

Thursday, 11 December 2025

ENVIRONMENT MANAGEMENT PLAN

51 MATTHEWS ROAD LONGLEY

This plan has been prepared by Katree Designs as the proposed development does not require vegetation removal and is not in a sensitive area.

A Natural Values Atlas Report is attached which indicates there are weeds present on the property, located primarily in the waterway. There are no Priority Weeds identified within the property.

The south west corner of the property is substantially Eucalyptus Amygdalina forest and woodland on sandstone (listed as a threatened community) and the north west corner is Eucalyptus Oblique dry forest.

The remains are Agricultural land.



VEGETATION MAP

Tree Root Protection

There is no existing or native vegetation in the development area and there is adequate access to the site for deliveries and contractors without impacting surrounds. No tree root protection required

The construction will use a waffle slab so that minimal excavation will be required. All disturbed top soil will be used immediately on gardens or on development site for fill. No external fill will be required.

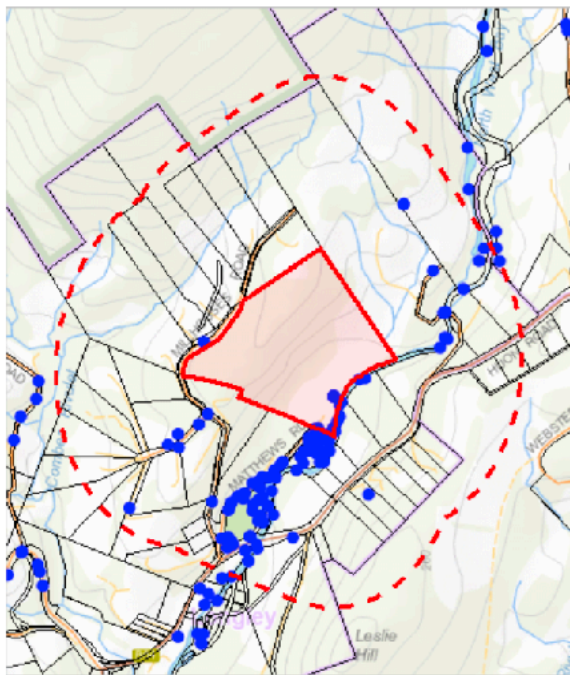


SITE PLAN WITH ACCESS AND DELIVERY POINTS

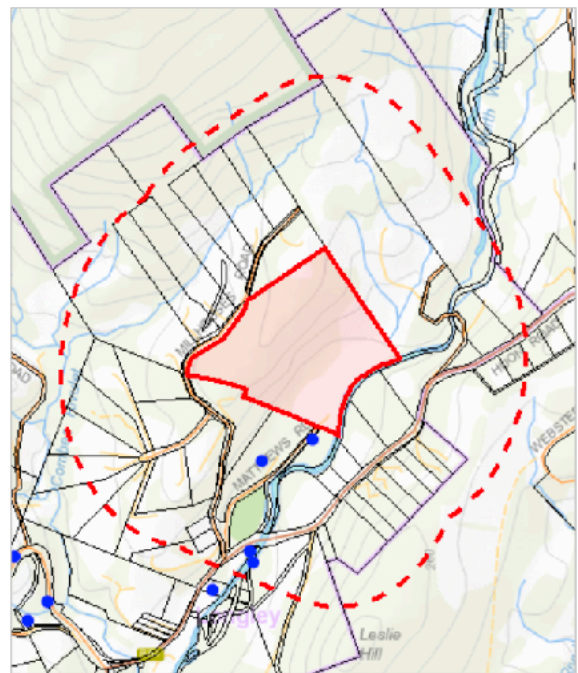
Weed Management

There is no infestation of weed in the proposed site area, so spreading existing seeds is not a concern. All contractors entering site will be instructed that vehicle wash down is required prior to entering the site to avoid weed seeds and soil from entering site and . As the site plan indicates, all vehicles will be contained in the home paddock and driveway area.

Tas Management Act Weeds within 500 m



Priority Weeds within 500 m



Bush Fire Hazard management

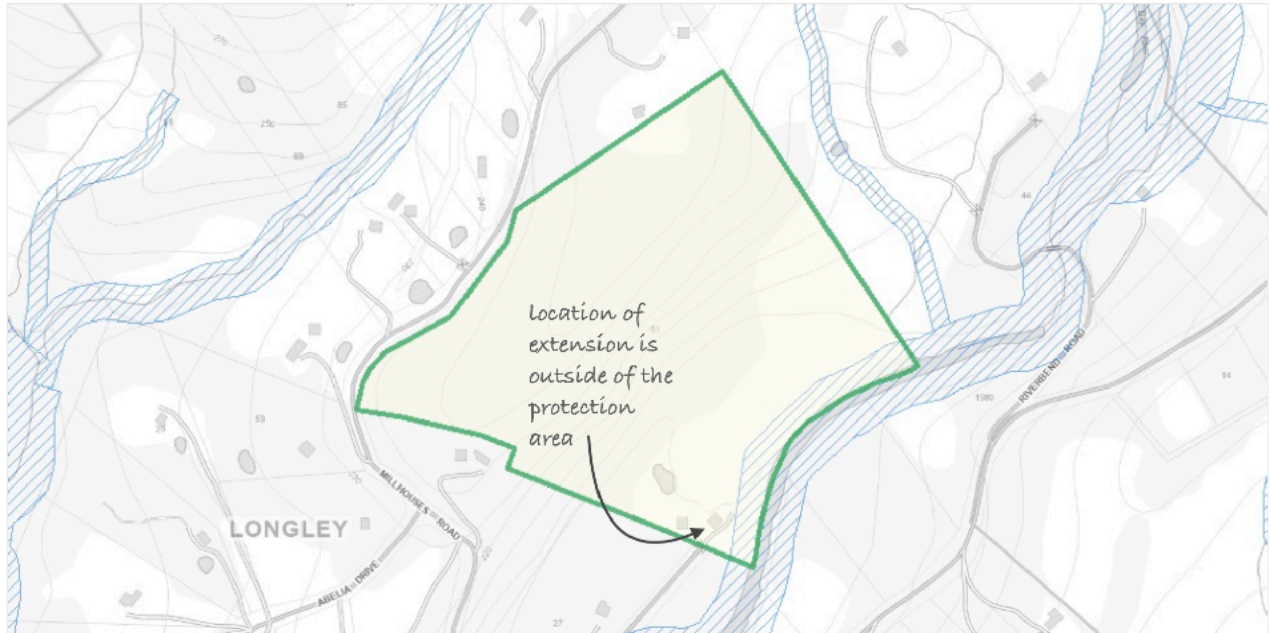
See accompanying report for Adam Smee, Bushfire Assessor. No native vegetation will be impacted to achieve a site Bal 29 rating.

Vegetation management

The only proposed landscaping is to create a planter box that wraps around the existing south east corner of the house. The residents of the house have engaged a landscape designer previously and the existing gardens are thoughtful and designed to support native birds and wildlife.

Waterways

Waterway and Coastal Protection Area



Waterway and Coastal Protection Area

The waterway and coastal protection area overlay includes land within a specified buffer distance from Class 1 to 4 watercourses and wetlands, including Ramsar wetlands. Class 1 watercourses include lakes and tidal waters.

Description

Buffer width 30m