



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054995

PROPOSAL: Outbuilding

LOCATION: 579 Gellibrand Drive, Sandford

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 01 October 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 01 October 2025. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 01 October 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **New Outbuilding / Garage**

Location: **579 Gellibrand Drive, Sandford, Tas 7020**

Personal Information Removed

Estimated cost of development:



Is the property on the Tasmanian Heritage Register?

Yes ☐ No ☒

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: **Residential**

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ☐

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Applicant's signature

Personal Information Removed

Date:

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



Development/use or subdivision checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- ☒ Details of the location of the proposed use or development.
- ☒ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☐ Full description of the proposed use or development.
- ☐ Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☒ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☒ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ☐ Site analysis and site plan, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.
-



- Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
 - Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.
- ☐ Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
 - Private open space for each dwelling.
 - External storage spaces.
 - Car parking space location and layout.
 - Major elevations of every building to be erected.
 - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
 - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
 - Materials and colours to be used on rooves and external walls.
- ☐ Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
 - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
 - Plantings proposed for screening from adjacent sites or public places.
- ☐ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.





HOBART

Sheds & More

Fair Dinkum Builds Hobart

38 McIntyre Street
Mornington TAS 7018

Phone: 03 6244 4300

fairdinkumbuilds.com.au

AGENT AUTHORISATION

| | |
|------------------|---------------------------------|
| Project Address: | 579 Gellibrand Drive, Sandford. |
|------------------|---------------------------------|

I/We

| | |
|-----------------|--------------------------|
| Owner Name/s: | Tim Holtan |
| Postal Address: | 579 Gellibrand Drive |
| Phone Number: | 0408 996 176 |
| Email Address: | Tholtan@internode.on.net |

Hereby appoint the following person/company representative:

| | |
|-----------------|-----------------------------------------|
| Agent Name/s: | P&J Sheds Pty Ltd |
| Postal Address: | 38 McIntyre Street Mornington, TAS 7018 |
| Phone Number: | 03 6244 4300 |
| Email Address: | admin@fairdinkumhobart.com.au |

to act as my/our authorised agent to apply for any required certificates and permits, and to provide any necessary information to, or communicate with the relevant council as required in accordance with the Building Act 2016.

| | | | | | |
|-------------|------------|------------------|--|-------|-----------|
| Owner Name: | Tim Holtan | Owner Signature: | | Date: | 23.6.2025 |
| Owner Name: | | Owner Signature: | | Date: | |



SEARCH OF TORRENS TITLE

| | |
|-----------------|------------------------------|
| VOLUME 38160 | FOLIO 50 |
| EDITION 9 | DATE OF ISSUE 26-Aug-2024 |

SEARCH DATE : 29-Jul-2025

SEARCH TIME : 11.24 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 50 on Sealed Plan 38160

Derivation : part of 338A-1R-30Ps. Gtd. to C.J.F. Hayes, part
of 49 Acres Gtd. to W. Atkins, part of 50 Acres Gtd. to S.
Free, part of 60 Acres Located to J. Joseph and part of Lot
38366 Gtd. to S.O.F. Nominees Pty. Ltd.

Prior CT 4527/97

SCHEDULE 1

N208207 TRANSFER to TIMOTHY EDWARD HOLTON Registered
26-Aug-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 38160 COVENANTS in Schedule of Easements

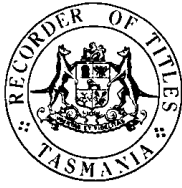
SP'S 9686, 38160 FENCING PROVISION in Schedule of Easements

SP 38160 COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962

E390403 MORTGAGE to Commonwealth Bank of Australia
Registered 26-Aug-2024 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS

PLAN NO.

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.

SP38160

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

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

Each lot on the plan is subject to:—

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

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

COVENANTS:

The Owners of each Lot except Lots 102, 103 and 104 on the said plan covenant with Kingston Holdings Pty. Ltd. and the owner or owners for the time being of every other Lot except Lots 102, 103 and 104 shown on the plan to the extent that the burden of these covenants may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolved with each and every part of every other Lot except Lots 102, 103 and 104 shown on the said plan to observe the following stipulations:

- (a) Not without the consent of the corporation to cut down lop or destroy on such Lot any tree shrub or growth of the like character PROVIDED ALWAYS this covenant shall not apply to cutting down lopping topping destruction or removal of any trees shrubs or growths of the like

character for the purposes of obtaining access to such lot building thereon installation of services or by reason of consideration of safety.

- (b) Not to erect any building on such Lot which is closer to any public road or public recreation area adjoining it and one-sixth of the depth of Lot.
- (c) Not to erect or place any building or structure on such Lot without having its siting and location previously approved by the corporation.
- (d) Not to erect any building on such Lot constructed of materials other than those of a type or colour that to the satisfaction of the corporation will blend rather than contrast with the natural environment and without limiting the generality of the foregoing not to utilise unpainted metal surfaces in any such construction.
- (e) Not to use any building or structure erected or placed on such Lot other than as a single residence for one family only.
- (f) Not to subdivide such Lot at any time.

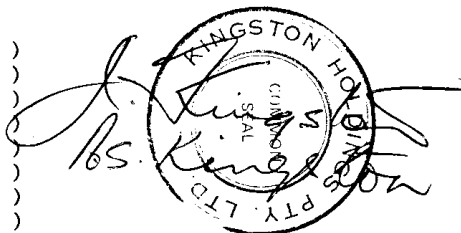
INTERPRETATION:

"Corporation" means the Warden Councillors and Electors of the Municipality of Clarence.

FENCING PROVISION:

In respect of each Lot except Lots 102, 103 & 104 shown on the plan the Vendor (Kingston Holdings Pty. Ltd.) shall not be required to fence.

THE COMMON SEAL of KINGSTON HOLDINGS PTY. LTD. was affixed hereto as the registered proprietor of the land comprised in Folio of the Register Volume ~~3854~~⁴³⁷² folio ~~51~~⁵⁸ and Volume ~~3676~~ folio ~~6~~ in the presence of:



SIGNED by KENNETH MURDOCH DRAKE and ROBERT JOHN BADENACH as Mortgagees under Mortgage No. B8241 in the presence of:

Kenneth Murdoch Drake
R. J. Badenach

Clifford Pearce
Law Clerk
TOBART

38160

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

..... affecting land in

.....
(Insert Title Reference)

Scaled by **MUNICIPALITY OF CLARENCE** on **23RD SEPTEMBER 1982**

Solicitor's Reference
Council Clerk/Town Clerk

OS-K 3134

NEW OUTBUILDING / GARAGE
579 GELLIBRAND DRIVE, SANDFORD, 7020
FOR T. HOLTON

CERTIFICATE OF TITLE: VOLUME - 38160 FOLIO - 50
PID: 7552772
LAND AREA: 3.457ha

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
CLARENCE LOCAL PROVISIONS SCHEDULE

ZONE: 11. RURAL LIVING

OVERLAYS: PRIORITY VEGETATION AREA
BUSHFIRE PRONE AREAS
FLOOD PRONE AREAS
LOW LANDSLIP HAZARD BAND
ROAD OR RAILWAY ATTENUATION AREA

SOIL CLASSIFICATION: ASSUMED M

WIND REGION: A

TERRAIN CATEGORY: TC 3

IMPORTANCE LEVEL: 2 (DOMESTIC)

SHIELDING: 1

TOPOGRAPHY: 1.14

BAL: NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN 6m OF DWELLING)

INDEX OF DRAWINGS - BY ADRIAN BROWN CCG003R

PAGE 1 - SITE PLAN 1:1000

PAGE 2 - LOCATION PLAN: 1:500

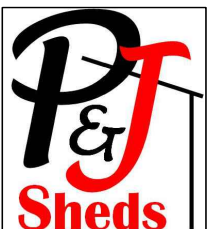
PAGE 3 - ELEVATIONS 1:100

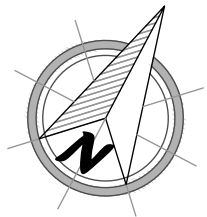
PAGE 4 - FLOOR PLAN 1:100

PAGE 5 - PLUMBING PLAN 1:100

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 110725





LOT AREA: 3.457ha

EXISTING DWELLING AREA (FOOTPRINT): 76.8m²:
" DECK AREA: 21.24m²

PROPOSED OUTBUILDING / GARAGE AREA: 82.5m²

AREA SHOWN ON LOCATION PLAN
AT 1:500 ON PAGE 02/05

VOL : 38160
FOLIO: 50
3.457ha

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

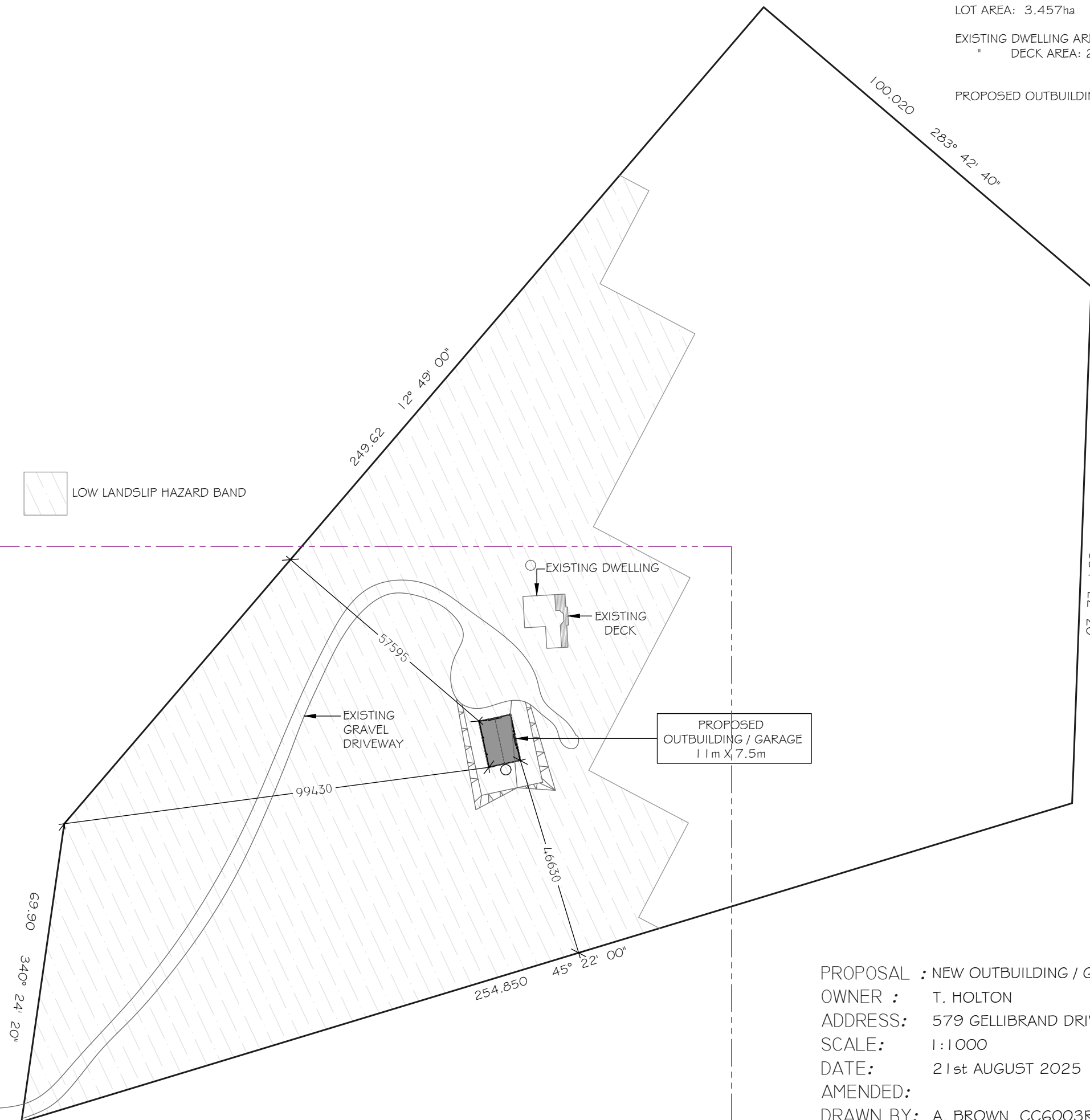
SITE PLAN 1:1000

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025



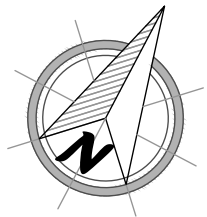
LOW LANDSLIP HAZARD BAND

GELLIBRAND
DRIVE



PROPOSAL : NEW OUTBUILDING / GARAGE
OWNER : T. HOLTON
ADDRESS: 579 GELLIBRAND DRIVE, SANDFORD, 7020
SCALE: 1:1000
DATE: 21st AUGUST 2025
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 01/05
JOB NO : 110725

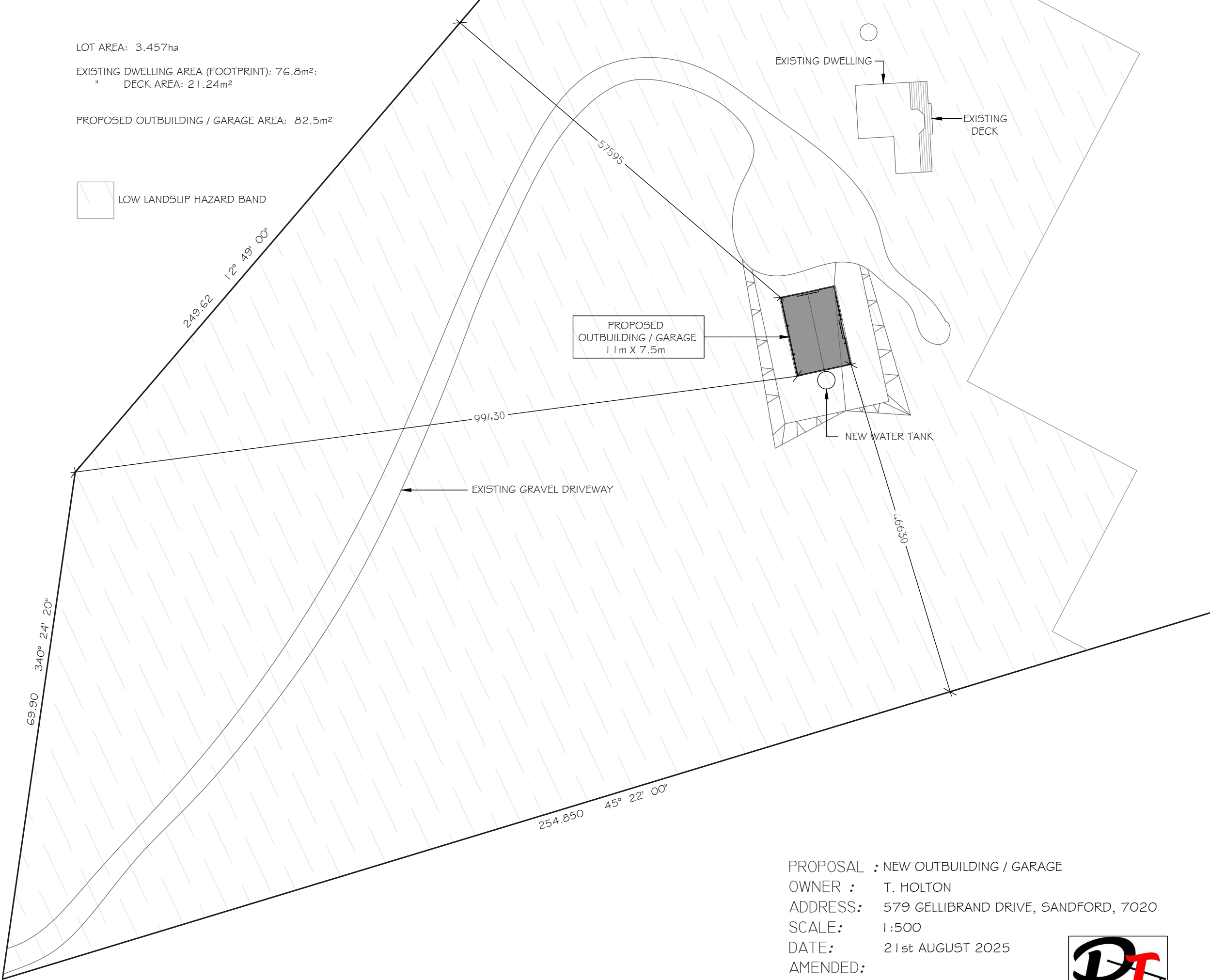




LOT AREA: 3.457ha
EXISTING DWELLING AREA (FOOTPRINT): 76.8m²
" DECK AREA: 21.24m²

PROPOSED OUTBUILDING / GARAGE AREA: 82.5m²

 LOW LANDSLIP HAZARD BAND



VOL : 38160
FOLIO: 50
3.457ha

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

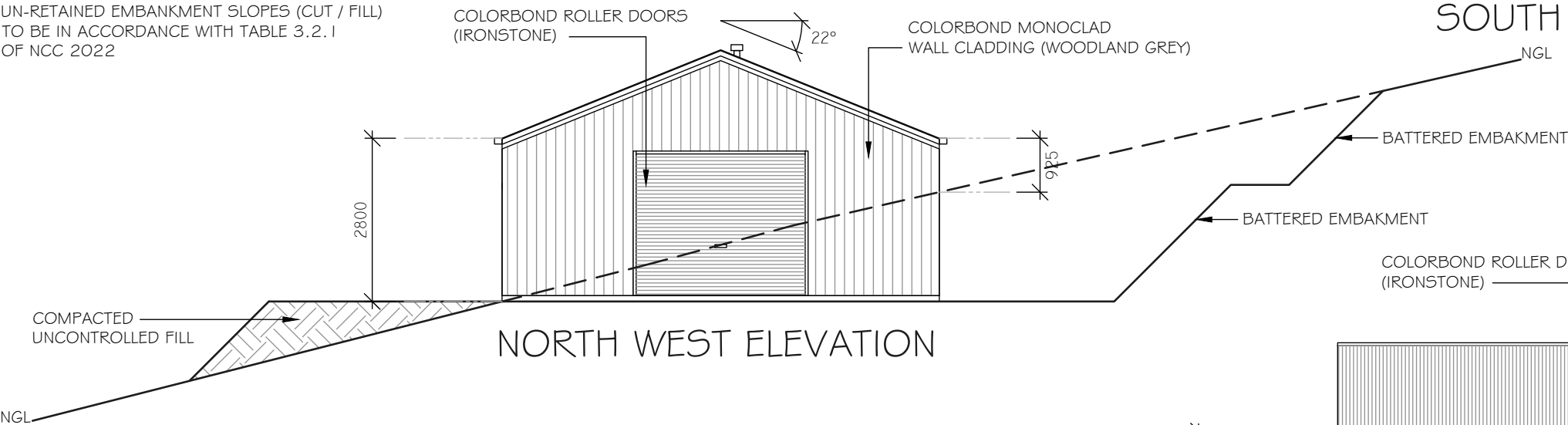
LOCATION PLAN 1:500

PROPOSAL : NEW OUTBUILDING / GARAGE
OWNER : T. HOLTON
ADDRESS: 579 GELLIBRAND DRIVE, SANDFORD, 7020
SCALE: 1:500
DATE: 21st AUGUST 2025
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 02/05
JOB NO : 110725

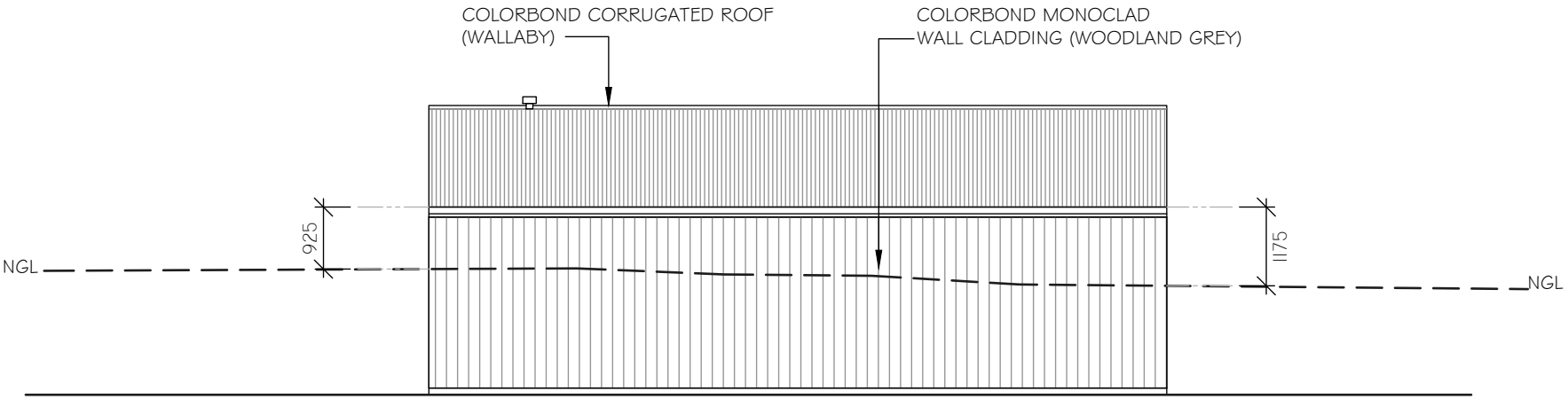


ALL EARTHWORKS & EXCAVATION
TO BE IN ACCORDANCE WITH
PART 3.2 OF NCC 2022.

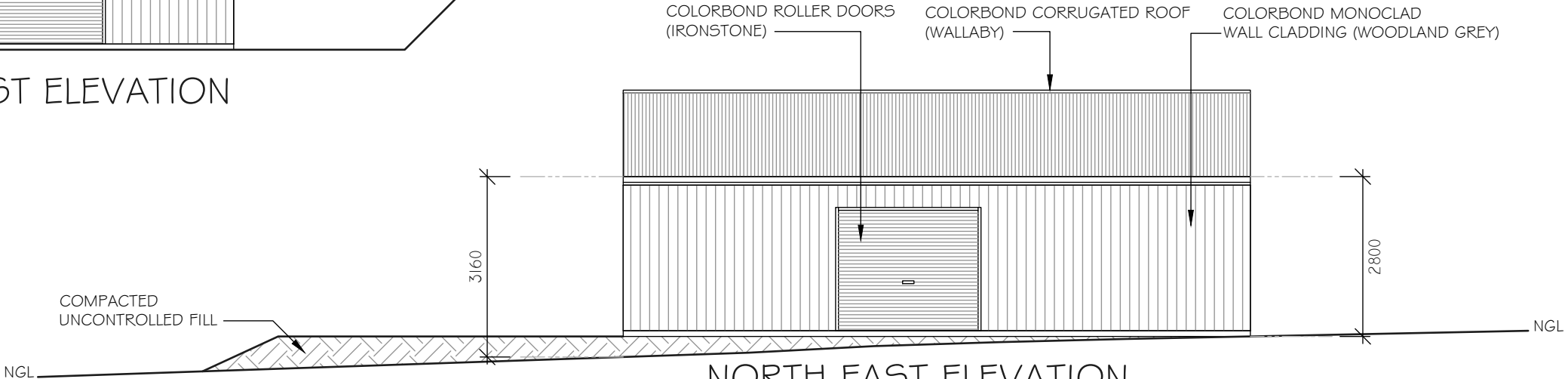
UN-RETAINED EMBANKMENT SLOPES (CUT / FILL)
TO BE IN ACCORDANCE WITH TABLE 3.2.1
OF NCC 2022



NORTH WEST ELEVATION

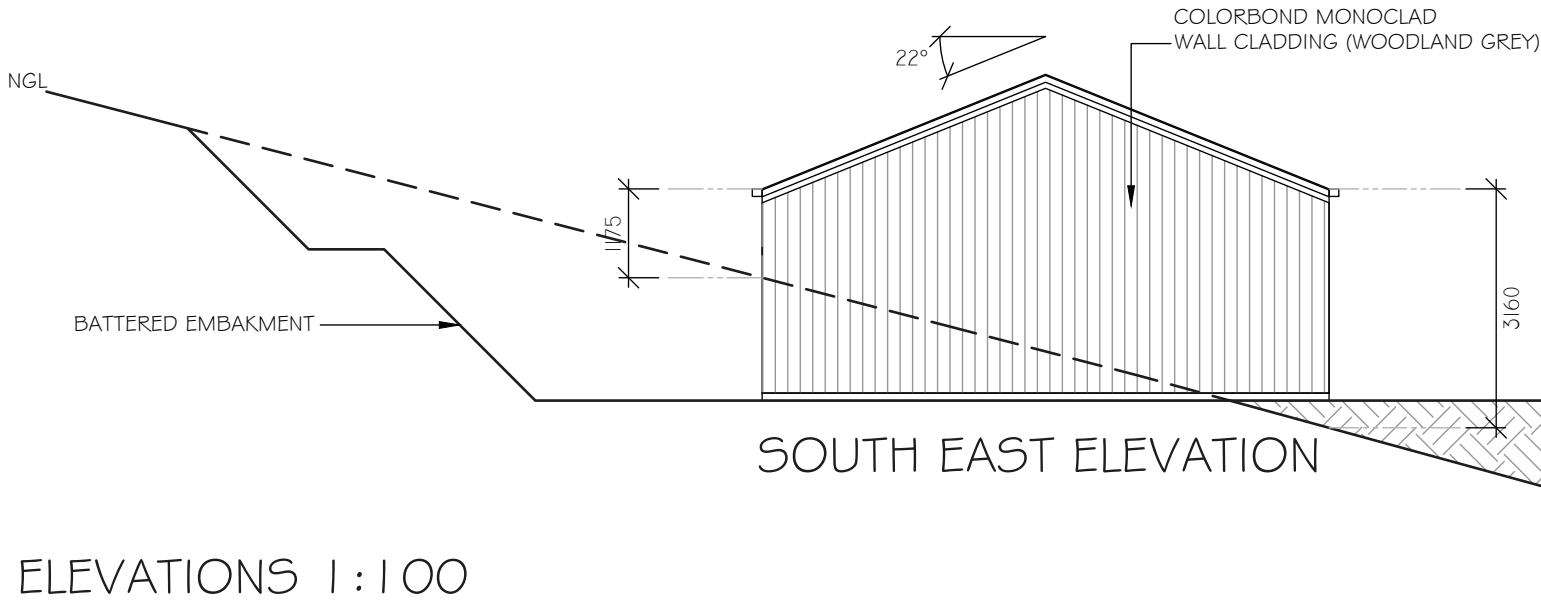


SOUTH WEST ELEVATION



NORTH EAST ELEVATION

- COLOUR'S (COLORBOND®):
- EXT. WALLS - WOODLAND GREY
 - ROOF - WALLABY
 - ROLLER DOOR - IRONSTONE
 - ROOF VENT - WALLABY
 - GUTTER - IRONSTONE
 - CORNER FLASH - IRONSTONE
 - BARGE FLASHING - IRONSTONE
 - OPENING FLASH - IRONSTONE



SOUTH EAST ELEVATION


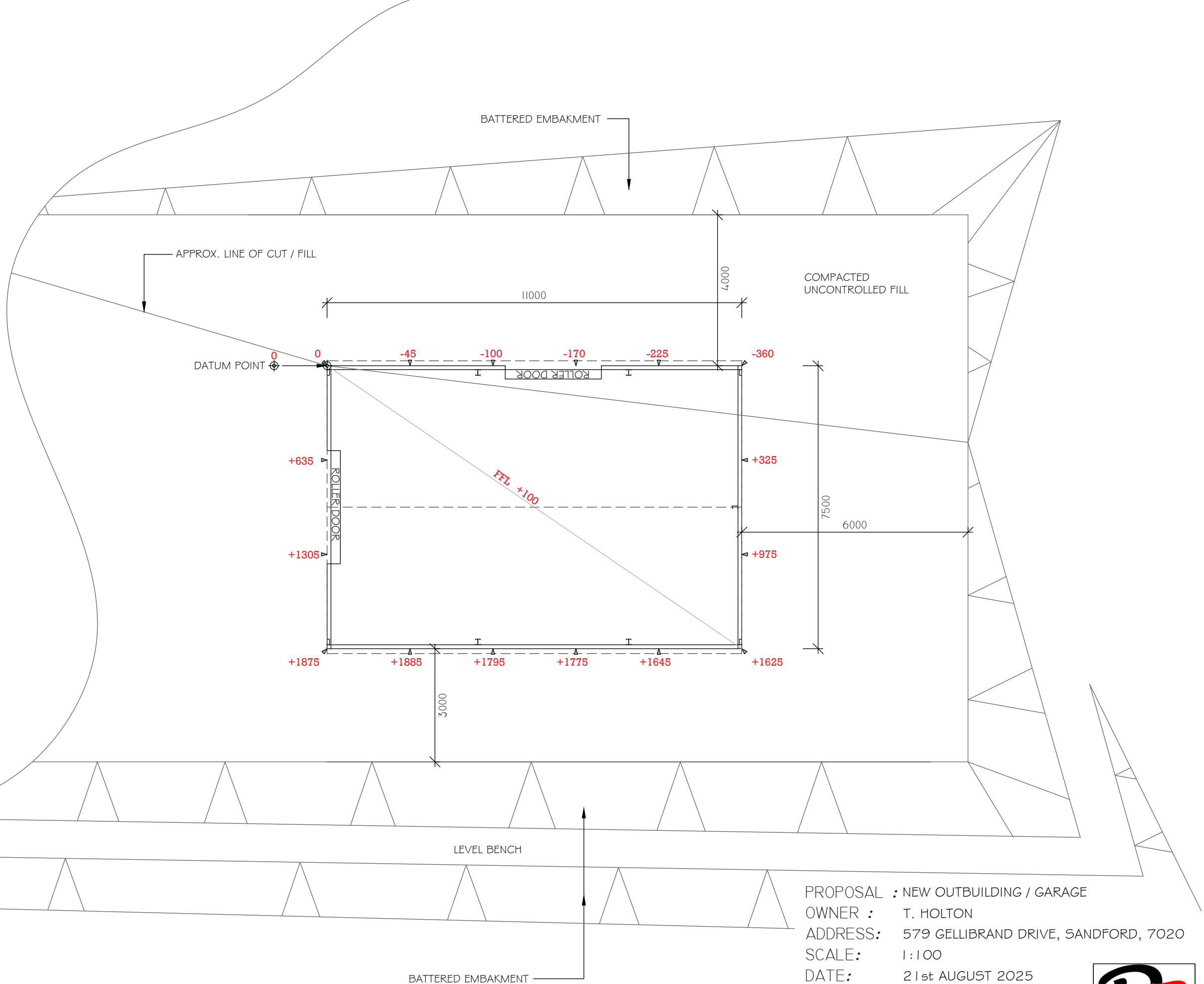
ALL EARTHWORKS & EXCAVATION
TO BE IN ACCORDANCE WITH
PART 3.2 OF NCC 2022.

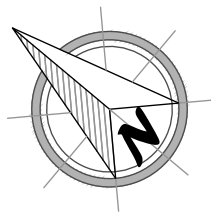
UN-RETAINED EMBANKMENT SLOPES (CUT / FILL)
TO BE IN ACCORDANCE WITH TABLE 3.2.1
OF NCC 2022

PROPOSAL : NEW OUTBUILDING / GARAGE
OWNER : T. HOLTON
ADDRESS: 579 GELLIBRAND DRIVE, SANDFORD, 7020
SCALE: 1:100
DATE: 21st AUGUST 2025
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 03/05
JOB NO : 110725



ELEVATIONS 1:100





CONSTRUCTION GENERALLY:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS,
BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL
AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

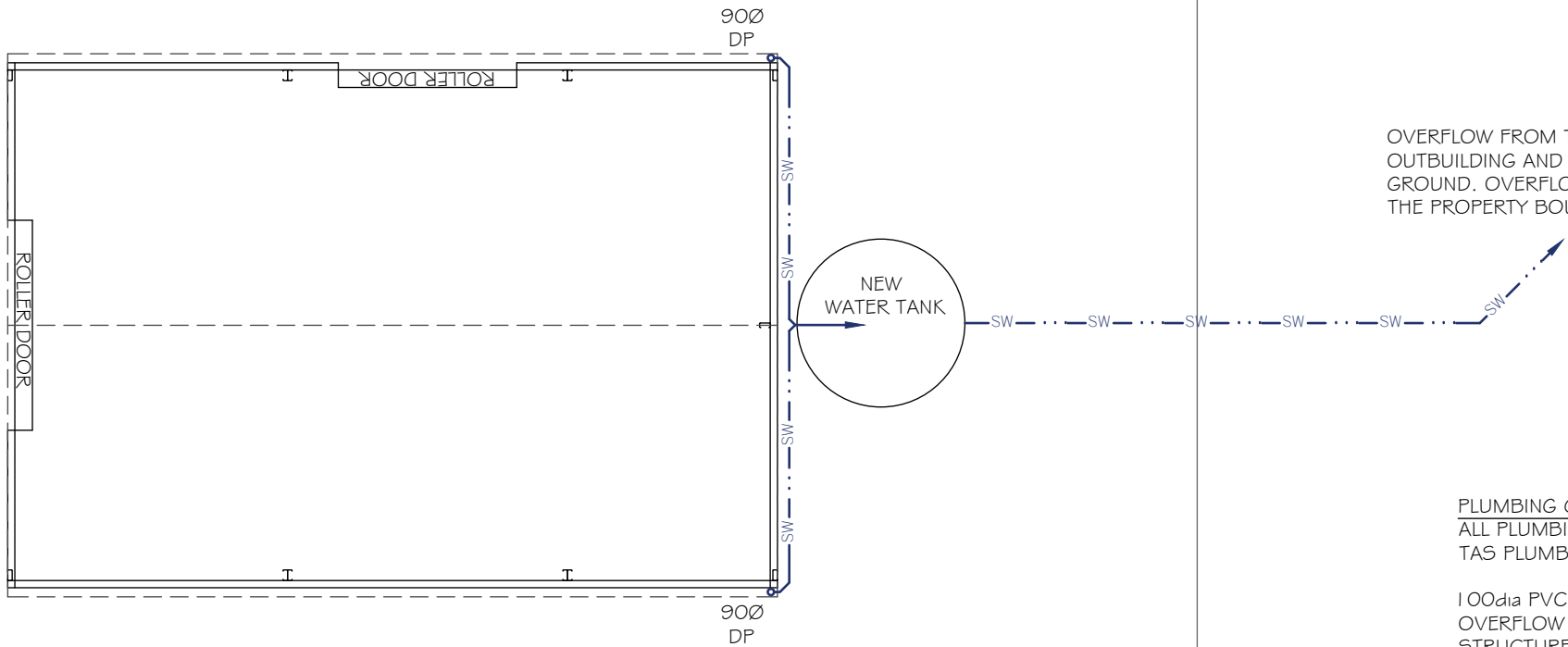
CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.
UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM' BUILDS'
DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR
TO COMMENCEMENT OF WORK ON SITE.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS
NOT PROVIDED ON THIS SET OF PLANS.



PLUMBING GENERALLY:
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.
TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

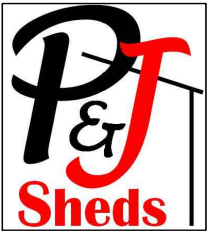
100dia PVC STORM WATER TO NEW WATER TANK.
OVERFLOW TO BE DISPERSED TO GROUND AWAY FROM EXISTING
STRUCTURES AND TO BE CONTAINED WITHIN THE PROPERTY BOUNDARIES.
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

PLUMBING PLAN 1:100

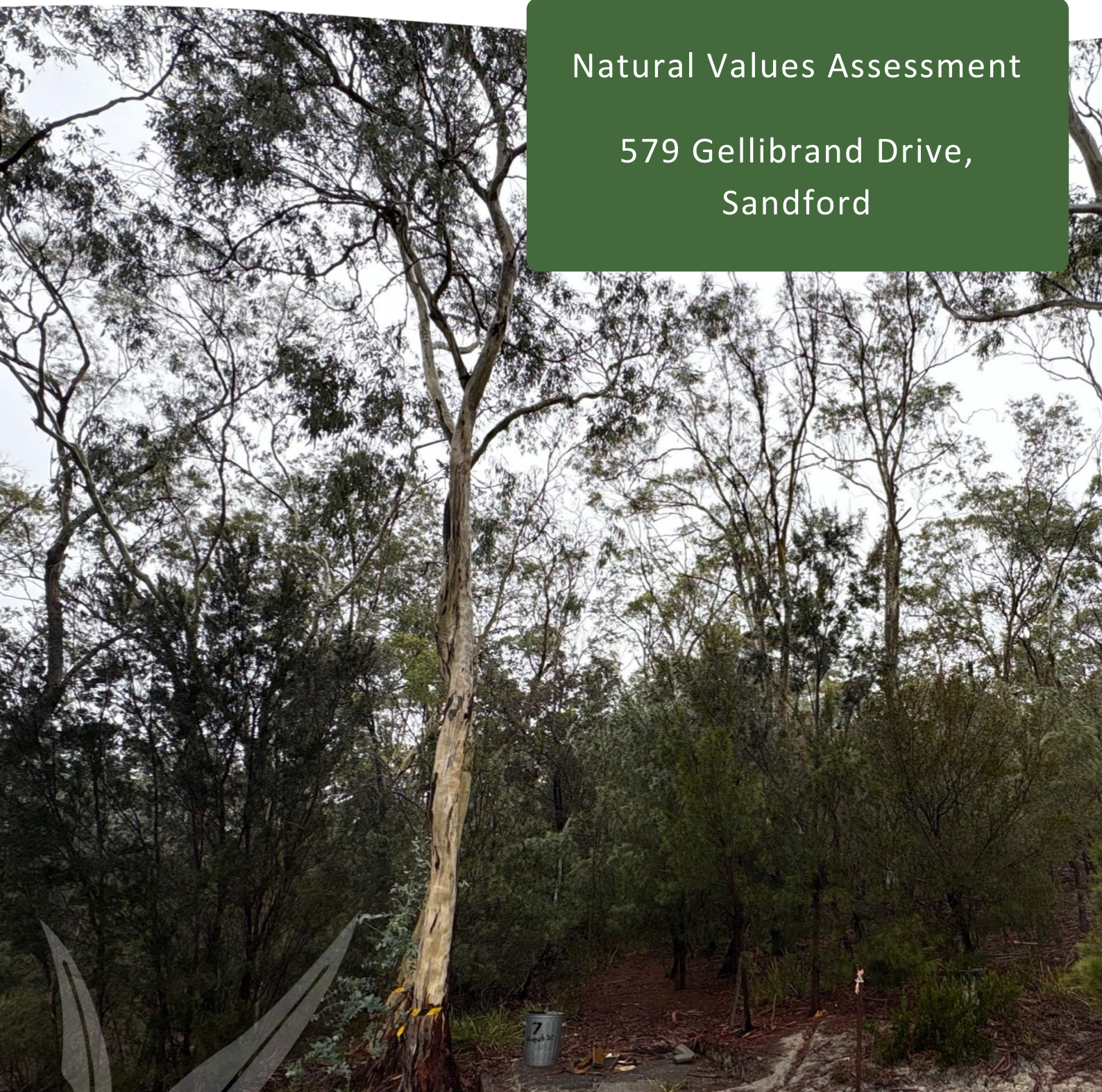
P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

PROPOSAL : NEW OUTBUILDING / GARAGE
OWNER : T. HOLTON
ADDRESS: 579 GELLIBRAND DRIVE, SANDFORD, 7020
SCALE: 1:100
DATE: 21st AUGUST 2025
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 05/05
JOB NO : 110725



Natural Values Assessment

579 Gellibrand Drive,
Sandford



Client: Tim Holton
Prepared by: Fiona Walsh
May 2025

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1 Introduction

This natural values report has been prepared as a requirement of a development application under the Tasmanian Planning Scheme - Clarence.

Enviro-dynamics has been contracted to undertake this natural values assessment on behalf of the proponents. The assessment identifies the natural values of the site including the type and extent of vegetation communities, presence of any threatened species and threatened fauna habitat. It also maps weed infestations and identifies any other threats present. Any potential impacts to natural values posed by the development are then analysed against the requirements of the relevant legislation.

2 Background

2.1 Site Description

The property at 579 Gellibrand Drive, Sandford (PID 7552772, Figure 1) covers approximately 3.5 ha and is surrounded by large bush blocks. The land has a north easterly aspect with a gentle slope at an elevation of 10 – 450 m a.s.l. The geology is primarily Upper glaciomarine sequences of pebbly mudstone, pebbly sandstone and limestone.

The survey area is confined to the area around the existing dwelling as can be seen in Figure 2.

It is zoned Rural Living Zone B under the Tasmanian planning scheme - Clarence. This report responds to the following codes/overlays under the Natural Assets Code within the planning scheme:

- Priority vegetation area

A Bushfire Prone Area and Landslip Hazard overlay also covers parts of the site.



Figure 1: Site Location

2.2 Proposal

The development proposal for the site consists of a proposed storage shed, as can be seen in Figure 2.

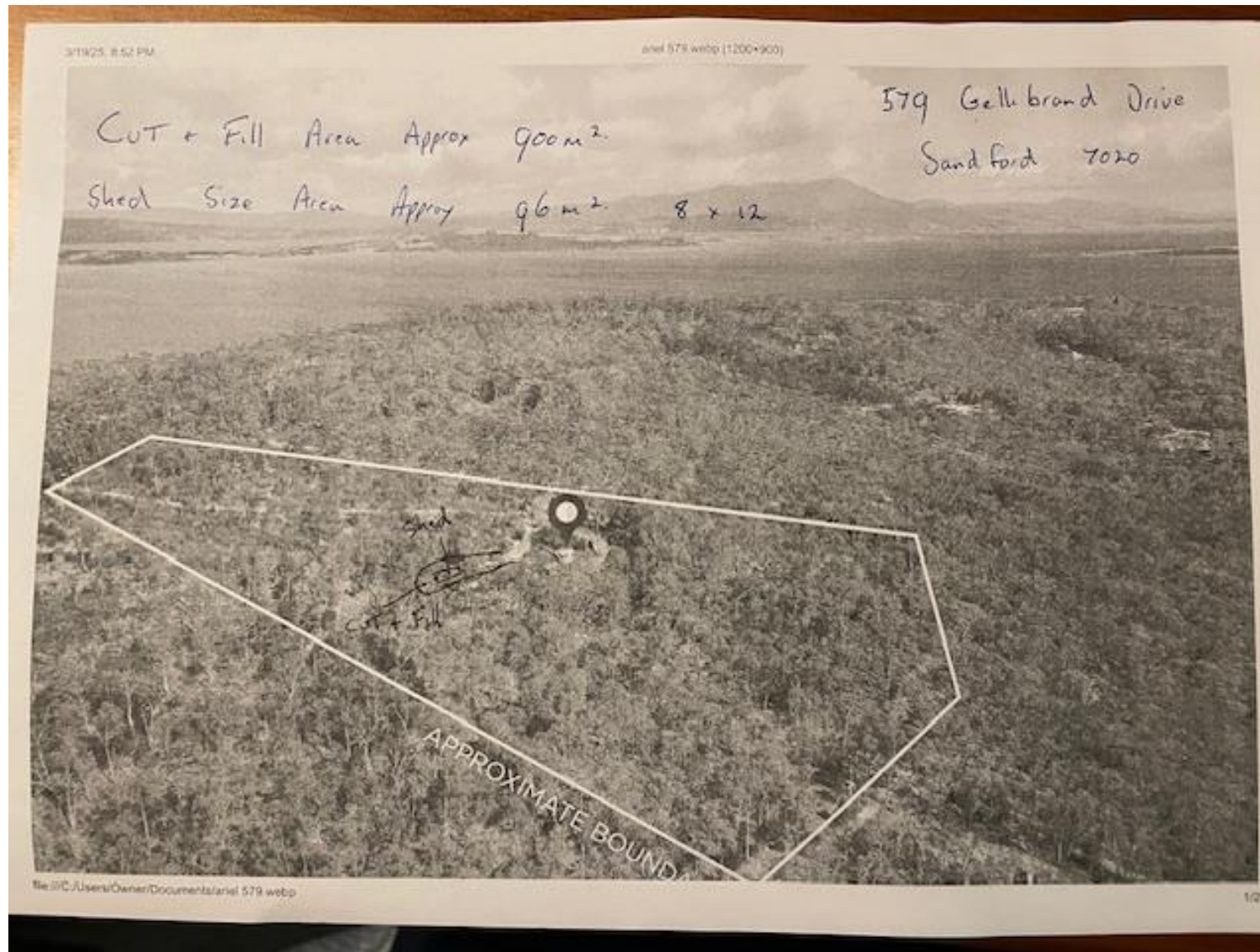


Figure 2: Proposed shed location as supplied by the proponent

3 Methods

The natural values assessment was undertaken in two stages; desktop analysis and field survey.

3.1 Desktop analysis

The desktop analysis involved extracting data from the following sources:

- Natural Values Atlas report (NRE 2023)
- LIST map

3.2 Field survey

The field survey was undertaken on the 28th of April 2025 of the survey area which can be seen in Figure 5. Vegetation communities within the survey area were assessed and classified according to TASVEG 4.0. All vascular plant species encountered were recorded, with an emphasis on detecting rare and threatened species. Searches for potential threatened fauna habitat e.g. tree hollows and den sites, and other evidence e.g. scats, diggings and tracks were also undertaken. No detailed fauna surveys were conducted.

Locations of threatened flora, fauna habitat and significant weeds were mapped using Mergin Maps (merginmaps.com) on an iPhone handheld device with built in GPS at an accuracy of between 3.5 and 5 m. Population data was captured e.g. numbers of individuals, area occupied and density. Geographic datum used was GDA94 Zone 55.

Taxonomic nomenclature for flora follows the latest Census of Vascular Plants of Tasmania (de Salas & Baker 2024). Classification of vegetation communities is in accordance with Kitchener and Harris (2013) and TASVEG 4.0.

3.3 Limitations of the survey

Whilst every effort was made to compile a complete list of vascular plants and identify threatened fauna and their habitat, a single survey is unlikely to detect all species present due to seasonal/temporal variations. Some plants could not be identified to a species level and some species may have been overlooked due to a lack of fertile material. It is also possible that additional species are present but were dormant at the time of survey e.g. annuals, ephemerals.

4 Natural Values Assessment

This section outlines the findings of the desktop analysis and field survey, including a description of any vegetation communities, threatened flora, fauna habitat values and weeds identified. A full taxonomic list identified on site is available Figure 3 in Appendix 1.

4.1 Vegetation Communities

One native and one modified vegetation communities were identified during the field survey, as per the TASVEG 4.0 classification system.

- *Eucalyptus tenuiramis* forest and woodland on sediments (DTO) **
- Extra-urban miscellaneous (FUM)

The distribution of vegetation communities is illustrated on Figure 5 below.

** Denotes the community is listed as threatened under the *Nature Conservation Act 2002*

***Eucalyptus tenuiramis* forest and woodland on sediments**

This community is listed as a threatened vegetation community under the *Nature Conservation Act 2002* (NCA).

This vegetation community is present within the extent of the property. The canopy is 15-18 m in height and is dominated by *E. tenuiramis* with *E. viminalis* also present (Figure 4). The trees are quite small, with diameters at breast height averaging about 30cm. There is a shrubby, heathy understory within the survey area with a higher proportion of shrubby species such as *Allocasuarina littoralis*, *Acacia longifolia* subsp. *sophorae*, *Bursaria spinosa* and *Pultenaea juniperina* than other parts of the site. This would be due to the historical disturbance when the existing dwelling was constructed. The ground layer is dominated by *Lomandra longifolia* with smaller shrubs, graminoids and herbs present such as *Epacris impressa*, *Styphelia humifusa*, *Dianella revoluta*, *Goodenia lanata* and grasses such as *Poa* and *Austrostipa* species.

The proposed area to be cleared is approximately 900m² at the edge of the community. This area has been disturbed in the past as evidenced by a higher density of *Allocasuarina* regrowth. There is approximately 3 ha of undisturbed vegetation remaining on site.

There are minimal introduced species, with only two plants of bluebell creeper (*Billardiera heterophylla*) being present.



Figure 3: Vegetation communities and study area.



Figure 4: Looking towards the DTO from the existing driveway



Figure 5: Understory within the area where the proposed shed will be located

4.2 Flora

A total of 18 vascular plants were recorded during the survey, of which 1 is an introduced species.

4.2.1 Threatened Flora

No threatened flora species listed under the *Threatened Species Protection Act 1995* (TSPA) or the *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) were recorded during the survey.

A search of the Natural Values Atlas (NRE 2025) indicated that several threatened flora species have been recorded within 5 km of the site. None of these have been recorded within 500 m and those within 5 km do not have any suitable habitat present within the survey area. These species can be found in Appendix 2.

4.2.2 Weeds

One introduced species was recorded at the site (Figure 6). *Billardiera heterophylla* which is not listed as a declared pest under the *Biosecurity Act 2019* (BA) nor as a Weed of National Significance (WoNS).

Billardiera heterophylla is an environmental weed, and can become naturalised within native vegetation.



Figure 6: Close up of *Billardiera heterophylla* with growth habit in the background

4.3 Fauna

4.3.1 Threatened fauna

No threatened fauna species listed under the *Threatened Species Protection Act 1995* (TSPA) or under the *Environment Protection and Biodiversity Act 1999* (EPBCA) were recorded during the survey.

4.3.2 Threatened fauna habitat

No habitat for any species listed under the *Threatened Species Protection Act 1995* or under the *Environment Protection and Biodiversity Act 1999* were recorded during the survey.

A search of the Natural Values Atlas (NRE 2025) indicated that three threatened fauna species have been recorded within 500m of the site:

- Swift parrot (*Lathamus discolor*) – TSPA endangered, EPBCA Critically Endangered.
- Blue-winged parrot (*Neophema chrysostoma*) – EPBCA Vulnerable
- Eastern barred bandicoot (*Perameles gunnii*) - EPBCA Vulnerable

There is no suitable habitat within the survey area for any of these species. The trees within the area are too small to contain hollows to provide nesting habitat and the understory does not have an ample covering of tussock species suitable for eastern barred bandicoot nesting.

Several other threatened fauna species have been recorded within 5 km. These species have no suitable habitat or no conceivable chance of occurring (such as marine species) and are listed in Appendix 2.

5 Development Impacts and Legislation

The following section outlines the impacts of the proposed development on natural values and provides an assessment of the proposal against the relevant legislation.

5.1 Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*

A person must not take an action that has, will have or is likely to have a significant impact on any of the matters of national environmental significance without approval from the Australian Government Minister for the Environment (the Minister).

No species, or potential habitat for species listed under the EPBCA are present.

5.2 Tasmanian *Threatened Species Protection Act 1995*

In Tasmania, threatened species (flora and fauna) are protected under the Tasmanian Threatened Species Protection Act 1995. Under this Act, a permit is required to knowingly “take” (which includes kill, injure, catch, damage, destroy and collect), keep, trade in or process any specimen of a listed species.

No species, or potential habitat for species listed under the TSPA are present.

5.3 Tasmanian *Nature Conservation Act 2002*

Eucalyptus tenuiramis forest and woodland on sediments (DTO) which is listed as threatened under the NCA is present.

5.4 Tasmanian *Biosecurity Act 2019*

No declared weeds were recorded on site.

5.5 Tasmanian Planning Scheme - Clarence

The site is subject to the Natural Assets Code (C7.0) due to the priority vegetation overlay covering the native vegetation communities within the site. Requirements relating to natural values are addressed below.

C7.6.2 Clearance within a priority vegetation area

Response: Acceptable solutions cannot be met; therefore, performance criteria must be addressed

[P1.1 - Clearance of native vegetation within a priority vegetation area must be for one of the following:](#)

- a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;

Response: There is an existing dwelling on the site, with the proposal being for a storage shed

- b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;

Response: The proposal is for the addition of a storage shed

- c) subdivision in the General Residential Zone or Low Density Residential Zone;

Response: N/A

- d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;

Response: N/A

- e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or

Response: The area where the proposed shed is to be located is within an area which has had past disturbance and therefore has a higher density of *Allocasuarina* regrowth, with the much higher quality of vegetation to be untouched.

- f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

Response: The proposed area to be cleared is approximately 900m² in an already disturbed area. There is approximately 3 ha of undisturbed vegetation remaining on site.

P1.2 - Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to all of the following:

- a) the design and location of buildings and works and any constraints such as topography or land hazards;

Response: The shed has been located in the only suitable place in regard to topography on the site. And it is in an area of degraded vegetation?

- b) any particular requirements for the buildings and works;

Response: N/A

- c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;

Response: N/A

- d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;

Response: The area where the proposed shed is to be located is within an area which has had past disturbance and therefore has a higher density of *Allocasuarina* regrowth, with the much higher quality of vegetation to be untouched.

- e) any on-site biodiversity offsets; and

Response: N/A

- f) any existing cleared areas on the site.

Response: There are no cleared areas on site in which the shed could be located.

6 Conclusion and Recommendations

The natural values of land at 579 Gellibrand Drive, Sandford were assessed as part of a development application for a new shed.

No threatened fauna or flora species were observed on site, and no habitat to support any populations were present.

The proposed shed will require the clearance of approximately 900m² of vegetation. This area falls within *Eucalyptus tenuiramis* forest and woodland on sediments (DTO) which is listed as threatened under the *Nature Conservation Act* 2002. However, the small area to be cleared is at the edge of the community, which has a higher density of *Allocasuarina*, *Acacia* and *Bursaria* species regrowth within it. This is likely due to past disturbance when the dwelling was constructed.

Council may consider incorporating the following recommendations into a planning permit, in the event the proposed development is approved.

Recommendations:

- All environmental weeds must be controlled in accordance with the *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania* (DPIPWE, Stewart and Askey-Doran, 2015). Weed management should be undertaken prior to the commencement of works.
- Any soil or gravel imported to the site for construction or landscaping purposes should be from a weed free source to prevent the establishment of further introduced species on the site.

References

Biosecurity Act 2019.

Available at <https://www.legislation.tas.gov.au/view/html/inforce/current/act-2019-022>

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Department of Natural Resources and Environment Tasmania (2025). Natural Values Atlas area search report, accessed May 2025.

DPIPWE (2015) *Guidelines for Natural Values Survey – Terrestrial Development Proposals. Version 1.0. 16th April 2015*. Policy and Conservation Advice Branch. Department of Primary Industries, Parks, Water and Environment, Hobart.

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Kitchener, A & Harris, S. (2013) *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation* Edition 2. Department of Primary Industries, Parks, Water and Environment, Tasmania.

NRE *Threatened Species Note Sheets, Listing Statements and Recovery Plans*, Department of Natural Resources and Environment Tasmania

Available at <https://www.threatenedspecieslink.tas.gov.au/>

Nature Conservation Act 2002.

Available at <https://www.legislation.tas.gov.au/view/html/inforce/current/act-2002-063>

Threatened Species Protection Act 1995.

Available at <https://www.legislation.tas.gov.au/view/html/inforce/current/act-1995-083>

Appendix 1 – Vascular Plant Species List

Recorder: Fiona Walsh

Date: Monday, 28 April 2025

Dicotyledons

CASUARINACEAE

Allocasuarina littoralis black sheoak

ERICACEAE

Epacris impressa common heath

Lissanthe strigosa subsp. subulata peachberry heath

Styphelia humifusa native cranberry

FABACEAE

Acacia genistifolia spreading wattle

Acacia longifolia subsp. sophorae coast wattle

Bossiaea prostrata creeping bossia

Pultenaea juniperina prickly beauty

GOODENIACEAE

Goodenia lanata trailing native-primrose

MYRTACEAE

Eucalyptus tenuiramis silver peppermint end

Eucalyptus viminalis subsp. viminalis white gum

PITTOSPORACEAE

Billardiera heterophylla bluebell creeper i

Bursaria spinosa subsp. spinosa prickly box

SANTALACEAE

Exocarpos cupressiformis common native-cherry

Monocotyledons

ASPARAGACEAE

Lomandra longifolia sagg

HEMEROCALLIDACEAE

Dianella revoluta var. revoluta spreading flaxlily

ORCHIDACEAE

Acianthus caudatus

mayfly orchid

POACEAE

Austrostipa sp.

Poa rodwayi

velvet tussockgrass

end = Tasmanian endemic i = introduced

d = declared weed

~ (*Weed Management Act 1999*)

CR = Critically Endangered, EN = Endangered, VU = Vulnerable

~ (*Environment Protection and Biodiversity Conservation Act 1999*)

e = endangered v = vulnerable r = rare

~ (*Tasmanian Threatened Species Protection Act 1995*)

Appendix 2 – Natural Values Atlas Records within 5 km

Verified threatened flora records within 5 km of the project area; SS = Tasmanian Threatened Species Protection Act 1995, NS = Commonwealth Environment Protection and Biodiversity Conservation Act 1999

Threatened flora within 5000 metres

Verified Records

| Species | Common Name | SS | NS | Bio | Observation Count | Last Recorded |
|---------------------------------|------------------------------|----|----|-----|-------------------|---------------|
| <i>Austroparmelia whinrayi</i> | | r | | e | 1 | 15-Mar-1981 |
| <i>Bolboschoenus caldwellii</i> | sea clubsedge | r | | n | 1 | 25-Feb-1979 |
| <i>Caladenia caudata</i> | tailed spider-orchid | v | VU | e | 1 | 10-Sep-1992 |
| <i>Caladenia filamentosa</i> | daddy longlegs | r | | n | 5 | 05-Oct-2021 |
| <i>Cuscuta tasmanica</i> | golden dodder | r | | n | 24 | 27-Feb-2023 |
| <i>Cyrtostylis robusta</i> | large gnat-orchid | r | | n | 21 | 05-Jul-2020 |
| <i>Eucalyptus morrisbyi</i> | morrisbys gum | e | CR | e | 15 | 28-Jul-2022 |
| <i>Lachnagrostis robusta</i> | tall blowgrass | r | | n | 5 | 30-Dec-2011 |
| <i>Lepidium hyssopifolium</i> | soft peppergrass | e | EN | n | 2 | 23-Jan-1930 |
| <i>Lepilaena patentifolia</i> | spreading watermat | r | | n | 13 | 30-Jan-2023 |
| <i>Lepilaena preissii</i> | slender watermat | r | | n | 7 | 29-Sep-2021 |
| <i>Lotus australis</i> | australian trefoil | r | | n | 38 | 05-Aug-2016 |
| <i>Phyllangium divergens</i> | wiry mitrewort | v | | n | 2 | 19-Oct-2010 |
| <i>Pterostylis atriola</i> | snug greenhood | r | | e | 2 | 29-May-2024 |
| <i>Ruppia megacarpa</i> | largefruit seatassel | r | | n | 24 | 22-Dec-2020 |
| <i>Ruppia tuberosa</i> | tuberous seatassel | r | | n | 27 | 04-Nov-2021 |
| <i>Senecio squarrosus</i> | leafy fireweed | r | | n | 1 | 09-Dec-2010 |
| <i>Stenopetalum lineare</i> | narrow threadpetal | e | | n | 2 | 27-Nov-2021 |
| <i>Stuckenia pectinata</i> | fennel pondweed | r | | n | 1 | 01-Oct-1978 |
| <i>Triglochin minutissima</i> | tiny arrowgrass | r | | n | 10 | 11-Nov-2016 |
| <i>Vittadinia muelleri</i> | narrowleaf new-holland-daisy | r | | n | 17 | 18-Oct-2023 |
| <i>Wilsonia rotundifolia</i> | roundleaf wilsonia | r | | n | 1 | 01-Apr-1978 |

Verified threatened fauna records within 5 km of the project area; SS = Tasmanian Threatened Species Protection Act 1995, NS = Commonwealth Environment Protection and Biodiversity Conservation Act 1999

Threatened fauna within 5000 metres

Verified Records

| Species | Common Name | SS | NS | Bio | Observation Count | Last Recorded |
|----------------------------------------------|------------------------------|----|-----|-----|-------------------|---------------|
| <i>Accipiter novaehollandiae</i> | grey goshawk | e | | n | 3 | 22-Feb-2024 |
| <i>Amelora acontistica</i> | chevron looper moth | v | | | 2 | 17-Feb-2007 |
| <i>Aquila audax</i> | wedge-tailed eagle | pe | PEN | n | 12 | 15-Mar-2023 |
| <i>Aquila audax subsp. fleayi</i> | tasmanian wedge-tailed eagle | e | EN | e | 13 | 23-Oct-2024 |
| <i>Arctocephalus forsteri</i> | new zealand fur seal | r | | n | 3 | 11-Jun-2021 |
| <i>Arctocephalus tropicalis</i> | sub-antarctic fur seal | e | VU | n | 1 | 01-Jan-1992 |
| <i>Arenaria interpres</i> | ruddy turnstone | | VU | n | 1 | 24-Oct-1998 |
| <i>Brachionichthys hirsutus</i> | spotted handfish | e | CR | e | 1 | 03-Sep-2013 |
| <i>Calidris acuminata</i> | sharp-tailed sandpiper | | VU | n | 3 | 10-Nov-2013 |
| <i>Calidris canutus</i> | red knot | | VU | n | 9 | 30-Nov-2022 |
| <i>Calidris ferruginea</i> | curlew sandpiper | | CR | n | 12 | 29-Dec-2022 |
| <i>Charadrius mongolus subsp. mongolus</i> | mongolian plover | | PEN | n | 1 | 28-Nov-1965 |
| <i>Dasyurus viverrinus</i> | eastern quoll | | EN | n | 1 | 01-Apr-1991 |
| <i>Eagle sp.</i> | Eagle | e | EN | n | 1 | 05-Jun-2022 |
| <i>Eubalaena australis</i> | southern right whale | e | EN | m | 37 | 30-Apr-2019 |
| <i>Gazameda gunnii</i> | Gunn's screw shell | v | | ae | 6 | 15-Aug-2009 |
| <i>Haliaeetus leucogaster</i> | white-bellied sea-eagle | v | | n | 37 | 06-Jan-2025 |
| <i>Hirundapus caudacutus</i> | white-throated needletail | | VU | n | 1 | 21-Dec-2017 |
| <i>Lathamus discolor</i> | swift parrot | e | CR | mbe | 14 | 26-Nov-2022 |
| <i>Mirounga leonina</i> | southern elephant seal | e | VU | n | 6 | 17-Jul-2022 |
| <i>Mirounga leonina subsp. macquariensis</i> | southern elephant seal | pe | PVU | n | 3 | 24-Jul-2011 |
| <i>Neophema chrysostoma</i> | blue-winged parrot | | VU | n | 58 | 22-Feb-2024 |
| <i>Numenius madagascariensis</i> | eastern curlew | e | CR | n | 1 | 11-Feb-2001 |
| <i>Parvulastra vivipara</i> | live-bearing seastar | e | VU | e | 134 | 07-Apr-2025 |
| <i>Perameles gunnii</i> | eastern barred bandicoot | | VU | n | 54 | 11-Sep-2023 |
| <i>Scopula achroa</i> | saltmarsh looper moth | v | | ae | 1 | 17-Feb-2007 |
| <i>Seriolella brama</i> | Blue Warehou | | CD | n | 6 | 01-Jan-1995 |
| <i>Sternula nereis subsp. nereis</i> | fairy tern | v | VU | n | 2 | 01-Jan-1900 |
| <i>Thalassarche cauta</i> | shy albatross | v | EN | ae | 2 | 24-Oct-2021 |
| <i>Theclinesthes serpentatus</i> | chequered blue | pr | | n | 6 | 13-Mar-2022 |
| <i>Thinornis cucullatus</i> | hooded plover | | PVU | ae | 10 | 14-Oct-2021 |
| <i>Thinornis rubricollis</i> | hooded plover | | VU | n | 28 | 26-Jun-1999 |
| <i>Tringa nebularia</i> | common greenshank | | EN | n | 2 | 30-Dec-2001 |
| <i>Tyto novaehollandiae</i> | masked owl | pe | PVU | n | 1 | 05-Aug-2021 |