



SORELL COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: 930 Fulham Road, Carlton River

PROPOSED DEVELOPMENT:

**DWELLING, OUTBUILDING (SHED/GARAGE) AND
FOUR VISITOR ACCOMMODATION CABINS**

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 13th May 2024**. Any person may make representation in relation to the proposal/s by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 13th May 2024**.

APPLICANT: Rainbow Building Solutions

DATE: 24 April 2024

APPLICATION NO: 5.2022.408.1

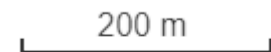


930 Fulham Road, Carlton River - Representation Close Monday 13th May 2024

24-Apr-2024



Disclaimer: This map is a representation of the information currently held by Sorell Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.



Part B: Please note that Part B of this form is publicly exhibited.


Full description of Proposal:	Use: Dwelling, tourist / visitor accommodation
	Development: Application for a Primary Dwelling with attached shed/garage, "Tourist/Visitor Accommodation" - 4 x cabins
	Large or complex proposals should be described in a letter or planning report.
Design and construction cost of proposal:	\$ \$950,000

Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: 930 Fulham Road
	Suburb: Carlton River Postcode: 7173
	Certificate of Title(s) Volume: 172410/2 Folio: 2

Current Use of Site	Vacant
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Current Owner/s:	Name(s) Joel Lorkin
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Sorell Council
 Development Application: Response to request for information - 930 Fulham Road, Carlton River.pdf
 Plans Reference: P6
 Date Received: 10/11/2023

Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
<https://www.sorell.tas.gov.au/services/engineering/>

Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements

- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land.
- I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council’s representatives to enter the land at any time during normal business hours.
- I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies.
- I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application.
- I/we declare that the information in this application is true and correct.

Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council’s Privacy Policy available on the Council website.

- I/we 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 exhibition, 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.
- Where the General Manager’s consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	 Signature: Date: 09.11.2023
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Crown or General Manager Land Owner Consent


If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

Please note:

- If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au
- If the application involves Crown land you will also need a letter of consent.
- Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.

I _____ being responsible for the administration of land at _____

declare that I have given permission for the making of this application for _____



Sorell Council
 Development Application: Response to request for information - 930 Fulham Road, Carlton
 River.pdf
 Plans Reference: P6
 Date Received: 10/11/2023

Signature of General Manager, Minister or Delegate:	Signature: Date:
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Agricultural Report

for

930 Fulham Road Property

and the planned development of

**Residential dwelling with attached Outbuilding (i.e. Shed / Garage),
&
Visitor Accommodation**

Joel Lorkin

Carlton River

Tasmania

Agricultural Zone

Site Specific Report

13th October 2023

Rod Hancl, B.Ag.Sc. (Hon.)

Nutrien Ag Solutions

49 Glenstone Rd, Bridgewater, Tasmania, 7030.



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1. Prelude

The following document is an Agricultural Report for the 40-hectare property at 930 Fulham Road, Carlton River, owned by Joel Lorkin. Historically, this 40-ha land area can be described as pastureland and woodlands that have been utilised for sheep grazing outcomes. The following Agricultural Report presents the documentation required by the Sorell Council for the planning application regarding the residential dwelling with attached outbuilding (*i.e., shed / garage*), and visitor accommodation (*i.e., rural living accommodation*) at the 930 Fulham Road (Appendix 1 & 4). The literature referenced in this agricultural report includes electronic e-links to the relevant information (*i.e. Section 5, References and Bibliography or in text*).

2. Summary of Agricultural Report

The following Agricultural Report forms part of the Sorell Council application prerequisite for a planning development application DA 2022 / 408-1, being assessed under the Tasmanian Planning Scheme – Sorell. The Sorell Council has requested a written response to Clause 21.3.1 P1, P2 and P3 of the planning scheme.

A ‘Desktop’ study of *theList* (DNRET 2023) website (*i.e. Tasmanian State Government web site*) provides a good summary of the available land information for the 930 Fulham Road property (Appendix 1, 2 & 3). This research identifies the property as being part of the Agriculture Zone of the planning scheme (*i.e., recently changed from being part of the Rural Zone*). The property has two described vegetation community groups which include (FAG) Agricultural land (*i.e., modified land*) and two remnant areas of (DGL) Eucalyptus globulus dry forest and woodlands (Appendix 2). *theList* identifies that the property ranges from the 50-metre to the 150-metre contour lines and has a Class 5 land classification. Class 5 land has “slight to moderate limitations to pastoral use. This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture renewal. The effects of limitations on the grazing potential may be reduced to applying appropriate soil conservation and land management practices” (Grose 1999). The woodland areas can be characterised as Class 6 land (Appendix 2). Class 6

land is “marginally suitable for grazing because of severe limitations. This land has low levels of production, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use” (Grose 1999). Land capability should not be confused with land suitability. In Tasmania land capability is a classification system that is used to rate the land for grazing and cropping relevance. Land suitability by comparison considers a more detailed collection of resource information.

theList (DNRET 2023) identifies that the property is subject to a defined land slip hazard code overlay and a waterway protection code overlay (Appendix 2). Areas of the land slip overlay have a moderate to high soil vulnerability to a ‘hill slope erosivity hazard’ (Appendix 3). Notably, “livestock can graze and get water from waterways on private property without a permit” (Edo Tasmania 2016). The soils on the property can be described as Podzolic soils on dolerite (Pd1) (*i.e. imperfectly drained texture contrast soils developed on Jurassic dolerite bedrock and colluvium on rolling to steep (10% - 56%) land*) (Spanswick 1999). The average rainfall for the 930 Fulham Road property can be estimated from the Bureau of Metrology (BOM) weather statistics (www.bom.gov.au) for Hobart Airport West (*i.e. Station Number 094008*) (*i.e. years 1958–2022*) identifies a low annual rainfall average of 491.9 mm. Which exemplifies the low rainfall of this southern eastern region of Tasmania. Typically, the farming practice on this land should be fundamentally conservative in nature due to the constraints of the climate (*i.e., low rainfall*) and the land (*i.e., Class 5 to Class 6 land and soil vulnerability to erosion*).

A site visit was conducted (*i.e. by the author*) on Tuesday 28th of February 2023 to assess the 930 Fulham Road property for the proposed planning development. This visit was to provide clarity for documenting an agricultural report, and will address the requirements of 21.3.1 Discretionary Uses, and the subsequent Performance Criteria P1, Points (a.), (b.), (c.), (d.), (e.), and (f.), and Performance Criteria P2, (a), (b.), and (c.), and Performance Criteria P3, (b.) of the Tasmanian Planning Scheme - Sorell for the basis of obtain a ‘Planning Permit(s)’ from council for a residential dwelling and outbuilding (shed / garage), and visitor accommodation to be located on the land.

3. Summary of Farm Management Plans

Joel Lorkin, a qualified chef (*i.e. trade qualifications*) for the last 27 years, purchased the 40-hectare property at 930 Fulham Road, Carlton River, in March 2022 with plans to live the rural lifestyle. Part of this rural lifestyle living, and his culinary commitments has been to come to a typical agricultural agreement with Anitra Swan to be the property farm manager (*i.e., broadacre & horticulture*). Anitra Swan has Cert-3 Horticulture (AHC30716) qualifications and owns a gardening business (*i.e., includes designing, building, and maintenance of suburban / business gardens e.g., contemporary & Tasmanian native bush gardens. Also has practical experience with pome fruit (e.g., apples), & soft berry (i.e., raspberries, blueberries, strawberries) for domestic cultivation*). Both the owner's and the farm manager's workplace knowledge base(s) will complement appropriately with the rural lifestyle of living on agricultural farmland, encompassing Joel's proposed planning development, and managing the farm work agenda over a seven day, 24-hour outcomes (*i.e. as required*), like that of other larger agricultural ventures.

The business strategy is to manage the land primarily with sheep grazing but also plan to incorporate other agricultural stock like miniature goats, cows, and ponies (*i.e., the farm currently possess a Babydoll ram and efforts are being made to source breeding ewes for wool & fat lamb production <https://www.babydollsheepaustralia.com/>*). There are plans for a small horticultural venture that would include pome fruit orchard (*e.g., heritage apples*), some stone fruit (*e.g., apricots*) and soft fruit (*e.g., blue berries & raspberries*). The property has a water license (*i.e., License No. 501128*) for 18 ML from the Carlton River to be able to facilitate the horticultural aspects planned for the property. There are also plans to establish honeybee production and plant suitable Australian native plants (*e.g., bee friendly trees & shrubs*) on the harder slopes of the property. Establishing Australian native tree will help augment the soil vulnerability to erosion potential on these slopes (Appendix 1, 2 & 3).

The residential dwelling with attached outbuilding (*i.e., shed / garage*), is required to be able to manage the agricultural outcomes planned for the property. The proposed visitor accommodation has been planned to 'value-add' to the 40-hectare properties income

from the land by offering ‘rural living accommodation’ that has the potential encounter (*i.e., interaction*) with farm animals (*i.e., miniature sheep, goats, cows, ponies, horses etc*) and / or horticultural production outcomes (*i.e., a rural / agricultural accommodation experience*).

The majority of the 40-hectare farm will be managed with sheep grazing (*e.g., for wool and / or fat lamb production*). The *Healthy Farming, Landholder Series, Property Planning Guide* (NRM South 2015) imparts a good practical understanding of soils, pastures, stock grazing and animal husbandry, and provides a weed management knowledge base. This information will provide good background reading for the basic understanding of the agronomy of soils, plants, and the land management involved with small land holdings. The *Sheep Guide for Hobby Farmers and Smallholders* (DPIPWE 2019) provides a good practical understanding of owning sheep. Owning stock presents a farm biosecurity risk and the *National Biosecurity Manual* (AHA 2018) literature will help understand and mitigate that risk, and the *Animal Welfare Guideline – Sheep* (DPIPWE 200) provides for a knowledgebase for persons involved in the care and management of animals. The Department of Natural Resources and Environment has good information and downloads typical primary production stock (*i.e. cattle, sheep, goats, horse*) grazing opportunities. (<https://nre.tas.gov.au/biosecurity-tasmania/animal-biosecurity/animal-welfare/hobby-farmers-and-smallholders>)

The pastureland on the property is generally described as class 5 land. The land is very stoney / rocky and driving through long vegetation should be done with caution. The easier slope of this property has been renovated with grasses (*i.e., Cocksfoot & Phalaris perennial grasses dominate in this area*) in the past. Notably, large stones / rocks have been cleared from the land and placed in piles to allow the logistics of the farming operation for pasture renovation to occur (Pictures #1 & #2). The unrenovated land varies in quality and weed populations but pasture includes native grasses (*e.g., Kangaroo grass, Themeda triandra & Vulpia species*) and typical agricultural weeds (*e.g., barley grass, capeweed, flatweed, thistles, red sorrel, docks, great mullein*) and woody weeds (*e.g., tussock, rushes & rose hip*).

Understanding the feed requirements of different types and classes of livestock is essential to ensure stocking rate is matched to the carrying capacity of this land. “The Dry Sheep Equivalent (i.e., DSE or dse) is a standard unit frequently used to compare the feed requirements of different classes of stock or to assess the carrying capacity and potential productivity of a given farm or area of grazing land” (McLaren 1997). The term DSE (i.e., Dry Sheep Equivalent) is used to describe the amount of feed or dry matter (kg DM) required to maintain a wether or non-lactating ewe per day (weighing 45-50 kg). The Dry Sheep Equivalent unit can be correlated to other stock classes, for example, an ewe with lamb at feet would be the equivalent to 3.3 DSE and a weaned 200 kg beef cattle would equate to 5.5 to 8.0 DSE depending on weight gain. (e.g., goats <https://www.mla.com.au/globalassets/mla-corporate/extensions-training-and-tools/documents/mla-goats-fs06-livestocknumbers-r3.pdf>).

Picture #1 and #2. *Picture #1 is of the northern boundary fence and identifies both renovated and non-renovated pastures. The pasture on the left of photo is not renovated and has increased populations of typical agricultural weeds. The pasture centered around the 2-trees and into the horizon has been renovated with cocksfoot and Phalaris perennial grasses. Both pasture areas are stony and / or rocky. The renovated pasture has had the limitations reduced for pastoral use. Picture #2 identifies one of several stone heaps, blending into the land, that were accumulated from the renovated pastureland on the property.*



The 40-hectare property would effectively have an estimated 30 ha of good grazing land (i.e. not including waterway overlay area, low productivity woodlands areas stone / rocky nature of the land & access roads etc) The current carrying capacity could be estimated to be conservatively equivalent to 5 dse/ha with a maximum potential of 12 dse/ha. The low rainfall of the region mandates a conservative farming approach and consequently an

objective of achieving a long term sustainable carrying capacity of 9 dse/ha/year would be prudent. This 5 dse/ha carrying capacity equates to a long-term conservative stocking rate of, for example, a flock of about 150 sheep.

To typically achieve this long-term sustainable stocking rate objective in the dry land grazing system the small land holder's endeavors will require a basic understanding of soil fertility and an appreciation of a long term, reliable, resilient, and productive pasture of grasses and legumes. Pasture renovation of easier slopes of the farm would lift the stock carrying capacity of this land (<https://barenbrug.com.au/about-us/brochures-publications>).

Maintenance fertiliser is the amount required to maintain soil fertility at its current levels on an annual basis and soil sampling prior to pasture renovation would be prudent. In many agricultural examples the Phosphorus maintenance rates are calculated or based on stocking rate per hectare. The sustainable carrying capacity to consider for the property may be 9 dse / ha. An example of Phosphorus fertiliser application is explained by Leech (2009) that suggests that the maintenance rate of breeding ewes (prime lamb) (*i.e. 10 dse /ha or 4.5 ewes / ha*) at 1.5 kg / ha / year of applied phosphorus. A 100 kilogram per hectare application of (SSP) Single Super Phosphate (0-9-0-11) will provide 9 kg/ha of applied phosphorus and 11 kg/ha of applied sulphur to the soil. Typically in dryland agriculture this objective (*i.e. phosphorus fertiliser application*) may be achieved as one application of 300 kg/ha of SSP, in a 3-to-5-year period (*i.e. to reduce contractor costs or based around pricing outcomes*),

The 930 Fulham Road sheep grazing operations will not be a Monday to Friday, nine to five job, this farm is a seven day, 24-hour (*i.e. as required*), agricultural business venture where living on farm, via the proposed new residential dwelling with attached outbuilding (*i.e., shed / garage*) will bring synchronization to managing the farm work agenda and family life(s). The farming operation includes stock husbandry outcomes, animal health outcomes, and pasture management (*i.e. rotational stock grazing model*).

There are also plans to plant suitable Australian native trees (e.g., *bee friendly plants*) on the harder slopes of the property (i.e., *areas of the land slip hazard code overlay & soil vulnerability to a 'hill slope erosivity hazard' overlay, Appendix 2 & 3*) and to establish honeybee hives. The following literature should be considered for a sound apiculture overview of the industry in Australia and the suitable Australian native trees to be considered on the 40-hectare property. This literature, in part, includes the *National Best Management Practice for Beekeeping in the Australian Environment* (AHBIC 2007) (i.e. *guideline provided to beekeepers to clearly understand their role in the greater community*), and the *Commercial Beekeeping in Australia* (RIRDC 2007) reference as it provides an excellent understanding of the Australian Industry. The *Australian Beekeeping Guide* (RIRDC 2014) reference provides thorough overview of bee husbandry and associated management of hives and honey production. While more specific Tasmania literature that can be reviewed includes the *Bee Industry Futures Report July 2019* (DPIWE 2019). Leech (2012) *Bee Friendly. A planting guide for European honeybees and Australian native pollinators* literature will be advantageous for the selection of cool climate low rainfall cultivars that are suitable to the soil types and provides a knowledge base for planting designs in domestic gardens through to rural areas. The floral flora common in Tasmania “that beekeepers know their bees are accessing” include, for example, the *Acacia* species (e.g. *Silver Wattles, Coastal Wattles, Black Wattles, Black Wood and Prickly Moses*), *Banksia* species (e.g. *Silver Banksia and Saw Banksia*), *Eucalyptus* species (e.g. *Black peppermint, White peppermint, Black gums, and Blue gums*), and manuaka trees (e.g., *Leptospermum scoparium is a cool climate shrub that is suitable to rural landscapes*) (Leech 2009).

The proposed visitor accommodation (i.e., *four*) have been planned to ‘value-add’ to the 40-hectare properties income from the Class 5 land. This ‘value-add’ to the farm resources is to offer ‘rural living accommodation’ (i.e., *rolling rural slopes with sea views*) that has the potential encounters (i.e., *close interaction*) with farm animals and agricultural production (Picture #3 & #4). The primary agricultural use of this land historically has been sheep grazing. The proposed development application on this Class 5 land would demonstrate a significant benefit for farm income from a small footprint on this agricultural land.

Picture #3. *Identifies the rural landscape views from the approximate location of the proposed four visitor accommodation. This is Class 5 agricultural land.*



Picture #4. *Identifies the rural landscape views from the approximate location of the proposed visitor accommodation and provides a view of the Carlton River. This is Class 5 agricultural land.*



4. Clause 21.3.1 Discretionary uses

Objective: That uses listed as discretionary;

(a.) *support agricultural use;*

(b.) *protect land for agricultural use by minimizing the conversion of land to non-agricultural use.*

Performance Criteria (P1): *A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimize impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regards to:*

Point (a.). Access to a specific resource on the site or on the land in the vicinity of the site;

The 40-hectares of land on the 930 Fulham Road property owned by Joel Lorkin cannot be described as ‘Prime agricultural land’. *theList* (DNRET 2023) identifies this property as Class 5 land. The small areas of woodland would be characterised as Class 6 land (Appendix 2). Prime agricultural land can be defined as land that is classified as either Class 1, Class 2, or Class 3 land (Grose, 1999).

The proposed visitor accommodation (*i.e., four*) have been planned to ‘value-add’ to the 40-hectare properties potential income from this Class 5 land. This diversification of the farmland use is to offer a ‘visitor accommodation’ (*i.e., rolling rural slopes with river views*) (Picture #3 & 4) that has the potential encounters (*i.e., interaction*) with farm animals, horticultural crops, and honey production and ultimately promotes agriculture. The primary agricultural use of this land historically has been sheep grazing.

The specific resource on the site is the ‘rural lifestyle living’ packaged as an accommodation experience outcome. The proposed individual (*i.e., four*) visitor accommodation are a small footprint on the agricultural land (*i.e., 6 m x 8.8 m or floor plan of 52.80 m² & deck area of 17.60 m², 2-Bedroom, 1-bathroom, kitchen / living area*). The access lane to the visitor accommodation has a small footprint from the planned road to the planned new residential dwelling and shed (Appendix 4). The visitor accommodation will support the agricultural use of the land (*i.e., stock grazing*) by providing an alternative income from this Class 5 land (*i.e., this is not prime agricultural land*). The planned visitor

accommodation will cause minimal to no impacts from noise, dust, hours of operation or traffic movements.

Point (b.). Access to infrastructure only available on the site or on the land in the vicinity of the site;

The proposed visitor accommodation (*i.e., four*) have been planned to ‘value-add’ to the 40-hectare properties income from the Class 5 land. The planned primary agricultural use of this land is for stock grazing. Other planned agricultural activities also include, pasture renovation, planting suitable Australian native trees (*e.g., bee friendly plants*) on the harder slopes of the property (*i.e., areas of the land slip hazard code overlay & soil vulnerability – hill slope erosivity hazard overly*) (Appendix 1, 2, & 3), bee keeping, and a horticultural venture (*i.e., apples, stone fruit trees & soft fruits*).

The specific product related to an agricultural use on the site is the ‘rural lifestyle living’ packaged as accommodation or infrastructure only available on the site (*i.e., open rolling pasture plains accommodation that has panoramic rural views and semi remote from the urban rural living areas*) (Picture #3 & #4). The proposed visitor accommodation (*i.e., four*) and access road have a small footprint on the agricultural land. The visitor accommodation will support the agricultural use of the land (*i.e., stock grazing*) by providing an income from this Class 5 land (*i.e., this is not prime agricultural land*). The visitor accommodation will cause minimal to no impacts from noise, dust, hours of operation or traffic movements.

Point (c.). Access to a product or material related to an agricultural use;

The proposed visitor accommodation (*i.e., four*) have been planned to ‘value-add’ to the 40-hectare properties potential income from this Class 5 land. This diversification of the farmland use is to offer a ‘rural living accommodation’ (*i.e., rolling rural slopes with river views*) that has the potential encounters (*i.e., interaction*) with farm animals (*e.g., sheep, miniature stock*), horticultural crops, and honey production (Picture #3 & 4) and ultimately promotes the agricultural lifestyle. The primary agricultural use of this land historically has been sheep grazing.

The specific product related to an agricultural use site is the ‘rural lifestyle living’ packaged as visitor accommodation. The proposed visitor accommodation (*i.e., four*) will have a small footprint on the agricultural land (*i.e., 6 m x 8.8 m or floor plan of 52.80 m² & deck area of 17.60 m², 2-Bedroom, 1-bathroom, kitchen / living area*). The proposed access road to the visitor accommodation has a small footprint on the agricultural land. The visitor accommodation will support the agricultural use of the land (*i.e., stock grazing*) by providing an alternative income from this Class 5 land (*i.e., this is not prime agricultural land*). The visitor accommodation will cause minimal to no impacts from noise, dust, hours of operation or traffic movements.

Point (d). Service or support an agricultural use on site or on the land in the vicinity of the site;

The planned primary agricultural use of this land is for stock grazing. The planned agricultural activities also include, pasture renovation, planting suitable Australian native trees (*e.g., bee friendly plants*) on the harder slopes of the property (*i.e., areas of the land slip hazard code overlay, Appendix 2*), bee keeping, and a horticultural venture (*i.e., apple & apricot trees and soft fruits*).

The proposed planned use for the visitor accommodation (*i.e., four*) is the diversification to the agricultural farm income by selling the ‘rural lifestyle living’ packaged as accommodation (*i.e., rolling rural slopes with river views*) (Picture #3 & #4) that has the potential encounter (*i.e., interaction*) with farm animals, horticultural outcomes, and honey production. This will provide a secondary farm income from this Class 5 land. This property is not prime agricultural land as that can be defined as land that is classified as either Class 1, Class 2, or Class 3 land (Grose, 1999).

The proposed visitor accommodation (*i.e., four*) will have a small footprint on the agricultural land. The proposed access road to the visitor accommodation is a small footprint from the proposed access road to the planned new residential dwelling and shed. The visitor accommodation (*i.e., four*) will cause minimal to no impacts from noise, dust, hours of operation or traffic movements.

Point (e). The diversification or value adding of an agricultural use on the site or in vicinity of the site; and

Prime agricultural land can be defined as land that is classified as either Class 1, Class 2, or Class 3 land (Grose, 1999). The proposed visitor accommodation (*i.e., four*) have been planned to ‘diversification’ or ‘value-add’ to the 40-hectare properties income from this Class 5 land. The planned primary agricultural use of this land is for sheep grazing but this income (*i.e., wool & fat lamb*) is subject to price variability and sudden change of income outcomes. The planned agricultural activities to sustain the viability of this Class 5 stock (*i.e., sheep etc*) grazing land include pasture renovation, planting suitable Australian native trees (*e.g., bee friendly plants*) on the harder slopes of the property (*i.e., areas of the land slip hazard code overlay & soil vulnerability – hill slope erosivity hazard overly*), bee keeping, and a horticultural venture (*i.e., apple & apricot trees and soft fruits*). The proposed planned use of the visitor accommodation (*i.e., four*) is to provide ‘rural living accommodation’ (*i.e., rolling rural slopes with river views*) (Picture #4 & #5) that has the potential encounter (*i.e., interaction*) with farm animals, horticultural outcomes, and honey production.

The ‘diversification’ or ‘value-add’ to the agricultural use is the ‘rural lifestyle living’ packaged as visitor accommodation (*i.e., four*). The proposed visitor accommodation will have a small footprint on the agricultural land. The proposed access road to the visitor accommodation is a small footprint from the proposed access road to the planned new residential dwelling and shed. The visitor accommodation (*i.e., four*) will cause minimal to no impacts from noise, dust, hours of operation or traffic movements.

Point (f). Provision of essential Emergency Services or Utilities.

The proposed visitor accommodation (*i.e., four*) have been planned to ‘value-add’ to the 40-hectare properties income from the Class 5 land. The planned primary agricultural use of this land is for sheep grazing. The planned agricultural activities also include pasture renovation, planting suitable native trees, bee keeping, and a horticultural

venture. The proposed planned use the visitor accommodation (*i.e., four*) is to promote ‘rural living style accommodation and provide extra farm income from this land.’

theList (DNRET 2023) identifies that the 930 Fulham Road property is in a bush fire hazard area and a bushfire assessment report has been prepared for the property by an appropriate bush fire management consultant.

The provision of the essential emergency service would not be hindered by the development of the visitor accommodation (*i.e., four*). The location on the proposed developments on the land is relatively close to the bitumen road infrastructure of Fulham Road.

The provision of essential Utilities will have minimal impact on the agricultural land. The land is crossed by a 6-metre-wide wayleave easement (*i.e. over existing power poles*) which will provide ease of access to power for dwelling, shed and visitor accommodation (*i.e., four*) if desired. Notably, the accommodation development may be an off-grid construct *i.e.*, compost toilets and solar power etc. There is no TasWater utilities in this region. The development of the visitor accommodation will cause minimal to no impacts from noise, dust, hours of operation or traffic movements for the essential emergency service outcomes.

5. Clause 21.3.1 Discretionary uses

Objective: That uses listed as discretionary;

(a). *support agricultural use;*

(b). *protect land for agricultural use by minimizing the conversion of land to non-agricultural use.*

Performance Criteria (P2): *A use listed as Discretionary, excluding Residential, must minimize the conversion of agricultural land to non-agricultural use, having regards to:*

Point (a). The area of land being converted to non-agricultural use;

The 40-hectares of land on the 930 Fulham Road property cannot be described as ‘Prime agricultural land’. *theList* (DNRET 2023) identifies this property as Class 5 land. The small areas of woodland would be characterised as Class 6 land (Appendix 2). Prime agricultural land can be defined as land that is classified as either Class 1, Class 2, or Class 3 land (Grose, 1999).

The proposed visitor accommodation (*i.e., four*) have been planned to ‘value-add’ or provide diversification to the 40-hectare properties income from this Class 5 land. The planned primary agricultural use of this land is for stock grazing. The planned agricultural activities also include, pasture renovation, planting suitable Australian native trees (*e.g., bee friendly plants*) on the harder slopes of the property (*i.e., areas of the land slip hazard code overlay & soil vulnerability – hill slope erosivity hazard overly*) (Appendix 2 & 3), bee keeping, and a horticultural venture (*i.e., apple & apricot trees and soft fruits*). The proposed planned use of the t visitor accommodation (*i.e., four*) is to provide ‘rural living accommodation’ (*i.e., rolling rural slopes with river views*) (Picture #4 & #5) that has the potential encounter (*i.e., interaction*) with farm animals, horticultural outcomes, and honey production.

The proposed visitor accommodation (*i.e., four*) will have a small footprint on the agricultural land (*i.e., 6 m x 8.8 m or floor plan of 52.80 m² & deck area of 17.60 m², 2-Bedroom, 1-bathroom, kitchen / living area*). The access road to the visitor

accommodation (*i.e., four*) is a small footprint from the proposed access road to the residential dwelling and shed. The visitor accommodation will support the agricultural use of the land (*i.e., stock grazing*) by providing an alternative income from this Class 5 land (*i.e., this is not prime agricultural land*).

Point (b). whether the use precludes the land from being returned to an agricultural use; and

The land being returned to Class 5 land for agricultural grazing outcomes may not be prudent. The proposed visitor accommodation (*i.e., four*) will have ground foundation footings, but this land is not prime agricultural land. Prime agricultural land can be defined as land that is classified as either Class 1, Class 2, or Class 3 land (Grose, 1999).

The proposed visitor accommodation (*i.e., four*) have been planned for the ‘diversification’ or ‘value-add’ to the 40-hectare properties income from this Class 5 land. The proposed planned use of the visitor accommodation is to provide ‘rural living accommodation’ (*i.e., rolling rural slopes with river views*) (Picture #4 & #5) that has the potential encounter (*i.e., interaction*) with agricultural primary production outcomes. The planned primary agricultural use of this land is for sheep grazing but this income (*i.e., wool & fat lamb*) is subject to price variability and sudden change of income potential. The planned agricultural activities also include, pasture renovation, planting suitable native trees (*e.g., bee friendly plants*) on the harder slopes of the property (*i.e., areas of the land slip hazard code overlay & soil vulnerability – hill slope erosivity hazard overly*) (Appendix 2 & 3), bee keeping, and a horticultural venture (*i.e., apple & apricot trees and soft fruits*).

The ‘diversification’ or ‘value-add’ to the agricultural use is the ‘rural lifestyle living’ packaged as accommodation and the proposed visitor accommodation (*i.e., four*) will have a small footprint on the agricultural land. This land use outcome would tentatively provide greater income from accommodation on this Class 5 land than running five dry sheep equivalents per hectare.

Point (c). whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.

The proposed planned use of the visitor accommodation (*i.e., four*) is to provide ‘rural living accommodation’ and the selected building site(s) presents itself as being subservient to the agricultural operation and primary resources as it will have little impact on the farming land or agricultural production outcomes. These building sites are logistically sound as it blends into the environment and the rationality of the available resources in that location. For example, the building site is close to the mains electricity power grid (*i.e., if required*) and Fulham Road access to the land (Appendix 4).

The building of the proposed visitor accommodation (*i.e., four*) will not constrain the surrounding agricultural operations on the neighboring land(s). Notably the presence of residential dwellings and proposed accommodation on agriculture land use outcomes in one location may create circumstance of tension due to the potential conflict of interests. For example, agricultural outcomes may conflict with residential and accommodation purposes due to noise, odours, farm chemicals etc or residential purposes may adversely affect the operations of agricultural enterprises. Learmonth (2007) identifies that “various mechanisms and strategies” that can be applied “to manage conflict associated with change in land use and between neighboring land uses” and describes “a set of principles for avoiding and managing rural land use conflict issues and for the creating a healthy productive and proactive rural environment”. There is no doubt this new proposed visitor accommodation (*i.e., four*) will provide for the sustainable development of agricultural resources and will not constrain or conflict with the neighboring rural resource outcomes (Appendix 1, 2 & 4). Notably, the planned development(s) will be greater than 200 metres from the 930 Fulham Road property boundaries.

6. Clause 21.3.1 Discretionary uses

Objective: That uses listed as discretionary;

(a). *support agricultural use;*

(b). *protect land for agricultural use by minimizing the conversion of land to non-agricultural use.*

Performance Criteria (P2): *A use listed as Discretionary, excluding Residential, located on prime agricultural land must:*

Point (b.). be for a use that demonstrates a significant benefit to the region, having regard to social, environmental and economic costs and benefits of the proposed use.

The 40-hectares of land on the 930 Fulham Road property owned by Joel Lorkin cannot be described as ‘Prime agricultural land’. *theList* (DNRET 2023) identifies that the property as having Class 5 land classification. The small areas of woodlands would be characterised as Class 6 land (Appendix 2). Prime agricultural land can be defined as land that is classified as either Class 1, Class 2, or Class 3 land (Grose, 1999).

The planned primary agricultural use of this land is for stock grazing, but this revenue (*i.e., wool & fat lamb*) is subject to price variability and sudden change of income potential. The proposed planned use of the visitor accommodation (*i.e., four*) is to provide ‘rural living accommodation’ (*i.e., rolling rural slopes and river views*) (Picture #4 & #5) that has the potential encounter (*i.e., interaction*) with agricultural primary production outcomes.

The proposed development application on this Class 5 land would demonstrate a significant benefit to the region, regarding social, environmental, and economic costs and benefits of the proposed use outcome on this agricultural land.

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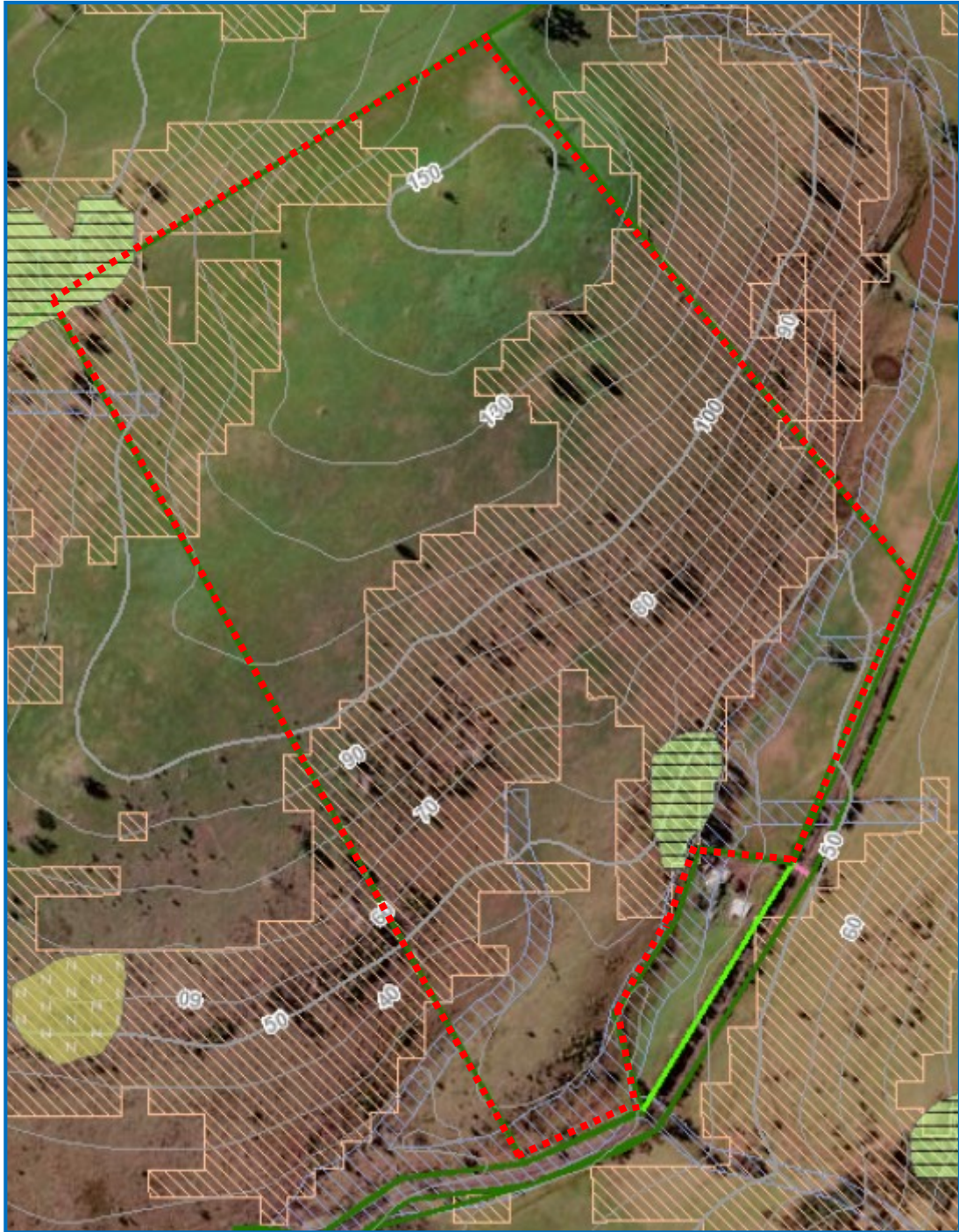
8. Appendices

Appendix 1. *theList*, ESRI Imagery map identifies the 930 Fulham Road property (i.e. red dotted line) The map displays the 'Boundary line with accuracy filter' (i.e. dark green lines) and the '10-metere contour line filter' of the 40-hectare property.



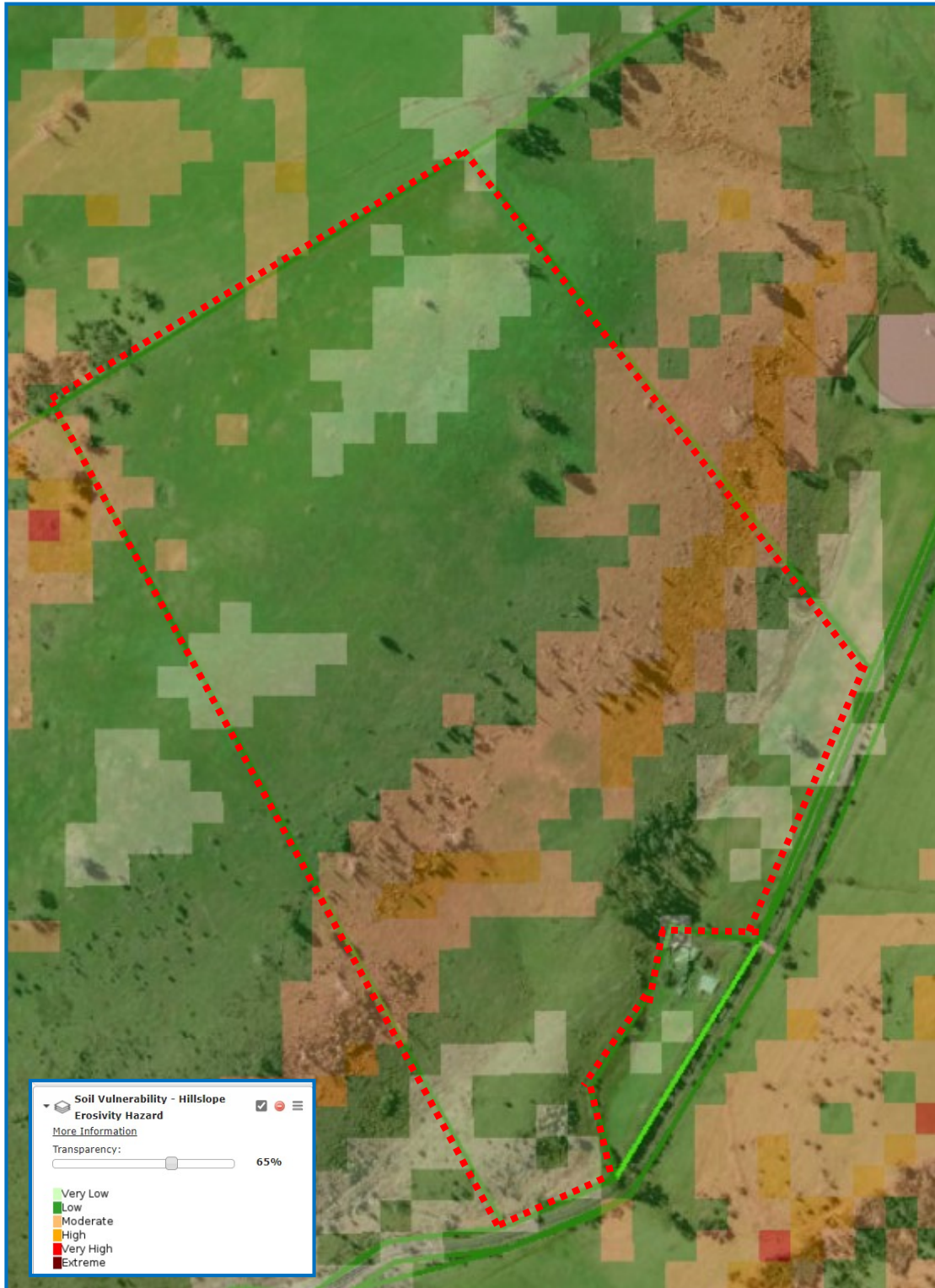
Appendix 2

theList, ESRI Imagery map identifies the 930 Fulham Road property (i.e. red dotted line). The map displays the 'Boundary line with accuracy filter' (i.e. dark green lines) and the '10-metre contour line filter' of the 40-hectare property (Appendix 1). The map displays the Tas Planning Scheme code overlay(s) which identifies areas of a land slip hazard (i.e. light-brown lines) and a water way & coastal protection zone (i.e. light-blue lines). TasVeg 4.0 identifies this land as either (FAG) Agricultural Land and identifies the woodlands (i.e., green area with black lines) as area of (DGL) Eucalyptus globulus dry forest and woodlands.



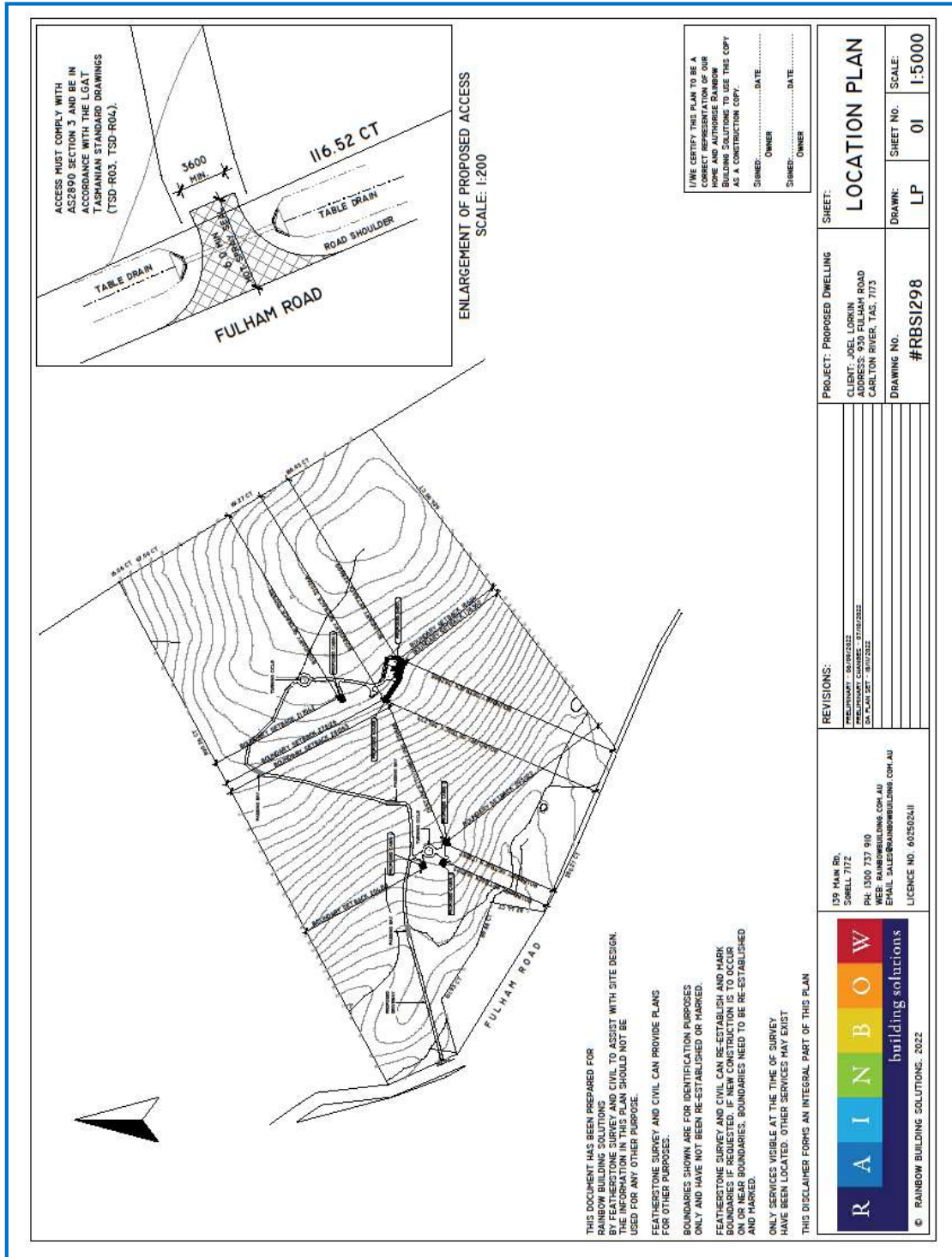
Appendix 3

theList, ESRI Imagery map identifies the 930 Fulham Road property (i.e. red dotted line). The map displays the 'Boundary line with accuracy filter' (i.e. dark green lines) and the 'Soil Vulnerability – Hill Slope Erosivity Hazard' code overlay of the 40-hectare property (Appendix 1).



Appendix 4. Rainbow Building Solutions – Location Plan.

This location plan identifies the planned position of the residential dwelling, outbuilding (i.e. shed / garage), and visitor accommodation (i.e., four) will be located on the 930 Fulham Road property. This location plan also identifies the planned road access and its design outcomes to the new dwellings. The selected building site(s) presents as being subservient to the agricultural operation and primary resources of this property and it will have little impact on their or neighboring farming lands or agricultural production outcomes (Appendix 1 & 2).



Intended use for;

4x Visitor Accommodation @

930 Fulham Road Carlton River

TOURIST / VISITOR ACCOMMODATION

Rural / Farmstay / Off grid

Visitor Accommodation

Concept

To promote and provide, a more self sufficient way of living, compared with most other accommodation properties available in the region.

Off grid / sustainable accommodation is hugely popular across Australia now. Guests are looking at staying in more sustainable accommodation , with 73% more likely to choose accommodation if it has implemented sustainability practices. * (escape.com.au)

We aim to include, off grid accommodation, including water harvesting , water diversion & recycling, land regeneration and conservation, protecting & providing habitats for endangered & local wildlife, Permaculture designed shared gardens, reducing waste/reusing & recycling, productive harvests from several crops & orchard , breeding babydoll sheep for wool and fat lambs , organic fertiliser, no chemicals used on property.

The property manager, who lives on-site, is a qualified horticulturist , who currently operates her own gardening business on site, and will see to the day to day running of the visitor accommodation, along with aspects involved with food production on the property. She is passionate about improving and practising a simpler way of living.. she also has over 20 years experience in hospitality management & customer relations, including marketing, events and hosting.

I am a qualified chef with over 25 years experience , and coordinate farm animal management on the property using stock rotation grazing.

4 x 2 bedroom compact visitor accommodation

Designed to visually fit into the landscape to compliment surrounding galvanised sheds in the area

Sleeps 4/5

Solar power & solar hot water , gas for back up for hotwater (possibly compost toilet) , tank water

Main dispensers (amenities) no throwaways

Compost bins , recycled water for irrigation

Small footprint of 6x8.8m each

Solar passive design and orientation

Wood heating

Covered deck area

Low maintenance furnishings & fittings , up cycled and pre loved furniture

Barbecue and fire pit area

Washing machine available to use

Good for families and groups

People wanting to experience self sufficient living

Picnic/lunch hampers packed on request, supplied with products from Dunalley & Dodges Ferry bakeries

No pets (due to wildlife)

No WiFi

Rural location, water and mountain views , visitor accommodation located off the main road, which will not be visible from the road in approximately 2 /3 years once vegetation surrounding the cabins grows , 2wd access

On-site activities include , Miniature animal farm,(ponies, goats, sheep & cows) animal interaction , including riding, feeding and grooming

Baby doll sheep , ducks and goats , bees for honey

Heritage variety apple orchard & Berry patch , available for picking

Permaculture design Pick and eat garden

New tree / shrub planted for wildlife with every booking , guests welcome to plant it themselves if they choose

Positioning

Nearby activities include fishing & boat charters , kayaking, mountain biking , swimming, surfing, hiking , tours of local wineries

Located on tourist route , halfway between Hobart and Port Arthur, 30 minutes to the airport

3 minutes drive to Connellys Marsh beach & boat ramp

5 minutes drive to Primrose Sands beach & boat ramp, shop, R.S.L club, playground and bike track

10 minutes drive to Dodges Ferry & Dunalley

15 minutes to Sorell

1Km to Carlton river , for kayaking and peddle boat hire

Competitor Analysis / Market Research

Surrounding accommodation is mainly air bnb studios / residential homes

There is farmstay accommodation in Sorell , Richmond and the Tasman peninsula , none of which, are completely off grid.

Popularity of off grid living has increased immensely, so much so, that air bnb has a new off grid living category , included are 31 off grid properties in Tasmania, located predominantly in the NW , NE and Huon region, none in the Sorell district. Several are for adults only, or maximum 2 persons

There are several listings for hip camp nearby offering spots for caravans /tents and no amenity cabins

Several listings for residential studios (sleeps 2) prices range between \$100 -\$194pn , and homes (sleep 6-8) prices range between \$125 -\$350pn on stayz.com in Primrose Sands and Dodges Ferry area

Primrose Estate / Carlton RV Park, located 2km around the road has caravan and camp sites. Building approved to commence end of 2023 for boutique style cabins. \$30pn for a park site

Advertising / Promoting

Professionally designed, website & Facebook page, advertise on Green Getaways Australia , Farmstays , possibly air bnb, Facebook pages such as, Tasmanian homesteaders, Tassie hobby farms , Off grid living in Oz, etc

Donating night stays for local raffles, such as schools, R.S.L club etc

Rates / Costs

Available for 1 night stays @ \$170pn

2+ night stays @ \$140

7 night stay @ \$700

In relation to accommodation bookings & vacancies.. if the 4 visitor accommodation units are booked out each, for a minimum of 25% of the year, that is 270 nights total. Depending on the length of stays, with a varying price between \$100-\$170 per night, will earn a minimum of \$27,000 and maximum of \$45,900 per year.

Building cost is kept low, due to small footprint, simple design, cost effective & recycled materials

Less service / utility connections required

Property Manager lives on-site , in granny flat

Ongoing variable costs include solar battery maintenance , (if required) water delivery if tanks require filling , gas bottle refills if required , yearly flue cleaning, visitor accommodation complimentaries (toiletries, tea /coffee)

Having no utility bills , cabins will only use services (power & water) , whilst being accommodated.



Sorell Council

Development Application: Response to Request
for Information - 930 Fulham Road, Carlton
River.pdf
Plans Reference: P5
Date Received: 13/10/2023

GEOTECH 23-111a

ROCK SOLID GEOTECHNICS PTY LTD

28/9/2023

Peter Hofto

163 Orielton Road

ORIELTON

TAS 7172

PH 0417 960 769

peter@rocksolidgeotechnics.com.au

CLIENT:

Rainbow Building Solutions

Nick@rainbowbuilding.com.au

Geotechnical Assessment - 930 Fulham Road, Carlton River

Response to RFI dated 11 September 2023 (ref DA 2022/408-1), namely;

6. The property is subject to C15.0 Landslip Hazard Code, therefore provide a Landslip hazard report undertaken by a suitably qualified person. **Not Satisfied.** The report provided is not consistent with the definition of a landslip hazard report in that has not been prepared in accordance with the requirements for a landslip hazard report in the code and does not consider the effects of all works proposed, particularly whether 'major works' apply.

'Major works' is considered the same as 'Significant Works' in the Tasmanian Planning Scheme.

Definitions:

Landslip Hazard Report Means a report prepared using the methodology of the *Practice Note Guidelines for Landslide Risk Management 2007* by a geotechnical practitioner and must include:

- a) Details of, and be signed by, the person who prepared or verified the report; Form 55 attached.
- b) Confirmation that the person has the appropriate qualifications and expertise; Form 55 attached.
- c) Confirmation that the report has been prepared in accordance with any methodology specified by a State authority;
- d) A report of a geotechnical site investigation undertaken consistent with *Australian Standard AS 1726-2017 Geotechnical site investigations*;
- e) Conclusions based on consideration of the proposed use or development:
 - i. As to whether the use or development is likely to cause or contribute to the occurrence of a landslip event on the site or on adjacent land;
 - ii. As to whether the use or development can achieve and maintain a tolerable risk for the intended life of the development, having regard to:
 - a. The nature, intensity and duration of the use;
 - b. The type, form and duration of any development;
 - c. The likely change in the risk across the intended life of the use or development;
 - d. The ability to adapt to a change in the risk;
 - e. The ability to maintain access to utilities and services;

- f. The need for specific landslip reduction or protection measures on the site;
- g. The need for the landslip reduction protection measures beyond the boundary of the site; and
- h. Any landslip management plan in place for the site or adjacent land;

Any advice relating to the ongoing management of the use or development; and
Relating to any matter specific required by Performance Criteria in this code.

Significant Works Means any of the following:

- a) Excavation equal to or greater than 1m in depth, including temporary excavations for the installation or maintenance of services or pipes;
- b) Excavation or land filling of greater than 100m³ whether or not material is sourced on the site or imported;
- c) Felling or removal of vegetation over a contiguous area greater than 1000m²;
- d) The collection, pooling or storage of water in a dam, pond, tank or groundwater; and
- e) Removal, redirection, or introduction of drainage for surface or groundwater; and
- f) Discharge of stormwater, sewage, water storage overflow or other wastewater.

Relevant to this development and this report, the "Significant Works" includes;

- Excavation of the Aerated Wastewater Treatment System (AWTS) tanks – excavation depths 2.5m.
- Excavation of topsoil for the installation of driveways.
- Discharge of wastewater.

This response to the council RFI should be considered in conjunction with previously submitted Geotechnical Assessments (reference Geotech 23-070 and Geotech 23-111).

INVESTIGATION

A Landslip Risk Assessment has been undertaken to define the stability issues relating to the development proposal, and to determine the level of risk associated with the proposed development.

The Tasmanian Geological Survey 1:50000 Geological Atlas – Sorell, indicates that the site is underlain by Jurassic dolerite.

Site investigations were completed in July 2022 and June 2023. All test holes encountered dolerite bedrock at or less than 1.20m depth. Most of the site is underlain by hard dolerite bedrock at approximately 0.75m depth.

Aerated Wastewater Treatment System (AWTS) tanks.

The installation of the AWTS treatment tanks will necessitate excavations to depths of approximately 2.5m. As stated above, the dolerite bedrock is present at or less than 1.20m depth, with most of the site being underlain by hard dolerite bedrock at approximately 0.75m depth. The holes for the tanks will be dug into the hard dolerite bedrock, with the tanks founded directly onto the bedrock. The areas around the tanks are backfilled immediately after the tank installations.

Internal Driveways.

The land designated for the internal driveways is underlain by shallow dolerite bedrock. The areas vary slightly in slope from 3 to 7 degrees. The shallow sloped areas are covered in grass pasture and are devoid of trees, with dolerite boulders littering the surface. There is no evidence of past or present land instability.

Onsite Wastewater Land Application Areas.

The land designated for the Onsite Wastewater Land Application Areas (LAAs) is underlain by shallow dolerite bedrock. The areas vary slightly in slope from 6 to 8 degrees. The areas are covered in grass pasture and are devoid of trees, with dolerite boulders littering the surface. There is no evidence of past or present land instability. The design of the LAAs specifically considered the stability of the site, utilising surface irrigation systems running across the slope to minimise the linear loading rate of effluent disposal. The surface irrigation system also reduces the amount of effluent entering the soil profile due to high transpiration and evaporation rates.

The land designated for the proposed AWTS tanks, internal driveways and both onsite wastewater Land Application Areas falls within the defined Low Landslide Hazard Area Overlay.

These areas and works associated with development of these sites have a Landslip Risk Assessment ([Appendix 1](#)) of:

- **F** (Not Credible) The event is inconceivable or fanciful (Indicative Annual Probability $<10^{-6}$).
- **4** (Minor) Limited damage to part of structure.
- **VL** Very Low Risk

Risk Level Implications – ACCEPTABLE TO REGULATORS

CONCLUSIONS

The landslide risk associated with the installation of the internal driveways, AWTSs and onsite wastewater Land Application Areas at 930 Fulham Road, Carlton River is 'ACCEPTABLE'. The Landslip Risk as defined in Clause C15.6.1 of the Scheme is tolerable.

It is the opinion of the author that sensible development of this site can be achieved and the level of risk to users of the development is acceptable.



PETER HOFTO
ROCK SOLID GEOTECHNICS P/L

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

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

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

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

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

This certificate is in relation to the above assessable items, 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:

--

Relevant calculations:

--

References:

--

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

--

Scope and/or Limitations

--

I certify the matters described in this certificate.

Qualified person: *Signed:*



Certificate No:

Geotech 23-111a

Date:

28/9/2023

Weed Management Plan

For proposed habitable dwelling
and three visitor accommodation
unit development at 930 Fulham
Road, Carlton River, v1.0



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1 Introduction

This Weed Management Plan has been developed as a requirement of the Sorell Council for a proposed habitable building and three accommodation unit development at 930 Fulham Road, Carlton River. A site assessment was carried out on the 29th of January 2024 to assess the weeds present on the property.

Enviro-dynamics has been engaged to develop a Weed Management Plan for the site to satisfy Condition 2 of the planning application for the development. The plan outlines the extent of weed infestations, weed control methodology, prioritisation and timing of control actions, statutory requirements, vehicle hygiene protocols and monitoring and maintenance requirements.

The aim of the plan is to provide controls and recommendations that will prevent the spread within the title boundary and off site to other areas. The specific objectives of the plan are:

- To undertake primary control of all declared weeds to reduce seed production and the extent of all weeds,
- To prevent the spread of environmental weeds and soil-based pathogens to and from the site during the civil construction phase, and
- To monitor and maintain the site to control weed regrowth on an ongoing basis.

1.1 Site Details

The 40.32 ha site is located at 930 Fulham Road, Carlton River, on a hill approximately 2.6 km north-west of Connellys Marsh and approximately 3.6 km north-east of Primrose Sands (Figure 1).

The site is situated on a south-west facing slope, with a creek running east to west in the south-western part of the title. The elevation ranges from 50 m to 150 m above sea level with moderate to steep slopes ranging between 5 to 20 degrees. Vegetation is predominantly grassland with isolated paddock trees and a small patch of woodland in the south-western portion. Overall, the site is dominated by exotic species including grasses, herbs, and woody weeds due to the largely disturbed nature of most of the site. The species range from productive pasture grasses, crops and herbs to undesirable pasture species and environmental weeds that impact natural values and/or have an economic impact on the property (i.e. reducing productivity). The site is generally in a degraded condition due to prolonged stock grazing, vegetation clearance, weed infestations and the impacts of bushfire in 2012.

The whole property is zoned agriculture within the Sorell Municipality and falls under the Tasmanian Planning Scheme which includes the following overlays: Bushfire Prone Area, Landslip Hazard, and Waterway and Coastal Protection Area.

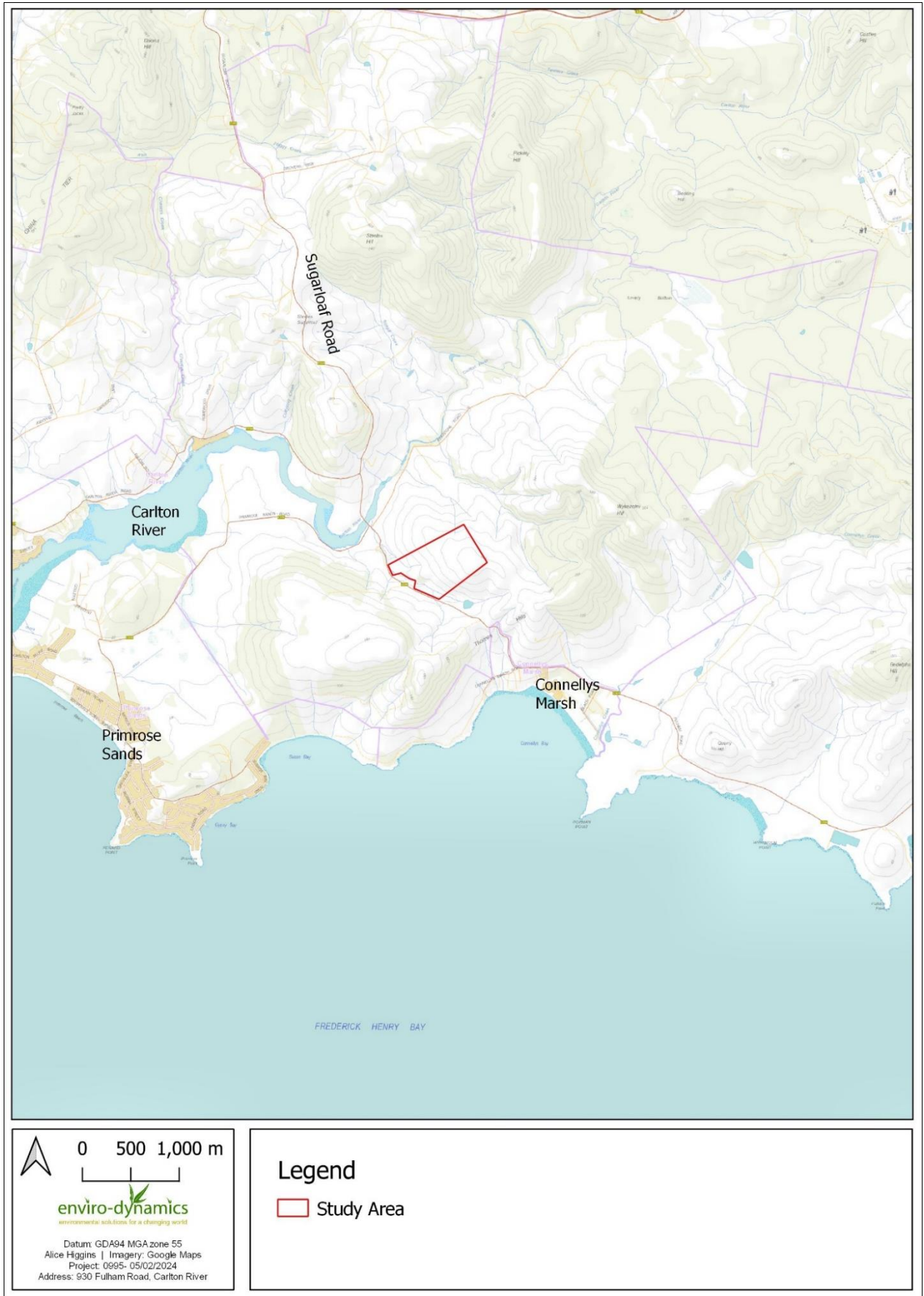


Figure 1: Site Location (Source : TheList 2024)

2 Survey Methods & Results

2.1 Survey methods

The site survey was conducted on the 29th of January 2024. All declared and environmental weeds were mapped using a handheld GPS.

Whilst every effort was made to map all declared and environmental weeds occurring on the site, due to the large size of the site, limitation of the survey techniques and timing of the surveys it is likely that additional weed infestations to those mapped occur at the site.

2.2 Weeds Recorded during survey

Six declared weed species, four of which are Weeds of National Significance (**WONS**), as defined under the Tasmanian Biosecurity Regulations 2022, and three environmental weed species were recorded at the site and are listed in Table 1 and Figure 2.

All declared weeds in Tasmania are subject to Statutory Weed Management Plans. Within each of the Tasmanian municipal areas, weeds are designated to one of two management zones (Zone A or B).

The declared weed serrated tussock (*Nassella trichotoma*) is the most abundant weed across the site. There is a large patch of serrated tussock (*Nassella trichotoma*) in the north-eastern portion of the property and smaller patches of saffron thistle (*Carthamus lanatus*) and willows (*Salix* species) which are classified as Zone A weeds within the Sorell municipality for which eradication is the management objective. Zone A areas have little or no infestations of the weed species, or a credible plan for eradicating existing infestations is being developed or implemented which can achieve the ultimate management outcome for Zone A municipalities which is to maintain total absence of weed species within the municipal boundaries.

Blackberry (*Rubus fruticosus*), african box thorn (*Lycium ferocissimum*), and californian thistle (*Cirsium arvense*) are classified as Zone B weeds within the Sorell municipality for which containment is the management objective. These weeds have problematic infestations but no plan and/or resources to undertake control actions at a level required for eradication.

Table 1 - Significant weed species recorded at the site

Species	Comment	Management Zone (A or B)	Declared Weed*	WoNs#
<i>Carthamus lanatus</i> (saffron thistle)	Small patches in predominantly north and north-western portion of the property	Zone A Eradication	YES	-
<i>Nassella trichotoma</i> (serrated tussock)	One large patch – north-western portion of the property	Zone A Eradication	YES	YES
<i>Salix</i> species (willows)	Contained in creek line	Zone A Eradication	YES	YES
<i>Cirsium arvense</i> (californian thistle)	Small patches throughout the property	Zone B Containment	YES	-
<i>Lycium ferocissimum</i> (african box thorn)	Small patches and isolated plants throughout property	Zone B Containment	YES	YES
<i>Rubus fruticosus</i> (blackberry)	Small patches predominantly in southern portion of the property in creek line	Zone B Containment	YES	YES
<i>Cirsium vulgare</i> (spear thistle)	Moderately scattered over whole of the property	Environmental, non-declared	-	-
<i>Rumex</i> species (dock)	Light scattering throughout the whole property	Environmental, non-declared	-	-
<i>Typha latifolia</i> (cumbungi)	Contained in wet areas (creek line and dams)	Environmental, non-declared	-	-
<i>Verbascum thapsus</i> (great mullein)	Light scattering throughout the whole property	Environmental, non-declared	-	-

* As listed under the Tasmanian Biosecurity Regulations 2022

Weeds of National Significance – national listing for weeds based on their invasiveness, potential for spread and environmental, social, and economic impacts.

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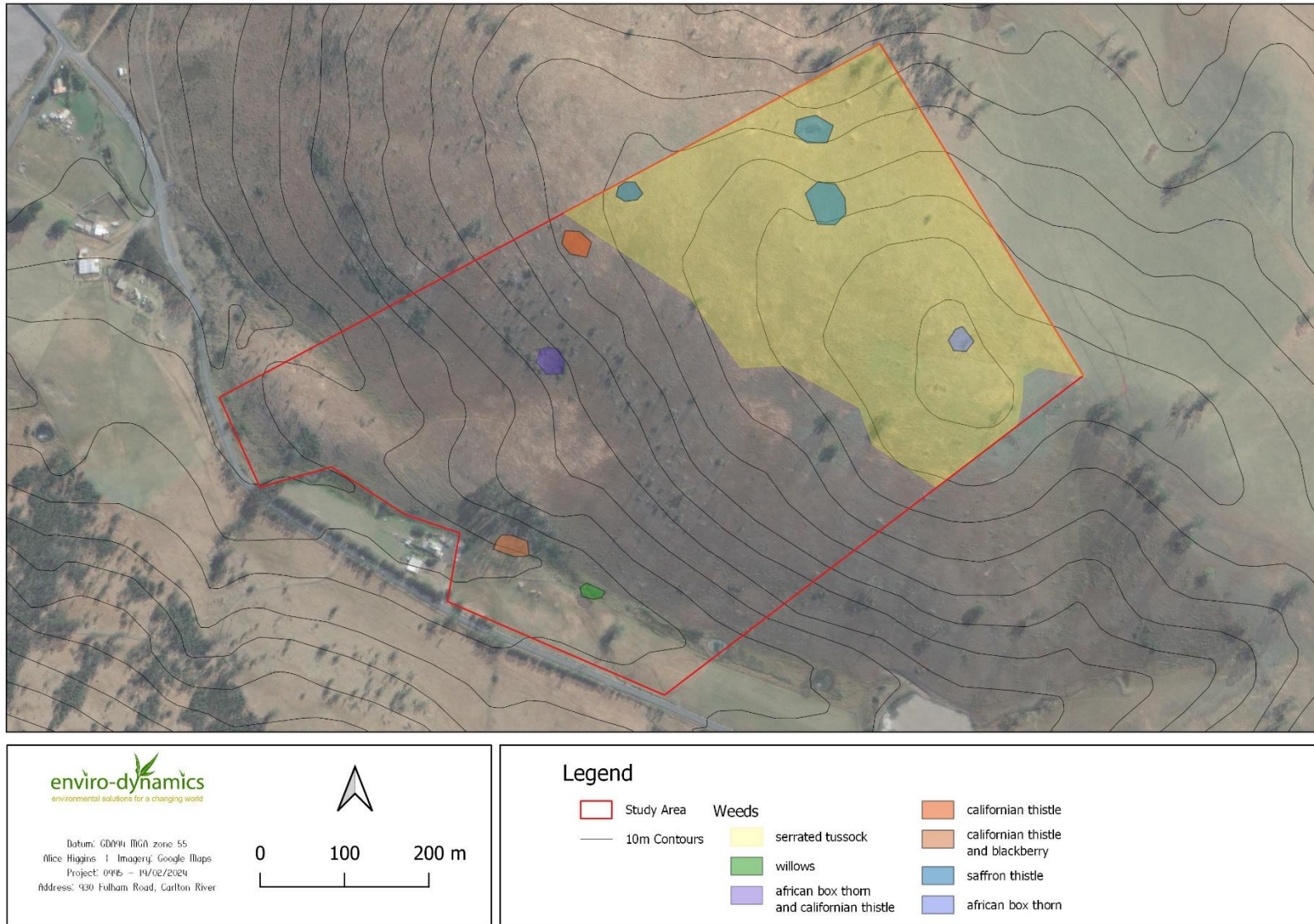


Figure 2 – Areas of declared weed species recorded at the site

3 Weed Control Aims and Methodology

The site contains several established declared weed infestations with serrated tussock, african box thorn, californian thistle and saffron thistle being the most widespread (Figure 2). The remaining weeds occur in more discrete locations or in low numbers.

As noted in the introduction, the overall aim for the site is to eradicate the weeds occurring in low numbers and contain and/or significantly reduce the extent of more widespread weeds. Due to the extent of the serrated tussock and thistle infestations on the site and the significant seed source likely to be present in the soil, the eradication of these species from the site is unachievable. As such, the weed management will aim to reduce the density and size of infestations and control isolated and outlying plants to prevent further spread. The large patches can then be treated over time to further reduce the extent of the serrated tussock.

Serrated tussock requires the greatest control effort on the site as this species can spread rapidly, and significantly reduce the productive values of agricultural land (refer to Table 2).

This approach complies with Tasmania's Statutory Weed Management Plan classification for all relevant declared weeds on this site for which serrated tussock, saffron thistle, and willows, are Zone A weeds in the Sorell Municipality and require eradication. Whereas blackberry, african box thorn and californian thistle are classified as Zone B weeds within the Sorell municipality for which the infestations must be contained to the site (DPIPWE 2011).

Controlling serrated tussock, saffron thistle, and willows in the greater Carlton River area will be ineffective unless all property owners who have these species evident, carry out weed management practices.

A commitment must be made to undertake primary control of all declared weeds, conduct secondary control of regrowth weeds, and implement vehicle and machinery hygiene protocols.

Primary Control – All declared weeds are to be controlled by a combination of foliar spraying, physical removal and cut and paste for larger mature plants as described in Table 2 of this plan. The primary control should be undertaken to kill all plants and prevent further seed production. It is recommended that all the environmental weeds be controlled as a part of the primary control.

Secondary Weed Treatment – Secondary weed control (i.e., follow-up control) is critical to the success of the weed management and must include follow-up monitoring and maintenance. The monitoring and maintenance program should be conducted by the current or future landowners on an annual basis over a 5-year period as a minimum. Weeds such as serrated tussock and thistles will require ongoing treatment for successive years. It is recommended that ongoing treatment of the environmental weeds is included. Refer to Table 2 for specific follow-up treatments by weed species.

It is recommended that an accredited weed control contractor is engaged to undertake weed control measures to ensure that all relevant laws and policies controlling the use of chemicals are followed and that weed debris is properly disposed. All weed debris is to be disposed of as per section 4 of this plan.

Hygiene and Access – Strict vehicle hygiene protocols (refer to Section 7) should be implemented prior to and during works at the site to minimise the spread of weeds around the site or to other locations off site. A key component of weed containment is to restrict access to ensure vehicles and machinery do not become weed vectors. Vehicle and machinery use should be restricted to driving and parking on roads and hardstand areas as much as possible and site vehicles should not drive across weed infested areas or areas of disturbed soil which may contain weed seed. Personal hygiene should also be undertaken daily, i.e., check clothes, socks and boots for seeds and clean them off prior to leaving the site.

To enable containment, access to the site should be restricted to one designated entrance/exit point.

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Table 2. Summary of weed control measures by species.

This table summarises the primary and secondary treatment methods, the desired outcome, timing, and priority for each weed species. Monitoring, maintenance, and reporting are further explained in Section 5.

Weed Species	Action	Treatment Methods	Outcome	Timing	Priority
Declared Weeds					
<i>Nassella trichotoma</i> (serrated tussock)	Primary treatment of significant infestations on site.	Foliage spray when plant in growth stage.	Major infestations primarily treated. Infestations reduced in extent and seed source reduced.	Spring 2024	High
	Primary treatment of isolated and outlying plants.	Foliage spray or chip out individual plants or outliers to contain population to larger patches.	Species contained on site.	Summer/autumn Ongoing	High
	Prevent re-establishment of serrated tussock in treated areas.	Sow vigorous pasture grasses across areas where serrated tussock has been treated. Grasses can out-compete serrated tussock seedlings.	Treated areas of serrated tussock do not become reinfested.	Spring/summer Ongoing	Moderate
	Survey site for additional plants.	Survey site for new plants working from known infestations. Treat as required.	Any outlier or new plants are recorded.	Annually	High
<i>Rubus fruticosus</i> (blackberry)	Primary treatment of blackberry on property .	Control plants by mechanical removal, grubbing, hand pulling or foliar spraying when the plants are in an active growth stage prior to seed forming, if possible. <i>Note: Do not apply herbicide to blackberry plants that are carrying fruit</i>	Population controlled.	Spring/summer 2024/2025	High
	Monitor site and control plants that were missed,	Control plants by mechanical removal, grubbing, hand pulling or foliar spray when the plants are	Seedlings and plants missed in primary treatment and/	Ongoing 2025- 2030	Moderate

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Weed Species	Action	Treatment Methods	Outcome	Timing	Priority
	or not killed during primary treatment and treat new plants that have germinated.	in an active growth stage prior to seed forming, if possible.	or new plants are controlled.		
<i>Lycium ferocissimum</i> (african box thorn)	Primary treatment of african boxthorn on property.	Larger plants may be treated using cut and paint method. Smaller plants treated with foliage spray.	Large seed-bearing plants controlled. Main infestations controlled.	Spring/summer 2024/2025	High
	Follow-up treatment of missed plants or plants that have not been killed.	Foliage spray regrowth and seedlings. Seedlings may also be hand pulled.	New plants germinated from seed are controlled.	Ongoing 2025-2030	Moderate
<i>Carthamus lanatus</i> (saffron thistle)	Primary treatment of all major infestations on site.	Foliage spray rosettes and plants when in growth stage.	Population significantly reduced.	Spring/summer 2024/2025	High
	Monitor site and control plants that were missed, or not killed during primary treatment and treat new plants that have germinated from seed.	Foliage spray rosettes, seedlings, or regrowth when in growth stage and prior to seed forming, if possible.	Seedlings and plants missed in primary treatment and/ or new plants germinated from seed are controlled or eradicated.	Ongoing	High
<i>Salix species</i> (willows)	Primary treatment of all plants on site.	Larger plants will be treated using cut and paint method. Treat smaller plants with foliage spray.	Willows broadly controlled.	Spring/summer 2024/2025	High
	Follow-up treatment of missed plants or plants that have not been killed.	Foliage spray regrowth or seedlings. Seedlings may also be hand pulled.	Species contained on site.	Ongoing 2025-2029	Moderate

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Weed Species	Action	Treatment Methods	Outcome	Timing	Priority
<i>Cirsium arvense</i> (californian thistle)	Primary treatment of all plants on site.	Control plants by foliage spray when the plants are in an active growth stage.	Population significantly reduced.	Spring/summer 2024/2025	High
	Monitor site and control plants that were missed, or not killed during primary treatment or new plants that have germinated from seed.	Foliage spray rosettes, seedlings, or regrowth when in growth stage and prior to seed forming, if possible.	Seedlings and plants missed in primary treatment and/ or new plants germinated from seed are controlled or eradicated.	Ongoing	Moderate
Environmental Weeds					
<i>Carduus sp.</i> (spear thistle)	Primary treatment of all plants on site.	Control plants by foliage spray when the plants are in an active growth stage.	Population significantly reduced.	Spring/summer 2024/2025	High
	Monitor site and control plants that were missed, or not killed during primary treatment or new plants that have germinated from seed.	Foliage spray rosettes, seedlings, or regrowth when in growth stage and prior to seed forming, if possible.	Seedlings and plants missed in primary treatment and/ or new plants germinated from seed are controlled or eradicated.	Ongoing	Moderate
Remainder of environmental weeds: <i>Typha latifolia</i> (cumbungi) <i>Rumex species</i> (dock)	Primary treatment of all plants onsite.	Control plants by mechanical removal, grubbing, hand pulling or foliar spraying when the plants are in an active growth stage prior to seed forming, if possible. Larger shrubs should be cut close to ground level and the stumps painted with herbicide when actively growing. Dense thickets can be slashed with a brush cutter and regrowth sprayed with herbicide.	Population significantly reduced.	Spring/summer 2024/2025	High

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Weed Species	Action	Treatment Methods	Outcome	Timing	Priority
<i>Verbascum thapsus</i> (great mullein)	Monitor site and control plants that were missed, or not killed during primary treatment or new plants that have germinated from seed.	Control plants by mechanical removal, grubbing, hand pulling or foliar spraying when the plants are in an active growth stage prior to seed forming, if possible.	Seedlings and plants missed in primary treatment and/ or new plants germinated from seed are controlled or eradicated.	Ongoing 2025-2030	Moderate
Monitoring & Maintenance	Conduct annual survey of major treated areas and re-treat infestations as required.	Foliage spray seedlings, regrowth or plants not killed during primary treatment. Hand pull isolated or small plants.	Major weed infestations monitored and re-treated as required to reduce extent and density of weed species.	Annually Spring/summer	High

4 Disposal of Debris

All debris from declared weeds, including serrated tussock, thistles, african box thorn, willows and blackberry must be disposed of at an approved waste disposal facility. Weeds that contain seed heads should be dug out and double bagged prior to disposal.

A permit from Department of Natural Resources and Environment (NRE) is required prior to the transport of any declared weed material. A permit generally sets out measures to minimise the opportunity for weed seed or debris to spread during transport, and correct disposal procedures. This may include ensuring all weed material is well covered and tied down during transport to ensure no material is spread along roadsides and debris is not mixed with general rubbish or added to green waste piles.

Green waste including non-declared weeds such as the spear thistle, dock, common mullein, and cumbungi, can be disposed in the green waste section of at an approved waste disposal facility.

5 Monitoring, Maintenance and Reporting

Following primary treatment of the weed infestations across the property, monitoring of the site and follow-up management will be required to control any regrowth e.g., seedlings or regrowth from plants not killed initially. Any plants that were missed during the primary treatment will be treated during follow-up control.

The ongoing monitoring and maintenance of the site by the landowner will help to ensure that the species are significantly reduced in extent and impacts minimised. It is noted however that without a concerted effort and long-term approach to follow-up on primary weed control efforts, it is unlikely that these efforts will lead to the eradication or control of weed species on the site. Ongoing annual monitoring and maintenance are recommended in Table 2 including timing for individual weed species at the site.

Any topsoil from earthworks must not be removed from the site. Any topsoil from earthworks that occur in areas where weed infestations have been controlled should be stockpiled on site close to the infestation. These piles must be monitored for the emergence of weed seedlings and the weeds must be treated in accordance with best practice guidelines and Table 2. Secondary treatment of the soil may be required if topsoil is respread on site following and earthworks.

6 Guidelines for Herbicide Use

The use of herbicide on the site shall follow guidelines provided on the DNRE website at:

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

All herbicides are to be applied as per label instructions and care is to be taken to avoid impact to non-target species and water courses. The herbicide must be used subject to the product being registered for that purpose (e.g., close to water courses) under relevant legislation. Where herbicide is used near waterways application should follow document '[Guidelines for Safe and Effective Herbicide Use Near Waterways](#)'.

It is the user's responsibility to check that registration, or an off-label permit covers the proposed use. Always read and follow the herbicide label instructions. If in doubt, visit the Australian Pesticides and Veterinary Medicines Authority (APVMA) website at www.apvma.gov.au

As a rule, all weed species will be treated in accordance with the relevant Statutory Weed Management Plans and associated herbicide and control documents provided by the Department of NRE, refer to www.nre.tas.gov.au These documents are not provided in the plan but are readily available on the website. Due to the sensitive nature of the watercourse environment, it is recommended that an accredited weed control contractor undertakes the follow-up weed control to ensure best practices and methods are applied.

7 Vehicle Hygiene

A key component of weed containment is to limit access and ensure vehicles and machinery do not become weed vectors. Using only one access to the site will minimise and limit vehicle access. All vehicles and machinery entering the site should adhere to the 'Pest and Disease Planning and Hygiene Guidelines' (DPIPWE 2015).

- Equipment and vehicles are to be clean prior to arriving at the site and cleaned before leaving the site. Cleaning includes the removal of soil, mud etc. and the blowing or brushing of any dry plant material from the vehicle.
- Single entry and exit are to be used for site access.
- All loading and unloading of machinery will be carried out on hardened areas.
- Vehicle access to the site is to be restricted to **essential** vehicles and machinery only to minimise the opportunity for weed seed and pathogens to leave the site and to reduce wash down requirements. All non-essential vehicles are to remain on hardened areas.

- All staff and contractors that enter the site are to be briefed on the importance of the vehicle hygiene protocol in terms of weed control.

Washdown of vehicles, machinery and equipment should be undertaken in accordance with the 'Tasmanian Washdown Guidelines of Pest and Disease Control' (DPIPWE 2004).

In addition to vehicle hygiene, the movement of soil around the site and the import and export of soil should adhere to the following broad guidelines:

- All gravel, fill and topsoil brought to the site should be sourced from certified weed free suppliers and quarries in accordance with *Australian Standard AS4419 Soil for Landscaping and Garden Use* to ensure weed seed is not introduced.
- If weed free material cannot be sourced, all areas where imported materials are used need to be monitored and treated for weeds.

8 Conclusion and Management Advice

The assessment has determined there are extensive weed infestations throughout the property. Table 2 outlines the weed species present and the recommended management prescriptions to control them. By applying these management prescriptions, the aim of the Tasmania's Statutory Weed Management Plans should be achieved.

9 References

Department of Natural Resources and Environment Tasmania (2022) Biosecurity Regulations (nre.tas.gov.au)

Department of Natural Resource and Environment Tasmania(nre.tas.gov.au)

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<https://nre.tas.gov.au/invasive-species/weeds/weeds-index/declared-weeds-index/saffron-thistle>

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Attachment 1 – Site Photos



Photo 1 – Looking east at serrated tussock from centre of the property



Photo 2 – Looking south at saffron thistle from north-western part of the property



Photo 3 – Looking south at blackberry and cumbungi in creek line located in the south-western part of the property



Photo 4 – Looking west at saffron thistle in dam located in the northern part of the property



Photo 5 – Looking north-east at californian thistle from creek line in the northern part of the property



Photo 6 – Looking south-east at willows in creek line located in the south-western part of the property

Appendix 1 – Declared Weed Descriptions

This appendix provides a description of the declared weeds occurring on the site. Note: Refer to Table 2 for a summary of weed control actions.

african box thorn (*Lycium ferocissimum*)



Description - African Boxthorn is an erect, dense woody shrub which can grow to 5 metres high. It has fleshy oval leaves and an extensive root system. Its most prominent feature are the stout spines on all parts of the stem. These spines can be up to 15 cm long on the main stems and are smaller on the smaller branches. Produces bright red/orange shiny berries full of small light brown seeds which are readily spread by birds.

blackberry (*Rubus fruticosus*)



Description – Blackberry is a spiny, perennial (long lived) shrub with trailing stems which can produce dense thickets. The canes may be erect, arching or trailing and they can reach 6 metres in length. The compound leaves usually feature three to five oval, coarsely toothed, stalked leaflets, many of which persist through the winter. The flowers are white, pink, or red and produce black or red-purple fruits.

californian thistle (*Cirsium arvense*)



Description – Californian thistle is a perennial (long-lived) plant. Over winter the top growth dies off leaving only the root system. The roots remain alive from year to year and actively spread through the soil. In spring the roots produce rosettes (whorls of leaves close to the ground), which send up a branched stem to about 1 metre in height. The stems are usually hairless and there are no wings or other outgrowths from the stem as occur in slender thistle. Each flower head contains a large number of rose-purple to lavender florets smelling strongly of honey. This species generally spreads by rhizomes rather than seed. As such infestations tend to be localised.

saffron thistle (*Carthamus lanatus*)



Flowering occurs throughout November and December. The seed has a small fringe of stiff hairs which adheres to wool and clothing. Saffron thistle is most common in run down pastures, roadsides and waste areas, particularly in areas of low rainfall and low soil fertility.

Saffron thistle seed is not readily moved by wind, and most seed falls directly below the parent plant. As a result infestations tend to persist in the same area and spread is not rapid.

serrated tussock (*Nassella trichotoma*)



Description - Serrated tussock is a tufted perennial grass growing up to 50 cm high forming large weeping tussocks. It resembles closely native Poa species, and positive identification of seedlings and plants without flower heads can be difficult.

Serrated tussock is very vigorous and can quickly dominate areas of pasture and out-compete native grasses. It is responsible for the loss of hundreds of thousands of hectares of grazing land throughout Australia and is considered to be one of Australia's worst weeds. The seed is easily spread by wind and can travel significant distances where there are no barriers (such as fences) to intercept the seeds.

Willows (*Salix* species)



Description – Willow plants vary dramatically between species. The most common willow is a tree between 10 – 15 m high, with branches spreading to form a broad, round crown. Twigs are glabrous and lustrous, and leaves are long (9-15 cm long, 1.5-3 cm wide) and dark shining green above and glaucous below.

Appendix 2 – General Hygiene Protocols for Vehicles and Machinery

(Extract of Appendix 2 from *'Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania. (Eds.) Karen Stewart and Michael Askey-Doran. DPIPWE 2015.*

As part of the planning for your specific activity or development you will have identified existing and potential weed and disease issues. The next step will be to determine which activities pose a risk of spreading these weeds and diseases. Of these activities, what can and cannot be avoided? The level of risk associated with a particular activity will influence how and when hygiene measures will need to be applied. The risk matrix table on the following page will help assess the level of risk for a particular activity and the degree to which hygiene measures should be applied. From this you can develop a list or table of actions to implement to either avoid the spread of a weed and disease or mitigate the risk. High risk situations and activities where weed spread must be avoided:

- Working within a specified quarantine area
- Visiting locations known to be free of weeds and diseases
- Visiting areas containing significant values
- Visiting a remote area where access is only by boat, helicopter, or light plane
- Transporting machinery to an island
- Operating machinery along roadsides or along riverbanks
- Operating in an area affected by a weed or disease that has been assessed as a high priority and should be contained
- Transporting weeds or materials (ie soil or gravel) known (or assessed as likely) to be contaminated with weed propagules or diseases.
- Moving machinery out of a local area of operation
- Moving machinery between properties

All the above activities would require kind of hygiene measure to be implemented before, during or after the activity has taken place. This may involve cleaning of vehicles and machinery, equipment, clothing, and people. The frequency of clean down operations (thus decreasing costs and time) can be reduced by planning and coordinating timing and order of works or activities.

Selecting a clean down site

Cleaning down aims to prevent the spread of weeds or plant and animal pathogens. It is most effective where access can be managed with entry points, roads, or tracks under controlled use restrictions. In selecting a site, consider the following:

- Locating the clean down site at the edge, or nearby, to any areas where weeds or pathogens need to be contained. Choose sites where land slopes back into an infested area or away from areas susceptible to infestation or the pathogen.
- Ensuring run-off will not enter any watercourse or water body - a buffer of at least 30m is desirable.
- Avoiding sensitive vegetation or wildlife habitat eg. remnant native vegetation and threatened species.
- Selecting mud free sites (e.g. well grassed, gravel, bark or timber corded) which are gently sloped to drain effluent away from the clean down area.
- Allow adequate space to move tracked vehicles
- Potential hazards, eg. powerlines
- Consultation with landowner and/or site manager.

*Note that low loaders are not a suitable platform for cleaning machinery.

Wherever there are large quantities of effluent or there is a risk of runoff, the clean down area should be bunded and a sump constructed to safely dispose of the effluent. Take particular care where the effluent is likely to be contaminated with oils. Mark or record the clean down sites with the landowner or manager for subsequent monitoring and weed control.

Consider your safety

Before undertaking any clean down work, you will need to inspect the site or area for anything that will endanger personnel safety. Vehicles and machinery should be immobilised prior to cleaning down - check ignition, brakes, and wheel chocks. Lower implements to ground and secure hatches. Wear appropriate Personnel Protective Equipment (PPE).

Equipment for vehicle and machinery inspections

Where regular vehicle and machinery inspections are required, it is useful to keep a set of tools to assist you with the task. Weed seeds, plant material and soil can become lodged in areas that are hard to see and difficult to access. The following tools may help you:

- Mirrors
- Tools to remove covers or guards (eg sockets, spanners)
- Torch

- Probe or rod
- Wire
- Safety glasses
- Gloves
- Tray and bags for contaminated material
- Books or identification guides
- Checklist for critical inspection points
- Camera

Personal and small tool wash equipment

Where work is being undertaken in sensitive areas, especially where plant or animal pathogens are a known risk, portable wash baths for washing footwear and small tools should be used. Wash baths can be made from a fish box (or other suitably sized plastic box) fitted with an open weave plastic doormat, a scrubbing brush, pair of safety gloves, glasses, detergent or fungicide, and a container of clean water. For backpacking, a 2-litre bottle, scrubbing brush, safety gloves and glasses can be used for small tools and boot washing. See page 42 for further detail about detergents and fungicides

Portable vehicle wash equipment

Where field clean down is a regular practice, equipment should be carried for that purpose. Large commercial wash units are available, though in many instances small self-assembled systems will be adequate. In industries that use bushfire slip-on units, these are ideal, allowing more flexible choice of clean down sites. Small fire pumps or portable high pressure wash units are suitable. A shovel, crowbar and stiff brush are also required. Farm workshops should also have suitable clean down equipment. Where a blowdown only is required, onboard compressors or portable blower vacuum may be used along with a small brush.

Vehicle wash bays

Purpose built wash bays should be used whenever possible. These clean down facilities include effective effluent management systems to protect the environment. Commercial clean down facilities are available at most major towns and a few livestock sale yards.

Small tools and portable wash baths

1. Site the wash bath just outside the infected area or at the departure point for the vehicle or aircraft.
2. Remove all loose mud and dirt from the object to be cleaned.
3. Use the recommended safety equipment if washing with a fungicide (safety gloves and glasses).

4. Part fill the wash bath with clean water, a depth of about 4cms is adequate for boot washing. Mix a solution of detergent or fungicide as required (see below).
5. Clean boots, gaiters, and equipment with the scrubbing brush.
6. Effluent containing registered products such as fungicides must be disposed of in accordance with label recommendations. Otherwise, wherever possible contain the effluent for appropriate off-site disposal. Small quantities of effluent not containing registered chemical products may be spread away from watercourses at the site of soiling.
7. A final rinse or wipe with fungicide or methylated spirits can be used for sterilisation of scientific equipment.

For vehicles and machinery:

Note: DO NOT apply water to harvesters or other equipment that may be damaged by water.

1. Locate site and surface or construct bunding (if required).
2. Safely park the vehicle free of any hazards eg electrical power lines.
3. Check the vehicle, inside and out, for where dirt, plant material including seeds are lodged. Pay attention to the underside, radiators, spare tyres, foot wells and bumper bars.
4. Remove any guards, covers or plates as required.
5. Knock off large clods of mud, use a crowbar if required and sweep out the cabin.
6. Use a vacuum or compressed air where available for removing dried plant material like weed seeds and chaff in radiators and other small spaces where this material lodges. Brush off dry material if no other facilities are available.
7. Clean down with a high-pressure hose and stiff brush/crowbar. Use only freshwater, preferably from a treated source or rainwater tank, if washing down in the field.
8. Start with the underside of the vehicle, wheel arches, wheels (including spare). Next do the sides, radiator, tray, bumper bars etc and finally upper body. Some vehicles may need to be moved during clean down e.g. tracked machinery.
9. If using vehicle ramps, ensure ramps load rating matches the vehicle, are placed on a hard level surface, cannot slide forward when mounting and that the handbrake is on, and grounded wheels are chocked when in use.
10. Clean any associated implements, e.g. buckets
11. Check there is no loose soil or plant material that could be readily dislodged or removed. 12. In wash bays, steam treat or rinse off vehicle with clean water.
13. Wash effluent away from vehicle.

Do not drive through wash effluent. Custom standards Customised clean down standards may be required under management plans or job specifications where the control of a serious weed or pathogen is required. For example, particular disinfectants may need to be applied and greater attention to soil accumulation behind protective plates and covers may be specified. Similarly, landholders and managers may require specific clean down requirements.



CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE WORK IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS

CONSTRUCTION STANDARDS:
ALL WORKS SHOULD BE GENERALLY IN LINE WITH THE PRACTICES SET OUT IN THE 'GUIDE TO STANDARDS AND TOLERANCES 2007'

WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 - WIND LOADS FOR HOUSING

THESE DOCUMENTS TO BE USED WITH ALL DOCUMENTATION PREPARED BY AN ENGINEER

THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION, THEY ARE NOT TO BE USED FOR TENDERING PURPOSES OR INSPECTIONS.

LEGEND:

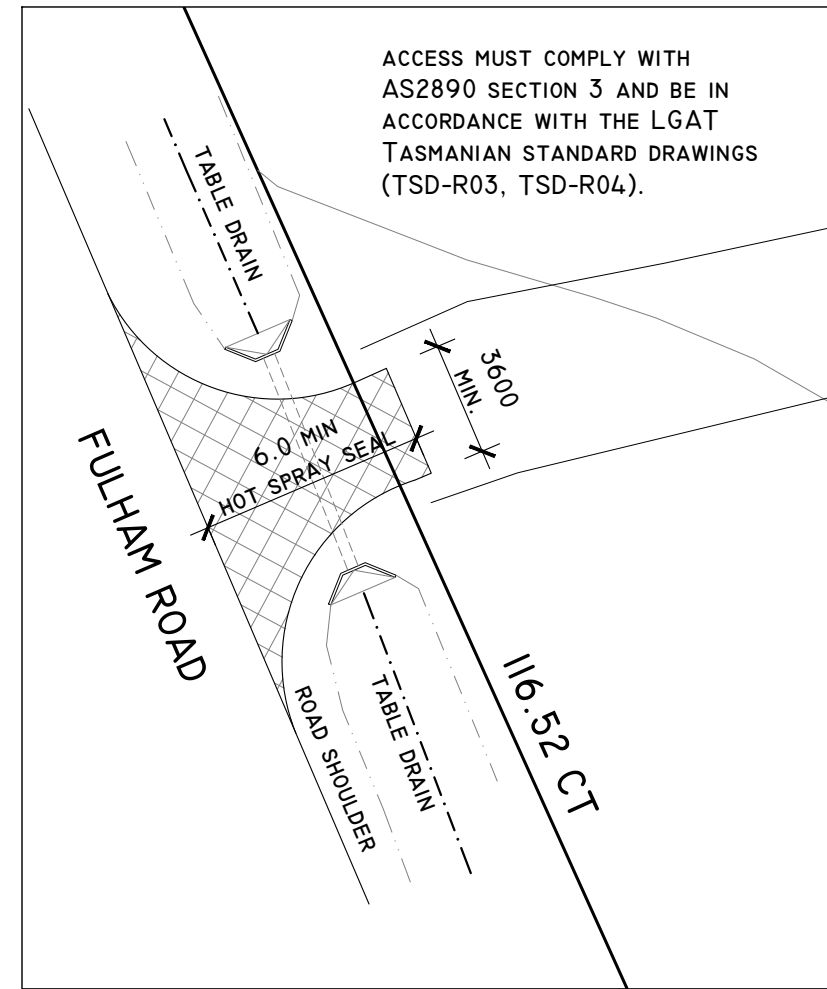
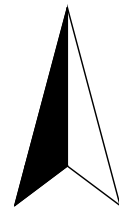
- 1- COVER PAGE
- 2- LOCATION PLAN
- 01A-DWELLING AND SHED SITE PLAN
- 01B-VISITOR ACCOMM. SITE PLAN 01
- 01c-VISITOR ACCOMM. SITE PLAN 02
- 01D-DRAINAGE LOCATION PLAN
- 01E-DWELLING AND SHED DRAINAGE PLAN
- 01F-VISITOR ACCOMM. DRAINAGE PLAN 01
- 01G-VISITOR ACCOMM. DRAINAGE PLAN 02
- 3- FLOOR PLAN (A2)
- 02A-ELEVATIONS (A2)
- 4- SHED FLOOR PLAN
- 03A-ELEVATIONS
- 5- VISITOR ACCOMM. FLOOR PLAN
- 04A - d-VISITOR ACCOMM. ELEVATIONS

TITLE REFERENCE: CT.172410/2
 FLOOR AREA: REFER TO FLOOR PLANS
 DESIGN WIND SPEED: N3
 SOIL CLASSIFICATION: S
 CLIMATE ZONE: 7
 BAL LEVEL: TBC

PROPOSED DWELLING FOR JOEL LORKIN AT 930 FULHAM ROAD CARLTON RIVER, TAS, 7173



139 MAIN RD, SORELL 7172 PH: 1300 737 910 WEB: RAINBOWBUILDING.COM.AU EMAIL SALES@RAINBOWBUILDING.COM.AU LICENCE NO. 602502411	PROJECT: PROPOSED DWELLING	SHEET: <h2 style="text-align: center;">COVER SHEET</h2>		
	CLIENT: JOEL LORKIN ADDRESS: 930 FULHAM ROAD CARLTON RIVER, TAS, 7173	DRAWING No. <h3 style="text-align: center;">#RBS1298</h3>	DRAWN: <h3 style="text-align: center;">LP</h3>	SHEET No. <h3 style="text-align: center;">00</h3>



ENLARGEMENT OF PROPOSED ACCESS
SCALE: 1:200

ACCESS MUST COMPLY WITH AS2890 SECTION 3 AND BE IN ACCORDANCE WITH THE LGAT TASMANIAN STANDARD DRAWINGS (TSD-R03, TSD-R04).

THIS DOCUMENT HAS BEEN PREPARED FOR RAINBOW BUILDING SOLUTIONS BY FEATHERSTONE SURVEY AND CIVIL TO ASSIST WITH SITE DESIGN. THE INFORMATION IN THIS PLAN SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

FEATHERSTONE SURVEY AND CIVIL CAN PROVIDE PLANS FOR OTHER PURPOSES.

BOUNDARIES SHOWN ARE FOR IDENTIFICATION PURPOSES ONLY AND HAVE NOT BEEN RE-ESTABLISHED OR MARKED.


FEATHERSTONE SURVEY AND CIVIL CAN RE-ESTABLISH AND MARK BOUNDARIES IF REQUESTED. IF NEW CONSTRUCTION IS TO OCCUR ON OR NEAR BOUNDARIES, BOUNDARIES NEED TO BE RE-ESTABLISHED AND MARKED.

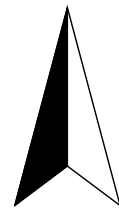
ONLY SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED. OTHER SERVICES MAY EXIST

THIS DISCLAIMER FORMS AN INTEGRAL PART OF THIS PLAN

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			DRAWING No. <h3 style="text-align: center;">#RBSI298</h3>	DRAWN: LP	SHEET No. 01	SCALE: 1:5000



Extract from Weed Management Plan from Part 5 Agreement – to be adhered to at all times:

3.4 The owner of each Lot on the approved plans and their successors in title covenants with the Council those parts of the titles which support weed management as shown in the Weed Management Report prepared by Welling Consulting dated August 2015, a copy of which is annexed hereto, for the purposes of weed control, follow-up monitoring and maintenance of weeds in respect of that Lot:

3.4.1 That they will undertake primary treatment (refer to control section - Table 2 of the said report) of all declared weeds on site;

3.4.2 That they will develop and implement vehicle hygiene and wash down protocols (refer to Vehicle Hygiene Section of the said report) prior to the commencement of project in order to:

- a) Minimise the risk of spreading existing weed infestations to other parts of the subject property;
- b) Ensure weed seed is not transferred off the site to other locations; and
- c) Minimise the risk of introducing new weed species to the subject property during construction works

3.4.3 That they will undertake monitoring and follow-up control of all treated areas on a 12 month basis for a minimum period of 5 years (weeds such as serrated tussock and thistles will require ongoing treatment);

3.4.4 That they will control the weeds by a combination of foliage spraying, cut and paint method and hand chipping or digging as outlined in Section 4 of the said report.

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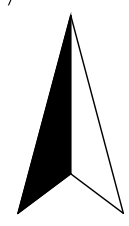
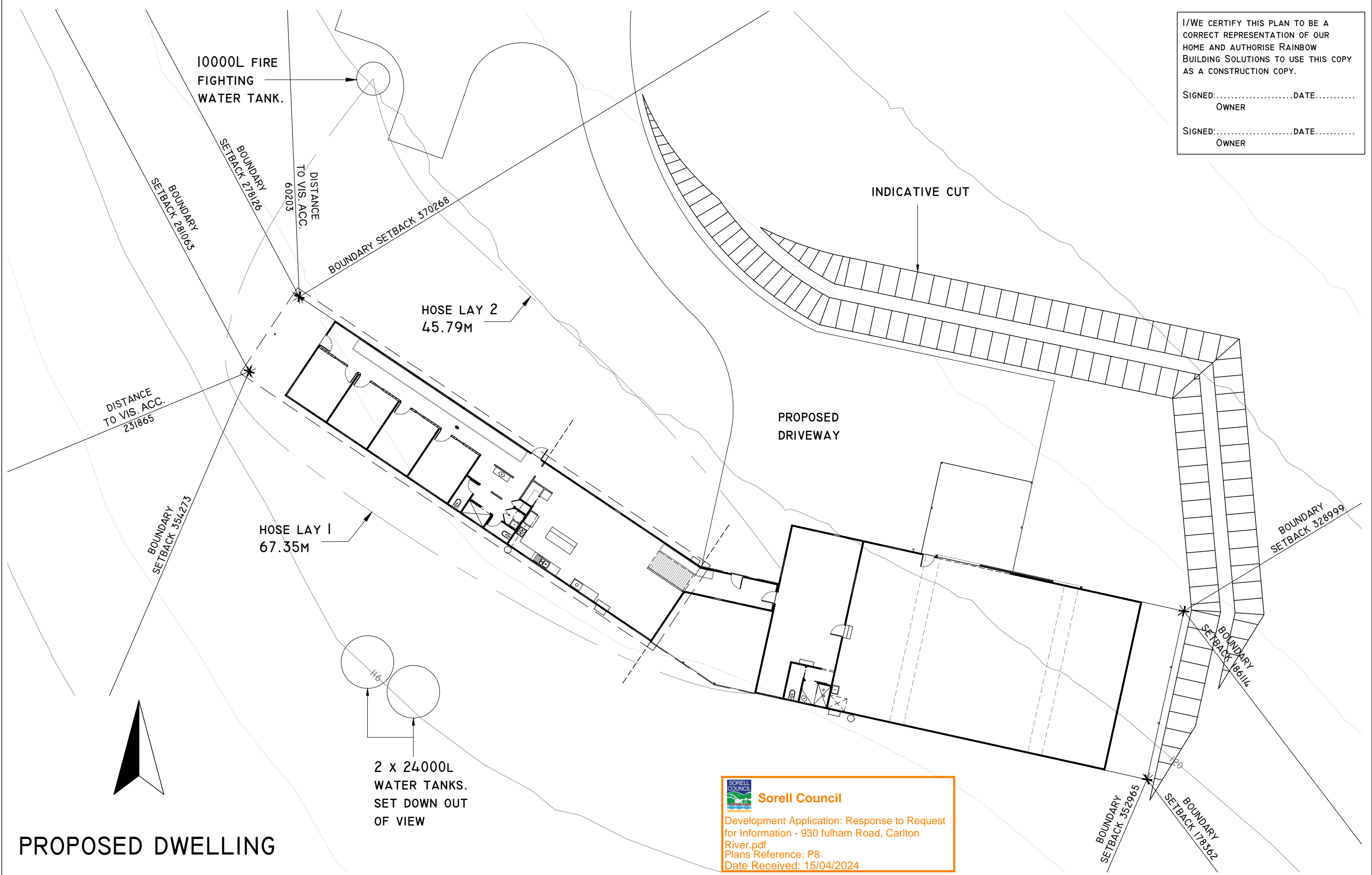
PROJECT: PROPOSED DWELLING
CLIENT: JOEL LORKIN
ADDRESS: 930 FULHAM ROAD
 CARLTON RIVER, TAS, 7173
DRAWING No.
#RBS1298

SHEET:
WEED MANAGEMENT PLAN
DRAWN: LP
SHEET No. 01wm
SCALE: 1:5000

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PROPOSED DWELLING

2 x 24000L
WATER TANKS.
SET DOWN OUT
OF VIEW

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PROJECT: PROPOSED DWELLING

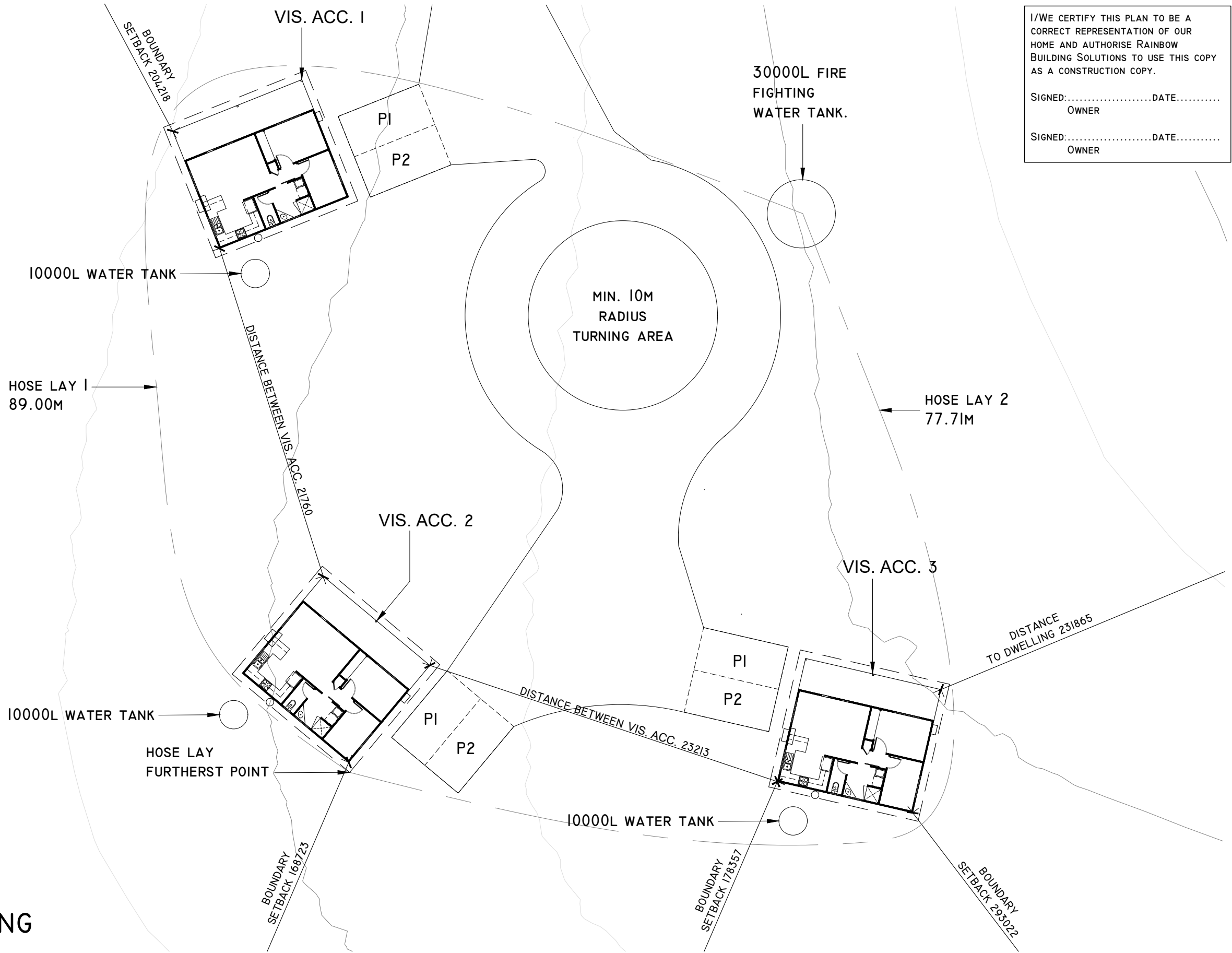
 CLIENT: JOEL LORKIN
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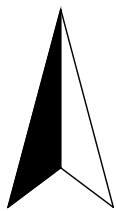
SHEET: DWELLING AND SHED SITE PLAN		
DRAWN: LP	SHEET No. 01A	SCALE: 1:250

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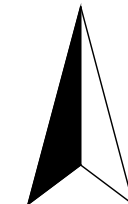
SHEET:
**VIS. ACC.
 SITE PLAN 01**

DRAWN: LP	SHEET No. 01B	SCALE: 1:250
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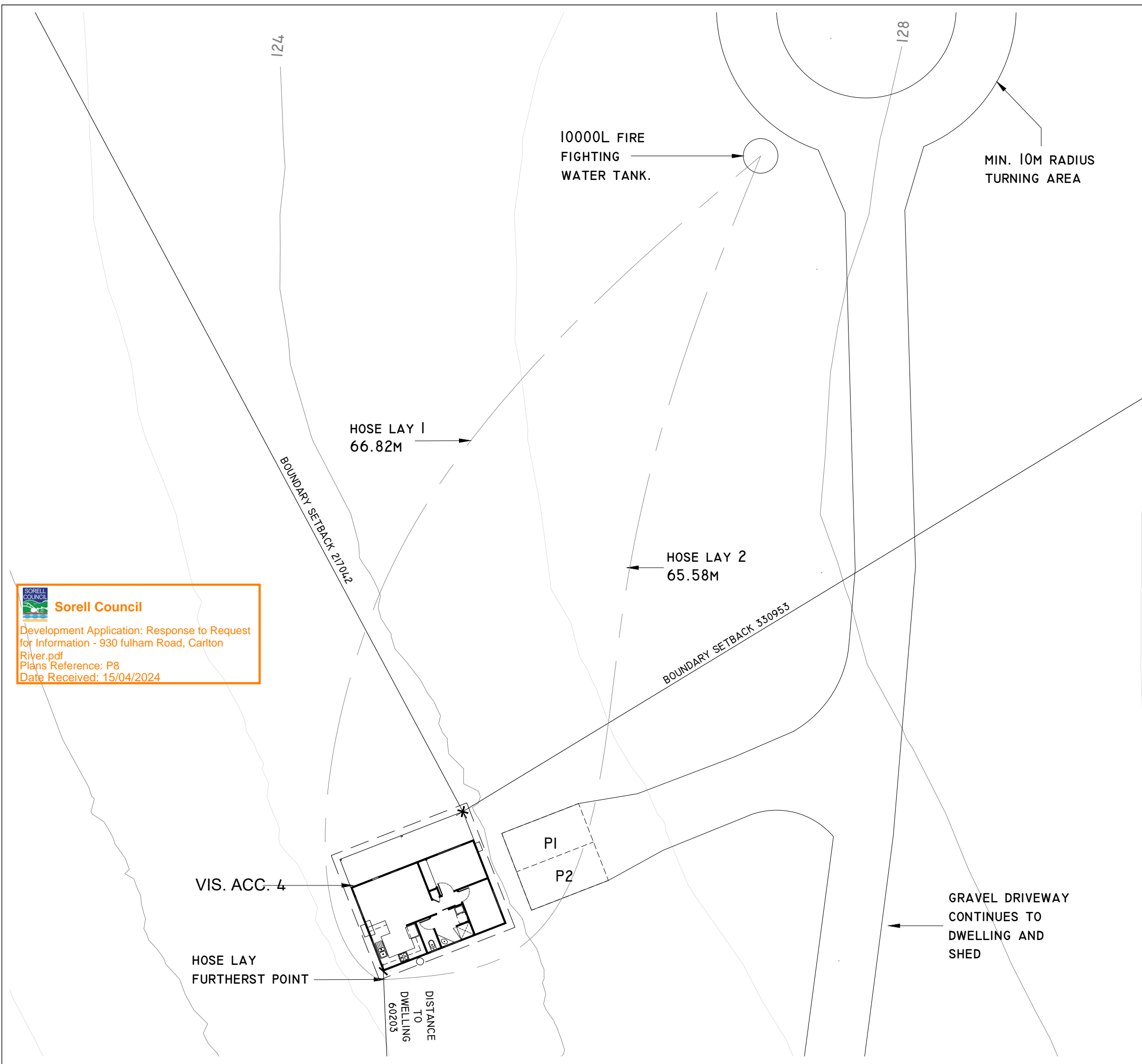
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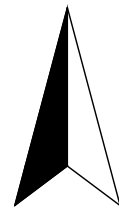
PROJECT: PROPOSED DWELLING

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SHEET:
**VIS. ACC.
 SITE PLAN 02**

DRAWN: LP	SHEET No. 01c	SCALE: 1:250
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GENERAL NOTES:
 GUTTERS & DOWNPIPES TO COMPLY WITH N.C.C PART 3.5.2.
 PLUMBER TO CONFIRM ALL DETAILS ON SITE PRIOR TO COMMENCING ANY WORK. WORK TO BE APPROVED BY A QUALIFIED ENGINEER.
 LOCATION OF DRAINAGE PIPES IS INDICATION ONLY OF TYPE AND DIRECTION. CONTRACTOR TO VERIFY THE LOCATION OF DRAINAGE PIPES WITHIN THE SITE BOUNDARY.
 WET AREAS TO COMPLY WITH N.C.C 38.1.2 AND AS3740

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PROJECT: PROPOSED DWELLING

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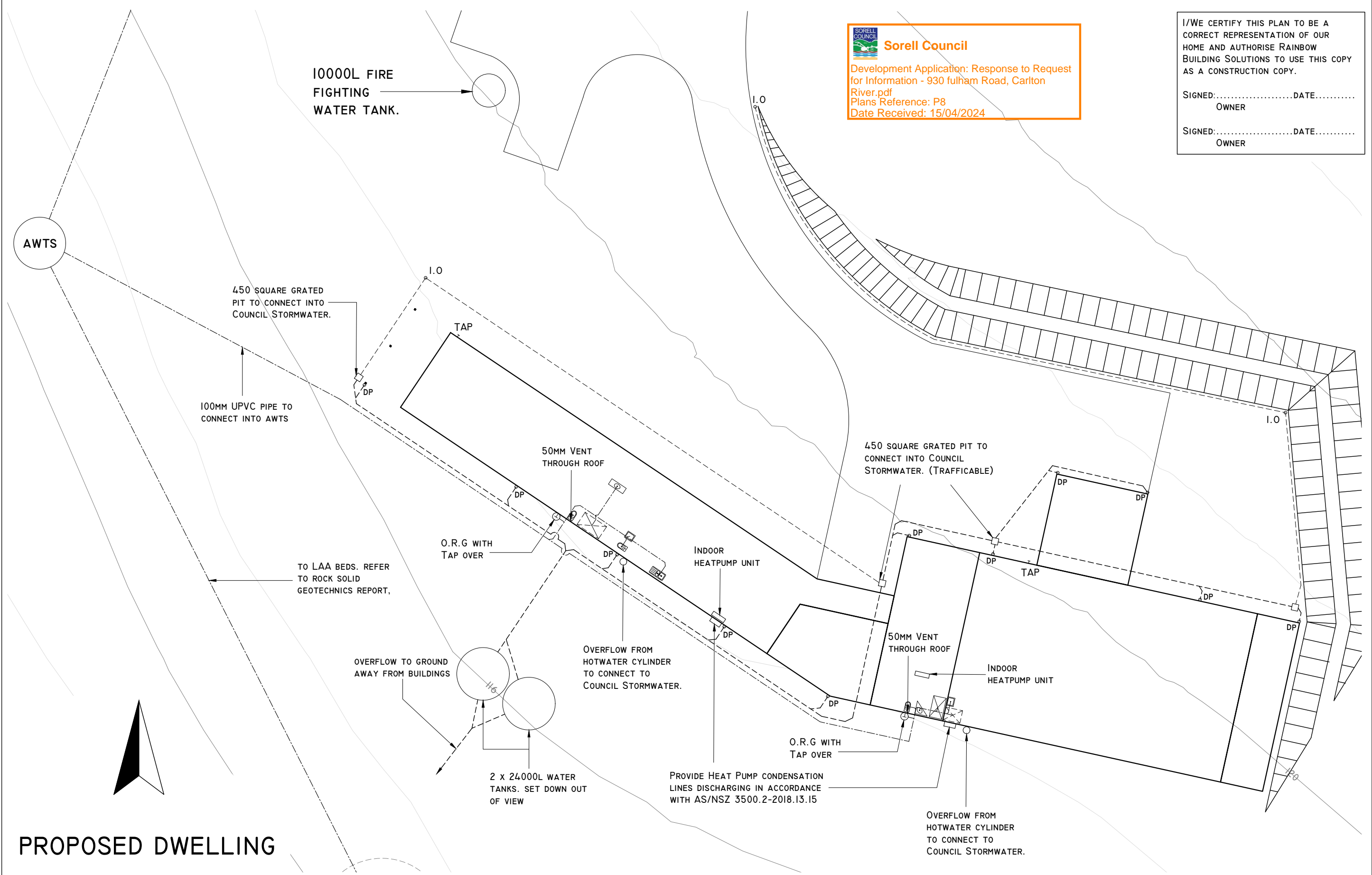
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SHEET: **DRAINAGE LOCATION PLAN**

DRAWN: LP	SHEET No. 01d	SCALE: 1:5000
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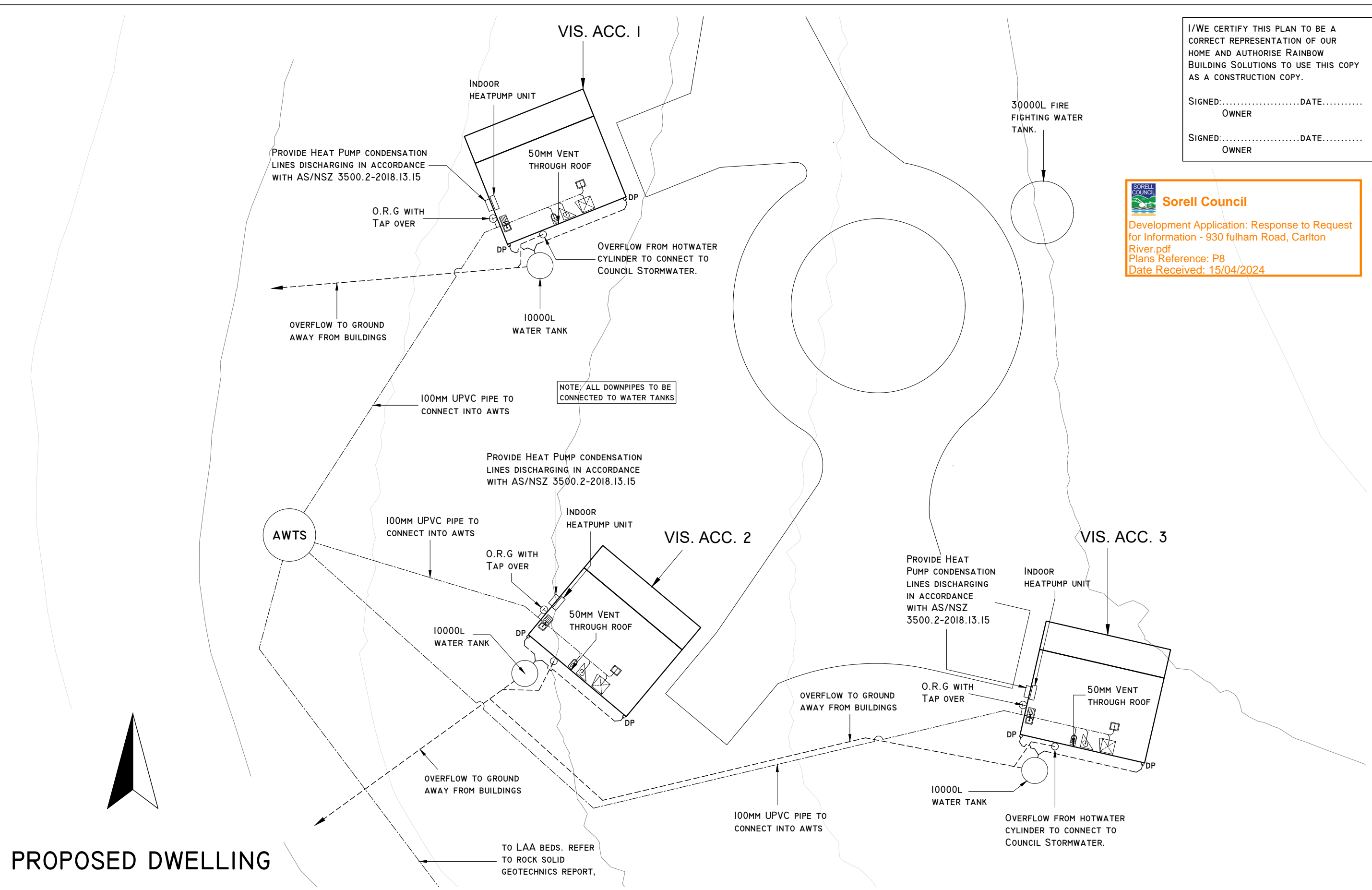
SHEET: DWELLING AND SHED DRAINAGE PLAN		
DRAWN:	SHEET No.	SCALE:
LP	01E	1:250

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 DRAWING No.
#RBS1298

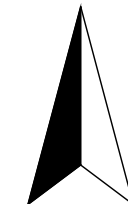
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DRAWN: LP	SHEET No. 01F	SCALE: 1:250
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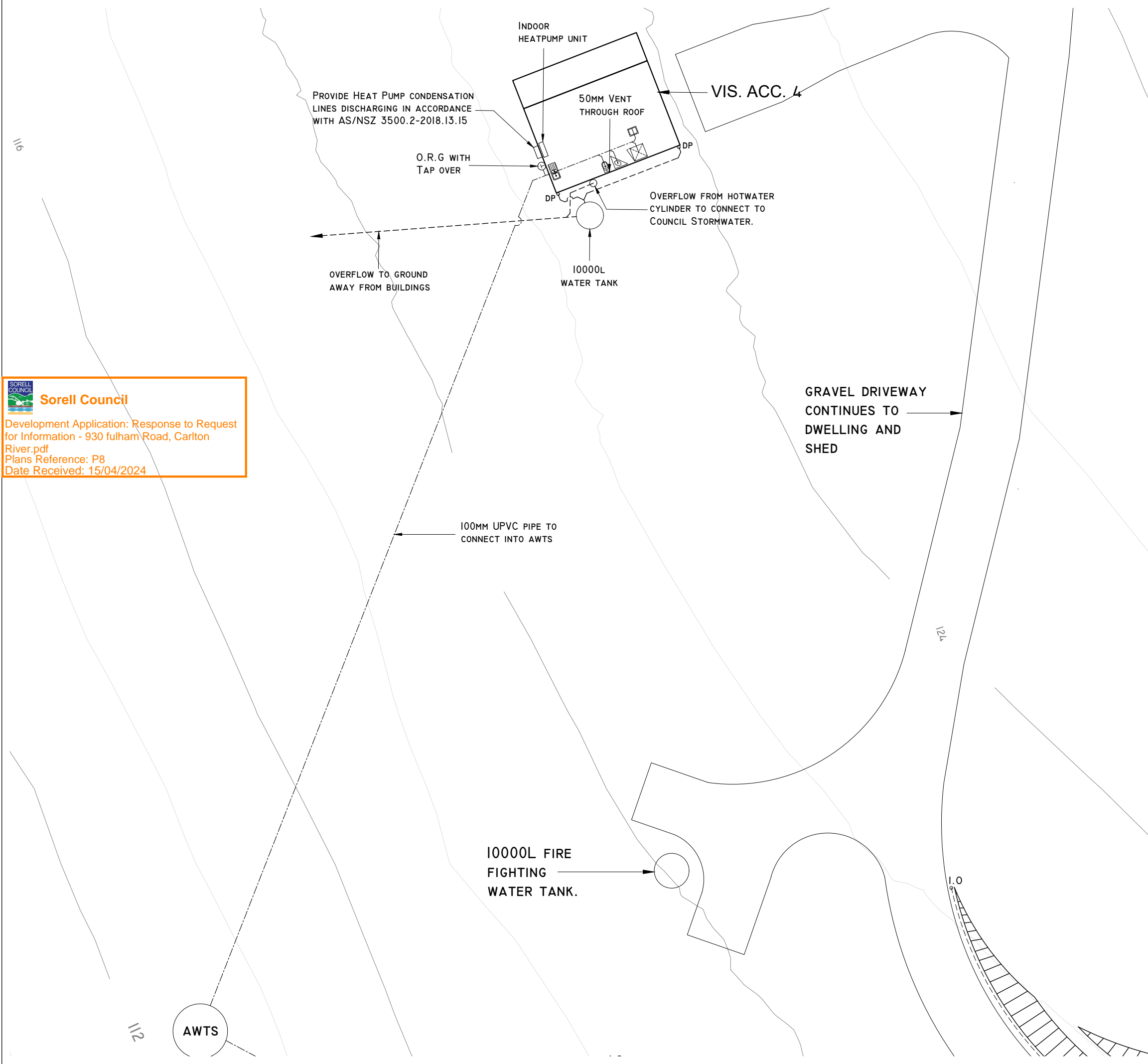
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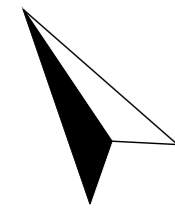
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#RBS1298

SHEET:
**VIS. ACC.
 DRAINAGE PLAN 02**

DRAWN: LP	SHEET No. 01g	SCALE: 1:250
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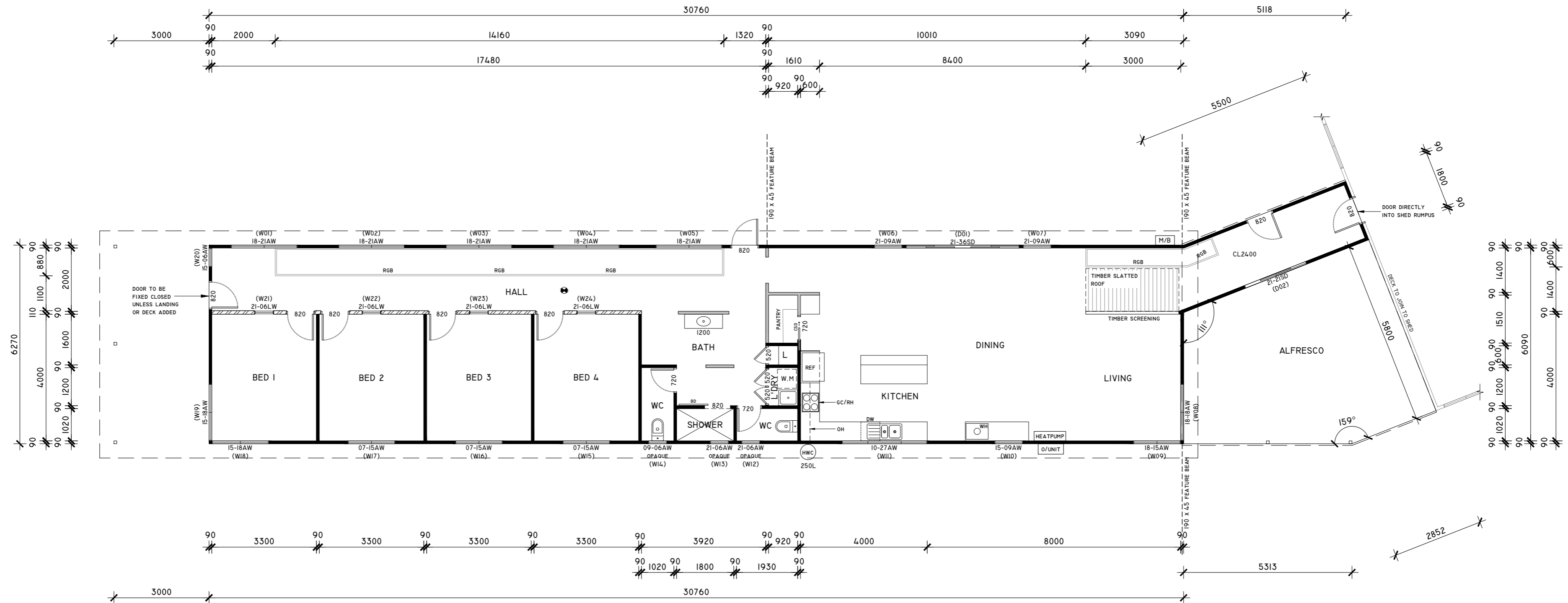
1/2

AWTS



LEGEND

- 110MM FACE BRICK WALLS
- STANDARD 90 STUD WALL TO CEILING
- 90 STUD WALL TO 2100MAX HEIGHT
- RGB - INTERNAL RAISED GARDEN BED
- BD - BARN STYLE SLIDING DOOR
- CSD - CAVITY SLIDING DOOR
- GC - 900W GAS COOKTOP
- RH - UNDER MOUNT RANGE HOOD
- OH - OVER HEAD CUPBOARDS (OPEN SHELVES)
- DW - DISH WASHER
- WH - WOOD HEATER



FLOOR AREA = 204.53M²
ALFRESCO AREA = 37.48M²



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- NOTES:**
- DO NOT SCALE FROM THIS DRAWING
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 - ALL WORK TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.



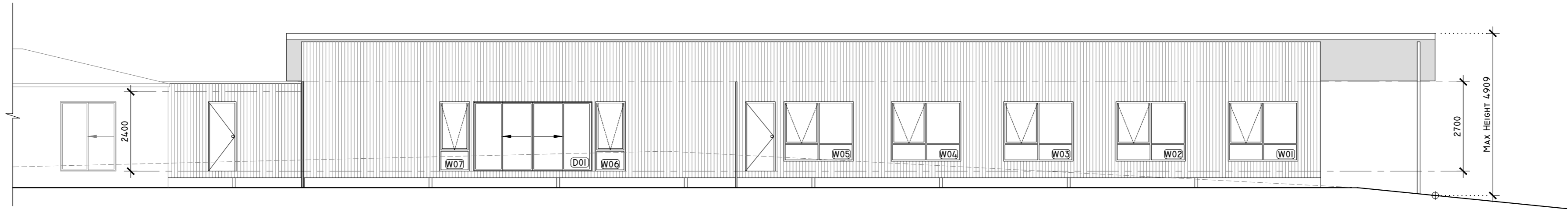
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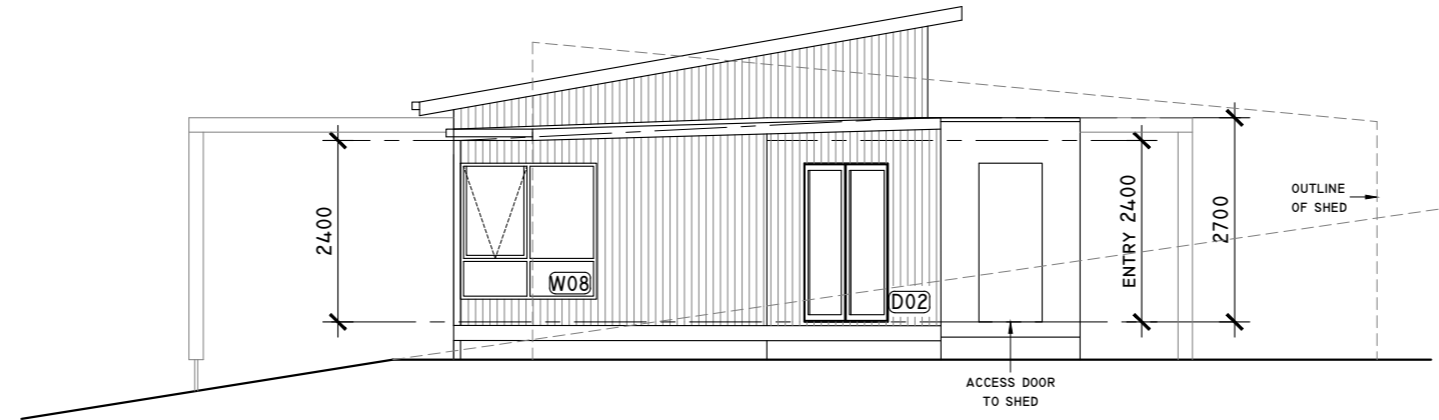
PROJECT: PROPOSED DWELLING
CLIENT: JOEL LORKIN
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CARLTON RIVER, TAS, 7173
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SHEET:
FLOOR PLAN (A2)
DRAWN: LP SHEET No. 02 SCALE: 1:100 (A2)

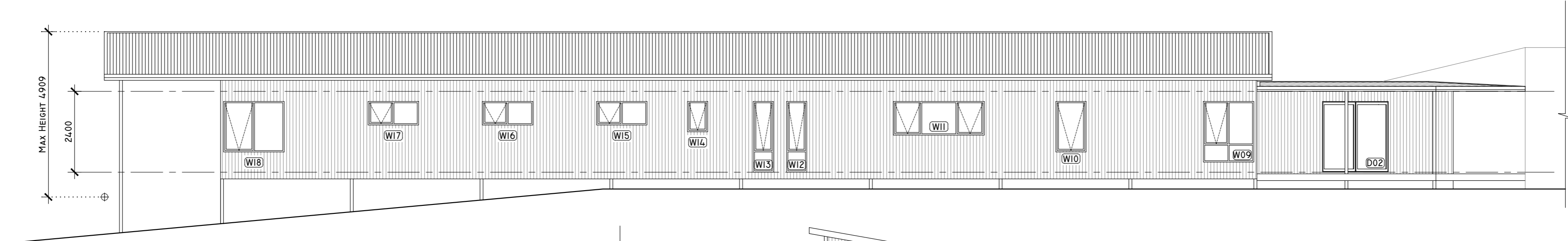
FINISHING NOTES:
 WALL CLADDING: CORRUGATED SHEET 'COLORBOND WINDSPRAY'
 WINDOW, DOOR TRIM AND CAPPING: 'COLORBOND WINDSPRAY' (UNLESS NOTED OTHERWISE)
 ROOF CLADDING: CORRUGATED SHEET 'COLORBOND WINDSPRAY'
 FASCIA, GUTTER: 'COLORBOND WINDSPRAY'
 EAVE LINING COLOUR: 'MODESTY WHITE'
 WINDOW AND DOOR LIGHTS: DOUBLE GLAZING (UNLESS NOTED OTHERWISE)
 WATER TANK COLOUR 'COLORBOND WINDSPRAY'



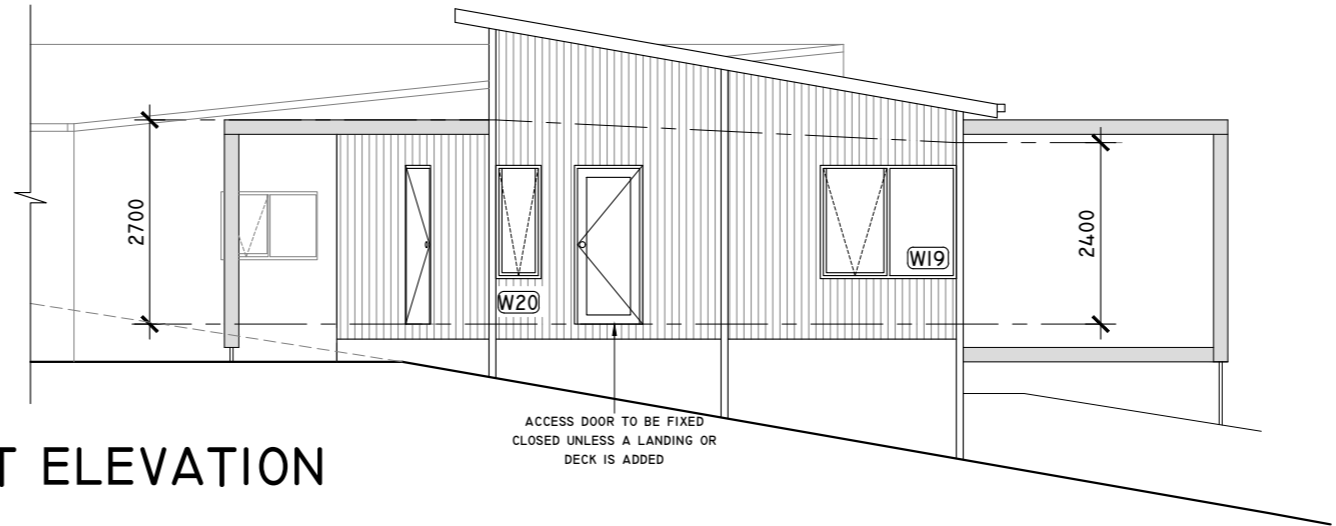
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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 - ALL WORK TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.

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 SORELL 7172
 PH: 1300 737 910
 WEB: RAINBOWBUILDING.COM.AU
 EMAIL: SALES@RAINBOWBUILDING.COM.AU
 LICENCE NO. 602502411

REVISIONS:
PRELIMINARY - 06/09/2022
PRELIMINARY CHANGES - 07/10/2022
DA PLAN SET - 18/11/2022

PROJECT: PROPOSED DWELLING
CLIENT: JOEL LORKIN
 ADDRESS: 930 FULHAM ROAD
 CARLTON RIVER, TAS, 7173
DRAWING No.
 #RBS1298

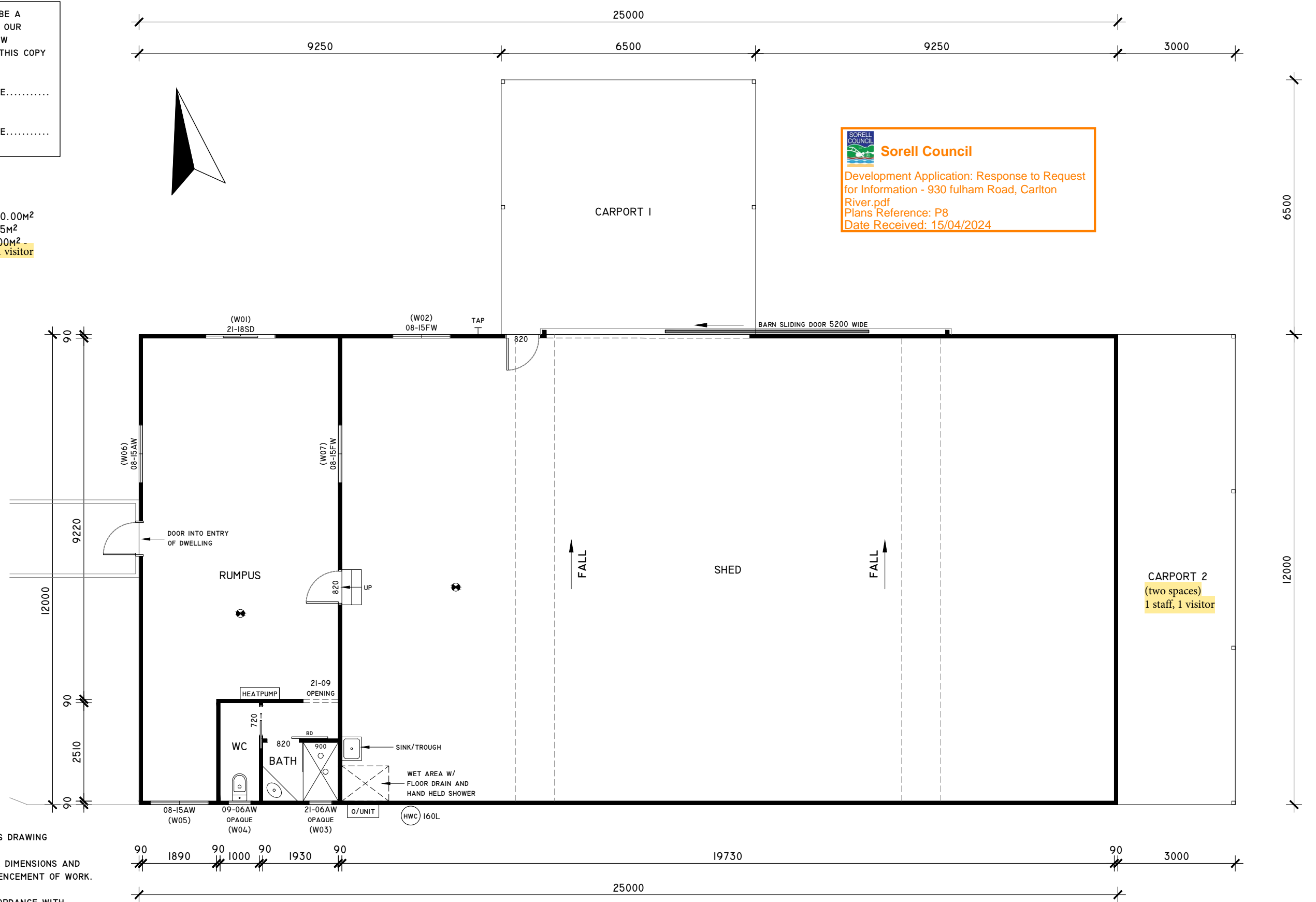
SHEET: ELEVATIONS		
DRAWN: LP	SHEET No. 02A	SCALE: 1:100 (A2)

I/WE CERTIFY THIS PLAN TO BE A CORRECT REPRESENTATION OF OUR HOME AND AUTHORISE RAINBOW BUILDING SOLUTIONS TO USE THIS COPY AS A CONSTRUCTION COPY.

SIGNED:.....DATE.....
OWNER


SIGNED:.....DATE.....
OWNER

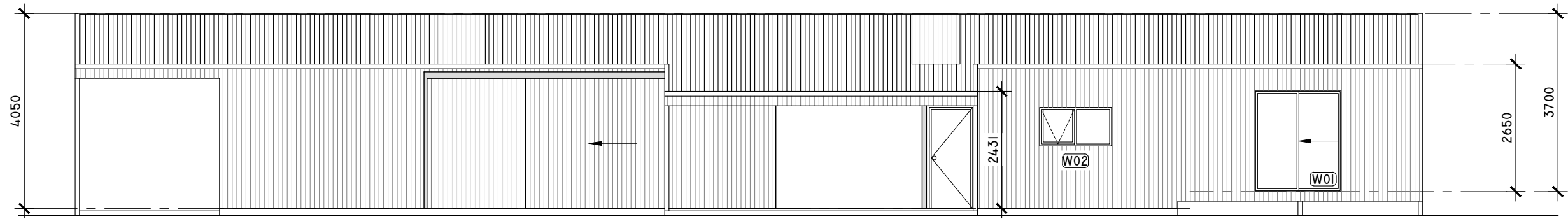
FLOOR AREA = 300.00M²
 CARPORT 1 = 42.25M²
 CARPORT 2 = 36.00M² -
 two spaces - 1 staff, 1 visitor



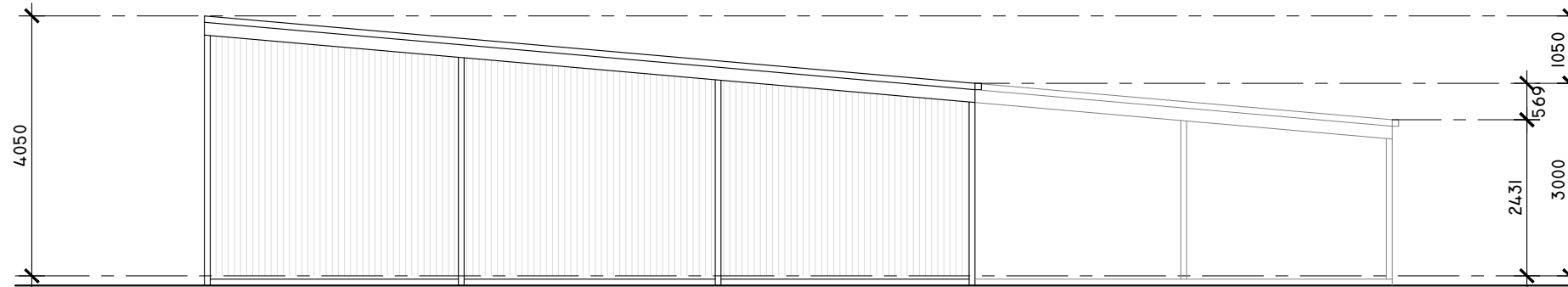
Sorell Council
 Development Application: Response to Request
 for Information - 930 Fulham Road, Carlton
 River.pdf
 Plans Reference: P8
 Date Received: 15/04/2024

- NOTES:
- DO NOT SCALE FROM THIS DRAWING
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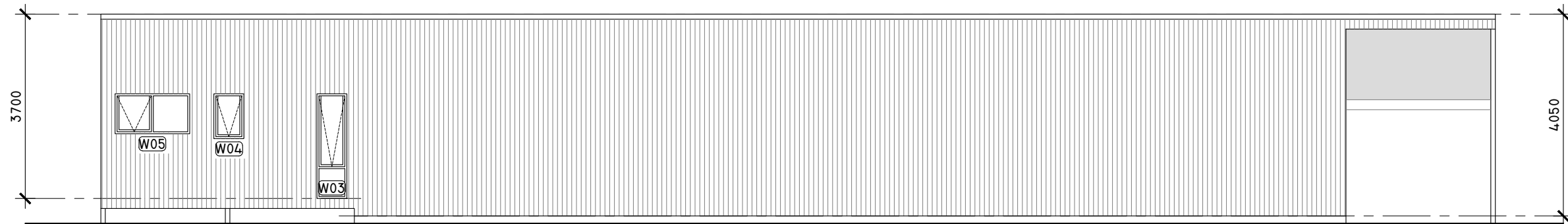
 © RAINBOW BUILDING SOLUTIONS. 2022	139 MAIN RD, SORELL 7172 PH: 1300 737 910 WEB: RAINBOWBUILDING.COM.AU EMAIL SALES@RAINBOWBUILDING.COM.AU LICENCE NO. 602502411	REVISIONS: PRELIMINARY - 06/09/2022 PRELIMINARY CHANGES - 07/10/2022 DA PLAN SET - 18/11/2022	PROJECT: PROPOSED DWELLING CLIENT: JOEL LORKIN ADDRESS: 930 FULHAM ROAD CARLTON RIVER, TAS, 7173	SHEET: SHED FLOOR PLAN		
		DRAWING No. #RBSI298	DRAWN: LP	SHEET No. 03	SCALE: 1:100	



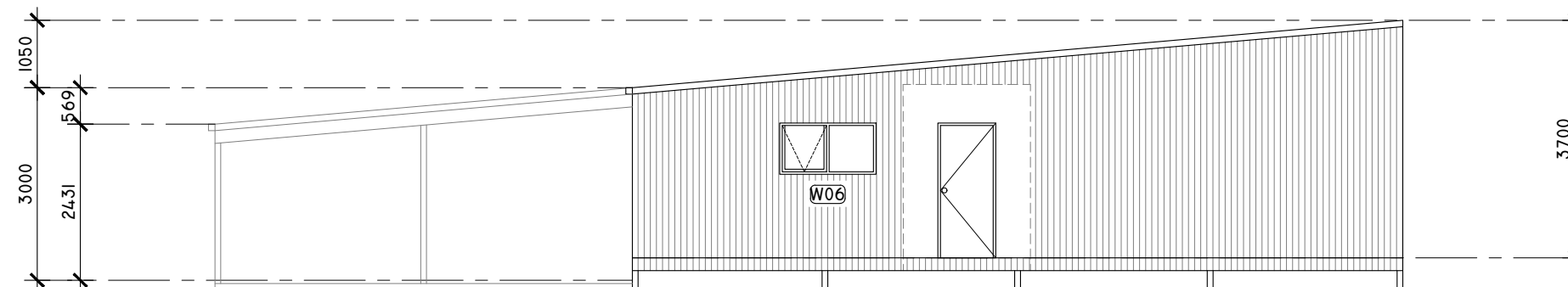
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

NOTES:

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Sorell Council

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Plans Reference: P8
Date Received: 15/04/2024

FINISHING NOTES:

- WALL CLADDING: CORRUGATED SHEET 'COLORBOND WINDSPRAY'
- WINDOW, DOOR TRIM AND CAPPING: 'COLORBOND WINDSPRAY' (UNLESS NOTED OTHERWISE)
- ROOF CLADDING: CORRUGATED SHEET 'COLORBOND WINDSPRAY'
- FASCIA, GUTTER: 'COLORBOND WINDSPRAY'
- EAVE LINING COLOUR: 'MODESTY WHITE'
- WINDOW AND DOOR LIGHTS: DOUBLE GLAZING (UNLESS NOTED OTHERWISE)
- WATER TANK COLOUR 'COLORBOND WINDSPRAY'



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PROJECT: PROPOSED DWELLING

CLIENT: JOEL LORKIN
ADDRESS: 930 FULHAM ROAD
CARLTON RIVER, TAS, 7173

DRAWING No.

#RBSI298

SHEET:

SHED ELEVATIONS

DRAWN:
LP

SHEET No.
03A

SCALE:
1:100

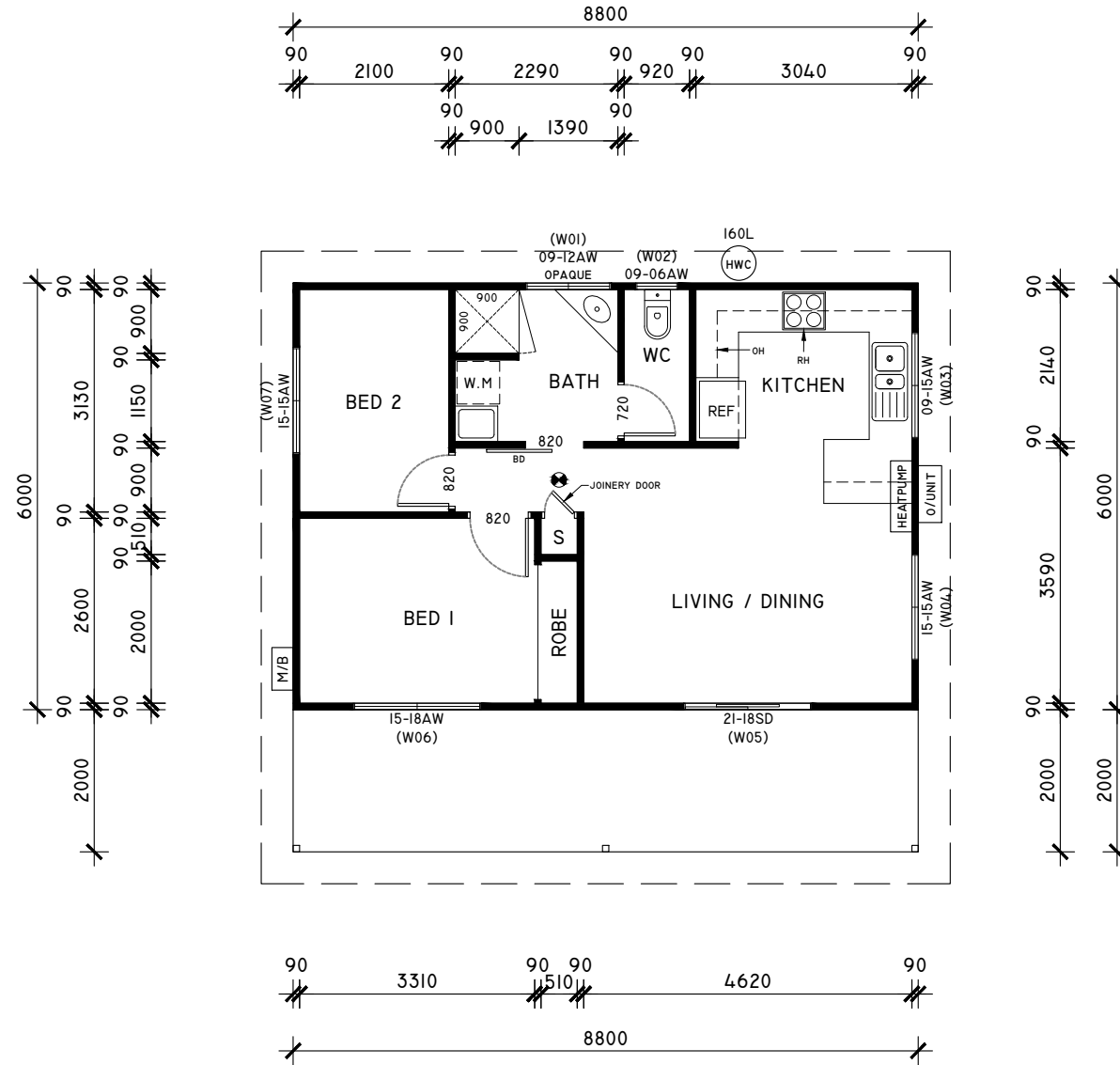
I/WE CERTIFY THIS PLAN TO BE A CORRECT REPRESENTATION OF OUR HOME AND AUTHORISE RAINBOW BUILDING SOLUTIONS TO USE THIS COPY AS A CONSTRUCTION COPY.

SIGNED:.....DATE.....
OWNER

SIGNED:.....DATE.....
OWNER

LEGEND

- STANDARD 90 STUD WALL TO CEILING
- BD - BARN STYLE SLIDING DOOR
- RH - UNDER MOUNT RANGE HOOD
- OH - OVER HEAD CUPBOARDS (OPEN SHELVES)
- DW - DISH WASHER



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 Development Application: Response to Request for Information - 930 Fulham Road, Carlton River.pdf
 Plans Reference: P8
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REFER TO SITE PLAN FOR NORTH LOCATION

NOTES:

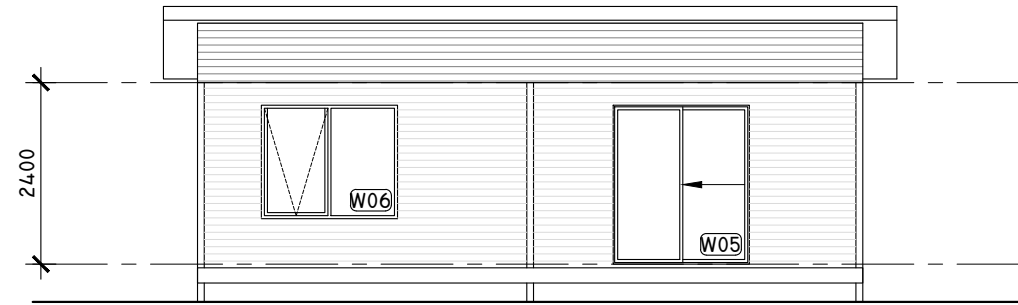
- DO NOT SCALE FROM THIS DRAWING
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FLOOR AREA = 52.80M²
DECK AREA = 17.60M²

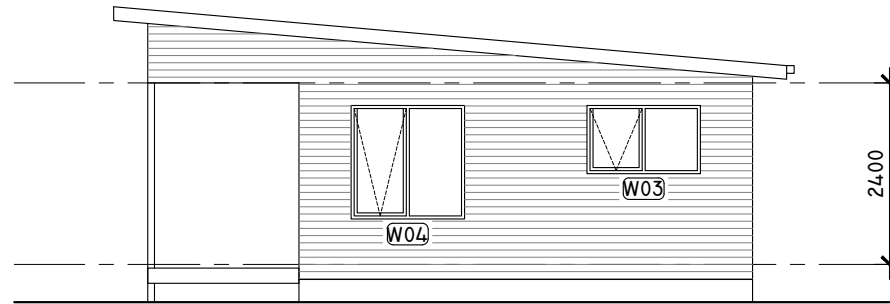
<p>© RAINBOW BUILDING SOLUTIONS. 2022</p>	139 MAIN RD, SORELL 7172 PH: 1300 737 910 WEB: RAINBOWBUILDING.COM.AU EMAIL SALES@RAINBOWBUILDING.COM.AU LICENCE NO. 602502411	REVISIONS: PRELIMINARY - 06/09/2022 PRELIMINARY CHANGES - 07/10/2022 DA PLAN SET - 18/11/2022	PROJECT: PROPOSED DWELLING CLIENT: JOEL LORKIN ADDRESS: 930 FULHAM ROAD CARLTON RIVER, TAS, 7173	SHEET: <h2 style="margin: 0;">TYPICAL VIS. ACC. FLOOR PLAN</h2>
	DRAWING No. <h3 style="margin: 0;">#RBS1298</h3>	DRAWN: <h3 style="margin: 0;">LP</h3>	SHEET No. <h3 style="margin: 0;">04</h3>	SCALE: <h3 style="margin: 0;">1:100</h3>

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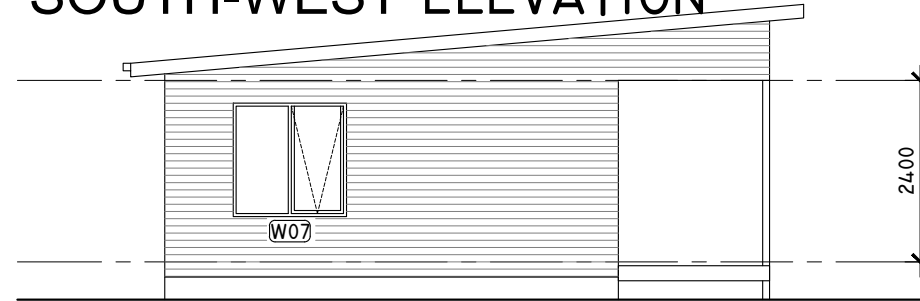
WALL CLADDING: CORRUGATED SHEET 'COLORBOND WINDSPRAY'
 WINDOW, DOOR TRIM AND CAPPING: 'COLORBOND WINDSPRAY' (UNLESS NOTED OTHERWISE)
 ROOF CLADDING: CORRUGATED SHEET 'COLORBOND WINDSPRAY'
 FASCIA, GUTTER: 'COLORBOND WINDSPRAY'
 EAVE LINING COLOUR: 'MODESTY WHITE'
 WINDOW AND DOOR LIGHTS: DOUBLE GLAZING (UNLESS NOTED OTHERWISE)
 WATER TANK COLOUR 'COLORBOND WINDSPRAY'



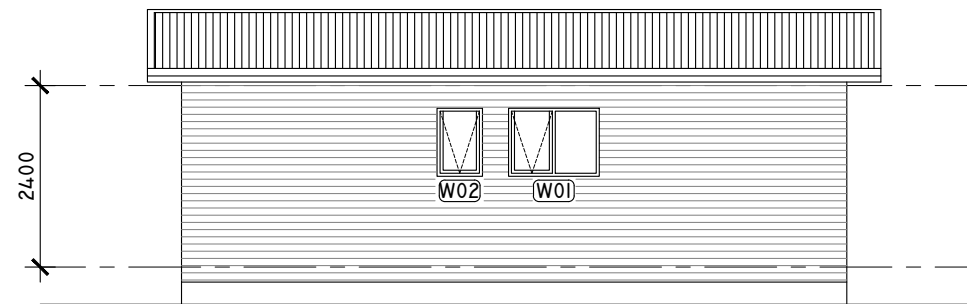
NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION



NORTH-EAST ELEVATION



SOUTH-EAST ELEVATION

SORELL COUNCIL
Sorell Council
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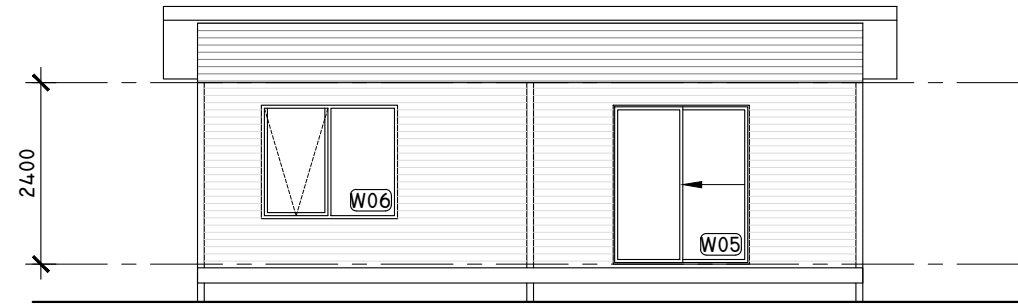
SHEET: **VIS. ACC. 1
 ELEVATIONS**

DRAWING No.
#RBS1298

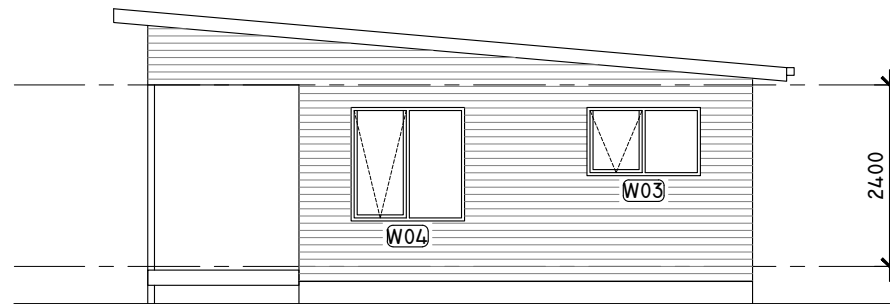
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FINISHING NOTES:

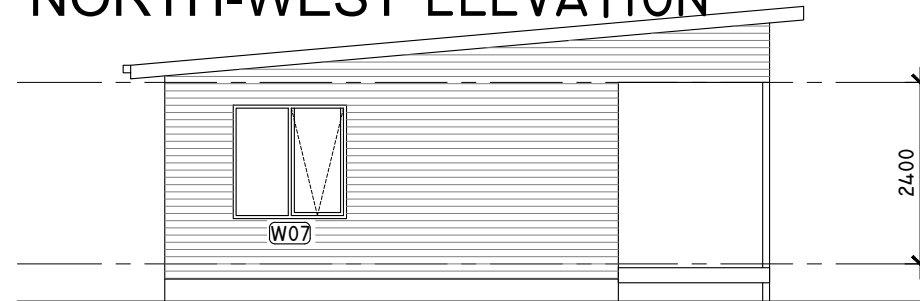
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 WINDOW, DOOR TRIM AND CAPPING: 'COLORBOND WINDSPRAY' (UNLESS NOTED OTHERWISE)
 ROOF CLADDING: CORRUGATED SHEET 'COLORBOND WINDSPRAY'
 FASCIA, GUTTER: 'COLORBOND WINDSPRAY'
 EAVE LINING COLOUR: 'MODESTY WHITE'
 WINDOW AND DOOR LIGHTS: DOUBLE GLAZING (UNLESS NOTED OTHERWISE)
 WATER TANK COLOUR 'COLORBOND WINDSPRAY'



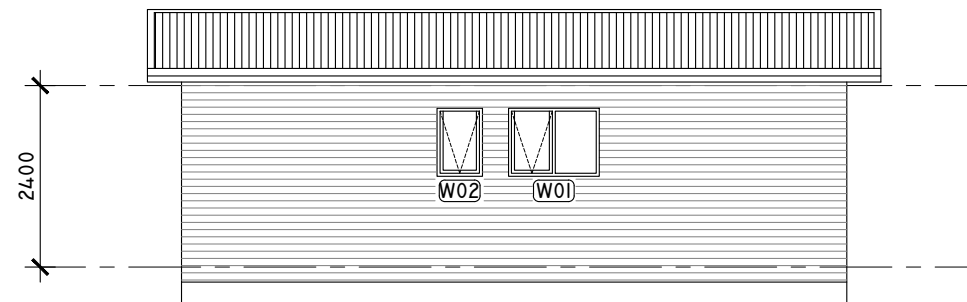
NORTH-EAST ELEVATION



NORTH-WEST ELEVATION




SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION

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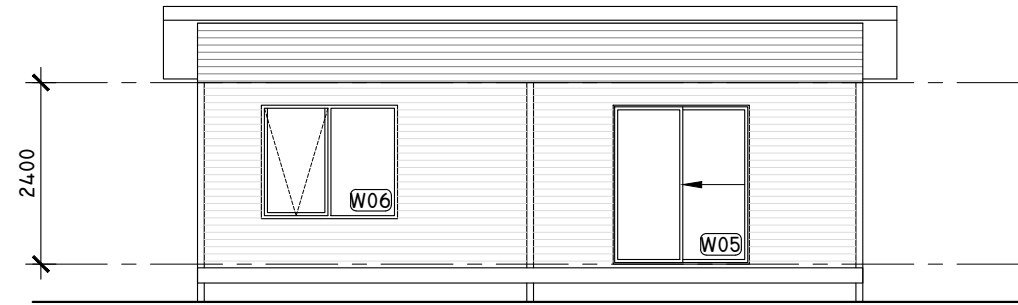
SHEET: **VIS. ACC. 2
 ELEVATIONS**

DRAWING No.
#RBS1298

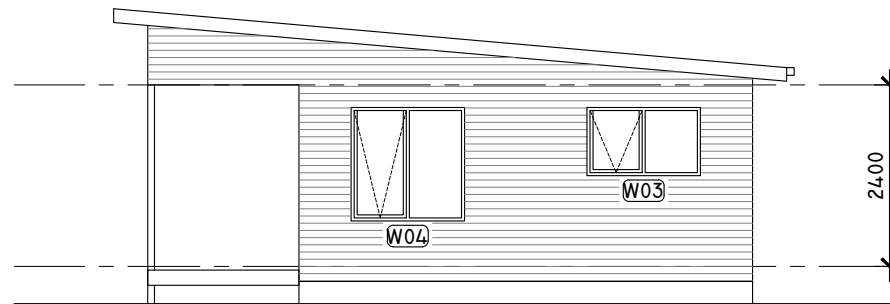
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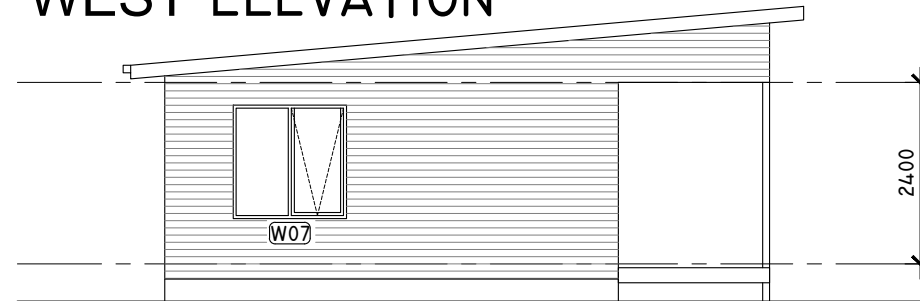
WALL CLADDING: CORRUGATED SHEET 'COLORBOND WINDSPRAY'
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 WINDOW AND DOOR LIGHTS: DOUBLE GLAZING (UNLESS NOTED OTHERWISE)
 WATER TANK COLOUR 'COLORBOND WINDSPRAY'



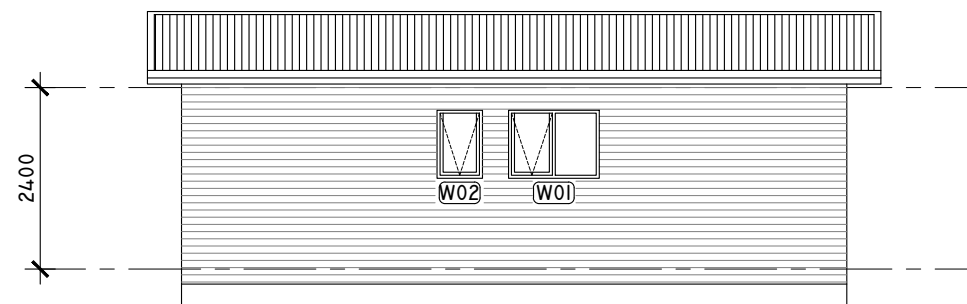
NORTH ELEVATION



WEST ELEVATION




EAST ELEVATION



SOUTH ELEVATION

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 CARLTON RIVER, TAS, 7173

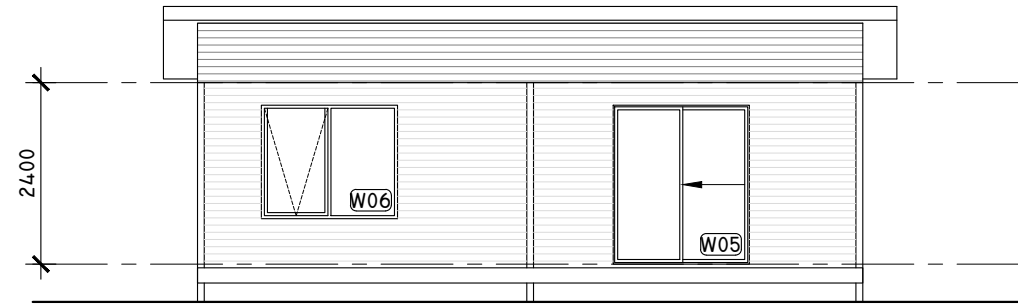
SHEET: **VIS. ACC. 3
 ELEVATIONS**

DRAWING No.
#RBSI298

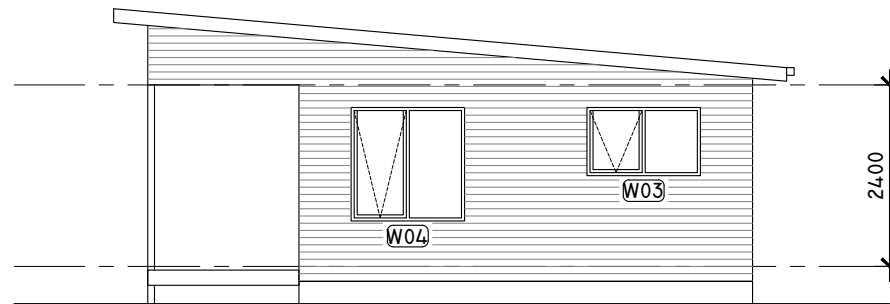
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FINISHING NOTES:

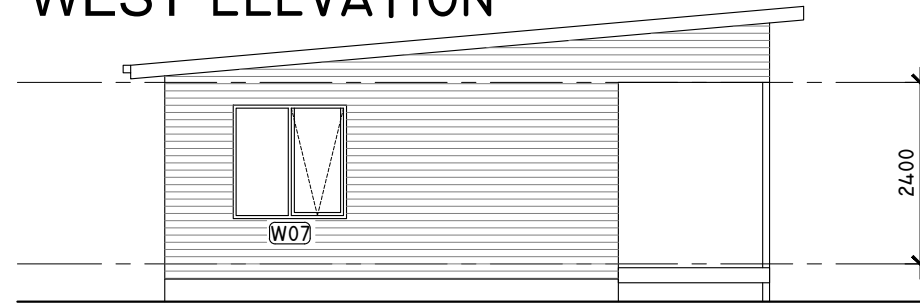
WALL CLADDING: CORRUGATED SHEET 'COLORBOND WINDSPRAY'
 WINDOW, DOOR TRIM AND CAPPING: 'COLORBOND WINDSPRAY' (UNLESS NOTED OTHERWISE)
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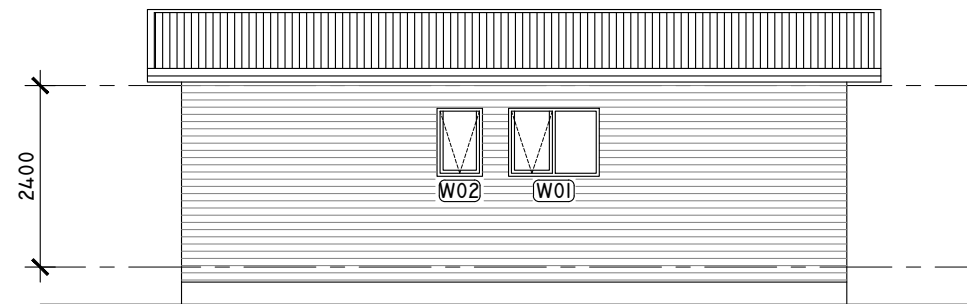
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

NOTES:

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DRAWING No.
#RBS1298

SHEET: **VIS. ACC. 4 ELEVATIONS**

DRAWN: LP	SHEET No. 04D	SCALE: 1:100
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