

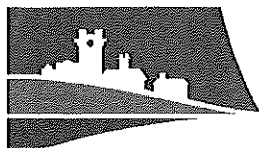
Exhibited

This planning application is open for
public comment until
14 September 2026

Reference no	PLN-26-0083
Site	LOT 997 NAPOLEON STREET PERTH
Proposed Development	Subdivision - 26 Lots from approved 4 Lots (22 additional) (approved Lots 1, 25, 117 and 120), and associated works over adjoining land at Lot 1 Drummond Street (CT173776/1) - Staged
Zone	8.0 General Residential
Use class	Subdivision

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)



NORTHERN
MIDLANDS
COUNCIL

PLANNING APPLICATION

SUBDIVISION, BOUNDARY ADJUSTMENT &
CONSOLIDATION

The Proposal

Description of proposal: Subdivision (re-subdivision of four uncreated lots approved under Planning Permit PLN-22-0037 to create 26 lots, being a net increase of 22 lots) and associated works, including but not limited to the establishment of a bushfire hazard management area over adjoining land in common ownership to the south (CT 173776/1).

Public Open Space land contribution (please tick)	☐ Land (area m ²)	☐ Cash in Lieu	☒ Not Applicable
Proposed road names: (if proposing a new road within subdivision)	1.		
	2.		
	3.		

The Land

Site address:	Lot 997 Napoleon Street, Perth
Title reference:	C/T: 30030/997 & 173776/1
Existing buildings on site:	No
Existing use of site:	Undeveloped land forming part of an approved staged residential subdivision

Applicant justification of any variation/discretion to the Tasmanian Planning Scheme – Northern Midlands

Please refer to the accompanying planning submission

OWNER MACKINNON ESTATES PTY LTD FOLIO REFERENCE FR. 189811/997 GRANTEE PART OF 630 ACRES AND 320 ACRES GRANTED TO JAMES THORNLOE	PLAN OF SURVEY BY SURVEYOR S. C. BUCKNELL LOCATION PARISH OF PERTH LAND DISTRICT OF CORNWALL SCALE 1:2000 LENGTHS IN METRES	REGISTERED NUMBER SP300303 APPROVED EFFECTIVE FROM 22 APR 2026 <i>Re...</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No	LAST UPI No	LAST PLAN No. SP 189811	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 997 IS COMPILED FROM SP189811 AND THIS SURVEY

MIDLAND HIGHWAY
(P173776)

LOT 997
6.733ha
(SP189811)

SKYVIEW RISE
(SP189811)

NAPOLEON STREET

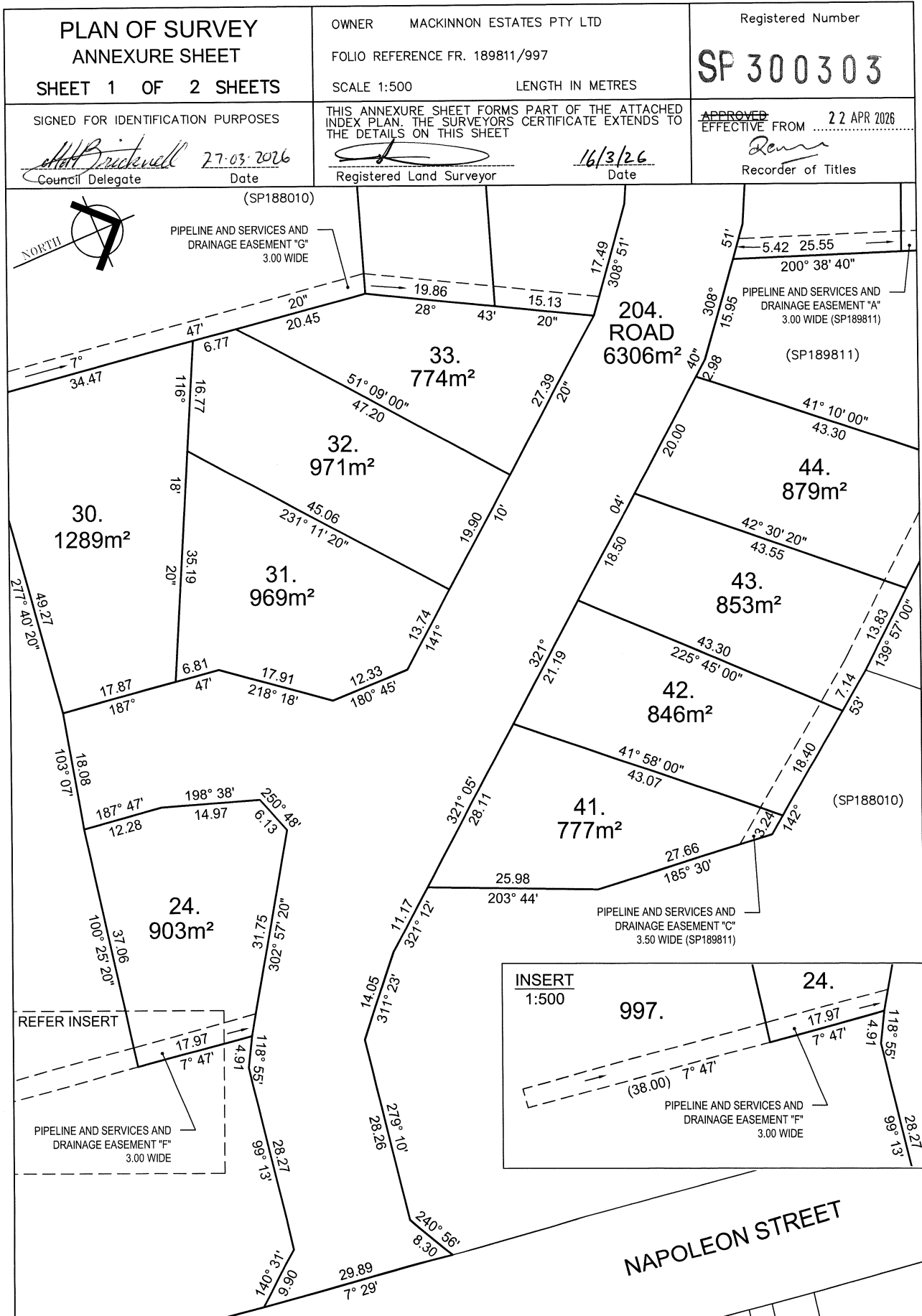
EDWARD STREET

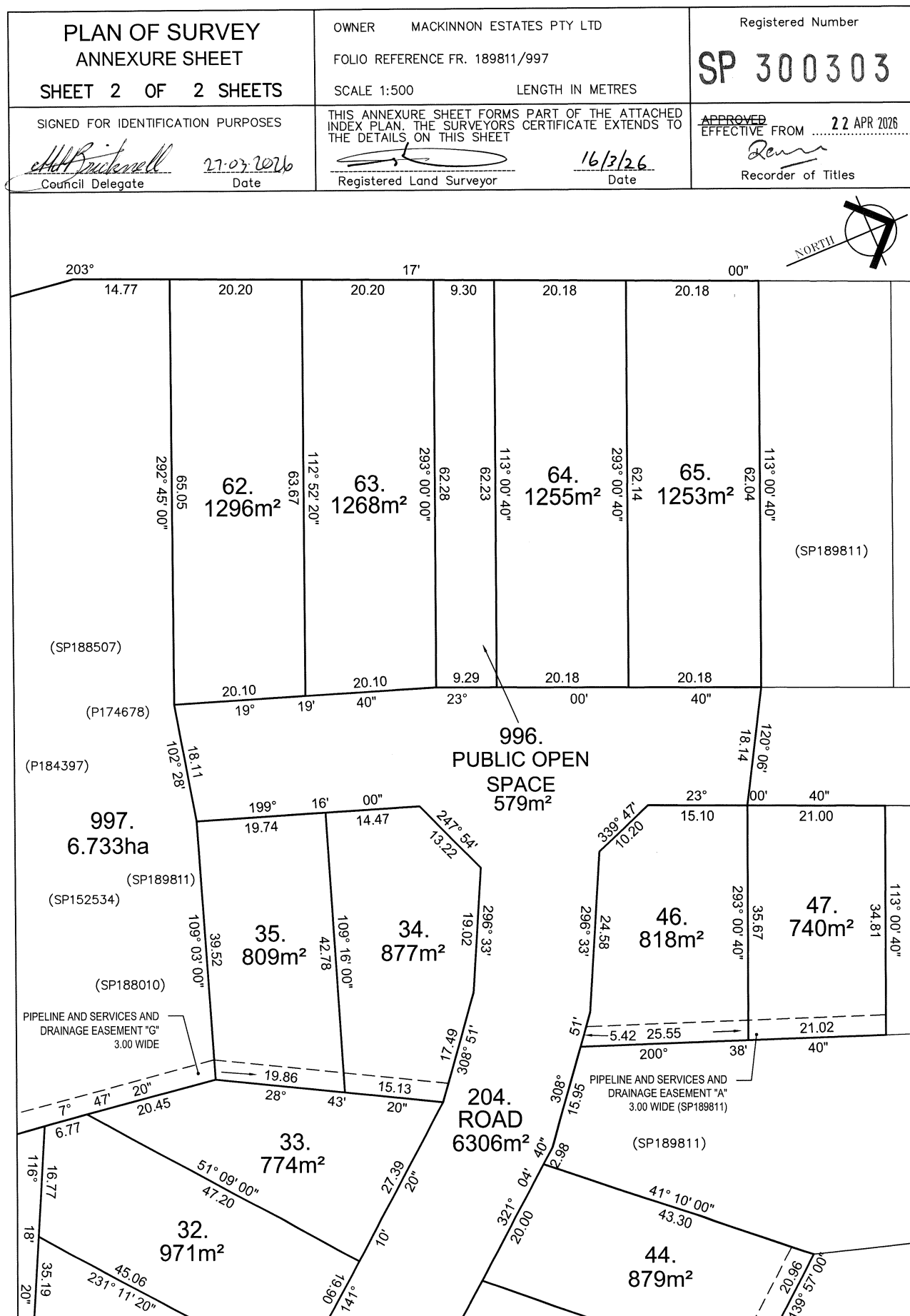
FREDRICK STREET
(UNMADE)

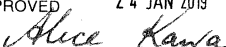
DRUMMOND STREET

204. ROAD

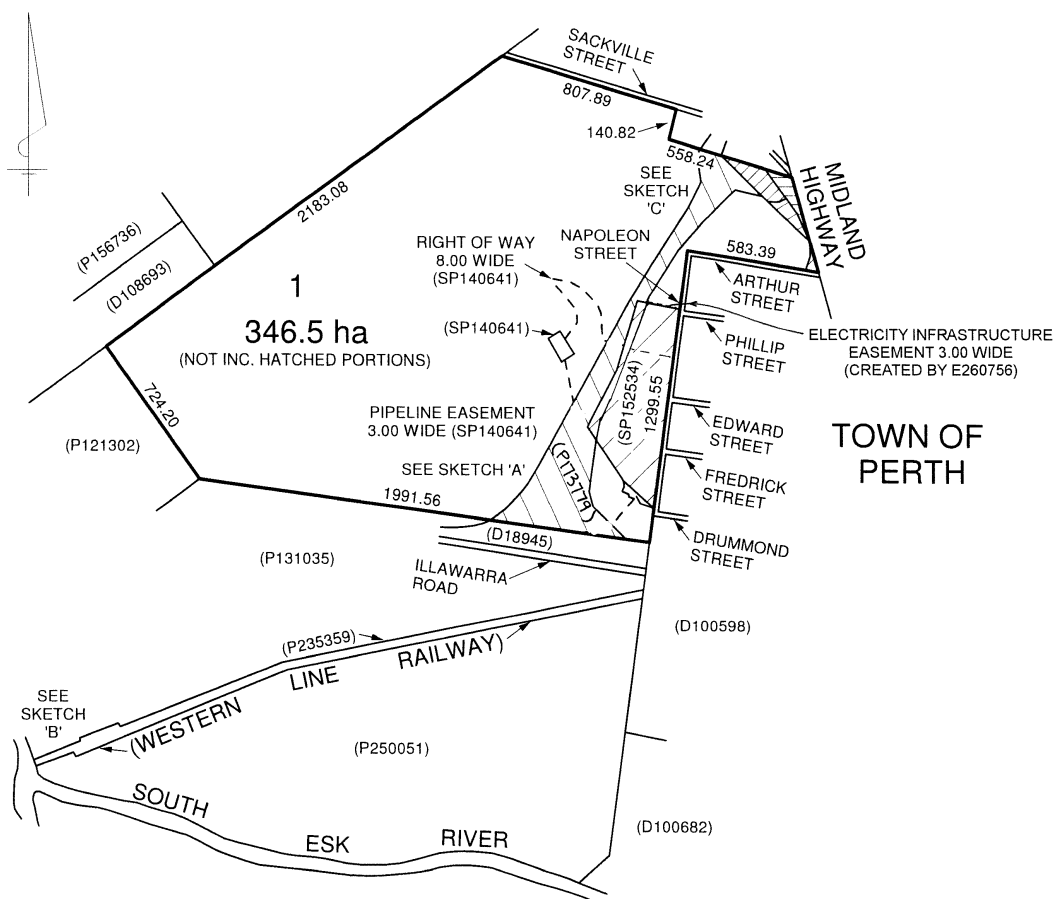
<i>[Signature]</i> REGISTERED LAND SURVEYOR	16/3/26 DATE
<i>[Signature]</i> COUNCIL DELEGATE	27-03-2026 DATE



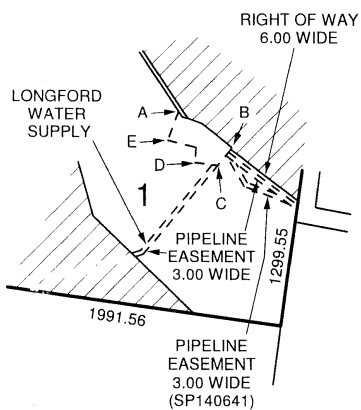


OWNER HUGH CURZON MACKINNON		PLAN OF TITLE LOCATION Land District of CORNWALL Parish of PERTH FIRST SURVEY PLAN No. COMPILED BY LEN C. MACKENZIE SCALE 1:20000 LENGTHS IN METRES		REGISTERED NUMBER P173776	
FOLIO REFERENCE F/R171217/1 GRANTEE Part of 630 Acres and Part of 320 Acres Granted to James Thornloe.				APPROVED 24 JAN 2019  Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 123 (5039)		LAST UPI No		LAST PLAN P173779 No. P171217	
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN					

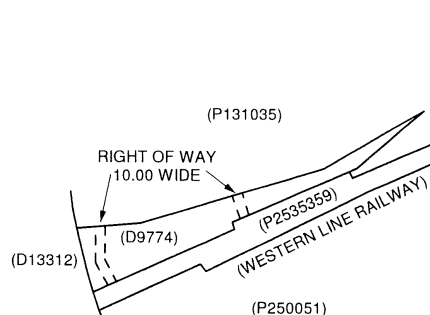
BALANCE PLAN



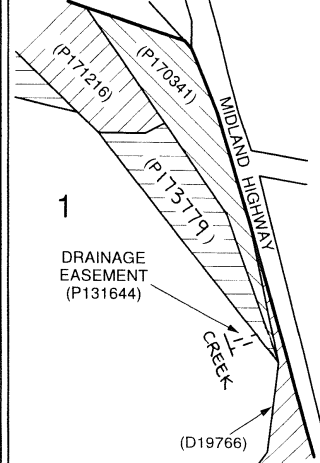
SKETCH 'A'



SKETCH 'B'



SKETCH 'C'



14 August 2026

6ty Pty Ltd
ABN 27 014 609 900

Planning Department
Northern Midlands Council
By Email: planning@nmc.tas.gov.au

Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

Dear Sir/Madam,

Tamar Suite 103
The Charles
287 Charles Street
Launceston 7250
P (03) 6332 3300

**PLANNING APPLICATION PLN-26-0083 – LOT 997 NAPOLEON STREET,
PERTH – PROPOSED SUBDIVISION (UPDATED)**

57 Best Street
PO Box 1202
Devonport 7310
P (03) 6424 7161

1. Introduction

This submission accompanies a planning application lodged by 6ty Pty Ltd, on behalf of Mackinnon Estates Pty Ltd, for subdivision of land within Lot 997 Napoleon Street, Perth.

The subject land forms part of a broader subdivision, known as *Skyview Estate*, which was approved under Planning Permit PLN-22-0037 (as amended). The permit provides for a staged 122 lot residential subdivision and associated roads, service infrastructure and public open space.

The current application relates to the subdivision of lots that remain uncreated under the existing approval and is therefore to be considered within the context of the broader subdivision.

2. The Proposal

The current subdivision balance is comprised in Certificate of Title Volume 300303 Folio 997, which was registered on 22 April 2026 following completion of Stage 4 of the broader subdivision. The title contains 46 approved lots together with two (2) road lots (Lots 205 and 206), which are to be created as part of Stages 5 and 6.

The application proposes to re-subdivide four (4) approved but uncreated lots to create:

- Proposed Lots 127–129 (3 lots) to the east along Napoleon Street, to be created from approved Lot 1;
- Proposed Lots 149–152 (4 lots) to the north, to be created from approved Lots 25 and 120; and
- Proposed Lots 130–148 (19 lots) to the south, to be created from approved Lot 117.

The proposal will result in an increase of 22 lots within the remaining stages of the broader subdivision.

Access to the proposed lots will be provided via roads approved under Planning Permit PLN-22-0037, including Lots 205 and 206. The proposal includes refinement of the road infrastructure between the northern and southern lot groupings, incorporating a teardrop turning head at the southern end and localised widening (“knuckles”) to facilitate vehicle access for Lots 130–141.

The proposal also includes:

- A laneway, extending from the teardrop turning head, providing vehicular access to approved Lots 13–15, with individual vehicle crossings provided for Lots 13–15 and proposed Lot 148;
- Service infrastructure including water, sewer and stormwater consistent with the broader subdivision strategy; and
- A 5 metre wide vegetated strip along the rear of Lots 132–133, 138–139, 145–146 and 148.

The vegetated strip will contain plantings capable of being managed as part of each lot’s bushfire hazard management area (HMA). The lots containing the strip will also benefit from a HMA extending over adjoining land in common ownership to the south (CT 173776/1), which forms part of this application.

3. Relationship to the Existing Approval

The proposal is intrinsically linked to the broader subdivision, with:

- Road infrastructure already approved and to be delivered under PLN-22-0037;
- Servicing infrastructure (water, sewer and stormwater) established under the approved subdivision, with localised extensions required to service the proposed lots; and
- Public open space and drainage infrastructure provided as part of earlier completed stages.

The application represents the orderly progression of subdivision within the approved layout, maintaining the established road network, servicing strategy and staging approach. No new external road connections or changes to the road hierarchy are proposed, with access to Napoleon Street for proposed Lots 127–129 provided via individual residential vehicle crossings.

4. Planning Scheme Assessment

4.1 General Residential Zone

The land subject to subdivision is zoned General Residential, which provides for residential development supported by a range of infrastructure services.

The proposal is consistent with the purpose of the Zone, including in relation to the:

- Provision of lots capable of residential use and development;
- Integration with existing infrastructure networks; and
- Efficient utilisation of serviced land.

The proposal satisfies the relevant subdivision standards under the provisions of the Zone, as outlined below.

- **Frontage widths**

Proposed Lots 131–134, 137–140 and 144–146 will not achieve the minimum road frontage width of 12 metres specified under Clause 8.6.1 A1 (Lot design).

Lots 130–141 are arranged in a three-deep configuration, with the rear lots (Lots 132–133 and 138–139) provided with access strips of 5 metres or 7 metres in width. These access strips will be subject to rights of way to facilitate shared access arrangements involving the two adjacent lots. The intermediate lots (Lots 131, 134, 137 and 140) will rely on these shared access corridors as their sole legal connection to the road, while the frontage lots (Lots 130, 135–136 and 141) also retain direct road frontage exceeding 12 metres.

Lot 145 is provided with access via a 6 metre wide access strip, which will be subject to a right of way to facilitate shared access arrangements involving Lots 144 and 146–147. Lots 144 and 146 will rely on the access corridor as their sole legal connection to the road, while Lot 147 will also retain direct road frontage exceeding 12 metres.

While the identified lots do not meet the Acceptable Solution for frontage width, the proposed access arrangements satisfy Clause 8.6.1 P2. The access strips are of sufficient width to accommodate safe and practical vehicular access, and the number of lots served by each shared access corridor (3–4 lots) is limited and generally consistent with typical residential development outcomes. The arrangement does not give rise to unreasonable access constraints and provides safe and practical access.

- **Vehicular access**

Each proposed lot will be provided with vehicular access to a road. Individual vehicle crossings are proposed for lots with direct road frontage, including Lots 13–15 and Lot 148. Each access corridor associated with Lots 130–132, 133–135, 139–141 and 144–147 will be served by a single vehicle crossing to the road.

The proposed access arrangements satisfy Clause 8.6.1 P3, as they provide each lot with safe and practical vehicular access. The consolidation of access points associated with the shared access corridors minimises the number of vehicle crossings and potential conflict points on the road network.

- **Solar orientation**

The long axis of Lots 127–147 and 149 is not oriented within 30° east or west of true north as specified under Clause 8.6.1 A4.

Lots 127–147 are generally aligned parallel to the rear boundary of the site, which is orientated approximately 34° west of north. Lot 149 is oriented broadly east-west, reflecting its relationship to the adjoining road (Lot 206), and has an area of approximately 803 m².

While the orientation of these lots does not comply with the Acceptable Solution, the variation for Lots 127–147 is minor and the lots retain a generally northerly aspect. The lots are of sufficient size and configuration to accommodate future dwellings capable of achieving appropriate solar access, including on Lot 149.

Accordingly, the proposal satisfies Clause 8.6.1 P4, as it enables the siting and design of dwellings with adequate solar access.

- **Services**

The proposed subdivision will be serviced by reticulated water supply, sewerage, and stormwater infrastructure.

Connections to these services will be available to each lot, and the proposed servicing strategy ensures that all lots are capable of being adequately serviced. Accordingly, the proposal satisfies the Acceptable Solutions (A1–A3) under Clause 8.6.3.

Stormwater infrastructure has been designed to respond to the road and lot layout, with final configuration to be confirmed at detailed design stage.

4.2 Perth Specific Area Plan

The land subject to subdivision is within the Perth Specific Area Plan (SAP), however is not located within a designated Development Precinct Masterplan area.

The SAP seeks to provide for residential subdivision that is consistent with the rural township character of Perth, supports efficient subdivision of key development sites and promotes appropriate connectivity and infrastructure provision.

The proposal is consistent with the purpose of the SAP, including in relation to:

- Providing for residential subdivision that is supported by established infrastructure and forms part of a coordinated subdivision of a key development site;
- Maintaining the subdivision pattern and connectivity established under the approved subdivision; and
- Facilitating the efficient utilisation of residential land while maintaining an appropriate township character.

The proposal satisfies the relevant subdivision standards under the provisions of the SAP, as outlined below.

- **Lot design**

Proposed Lots 130, 131, 134–137, 140, 144 and 147 have an area less than the 600 m² specified under NOR-S7.8.2 A1 (Lot design).

Notwithstanding, these lots satisfy the Performance Criteria under Clause NOR-S7.8.2 P1, as:

- The lots provide sufficient useable area and dimensions to accommodate dwellings and associated private open space;
- The lots are capable of containing suitable building areas having regard to setbacks, topography and servicing arrangements; and
- The proposed lot sizes and configuration are compatible with the pattern of development established under the approved subdivision and in the surrounding area.

- **Internal lots**

Proposed Lots 131–134, 137–140 and 144–146 are internal lots.

Notwithstanding, these lots satisfy the Performance Criteria under Clause NOR-S7.8.3 P1, as:

- The number of internal lots is limited, occurring within the context of a broader approved subdivision;
- Internal lots are necessary to facilitate the efficient use of the land and achieve an orderly subdivision outcome;
- The internal lots are provided with appropriate access via an access strip and/or right of way, with sufficient width to accommodate vehicle movements;
- The arrangement does not unreasonably impact the amenity of adjoining lots, having regard to access location and intended residential use; and
- The proposal is compatible with the subdivision pattern established under the approved development and in the surrounding area.

- **Roads**

The proposed lots are to be served by roads previously approved under Planning Permit PLN-22-0037. The application does not propose any new roads, but includes alterations to the approved road layout, including localised widening to facilitate vehicle access to Lots 130–141. Accordingly, Clause NOR-S7.8.4 A1 is considered to be satisfied.

Notwithstanding, Council has requested that the proposal be assessed against Clause NOR-S7.8.4 P1 on the basis that additional land is to be designated as road.

The proposed road arrangement represents a continuation and refinement of the road network approved under Planning Permit PLN-22-0037.

The localised widening facilitates vehicle access to the relevant lots while maintaining the established road hierarchy and connectivity. No new external road connections are proposed. The road arrangement provides for safe and efficient vehicle access and manoeuvring within a low-speed residential environment. Accordingly, the proposal satisfies Clause NOR-S7.8.4 P1.

Street trees are proposed throughout the road reserves. The accompanying proposal plans confirm that street trees will be provided at intervals and locations that comply with Clause NOR-S7.8.4 A2. Accordingly, the proposal satisfies the Acceptable Solution.

4.3 Road and Railway Assets Code

The proposal is subject to the Road and Railway Assets Code, noting it involves subdivision that will:

- Alter the traffic generation associated with the overall subdivision, including a marginal increase in peak-hour vehicle movements;
- Create lots for sensitive use on land partly affected by a Road or Railway Attenuation Area associated with the Midland Highway, a Category 1 road under the *State Road Hierarchy*.

The purpose of the Code is to protect the safety and efficiency of the road network and to minimise conflicts between sensitive uses and major roads.

The proposal is consistent with the purpose of the Code, as:

- The accompanying Traffic Impact Assessment: Addendum identifies no traffic safety or capacity issues associated with the proposed re-subdivision; and
- The lots are capable of containing building areas located outside the Road or Railway Attenuation Area associated with the Midland Highway.

The proposal satisfies the relevant standards under the provisions of the Code, as outlined below.

- **Traffic Generation**

The accompanying Traffic Impact Assessment: Addendum considers the traffic implications of the proposed re-subdivision, including the net increase of 22 lots compared with the currently endorsed subdivision.

Using traffic generation rates from the *NSW Guide to Transport Impact Assessment 2024*, the Addendum estimates aggregate traffic generation of 1,011 vehicles per day and 114 vehicles per hour during the peak period. By comparison, the original 2021 Traffic Impact Assessment estimated 1,134 vehicles per day and 108 vehicles per hour.

Accordingly, while the proposal increases the number of lots, application of the current traffic generation rates results in lower estimated daily traffic than the original assessment, while the increase in peak-hour traffic generation from 108 to 114 vehicles per hour is negligible.

Traffic assignment remains unchanged from the original assessment. The Addendum concludes that the proposal has the same impact on the road network as estimated in the 2021 Traffic Impact Assessment, with the same conclusions and recommendations. It identifies no traffic safety or capacity issues, with the affected intersections estimated to continue operating at Level of Service A beyond 2036.

The proposal also includes three new vehicle crossings to Napoleon Street and therefore relies on Clause C3.5.1 P1. The Addendum indicates that vehicular traffic associated with the proposal can be accommodated by the surrounding road network without giving rise to traffic safety or capacity issues. Accordingly, the proposal satisfies the Performance Criterion.

- **Subdivision within an Attenuation Area Associated with a Major Road**

Part of the site is located within a Road or Railway Attenuation Area associated with the Midland Highway, which is a major road as defined under the Code.

The accompanying proposal plans identify building areas for the relevant lots that are located wholly outside the attenuation area, particularly in relation to Lot 132. The accompanying Traffic Impact Assessment: Addendum similarly confirms that the identified building areas are outside the attenuation area.

Accordingly, the proposal satisfies Clause C3.7.1 A1.

4.4 Natural Assets Code

The majority of the site is mapped within a Priority Vegetation Area overlay under the Planning Scheme. Accordingly, the proposal is subject to the Natural Assets Code. The purpose of this Code is to minimise impacts on natural assets, including *priority vegetation*, and to manage impacts on biodiversity values.

A Natural Assets Report has been prepared by Livingston Natural Resource Services. The accompanying Report considers the proposed re-subdivision, which will result in a total of 68 residential lots within the current subdivision balance (representing a net increase of 22 lots), together with associated works and the proposed bushfire hazard management area extending over land in common ownership to the south (CT 173776/1), which forms part of the site for the purposes of the application.

The proposal is consistent with the purpose of the Code, as:

- The subdivision occurs within land already approved for residential development, where vegetation removal has been anticipated as part of the broader subdivision;

- The accompanying Natural Assets Report considers the natural values associated with the proposed re-subdivision, including the resulting intensification within the mapped Priority Vegetation Area and the bushfire HMA over CT 173776/1; and
- The Report identifies no threatened vegetation community, threatened flora, significant threatened fauna habitat or vegetation of local significance, and concludes that none of the vegetation assessed meets the definition of *priority vegetation* under the Code and that no significant impact on biodiversity values is anticipated.

The proposal satisfies the relevant subdivision standard under the provisions of the Code, as outlined below.

- **Subdivision within a Priority Vegetation Area**

The proposal includes works, building areas and bushfire hazard management on land mapped within a Priority Vegetation Area overlay. Accordingly, Clause C7.7.2 A1 is not satisfied and the proposal relies on Performance Criteria P1.1 and P1.2.

The accompanying Natural Assets Report concludes that none of the vegetation within the area assessed on-site meets the definition of *priority vegetation* under the Natural Assets Code. Having regard to this finding and the limited extent of vegetation removal associated with the proposed subdivision, the Report concludes that Clause C7.7.2 P1.1(f) is satisfied.

The Report also considers the matters specified in Clause C7.7.2 P1.2 and concludes that the proposed works will minimise adverse impacts on *priority vegetation*. In particular, the works predominantly utilise existing cleared areas, with only minor extension into disturbed woodland that does not meet the definition of *priority vegetation*. No mitigation works or biodiversity offsets are considered necessary. Accordingly, the proposal satisfies Clause C7.7.2 P1.2.

4.5 Bushfire-Prone Areas Code

The site is located within a Bushfire-Prone Area under the Planning Scheme. Accordingly, the proposal is subject to the Bushfire-Prone Areas Code.

A Bushfire Hazard Management Report: Subdivision, incorporating a Bushfire Hazard Management Plan, has been prepared by Livingston Natural Resource Services. The accompanying Report considers the proposed re-subdivision, which will result in a total of 68 residential lots within the current subdivision balance (representing a net increase of 22 lots), including the provision of hazard management areas, public and fire fighting access and water supply for fire fighting purposes.

The proposal is consistent with the purpose of the Code, as:

- The proposed lots are capable of accommodating future habitable buildings with a BAL rating of BAL-19 or lower;

- Appropriate bushfire hazard management areas can be established and maintained, including through a bushfire management easement over adjoining land in common ownership to the south (CT 173776/1); and
- Appropriate public and fire fighting access and reticulated water supply can be provided to service the subdivision.

The proposal satisfies the relevant subdivision standards under the provisions of the Code, as outlined below.

- **Provision of Hazard Management Areas**

The accompanying Bushfire Hazard Management Report: Subdivision demonstrates that sufficient area is available to provide building areas with a BAL rating of BAL-19 or lower and identifies the hazard management requirements applying to the subdivision.

Part of the required bushfire hazard management area extends over adjoining land in common ownership to the south (CT 173776/1). As Council has advised that it will not enter into a Part 5 Agreement for management of this land, Clause C13.6.1 A1(c) is not satisfied and the proposal relies on Clause C13.6.1 P1.

The Report provides for a bushfire management easement over the relevant part of CT 173776/1 as an alternative legal mechanism. The easement is to define the requirement for maintenance of the bushfire HMA in perpetuity and identify the entity responsible for its ongoing management. This arrangement is considered to satisfy Clause C13.6.1 P1 in relation to the bushfire HMA over CT 173776/1, noting that the other requirements of the Acceptable Solution are met.

- **Public and Fire Fighting Access**

The proposal generally complies with the requirements of Table C13.1. However, the accompanying Bushfire Hazard Management Report: Subdivision identifies that the road knuckles facilitating access for Lots 130–141, teardrop turning head and laneway serving Lots 13–15 do not achieve all of the road specifications under the Acceptable Solution and are therefore assessed against Clause C13.6.2 P1.

The Report identifies that fire appliances are able to park within 30 metres of hydrants without entering the road knuckles or laneway. No-parking signage will be required within the knuckles, teardrop turning head and laneway. Turning heads are required to be provided to at least the LGAT standards for residential roads. On this basis, the Report considers that the proposed arrangements satisfy Clause C13.6.2 P1.

Property access otherwise complies with the relevant requirements of Table C13.2 and therefore satisfies Clause C13.6.2 A1(b).

- **Provision of Water Supply for Fire Fighting Purposes**

The subdivision will be serviced by a reticulated water supply. New hydrants will be required to be provided in accordance with Table C13.4 prior to the sealing of titles for the relevant lots.

The lots can contain building areas within a 120 metre hose lay of a hydrant.

Accordingly, the proposal satisfies Clause C13.6.3 A1(b).

4.6 Safeguarding of Airports Code

The site is within an Airport Obstacle Limitation Area overlay. The maximum heights specified under the overlay (270 m to 290 m AHD) are well above the site elevation (up to approximately 190 m AHD). Accordingly, the proposal is exempt from this Code in accordance with Clause C16.4.1.

5. Conclusion

The proposed subdivision relates to lots in Stages 5 and 6 of the Skyview Estate subdivision that remain uncreated under Planning Permit PLN-22-0037. It maintains the established road network, servicing strategy and staging approach and represents a logical and orderly progression of the broader subdivision within the approved layout.

The subdivision has been designed to ensure that all lots are capable of residential use and development, with appropriate access, servicing and building areas, while also responding to relevant planning considerations, including vegetation management and bushfire hazard requirements.

The proposal has been assessed against the applicable standards of the *Tasmanian Planning Scheme – Northern Midlands* and is considered to satisfy the relevant requirements of the General Residential Zone, the Perth Specific Area Plan and applicable codes, including the Performance Criteria that apply under those provisions.

Accordingly, it is submitted that a Discretionary permit can be issued in accordance with Sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8.2 of the Planning Scheme.

Please do not hesitate to contact me should you have any queries on the application.

Yours faithfully

6ty Pty Ltd



Ashley Brook

Planning Consultant

Natural Assets Report

Report for: Mackinnon Estates P/L

Property Location: Lot 997 Napoleon Street, Strathblane

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 23rd July 2026
Version Addendum 1



Client:	Mackinnon Estates P/L
Property identification	Mackinnon Estates P/L (subdivision) CT 300303/997, PID 9285719, Lot 997 Napoleon Street, Perth. Current zoning: General Residential Tasmanian Planning Scheme Northern Midlands Hugh MacKinnon (easement~HMA) CT 173776/1, PID 9878370 Lot 1 Drummond St, Perth Current zoning: Future Urban, Tasmanian Planning Scheme Northern Midlands
Proposal:	A 68 lot and roads subdivision is proposed from an existing title CT 300303/997 at Lot 997 Napoleon Street, Perth and Hazard Management Area on CT 173776/1 (proposed easement)
Assessment comments:	The study area is mapped as within priority vegetation area in planning scheme overlays. Under the Tasmanian Planning Scheme, consideration of the impact on natural assets is required for the proposed development. A field inspection was conducted on the 17th July 2026. This field assessments were used to confirm or otherwise the desktop study findings. This report summarises the findings of the desktop and field assessment.
Version	Addendum 1 to Natural Values CT 236837-1 Napoleon Street Perth v2, 25/1/2022 Livingston Natural Resource services

Assessment by:

Scott Livingston,

Master Environmental Management,
Forest Practices Officer (Planning)
Natural Resource Management Consultant.



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INTRODUCTION

This report is provided as an addendum to the report for the larger subdivision to the north and the area covered by this addendum. It is updated to reflect the change in planning Scheme since that time as well as revised subdivision layout and therefore can also be considered a standalone report if required.

A 68 lot and roads subdivision is proposed from an existing title CT 300303/997 at Lot 997 Napoleon Street, Perth, this report also covers a 10m wide strip adjacent property and Hazard management Area on CT 173776/1 where they share a common boundary.

The study area is agricultural and with are areas containing eucalypt over improved pasture on the southern boundary. The study area is mapped as within priority vegetation area, in planning scheme overlays. An initial desktop assessment was undertaken following a field inspection on the 17th July 2026 to confirm or otherwise the desktop study findings.

METHODS

A Natural Values report was accessed from the DNRET website (last revision 20/7/2026). This report covers known sightings within 5km and fauna species whose predicted range boundaries overlay the site.

A site visit on 17/7/2026 was undertaken by Scott Livingston. The area was previously surveyed in August 2020. The survey was conducted in July which is outside the flowering period of many flora species. No survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. While all significant species known to occur in the area were considered, species such as spring or autumn flowering flora may have been overlooked. A sample of all vegetation communities, aspects and variations in topographic location was achieved.

All mapping and Grid References in this report use GDA 94, Zone 55, with eastings and northings expressed as 6 & 7 digits respectively.

Flora taxonomy nomenclature used is consistent with Census of Vascular Plants of Tasmania, Tasmanian Herbarium 2015, From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation (Edition 2) Harris & Kitchener, 2005, Little Book of Common Names for Tasmanian Plants, Wapstra et al.

DESCRIPTION

The study area is generally modified land with some remnant woodland in the southern portion, recent residential subdivision to the north being earlier stages of the subdivision covered by the original report.

The underlying geology is Aeolian deposits and locally derived sand and a narrow band of Jurassic dolerite along the southern boundary. and it ranges from 160-175m ASL.

NATURAL VALUES**VEGETATION**

TASVEG 5.0 mapping shows the site to be predominately (GCL) Lowland grassland complex agricultural land with areas of agricultural land. While the area mapped as GCL contains a portion of native grass species, the established introduces grasses and other exotic species and lack of native herbs make attribution to agricultural land more realistic. The southern section has sufficient tree cover to be considered woodland and has been remapped to Dry *Eucalyptus viminalis* grassy forest and woodland, although it is close to being better attributed (FAC) Improved pasture with native tree canopy.

Vegetation Group	Vegetation Community	Area (ha)	
		TasVeg 5	Revised mapping
Native grassland	(GCL) Lowland grassland complex	6.4	
Dry eucalypt forest and woodland	Dry <i>Eucalyptus viminalis</i> grassy forest and woodland.		1.4
Modified land	(FAL) Agricultural land	0.7	5.7
TOTAL		7.1	7.1

FLORA

An assessment of the study area was undertaken, and no threatened flora species were identified. An assessment conducted during at other times of the year may identify further threatened flora species. The Natural Values Atlas has 2 records of threatened flora species within 500m and a further 42 within 5km of the study area. Marginally suitable habitat occurs for several species noting the historic regular grazing of the area is unlikely to have allowed persistence of these species.

FAUNA

The Natural Values Atlas has 4 records of threatened fauna species within 500m of the study area. and a further 11 within 5 km and is within the range of a further 6 species. Wide-ranging species such as owls, eagles, devils and quolls may forage on the site but there is no suitable breeding

Exhibited

habitat in the study area. No significant threatened fauna habitat as defined by the Natural Assets Code is present on the study area.

RAPTOR NESTS

There is no known eagle nest within 1 km of the study area. The property has a low (0-1/10) probability for Eagle Nest (FPA Model) in the vicinity of the study area. No hollows are present that are large enough to be used by masked owls.

NATIVE VEGETATION OF LOCAL IMPORTANCE

	Comment
Vegetation composition	Dry <i>Eucalyptus viminalis</i> grassy forest and woodland.
Vegetation structure	The forest is mixed age with predominately regrowth and occasional mature and senescing trees.
Significance of vegetation in the area	Dry <i>Eucalyptus viminalis</i> grassy forest and woodland has a remaining extent of 59,740 ha within the Midlands IBRA 4 Bioregion (FPA Annual Report 2024/2025) and is well represented in reserves within Tasmania and fully meets the Janis Report Criteria for reservation across the state for both community and old growth.
Suitability for reserve status	The extensively modifies land is not considered to contain values worthy of reservation.
Native fauna	The area is likely to be utilised by native fauna but does not provide significant habitat for an threatened fauna, similar adjacent area of native and revegetated land along the Perth bypass provide similar habitat in the vicinity.
Connectivity	The area is the western extent of forest and woodland and does not provide connectivity or form a corridor.

The vegetation is not considered to be vegetation of local importance.

WATER COURSES

The subdivision lot no mapped watercourses

GEOCONSERVATION SITES

Exhibited

There are no mapped geoconservation sites within the study area.

ACID SULPHATE SOILS

The study area is not mapped as potential acid sulphate soils.

EXISTING DISTURBANCE

The study area has used for grazing for an extensive period and contains a mix of exotic grasses, native grasses with some remnant woodland.

PROPOSED DEVELOPMENT- CLEARING OF VEGETATION

Clearing of native vegetation will be required for construction of subdivision infrastructure, building and hazard management areas.

CONCLUSIONS

The subdivision infrastructure and facilitated works requires clearing of native vegetation within mapped Priority Vegetation Area overlay. The study area contains no threatened vegetation community, no threatened flora or significant threatened fauna habitat and does not meet the criteria for vegetation of local significance. None of the vegetation on the site meets the definition of Priority Vegetation as defined by the Natural Assets Code no significant impact is considered likely on biodiversity values.

PLANNING SCHEME COMPLIANCE

1: Proposed Subdivision

C7.7.2 Subdivision within a priority vegetation area

Acceptable solutions

A1

Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:

- (a) be for the purposes of creating separate lots for existing buildings;*
- (b) be required for public use by the Crown, a council, or a State authority;*
- (c) be required for the provision of Utilities;*

Exhibited

- (d) *be for the consolidation of a lot; or*
- (e) *not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area*

Response

Acceptable solutions are not met; the subdivision include facilitated works and bushfire hazard management areas within priority vegetation area.

P1.1

Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:

- (a) *subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person;*
- (b) *subdivision for 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) *subdivision involving 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) *subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.*

Response

None of the study area is considered to meet the definition of Priority Vegetation s defined by the natural assets Code.

P1.1(f) is met.

P1.2

Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

- (a) *the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;*
- (b) *any particular requirements for the works and future development likely to be facilitated by the subdivision;*
- (c) *the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future 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.*

Response

Exhibited

- a) No topographic constraints or land hazards are known within the potential building areas
- b) building and hazard management works to be within an area where no priority vegetation as defined by the Natural Assets Code exists.
- c) Bushfire Hazard Management area minimised to BAL 19, the highest possible at the subdivision, except where a lower BAL rating does not require additional vegetation disturbance.
- d) no mitigation works are considered necessary.
- e) No biodiversity offsets are proposed.
- f) existing cleared areas form most of the area required minor extension into disturbed woodland that is not considered to meet priority vegetation definition of the Natural Assets Code. cleared forest area.

P1.2 is met.

REFERENCES

Department of Natural Resources and Environment . *Natural Values Report, Derived from the Natural Values Atlas, online database.*

DNRET. Thelist.tas.gov.au , spatial datasets

DPIPWE. Tasmanian Vegetation Monitoring and Mapping Program TASVEG 5.0. Department of Primary Industries, Parks, Water and Environment.

Forest Practices Authority Biodiversity *Values Database, online database.*

Tasmanian Planning Scheme

Natural Values CT 236837-1 Napoleon Street Perth v2, 25/1/2022 *Livingston Natural Resource Services.*

APPENDIX 1 – MAPS

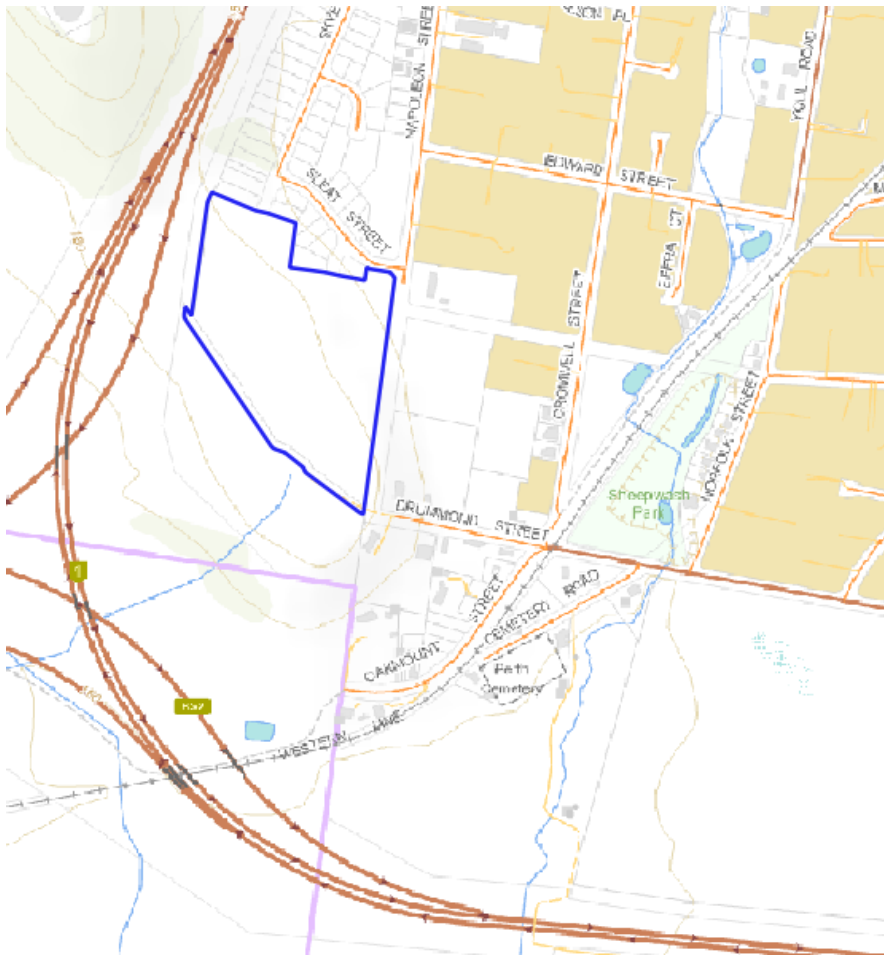


Figure 1: Location Map



Figure 2: aerial photo



Exhibited

Received

17.8.2026

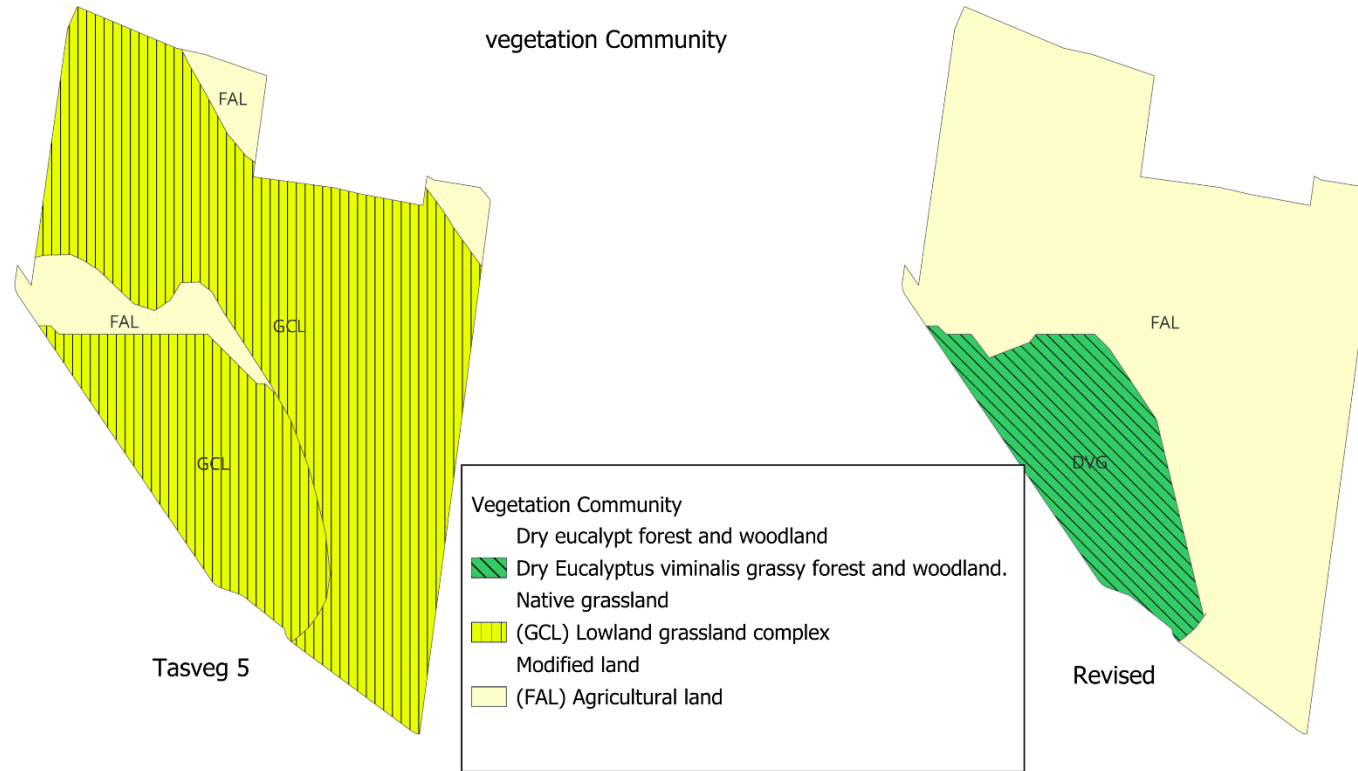


Figure 4: Vegetation Communities

Exhibited

APPENDIX 2 – PHOTOS



Figure 5: grassy whitegum woodland



Figure 6: north across site

APPENDIX 3: THREATENED FLORA

Exhibited

Threatened flora within 5km (Natural Values Atlas records)

Species	Common Name	SS	NS	known within 500m	lifeform	Habitat	Habitat suitability
<i>Alternanthera denticulata</i>	lesser joyweed	e			herb	<i>Alternanthera denticulata</i> displays a preference for rocky (dolerite) river margins, but has also been recorded from disturbed <i>Melaleuca ericifolia</i> swamp forest and damp riparian grasslands.	no suitable habitat
<i>Aphelia gracilis</i>	slender fanwort	r			annual herb	<i>Aphelia gracilis</i> inhabits damp sandy ground and wet places in the Midlands and north-east of the State. It may readily colonise sites after fire or other disturbance.	no suitable habitat
<i>Aphelia pumilio</i>	dwarf fanwort	r			annual herb	<i>Aphelia pumilio</i> is found growing on damp flats, often with impeded drainage. The main vegetation types are lowland grassland (<i>Themeda triandra</i>) and dry sclerophyll forest and woodland dominated by <i>Eucalyptus viminalis</i> , <i>E. amygdalina</i> or <i>E. ovata</i> .	no suitable habitat
<i>Asperula subsimplex</i>	water woodruff	r			herb	<i>Asperula subsimplex</i> occurs in sites with impeded drainage, including damp grasslands, floodplains and sometimes in grassy forest and woodland along drainage depressions (even at the outfall of artificial dams).	no suitable habitat
<i>Brunonia australis</i>	blue pincushion	r			herb	<i>Brunonia australis</i> typically occurs in grassy woodlands and dry sclerophyll forests dominated by <i>Eucalyptus amygdalina</i> or less commonly <i>E. viminalis</i> or <i>E. obliqua</i> . Some smaller populations are found in heathy and shrubby dry forests. The species occurs on well-drained flats and gentle slopes between 10-350 metres above sea	marginal habitat

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						level. It is most commonly found on sandy and gravelly alluvial soils, with a particular preference for ironstone gravels. Populations found on dolerite are usually small.	
Caesia calliantha	blue grasslily	r		yes	graminoid	Caesia calliantha is found predominantly in the Midlands in grassland or grassy woodland including wattle and prickly box "scrub" (occasionally extending into forest, then usually dominated by Eucalyptus viminalis or E. amygdalina). It has also been recorded from grassy roadsides.	marginal habitat
Caladenia patersonii	patersons spider-orchid	v			orchid	Caladenia patersonii favours coastal and near-coastal areas in northern Tasmania, growing in low shrubby heathland and heathy forest/woodland in moist to well-drained sandy and clay loam.	no suitable habitat
Callitriche umbonata	winged waterstarwort	r			annual herb	Callitriche umbonata has a semi-aquatic habitat. It has been recorded from grassy wetlands, soaks in eucalypt forest and amongst rocks along stream banks in the Midlands, with an unconfirmed sighting from Apsley Marshes.	no suitable habitat
Carex longibrachiata	drooping sedge	r			sedge	Carex longibrachiata grows along riverbanks, in rough grassland and pastures, in damp drainage depressions and on moist slopes amongst forest, often dominated by Eucalyptus viminalis, E. ovata or E. rodwayi.	no suitable habitat
Centipeda cunninghamii	erect sneezeweed	r			herb	Centipeda cunninghamii is found in a wide variety of soil types, usually in areas subject to flooding or where water is stagnant. The seasonally dry margins of wetlands and lagoons also have the potential to support this species. It is currently known from the Sea Elephant River on King Island, the lower reaches of the South Esk River near Launceston, and Panatana Rivulet near Port Sorell.	no suitable habitat

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Dianella amoena	grassland flaxlily	r	EN		graminoid	Dianella amoena occurs mainly in the northern and southern Midlands, where it grows in native grasslands and grassy woodlands.	marginal habitat
Discaria pubescens	spiky anchorplant	e			shrub	Discaria pubescens is found sporadically in the Midlands and more abundantly in drier parts of the Central Highlands. It grows on sandy or gravelly soil, in basalt talus slopes and clefts amongst fractured dolerite rocks and flood channels. Many sites are in rough pasture, and it also grows on roadsides. Recent collections indicate the species is occasionally associated with sandstone outcrops.	no suitable habitat
Goodenia paradoxa	spur velleia	v			herb	Velleia paradoxa is known from the Hobart and Launceston areas, and the Midlands and the Derwent Valley, where it occurs in grassy woodlands or grasslands on dry sites. It has been recorded up to 550 m above sea level at sites with an annual rainfall range of 450-750 mm.	marginal habitat
Gratiola pubescens	hairy brooklime	r			herb	Gratiola pubescens is most commonly located in permanently or seasonally damp or swampy ground, including the margins of farm dams.	no suitable habitat
Gyrostemon thesioides	broom wheelfruit	r			shrub	Gyrostemon thesioides occurs predominately on dolerite or granite in Allocasuarina (sheoak) forest in the State's east and north-east, including the Furneaux Group.	no suitable habitat
Haloragis aspera	rough raspwort	v			herb	Haloragis aspera is presumed to occur in wet areas in the eastern part of the State. There are taxonomic issues with this species in Tasmania. It is likely to be excluded from the next Census of Vascular Plants in Tasmania.	no suitable habitat
Haloragis heterophylla	variable raspwort	r		yes	herb	Haloragis heterophylla occurs in poorly-drained sites (sometimes only marginally so), which are	no suitable habitat

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						often associated with grasslands and grassy woodlands with a high component of Themeda triandra (kangaroo grass). It also occurs in grassy/sedgy Eucalyptus ovata forest and woodland, shrubby creek lines, and broad sedgy/grassy flats, wet pasture and margins of farm dams.	
Isoetes elatior	tall quillwort	r			aquatic fern	Isoetes elatior is only known from the South Esk, St Pauls, Break O'Day, Prosser and Apsley rivers, where it occurs in various depth waters, rooted in gravel/silt substrates in moderate to swiftly flowing water or in mud/silt in calmer water.	no suitable habitat
Juncus prismatocarpus	branching rush	r			rush	The habitat of Juncus prismatocarpus is poorly understood because of a paucity of records in Tasmania but includes sedgy/grassy margins of rivers such as the Apsley River. On the mainland it occurs in floodplain and riparian vegetation.	no suitable habitat
Lobelia pratioides	poison lobelia	v			herb	Lobelia pratioides occurs in seasonally inundated to waterlogged soils at the margins of swamps, wetlands and drainage lines, and also in damp depressions within grassland and grassy woodland.	no suitable habitat
Lycopus australis	australian gypsywort	e			shrub	Lycopus australis occurs in moist shaded places including disturbed areas within Melaleuca ericifolia swamp forest, Phragmites australis reed beds, and rocky (dolerite) riverbeds fringed by riparian scrub.	no suitable habitat
Lythrum salicaria	purple loosestrife	v			herb	Lythrum salicaria inhabits swamps, stream banks and rivers mainly in the north and north-east of the State. It can also occur between gaps in Melaleuca ericifolia forest. This species can act as a weed, proliferating along roadsides and other disturbed areas, and, as	no suitable habitat

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						horticultural strains are in cultivation and birds can disperse seed, some occurrences may not be native.	
Muehlenbeckia axillaris	matted lignum	r			shrub	Muehlenbeckia axillaris is predominantly found in moist gravelly or rocky places on the Central Plateau, extending out to the west, north-west and lower reaches of the South Esk River.	no suitable habitat
Myriophyllum integrifolium	tiny watermilfoil	v			annual herb		
Persicaria decipiens	slender waterpepper	v			herb	Persicaria decipiens occurs on the banks of rivers and streams, mostly in the north of the State, including King Island. The species may colonise farm dams.	no suitable habitat
Persicaria subsessilis	bristly waterpepper	e			herb	Persicaria subsessilis is found in a variety of habitats, including rocky (dolerite) river margins, disturbed Melaleuca ericifolia (coast paperbark) swamp forest and lagoon margins, Cyperus lucidus (leafy flatsedge) sedgeland and within openings in riparian scrub on alluvium. It is known from the Ringarooma River, the South Esk River downstream of Trevallyn Dam, and the West Tamar near Launceston.	no suitable habitat
Pilularia novae-hollandiae	australian pillwort	r			fern	Pilularia novae-hollandiae occurs mainly in the central to northern parts of the State, in mud or silt of shallow rivers and on seasonally inundated margins of creeks and rivers. It is often hidden among grasses and sedges in damp mud, bogs and swamps.	no suitable habitat
Prostanthera cuneata	alpine mintbush	x			shrub	On the mainland Prostanthera cuneata occurs in the alpine and subalpine heaths of Victoria and New South Wales. Apart from planted specimens, this species appears to be extinct in Tasmania, but was collected from a lowland	no suitable habitat

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						site (but flood debris in the sample suggests it could have been washed down from higher elevations).	
Pterostylis ziegeleri	grassland greenhood	v	VU		orchid	Pterostylis ziegeleri occurs in the State's south, east and north, with an outlying occurrence in the north-west. In coastal areas, the species occurs on the slopes of low stabilised sand dunes and in grassy dune swales, while in the Midlands it grows in native grassland or grassy woodland on well-drained clay loams derived from basalt.	no suitable habitat
Ranunculus pumilio var. pumilio	ferny buttercup	r			annual herb	Ranunculus pumilio var. pumilio occurs mostly in wet places (e.g. broad floodplains of permanent creeks, "wet pastures") from sea level to altitudes of 800-900 m above sea level.	no suitable habitat
Rhytidosporum inconspicuum	alpine appleberry	e			shrub	Rhytidosporum inconspicuum occurs in open grassy heath at several montane sites in the Central Highlands and in wetter grassy, sedgy or heathy areas, sometimes in eucalypt woodland, at lower altitudes in the Eastern Tiers. Rhytidosporum inconspicuum has been recorded from 10- 1240 m above sea level.	no suitable habitat
Rumex bidens	mud dock	v			herb	Rumex bidens grows at the margins of lakes, swamps, and slow-moving rivers and streams, and may also occur in drainage channels.	no suitable habitat
Scleranthus diander	tufted knawel	v			herb	Scleranthus diander is found from the Central Midlands area to Hobart with most of the records from the Ross and Tunbridge areas. This species inhabits grassy woodland and is associated with dolerite and basalt substrates.	no suitable habitat
Senecio longipilus	longhair fireweed	v			herb	In Tasmania, the two presumed extinct sites are in lowland locations and the St Patricks Plains site occurs in herb-rich Poa-	no suitable habitat

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						dominated native grassland on basalt at an elevation of 870 m. The single known extant subpopulation occupies approximately 35 ha, with an estimated 330 to 570 mature individuals recorded to date, the small size of the population placing the species at risk from chance events.	
Siloxerus multiflorus	small wrinklewort	r			annual herb	Siloxerus multiflorus occurs in a range of somewhat exposed lowland habitats, including bare soil and rocks amongst dense windswept coastal shrubbery to rock outcrops and bare ground associated with native grassland, grassy woodland and forest.	no suitable habitat
Stylidium despectum	small triggerplant	r			annual herb	Stylidium despectum has mainly been recorded from wet sandy heaths, moist depressions, soaks and hollows in near-coastal areas. It extends to similar habitat amongst forest and woodland in the Midlands.	no suitable habitat
Tricoryne elatior	yellow rushlily	v			graminoid	Tricoryne elatior occurs in native grassland, grassy woodland and forest.	marginal habitat
Triglochin minutissima	tiny arrowgrass	r			annual herb	Triglochin minutissima inhabits fresh or brackish mudflats or margins of swamps in lowland, mostly coastal areas.	no suitable habitat
Triptilodiscus pygmaeus	dwarf sunray	v			annual herb	Triptilodiscus pygmaeus grows within grasslands, grassy woodlands or rockplates, with the underlying substrate being mostly Tertiary basalt or Jurassic dolerite. The elevation range of recorded sites in Tasmania is 30- 470 m above sea level, with an annual rainfall of about 450-600 mm. The species occurs within native grassland dominated by Themeda triandra (kangaroo grass).	no suitable habitat
Trithuria submersa	submerged watertuft	r			annual herb	Trithuria submersa occurs in the Northern Midlands, near-coastal areas in the east and north-east, King Island, Flinders Island and	no suitable habitat

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						Cape Barren Island, with an isolated record from the Central Highlands. Habitat includes areas subject to flooding, such as the margins of wetlands, small watercourses, shallow temporary depressions and wet heathlands.	
Vallisneria australis	river ribbons	r			aquatic herb	Vallisneria australis grows rooted and submerged in flowing freshwater habitats such as major rivers of the Midlands.	no suitable habitat
Vittadinia burbridgeae	smooth new-holland-daisy	r			herb	Vittadinia burbridgeae occurs in native grassland and grassy woodland.	marginal habitat
Vittadinia cuneata var. cuneata	fuzzy new-holland-daisy	r			herb	Vittadinia cuneata var. cuneata occurs in native grassland and grassy woodland.	marginal habitat
Vittadinia gracilis	woolly new-holland-daisy	r			herb	Vittadinia gracilis occurs in native grassland and grassy woodland.	marginal habitat

Threatened fauna within 5km (Natural Values Atlas records & range boundaries)

Species	Common Name	SS	NS	known within 500m	known within 5km	Range	Habitat	Habitat suitability
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	yes	yes	potential	Potential habitat for the wedge tailed eagle comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and Significant habitat for the wedge tailed eagle is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where the nest tree is still present).	may forage, no nesting habitat
<i>Catadromus lacordairei</i>	Green-lined ground beetle	v				potential	Open grassy/sedgey woodlands associated with wetlands and low-lying plains or flats adjacent to rivers/streams. Key habitat elements that need to be present include sheltering sites such as patches of stone, coarse woody debris and/or cracked soils. Highly active and mobile species that can fly and often comes to ground close to water sources and is rarely found further than 250m from a water source.	no suitable habitat
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU		yes	potential	Potential habitat for the spotted tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat for the spotted tailed quoll is all potential denning habitat within the core range of the species. Potential denning habitat for the spotted tailed quoll includes 1) any forest remnant (>0.5ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat.	may forage no denning habitat
<i>Dasyurus viverrinus</i>	eastern quoll		EN		yes	core	Potential habitat for the Eastern quoll includes rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. Potential range for the Eastern Quoll is the whole of mainland Tasmania and Bruny Island. Core range for the Eastern Quoll is a specialist	may forage no denning habitat

Exhibited Received

							defined area based primarily on modelling work published in Fancourt et al 2015 and additional expert advice	
Galaxias fontanus	swan galaxias	e	EN			potential	Potential habitat for the Swan Galaxias is slow to moderately fast flowing streams containing permanent water (even when not flowing), which have good instream cover from overhanging banks and/or logs, and shade from overhanging vegetation. A population can only be maintained where barriers have prevented establishment of trout and redfin perch. The nature of these barriers is variable and can include permanent natural structures such as waterfalls and chutes and also low flow dependent features such as marshes, ephemeral water losing and remnant channels, braided channel floodplain features. Significant habitat for the Swan galaxias is all potential habitat and a 30m streamside reserve within the core range. This includes the Wildlife Priority Areas (Fauna Special Management Zones) on the upper Swan River, Tater Garden Creek and upper Blue Tier Creek, and other upper catchments of tributaries of the Macquarie, Blackman and Isis Rivers.	no suitable habitat
Hirundapus caudacutus	white-throated needletail		VU		yes		Migratory bird, rarely lands in tasmania	flies at high altitude feeding on thewing and virtually never lands
Hydroptila scamandra	caddis fly (upper scamander river)	r				potential		no suitable habitat
Ichthyophaga leucogaster	white-bellied sea-eagle	v			yes	potential	Potential habitat for the White Bellied Sea eagle species comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. Significant habitat for the white bellied sea eagle is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where nest tree still present).	no nesting habitat

Exhibited Received

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Lathamus discolor	swift parrot	e	CR	yes	yes		Potential breeding habitat for the swift parrot comprises potential foraging habitat and potential nesting habitat, and is based on definitions of foraging and nesting trees. Potential foraging habitat comprises E. globulus or E. ovata trees that are old enough to flower. Potential nesting habitat is considered to comprise eucalypt forests that contain hollow-bearing trees.	no suitable habitat
Litoria raniformis	green and gold frog	v	VU		yes	potential	Potential habitat for the green and gold frog is permanent and temporary waterbodies, usually with vegetation in or around them. Potential habitat includes features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water holding sites such as old quarries, slow flowing stretches of streams and rivers and drainage features.	no suitable habitat
Oecetis gilva	caddis fly (south esk river)	r				potential	Aquatic	no suitable habitat
Perameles gunnii	eastern barred bandicoot		VU		yes	core	Potential habitat for the eastern barred bandicoot is open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland. Significant habitat for the Eastern Barred Bandicoot is dense tussock grass sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species.	marginal : possible foraging, but no shrub cover
Prototroctes maraena	australian grayling	v	VU			potential	All streams and rivers in their lower to middle reaches. Areas above permanent barriers that prevent fish migration are not potential habitat	no suitable habitat
Sarcophilus harrisii	tasmanian devil	e	EN	yes	yes	potential	Potential habitat for the Tasmanian devil is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (427km ²). Significant habitat for the Tasmanian devil is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1km radius, being the approximate area of the smallest recorded devil home range (Pemberton 1990). Potential denning habitat for the Tasmanian devil is areas of burrow-able, well drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass.	possible foraging, no denning sites
Tachypiza novaehollandiae	grey goshawk	e		yes	yes	potential	Requires wet sclerophyll forest for breeding and foraging. Potential habitat for the grey goshawk is native forest with mature elements below 600m altitude, particularly along watercourses. Significant habitat for the grey goshawk may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.).	no suitable habitat

Exhibited Received

Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	e	VU	yes	core	17.8.2026 Potential habitat for the masked owl is all areas with trees with large hollows (>15 cm entrance diameter). In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI type mature density class 'a', 'b', or 'c'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh. Remnants and paddock trees in agricultural areas may also constitute potential habitat. Significant habitat for the masked owl is any areas within the core range of native dry forest with trees over 100cm dbh with large hollows (>15 cm entrance diameter). Such areas usually have no regrowth component or just a sparse regrowth component. In terms of using mapping layers for an initial desktop assessment prior to an on ground survey. Significant habitat may occur in all areas within the core range classified as dry forest (TASVEG dry Eucalypt forest and woodland) with at least 20% mature eucalypt crown cover (PI type mature density class 'a', 'b', or 'c') that is classified as mature (Growth Stage class 'M'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh and more than half of the canopy cover is comprised of mature trees. Remnants and paddock trees in agricultural areas may also constitute significant habitat.	may forage, no nesting habitat
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ATTACHMENT: NATURAL VALUES ATLAS REPORT

nvr_12_32-Jul-2026

Exhibited Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:

Requested For: Skyview

Report Type: Summary Report

Timestamp: 02:23:51 PM Monday 20 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

Freshwater Ecosystem Values: buffer 1000m

Freshwater Ecosystem Values displayed:

Rivers

Tasmanian Reserve Estate: buffer 1000m

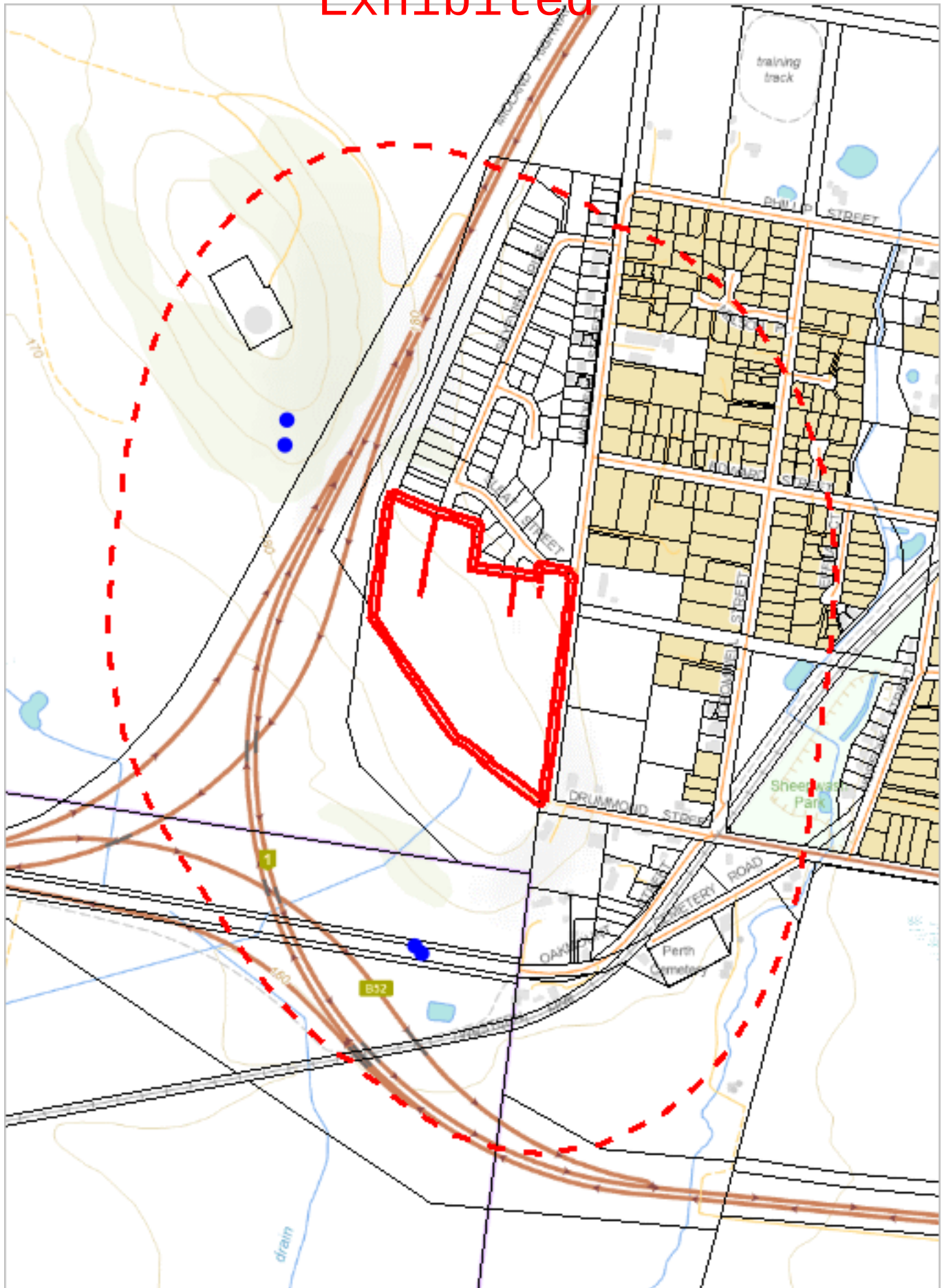
Biosecurity Risks: buffer 1000m



The centroid for this query GDA94: 513114.0, 5397513.0 falls within:

Property: 9285719

Exhibited



512428, 5396570

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

Exhibited

Legend: Verified and Unverified observations

● Point Verified

/ Line Unverified

● Point Unverified

□ Polygon Verified

/ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Exhibited

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Caesia calliantha	blue grasslily	r		n	2	20-Nov-2014
Haloragis heterophylla	variable raspwort	r		n	2	19-Nov-2014

Unverified Records

No unverified records were found!

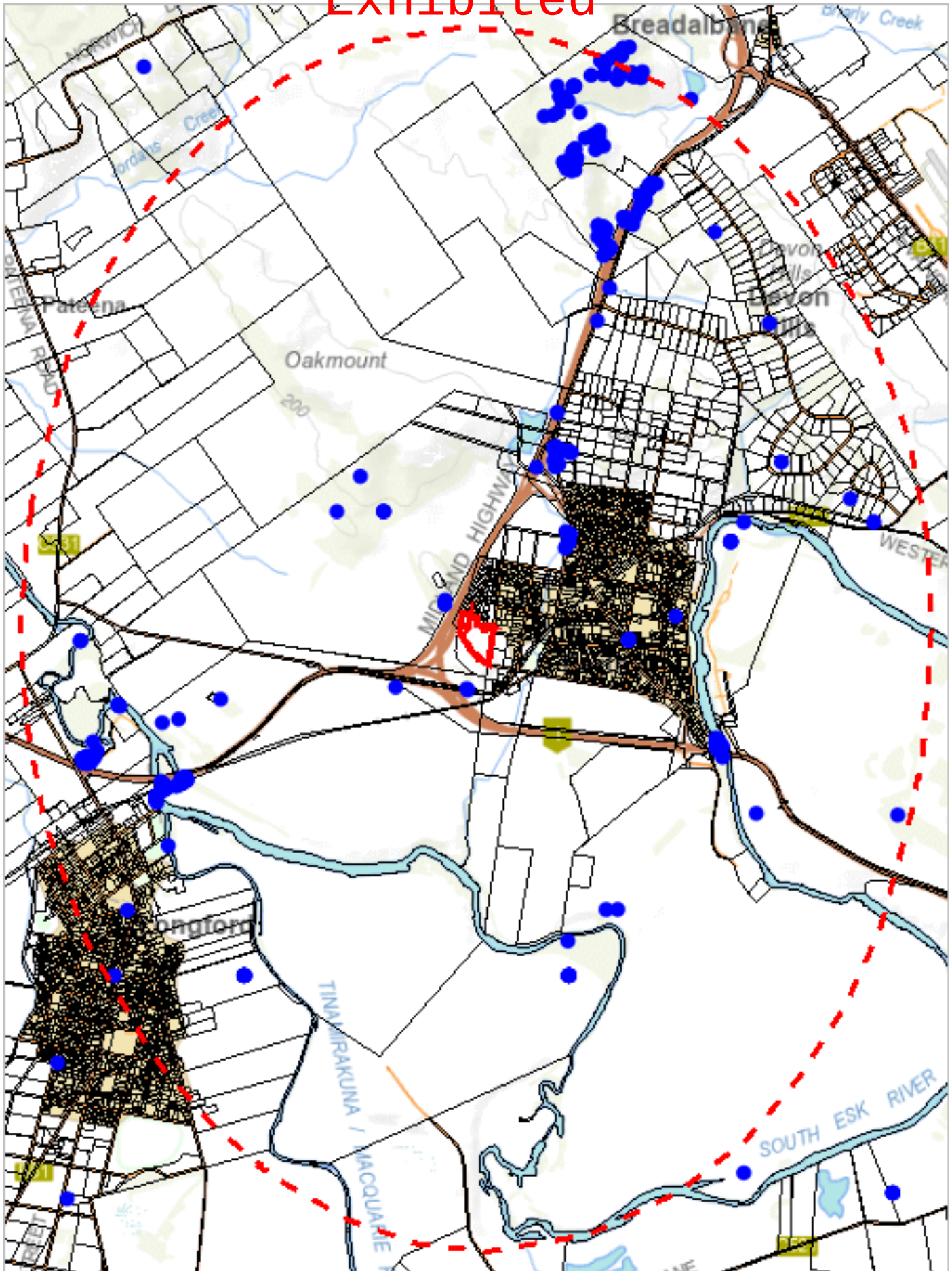
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Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Exhibited



509045, 5392064

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Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Exhibited

Verified Records

Exhibited

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Alternanthera denticulata</i>	lesser joyweed	e		n	31	15-Mar-2022
<i>Aphelia gracilis</i>	slender fanwort	r		n	12	15-Nov-2014
<i>Aphelia pumilio</i>	dwarf fanwort	r		n	29	16-Nov-2016
<i>Asperula subsimplex</i>	water woodruff	r		n	3	21-Jan-2009
<i>Brunonia australis</i>	blue pincushion	r		n	24	13-Nov-2013
<i>Caesia calliantha</i>	blue grasslily	r		n	27	16-Nov-2016
<i>Caladenia patersonii</i>	patersons spider-orchid	v		n	1	01-Jan-1000
<i>Callitriche umbonata</i>	winged waterstarwort	r		n	2	15-Feb-1985
<i>Carex longibrachiata</i>	drooping sedge	r		n	1	19-Nov-1848
<i>Centipeda cunninghamii</i>	erect sneezeweed	r		n	2	19-Mar-1985
<i>Dianella amoena</i>	grassland flaxlily	r	EN	n	4	01-Nov-1984
<i>Discaria pubescens</i>	spiky anchorplant	e		n	3	14-Aug-2001
<i>Goodenia paradoxa</i>	spur velleia	v		n	1	30-Nov-1848
<i>Gratiola pubescens</i>	hairy brooklime	r		n	2	25-Dec-1850
<i>Gyrostemon thesioides</i>	broom wheelfruit	r		n	1	01-Jan-1934
<i>Haloragis aspera</i>	rough raspwort	v		n	2	30-Nov-1890
<i>Haloragis heterophylla</i>	variable raspwort	r		n	15	29-Nov-2020
<i>Isoetes elatior</i>	tall quillwort	r		e	3	15-Apr-1972
<i>Juncus prismatocarpus</i>	branching rush	r		n	6	07-Feb-1979
<i>Lobelia pratioides</i>	poison lobelia	v		n	3	26-Mar-1964
<i>Lycopus australis</i>	australian gypsywort	e		n	6	14-Feb-2018
<i>Lythrum salicaria</i>	purple loosestrife	v		n	7	14-Feb-2018
<i>Muehlenbeckia axillaris</i>	matted lignum	r		n	3	01-Dec-1890
<i>Myriophyllum integrifolium</i>	tiny watermilfoil	v		n	3	15-Nov-2014
<i>Persicaria decipiens</i>	slender waterpepper	v		n	47	20-Jun-2023
<i>Persicaria subsessilis</i>	bristly waterpepper	e		n	1	16-Feb-1951
<i>Pilularia novae-hollandiae</i>	australian pillwort	r		n	1	27-Nov-1988
<i>Prostanthera cuneata</i>	alpine mintbush	x		n	4	01-Jan-1896
<i>Pterostylis ziegeleri</i>	grassland greenhood	v	VU	e	1	05-Nov-1992
<i>Ranunculus pumilio</i> var. <i>pumilio</i>	ferny buttercup	r		n	1	28-Oct-1997
<i>Rhytidium inconspicuum</i>	alpine appleberry	e		n	1	19-Nov-1848
<i>Rumex bidens</i>	mud dock	v		n	1	08-Nov-1978
<i>Scleranthus diander</i>	tufted knawel	v		n	3	30-Nov-1890
<i>Senecio longipilus</i>	longhair fireweed	v		n	2	01-Jan-1837
<i>Siloxerus multiflorus</i>	small wrinklewort	r		n	14	16-Nov-2016
<i>Stylidium despectum</i>	small triggerplant	r		n	1	15-Nov-2014
<i>Tricoryne elatior</i>	yellow rushlily	v		n	21	15-Jan-2014
<i>Triglochin minutissima</i>	tiny arrowgrass	r		n	1	01-Jan-1000
<i>Triptilodiscus pygmaeus</i>	dwarf sunray	v		n	45	16-Nov-2016
<i>Trithuria submersa</i>	submerged watertuft	r		n	1	31-Dec-1847
<i>Vallisneria australis</i>	river ribbons	r		n	3	19-Mar-1985
<i>Vittadinia burbridgeae</i>	smooth new-holland-daisy	r		e	19	12-Nov-2013
<i>Vittadinia cuneata</i> var. <i>cuneata</i>	fuzzy new-holland-daisy	r		n	1	01-Nov-1984
<i>Vittadinia gracilis</i>	woolly new-holland-daisy	r		n	1	30-Jun-2020

Unverified Records

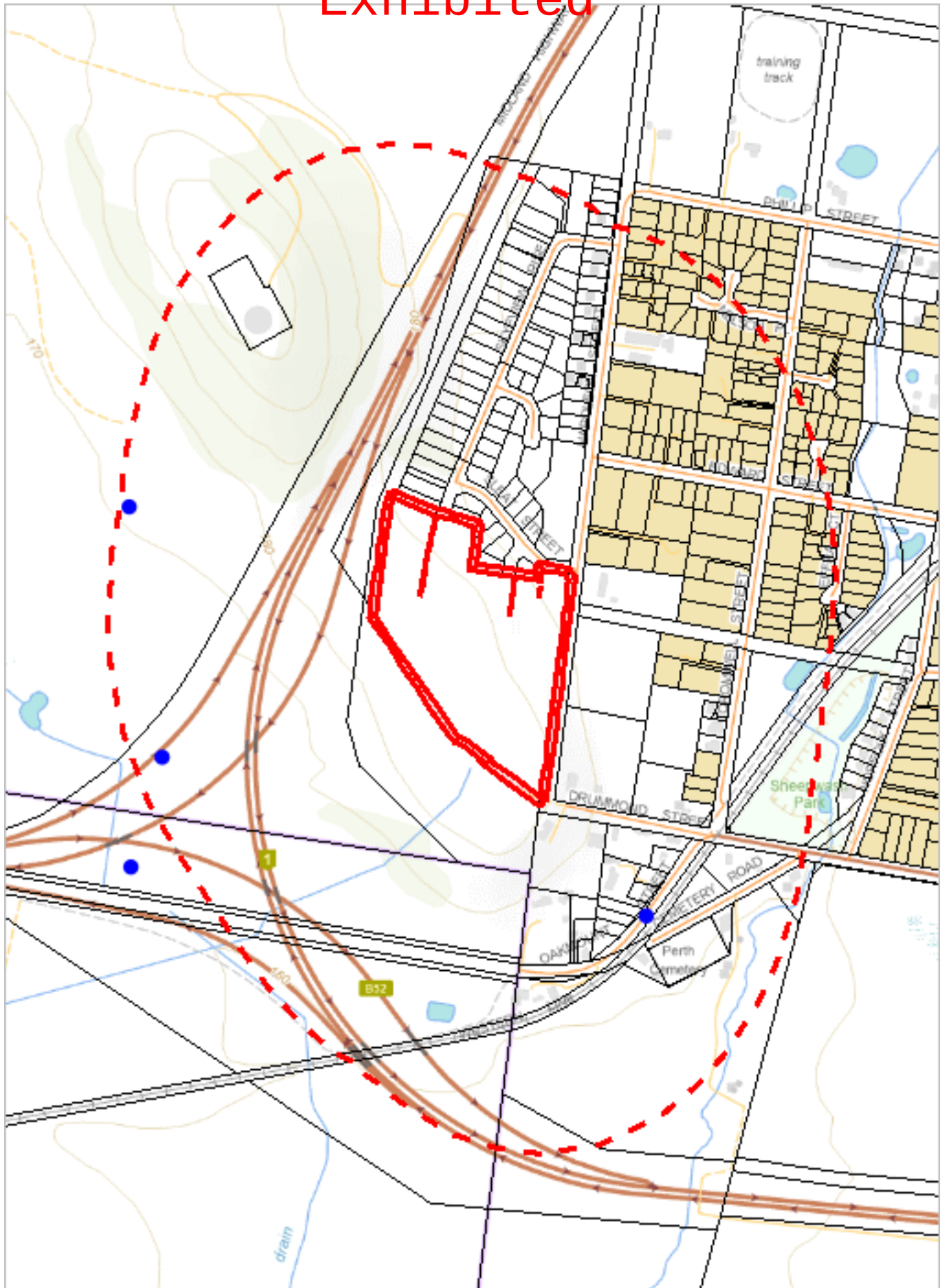
No unverified records were found!

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512428, 5396570

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Legend: Verified and Unverified observations

● Point Verified

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□ Polygon Verified

/ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Exhibited

Exhibited

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	1	09-Mar-2022
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	05-Oct-1988
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	23-Feb-2026
<i>Tachypiza novaehollandiae</i>	grey goshawk	e		n	1	13-Nov-2018

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
<i>Tachypiza novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Galaxias fontanus</i>	swan galaxias	e	EN	e	1	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	1	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	1	0	1
<i>Catadromus lacordairei</i>	Green-lined ground beetle	v		n	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	1
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	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

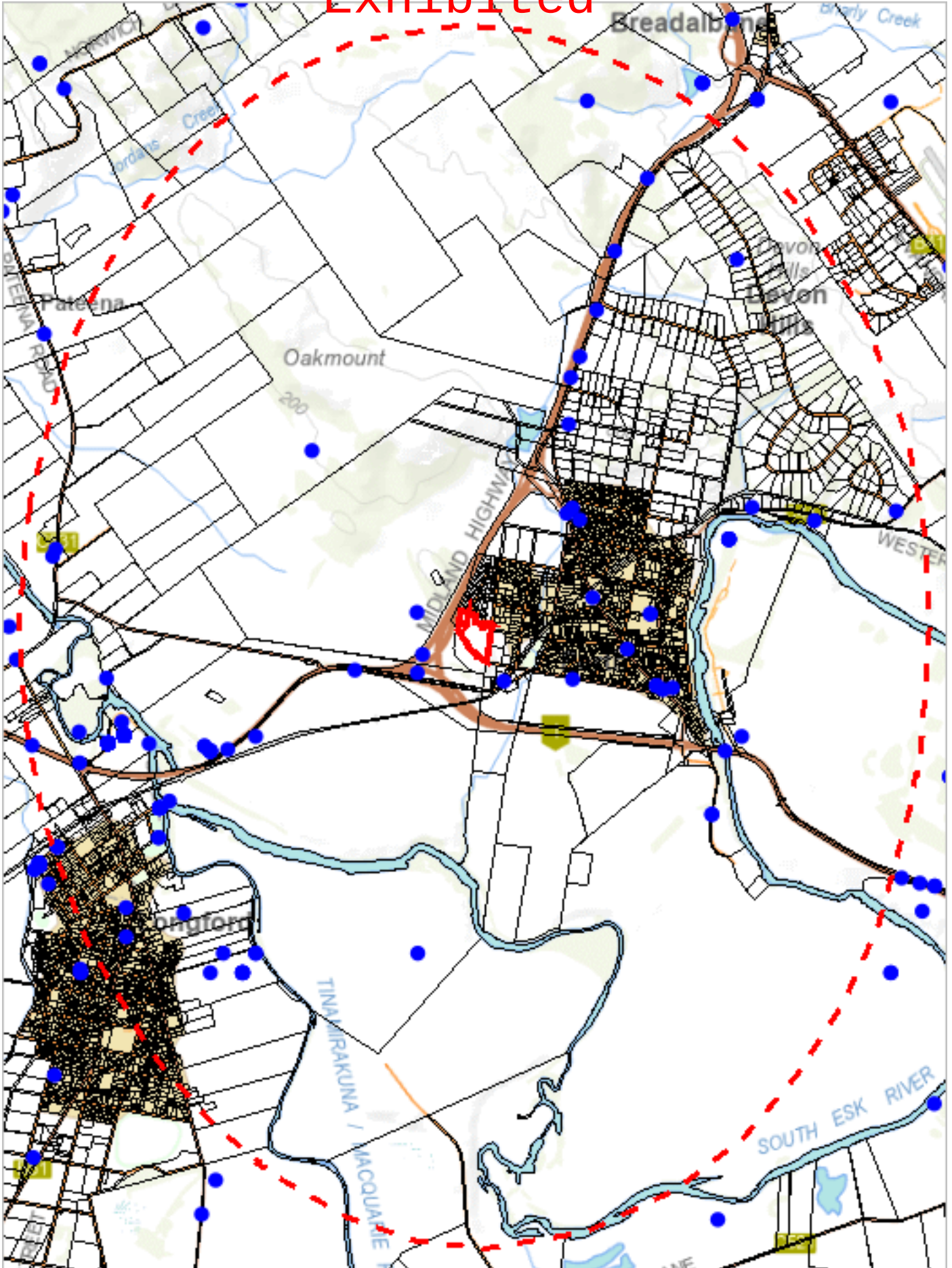
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509045, 5392064

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● Point Verified

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● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Exhibited

Verified Records

Exhibited

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	21	18-Aug-2025
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	7	14-Mar-2024
<i>Dasyurus maculatus</i>	spotted-tailed quoll	r	VU	n	5	16-May-2019
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tailed quoll	r	VU	n	2	11-Jul-2006
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	13	04-Dec-2023
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	2	29-Mar-2023
<i>Ichthyophaga leucogaster</i>	white-bellied sea-eagle	v		n	262	25-Sep-2025
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	2	17-Sep-2022
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	20	14-Mar-2025
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	13	15-Oct-2020
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	16	23-Feb-2026
<i>Tachypiza novaehollandiae</i>	grey goshawk	e		n	1	13-Nov-2018
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	n	11	25-May-1996
<i>Tyto novaehollandiae subsp. castanops</i>	Tasmanian masked owl	e	VU	e	1	26-Aug-2019

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>Oecetis gilva</i>	caddis fly (south esk river)	r		ae	1	0	0
<i>Tachypiza novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Hydroptila scamandra</i>	caddis fly (upper scamander river)	r		ae	1	0	0
<i>Galaxias fontanus</i>	swan galaxias	e	EN	e	1	0	0
<i>Tyto novaehollandiae subsp. castanops</i>	Tasmanian masked owl	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	1	0	0
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	1	0	1
<i>Catadromus lacordairei</i>	Green-lined ground beetle	v		n	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	1
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	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

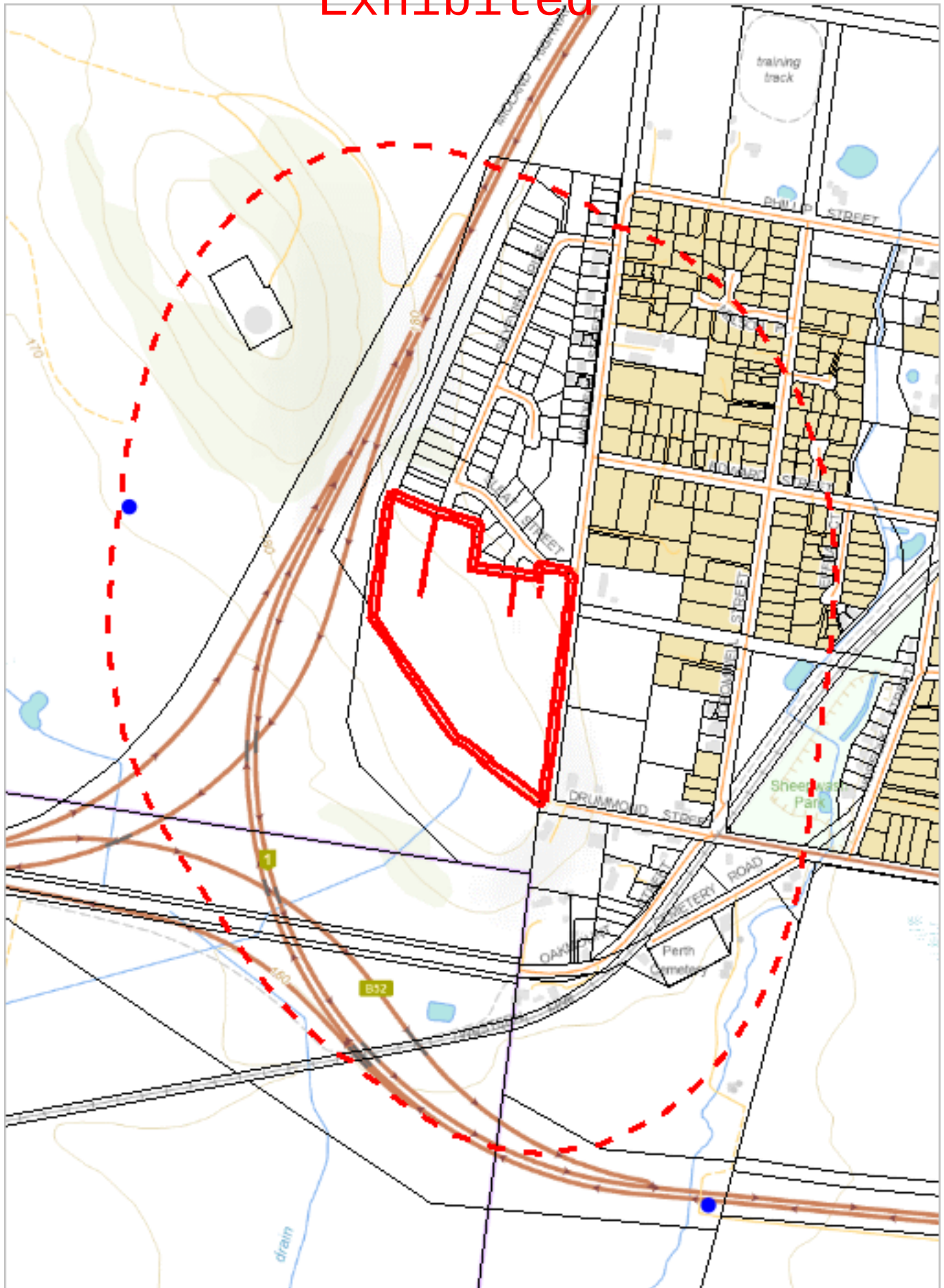
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512428, 5396570

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Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels



Exhibited

Verified Records

Exhibited

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
	Aquila audax	wedge-tailed eagle	Sighting	1	09-Mar-2022

Unverified Records

No unverified records were found!

Raptor nests and sightings within 500 metres (based on Range Boundaries)

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

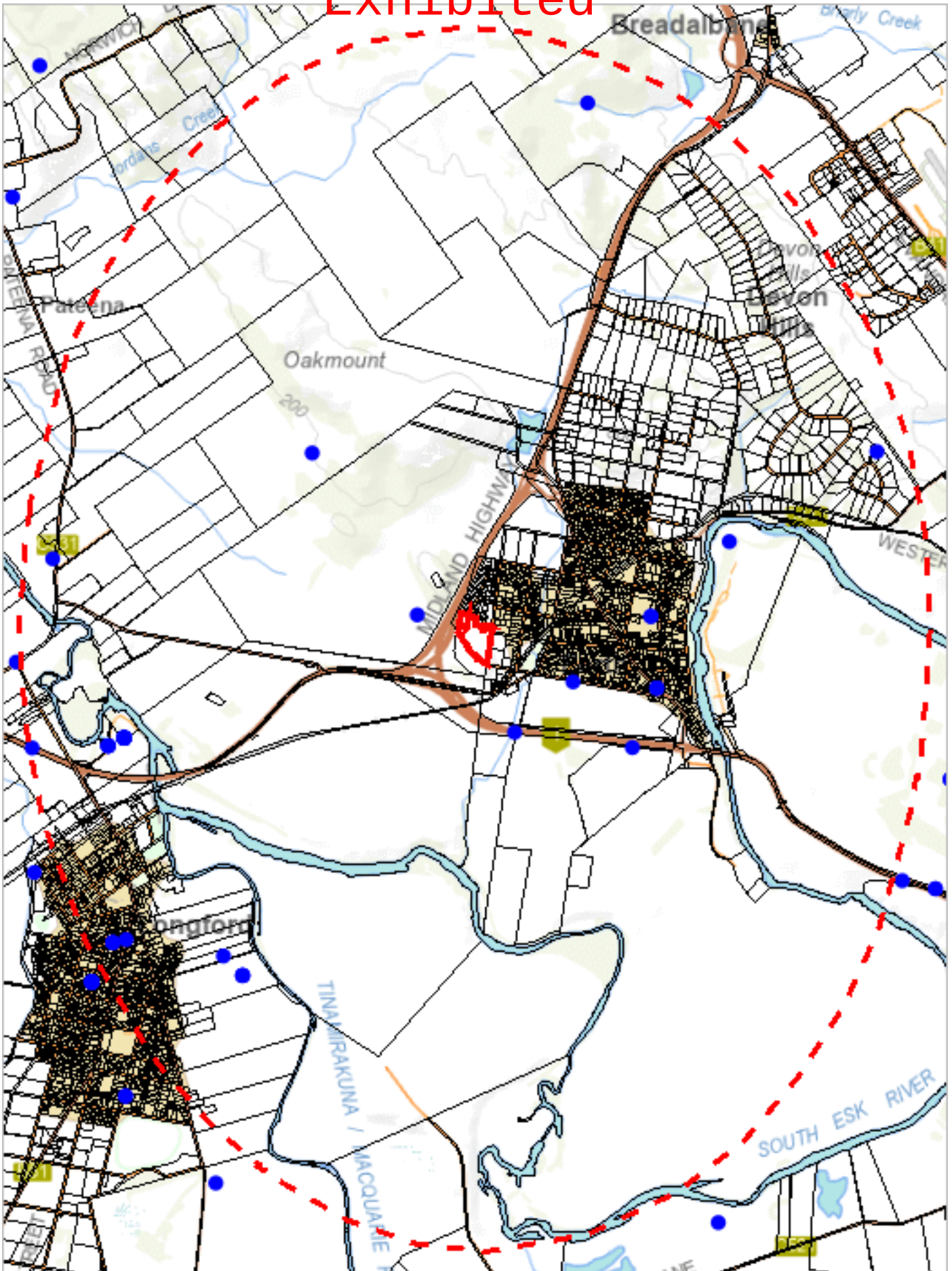
For more information about raptor nests, please contact Threatened Species Enquiries.

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✍ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Verified Records

Exhibited

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
2514	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	29-Nov-2016
2701	Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	Nest	1	26-Aug-2019
2998	Ichthyophaga leucogaster	white-bellied sea-eagle	Nest	2	25-Sep-2025
3036	Ichthyophaga leucogaster	white-bellied sea-eagle	Nest	5	25-Sep-2025
969	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	4	14-Oct-2004
	Aquila audax	wedge-tailed eagle	Not Recorded	2	07-Jul-2018
	Aquila audax	wedge-tailed eagle	Sighting	19	18-Aug-2025
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	2	14-Mar-2024
	Falco cenchroides	nankeen kestrel	Sighting	2	03-Jun-2024
	Falco longipennis	australian hobby	Sighting	32	21-May-2025
	Falco peregrinus	peregrine falcon	Not Recorded	1	01-Jan-1900
	Falco peregrinus	peregrine falcon	Sighting	2	01-Feb-2022
	Tyto novaehollandiae	masked owl	Not Recorded	5	01-Sep-1991
	Tyto novaehollandiae	masked owl	Sighting	6	25-May-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
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		1	0	0

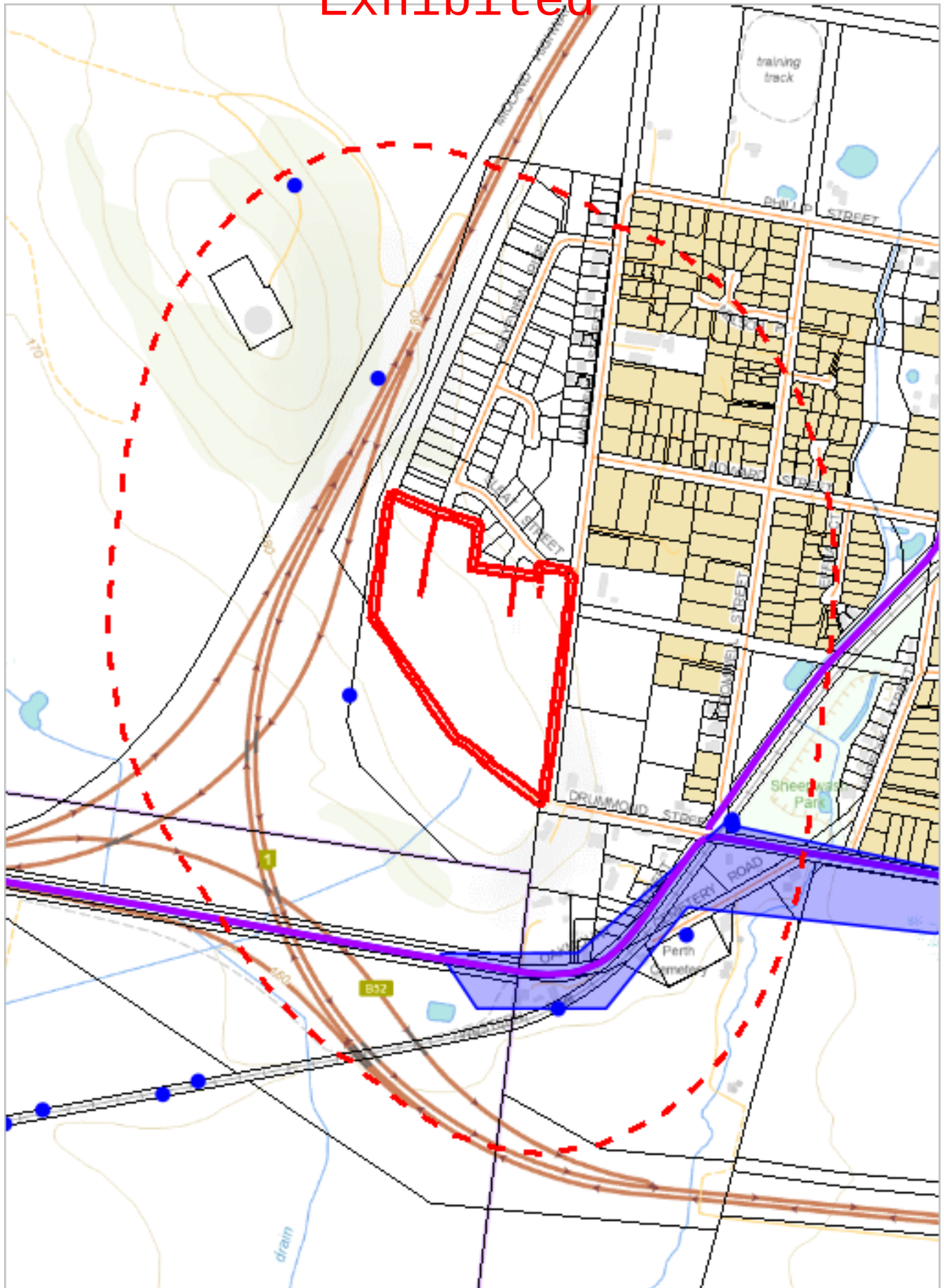
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Exhibited



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● Point Verified

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Line Verified

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Polygon Unverified

Legend: Cadastral Parcels



Exhibited

Verified Records

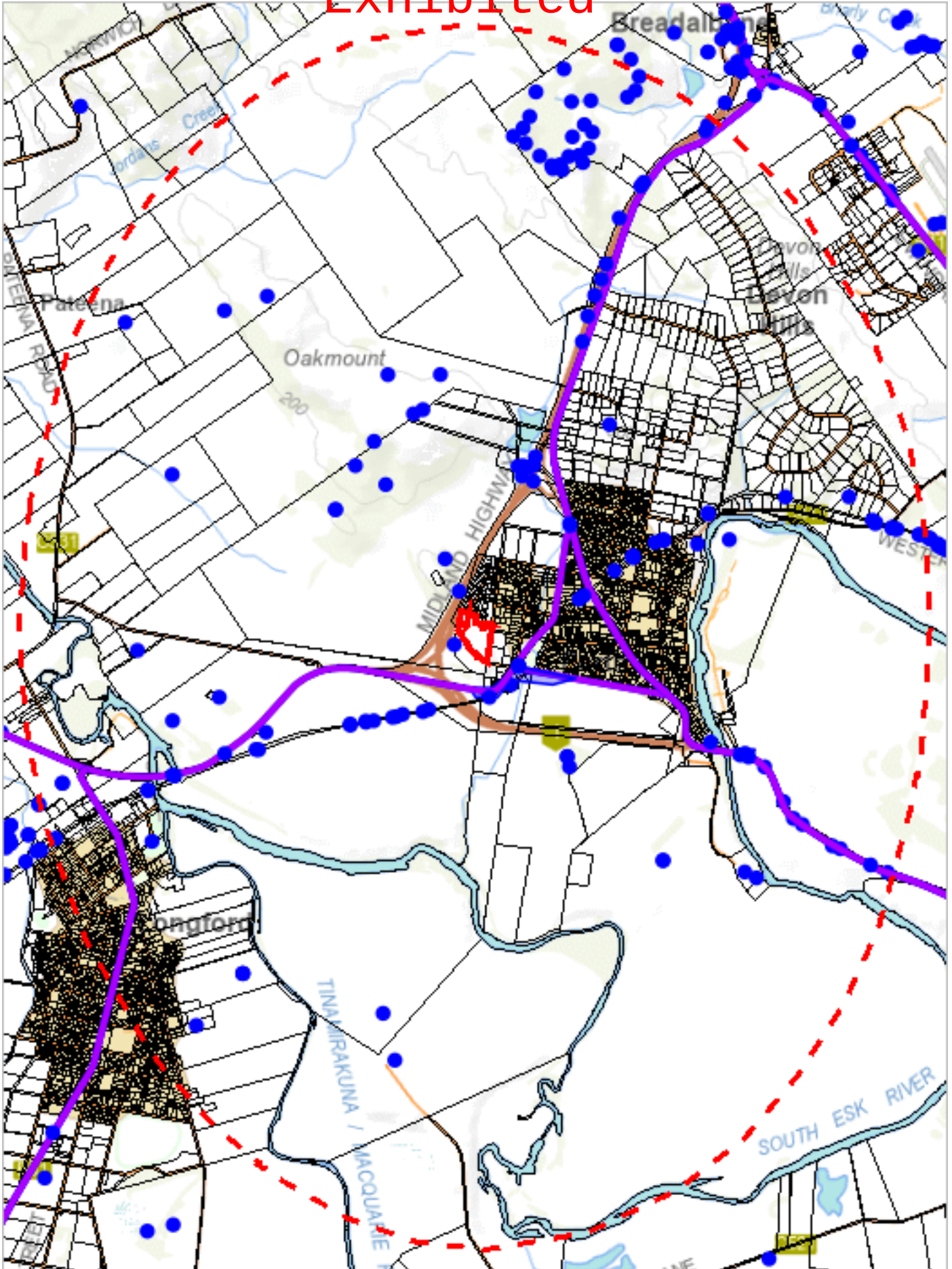
Species	Common Name	Observation Count	Last Recorded
Cortaderia selloana	silver pampasgrass	1	21-Mar-2023
Cytisus scoparius	english broom	1	08-Feb-2021
Echium plantagineum	patersons curse	1	01-Jan-1900
Onopordum acanthium	scotch thistle	1	01-Jan-1993
Rubus anglocandicans	blackberry	1	08-Feb-2021
Rubus fruticosus	blackberry	1	08-Jan-1995
Ulex europaeus	gorse	6	08-Feb-2021

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>

Exhibited



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● Point Verified

● Point Unverified

/ Line Unverified

□ Polygon Verified

/ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Exhibited

Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Anthemis cotula</i>	stinking chamomile	6	03-Jun-2015
<i>Asparagus asparagoides</i>	bridal creeper	1	03-Nov-1999
<i>Carduus pycnocephalus</i>	slender thistle	4	16-Nov-2016
<i>Carthamus lanatus</i>	saffron thistle	2	01-Jan-1993
<i>Cortaderia selloana</i>	silver pampasgrass	4	21-Mar-2023
<i>Cytisus scoparius</i>	english broom	5	08-Feb-2021
<i>Echium plantagineum</i>	patersons curse	1	01-Jan-1900
<i>Elodea canadensis</i>	canadian pondweed	2	19-Mar-1985
<i>Erica lusitanica</i>	spanish heath	3	12-May-2020
<i>Foeniculum vulgare</i>	fennel	1	09-Jan-2020
<i>Genista monspessulana</i>	montpellier broom or canary broom	1	16-Jun-2020
<i>Hypericum perforatum</i>	perforated st johns-wort	7	23-Dec-2023
<i>Hypericum perforatum</i> subsp. <i>veronense</i>	perforated st johns-wort	1	01-Jan-1900
<i>Onopordum acanthium</i>	scotch thistle	13	01-Jan-1993
<i>Rubus anglocandicans</i>	blackberry	12	08-Feb-2021
<i>Rubus fruticosus</i>	blackberry	21	10-Dec-2022
<i>Salix matsudana</i>	sallow willow	1	01-Nov-2003
<i>Salix x fragilis</i> nothovar. <i>fragilis</i>	crack willow	2	01-Nov-2003
<i>Salix x sepulcralis</i> nothovar. <i>chrysocoma</i>	golden weeping willow	1	01-Nov-2003
<i>Ulex europaeus</i>	gorse	148	14-Mar-2024
<i>Xanthium</i> sp.	burrs	12	02-Jun-2015
<i>Xanthium spinosum</i>	bathurst burr	18	22-Mar-2018

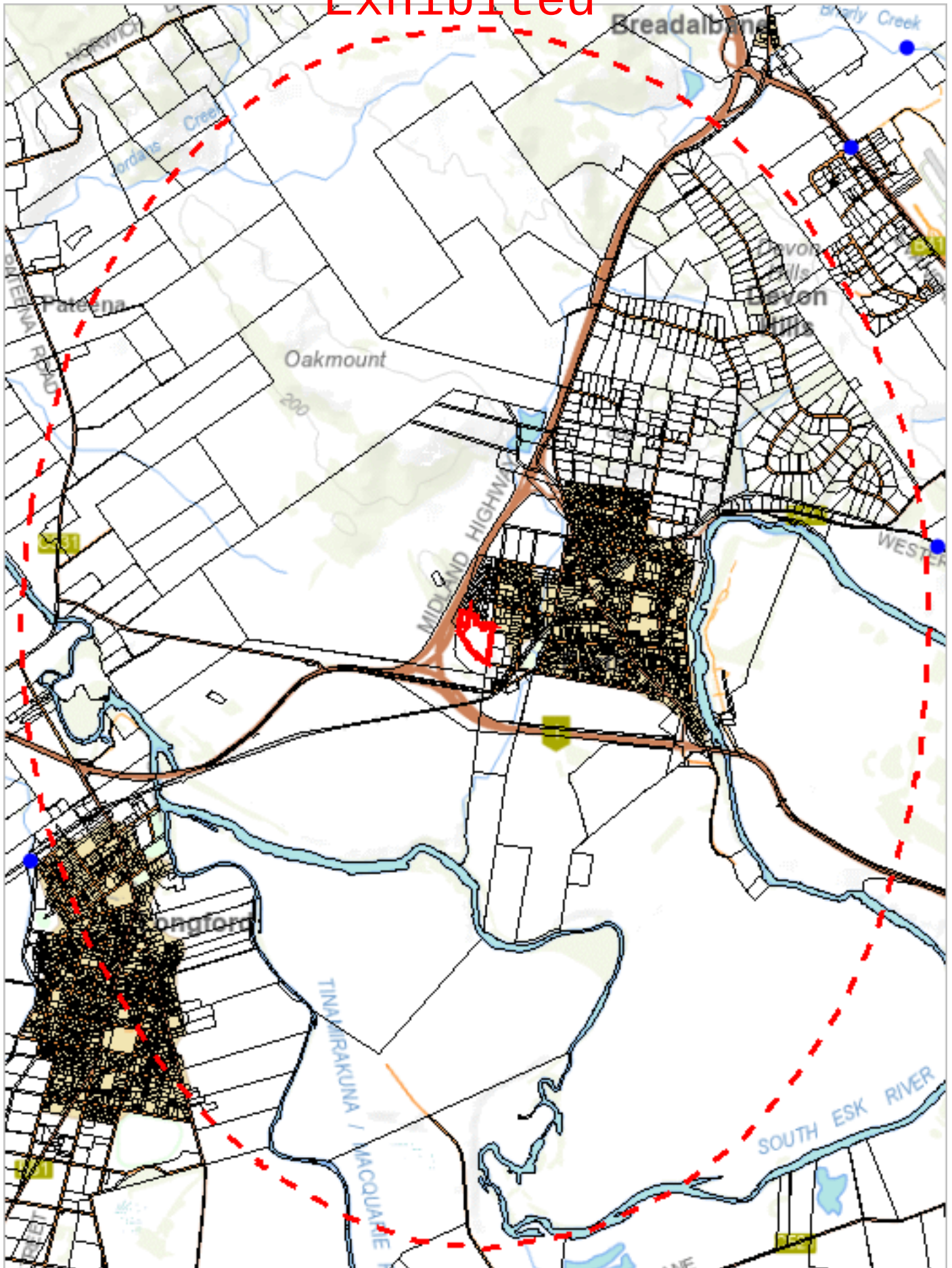
Unverified Records

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

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

Exhibited



509045, 5392064

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Exhibited

Legend: Verified and Unverified observations

● Point Verified

✍ Line Unverified

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□ Polygon Verified

✍ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Exhibited

Verified Records

Species	Common Name	Observation Count	Last Recorded
Acacia baileyana	cootamundra wattle	1	16-Jun-2020
Dipsacus fullonum	wild teasel	1	22-Feb-2022
Watsonia meriana var. bulbillifera	bulbil watsonia	1	29-Nov-2020

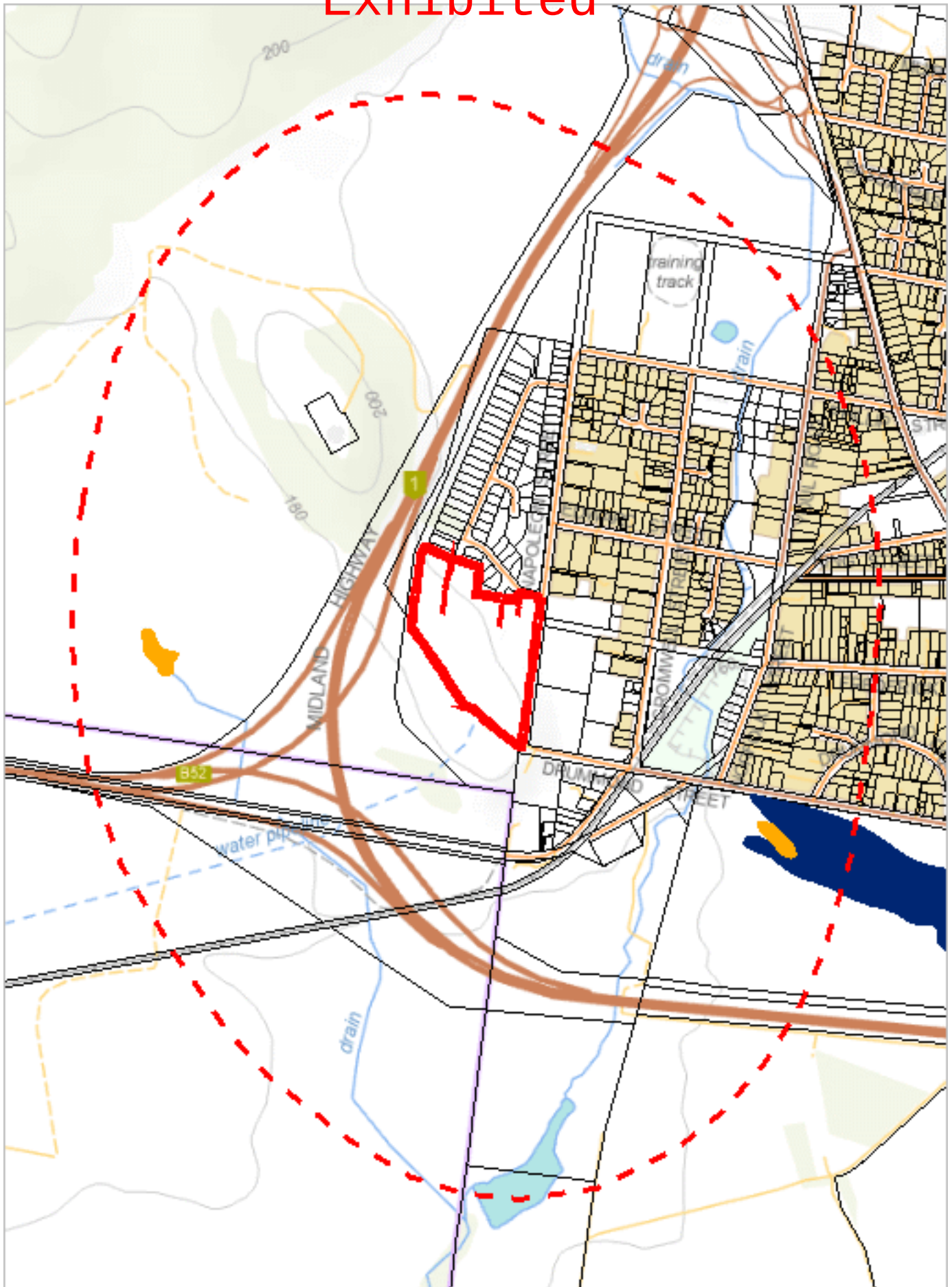
Unverified Records

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 Geoconservation sites found within 1000 metres. ***

Exhibited



512052, 5396069

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

Exhibited

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



Dataset Name	Acid Sulfate Soil Probability	Acid Sulfate Soil Atlas	Description	17.8.2026
Inland Acid Sulfate Soils	Extremely Low	Cj(p4)	Extremely low probability of occurrence (1-5% of mapping unit). with occurrences in small areas. Sandplains and dunes >10m AHD, ASS generally below 1m from the surface. Heath, forests. Mainly Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available and classifier has little knowledge or experience with ASS, hence classification is provisional.	Exhibited
Inland Acid Sulfate Soils	Low	Bm(p4)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Hydrosols, ASS generally within upper 1m in wet/riparian areas with Hydrosols (Isbell 1996). Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available and classifier has little knowledge or experience with ASS, hence classification is provisional.	

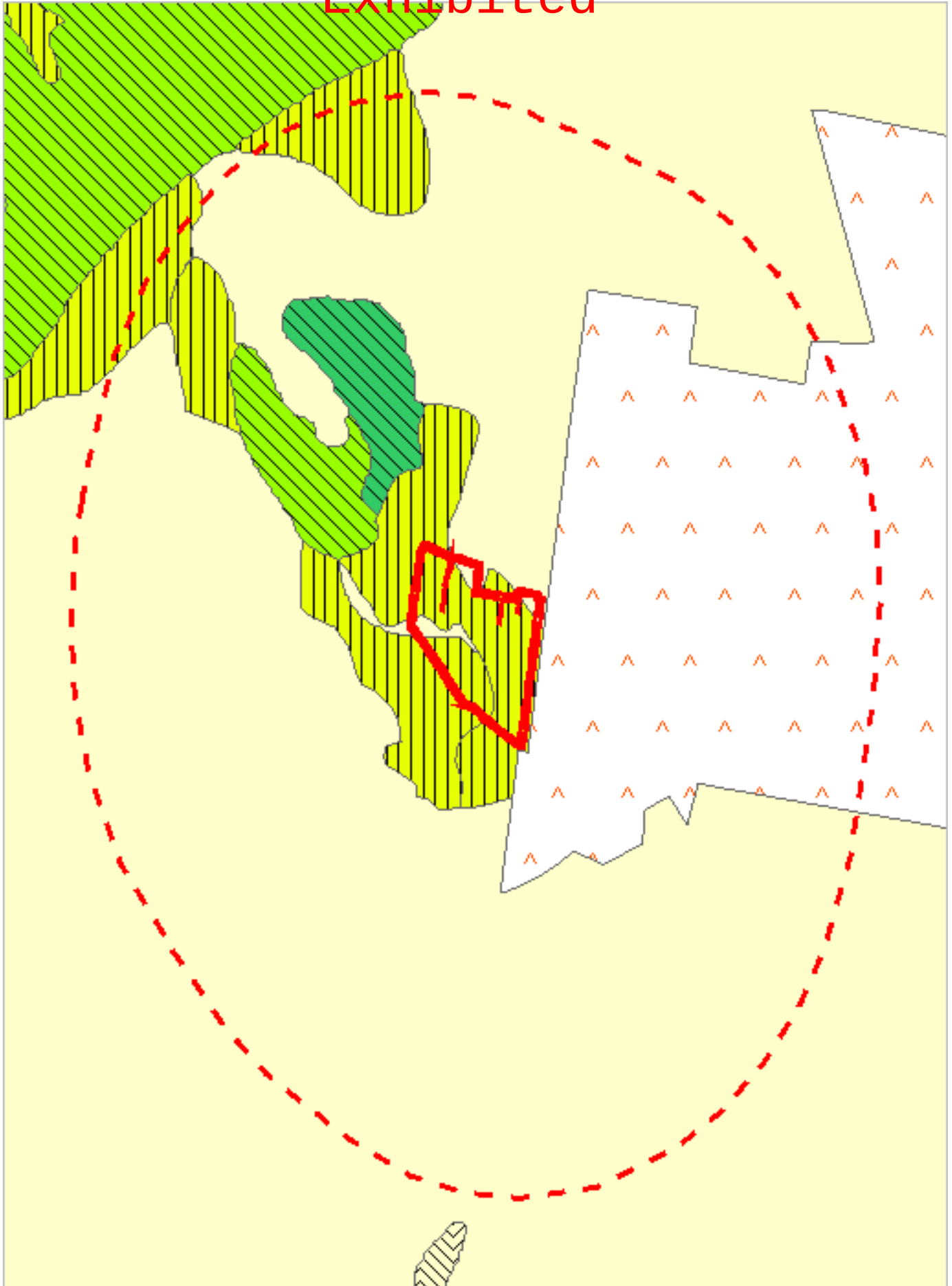
For more information about Acid Sulfate Soils, please contact Land Management Enquiries.

Telephone: (03) 6777 2227

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

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

Exhibited



512052, 5396069

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

Exhibited

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

Exhibited

	{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



Code	Community	Notable Tree	17.8.2026
DAZ	(DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits		
DVG	(DVG) Eucalyptus viminalis grassy forest and woodland		
FAL	(FAL) Agricultural land	(EA) E. amygdalina	
FAL	(FAL) Agricultural land		
FUR	(FUR) Urban areas		
GCL	(GCL) Lowland grassland complex	(EA) E. amygdalina	
GCL	(GCL) Lowland grassland complex		

Exhibited

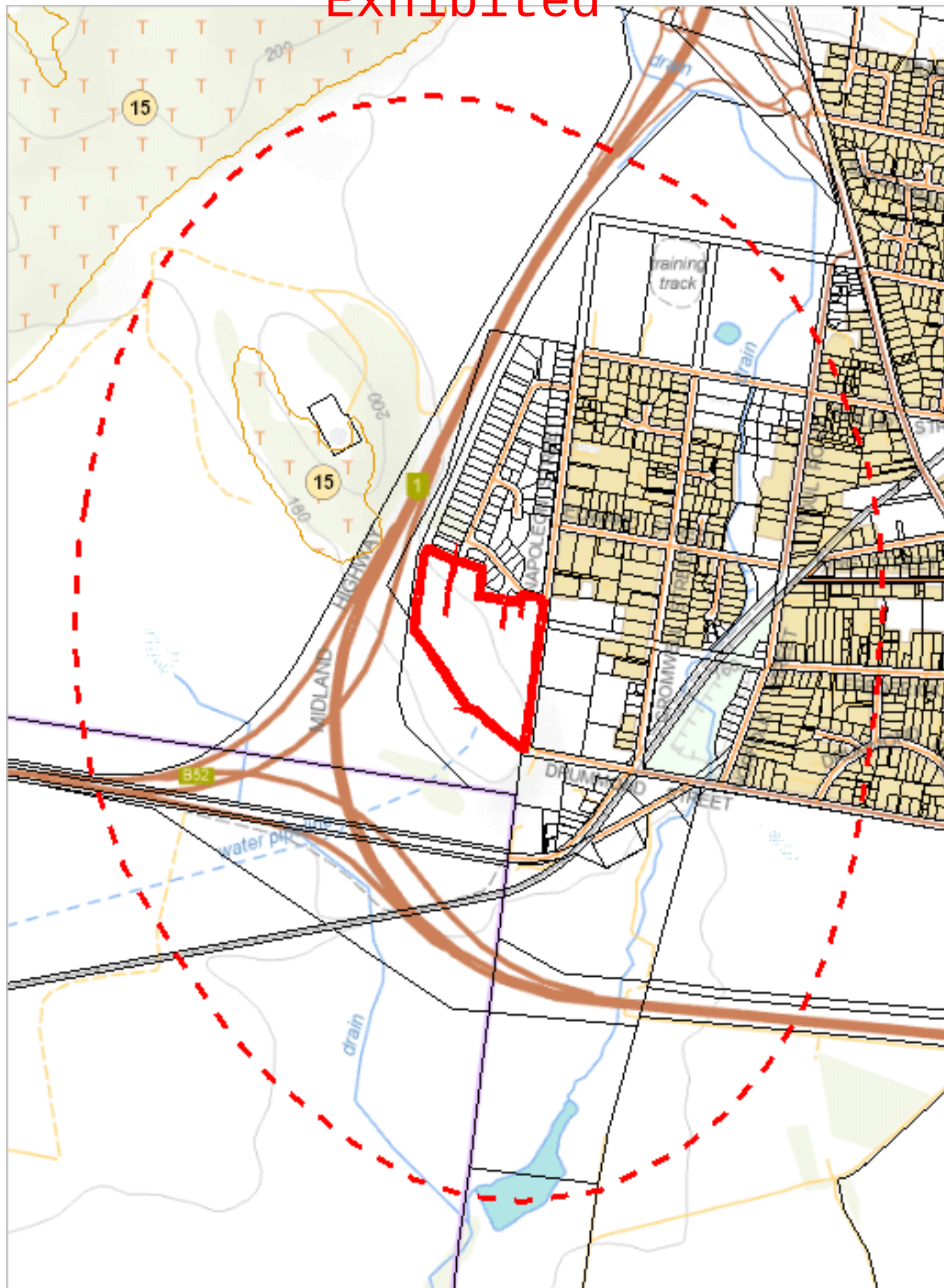
For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

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

Exhibited



512052, 5396069

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

17.8.2026

Exhibited

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

Received

Scheduled Community Id	Scheduled Community Name	17.8.2026
15	Eucalyptus amygdalina inland forest and woodland on cainozoic deposits	

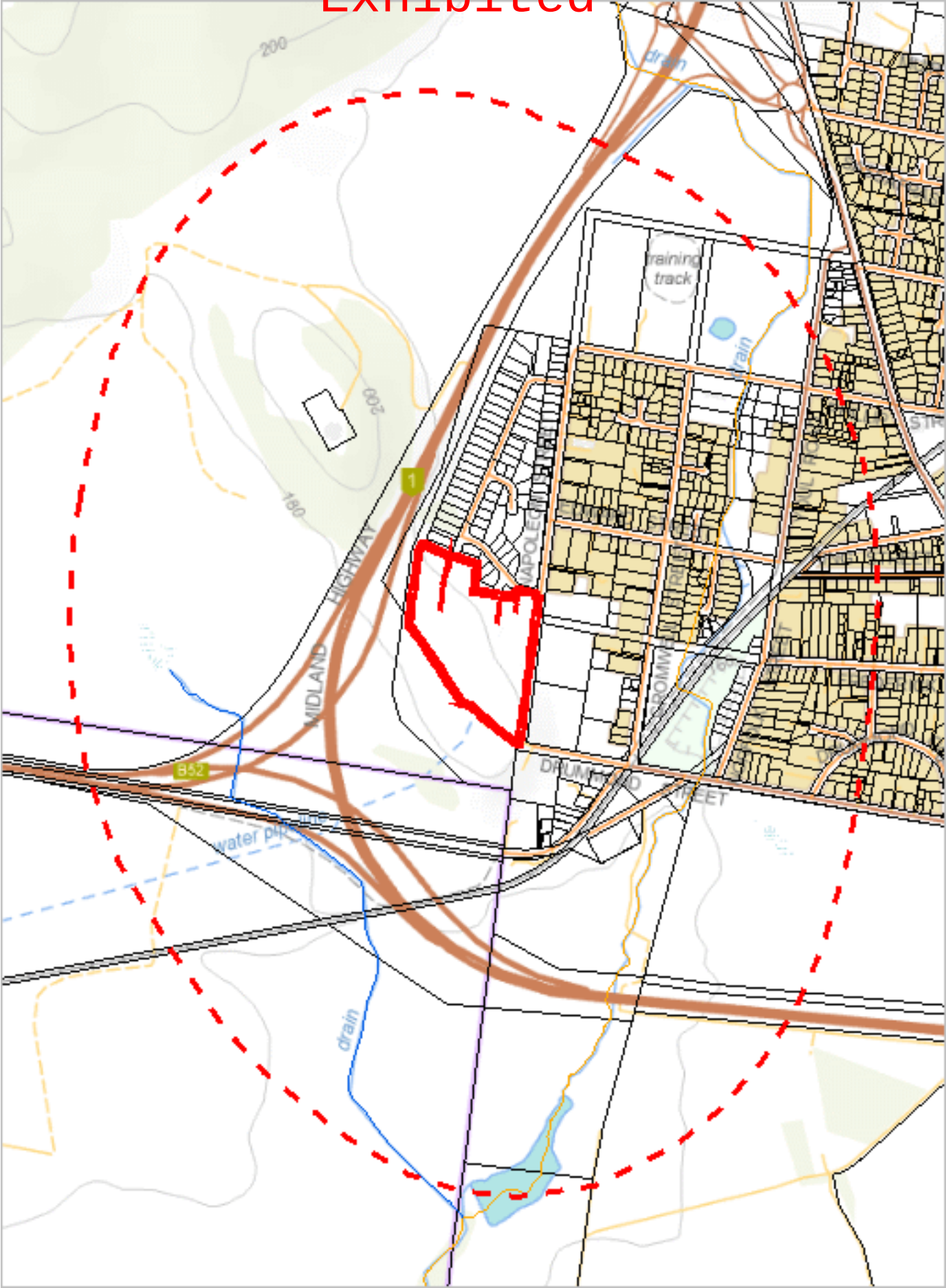
Exhibited

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



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

Legend: CFEV Rivers - Integrated Conservation Value

— Very High

— Low

— High

— Artificial drainage

— Medium

Exhibited

Legend: Cadastral Parcels



Exhibited

Rivers

Id	Name	Naturalness	Integrated Conservation Value	Conservation Management Priority	Number of Special Values
292254.0		Low	VH	VH	3.0
292255.0		Low	M	M	1.0
292258.0		Low	M	M	1.0

For more information about Freshwater Ecosystem Values, please contact the Conservation of Freshwater Ecosystem Values Program.

Telephone: (03) 6165 53271

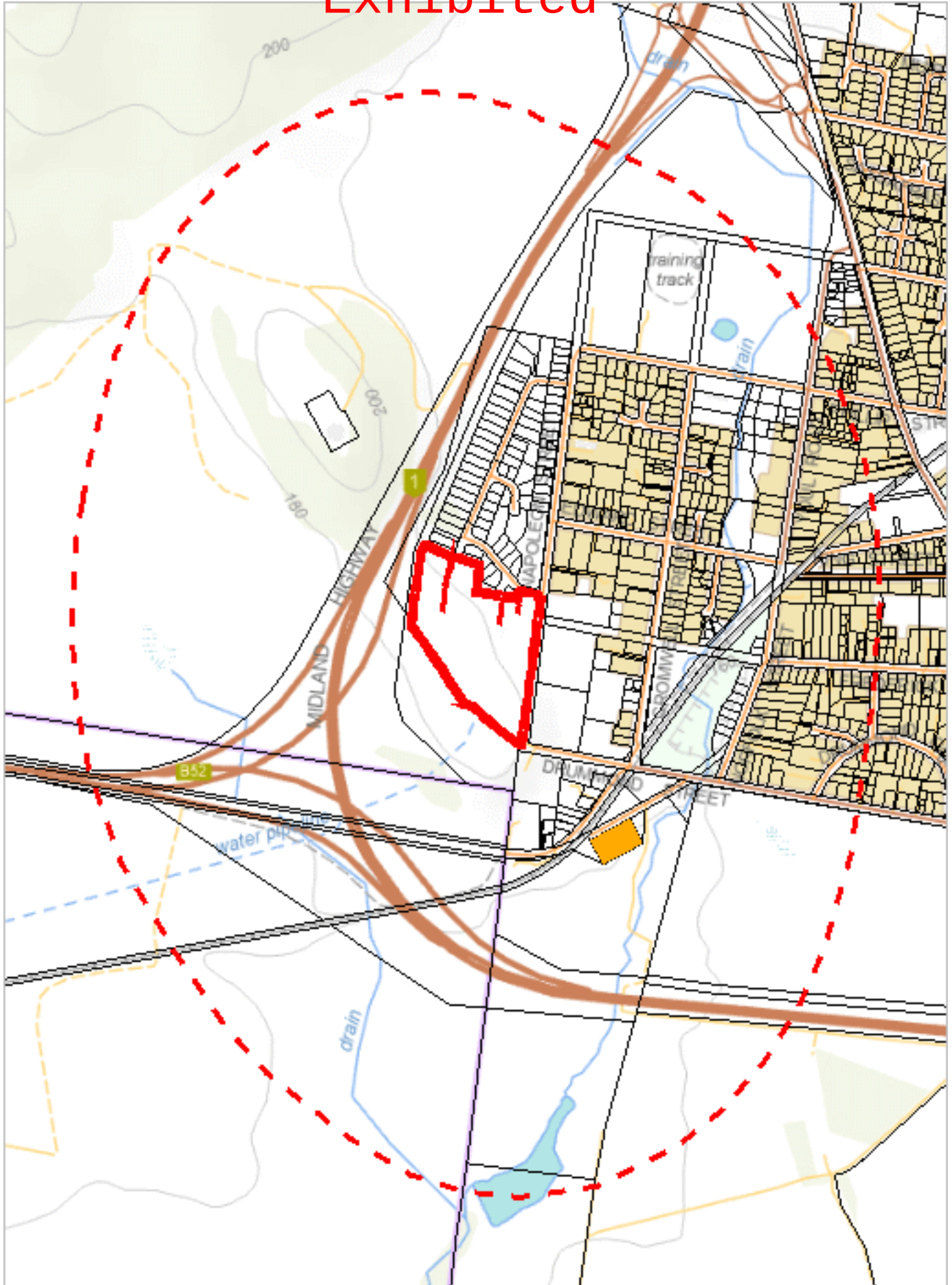
Email: cfev@nre.tas.gov.au

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

Website: <https://www.nre.tas.gov.au/cfev>

For more detailed information on freshwater ecosystems, see the Conservation of Freshwater Ecosystem Values (CFEV) database: <https://wrt.tas.gov.au/cfev>

Exhibited



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

Exhibited

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

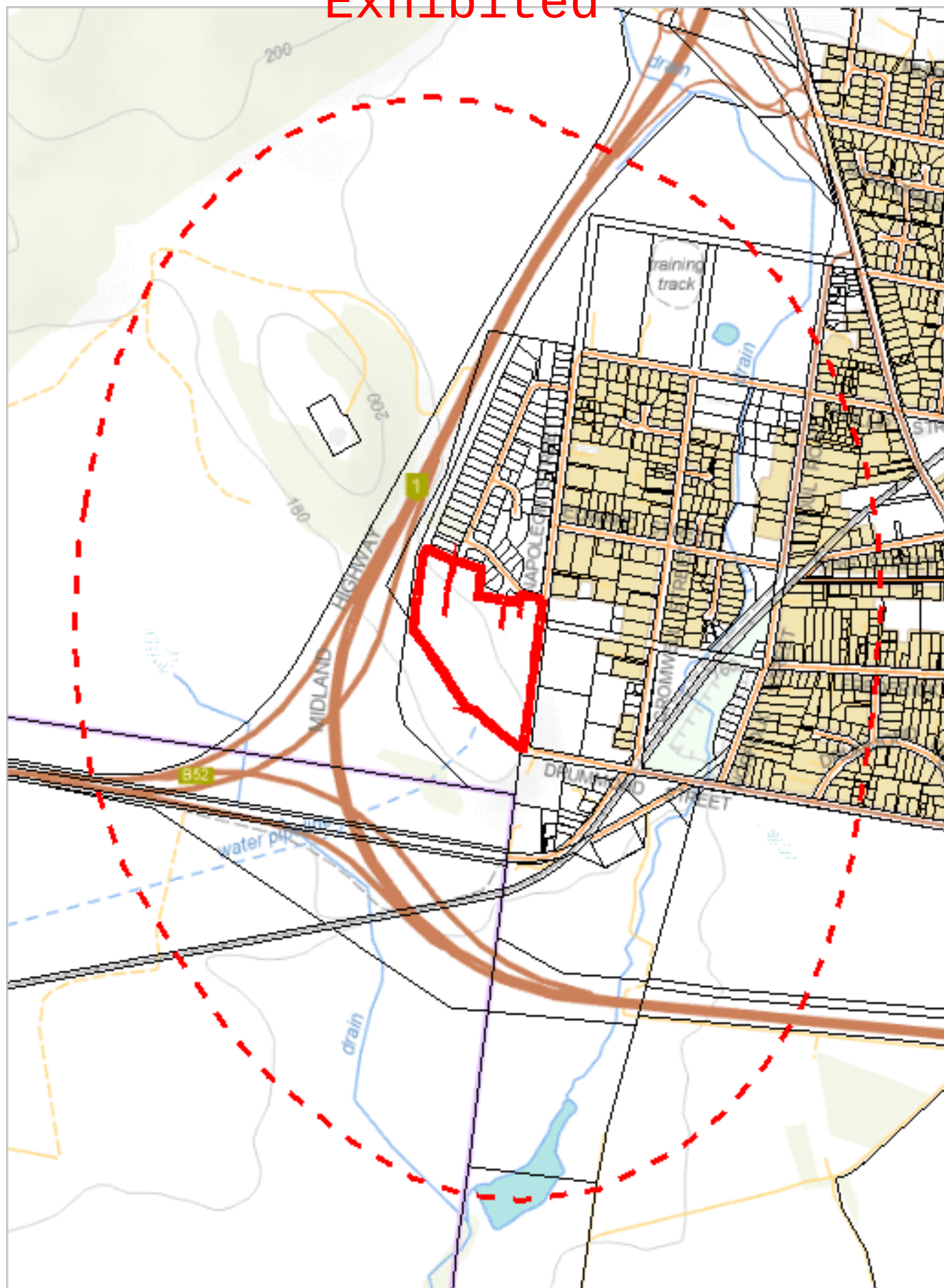
Legend: Cadastral Parcels



Name	Classification	Status	Area (HA)
	Informal Reserve on other public land	Informal Reserve	0.62516656

Exhibited

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



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

Exhibited

Legend: Biosecurity Risk Species

● Point Verified

✍ Line Unverified

● Point Unverified

□ Polygon Verified

✍ Line Verified

□ Polygon Unverified

Legend: Hygiene infrastructure

● Location Point Verified

✍ Location Line Verified

□ Location Polygon Verified

● Location Point Unverified

✍ Location Line Unverified

□ Location Polygon Unverified

Legend: Cadastral Parcels



Exhibited

Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

Generic Biosecurity Guidelines

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

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

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

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles <https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>
- 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



NAPOLEON STREET, PERTH

RESIDENTIAL SUBDIVISION DEVELOPMENT

TRAFFIC IMPACT ASSESSMENT

ADDENDUM JUNE 2026





Napoleon St, Perth Residential Subdivision Development

TRAFFIC IMPACT ASSESSMENT ADDENDUM

■ June 2026

Traffic & Civil Services
ABN 72617648601
1 Cooper Crescent
RIVERSIDE
Launceston TAS 7250 Australia
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Document history and status

Revision	Date issued	Reviewed by	Approved by	Date approved	Revision type
1	11 th Sept 2020	R Burk	R Burk	11 th Sept 2020	Draft
2	13 th Dec 2021	R Burk	R Burk	13 th Dec 2021	Final
3	17 th Dec 2021	R Burk	R Burk	17 th Dec 2021	Final #2
Addendum	13 th June 2026	R Burk	R Burk	13 th June 2026	Addendum

Distribution of copies

Revision	Copy no	Quantity	Issued to
Draft	1	1	Allan Brooks (PDA)
Final	1	1	Allan Brooks (PDA)
Final #2	1	1	Allan Brooks (PDA)
Addendum	1	1	Ashley Brook (6ty)

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Name of document:	Napoleon Street Perth
Document version:	Addendum
Project number:	

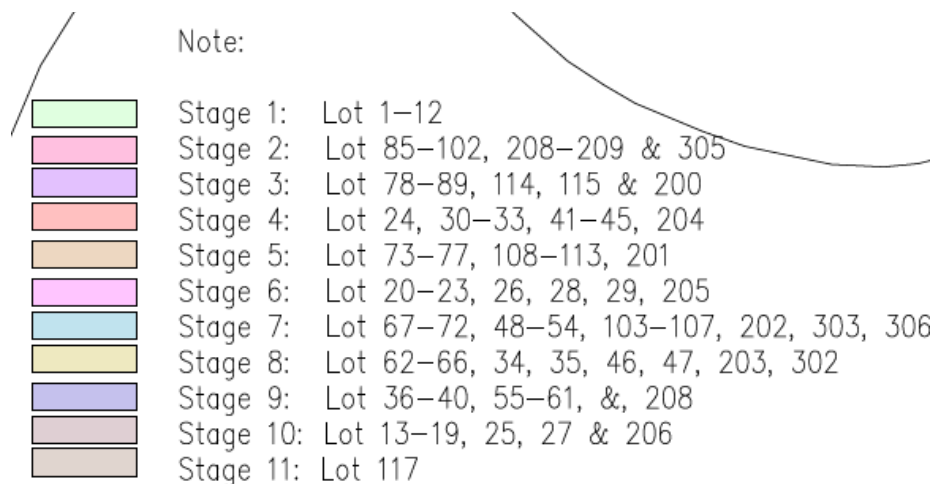


1. Changes since 17th Dec 2021 TIA

1.1 Proposed Development as of 17th Dec 2021

The proposal was to develop the Napoleon Rd property for residential use and subdivide to create 126 lots plus lot#117 with estimated multiple dwelling development for 12 units. See Figures 1a, 1b and 1c for design plans as of 17th Dec 2021.

Figure 1a – Proposed development showing northern junction with Napoleon Street



Any stage to be in any order

All Road Reserve to be a minimum of 18.0m Wide



Figure 1b– Proposed development showing northern junction with Napoleon Street

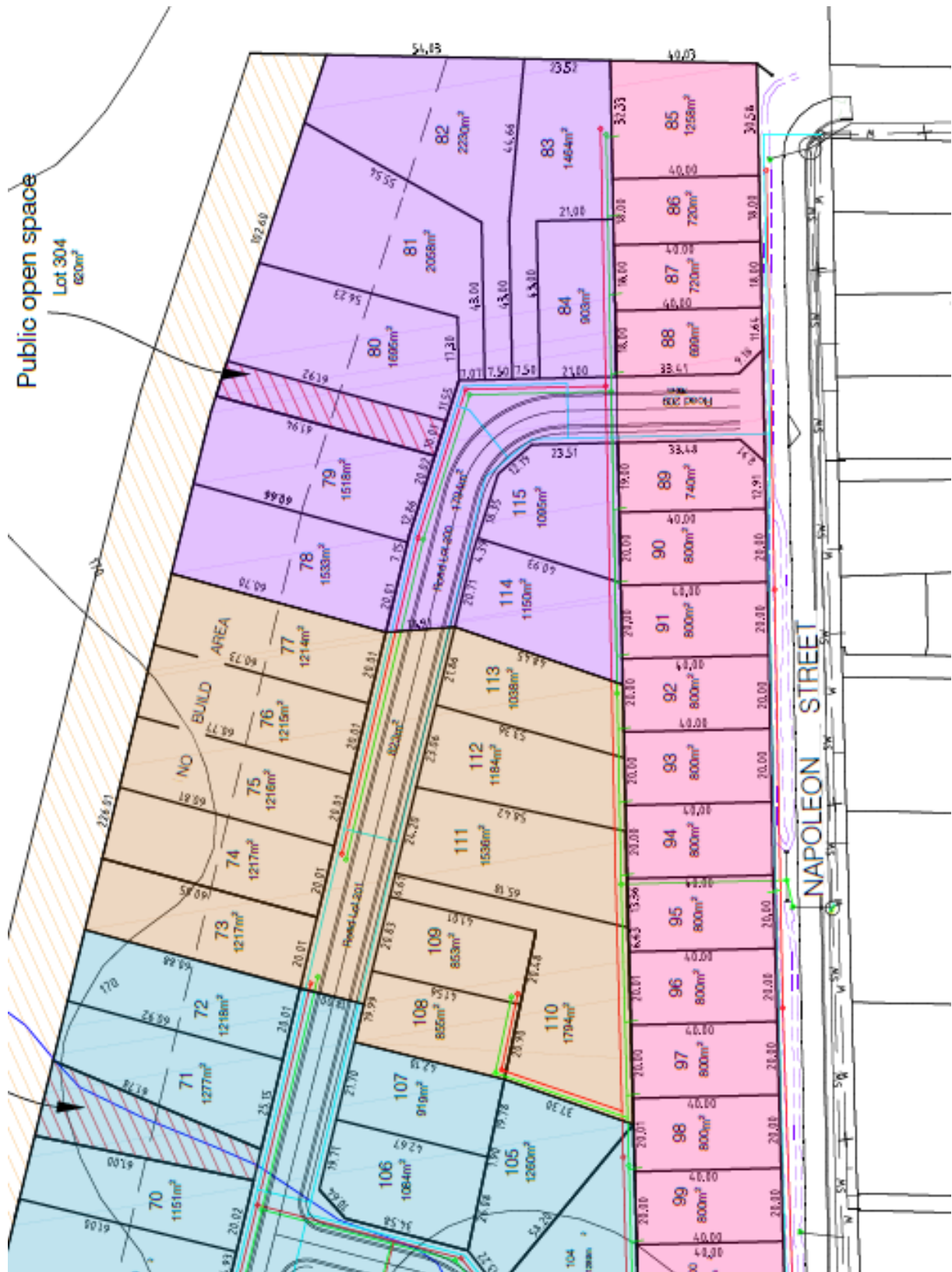
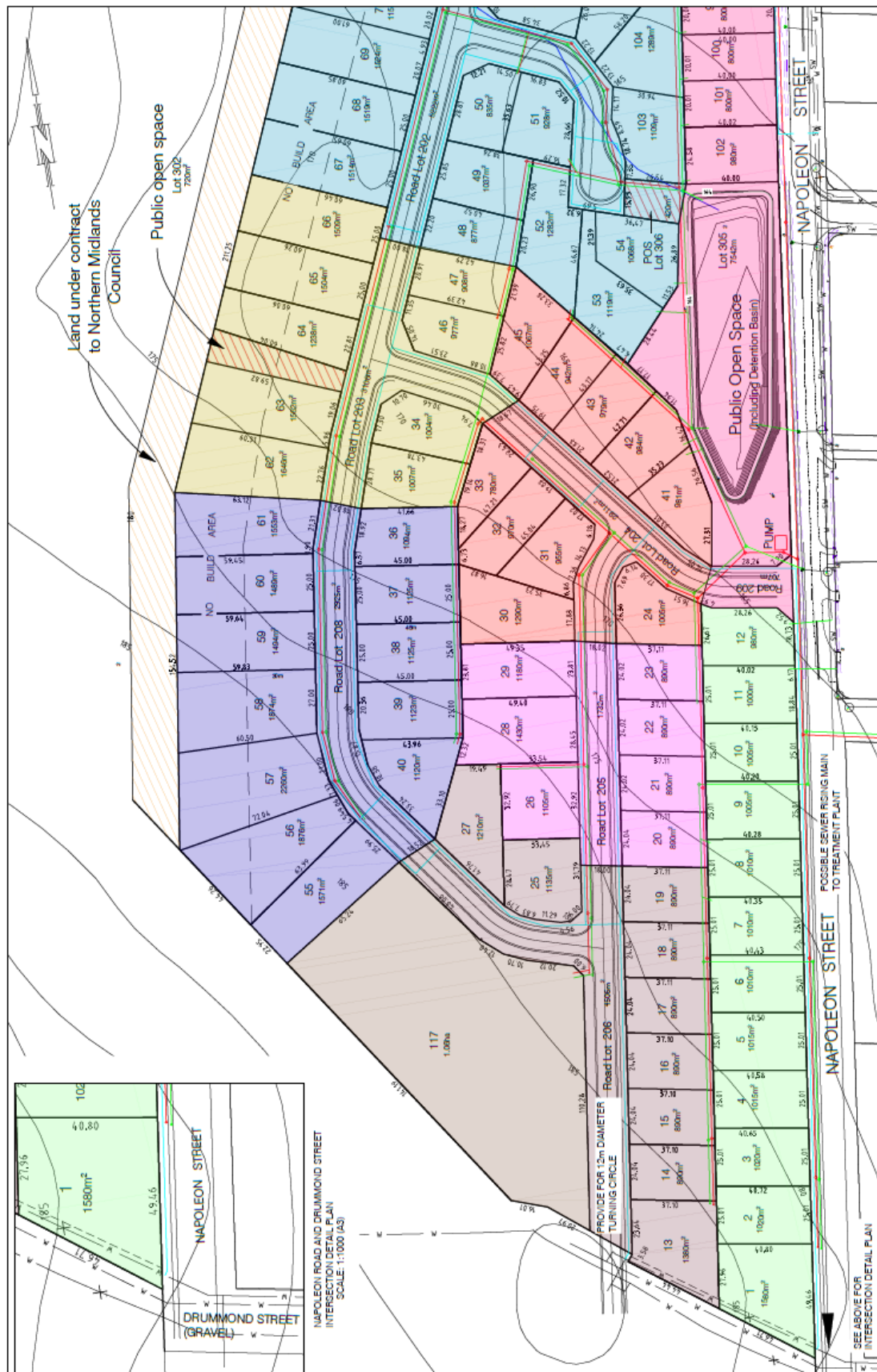


Figure 1c – Proposed development showing southern junction with Napoleon Street



1.2 Current endorsed subdivision proposal plan PLN-22-037-4

The endorsed plan is for 122 lots plus lot#117 with estimated multiple dwelling development for 12 units, see current endorsed subdivision proposal plan PLN-22-037-4 and see Figures 2a, 2b, 2c & 2d.

Figure 2a – Current endorsed subdivision proposal plan PLN-22-037-4

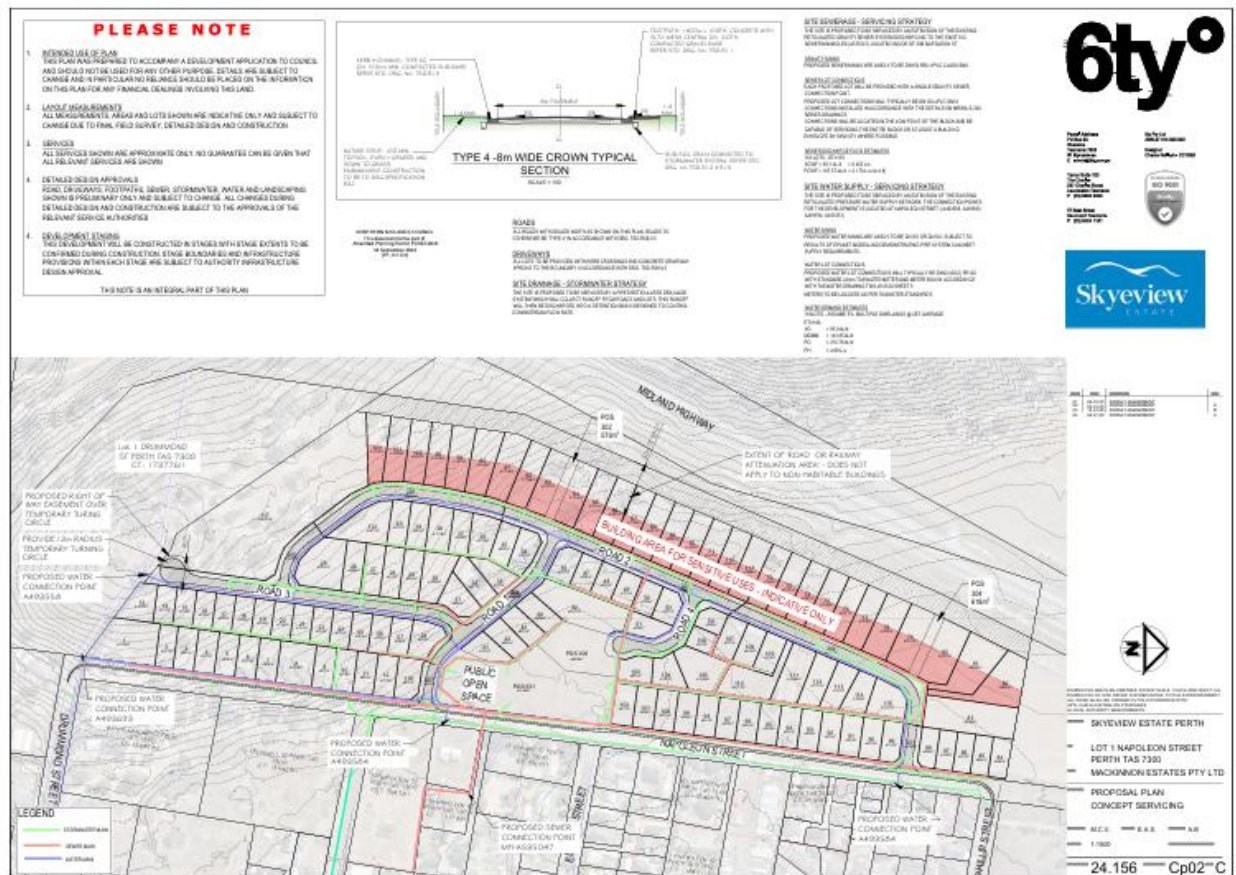




Figure 2b – Current endorsed staging plan PLN-22-037-4

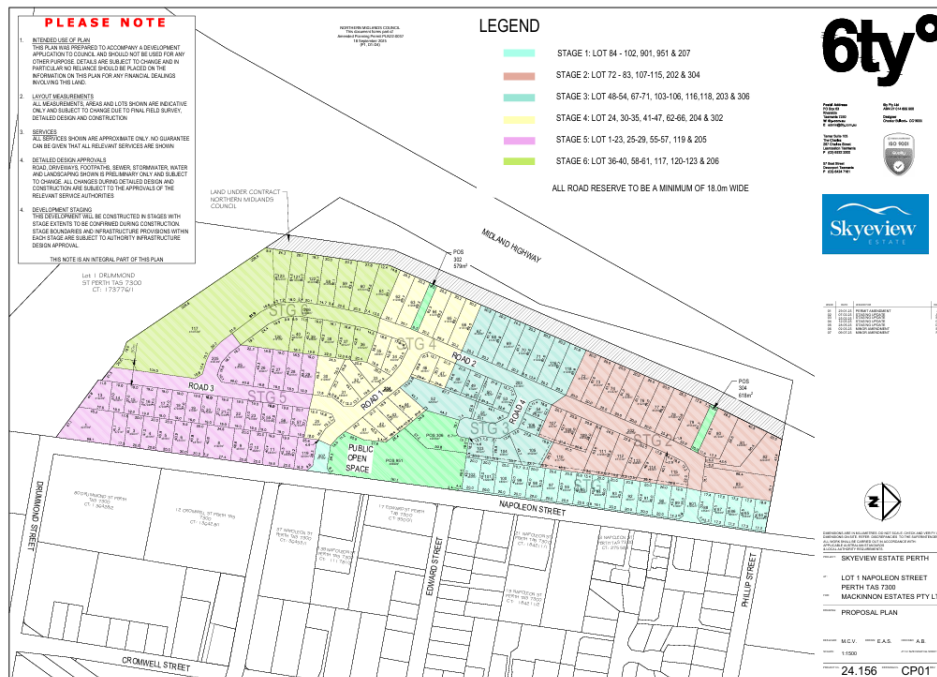


Figure 2c- Extract from current endorsed staging plan PLN-22-037-4

LEGEND

	STAGE 1: LOT 84 - 102, 901, 951 & 207
	STAGE 2: LOT 72 - 83, 107-115, 202 & 304
	STAGE 3: LOT 48-54, 67-71, 103-106, 116, 118, 203 & 306
	STAGE 4: LOT 24, 30-35, 41-47, 62-66, 204 & 302
	STAGE 5: LOT 1-23, 25-29, 55-57, 119 & 205
	STAGE 6: LOT 36-40, 58-61, 117, 120-123 & 206

1.3 Proposed Development as of 11th June 2026

The latest proposal is for re-subdivision of four approved but uncreated lots (Lots 1, 25, 117 and 120) within the final two stages of the subdivision. The proposal will result in a net increase of 22 lots within the overall subdivision. See Figures 3a, 3b, 3c & 3d for latest changes.

Figure 3a – Proposed development additions

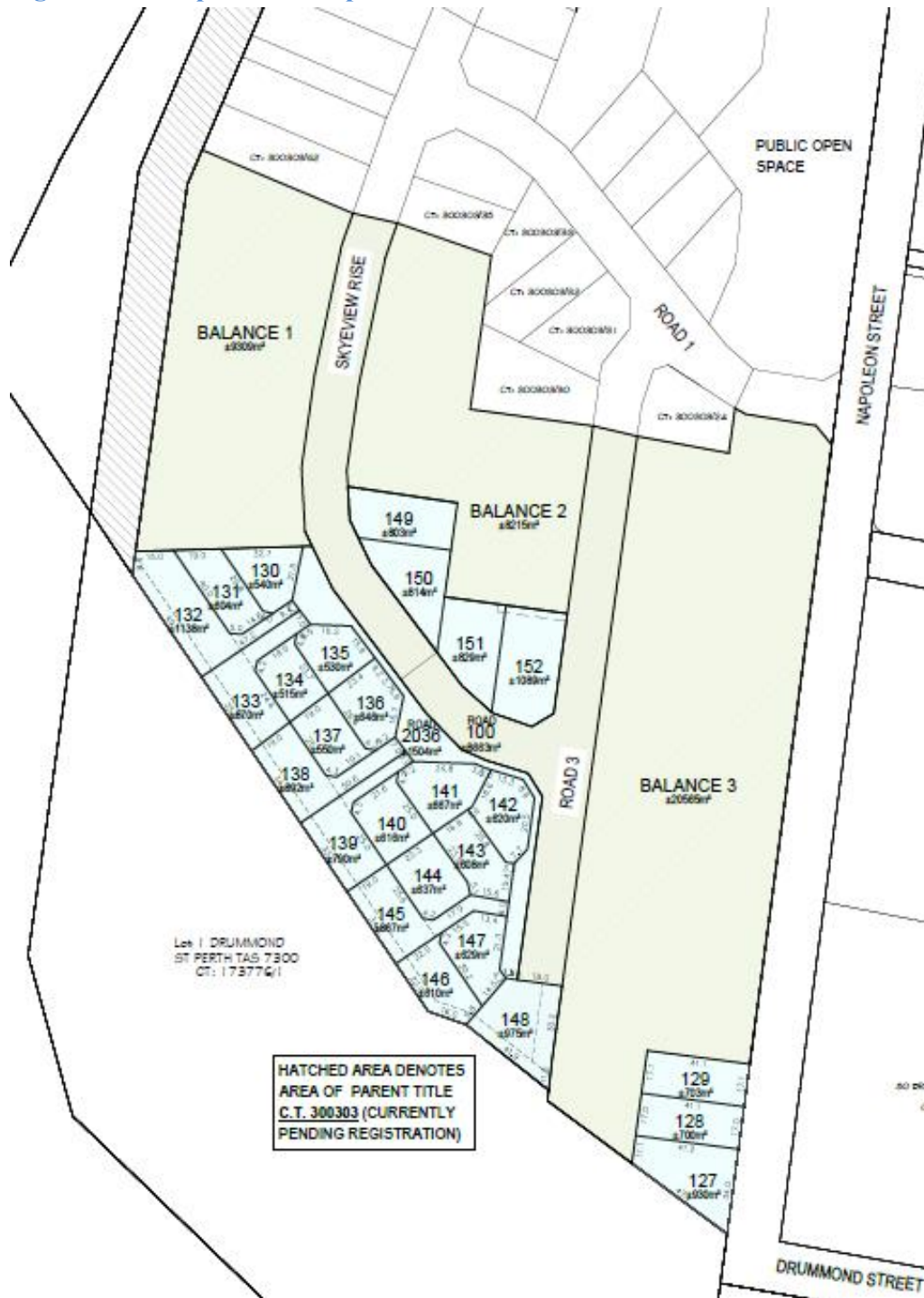


Figure 3b – Proposed development additions

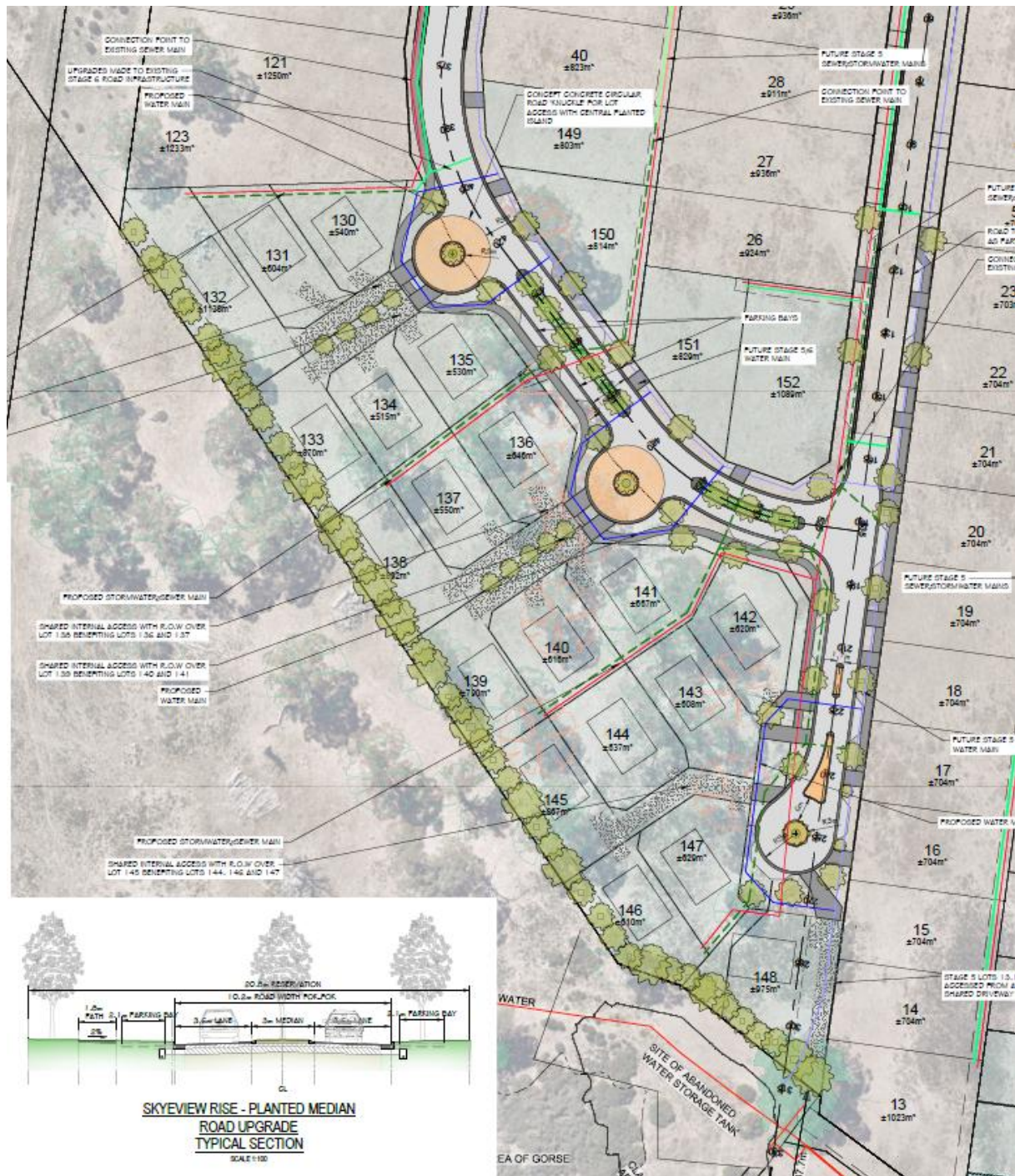


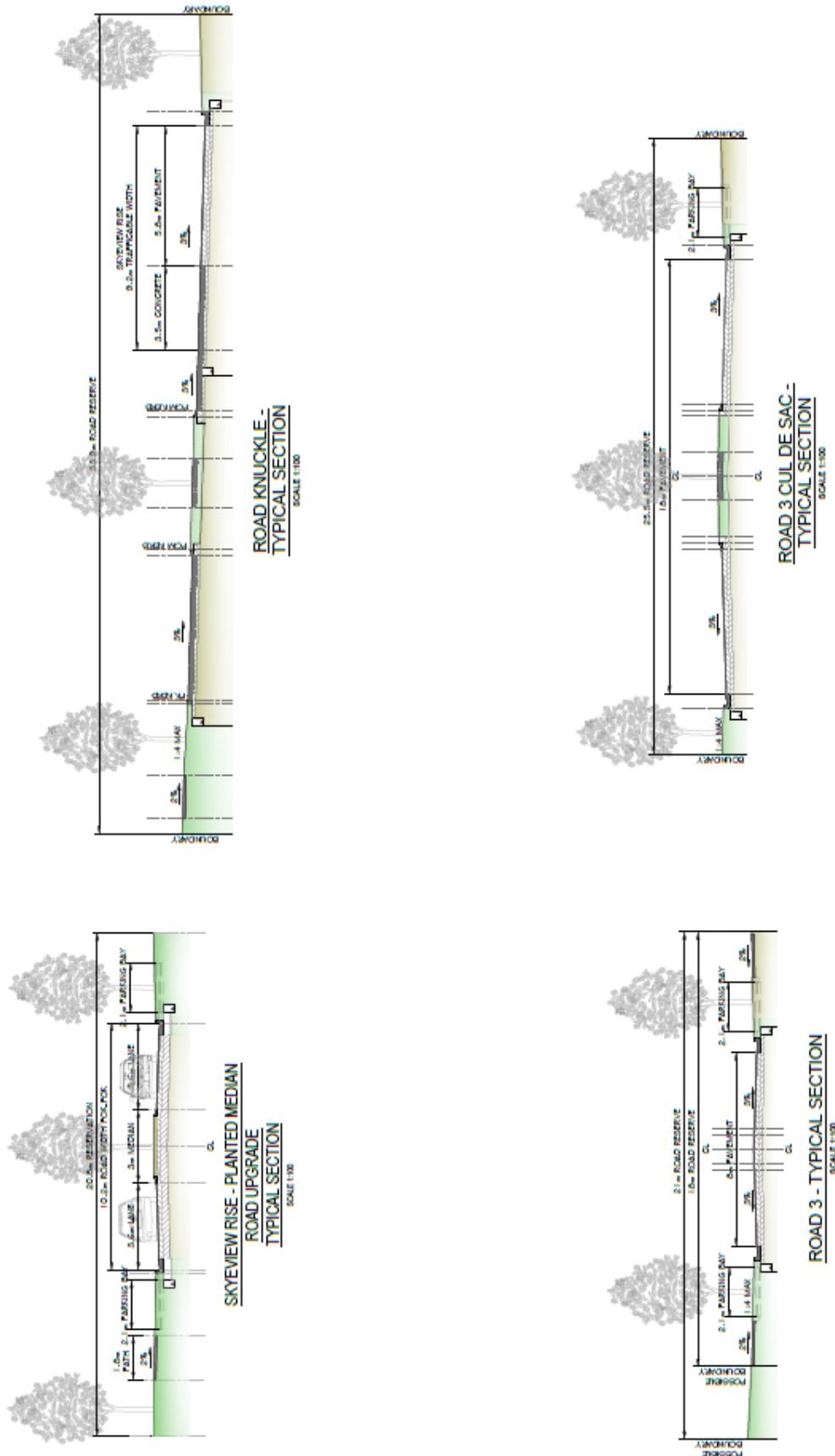


Figure 3c – 8.8m Medium Rigid Vehicle turn path checks





Figure 3d – Proposed Urban Design

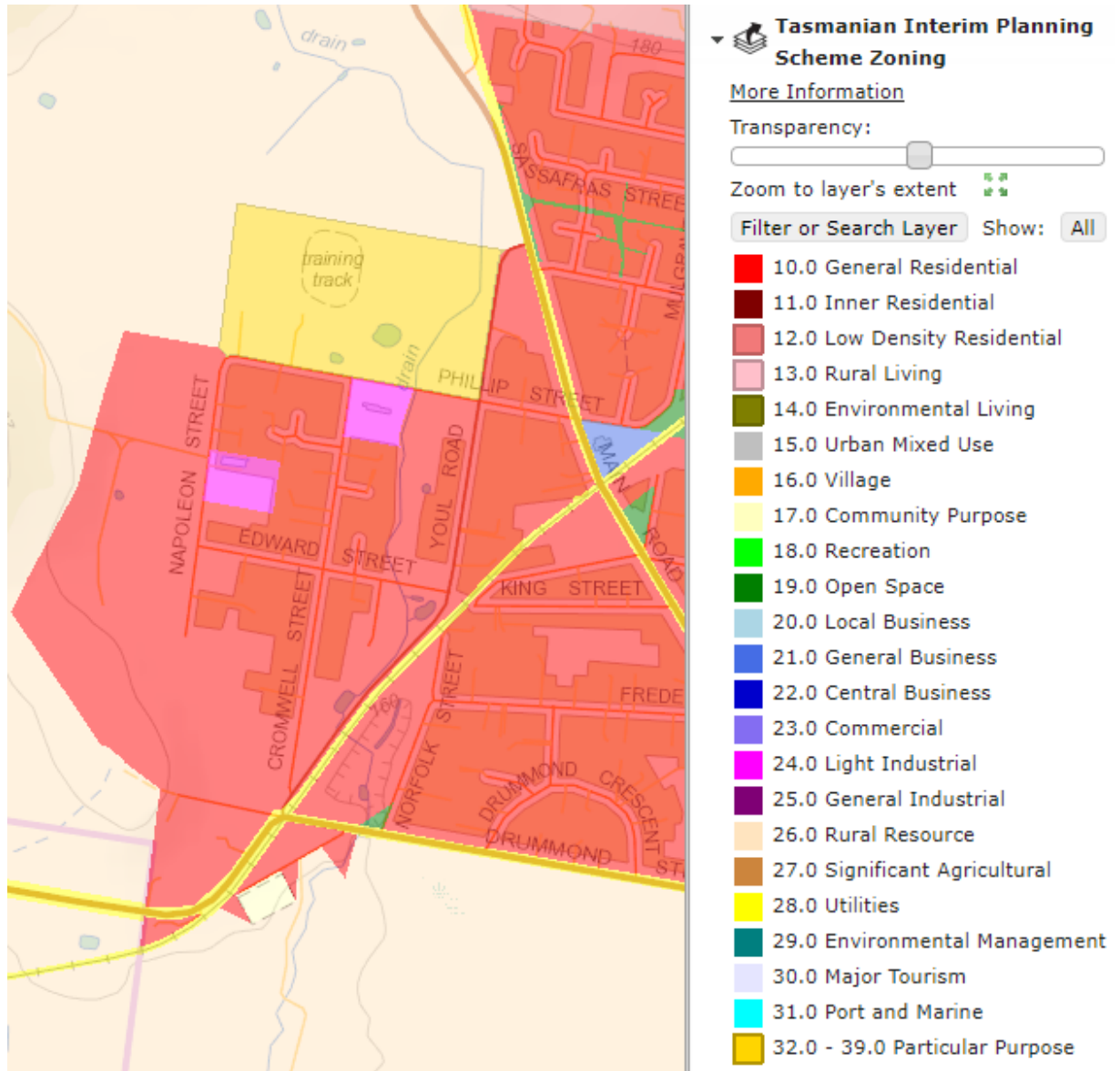




1.4 Planning Scheme as of 17th Dec 2021

Northern Midlands Interim Planning Scheme 2013 land use zoning is shown in Figure 4.

Figure 4 – Proposed development site was zoned General Residential



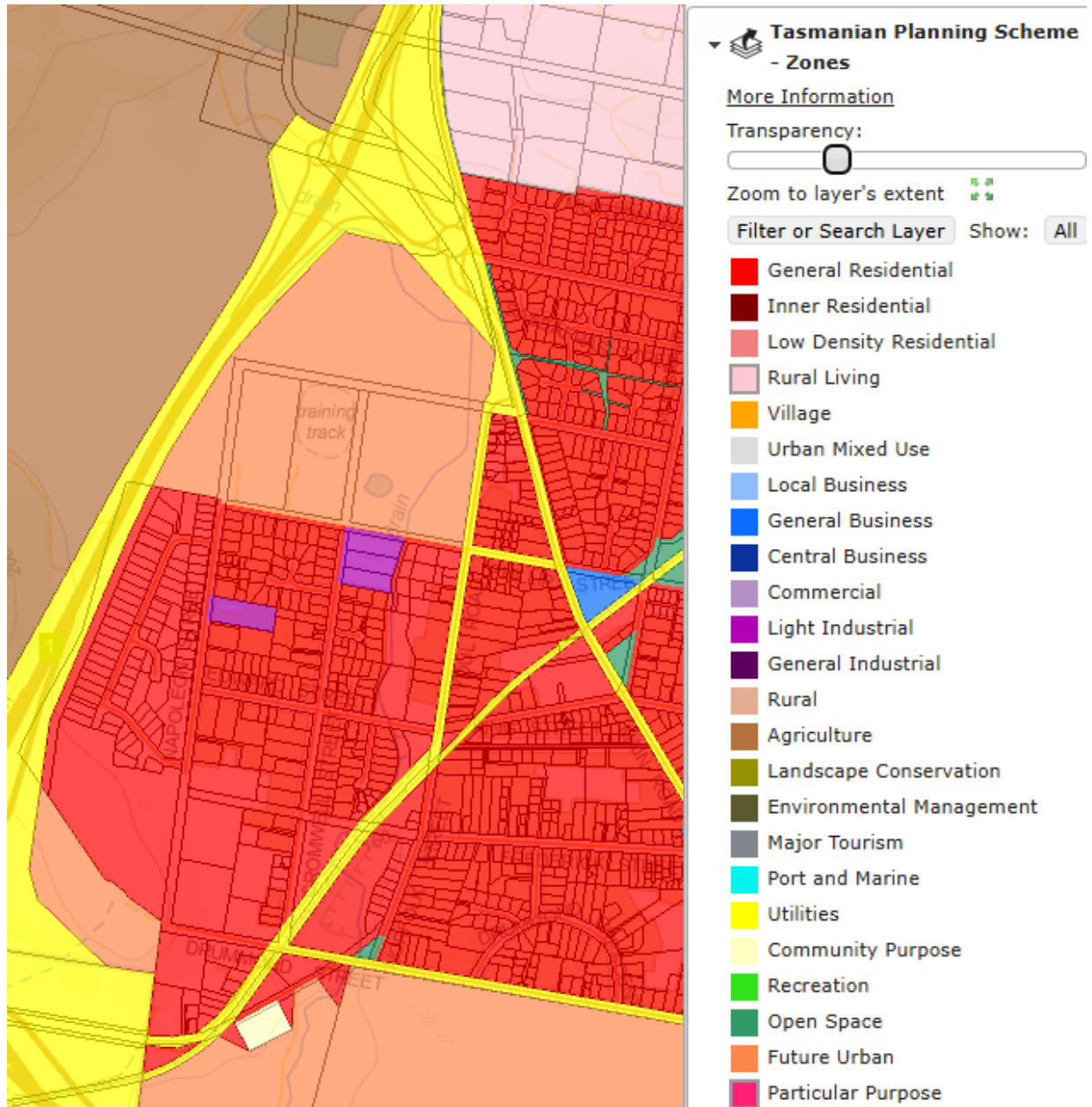
Source: LISTmap



1.5 Planning Scheme as of 11th June 2026

Tasmanian Planning Scheme – Northern Midlands land use zoning is shown in Figure 5.

Figure 5 – Proposed development site is now zoned General Residential



Source: LISTmap



2. Traffic Generation and Assignment

This section of the report describes how traffic generated by the proposal is distributed within the adjacent road network.

2.1 Trip Generation as of 17th Dec 2021

Traffic Generation Rates for Key Land Uses were sourced from the RTA Guide to Traffic Generating Developments 2002.

In aggregate traffic generation was estimated at 1134 vpd and 108 vph, see Figure 6.

2.2 Current endorsed subdivision proposal plan

Traffic Generation Rates for Key Land Uses sourced from the NSW Guide to Transport Impact Assessment 2024 now apply.

In aggregate traffic generation is estimated at 963 vpd and 108 vph, see Figure 6.

2.3 Trip Generation as of 11th June 2026

Traffic Generation Rates for Key Land Uses are now sourced from the NSW Guide to Transport Impact Assessment 2024. Proposed re-subdivision will result in a net increase of 22 lots within the overall subdivision compared to the current endorsed plan.

In aggregate traffic generation is estimated at 1,011 vpd and 114 vph, see Figure 6.

Figure 6 – Reconciliation of projected traffic generation

Residential Development Density	17/12/2021 TIA					Current endorsed staging plan					11/06/2026 TIA Addendum				
	Lots	Rates (RTA Guidelines 2002)		AADT (vpd)	Peak (vph)	Lots	Rates (NSW Guidelines 2024)		AADT (vpd)	Peak (vph)	Lots	Rates (NSW Guidelines 2024)		AADT (vpd)	Peak (vph)
		vpd/lot	vph/lot				vpd/lot	vph/lot				vpd/lot	vph/lot		
Low Density	110	9	0.85	990	93.5	122	7.53	0.835	919	101.9	125	7.53	0.835	941	104.4
Medium Density	16	6	0.6	96	9.6	12	3.67	0.5	44	6.0	19	3.67	0.5	69.7	9.5
High Density	12	4	0.4	48	4.8						0				
Total	138			1134	108	134			963	108	144			1011	114

Forecast future multiple dwelling development potential for lot 117



2.4 Impact of the additional 22 lots & latest traffic rates

While the 2026 proposal involves more lots than originally forecast, the latest traffic generation rates from the NSW Guide to Transport Impact Assessment 2024 are lower.

The net effect is that AADT is reduced and peak hour traffic generation increases from 108 to 114 vph which is a negligible increase.

2.5 Traffic assignment

The proposed lot layout is consistent with original forecast and so traffic assignment is unchanged.

2.6 Impact on Road Network

The proposal has the same impact as estimated in the 2021 TIA, with the same conclusions and recommendations.



3. Tas. Planning Scheme – Northern Midlands

Road and Railway Assets Code C3

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction.

Acceptable Solution A1.1 – For a Category 1 road or a limited access road, vehicular traffic to and from the site will not require:

- (a) A new junction*
- (b) A new vehicle crossing; or*
- (c) A new level crossing*

The adjacent road network accessed by the proposal does not consist of Category 1 or Limited access road. **A1.1 is satisfied.**

Acceptable Solution A1.2 – For a road, excluding a Category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.

The proposal involves 3 new vehicle crossings on Napoleon Street which is a Council Road. This TIA has been prepared to assist Northern Midlands in considering the proposal.

A1.2 is currently not satisfied.

Acceptable Solution A1.3 – Not applicable as no rail network is involved.

Acceptable solution 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*
- (b) Allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road; and*

By 2036 the council roads accessed by the proposal will broadly experience the following estimated traffic increases:

- Napoleon St: 50 to 650 vpd at the Northern and Southern ends.
- Phillip St: 650 to 1,250 vpd at the Western and Eastern ends
- Edward St: 650 to 1,150 vpd at the Western and Eastern ends
- Youl Rd: 100 to 2,200 vpd at the Southern and Northern ends
- Main Rd: 6,000 to 7,050 vpd at the Southern and Northern ends



Main Road is classed as a *Major Road* as it has a through traffic function and high volume of traffic compared to the other Council Road. Accordingly, the Table C3.1 criteria applies for a *major road* with acceptable increase in daily traffic to and from the site being:

- 10% or 10 vpd whichever is greater for light vehicles (i. e less than 5.5m long)
- 10% for heavy vehicles (i. e less than 5.5m long)

Main Road with AADT of 6,000 vpd and projected increase of some 1,050 vpd which does not satisfy Table C3.1.

The other Council Roads are classed as *Other Roads* as they primarily cater for residential access and have a low volume of traffic. Accordingly, the Table C3.1 criteria applies for *other road* with acceptable increase in daily traffic to and from the site being:

- 20% or 40 vpd whichever is greater for light vehicles (i. e less than 5.5m long)
- 20% or 5 vpd for heavy vehicles (i. e less than 5.5m long)

The Council Roads typically experience more than a 600vpd increase in traffic which does not satisfy Table C3.1. **A1.4 is not satisfied.**

Performance Criteria P1: *Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:*

- any increase in traffic caused by the use.*
- the nature of the traffic generated by the use.*
- the nature of the road.*
- the speed limit and traffic flow of the road.*
- any alternative access to a road.*
- the need for the use.*
- any traffic impact assessment; and*
- advice received from the rail or road authority.*

The increases in traffic due to the proposal are within the capacity of the roads to accept. There are no traffic capacity issues at the Napoleon St. junctions or at the Main Rd / Youl Rd junction with all impacted intersections estimated to operate at LOS A beyond 2036.

The nature of the traffic generated by the use is estimated at 98% light vehicles with 2% commercial vehicles e.g 8.8m MRV e.g. Garbage Truck.

The streets impacted are constructed to a high standard.

The General Urban Speed Limit of 50 Km/h applies on all the roads which is consistent with speed management guidelines for urban residential subdivision.



No alternative accesses are available.

The use is consistent with the proposed Land Use zoning for the area as General Residential.

This TIA finds no reason to disallow the proposal due to traffic impacts. In summary there are no traffic safety or capacity issues due to the proposal. **P1 is satisfied.**

Acceptable solution A1.5: Vehicular traffic must be able to enter and leave a major road in a forward direction. A1.5 is satisfied.

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

Acceptable Solution A1

Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use within a road or railway attenuation area, must be:

- (a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building;
- (b) an extension which extends no closer to the existing or future major road or rail network than:
 - (i) the existing habitable building; or
 - (ii) an adjoining habitable building for a sensitive use; or
- (c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the *Noise Measurement Procedures Manual, 2nd edition, July 2008*.

Table C3.2 Acceptable noise levels within a road or railway attenuation area

Roads
The arithmetic average of the A-weighted L10 sound pressure levels for each of the one-hour periods between 6:00am and midnight on any day [L10 (18-hour)] of 63 dB(A).

Habitable buildings (sensitive uses) are not proposed within the Western Line railway attenuation area. **A1 is satisfied.**

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

Acceptable Solution A1

A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.

Proposed building sites are not within the road or railway attenuation areas. **A1 is satisfied.**



4. Recommendations and Conclusions

This traffic impact assessment addendum has been prepared to support the proposed additional urban residential subdivision as shown in Figures 3a,3b,3c & 3d resulting in a net 22 lot increase in urban residential lots in comparison with the current endorsed subdivision proposal plan PLN-22-037-4.

With respect to the original TIA (17Dec 2021), the latest traffic generation guidelines specify lower rates which change estimated traffic generation, see Figure 6 and as follows:

- reduction in the daily traffic from 1,134 vpd to 1,011 vpd i.e a 123 vpd reduction
- slight increase in peak hour traffic from 108 vph to 114 vph i.e a 6 vph increase.

The estimated change in peak hour traffic activity is insignificant and does not change recommendations of the original TIA (17Dec 2021).

Overall, it has been concluded that the proposed development will not create any traffic issues and traffic will continue to operate safely and efficiently along Napoleon Street and the local road network.

Based on the findings of this report and subject to the recommendations above, the proposed development is supported on traffic grounds.

Bushfire Hazard Management Report: Subdivision

Report for: Mackinnon Estates P/L

Property Location: Lot 997 Napoleon Street, Perth

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 12th August 2026
Version: 2



Summary**Client:**

Mackinnon Estates P/L

17.8.2026

Current zoning: General Residential, Tasmanian Planning Scheme
Northern Midlands

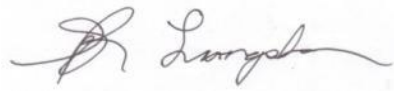
Property**identification:**

CT 300303/997, PID 9285719

Lot 997 Napoleon Street, Perth

Proposal:

A 68 lot and roads subdivision is proposed from an existing title CT 300303/997 at Lot 997 Napoleon Street, Perth.

**Assessment
by:**

Scott Livingston,
Master Environmental Management,
Natural Resource Management Consultant.
Accredited Person under part 4A of the Fire Service Act 1979:
Accreditation # BFP-105.

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VERSION

A 115 subdivision was approved under previous BHMP and subsequent revisions, the southern area covered by this BHMP was part of that BHMP. Given the extensive completion and sealing of titles a new BHMP has been developed to avoid any potential confusion in lot numbering. All provisions applicable to previously approved lots apply.

DESCRIPTION

A 68 lot and roads subdivision in stages is proposed from existing title CT 300303/997, Lot 996 Napoleon Street, Perth.

The subdivision fronts Skyview Rise, Sleat Street and made and unmade sections of Napoleon Street and is /will be serviced by a water reticulated supply.

The property is currently grassland with and a small area of woodland and paddock trees on the southern hill. Surrounding land to the north developed subdivision, the northern portion of land to the east is managed residential land with some larger lots in the southern portion undeveloped and considered grassland. Land to the south is a grassland/woodland mosaic. Land to the west is the POS and considered grassland.

See Appendix 1 for maps and site plan, and appendix 2 for photographs.

BAL AND RISK ASSESSMENT

The land is mapped as Bushfire Prone.

VEGETATION AND SLOPE

lot		North	East	South	West
2~10	Vegetation within 100m of lot boundaries	0-64+m grassland on lots, 64+-100m low threat	0-18m road to be constructed) 18-100m grassland	0-100m grassland on lots	0-100m grassland on lots
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL 12.5			
11,12	Vegetation within 100m of lot boundaries	0-25+m grassland on lots, 25+-100m low threat	0-18m road to be constructed) 18-100m grassland	0-100m grassland	0-100m grassland on lots

Exhibited Received

17.8.2026

	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL 12.5			
13	Vegetation within 100m of lot boundaries	0-100m grassland on lots	0-42m grassland on lots, 42-60m road to be constructed) 60-100m grassland	0-100m grassland on lots	0-100m grassland on lots
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL 12.5			
14~21	Vegetation within 100m of lot boundaries	0-100m grassland on lots	0-42m grassland on lots, 42-60m road to be constructed) 60-100m grassland	0-20+m grassland on lots, 20+-100m grassland	0-100m grassland on lots
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL 12.5			
22, 23	Vegetation within 100m of lot boundaries	0-100m grassland on lots	0-42m grassland on lots, 42-60m road to be constructed) 60-100m grassland	0-20+m grassland on lots, 20+-100m grassland	0-100m grassland on lots
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL Low			
26, 27 28	Vegetation within 100m of lot boundaries	0-20+m grassland on lots, 20+m - 100m low threat	0-100m grassland on lots,	0-100m grassland on lots,	0-100m grassland on lots
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL Low			
29	Vegetation within 100m	0-100m low threat	0-100m grassland on lots,	0-100m grassland on lots,	0-100m grassland on lots

Exhibited Received

17.8.2026

	of lot boundaries				
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL Low			
36	Vegetation within 100m of lot boundaries	0-100m low threat	0-100m low threat	0-100m grassland on lots,	0-80m grassland on lots, 80-100m grassland
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL Low			
37~40	Vegetation within 100m of lot boundaries	0-25+m grassland on lots, 25+ -100m low threat	0-100m low threat	0-100m grassland on lots,	0-80m grassland on lots, 80-100m grassland
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL Low			
55~56	Vegetation within 100m of lot boundaries	0-25+m grassland on lots, 25+-100m low threat	0-42m grassland on lots, 42-60m road to be constructed) 60-100m grassland	0-100m grassland on lots,	0-100m grassland on lots
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL Low			
57	Vegetation within 100m of lot boundaries	0- 100m low threat	0-42m grassland on lots, 42-60m road to be constructed) 60-100m grassland	0-100m grassland on lots,	0-100m grassland on lots
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL Low			

Exhibited Received

17.8.2026

58~60	Vegetation within 100m of lot boundaries	0- 25+ grassland on lots, 25+ 100m low threat	0-100m grassland on lots,	0-100m grassland on lots,	0-100m grassland
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL 12.5/ BAL19			
61	Vegetation within 100m of lot boundaries	0- 100m low threat	0-100m grassland on lots,	0-100m grassland on lots,	0-100m grassland
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL 12.5/ BAL19			
119	Vegetation within 100m of lot boundaries	0-25+m grassland on lots, 25+-100m low threat	0-18m road to be constructed) 18-100m grassland	0-100m grassland	0-100m grassland on lots
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL 12.5			
12, 122,123	Vegetation within 100m of lot boundaries	0-100m grassland on lots,	0-100m grassland on lots,	0-25+m grassland on lots, 25+-100m woodland	0-100m grassland
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL 12.5/ BAL19			
127	Vegetation within 100m of lot boundaries	0-100m grassland on lots,	0-18m road to be constructed) 18-100m grassland	0-100m grassland	0-50m grassland,50-100m woodland
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat

Exhibited Received

17.8.2026

	BAL Rating with HMA and setbacks	BAL 12.5/ BAL 19			
128,129	Vegetation within 100m of lot boundaries	0-64+m grassland on lots, 64+-100m low threat	0-18m road to be constructed) 18-100m grassland	0-100m grassland on lots	0-40m grassland on lots, 40-90m grassland,90-100m woodland
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL 12.5			
		Northeast	Southeast	Southwest	Northwest
130, 131	Vegetation within 100m of lot boundaries	0-100m grassland on lots	0-100m grassland on lots	0-20m grassland on lots, 20-100m woodland	0-100m grassland on lots
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL 12.5			
132, 133	Vegetation within 100m of lot boundaries	0-100m grassland on lots	0-100m grassland on lots	0-100m woodland	0-100m grassland on lots
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL 12.5/ BAL 19			
134-137	Vegetation within 100m of lot boundaries	0-100m grassland on lots	0-100m grassland on lots	0-20+m grassland on lots, 20+-100m woodland	0-100m grassland on lots
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL 12.5			
138, 139	Vegetation within 100m of lot boundaries	0-100m grassland on lots	0-100m grassland on lots	0-100m woodland	0-100m grassland on lots

Exhibited Received

17.8.2026

	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL 12.5/ BAL 19			
140~144	Vegetation within 100m of lot boundaries	0-100m grassland on lots	0-100m grassland on lots	0-20+m grassland on lots, 20+-100m woodland	0-100m grassland on lots
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL 12.5			
145,146, 148	Vegetation within 100m of lot boundaries	0-100m grassland on lots	0-100m grassland on lots	0-100m woodland	0-100m grassland on lots
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL 12.5/ BAL 19			
149~152	Vegetation within 100m of lot boundaries	0-100m grassland on lots	0-100m grassland on lots	0-100m grassland on lots	0-100m grassland on lots
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/flat	upslope/flat
	BAL Rating with HMA and setbacks	BAL 12.5			

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and management of land within the subdivision and have also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, a 30m no build zone has been applied to the western boundary as per plan of subdivision other building constraints such as topography have not been considered.

Exhibited Received

17.8.2026

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

BUILDING SETBACKS



Figure 1: Proposed Lots and building areas

HAZARD MANAGEMENT AREA

All land within developed lots and roads must be maintained as low threat from sealing of titles. Adjacent lots during staging must be maintained for distances shown in diagrams below as low threat vegetation from sealing of titles for any lot and maintained in perpetuity. The stages shown below should be considered indicative only and may be adapted as required for any changes to sequencing.

LANDSCAPING

17.8.2026

The vegetated strip (5m) shown along the southwestern boundary of the subdivision must be managed as low threat and planting to be low flammability species.

Flammability may be checked against

Safer Gardens: Plant Flammability & Planning For Fire by Lesley Corbett or Plant Selection

Key CFA: www.cfa.vic.gov.au/plan-prepare/how-to-prepare-your-property/landscaping/plant-selection-key or similar resources.

Street trees were planted as individual specimen trees, as not adjoining an area of bushfire prone vegetation may be of any species without a low flammability requirement, final location and species selection and management should ensure trees do not encroach road horizontal or vertical clearances.

BINDING AGREEMENT

A binding agreement must be in place for the management in perpetuity by the landowner of fuels on CT 173776/1. All land within 5 m of lots, 13, 127132,133,138,139,145,146 & 148, must be maintained as low threat, and land within 10m of those lots managed as no higher than grassland.

Where council does not enter into a Part 5 agreement that would satisfy acceptable solutions C13.6.1.A1(c) an easement on the relevant title (173776/1) that clearly defines the requirement for maintenance in perpetuity on an external Hazard Management Area and the responsible entity for that maintenance it is considered to meet C13.6.1.P1 in relation to Acceptable solutions A1 c, where all other conditions of acceptable solution a & b are met.

17.8.2026

Staging shown below is indicative only and changes in staging will not affect the BHMP provided hazard management is applied to any sealed lots.



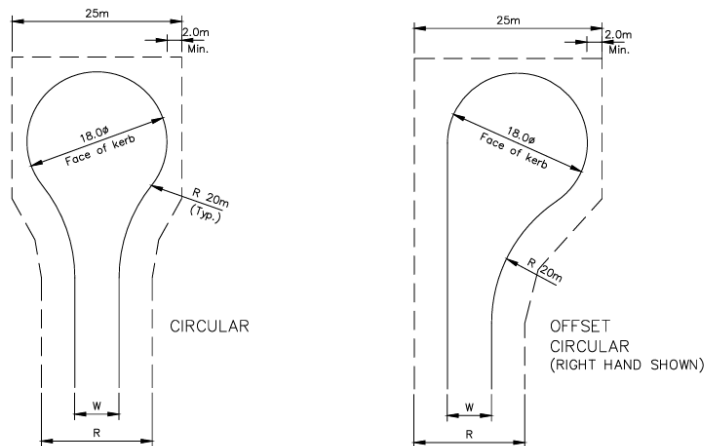
Figure 2: Indicative Staged HMA,

ROADS

Subdivision roads within bushfire prone areas must comply with the relevant elements of Table C13.1 Tasmanian Planning Scheme. The terminus of roads must have a 9m radius turn provision (LGAT Standard Residential. Temporary turn heads must be installed for the terminus of any staged road; these may be gravelled with no kerb requirement. Fire appliances can are able to park within 30m of hydrants without out entering restricted “knuckles” or laneway to lots 13, 14, 15 on proposed roads and these may be constructed to lower than Bushfire Prone Area Code Road specifications. Road “knuckles”, teardrop turn head and laneway must have no parking signage.

Table C13.1 Standards for Roads

Element		Requirement
A.	Roads.	Unless the development standards in the zone require a higher standard, the following apply:
		(a) two-wheel drive, all-weather construction;
		(b) load capacity of at least 20 tonnes, including for bridges and culverts;
		(c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;
		(d) minimum vertical clearance of 4m;
		(e) minimum horizontal clearance of 2m from the edge of the carriageway;
		(f) cross falls of less than 3 degrees (1:20 or 5%);
		(g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;
		(h) curves have a minimum inner radius of 10m;
		(i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7m in width;
		(j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and
		(k) carriageways less than 7m wide have ‘No Parking’ zones on one side, indicated by a road sign that complies with <i>Australian Standard, AS 1743-2001 Road signs-Specifications</i> .



NOTES

- The general layout and dimensions accommodate the wheelpaths for a:
 - Single Movement Turn by a design car – turning circle 12.0m
 - Three Point Turn by a design service vehicle – 8.8m long
- The road pavement shown represents the:
 - extent of pavement construction (No barrier kerbs).
 - face of kerb (barrier kerb type).
 - The minimum 2.0m clearance from the extent of the turning head to the road reserve boundary provides for service conduits, signage, vehicle overhang, pedestrian movement etc.
- Refer Sheet TSD-R06 for:
 - Road width (W) face of kerb to face of kerb.
 - Road reserve width (R)

Figure 3: LGAT Standards, 9m radius turn

PROPERTY ACCESS

Access to a habitable building must comply with the relevant elements of table C13.2. No access is required to water supply points (hydrants) and Element A no design or construction requirements apply for property access

FIRE FIGHTING WATER SUPPLY

The subdivision will be serviced by a reticulated supply. New hydrants must meet the requirements of table C13.4 prior to sealing of titles for any serviced lot.

Building all proposed is within 120m hose lay of likely hydrants.

Table C13.4 Reticulated Water Supply for Fire Fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: - the building area to be protected must be located within 120m of a fire hydrant; and - the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Design criteria for fire hydrants.	The following requirements apply: - fire hydrant system must be designed and constructed in accordance with <i>TasWater Supplement to Water Supply Code of Australia, WSA 03-2011-3.1 MRWA 2nd edition</i>; and - fire hydrants are not installed in parking areas.
C.	Hardstand.	A hardstand area for fire appliances must be provided: - no more than 3m from the hydrant, measured as a hose lay; - no closer than 6m from the building area to be protected;

		(c) with a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.
--	--	---

CONCLUSIONS

A 68 lot and subdivision is proposed from an existing title CT 300303/997 at Lot 996 Napoleon Street, Perth. The area is mapped as bushfire prone.

There is sufficient area on all lots to provide for a BAL 19 or lower building area for any future habitable buildings. Hazard management areas must be provided during development such that lots retain their eventual BAL rating. During staged development within the subdivision and adjacent to developed lots must be managed as low threat vegetation.

For any stage compliant (table C 13.4) water supply (hydrants) must be in place prior to sealing of titles. Staged roads must have turn heads at any terminus.

Roads must be constructed to the standards of table C13.1 with the exception of restricted “knuckles” or the laneway to lots 13, 14, 15 these may be constructed to lower than Bushfire Prone Area Code Road specifications. Road “knuckles”, teardrop turn head and laneway must have no parking signage. Turn heads must be to at least LGAT Standards for residential roads. These requirements are considered to meet C13.6.2 P1.

A binding agreement must be in place for the management in perpetuity by the landowner of fuels on CT 173776/1. All land within 5 m of lots, 13, 127132,133,138,139,145,146 & 148, must be maintained as low threat, and land within 10m of those lots managed as no higher than grassland. The agreement must be in place prior to sealing of titles for any of those lots. The binding agreement is considered to meet C13.6.1.P1 in relation to Acceptable solutions A1 c, all other conditions of acceptable solution a & b are met and therefore C13.6.1.P1 is considered to be met.

The vegetated strip (5m) shown along the southwestern boundary of the subdivision must be managed as low threat and planting to be low flammability species in accordance with HMA provisions of the BHMP. Street trees were planted as individual specimen trees, and not adjoining an area of bushfire prone vegetation may be of any species without a low flammability requirement, final location and species selection and management should ensure trees do not encroach road horizontal or vertical clearances.

REFERENCES

Tasmanian Planning Scheme

Standards Australia. *AS 3959-2018 Construction of Buildings in Bushfire Prone Areas*

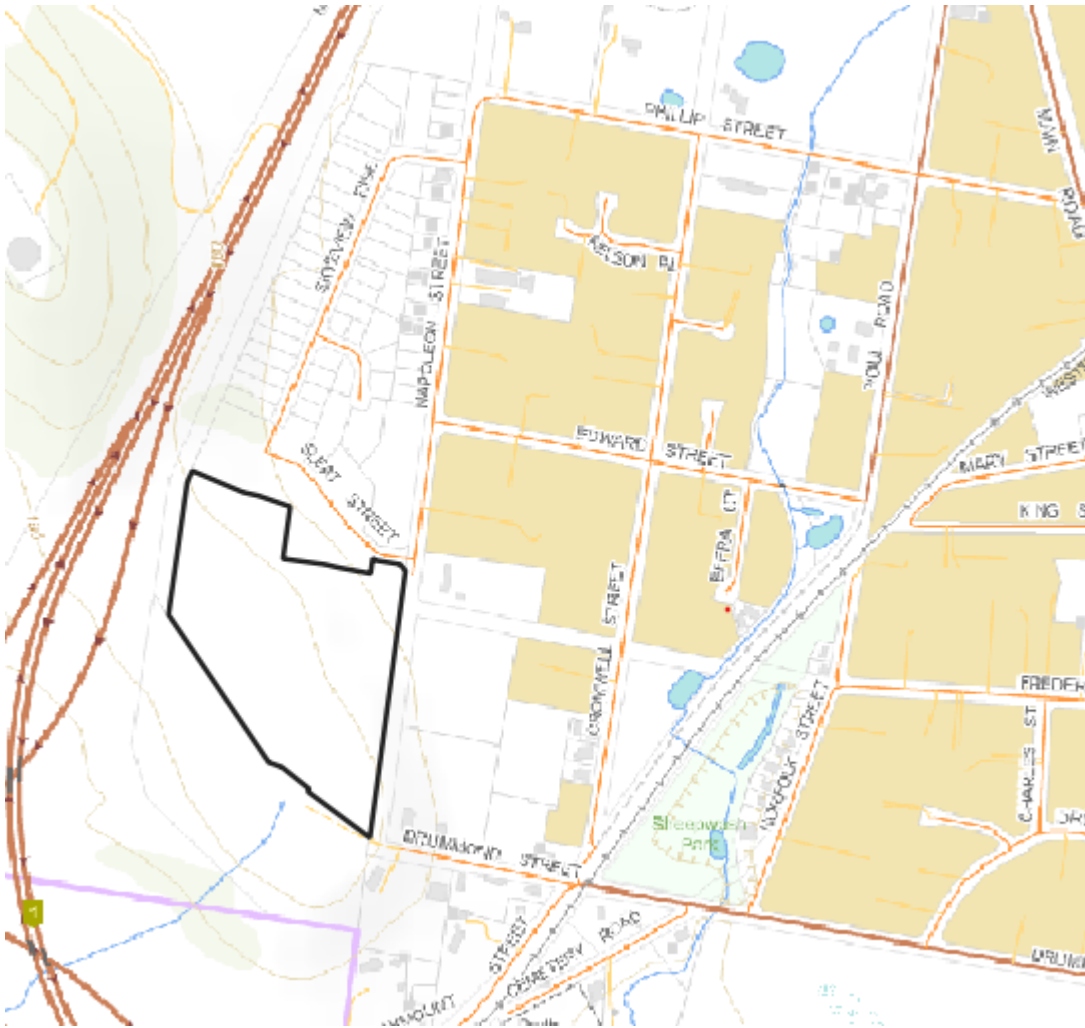


Figure 4: Location existing title in blue



Figure 5: Aerial Image

17.8.2026

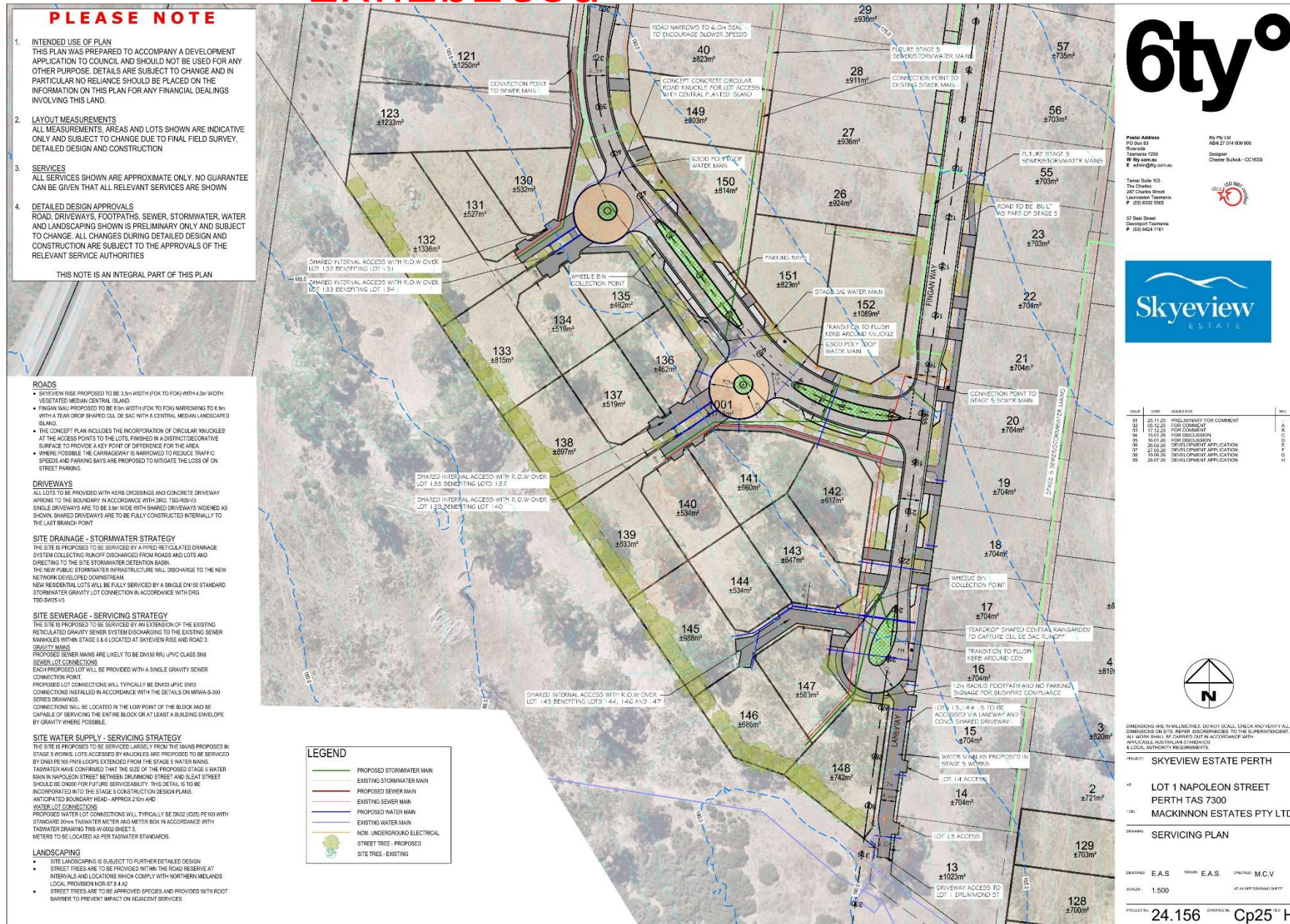


Figure 6: Proposed Subdivision Plan



Figure 7: south along Napoleon Street



Figure 8: south west across lots

Exhibited

Received

17.8.2026

Bushfire Hazard Management Plan:

Construction: BAL 19 / Bal 12.5, BAL Low as shown

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959.

Building setbacks / BAL ratings apply to habitable buildings (Class 1, 2 3, 8 or 9) and class 10a buildings within 6m of a habitable building. No specific construction requirements for outbuildings fire separated from the habitable building in accordance with as-3959 clause 3.2 or with greater than 6m separation from the habitable building

Proposed Development	68 lot and roads Subdivision
Plan of Subdivision	6TY
Property Owner	Mckinnon Estates Pty Ltd
Address	Lot 996 Napoleon Street Perth
CT	300303/997
PID	9285719
Binding Agreement	CT 173776/1.

Hazard Management Area

all land within the subdivision , or shown as developed lot, road or HMA during staging must be managed as low threat vegetation. Any balance to be managed s no higher than grassland

A binding agreement must be in place for the management in perpetuity by the landowner of fuels on CT 173776/1. All land within 5 m of lots, 13, 127, 132, 133, 138, 139, 145, 146 & 148, must be maintained as low threat, and land within 10m of those lots managed as no higher than grassland . The agreement must be in place prior to sealing of titles for any of lots 13, 127, 132, 133, 138, 139, 145, 146 & 148.

Maintenance of hazard management area

- maintain in a minimal fuel condition in perpetuity, ensuring fuels are reduced sufficiently and other hazards are removed such that the fuels & other hazards do not significantly contribute to the bushfire attack.
 - limited amounts of low flammability plants are acceptable within the hma; Including maintained lawn, low growing plants & ground covers, low flammability ornamental gardens, vegetable gardens and the like.
 - Do not plant adjacent to walls & decks or directly under glazed elements.
 - regularly remove ground fuels such as fallen branches, sticks, leaves, bark, lawn clippings etc.
 - maintain lawn to a height less than 100mm
- Grassland may have tree cover less than 5% and unmown grass
- Do not use pine bark and other flammable mulch.
 - Thin-out understory vegetation and prune low-hanging tree branches.
 - Prune trees to maintain horizontal separation between canopies.
 - selectively position trees and shrubs to create discontinuous rows and clumps.
 - minimise storage of flammable materials such as firewood and building materials.
 - Clear accumulated leaves and other debris from roof gutters

See page 2 for staging, roads and water supply



This BHMP has been prepared to satisfy the requirements of the *Tasmanian Scheme*, This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report Lot 996 Napoleon Street Perth , Livingston Natural Resource Services

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 12/5/2025

SRL26/15S

Scott Livingston



Page 1 of 2

Page 1 of 31

17.8.2026

Public access

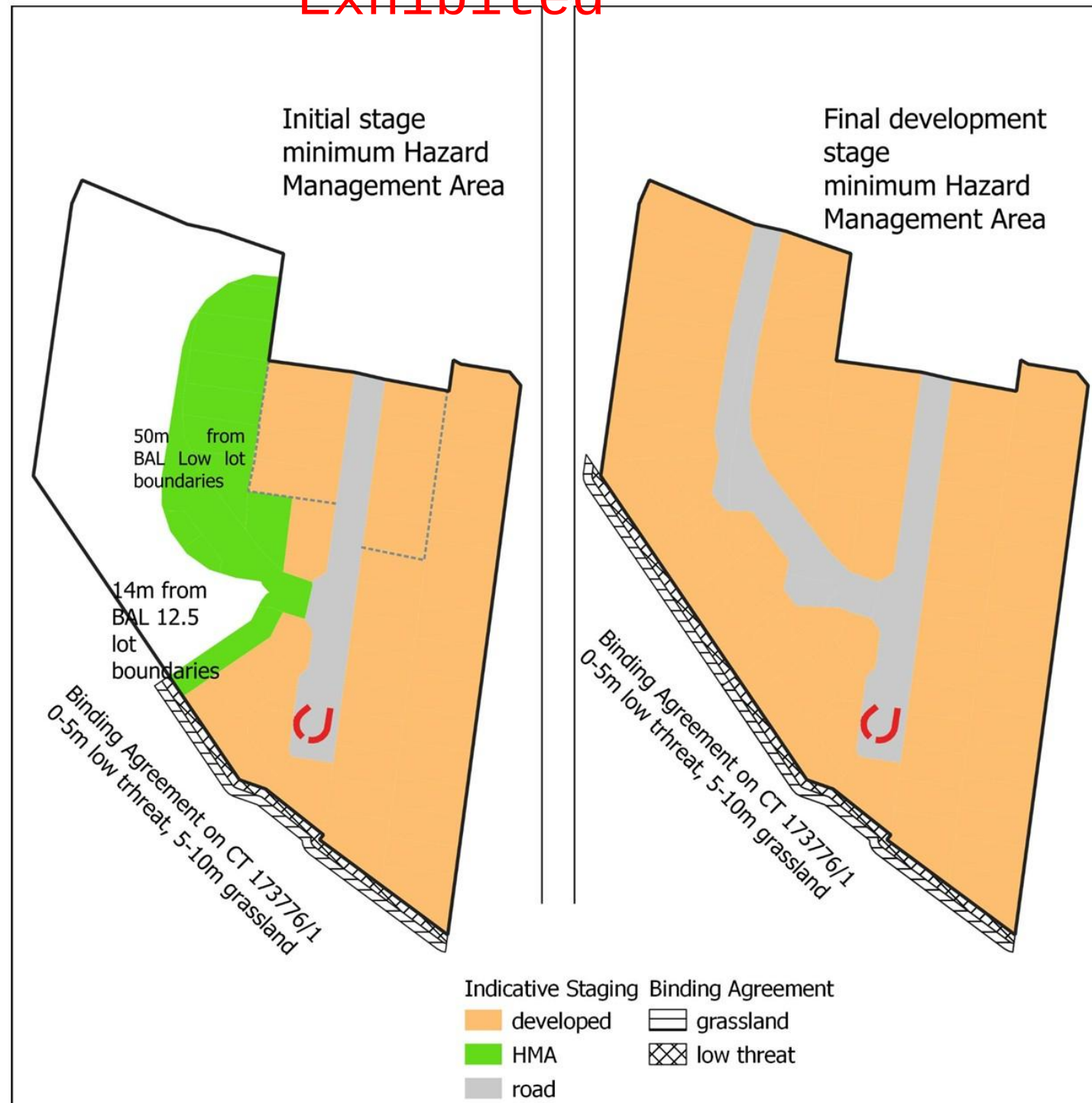
- construct public access with 7m wide, two wheel drive, all weather construction carriageway (may be split lanes), road "knuckles" and lane way to lots 13-15 may have reduced width (3.6m. Teardrop cul de sac head, and laneway must have no parking signage on at least 1 side. terminating at each stage in a 9m or greater radius turning head, · load capacity shall be greater than 20 tonnes (inc. Bridges and culverts).
- Cross fall less than 3°, dips less than 7°,
- Curves min.10m inner radius.
- 10° max. Gradient for unsealed roads and 15° max. Gradient for sealed roads.
- keep clear of vegetation and other obstructions 0.5m either side and 4m above carriageway.
- at any stage of the subdivision all lots within that stage must be provided with access to the public road.

Property Access

No design or construction requirements apply.

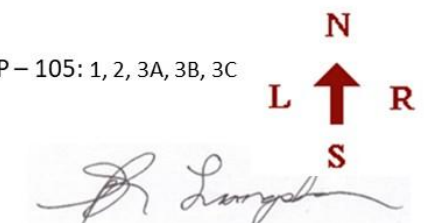
Water supply for firefighting

- install hydrants as necessary to provide for max.120m hoselay to the furthest point of all lots.
- hydrant system to be designed and constructed in accordance with taswater supplement to water supply code wsa 03-2011-3.1 mrwa edition 2 and not within parking areas.
- at any stage of the subdivision the furthest part of all lots within that stage are to be within 120m of a fire hydrant measured as a hoselay



Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 12/5/2025

SRL26/15S



BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

Lot 996 Napoleon Street, Perth

Certificate of Title / PID:

CT 300303/997, PID 9285719

2. Proposed Use or Development

Description of proposed Use and Development:

68 lot and roads subdivision from 1 existing title

Applicable Planning Scheme:

Tasmanian Planning Scheme Northern Midlands

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report, Lot 996 Napoleon Street, Perth v2	Scott Livingston	12/8/2026	2
Bushfire Hazard Management Plan, Lot 996 Napoleon Street, Perth v2	Scott Livingston	12/8/2026	2
Plan of Subdivision	6TY	27/7/2026	

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

☐	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
☐	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
☐	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☒	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
☐	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☐	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as ‘balance’)
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement C13.6.1.P1 is considered to be met by a binding agreement (easement)

☒	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement

☒	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1. Turn heads, knuckles and laneway</i>
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Property Access complies with relevant Tables, Other than <i>Turn heads, knuckles and laneway</i>

☐	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☒	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☐	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

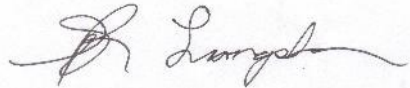
Name:	Scott Livingston	Phone No:	0438 951 021
Postal Address:	PO Box 178, Orford, 7190	Email Address:	scottlivingston.lnrs@gmail.com
Accreditation No:	BFP – 105	Scope:	1, 2, 3A, 3B, 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:

Scott Livingston

Date:

12/8/2026

**Certificate
Number:**

SRL 26/15S2

(for Practitioner Use only)

**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE
ITEM****Section 321**

To: Owner /Agent

Address

Suburb/postcod

Form **55****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 of Building Control's Determination)*

Speciality area of expertise: *(description from Column 4 of the Director of Building Control's Determination)*

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 of Building Control's Determination)*

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:

- Bushfire Attack Level Assessment & Report

Relevant
calculations:

17.8.2026

References:

Australian Standard 3959

Building Amendment Regulations 2016

Director of Building Control (2021) Director's Determination for Bushfire Hazard Areas v1.2 2024

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

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959

Assessed as - BAL 19, BAL 12.5, BAL Low

2. Bushfire Hazard Management Plan

Proposal is compliant with DTS requirements, Directors Determinations

Scope and/or Limitations

This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Tasmanian Planning Scheme issued by the Tasmanian Planning Commission, the Building Code of Australia and Australian Standards, AS 3959-2018, Construction of buildings in bushfire-prone areas.

Limitations:

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

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

Exhibited Received

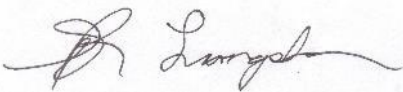
17.8.2026

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I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

SRL26/15S

Date:

12/5/2026

Received
27/08/2026

Exhibited

6ty°

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ABN 27 014 609 900

Designer
Chester Bullock - CC1633i

Tamar Suite 103
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57 Best Street
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P (03) 6424 7161



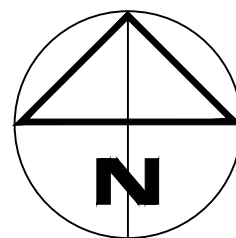
ISSUE	DATE	ISSUED FOR	REV.
01	13.04.26	DEVELOPMENT APPLICATION	-
02	18.08.26	DEVELOPMENT APPLICATION	A

PLEASE NOTE

- INTENDED USE OF PLAN**
THIS PLAN WAS PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. DETAILS ARE SUBJECT TO CHANGE AND IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND.
- LAYOUT MEASUREMENTS**
ALL MEASUREMENTS, AREAS AND LOTS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO CHANGE DUE TO FINAL FIELD SURVEY, DETAILED DESIGN AND CONSTRUCTION
- SERVICES**
ALL SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN
- DETAILED DESIGN APPROVALS**
ROAD, DRIVEWAYS, FOOTPATHS, SEWER, STORMWATER, WATER AND LANDSCAPING SHOWN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE. ALL CHANGES DURING DETAILED DESIGN AND CONSTRUCTION ARE SUBJECT TO THE APPROVALS OF THE RELEVANT SERVICE AUTHORITIES

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

GREEN HATCH AREA DENOTES AREA
OF PARENT TITLE **C.T. 300303**



DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH: APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: SKYVIEW ESTATE PERTH

AT: LOT 1 NAPOLEON STREET

PERTH TAS 7300

FOR: MACKINNON ESTATES PTY LTD

DRAWING: LAYOUT PLAN

EXISTING TITLE

C.T. 300303/997

DESIGNED: M.C.V. DRAWN: M.C.V. CHECKED: -

SCALES: 1:1000

AT A1 SIZE DRAWING SHEET

PROJECT No: 24.156 DRAWING No: Cp23 REV: A

PLEASE NOTE

1. INTENDED USE OF PLAN
THIS PLAN WAS PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. DETAILS ARE SUBJECT TO CHANGE AND IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND.
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THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

ROADS

- SKYVIEW RISE PROPOSED TO BE 3.5m WIDTH (FOK TO FOK) WITH 4.0m WIDTH VEGETATED MEDIAN CENTRAL ISLAND.
- FINGAN WAY PROPOSED TO BE 8.9m WIDTH (FOK TO FOK) NARROWING TO 6.9m WITH A TEAR DROP SHAPED CUL DE SAC WITH A CENTRAL MEDIAN LANDSCAPED ISLAND.
- THE CONCEPT PLAN INCLUDES THE INCORPORATION OF CIRCULAR 'KNUCKLES' AT THE ACCESS POINTS TO THE LOTS, FINISHED IN A DISTINCT/DECORATIVE SURFACE TO PROVIDE A KEY POINT OF DIFFERENCE FOR THE AREA.
- WHERE POSSIBLE THE CARRIAGEWAY IS NARROWED TO REDUCE TRAFFIC SPEEDS AND PARKING BAYS ARE PROPOSED TO MITIGATE THE LOSS OF ON STREET PARKING.

DRIVEWAYS

ALL LOTS TO BE PROVIDED WITH KERB CROSSINGS AND CONCRETE DRIVEWAY APRONS TO THE BOUNDARY IN ACCORDANCE WITH DRG. TSD-R09-V3
SINGLE DRIVEWAYS ARE TO BE 3.6m WIDE WITH SHARED DRIVEWAYS WIDENED AS SHOWN. SHARED DRIVEWAYS ARE TO BE FULLY CONSTRUCTED INTERNALLY TO THE LAST BRANCH POINT

SITE DRAINAGE - STORMWATER STRATEGY

THE SITE IS PROPOSED TO BE SERVICED BY A PIPED RETICULATED DRAINAGE SYSTEM COLLECTING RUNOFF DISCHARGED FROM ROADS AND LOTS AND DIRECTING TO THE SITE STORMWATER DETENTION BASIN
THE NEW PUBLIC STORMWATER INFRASTRUCTURE WILL DISCHARGE TO THE NEW NETWORK DEVELOPED DOWNSTREAM.
NEW RESIDENTIAL LOTS WILL BE FULLY SERVICED BY A SINGLE DN150 STANDARD STORMWATER GRAVITY LOT CONNECTION IN ACCORDANCE WITH DRG. TSD-SW25-V3

SITE SEWERAGE - SERVICING STRATEGY

THE SITE IS PROPOSED TO BE SERVICED BY AN EXTENSION OF THE EXISTING RETICULATED GRAVITY SEWER SYSTEM DISCHARGING TO THE EXISTING SEWER MANHOLES WITHIN STAGE 5 & 6 LOCATED AT SKYVIEW RISE AND ROAD 3.
GRAVITY MAINS
PROPOSED SEWER MAINS ARE LIKELY TO BE DN150 RRIJ uPVC CLASS SN8
SEWER LOT CONNECTIONS
EACH PROPOSED LOT WILL BE PROVIDED WITH A SINGLE GRAVITY SEWER CONNECTION POINT.
PROPOSED LOT CONNECTIONS WILL TYPICALLY BE DN100 uPVC SN10 CONNECTIONS INSTALLED IN ACCORDANCE WITH THE DETAILS ON MRWA-S-300 SERIES DRAWINGS.
CONNECTIONS WILL BE LOCATED IN THE LOW POINT OF THE BLOCK AND BE CAPABLE OF SERVICING THE ENTIRE BLOCK OR AT LEAST A BUILDING ENVELOPE BY GRAVITY WHERE POSSIBLE.

SITE WATER SUPPLY - SERVICING STRATEGY

THE SITE IS PROPOSED TO BE SERVICED LARGELY FROM THE MAINS PROPOSED IN STAGE 5 WORKS. LOTS ACCESSED BY KNUCKLES ARE PROPOSED TO BE SERVICED BY DN63 PE100 PN16 LOOPS EXTENDED FROM THE STAGE 5 WATER MAINS. TASWATER HAVE CONFIRMED THAT THE SIZE OF THE PROPOSED STAGE 5 WATER MAIN IN NAPOLEON STREET BETWEEN DRUMMOND STREET AND SLEAT STREET SHOULD BE DN200 FOR FUTURE SERVICEABILITY. THIS DETAIL IS TO BE INCORPORATED INTO THE STAGE 5 CONSTRUCTION DESIGN PLANS.
WATER LOT CONNECTIONS
PROPOSED WATER LOT CONNECTIONS WILL TYPICALLY BE DN32 (ID25) PE100 WITH STANDARD 20mm TASWATER METER AND METER BOX IN ACCORDANCE WITH TASWATER DRAWING TWS-W-0002-SHEET 5.
METERS TO BE LOCATED AS PER TASWATER STANDARDS.

LANDSCAPING

- SITE LANDSCAPING IS SUBJECT TO FURTHER DETAILED DESIGN
- STREET TREES ARE TO BE PROVIDED WITHIN THE ROAD RESERVE AT INTERVALS AND LOCATIONS WHICH COMPLY WITH NORTHERN MIDLANDS LOCAL PROVISION NOR-S7.8.4 A2
- STREET TREES ARE TO BE APPROVED SPECIES AND PROVIDED WITH ROOT BARRIER TO PREVENT IMPACT ON ADJACENT SERVICES

LEGEND

- PROPOSED STORMWATER MAIN
- EXISTING STORMWATER MAIN
- PROPOSED SEWER MAIN
- EXISTING SEWER MAIN
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- NOM. UNDERGROUND ELECTRICAL
- STREET TREE - PROPOSED
- SITE TREE - EXISTING

Received
27/08/2026

6ty°

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E admin@6ty.com.au

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ABN 27 014 609 900
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Chester Bullock - CC16331

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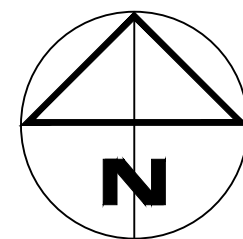


57 Best Street
Devonport Tasmania
P (03) 6424 7161



ISSUE	DATE	ISSUED FOR	REV.
01	25.11.25	PRELIMINARY FOR COMMENT	-
02	05.12.25	FOR COMMENT	A
03	17.12.25	FOR COMMENT	B
04	15.01.26	FOR DISCUSSION	C
05	16.01.26	FOR DISCUSSION	D
06	26.02.26	DEVELOPMENT APPLICATION	E
07	27.05.26	DEVELOPMENT APPLICATION	F
08	19.06.26	DEVELOPMENT APPLICATION	G
09	28.07.26	DEVELOPMENT APPLICATION	H
10	28.08.26	DEVELOPMENT APPLICATION	I

Exhibited



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PROJECT: SKYVIEW ESTATE PERTH

AT: LOT 1 NAPOLEON STREET

PERTH TAS 7300

FOR: MACKINNON ESTATES PTY LTD

DRAWING: SERVICING PLAN

DESIGNED: E.A.S. DRAWN: E.A.S. CHECKED: M.C.V.

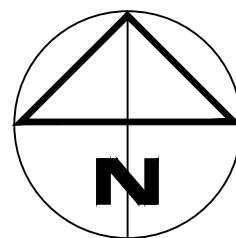
SCALES: 1:500 AT A1 SIZE DRAWING SHEET

PROJECT No: 24.156 DRAWING No: Cp25 REV: I



ISSUE	DATE	ISSUED FOR	REV.
01	13.04.26	DEVELOPMENT APPLICATION	-
02	27.05.26	DEVELOPMENT APPLICATION	-
03	18.06.26	DEVELOPMENT APPLICATION	A

Exhibited



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PROJECT: SKYVIEW ESTATE PERTH

AT: LOT 1 NAPOLEON STREET

PERTH TAS 7300

FOR: MACKINNON ESTATES PTY LTD

DRAWING: LAYOUT PLAN

DESIGNED: E.A.S. DRAWN: E.A.S. CHECKED: M.C.V

SCALES: 1:500 AT A1 SIZE DRAWING SHEET

PROJECT No: 24.156 DRAWING No: Cp26 REV: A

STAGE 4, 5 & 6
PLN-22-0037-4

PROPOSED LOT 120 -
PLN-22-0037 IS TO BE SPLIT
INTO 2 LOTS AS SHOWN

PROPOSED LOT 25 - PLN-22-0037 IS
TO BE SPLIT INTO 2 LOTS AS SHOWN

PROPOSED LOT 1 -
PLN-22-0037 IS TO BE SPLIT
INTO 3 LOTS AS SHOWN

7.0m WIDTH LANEWAY (PUBLIC ROAD RESERVE) WITH
SHARED CONC. DRIVEWAY TO PROVIDE PUBLIC
RESERVE FOR WATER MAIN CONNECTION, FRONTAGE
TO LOTS 13 AND 14 AS WELL AS ACCESS POINT
FOR ADJACENT PROPERTY TO SOUTH

PLEASE NOTE

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THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

Received
27/08/2026

Received
27/08/2026



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6ty Pty Ltd
ABN 27 014 609 900
Designer
Chester Bullock - CC16331

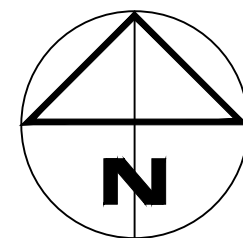
Tamar Suite 103
The Charles
287 Charles Street
Launceston Tasmania
P (03) 6332 3300

57 Best Street
Devonport Tasmania
P (03) 6424 7161



ISSUE	DATE	ISSUED FOR	REV.
01	26.02.26	DEVELOPMENT APPLICATION	-
02	27.05.26	DEVELOPMENT APPLICATION	A
03	23.07.26	DEVELOPMENT APPLICATION	B
04	26.08.26	DEVELOPMENT APPLICATION	C

Exhibited



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PROJECT: SKYVIEW ESTATE PERTH

AT: LOT 1 NAPOLEON STREET
PERTH TAS 7300

FOR: MACKINNON ESTATES PTY LTD

DRAWING: ROAD TYPICAL SECTIONS

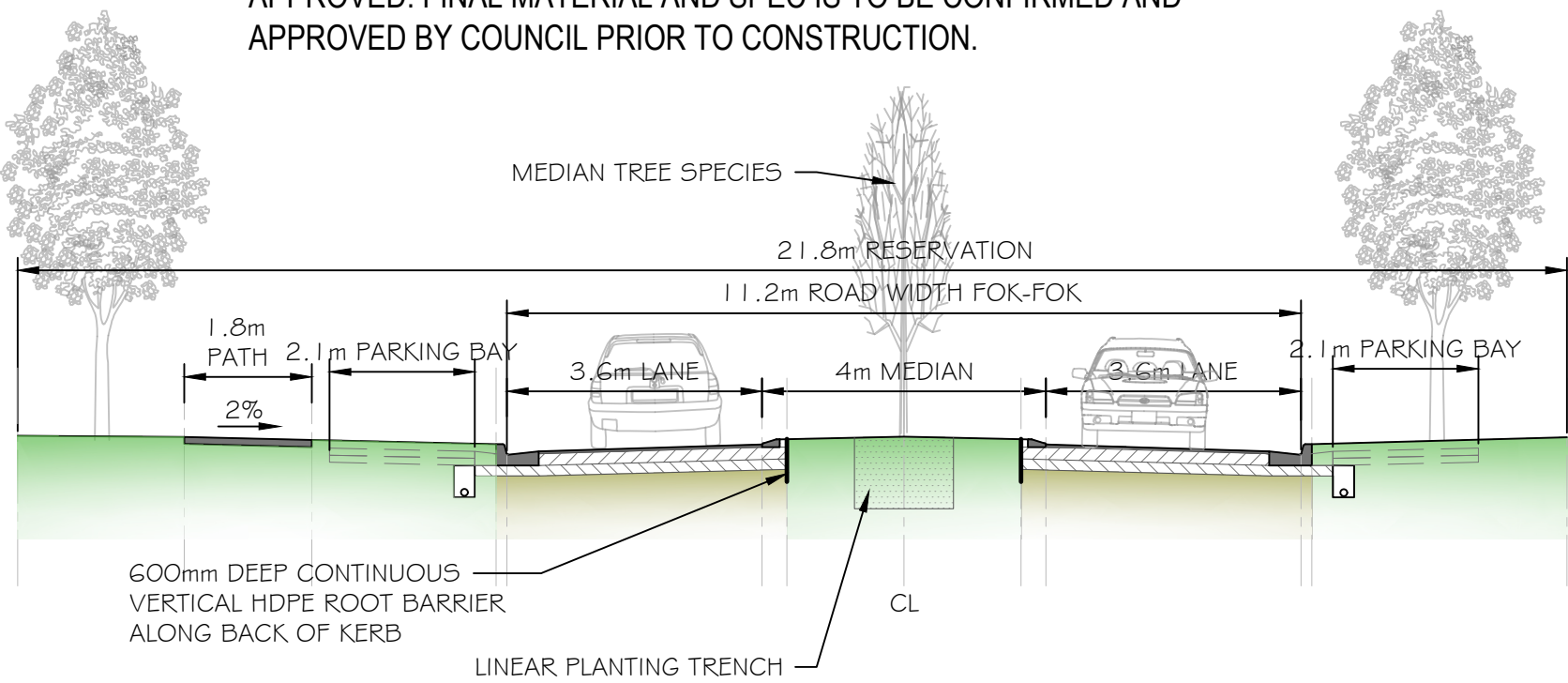
DESIGNED: E.A.S. DRAWN: E.A.S. CHECKED: M.C.V.

SCALES: 1:500 AT A1 SIZE DRAWING SHEET

PROJECT No: 24.156 DRAWING No: Cp28 REV: C

MEDIAN FINISH

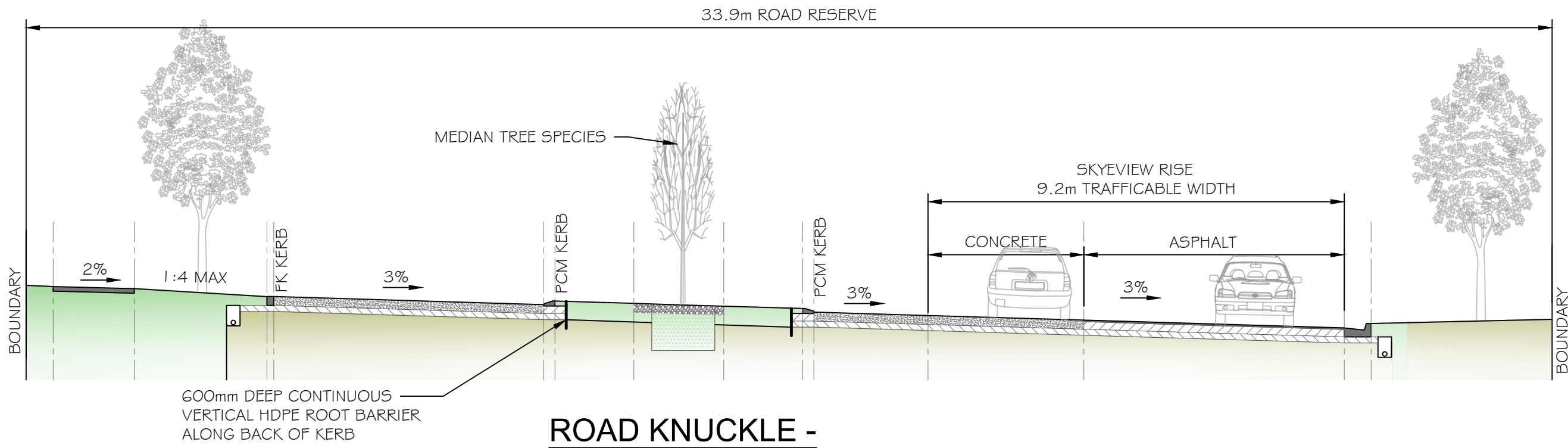
PLANTED MEDIAN ISLAND IS TO BE FINISHED WITH APPROVED LOW-MAINTENANCE, INORGANIC MATERIAL (EG DECORATIVE RIVER PEBBLE OR COMPACTED AGGREGATE OVER HEAVY DUTY WEED MAT OR SIMILAR APPROVED FINISH. ORGANIC MULCH AND TURF ARE NOT APPROVED. FINAL MATERIAL AND SPEC IS TO BE CONFIRMED AND APPROVED BY COUNCIL PRIOR TO CONSTRUCTION.



**SKYVIEW RISE - PLANTED MEDIAN
TYPICAL SECTION**

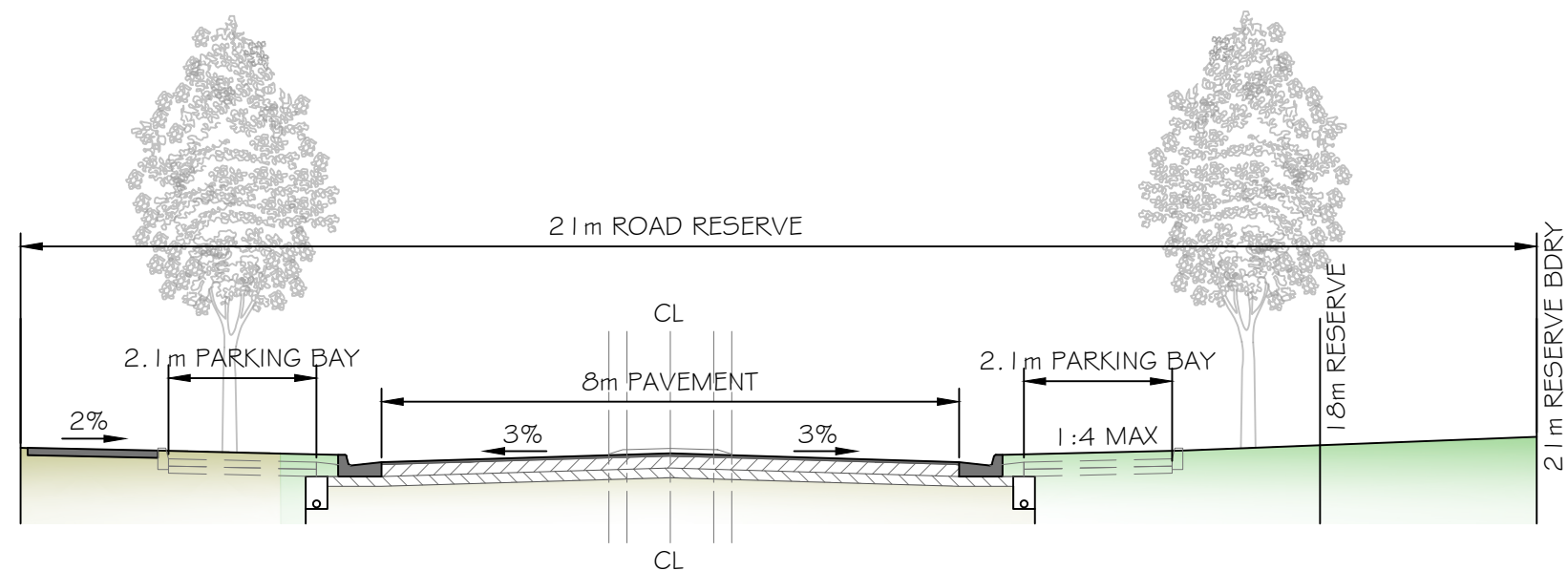
SCALE 1:100

SECTION IS TAKEN THROUGH THE CENTER OF THE ROAD KNUCKLES TO DEMONSTRATE INTENDED GRADE AND PAVEMENT COMPOSITION OF THE ROAD RESERVE



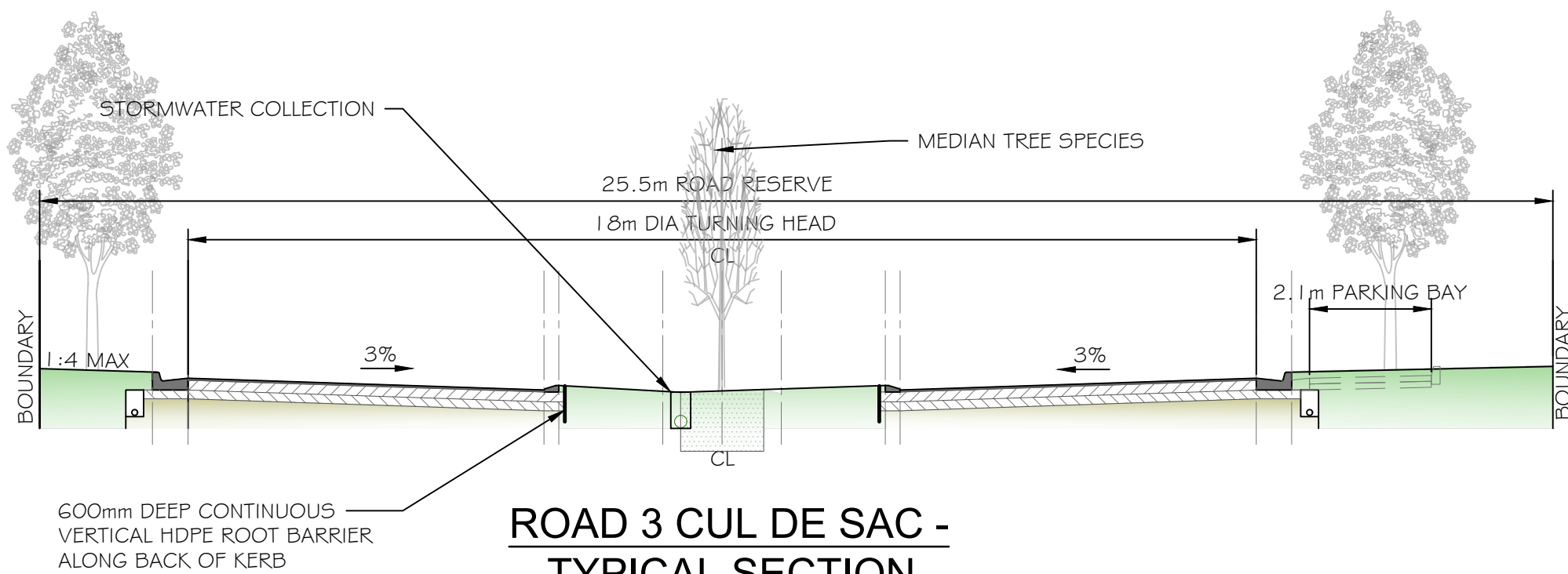
**ROAD KNUCKLE -
TYPICAL SECTION**

SCALE 1:100



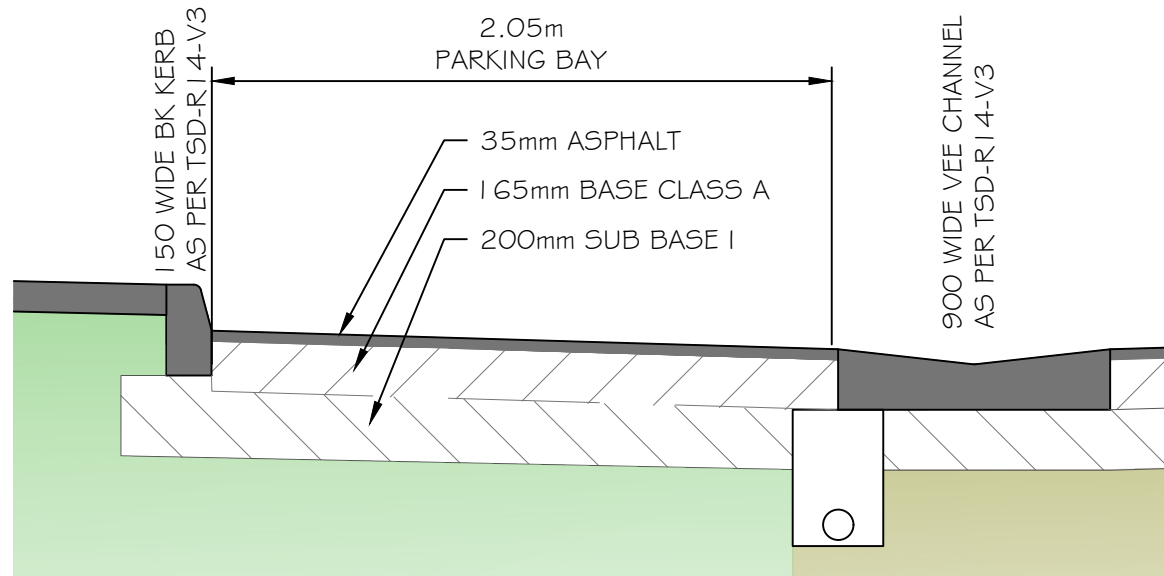
ROAD 3 - TYPICAL SECTION

SCALE 1:100



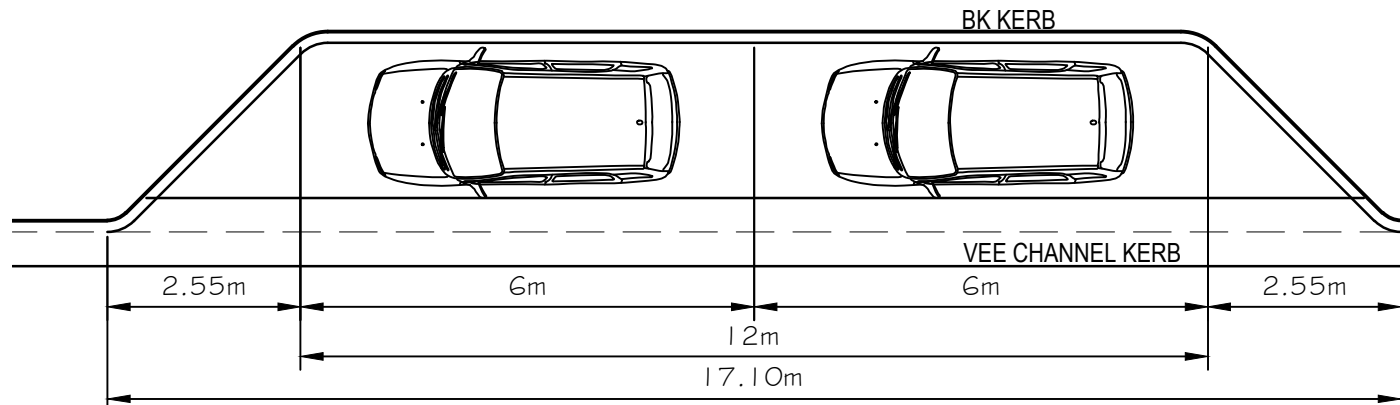
**ROAD 3 CUL DE SAC -
TYPICAL SECTION**

SCALE 1:100



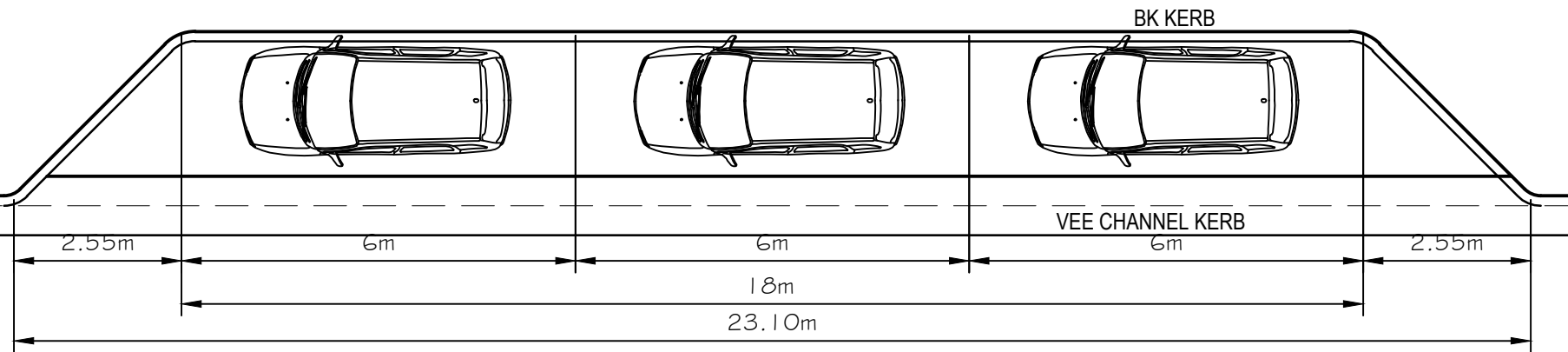
PARKING BAY PAVEMENT SECTION

SCALE: 1:25



PARKING BAY DETAIL

SCALE: 1:100



3 SPOT PARKING BAY DETAIL

SCALE: 1:100

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Chester Bullock - CC1633i

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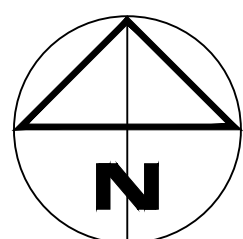


57 Best Street
Devonport Tasmania
P (03) 6424 7161



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02	26.08.26	DEVELOPMENT APPLICATION	A

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PROJECT: SKYVIEW ESTATE PERTH

AT: LOT 1 NAPOLEON STREET
PERTH TAS 7300

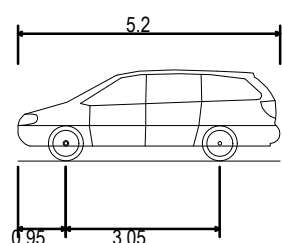
FOR: MACKINNON ESTATES PTY LTD

DRAWING: VEHICLE TRACKING
PASSENGER VEHICLE
5.2m

DESIGNED: - DRAWN: M.C.V. CHECKED: -

SCALES: 1:300 AT A1 SIZE DRAWING SHEET

PROJECT No: 24.156 DRAWING No: VT01 REV: A



Passenger vehicle (5.2 m)
Overall Length 5.200m
Overall Width 1.940m
Overall Body Height 1.804m
Min Body Ground Clearance 0.295m
Track Width 1.840m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 6.300m

ON STREET PARKING BAYS
SPACING TO TSD-R24-V3

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130
±532m²

150
±814m²

26
±924m²

55
±703m²

23
±703m²

22
±704m²

21
±704m²

20
±704m²

19
±704m²

18
±704m²

17
±704m²

16
±704m²

25
±1918m²

152
±1089m²

151
±829m²

141
±660m²

142
±617m²

143
±647m²

144
±534m²

147
±563m²

145
±988m²

140
±534m²

117
±13952m²

138
±897m²

137
±519m²

136
±462m²

135
±462m²

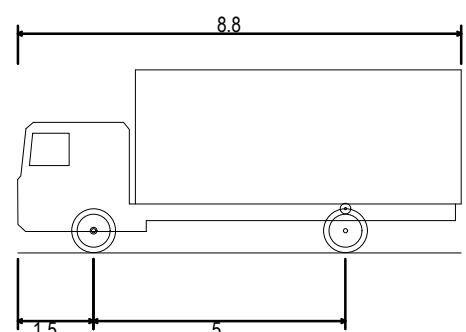
134
±519m²

133
±815m²

ALTERNATE BIN STORAGE
FOR LOTS 133-135

ON STREET RUBBISH BIN
STORAGE SPACE

ON STREET RUBBISH BIN
STORAGE SPACE



Service Vehicle (8.8 m) - Mandatory Stop
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

8.800m
2.500m
3.632m
0.427m
2.500m
4.00s
9.000m

6ty°

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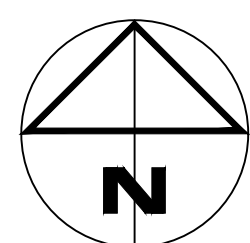


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PROJECT: SKYVIEW ESTATE PERTH

AT: LOT 1 NAPOLEON STREET
PERTH TAS 7300

FOR: MACKINNON ESTATES PTY LTD

DRAWING: VEHICLE TRACKING
8.8m SERVICE VEHICLE

DESIGNED: - DRAWN: M.C.V. CHECKED: -

SCALES: 1:300 AT A1 SIZE DRAWING SHEET

PROJECT No: 24.156 DRAWING No: VT02 REV: A