



dorset

3 Ellenor Street SCOTTSDALE TAS 7260 P 03 6352 6500

E dorset@dorset.tas.gov.au W www.dorset.tas.gov.au

NOTICE OF PLANNING APPLICATION

LAND USE PLANNING & APPROVALS ACT 1993

In accordance with *Section 57 (3)* of the *Land Use Planning & Approvals Act 1993* notice is hereby given that the following application has been received:

PLA No: 2026/1357
PROPOSAL: SUBDIVISION (1 INTO 2 LOTS)
APPLICANT: MR S A BEATTIE
LOCATION: 33 PORT HILLS ROAD BRIDPORT

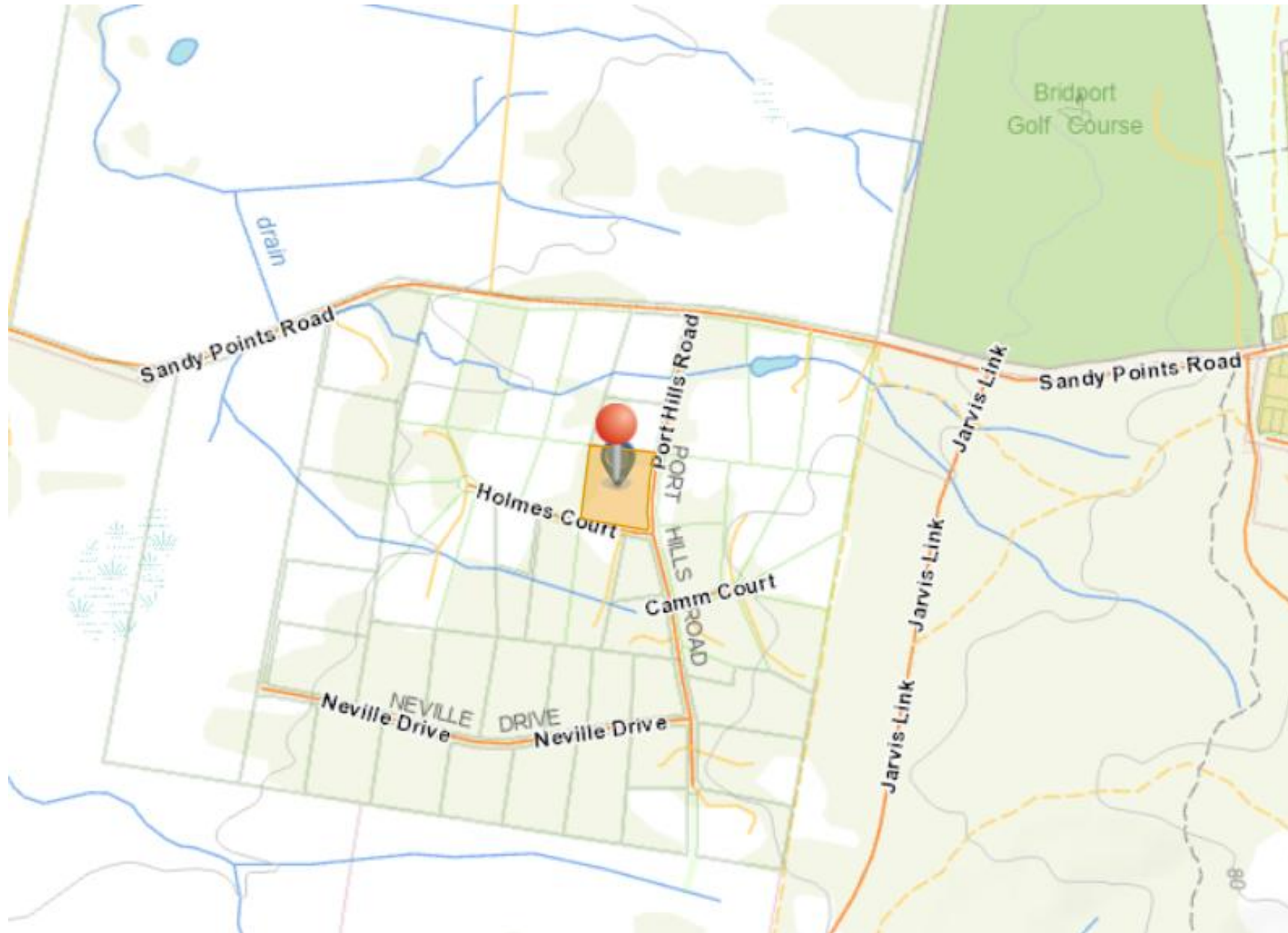
The application and associated plans and documents will be available for inspection at the Council Offices, 3 Ellenor Street, Scottsdale during normal office hours ending on 19/09/2026.

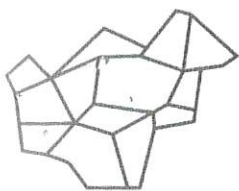
Further, in accordance with *Section 57 (5)* of the *Land Use Planning & Approvals Act 1993* any persons may make representations relating to the application which was advertised in The Examiner newspaper (Local Government Notices) on 05/09/2026. Representations must be made in writing and addressed to the Acting General Manager, Dorset Council, PO Box 21, Scottsdale 7260, or by emailing dorset@dorset.tas.gov.au.

If you have any queries, please contact the Dorset Council on **03 6352 6500** during normal office hours.

Jayne Miller
ACTING GENERAL MANAGER

33 Port Hills Road BRIDPORT (2026/1357)





dorset
COUNCIL

Planning Permit Application

Please print all applicable details clearly



THE PROPOSAL

Describe in full the way it is proposed to use and/or develop the land: Subdivision of F.R.17484-19 into two lots 	⇒ Provide a full description of the proposed use or development, including: • Building work • Change of use • Subdivision • Forestry • Demolition • Staging (if development is proposed to be carried out in stages, indicate this on the plans and describe in written material) • Signage • Other
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THE LAND

Address 33 Port Hills Road Bridport 7262 		Certificate of Title (include all applicable title references) Volume: 17484 Folio: 19
Land Area (m ² or hectares): 1.693ha		
Present use of land: Residential 	⇒ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial	
Present use of existing building(s): Dwelling and shed 	⇒ Provide a description of the use of the existing buildings on the land, for example dwelling, workshop, farm building, office, shop	

THE APPLICANT (Note: the person to be nominated as the Applicant is the one whose name will appear for public notification purposes and permit issue)

Applicant's Name: Stuart A Beattie	
Address: 50 View Bank Road Jetsonville 7260 	Phone:
	Fax:
	Mobile: 0428523058
Email: stuartabeattie50@gmail.com	

THE OWNER

Owner's Name(s): A.J. & N.R. Krushka	
Address: 33 Port Hills Road Bridport 7262	Phone:
	Fax:
	Mobile: 0427730115
Email: nkkrushka@outlook.com	

CROWN AND/OR COUNCIL CONSENT [to be completed where land in respect of the Application is (i) Crown land (within the meaning of the *Crown Lands Act 1976*) or (ii) owned or administered by the Crown or a Council]

Owner / Administrator's Name(s):	
Person signing the Application:	⇒ to be completed by a person conferred the authority to ensure compliance with Section 52(1B)(a) of the Land Use Planning and Approvals Act 1993).
Signature: _____ Date: _____	

DETAILS OF BUILDING WORK (to be completed if Application requires building work)

Value of building work: \$ _____		⇒ Please tick applicable box: ☐ Estimate ☐ Contract Price
Type of work: _____ _____		⇒ For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use
Proposed use of building: _____ _____		⇒ Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop
Existing floor area: _____ m ²	New / additional floor area: _____ m ²	Proposed maximum building height above natural ground level: _____ m
Materials: structural floor: _____ external walls: _____ colour: _____ roof cladding: _____ colour: _____ structural frame: _____		

DETAILS OF OTHER WORKS

Vehicle Access:

Is a new vehicle access or crossover required? (if so, ensure this is indicated on the plans) yes

What would be the surfacing of the vehicle access? Bitumen

Car Parking:

How many car parking spaces are currently provided? _____

How many additional car parking spaces would be provided? _____

What would be the surfacing of the car parking spaces? _____

Is provision made for loading and unloading of vehicles? (to be completed for retail, commercial, industrial, service industry or storage uses)

Describe any proposed earthworks, vegetation removal or other works required as part of the use and/or development:

DETAILS OF OTHER MATTERS

Proposed hours of operation:

Monday to Friday: _____ am to _____ pm

Saturday: _____ am to _____ pm

Sunday: _____ am to _____ pm

Provide details of any goods that would be stored outside:

Privacy Statement

The Dorset Council is committed to upholding the right to privacy of all individuals who have dealings with the Council. Unless required by law or by a Court or tribunal, the Council will take the necessary steps to ensure that the personal information that members of the public share with the Council remains confidential. How we use this information is explained in our Personal Information Protection Policy which is available at www.dorset.tas.gov.au or at the Council office.

Appointment Details

To ensure Council's officers are available to assist you with the submission of your Application, it is advisable to make an appointment by contacting Regulatory Services on 6352 6500.

Date: _____ Time: _____ Council Officer: _____

Copyright Authority

I authorise the Council and the Crown in right of the state of Tasmania to provide to any person, for the purposes of assessment or public consultation, a partial or complete copy of documents relating to this application.

I understand that the information and materials provided with this Application may be made available to the public in electronic form on the Council's website. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Application.

I declare that the information given is a true and accurate representation of the proposed use and/or development, and I am liable for the payment of Council application processing fees even in the event of the use and/or development proposed by this Application not proceeding.

I confirm I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this Application.

I indemnify the Dorset Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

Note: This authority is intended to cover copies made by the Crown or Council under Sections 40, 43, 49 or 183 of the *Copyright Act 1968*.

Where the applicant is NOT the owner, I hereby declare that the owner of the land to which this application relates has been notified of this application being made and the information and details supplied by me in this application are a true and accurate description of the proposal.

Applicant's Signature:



Date:

22/06/2026

Stuart A. Beattie A.B.N. 64 608 787 839

B.Surv(Tas), M.I.S.T(Tas)
Registered Land Surveyor

50 View Bank Road
Scottsdale 7260

Mobile 0428 523 058
Email sbeattie@dodo.com.au

Your Ref

Our Ref 1004/26

22/06/26

The General Manager
Dorset Council
P.O. Box 21
SCOTTSDALE 7260

Dear Sir,

**Re: Subdivision 33 Port Hills Road Bridport
N.K. & A.J. Krushka owner**

Please treat with the attached plan of subdivision and notify this office of your council's decision as soon as possible. Approval is being sought for the subdivision of F.R. 17484-19 into two lots. This property is within the Low Density Residential Zone. However the Port Hills area is covered by the Dorset Local Provisions Schedule with specific area plans. This specific area plan has been taken into consideration when considering the lot design. The main consideration is the requirement for lots to have a minimum area of 5000m² and to contain a minimum area of 20mx30m within the lot clear of the required minimum 15m setbacks from boundaries. Lot 2 could be further subdivided in the future into lots that comply with the current minimum lot size requirements. All roads within the Port Hills area within the 60kmh speed limit zone. Therefore sight distance requirements for entrances are not an issue given the speed limit and the sight distances that are available due to the flat and slightly curving roads.

Lot 1 is a vacant lot of approximately 5100m². It fronts onto Holmes Court which is a council maintained bitumen road. A new entrance will be constructed to council standards to service this lot. The location of this entrance has not been decided at this stage but the owners will liaise with council to determine the best location once approval has been gained. The lot does still contain some native vegetation(mainly trees) but most of the understory has been cleared with grass been established. Please see Natural Assets report for more detail.

Lot 2 will have an area of approximately 1.18ha and contains an existing house and sheds. These existing buildings comply with the required minimum 15 metre setback from the existing and proposed title boundaries. There is an existing entrance with a culvert that services the lot from Port Hills Road. A large lawn area has been established around the house and sheds. Again native vegetation exists on this lot. This is predominately on the northern end of the lot. As reported in the Bushfire Hazard Management report a 10000 litre tank will be install within Lot 2 to comply with the report conclusions, given that the area near the existing house has been assessed as Bal-12.5.

I will email you the Bushfire Hazard Management and Natural Assets reports after I have lodged the other documentation.

If you have any queries please do not hesitate to contact me. Could you please notify me of the required fees that will be payable for this application.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Stuart A Beattie'.

Stuart A Beattie

Encls

Development application
Copy of certificate of title
Copy of Schedule of Easements
Plan of subdivision x3
Draft schedule of easements
Zone & code assessments

To be emailed separately

Bushfire Hazard Management report
Natural Assets report

Copy to

A.J & N.K. Krushka P.O. Box 108 Bridport 7262
nkkrushka@outlook.com

Draft Schedule of Easements

This is the schedule of easements attached to the plan of lot 1& 2 being the whole of the land contained in Certificate of Title Volume 17484 Folio 19 sealed by the Dorset Council.

GENERAL MANAGER

No easements or profits a prendre are intended to be created as appurtenant to the said survey plan and no covenants are intended to be created to benefit or burden the said land

Covenants

Restrictive covenants to be carried forward from Sealed Plan 17484

Fencing Provision

To be carried forward from Sealed Plan 17484

Registered Proprietors to sign :

:

Assessments Against Code and Zone Compliance

C7.0 Natural Assets Code

A Natural Assets report has been prepared by Scott Livingston of Livingston Natural Resources. It was found there was not threatened vegetation community, no threatened flora species or significant habitat for threatened fauna exist on the property. Hence the area does not meet the definition of priority vegetation as defined by the code.

C13.0 Bushfire Prone Areas Code

A Bushfire Hazard Management report has been prepared by Scott Livingston of Livingston Natural Resource Services. The installation of a 10000 litres tank will be required for Lot 2 prior to the sealing of the Plan of Survey. The installation of a tank for Lot 1 will not be required until a habitable dwelling is constructed on the lot.

10.0 Low Density Residential Zone Port Hills Specific Area Plan

DOR-S1.1.1 Plan Purpose

Complies as the subdivision will allow for additional residential use and development with minimal impact on natural values.

Residential use is permitted with no permit required.

DOR-S1.6 Use Standards

NA as only for discretionary uses which do not apply in this case.

DOR-S1.7 Development Standards for Buildings and Works

NA No additional dwelling proposed at this stage. However the required setback requirements for future residential development has be considered for the lot layout.

DOR-S1.8 Development Standards for Subdivision

Complies with A1, being that the proposed lot size is greater than the required minimum and the minimum area requirement clear of all setbacks required by DOR-S1.7.2 A1 and A2 re achieved.

SEARCH OF TORRENS TITLE

VOLUME 17484	FOLIO 19
EDITION 7	DATE OF ISSUE 23-Feb-2026

SEARCH DATE : 22-June-2026

SEARCH TIME : 03.29 pm

DESCRIPTION OF LAND

Parish of SEABROOK, Land District of DORSET

Lot 19 on Sealed Plan 17484

Derivation : Part of Lot 18729 Gtd. to E.J. Holmes

Prior CT 3947/27

SCHEDULE 1

C531750 TRANSFER to NARELLE KAREN KRUSHKA and ANDREW JAMES
ALEXANDER KRUSHKA Registered 19-Jan-2004 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 17484 COVENANTS in Schedule of Easements (if any)

SP 17484 FENCING PROVISION in Schedule of Easements

C531751 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 19-Jan-2004 at 12.02 pm

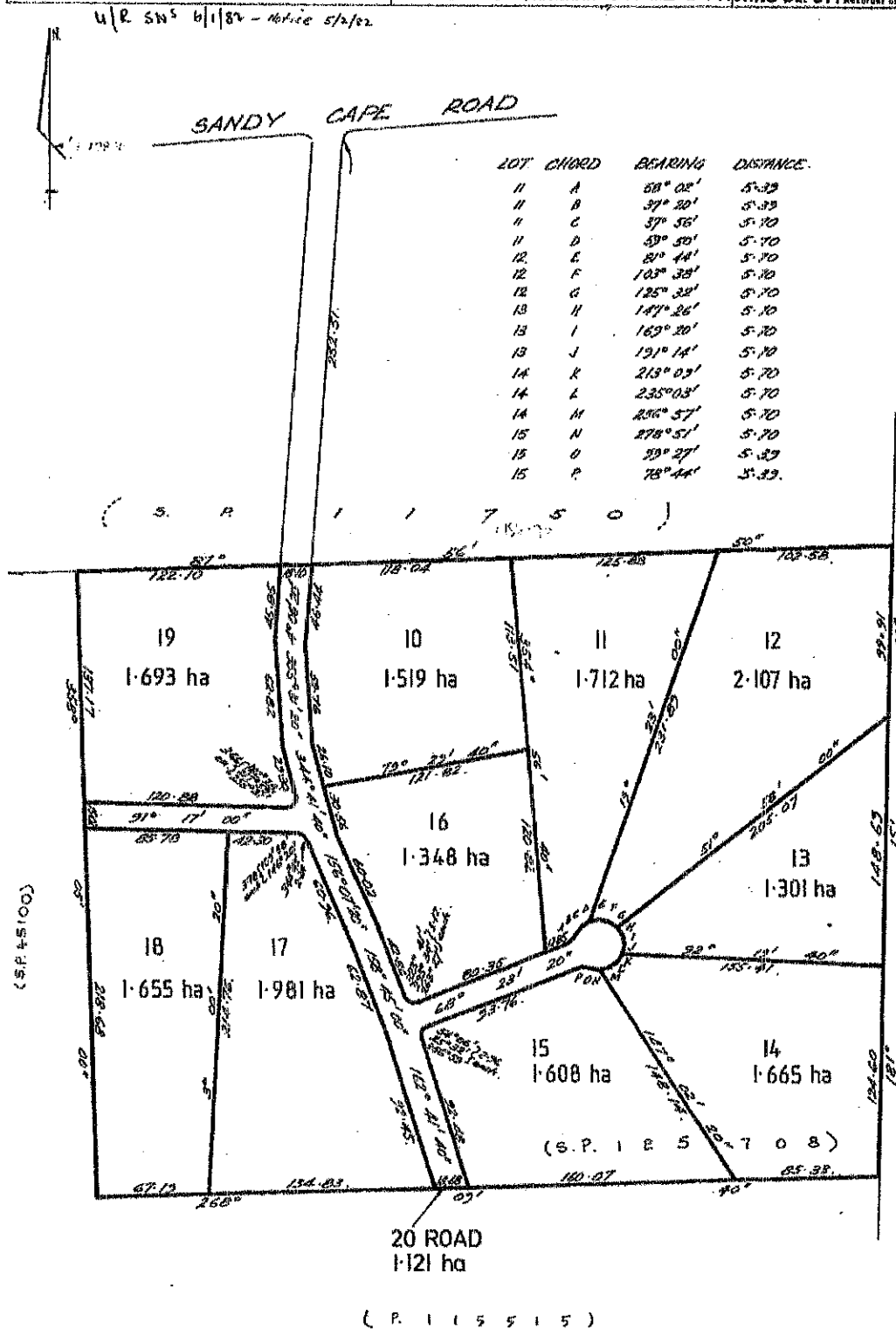
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

57° 17484

24 JUL 1981

Owner: <i>Sunnyside Pastoral Co Pty. Ltd.</i>	PLAN OF SURVEY by Surveyor: <i>A. C. Craig</i> of land situated in the	Registered Number: S.P. 17484
Title Reference: <i>C.T. 3743-37</i>	LAND DISTRICT OF DORSET PARISH OF SEABROOK	Effective from: 17 MAR 1982
Grantee: <i>Part of lot 18723 (995° 12' 33") gld. to Eliza Jane Holmes.</i>	scale 1:2000 Measurements in metres.	<i>J. Broadner</i> ACTING DEPUTY Recorder of Titles





SCHEDULE OF EASEMENTS

PLAN NO.

S.P

17484

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

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

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

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

Each lot on the plan is subject to:—

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

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

INTERPRETATION: Balance used herein means the balance of the land in Certificate of Title Volume 3743 Folio 27 at the date of acceptance hereof excluding the Lots on the plan.

EASEMENTS

No easements are created to benefit or burden land shown on the plan.

FENCING PROVISION

In respect of each Lot Sunnyside Pastoral Co. Pty. Ltd. as Vendor shall not be required to fence.

COVENANTS

The owner of each Lot on the plan covenants with the Vendor and the owners for the time being of each and every other Lot shown on the plan to the intent that the burden of these covenants may run with and bind the covenantor's Lot and each and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the plan and the balance of the land in Certificate of Title Volume 3743 Folio 27 to observe the following stipulations:

- (a) Not to use the said Lot for any purposes other than a residential allotment.
- (b) Not to carry on any business on the said Lot or create or allow any nuisance to the owner or occupier of any other Lot on the plan or of the balance of the land in Certificate of Title Volume 3743 Folio 27.
- (c) Not to allow or permit on the said Lot any animals other than a number of

THIS COPY SCHEDULE OF EASEMENTS IS PAGE 2

17484

domestic pets or farm animals which in the opinion of Sunnyside Pastoral Co. Pty. Ltd. while it remains the owner of any part of the balance of the land in Certificate of Title Volume 3743 Folio 27 is not unreasonable and not to permit any greyhounds or commercial dog kennels on any Lot.

THE COMMON SEAL of SUNNYSIDE PASTORAL
CO. PTY. LTD. the registered proprietor
of the land comprised in Certificate of
Title Volume 3743 Folio 27 was
hereunto affixed in the presence of:



Mary Ramsey
A. Kaur
Directors

THE COMMON SEAL of TASMANIAN PERMANENT
EXECUTORS AND EQUITY TRUSTEES OF
TASMANIA as mortgagee under Mortgages
numbers A260450, A291190, A533595
and A241682
and ~~A255741~~ was hereunto affixed
in the presence of:



[Signature]
[Signature]
Directors
Secretary

SIGNED by AUSTRALIA AND NEW
ZEALAND BANKING GROUP LIMITED as
Mortgagee under Memorandum of
Mortgage No A540556 by its
Attorney NEBENCE AUGUSTINE BEWELL
(who hereby certifies that he has
received no notice of revocation
of Power of Attorney No. 54/8529
under which this instrument is
signed) in the presence of

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED
By its Attorney
[Signature]
Acting Area Manager

[Signature]
Bank Officer
Launceston

17484

Certified correct for the purposes of the Real Property Act 1862, as amended.

.....
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of Sunnyside Pastoral
(Insert Subdivider's Full Name)

to the affecting land in
C.T. 3743-27.
(Insert Title Reference)

Sealed by Municipality of Northcote on 21st December 1981
John J. [Signature]
Council Clerk/Town Clerk

177

Bushfire Hazard Management Report: Subdivision

Report for: Narelle & Andrew Kruska

Property 33 Port Hills Road, Bridport

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 19/6/2026
Version



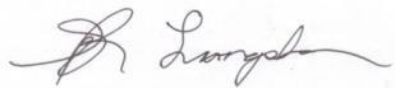
Summary

Client: Narelle & Andrew Kruska

Property identification: CT 17484/19 PID 685494, 33 Port Hills Road, Bridport.
Current zoning: Low Density Residential, Tasmanian Planning Scheme
Dorset

Proposal: A 2 lot subdivision is proposed from 1 existing title.

**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	Date	Notes
1	19/6/2026	

DESCRIPTION

A 2 lot subdivision is proposed from the existing title CT 17484/19, 33 Port Hills Road, Bridport. The area is mapped as bushfire prone in planning scheme overlays.

Proposed lot 2 has an existing dwelling and out buildings, proposed lot 1 has no building, the lots are maintained understorey with some remaining trees. Land to the north is pasture with denser trees (woodland on the western portion. Surrounding land is a mosaic of low threat and grassland, the lots front Port Hill Road and Holmes Court and are not serviced by a reticulated water supply.

See Appendix 1 for maps and site plan. Appendix 2 for photos.

BAL AND RISK ASSESSMENT

The land is mapped as Bushfire Prone in Planning Scheme Overlays.

VEGETATION AND SLOPE

LOT		north	east	south	west
1	Vegetation within 100m of lot boundaries	1-50m grassland, some trees, 50-100m grassland woodland mosaic	1-60m low threat, 60-80m road and verges, 80-100m grassland	1-18m road and verges (maintained), 18-100m grassland	1-100m grassland/ low threat mosaic
	Slope	Down slope 0-5o	upslope/flat	upslope/flat	upslope/flat
	BAL rating at Boundary	BAL FZ	BAL Low	BAL 12.5	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5			
2	Vegetation within 100m of existing dwelling	1-30+m low threat, 30+-100m grassland	1-20m low threat, 0-38m road and verges (maintained), 38-100m grassland	1-50m low threat, 50- 68m road and verges(maintained), 68- 100m grassland	1-30+m low threat, 30+-100m grassland low threat mosaic
	Slope	upslope/flat	upslope/flat	upslope/flat	upslope/flat

	BAL rating at Boundary	BAL 12.5	BAL 12.5	BAL 12.5	BAL FZ
	BAL Rating with setbacks & HMA	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.

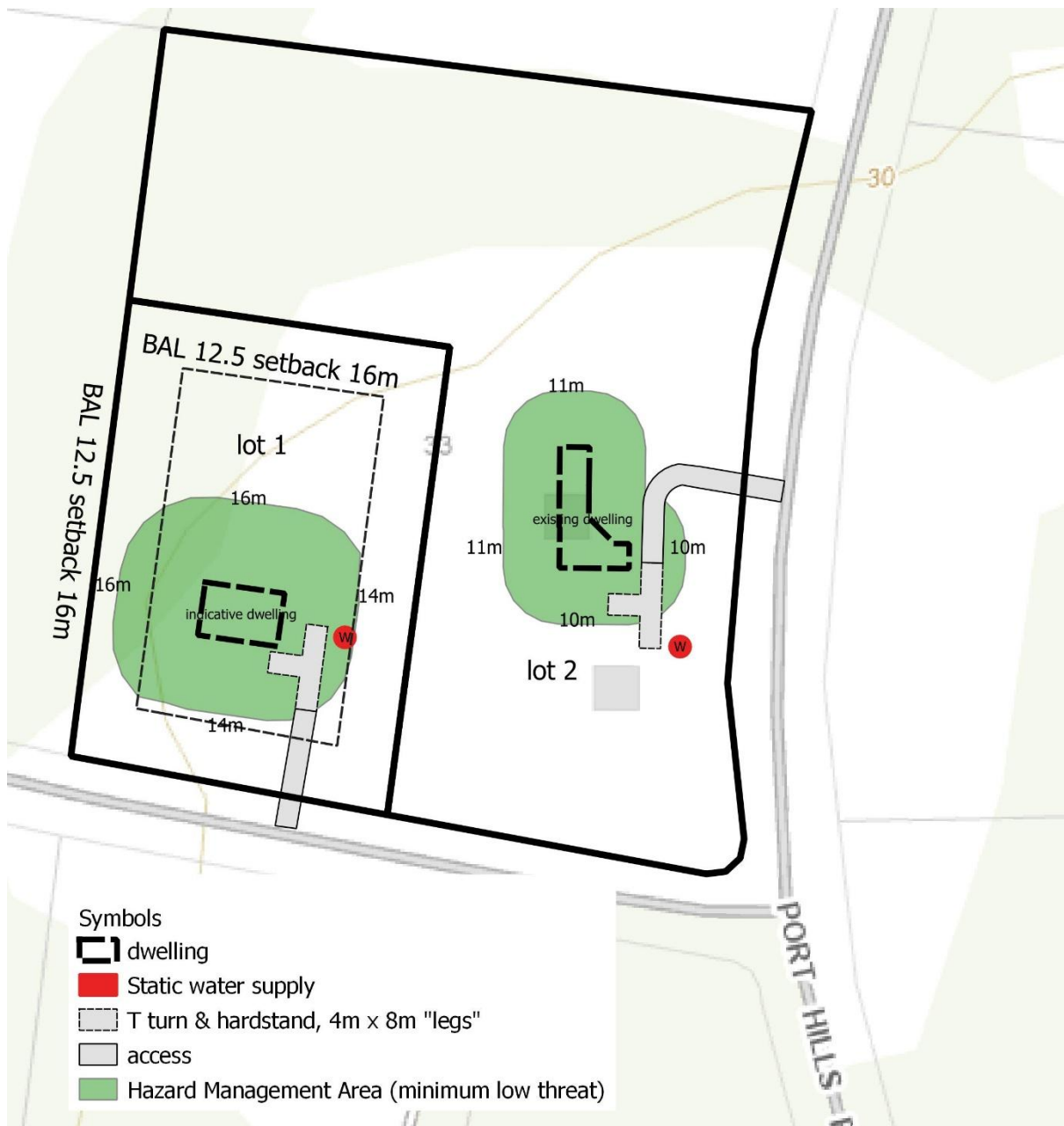
Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other building constraints such as topography have not been considered.

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

HAZARD MANAGEMENT AREAS

Existing low threat area around the existing dwelling exceed the requirement for BAL 19 . Hazard management areas must be as low threat from occupancy for any future habitable building and maintained in perpetuity.



ROADS

No roads are required for the subdivision.

PROPERTY ACCESS

Access to bushfire prone lots must comply with the relevant elements of Table C13.2 Tasmanian Planning Scheme. Access to water supply points will be required for all lots. Lot 2 existing access is compliant. Lot 1 must meet the requirements of Table C13.2 prior to commencement of construction of a habitable building.

Table C13.2 Standards for Property Access

Element		Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and - terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
C.	Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

FIRE FIGHTING WATER SUPPLY

The subdivision is not serviced by a reticulated water supply. A Static water supply compliant

with table C13.5 must be installed prior to occupancy for any future habitable building. Lot 2 has multiple existing tanks however none are compliant and a compliant static supply must be installed prior to sealing of titles.

Table C13.5

	Element	Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a water connection point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);

		(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles
D.	Signage for static water connections	The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must (a) comply with: Water tank signage requirements within AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or (b) comply with water tank signage requirements within Australian Standard AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or (c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand	A hardstand area for fire appliances must be provided: (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of property access.

CONCLUSIONS

A 2 lot subdivision is proposed from the revised title CT 17484/19, 33 Port Hills Road, Bridport. The area is mapped as bushfire prone in planning scheme overlays.

All lots have building areas at BAL 19 without reliance on external hazard management.

Future habitable buildings must be constructed to BAL 12.5, with hazard management area, access and water supply to be in place prior to occupancy. Lot 2 will require a compliant static water supply prior to sealing of titles.

REFERENCES

Tasmanian Planning Scheme

Australian Standard 3959

Building Amendment Regulations 2016

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



Figure 1: north across lot 1



Figure 2: north across lot 2



Figure 3: lot 1 access



Figure 4: west of lot 1 view south

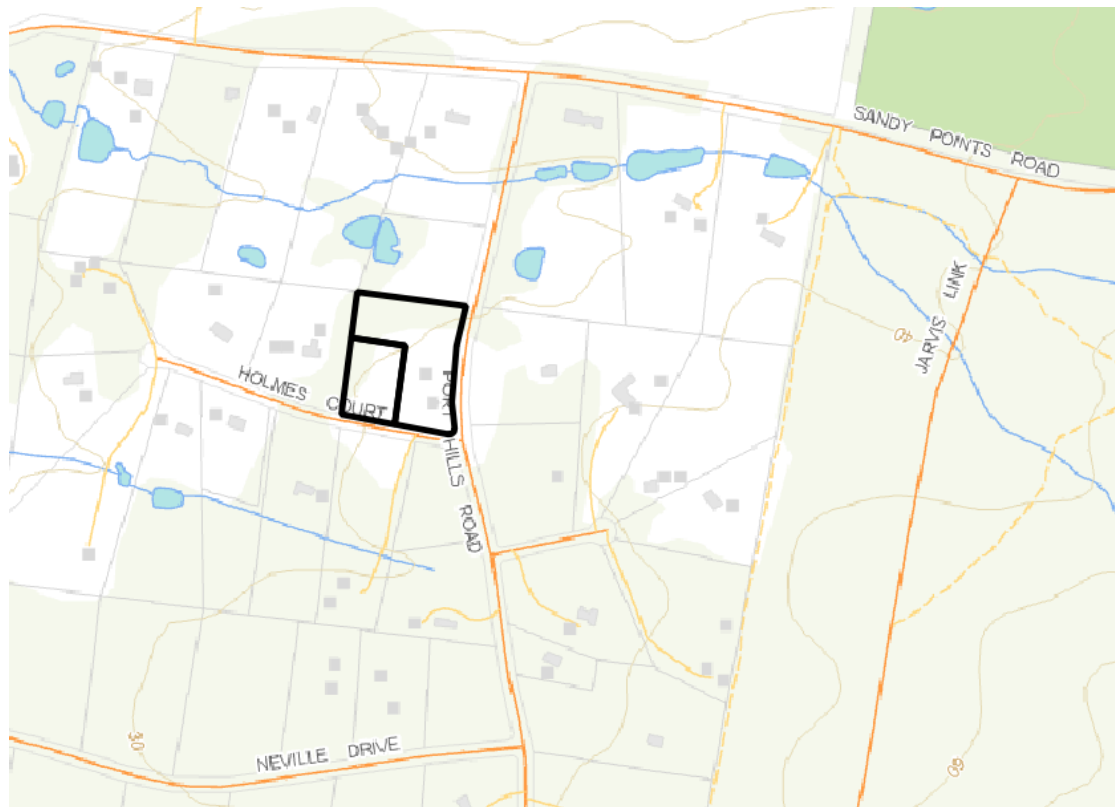


Figure 5: Location



Figure 6: Aerial Image

Plan of Subdivision				
Stuart A Beattie Land Surveyor			50 View Bank Road Jetsonville 7260 Mobile 0428523058 Email stuartabeattie50@gmail.com	
Owners Andrew James Krushka & Narelle Karen Krushka Title Reference F.R. 17484-19				
Scale 1:-750	Date April 26	Contour Interval 1 m	Our Ref 1004/26	All measurements are subject to final survey
Location 33 Port Hills Road Bridport			Municipality Dorset	
Grantee Part of Lot 18729 995a 1r 39p Gtd to Eliza Jane Holmes				

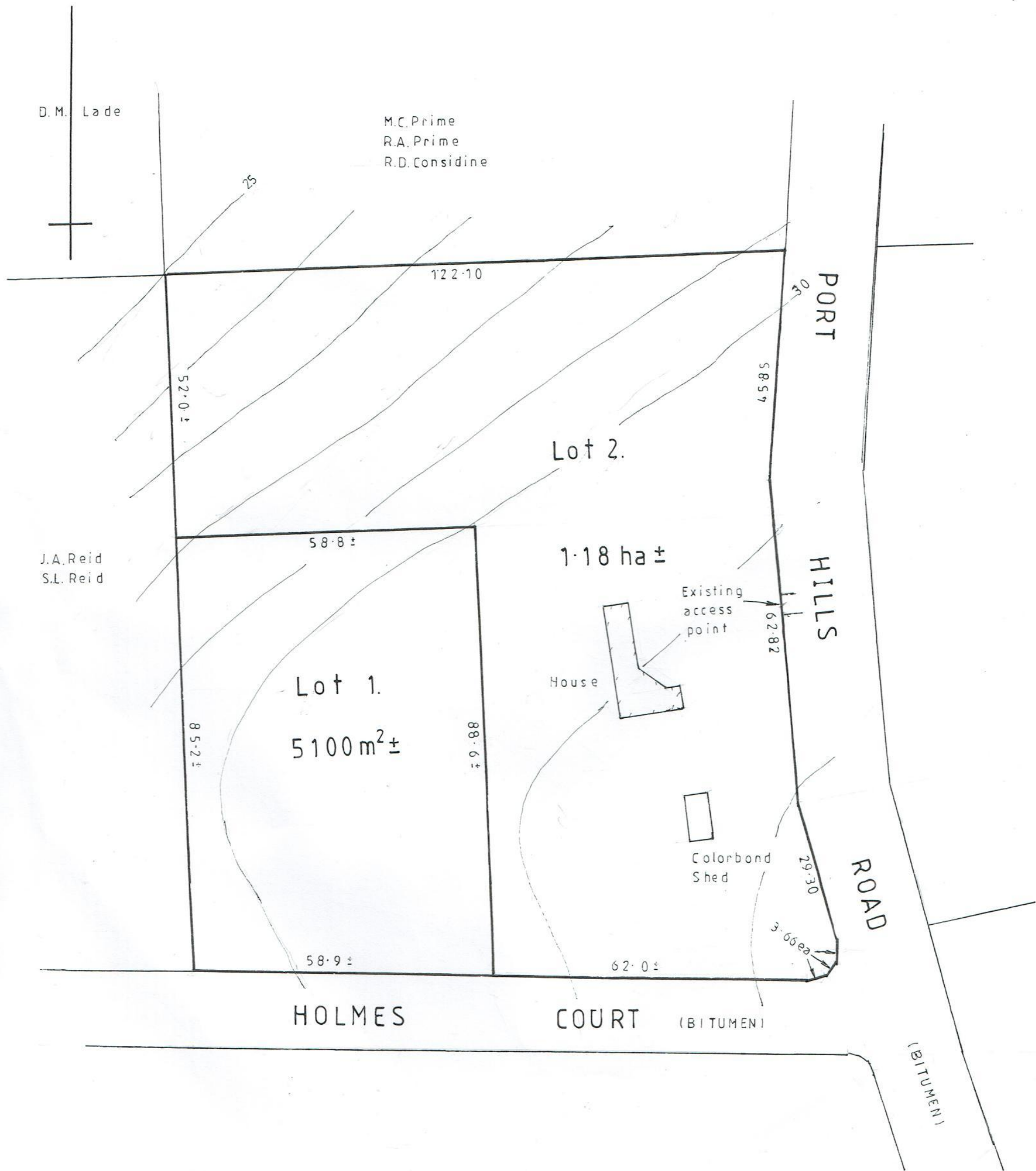


Figure 7: Proposed Subdivision Plan

Bushfire Hazard Management Plan:



Construction

Design and constructed to comply with as 3959:2018 to BAL 12.5 standards.
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

Hazard Management Area

all land within the distances shown from a future habitable building must be managed as low threat vegetation from commencement of construction of a habitable building on the lot

Proposed Development	Subdivision, 2 lots , from 1 lot
Plan of Subdivision	Stuart Beattie
Property Owner	Narelle & Andrew Kruska
Address	33 Port Hills Road, Bridport
CT	17484/19
PID	685494

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 bush-fire 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
- 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

Property access Construct all weather property access with 4m wide carriageway from the public road to within <90m of the furthest part of the building measured as a hoselay and to the hardstand located within <3m of the water connection point. The access must terminate with a turning circle with a minimum outer radius of 10m; or a hammerhead "T" or "Y" turning head 4m wide and 8m long. Keep clear of vegetation and other obstructions 0.5m either side and 4m above carriageway.

Water supply for firefighting.

The following must be in place prior to sealing of titles for lot 2 dwelling and occupancy of any future habitable building.

- Install metal or concrete firefighting water tank with a minimum of 10,000 litres stored water, dedicated to firefighting purpose .
- Fitted with a compliant storz water connection point located within <90m of furthest element of the habitable building, measured as a hose lay, & accessible within <3m of the hardstand. May have remote offtake connected to the static water supply.
- Identify the firefighting water point with permanently fixed compliant signage complying with TFS Guidelines. Keep clear of vegetation immediately above & around the connection point.
- Construct hardstand area for fire appliance access to the firefighting water point. Minimum 3m wide, constructed to the same standard as the property access.

This BHMP has been prepared to satisfy the requirements of the Tasmanian Planning Scheme– Dorset and Director’s Determination for Bushfire Hazard Areas v1.2 2024
This plan should be read in conjunction with the report titled: Bushfire Report 33 port hills Road Bridport. Livingston Natural Resource Services

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C

Date 19/6/2026

SRL2026/S20

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:

33 Port Hills Road, Bridport.

Certificate of Title / PID:

CT 17484/19 PID 685494

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision, 2 lots,

Applicable Planning Scheme:

Tasmanian Planning Scheme -Dorset

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Report 33 Port Hills Road, Bridport	Scott Livingston	19/6/2026	1
Bushfire Hazard Management Plan 33 Port Hills Road, Bridport	Scott Livingston	19/6/2026	1
Proposed Subdivision	Steuart Beattie		

4. Nature of Certificate

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

☐	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement

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

☐	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
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Binding agreement required on balance lot

☒	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.</i>
☒	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk balance lot existing dwelling

☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables
-------------------------------------	--------------------------------	--------------------------------------

☒	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

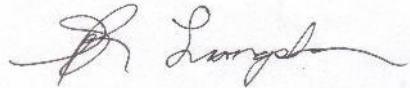
Name:	Scott Livingston	Phone No:	0438 951 021
Postal Address:	PO Box 178, Orford, 7190	Email Address:	scottlivingston.lnrs@gmail.com
Accreditation No:	BFP – 105	Scope:	1, 2, 3A, 3B, 3C

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:

19/6/2026

Certificate
Number:

SRL26/S20

(for Practitioner Use only)

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

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

Qualifications and Insurance details: *(description from Column 3 of the Director 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:

References:

Australian Standard 3959
Building 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
2. Bushfire Hazard Management Plan

Assessed as BAL 12.5,

Proposal is compliant with DTS requirements, Determination for Bushfire Hazard Areas v1.2
2024

Scope and/or Limitations

Scope:

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 Bushfire-Prone Areas Code 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:

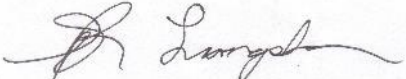
The inspection has been undertaken and report provided on the understanding that;-

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.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

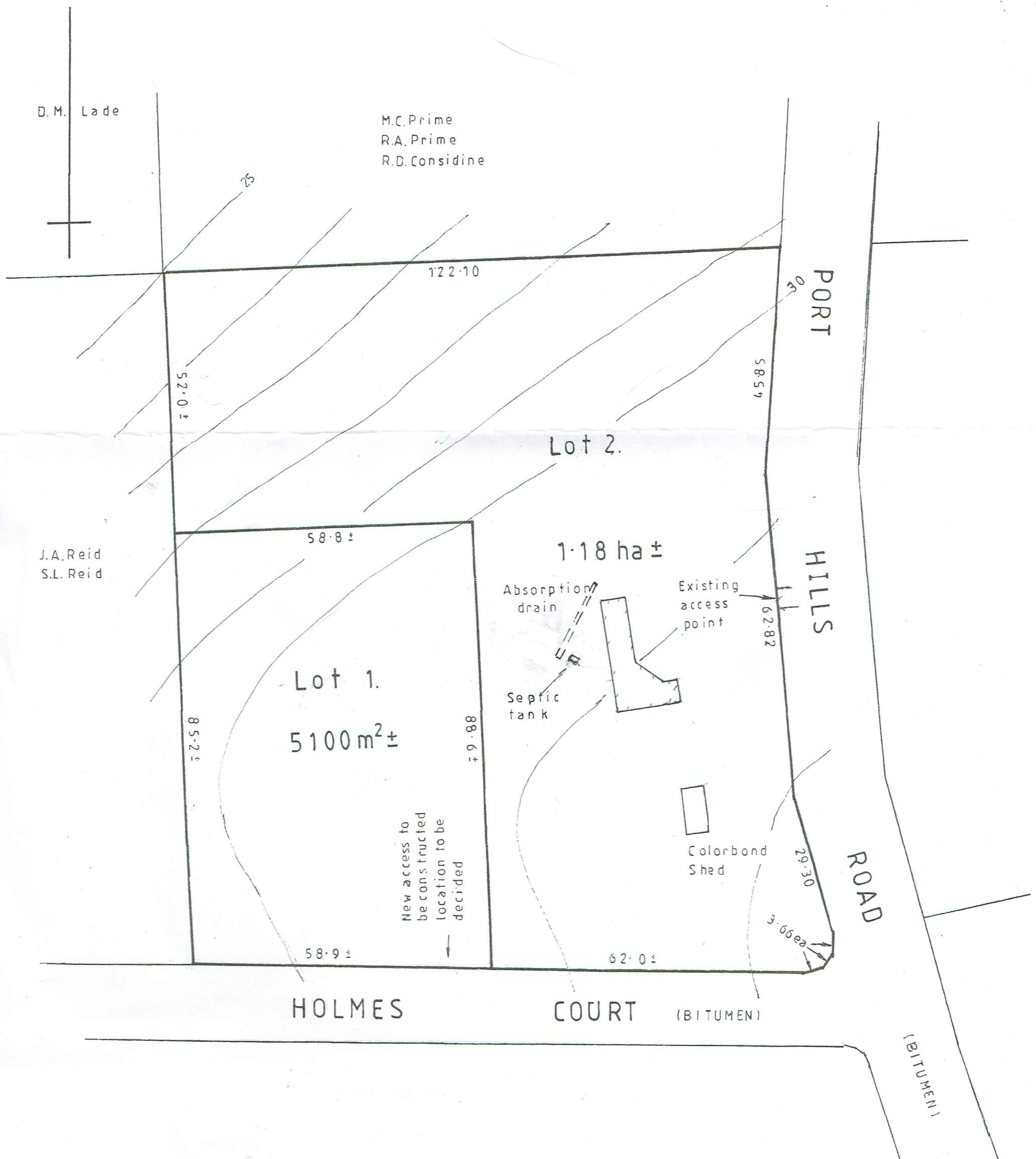
SRL26/S20

Date:

19/6/2026

Plan of Subdivision

Stuart A Beattie				50 View Bank Road
Land Surveyor				Jetsonville 7260
Owners Andrew James Krushka & Narelle Karen Krushka				Mobile 0428523058
Title Reference F.R. 17484-19				Email stuartabeattie50@gmail.com
Scale 1:-750	Date April 26	Contour Interval 1 m	Our Ref 1004/26	All measurements are subject to final survey
Location 33 Port Hills Road Bridport			Municipality Dorset	
Grantee Part of Lot 18729 995a 1r 39b Gtd to Eliza Jane Holmes				



Natural Assets Report

Report for: 33 Port Hills Road, Bridport

Property Location: 33 Port Hills Road, Bridport

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 21st August 2026
Version 2

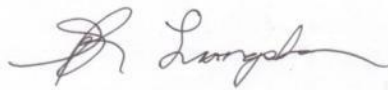


Client:	33 Port Hills Road, Bridport
Property identification	CT 17484/19, PID 685494, 33 Port Hills Road, Bridport. Current zoning: Low Density Residential, Tasmanian Planning Scheme Dorset
Proposal:	2 lot subdivision
Assessment comments:	The site is mapped as entirely within priority vegetation area in planning scheme overlays. Under the Tasmanian Planning Scheme, consideration of the impact on natural assets is required for the proposed subdivision. A field inspection was conducted on the 22/5/2026. 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	2

Assessment by:

Scott Livingston,

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



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INTRODUCTION

A 2 lot subdivision is proposed from an existing title CT 17484/19, 33 Port Hills Road, Bridport. The site is mapped as priority vegetation area in planning scheme overlays. An initial desktop assessment was undertaken following a field inspection on the 22/5/2026 to confirm or otherwise the desktop study findings.

METHODS

A Natural Values report was accessed from the DNRET website (last revision 19/6/2026). This report covers known sightings within 5km and fauna species whose predicted range boundaries overlay the site.

A site visit on 22/5/2026 was undertaken by Scott Livingston. All areas of the site were assessed. The survey was conducted in February 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 has some retained eucalypts and minimal native understorey on pasture grasses but is predominately cleared and managed land around the dwelling. The study area is relatively flat with a slight slope to the northwest forms a steep gully and lies at 30m ASL. The underlying geology is Undifferentiated Cenozoic sequences, Undifferentiated Quaternary sediments, Holocene alluvial, lacustrine and littoral deposits.

NATURAL VALUES

VEGETATION

TASVEG 5.0 mapping shows the site to be FUR) Urban areas and this was confirmed onsite.

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 1 record of threatened flora observation within 500m and a further 29 within 5km of the study area. No suitable habitat for these species occurs within the study area.

FAUNA

The Natural Values Atlas has 2 records of threatened fauna species within 500m of the study area. and a further 46 within 5 km and an additional 4 species ranges cover the study area. Wide-ranging species such as owls, eagles, devils and quolls may forage on the site but there is no suitable breeding habitat in the study area. The site provides potential foraging habitat for eastern barred bandicoot but is marginal breeding habitat with limited dense scrub understorey.

RAPTOR NESTS

There is no known eagle nest within 1 km of the study area. The property has a low (0/10) probability for Eagle Nest (FPA Model) in the vicinity of the study area. Eucalypts along the creek line have heights to 30m but retain regrowth form and have no visible hollows development

WATER COURSES

The study area has no watercourses.

GEOCONSERVATION SITES

The study area is within mapped geoconservation site Terrestrial remnants of the largest Pleistocene desert dune complex in Tasmania that formally covered Bass Strait, and includes a range of aeolian landforms such as extensive sand sheets and longitudinal dunes

ACID SULPHATE SOILS

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

GEOCONSERVATION

The study area is within the Northeast Tasmania Pleistocene Aeolian System, that formally covered Bass Strait, and includes a range of aeolian landforms such as extensive sand sheets and longitudinal dunes. There will be no impact on geoconservation values from the proposed subdivision or facilitated development.

VEGETATION OF LOCAL IMPORTANCE

The study area is not considered to contain native vegetation considered of local importance.

EXISTING DISTURBANCE

The study area has been extensively cleared and grazed maintained as extended garden areas around the existing dwelling. The more distant areas of the lots is highly modified with retained trees over a modified understorey.

IMPACTS FROM PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT- CLEARING OF VEGETATION

No works other than potentially boundary fencing is required within the lots for sealing of titles for the subdivision. Works associated with facilitated development such as a residential use, including bushfire hazard management will be within existing partially cleared areas where vegetation does not meet the definition of priority vegetation as defined by the Natural Assets Code. The vegetation that would require removal for future facilitated development are *Eucalyptus amygdalina*, *E.viminalis* and *Acacia melanoxylon*. The eucalypts are regrown in form 15-45cm (DBH) and up to 20m in height with no hollow's visible development. The current management of the area allows for little continuing development of regeneration and under that regime there is no potential for long-term persistence of tree canopy species.

CONCLUSIONS

The study areas support no threatened vegetation community, no threatened flora species or significant habitat for threatened faun and is not considered vegetation of local importance and does not meet the definition of priority vegetation as defined by the natura assets code.

PLANNING SCHEME COMPLIANCE

Natural Assets Code

C7.2 Application of this Code

C7.2.1 C7.2.2 This code applies to development on land within the following areas:

- (a) a waterway and coastal protection area;*
- (b) a future coastal refugia area; and*
- i. (c) a priority vegetation area only if within the following zones:*
 - ii. Rural Living Zone;*
 - iii. Rural Zone;*
 - iv. Landscape Conservation Zone;*
 - v. Environmental Management Zone;*
 - vi. Major Tourism Zone;*
 - vii. Utilities Zone;*
 - viii. Community Purpose Zone;*
 - ix. Recreation Zone;*
 - x. Open Space Zone; (x) Future Urban Zone;*
 - xi. Particular Purpose Zone; or*
 - xii. Residential Zone or Low Density Residential Zone, only if an application for subdivision.*

Res[ponse

No clearing of vegetation is required for subdivision. facilitated worked subsequent to sealing of titles will be within Low Density Residential Zone and the Natural Assets Code Priority Vegetation Area requirements will not apply.

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;*
- (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.

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

- a) subdivision is within the Low Density Residential Zone
- e) existing management regime includes the removal of any regeneration and the and under that regime there is no potential for long-term persistence of tree canopy species
- f) no priority vegetation as defined by the Natural Assets Code is present on the site

P1.1(c e & f) are met.

P1.2

Works associated 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

- 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. All facilitated works other than boundary fencing will occur after sealing of titles.

- c) Bushfire Hazard Management area provides for a BAL 12.5 rated building. The existing modified areas require no additional clearing of priority vegetation (none present) than BAL 19 the highest possible at the subdivision, the reduced BAL rating does not impact on biodiversity values or require clearing of vegetation that meets the definition of priority vegetation as defined by the natural Assets code.
- d) no mitigation works are considered necessary.
- e) No biodiversity offsets are proposed; there is no priority vegetation as defined by the Natural Assets Code within the lots.
- f) All area of the subdivision is cleared/modified.

P1.2 is met.

REFERENCES

Department of Natural Resources and Environment .

Natural Values Report, Derived from the Natural Values Atlas, online database.

Thelist.tas.gov.au , spatial datasets

Tasmanian Vegetation Monitoring and Mapping Program TASVEG 5.0.

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

Tasmanian Planning Scheme

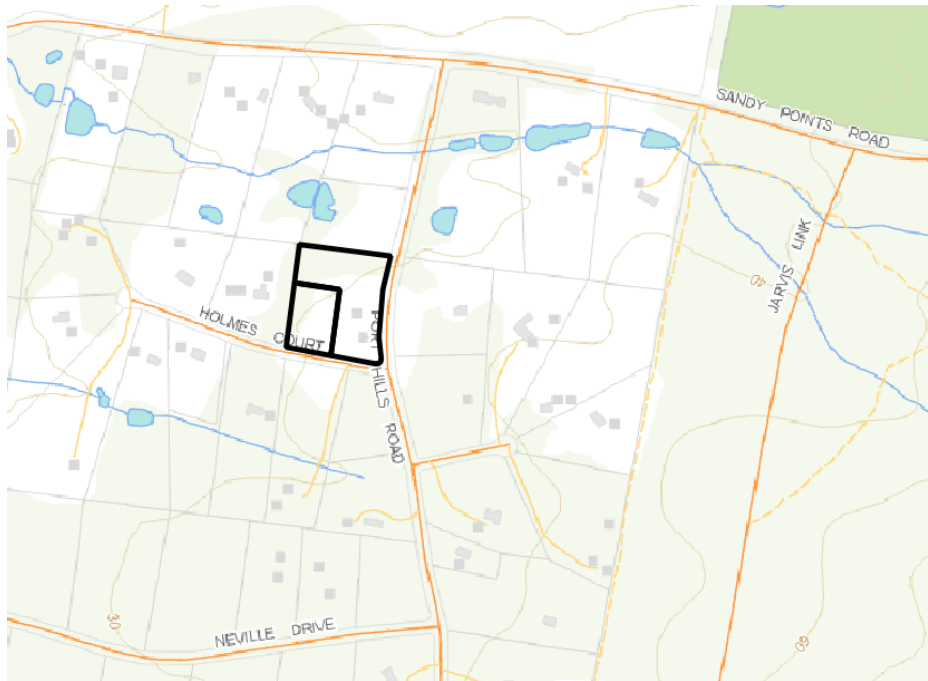


Figure 1: Location Map



Figure 2: aerial photo

Plan of Subdivision	
Stuart A Beattie Land Surveyor	50 View Bank Road Jetsonville 7260 Mobile 0428523058 Email stuartbeattie50@gmail.com
Owners Andrew James Krushka & Narelle Karen Krushka Title Reference F.R. 17484-19	
Scale 1:750 Date April 26 Contour Interval 1 m Our Ref 1004/26	All measurements are subject to final survey
Location 33 Port Hills Road Bridport Municipality Dorset	
Grantee Part of Lot 18729 995a 1r 39o Gtd to Eliza Jane Holmes	

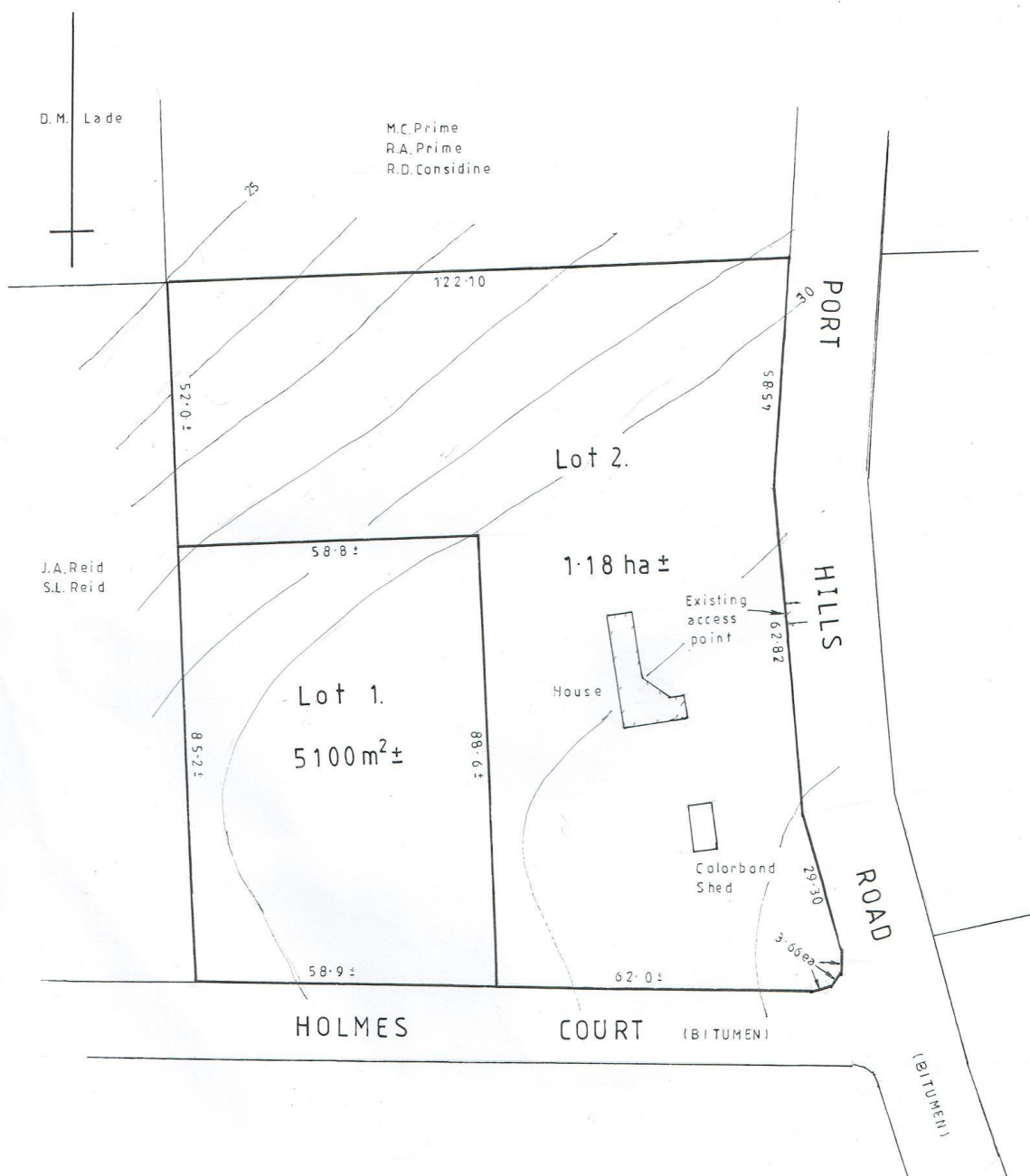


Figure 3: Plan of Subdivision

APPENDIX 2 – PHOTOS



Figure 4: north across lot 1



Figure 5: north across Lot 2



Figure 6: northern portion lot 1



Figure 7: southern portion lot 1

APPENDIX 3: THREATENED FLORA

Threatened flora within 5km (Natural Values Atlas records)

Species	Common Name	SS	NS	Known within 500m	Tasmanian habitat description (and distribution)	habitat suitability)
<i>Acacia ulicifolia</i>	juniper wattle	r			<i>Acacia ulicifolia</i> is found in sandy coastal heaths and open heathy forest and woodland in the north and east of Tasmania. Populations are often sparsely distributed and most sites are near-coastal but it can occasionally extend inland (up to 30 km).	no suitable habitat
<i>Aphelia gracilis</i>	slender fanwort	r			<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>Asperula subsimplex</i>	water woodruff	r			<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>Caladenia aurantiaca</i>	orangetip fingers	e			<i>Caladenia aurantiaca</i> is restricted to Deal Island, where it occurs in <i>Allocasuarina verticillata</i> forest, sometimes on the edge of <i>Eucalyptus nitida</i> woodland, with a <i>Poa labillardierei</i> and light <i>Pteridium esculentum</i> understorey. Elevation varies from around 100-150 m above sea level.	no suitable habitat
<i>Caladenia patersonii</i>	patersons spider-orchid	v			<i>Caladenia patersonii</i> 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
<i>Corunastylis nuda</i>	tiny midge-orchid	r			<i>Corunastylis nuda</i> occurs in a wide range of habitats from near sea level to 1,000 m above sea level, on a range of different soil types and geologies. Vegetation types include scrub, subalpine grassland, open rock plates, heathy open forest, shrubby dry sclerophyll forest and wet sclerophyll forest.	no suitable habitat
<i>Diuris palustris</i>	swamp doubletail	e			<i>Diuris palustris</i> occurs in coastal areas in grassy open eucalypt forest, sedgy grassland and heathland with <i>Leptospermum</i> (teatree) and <i>Melaleuca</i> (paperbark) on poorly- to moderately-drained sandy peat and loams, usually in sites that are wet in winter.	no suitable habitat
<i>Gratiola pubescens</i>	hairy brooklime	r			<i>Gratiola pubescens</i> is most commonly located in permanently or seasonally damp or swampy ground, including the margins of farm dams.	no suitable habitat

Gynatrix pulchella	fragrant hempbush	r			Gynatrix pulchella occurs as a riparian shrub, found along rivers and drainage channels, sometimes extending onto adjacent floodplains (including old paddocks), predominantly in the north of the State.	no suitable habitat
Hibbertia virgata	twiggy guineaflower	r			Hibbertia virgata occurs in sandy heaths and open woodlands in the north-east.	no suitable habitat
Hydrorchis orbicularis	swamp onion-orchid	r			Hydrorchis orbicularis is uncommon and localised in coastal and near- coastal lowland areas, almost exclusively in the north-east and the Furneaux islands. It occurs in habitats subject to periodic inundation such as swamps and depressions. The base of the plants is usually immersed in water and plants can be wholly submerged in wet years. It has been recorded from herbfield, sedgeland, grassland and heathland on peats and sandy loams.	no suitable habitat
Liparophyllum exaltatum	erect marshwort	r			Liparophyllum exaltatum occurs in the north-east near St Helens, Scamander and the Ringarooma River. It grows in stationary or slow-	no suitable habitat
Microtidium atratum	yellow onion-orchid	r			Microtidium atratum occurs in habitats subject to periodic inundation such as swamps, depressions and soaks. The base of the plants is usually immersed in water and plants can be wholly submerged in wet years. Microtidium atratum has been recorded from herbfield, sedgeland, grassland and heathland on peats and sandy loams. It has also been recorded from roadside drains and winter-wet pastures.	no suitable habitat
Paraprasophyllum apoxychilum	tapered leek-orchid	v	EN		Prasophyllum apoxychilum is restricted to eastern and north-eastern Tasmania where it occurs in coastal heathland or grassy and scrubby open eucalypt forest on sandy and clay loams, often among rocks. It occurs at a range of elevations and seems to be strongly associated with dolerite in the east and south-east of its range.	no suitable habitat
Phyllangium distylis	tiny mitrewort	r			Phyllangium distylis occurs in sandy humic heaths and open shrublands, muddy soaks and the margins of ephemeral wetlands.	no suitable habitat
Phyllangium divergens	wiry mitrewort	v			Phyllangium divergens occurs in a wide variety of near-coastal habitats on a range of substrates, a common feature usually being bare ground (e.g. tracks) and rock exposures (e.g. outcrops, coastal cliffs, etc.).	no suitable habitat
Phylloglossum drummondii	pygmy clubmoss	r			Phylloglossum drummondii occurs in wet peaty soils where there is little competition from other plants.	no suitable habitat
Pultenaea mollis	soft bushpea	v			Pultenaea mollis occurs in heathy and shrubby forest and woodland.	no suitable habitat
Pultenaea sericea	chaffy bushpea	v			Pultenaea sericea occurs in sandy to clayey soils in damp lowland heath.	no suitable habitat

Senecio squarrosus	leafy fireweed	r			Senecio squarrosus occurs in a wide variety of habitats. One form occurs predominantly in lowland damp tussock grasslands. The more widespread and common form occurs mainly in dry forests (often grassy) but extends to wet forests and other vegetation types.	no suitable habitat
Stylidium beaugleholei	blushing triggerplant	r			Stylidium beaugleholei occurs in wet sandy heaths, moist depressions, soaks and hollows.	no suitable habitat
Stylidium despectum	small triggerplant	r			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
Stylidium perpusillum	tiny triggerplant	r			Stylidium perpusillum occurs in wet sandy heaths, moist depressions, soaks and hollows.	no suitable habitat
Thelymitra antennifera	rabbit ears	e			Thelymitra antennifera is known from several locations along the north and north-east coast, occurring in heathland on poorly- to moderately- drained peaty and sandy soils, sometimes in mossy skeletal soils on granite bedrock.	no suitable habitat
Thelymitra holmesii	bluestar sun-orchid	r			Thelymitra holmesii occurs in moist areas of grassland, heathy open forest and heathland in water-retentive soils such as clay loam and peaty loam, in soaks, beside streams and around swamp margins, usually below about 200 m above sea level.	no suitable habitat
Triglochin minutissima	tiny arrowgrass	r			Triglochin minutissima inhabits fresh or brackish mudflats or margins of swamps in lowland, mostly coastal areas.	no suitable habitat
Xanthorrhoea aff. bracteata	shiny grasstree	pv	PEN		Xanthorrhoea bracteata is restricted to coastal areas from the Asbestos Range to Waterhouse Point in the north-east, where it occurs in sandy soils, often acid and waterlogged, in coastal heathland, extending into heathy woodland and forest, mainly dominated by Eucalyptus amygdalina.	no suitable habitat
Xanthorrhoea arenaria	sand grasstree	v	VU		Xanthorrhoea arenaria is restricted to coastal areas from Bridport in the north-east to Coles Bay on the East Coast, where it occurs in coastal sandy heathland, extending into heathy woodland and forest, mainly dominated by Eucalyptus amygdalina.	no suitable habitat
Xanthorrhoea bracteata	shiny grasstree	v	EN	yes	Xanthorrhoea bracteata is restricted to coastal areas from the Asbestos Range to Waterhouse Point in the north-east, where it occurs in sandy soils, often acid and waterlogged, in coastal heathland, extending into heathy woodland and forest, mainly dominated by Eucalyptus amygdalina.	no suitable habitat
Xerochrysum bicolor	eastcoast paperdaisy	r			Species of Xerochrysum are poorly understood in Tasmania, especially the identification of coastal species (X. bicolor and X. bracteatum). X. bicolor may be restricted to stabilised dune systems.	no suitable habitat

APPENDIX 4: THREATENED FAUNA

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
Antipodia chaostola	chaostola skipper	e	EN			potential	Potential habitat for the Chaostola Skipper is dry forest and woodland supporting Gahnia radula (usually on sandstone and other sedimentary rock types) or Gahnia microstachya (usually on granite baseds ubstrates).	no suitable habitat
Aquila audax subsp. fleayi	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
Arctocephalus forsteri	new zealand fur seal	r			yes		marine	no suitable habitat
Arenaria interpres	ruddy turnstone		VU		yes		shorebird	no suitable habitat
Astacopsis gouldi	lutaralipina or giant freshwater crayfish	v	VU		yes	potential	Potential habitat for the giant freshwater crayfish is freshwater streams of all sizes. Characteristics of potential habitat include a combination of well shaded flowing and still waters, deep pools, decaying logs and undercut banks. Riparian vegetation needs to be native and predominantly intact to provide shade, nutrient, energy and structural inputs into streams. Smaller juveniles inhabit shallow fast flowing streams favouring habitats with	no suitable habitat

							rocks or logs that are large enough to be stable but not embedded in finer substrates, but overlie coarser substrates and/or have a distinct cavity underneath. Perennial headwater streams have substantially higher juvenile densities than nonperennial headwater streams. See FPA's Fauna Technical Note 16 for guidance on how to identify categories of potential habitat suitability (high suitability habitat, moderate suitability habitat and low suitability habitat) of class 4 streams. The GFC Habitat Suitability Map may be used in the assessment of habitat suitability for all other stream classes, however on ground assessment is recommended.	
<i>Calidris acuminata</i>	sharp-tailed sandpiper		VU		yes		The Sharp-tailed Sandpiper is a summer migrant from Arctic Siberia, being found on wetlands throughout Australia. The Sharp-tailed Sandpiper prefers the grassy edges of shallow inland freshwater wetlands. It is also found around swage farms, flooded fields, mudflats, mangroves, rocky shores and beaches. Its breeding habitat in Siberia is the peat-hummock and lichen tundra of the high Arctic.	no suitable habitat
<i>Calidris canutus</i>	red knot		VU		yes		shore bird	no suitable habitat
<i>Calidris ferruginea</i>	curlew sandpiper	e	CR		yes		The Curlew Sandpiper is a summer migrant from north-eastern Siberia and Alaska, found in many Australian coastal sites and may also be seen inland in suitable habitats. The Curlew Sandpiper is mostly found on intertidal mudflats of estuaries, lagoons, and mangroves, as well as beaches, rocky shores and around salt lakes. Its breeding habitat is the lowland tundra of Siberia.	no suitable habitat
<i>Ceyx azureus</i> subsp. <i>diemenensis</i>	Tasmanian azure kingfisher	e	EN		yes		Potential habitat for the Azure Kingfisher comprises potential foraging habitat and potential breeding habitat. Potential foraging habitat is primarily freshwater (occasionally estuarine) waterbodies such as large rivers and streams with well-developed overhanging vegetation suitable for perching and water deep enough for dive-feeding. Potential breeding habitat is usually steep banks of large rivers (a breeding site is a hole (burrow) drilled in the bank).	no suitable habitat
<i>Charadrius leschenaultii</i>	greater sand plover		VU		yes		shore bird	no suitable habitat
<i>Charadrius mongolus</i>	lesser sand plover		EN		yes		shore bird	no suitable habitat
<i>Charadrius mongolus</i> subsp. <i>mongolus</i>	mongolian plover		PEN		yes		shore bird	no suitable habitat

Charadrius rubricollis	hooded plover		PVU		yes		shore bird	no suitable habitat
Dasyurus maculatus subsp. maculatus	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
Dasyurus viverrinus	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 defined area based primarily on modelling work published in Fancourt et al 2015 and additional expert advice	may forage no denning habitat
Dermochelys coriacea	leatherback turtle	v	VU		yes		marine	no suitable habitat
Diomedea cauta	shy albatross	pv	PVU		yes		Birds have been noted in shelf-waters around breeding islands and over adjacent rises. During the non-breeding season, the Shy Albatross occurs over continental shelves around continents. The species occurs both inshore and offshore	no suitable habitat
Diomedea melanophrys subsp. melanophrys	black-browed albatross	pe	PVU		yes		Forages around the breaks of continental and island shelves and across nearby underwater banks	no suitable habitat
Eubalaena australis	southern right whale	e	EN		yes		marine	no suitable habitat
Galaxiella pusilla	eastern dwarf galaxias	v	EN			potential	Potential habitat for the dwarf galaxiid is slowflowing waters such as swamps, lagoons, drains or backwaters of streams, often with aquatic vegetation. It may also be found in temporary waters that dry up in summer for as long as 6-7 months, especially if burrowing crayfish burrows are present (although	no suitable habitat

							these will usually be connected to permanent water). Habitat may include forested swampy areas but does not include blackwood swamp forest. Juveniles congregate in groups at the water surface in pools free of vegetation. Significant habitat for the dwarf galaxiid is all potential habitat and a 30m streamside reserve within the core range.	
Gallinago hardwickii	Latham's snipe	v	VU		yes		wetlands	no suitable habitat
Gazameda gunnii	Gunn's screw shell	v			yes		marine species. Shell found on beach	no suitable habitat
Hirundapus caudacutus	white-throated needletail		VU		yes		Migratory bird, rarely lands in tasmania	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
Lathamus discolor	swift parrot	e	CR		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
Limnodynastes peroni	striped marsh frog	e			yes	potential	Potential habitat for the Striped Marsh Frog is natural and artificial coastal and near coastal wetlands, lagoons, marshes, swamps and ponds (including dams), with permanent freshwater and abundant marginal, emergent and submerged aquatic vegetation. Significant habitat is high quality potential habitat within the core range of this frog species.	no suitable habitat

<i>Limosa lapponica</i> subsp. <i>baueri</i>	Alaskan bar-tailed godwit	e	EN		yes		Bar-tailed Godwits inhabit estuarine mudflats, beaches and mangroves. They are common in coastal areas around Australia. They are social birds and are often seen in large flocks and in the company of other waders.	no suitable habitat
<i>Litoria raniformis</i>	green and gold frog	v	VU		yes	core	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
<i>Macronectes giganteus</i>	southern giant-petrel	v	EN		yes		marine	no suitable habitat
<i>Neophema chrysostoma</i>	blue- winged parrot	v	VU		yes		The Blue-winged Parrot inhabits a range of habitats from coastal, sub-coastal and inland areas, right through to semi-arid zones. Throughout their range, they favour grasslands and grassy woodlands. They are often found near wetlands both near the coast and in semi-arid zones. Blue-winged Parrots can also be seen in altered environments such as airfields, golf courses and paddocks.	suitable habitat
<i>Numenius madagascariensis</i>	eastern curlew	e	CR		yes		shore bird	no suitable habitat
<i>Pachyptila turtur subantarctica</i>	southern fairy prion	e	VU		yes		Seldom come to land, except to breed. Also, they all stay in the Southern Hemisphere, and breed on subtropical islands	no suitable habitat
<i>Perameles gunnii</i>	eastern barred bandicoot		VU		yes	potential	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 sagg sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species.	possible foraging, but limited dense shrub cover
<i>Pluvialis squatarola</i>	grey plover		VU		yes		shore bird	no suitable habitat
<i>Podiceps cristatus</i>	great crested grebe	v			yes		Great crested grebes breed in vegetated areas of freshwater lakes, small pools, slow-flowing rivers, artificial water bodies, swamps, bays, estuaries, and lagoons	no suitable habitat
<i>Poliiocephalus cristatus</i> subsp. <i>australis</i>	great crested grebe	pv			yes		Great crested grebes breed in vegetated areas of freshwater lakes, small pools, slow-flowing rivers, artificial water bodies, swamps, bays, estuaries, and lagoons	no suitable habitat

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
Pseudomys novaehollandiae	pookila or new holland mouse	e	VU			potential	Prefers dry sandy heathland with dense and floristically diverse understorey.	no suitable habitat
Sarcophilus harrisii	tasmanian devil	e	EN		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
Sterna nereis subsp. nereis	fairy tern	pv	PVU		yes		It seldom goes far out to sea but is often to be seen where predatory fish are feeding on shoals of small fish. Breeding takes place in the spring in colonies on sheltered beaches on the mainland or on offshore islands. The nest is just above high-water mark and is a scrape in the sand	no suitable habitat
Sterna striata	white-fronted tern	v			yes		shore bird	no suitable habitat
Sternula albifrons placens	Tasman little tern	e			yes		shore bird	no suitable habitat
Sternula nereis subsp. nereis	fairy tern	v	VU		yes		Moist microhabitats in shaded gullies in dry Eucalypt forest	no suitable habitat
Tachyspiza 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,	no suitable habitat

							low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.).	
Thalassarche cauta	shy albatross	v	EN		yes		marine	no suitable habitat
Thinornis cucullatus	hooded plover		PVU		yes		shorebird	no suitable habitat
Thinornis rubricollis	hooded plover		VU		yes		shorebird	no suitable habitat
Tringa nebularia	common greenshank		EN		yes		shorebird	no suitable habitat
Tyto novaehollandiae	masked owl	pe	PVU		yes	core	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
Xenus cinereus	terek sandpiper		VU		yes		marine	no suitable habitat

Plan of Subdivision

Stuart A Beattie

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Scale 1:-750

Date April 26

Contour Interval 1 m

Our Ref 1004/26

All measurements

are subject to final
survey

Location 33 Port Hills Road Bridport

Municipality Dorset

Grantee Part of Lot 18729 995a 1r 39b Gtd to Eliza Jane Holmes

