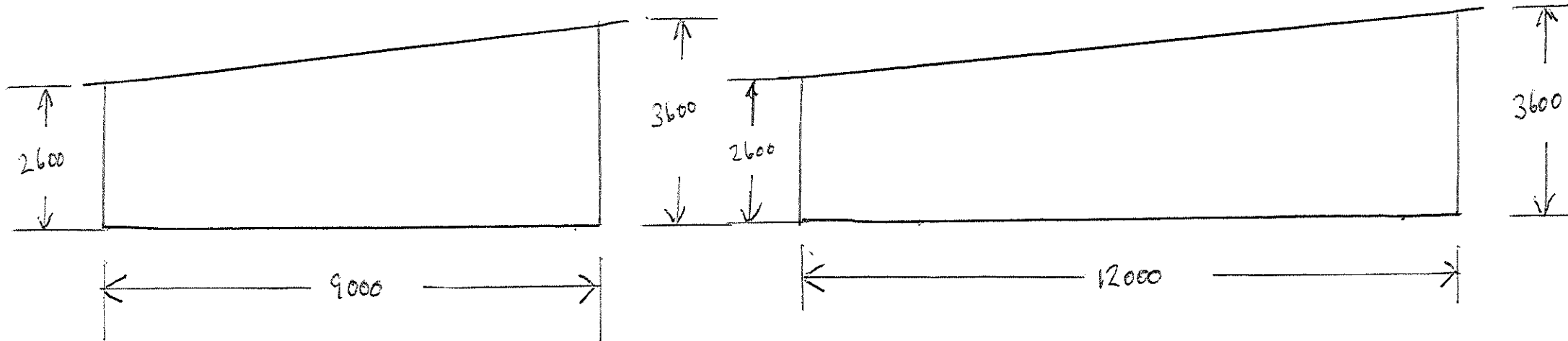
AREAS TO BE FENCED TO PROTECT GRASS TREES - 2M X 2M

PROPOSED SITE PLAN FOR WASTE WATER



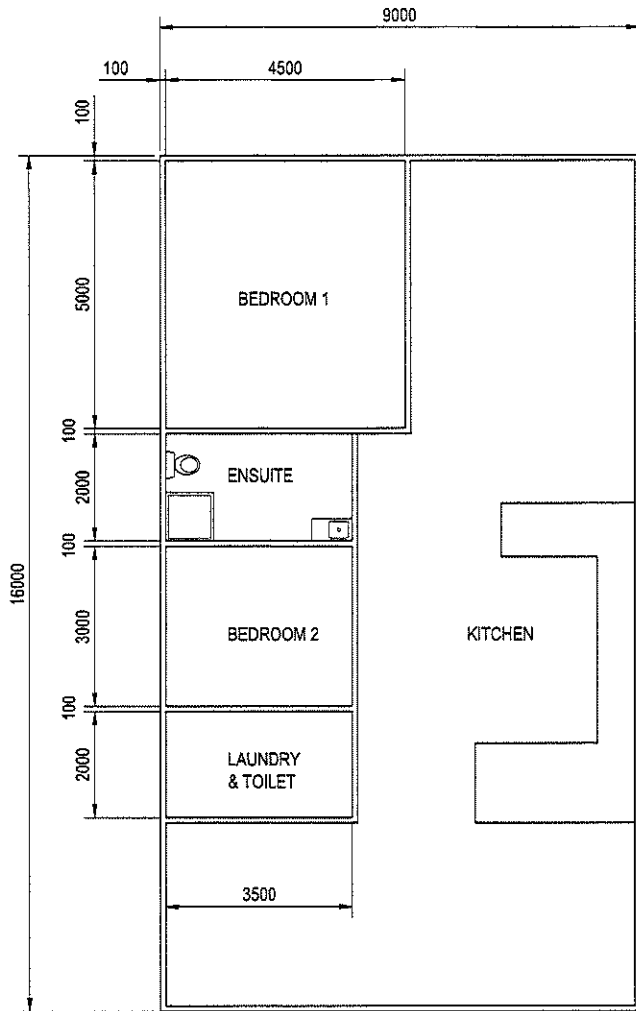
PROPOSED RESIDENCE AND SHED ELEVATION PLAN

↑
N

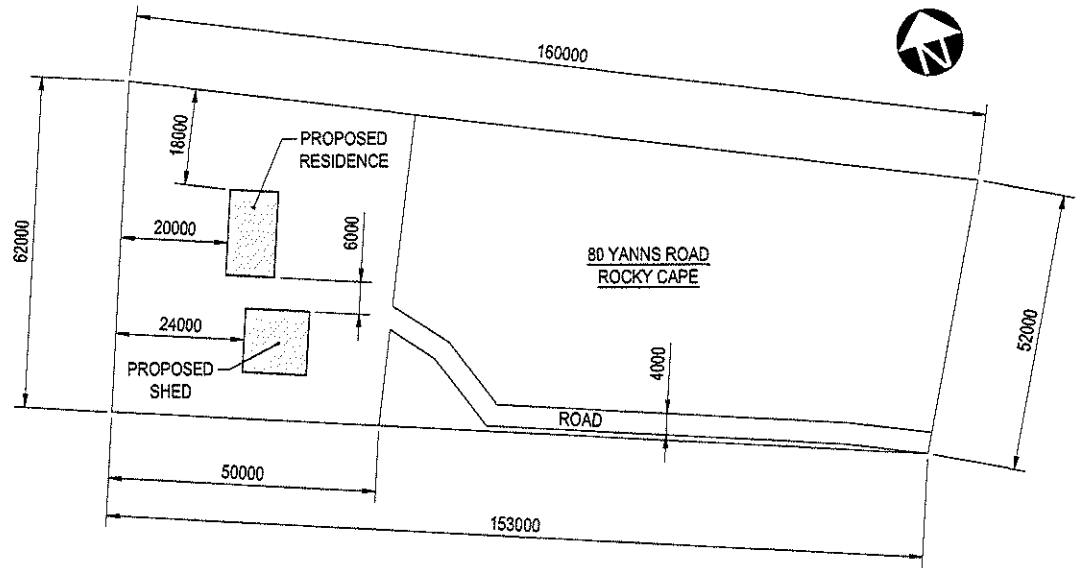


RESIDENCE

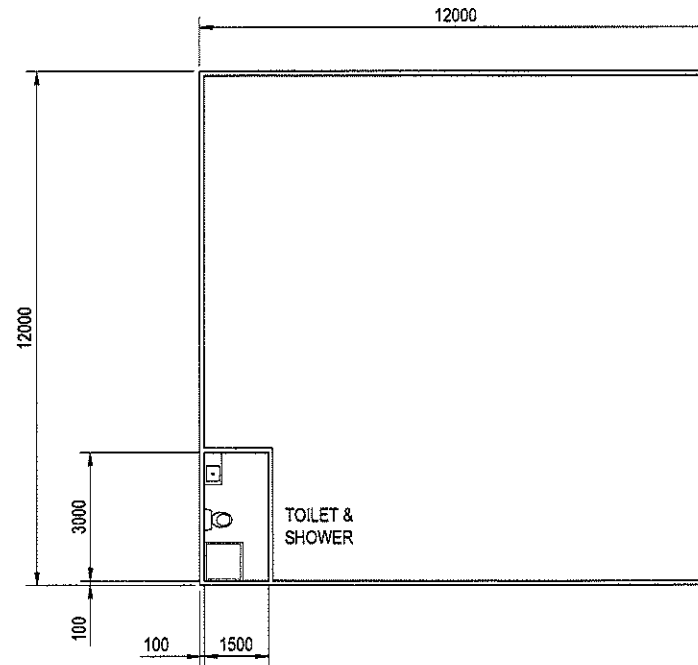
SHED



PROPOSED RESIDENCE PLAN



SITE PLAN



PROPOSED SHED PLAN

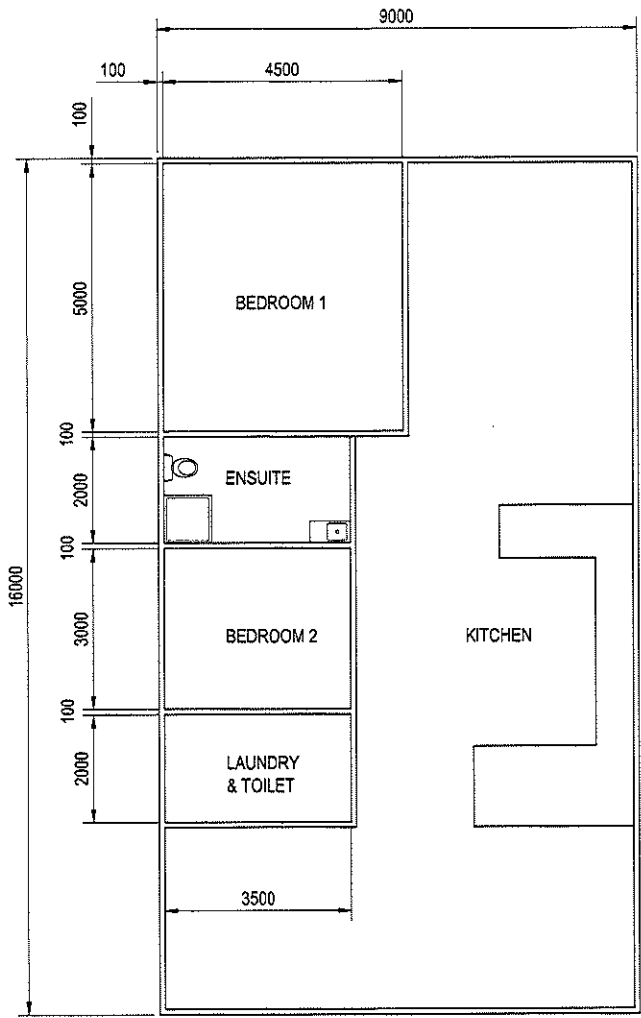
*Building envelope
AND BUILDINGS*

LOCATION OF PLANTS



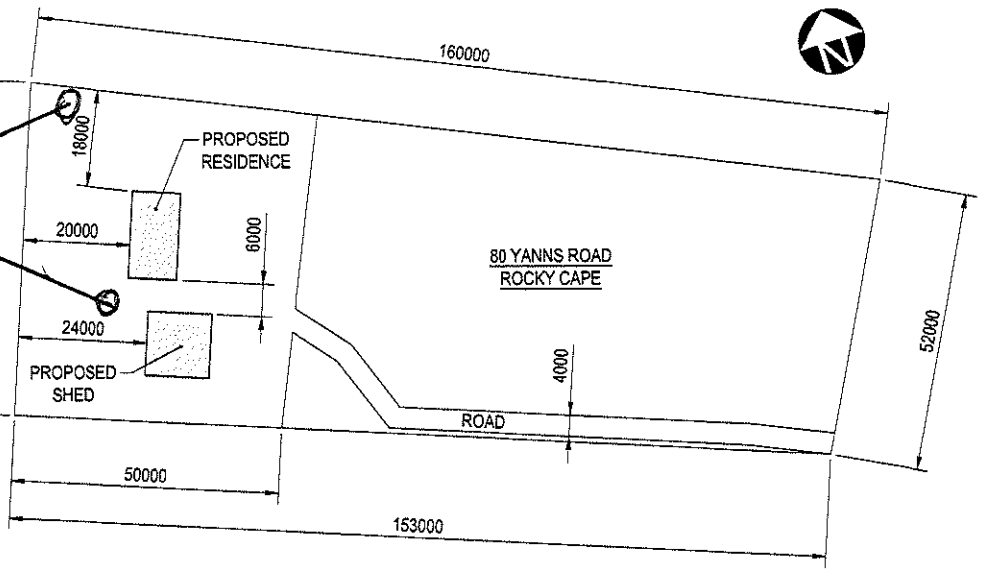
LOCATION OF
GRASS TREES
TO BE
FENCED AND
PROTECTED FROM
BUILDING WORK

20 m

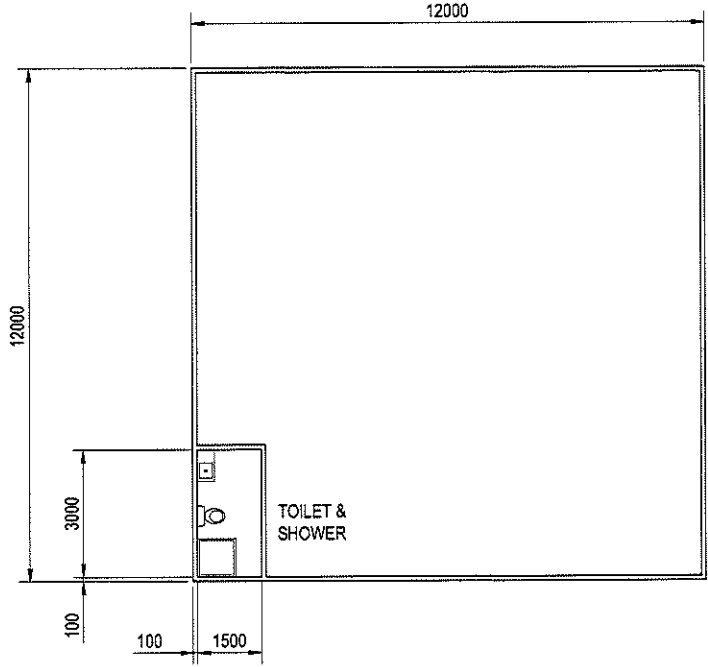


PROPOSED RESIDENCE PLAN

LOCATION OF GRASS TREES TO FENCED AND PROTECTED FROM BUILDING WORKS



SITE PLAN



PROPOSED SHED PLAN

LOCATION OF PLANTS



12 March 2024

French G R & N I
196 Ballast Pit Road
WYNYARD TAS 7325

Dear Gregory & Narelle

DOCUMENTS REQUIRED TO VALIDATE A PROPOSED APPLICATION FOR (DA 2024 / 00025) - DWELLING & OUTBUILDING (SHED) - 80 YANNS ROAD, ROCKY CAPE

In accordance with *Tasmanian Planning Scheme – Circular Head 6.1*, there is a level of information that must be provided with an application in order for it to be considered ‘Valid’. As such, in order for Council to consider the submitted application Valid and for assessment to begin, the following information will need to be submitted:

1. Current Title documentation, including Folio Text and Schedule of Easements.
2. Please filling in information of the Current Owner and tick the Box and sign that the “Applicant(s) listed above declare that the owner(s) of the property have been notified of the intention to make this application”.

Once we have received the above information your submission will become active and your application will be processed accordingly.

Please note that a preliminary assessment has been undertaken on your application and the following issues have been identified and require further information to be supplied:

- A clear scanned version of the Vegetation, Flora and Fauna Habitat Survey.
- A full site plan showing all property’s boundaries, including proposed building locations.
- Buildings’ heights (e.g. elevation plan)
- Statements on whether any vegetation clearance will be included.
- Statements addressing applicable standards, including: 11.4.2 P4 of the Rural Living Zone.
- Please provide a site plan showing the proposed fencing including its height and area to be fenced.



CIRCULAR HEAD COUNCIL

Should you have any questions, please do not hesitate to contact the Development Services Department on (03) 6452 4885.

Yours sincerely

Dang Minh Duc Van
TOWN PLANNER