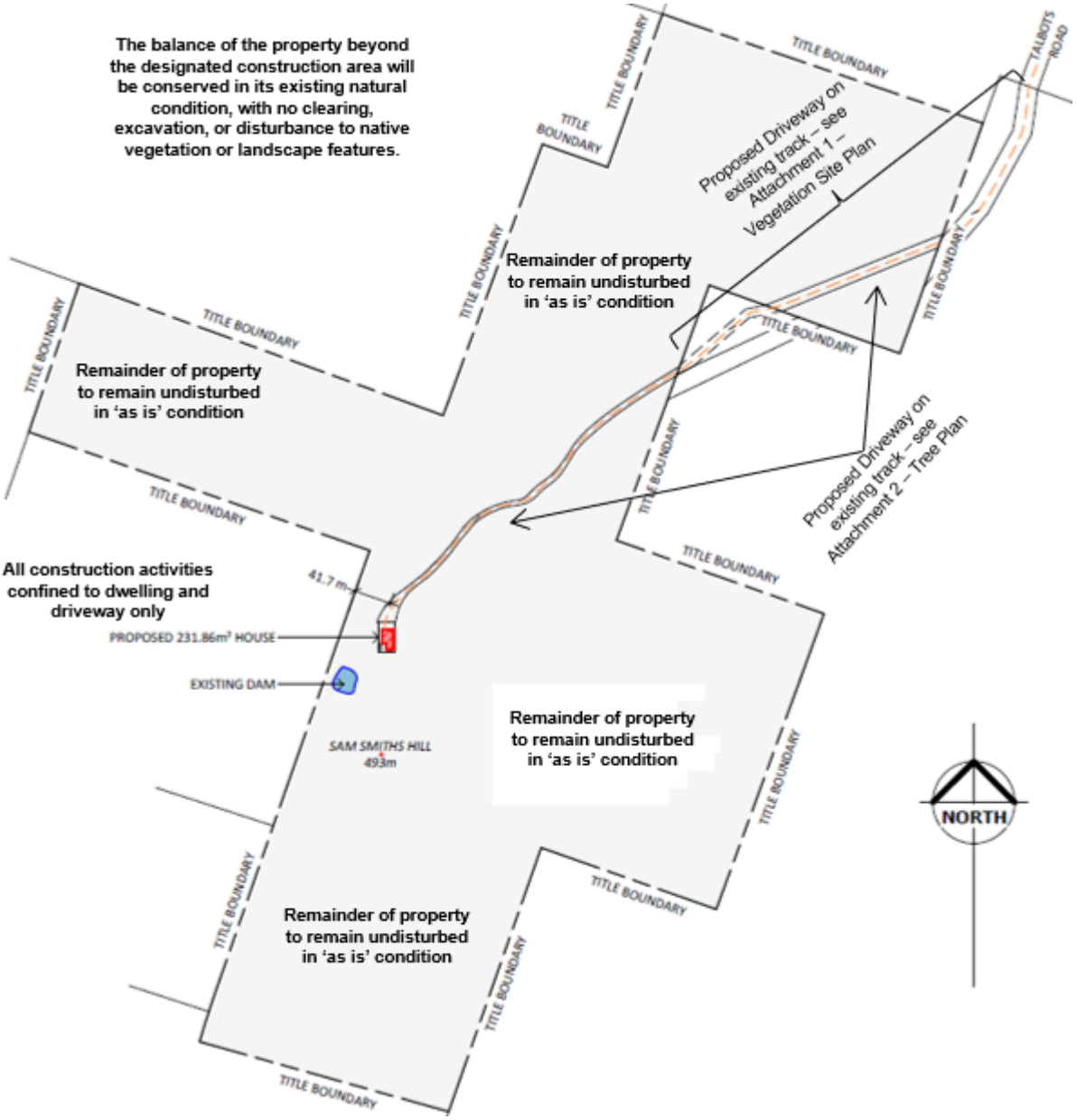
Environmental Management Plan

218 Talbots Road, Sandfly

Lydia Moore & Michael Welling

The proposed development will be undertaken entirely within an existing cleared area for the building footprint and within an existing track for the driveway which requires limited clearing. All construction activities—including vehicle access, material storage, and earthworks—will be strictly confined to this zone, except for any works specifically identified and addressed in the Arborist Impact Assessment and the Natural Values Assessment which have been consolidated in the driveway plans in Attachment 1 and 2. No additional clearing, ground disturbance, or modification of natural features will occur outside the designated area. By limiting all activities to this footprint, the natural landscape and environmental values of the site will be preserved in accordance with the objectives of the Environmental Living Zone.

The below sketch plan shows the overall property layout and the location of the proposed dwelling and driveway within the site. The development footprint and access areas are clearly delineated to demonstrate that all building and construction activities will be contained within this area, ensuring the remainder of the property is retained in its existing natural state.



Tree Root Protection

The proposed development has been designed to minimise impacts on existing trees and surrounding vegetation. Prior to construction commencing, any trees located near the development footprint have been identified and assessed to determine whether they may be impacted by construction activities.

Tree Root Protection Zones (TPZ) have been calculated using the recommended method and these protection zones will be clearly marked on site prior to construction through the installation of temporary fencing or other suitable barriers which will be overseen by a qualified arborist as per advice within the Arborist Impact Assessment 6.1.

Construction activities such as the storage of building materials, vehicular access, placement of fill and excavation works will be restricted outside of these protection zones. No stockpiling, machinery movement or excavation will occur within the delineated protection areas.

Following construction, these protection areas will continue to be respected to ensure the ongoing health and stability of retained trees.

Weed Management

Prior to the commencement of works, the development area will be inspected to identify any existing weed infestations. Where weeds are present within or near the proposed development area, appropriate control measures will be undertaken prior to construction to minimise the risk of spreading weeds during building works.

Disturbance to soil and vegetation will be limited to the defined building footprint and driveway area to prevent the spread of weeds to surrounding native vegetation. Any fill or soil imported to the site will be sourced from reputable suppliers and confirmed to be free from weed material.

Following construction, disturbed areas will be monitored and managed as required to prevent the establishment or spread of invasive plant species. Ongoing weed management will form part of the general maintenance of the property.

Vehicle Hygiene

Vehicle hygiene measures will be implemented during construction to prevent the introduction and spread of soil-borne pathogens and weed material. Contractors will ensure that all machinery and vehicles entering the site are clean and free from mud, soil, seeds or other potentially contaminating material.

Where necessary, machinery such as excavators or earthmoving equipment will be washed down prior to entering the site. This will reduce the risk of introducing soil-borne diseases such as *Phytophthora cinnamomi*, which can cause dieback in native vegetation.

Contractors working on the site will be made aware of these hygiene requirements and will be responsible for ensuring vehicles and machinery comply with these measures.

Bushfire Hazard Management

The property is located within a bushfire-prone area and bushfire hazard management measures will be implemented in accordance with the requirements of the relevant bushfire hazard management plan prepared by an accredited practitioner.

Vegetation management within the designated hazard management area will be limited to the minimum extent necessary to achieve the required defendable space and separation distances from buildings. Where possible, native vegetation and individual trees will be retained provided they comply with the required spacing and hazard management guidelines.

Ground fuels within the hazard management area will be managed through the removal of excessive leaf litter, fallen branches and fine fuels while maintaining overall vegetation structure where appropriate. This approach will ensure compliance with bushfire safety requirements while retaining as much native vegetation as practicable.

Vegetation Management and Habitat for Native Animals

The proposed development is largely limited to cleared areas but does involve the clearing of a limited amount of native vegetation removal as reflected in Attachment 1 and 2.

At the commencement of the driveway, on either side of the existing track, approximately 1,914m² of *eucalyptus obliqua* forest with broad-leaf shrubs (WOB) will require removal. Immediately adjacent to the WOB, approximately 1,179m² of *eucalyptus pulchella* forest and woodland (DPU) will require removal. This is reflected in Attachment 1 – Vegetation Site Plan.

Throughout the proposed driveway, further to the Arborist Impact Assessment, removal of 4 very high and 3 high conservation trees to be removed. In addition to this, 12 low conservation trees will also be removed. These removals are reflected within Attachment 2 – Tree Plan which contains a tree site plan and complete tree survey. Very high conservation trees that require removal are planned to be milled for use in the dwelling.

There will be no impact on native vegetation from the installation of power. As an off-grid system, the solar panels will be roof mounted.

Construction will be undertaken to minimise the impact on surrounding vegetation and habitat values. Ongoing management of the property will aim to protect native vegetation and maintain habitat for local wildlife. Measures will include selecting non-invasive plant species for landscaping, managing weeds in bushland areas, and limiting disturbance to native vegetation outside approved bushfire hazard management areas.

Fallen timber and deadwood will be retained on the ground where possible as it provides valuable habitat for native fauna. The construction of additional tracks or trails within vegetated areas will be avoided, and firewood collection from bushland areas will be discouraged.

Summary of Vegetation Removal (reflected within Attachment 1 and 2)

- Removal of 1,914m² of *eucalyptus obliqua* forest with broad-leaf shrubs (WOB)
- Removal of 1,179m² of *eucalyptus pulchella* forest and woodland (DPU)
- Removal of 4 very high value conservation trees
- Removal of 3 high value conservation trees
- Removal of 12 low value conservation trees
- No impact from the installation of power, solar panels to be roof mounted.

Waterways or the Coast

The property is not located adjacent to a waterway or coastal environment, and the proposed development will not involve any works within or near waterways or coastal areas.

As such, there is no risk of sediment runoff or disturbance to riparian or coastal vegetation associated with the proposed development. No works will occur that would impact waterway flow, bed levels, or aquatic habitat.

Conclusion

The environmental management measures outlined in this plan will be implemented and maintained by the landowner for the duration of construction and ongoing use of the site. Contractors engaged to undertake works on the property will be informed of these requirements and will carry out activities in accordance with this Environmental Management Plan to ensure the protection of the site's environmental values.

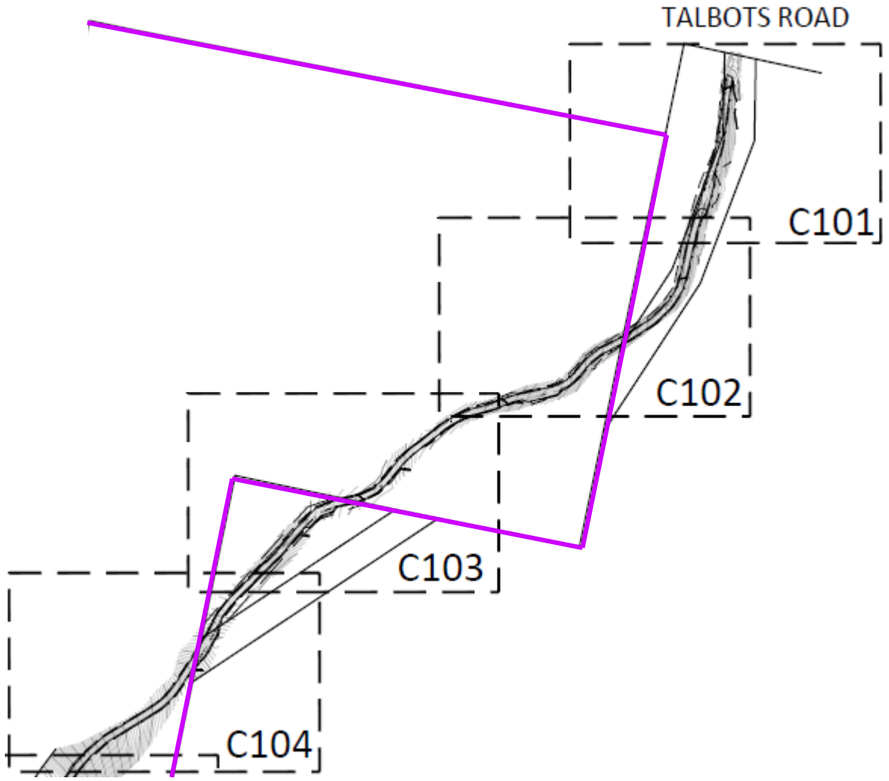
The proposed development has been designed to minimise impacts on the natural values of the site. Construction activities will be confined to the defined building and driveway areas, ensuring that the remainder of the property remains in an 'as is' condition. Measures outlined in this Environmental Management Plan will be implemented during and after construction to protect native vegetation, manage weeds, and maintain habitat values. By adopting these management practices, the environmental and landscape values of the property will be retained in accordance with the objectives of the Environmental Living Zone under the Kingborough Interim Planning Scheme 2015.

Attachment 1 – Vegetation Site Plan

Figure 11, page 24 – ECOtas Natural Values Assessment of 218 Talbots Road, Sandfly

Vegetation Removal Summary

- Removal of 1,914m² of *eucalyptus obliqua* forest with broad-leaf shrubs (WOB)
- Removal of 1,179m² of *eucalyptus pulchella* forest and woodland (DPU)

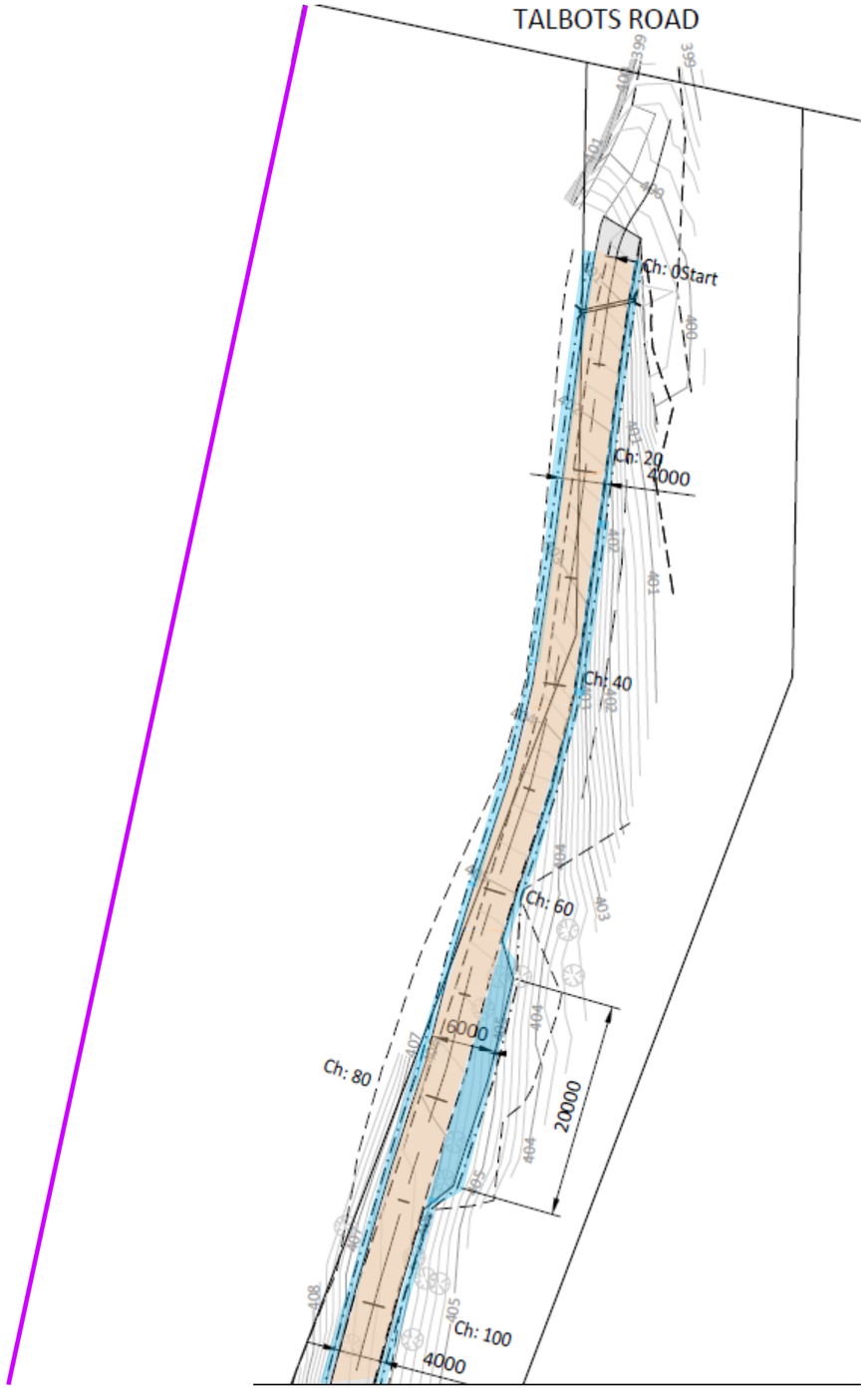


Legend

To be removed - Eucalyptus obliqua forest with broad-leaf shrubs (WOB)

To be removed - Pulchella forest and woodland (DPU)

Existing track with approximately 3m wide clearing



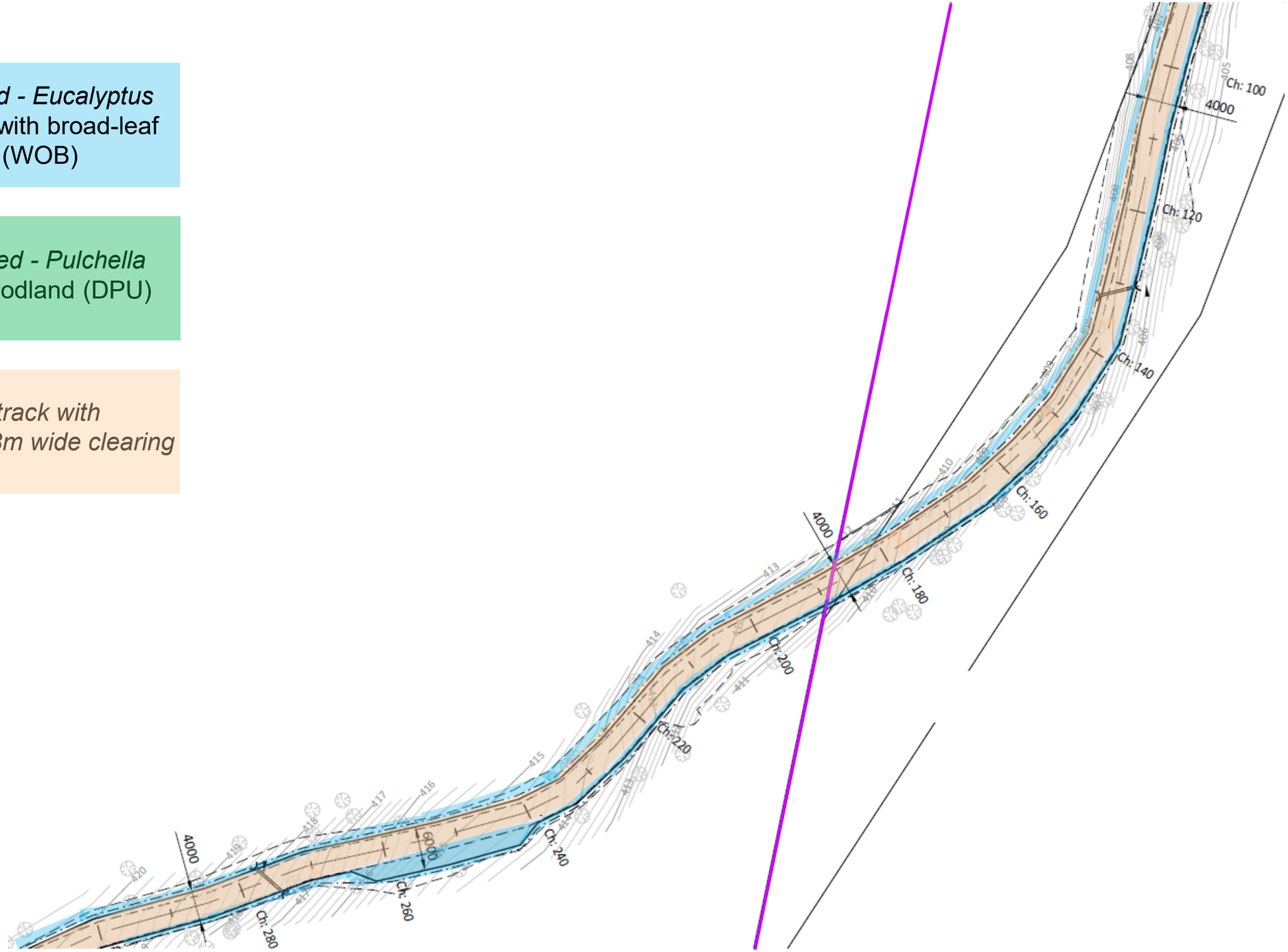
C101

Legend

To be removed - Eucalyptus obliqua forest with broad-leaf shrubs (WOB)

To be removed - Pulchella forest and woodland (DPU)

Existing track with approximately 3m wide clearing

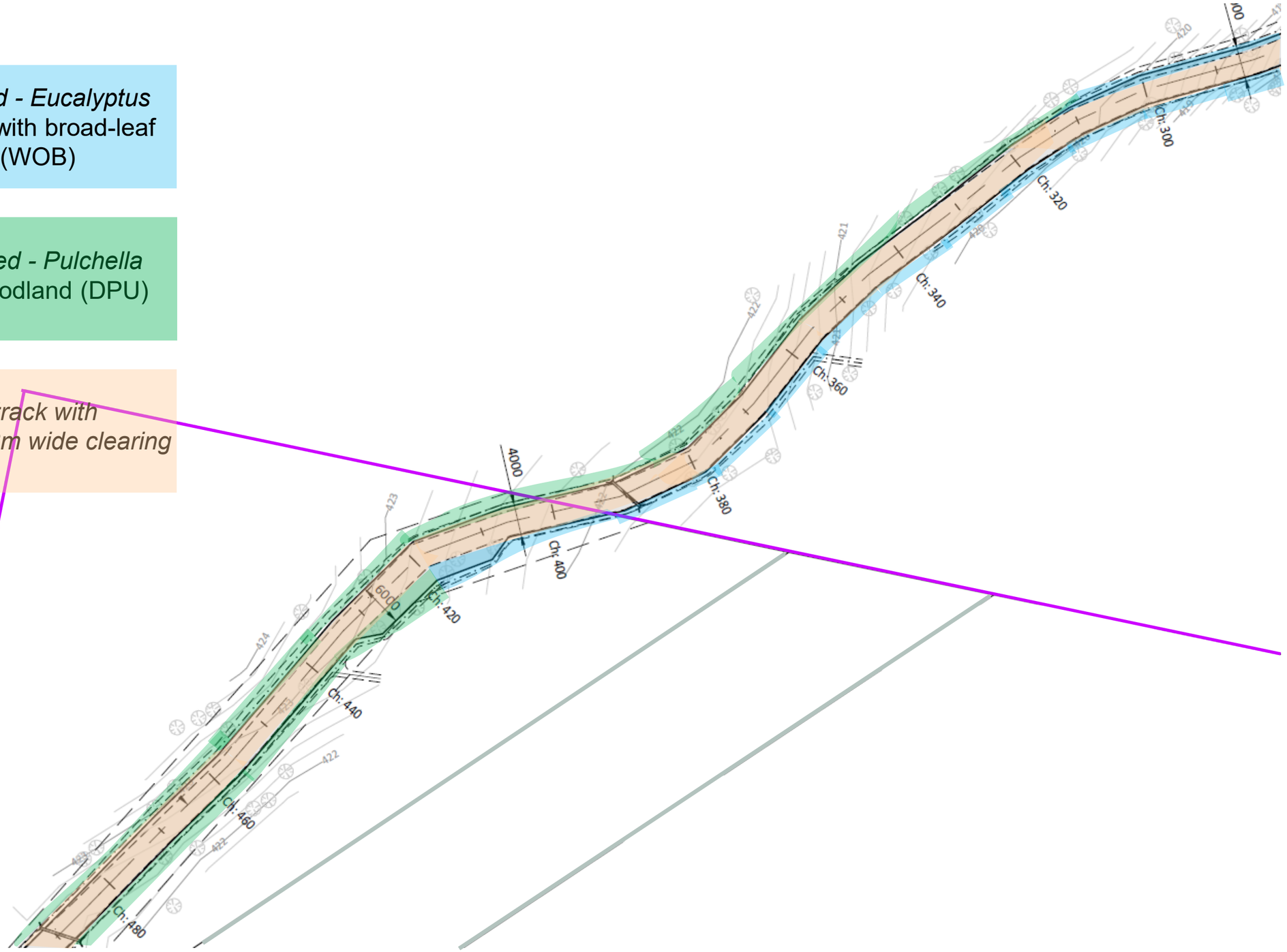


Legend

To be removed - Eucalyptus obliqua forest with broad-leaf shrubs (WOB)

To be removed - Pulchella forest and woodland (DPU)

Existing track with approximately 3m wide clearing



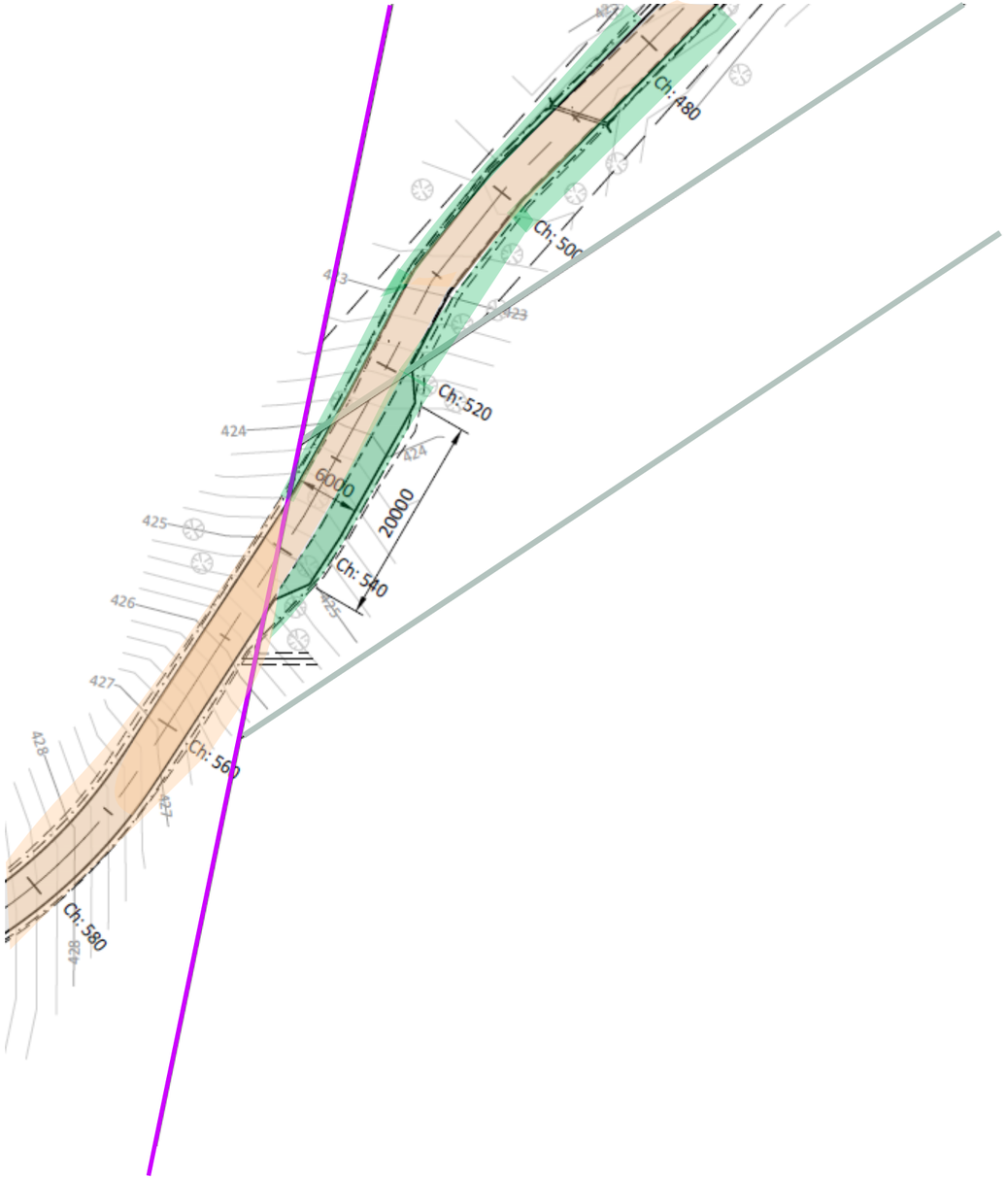
C103

Legend

To be removed - Eucalyptus obliqua forest with broad-leaf shrubs (WOB)

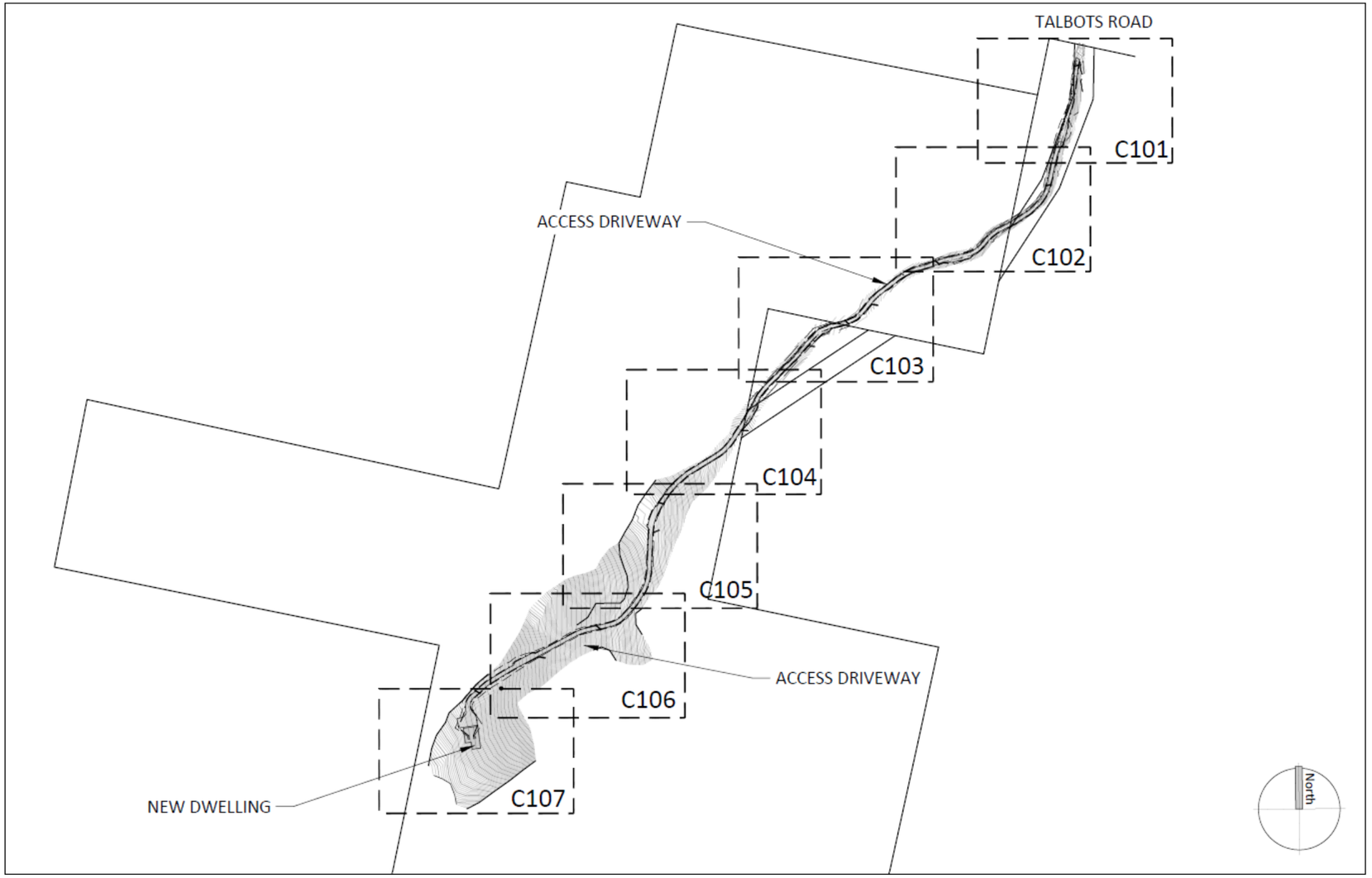
To be removed - Pulchella forest and woodland (DPU)

Existing track with approximately 3m wide clearing



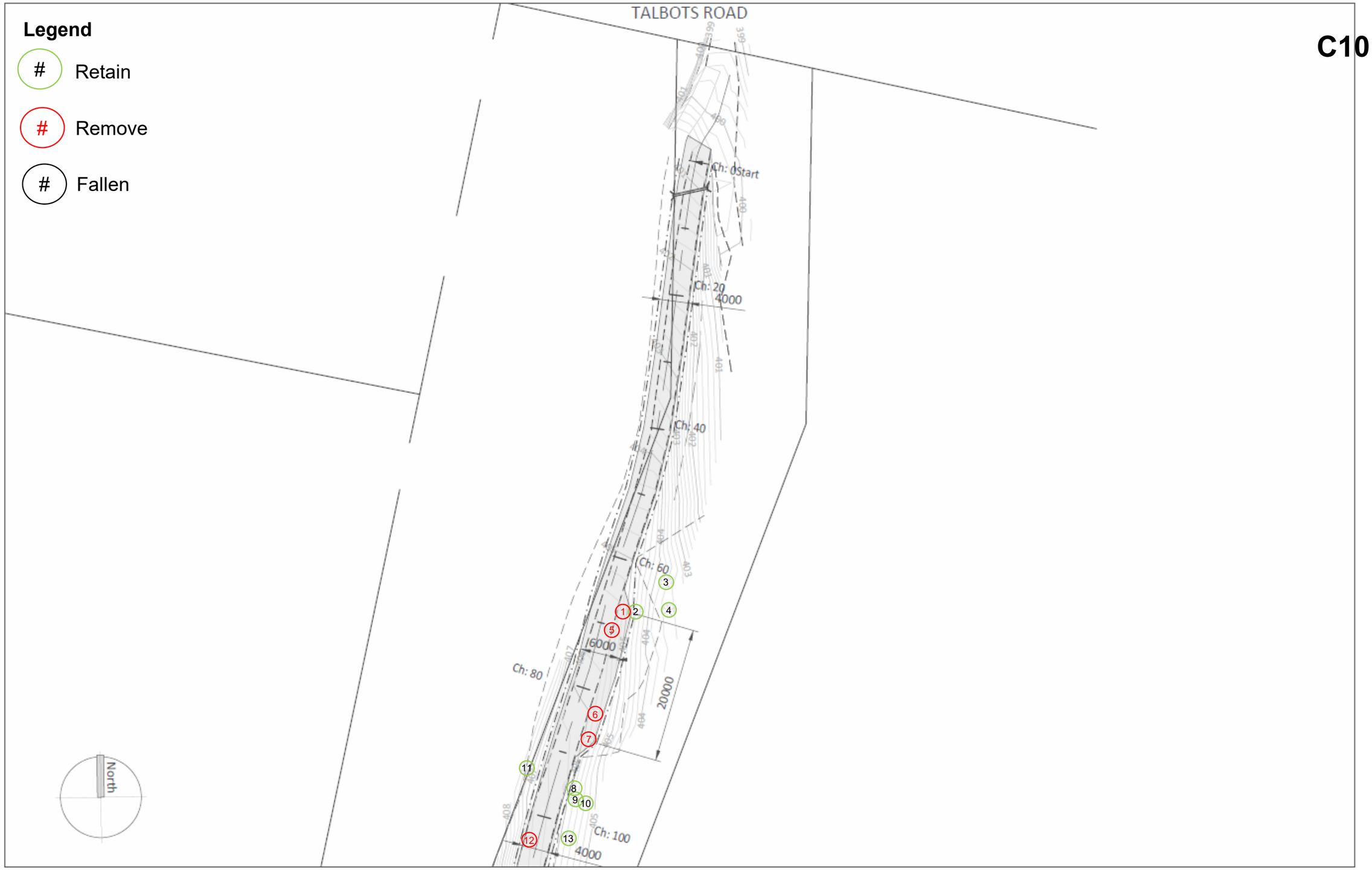
C104

Attachment 2 – Tree Plan

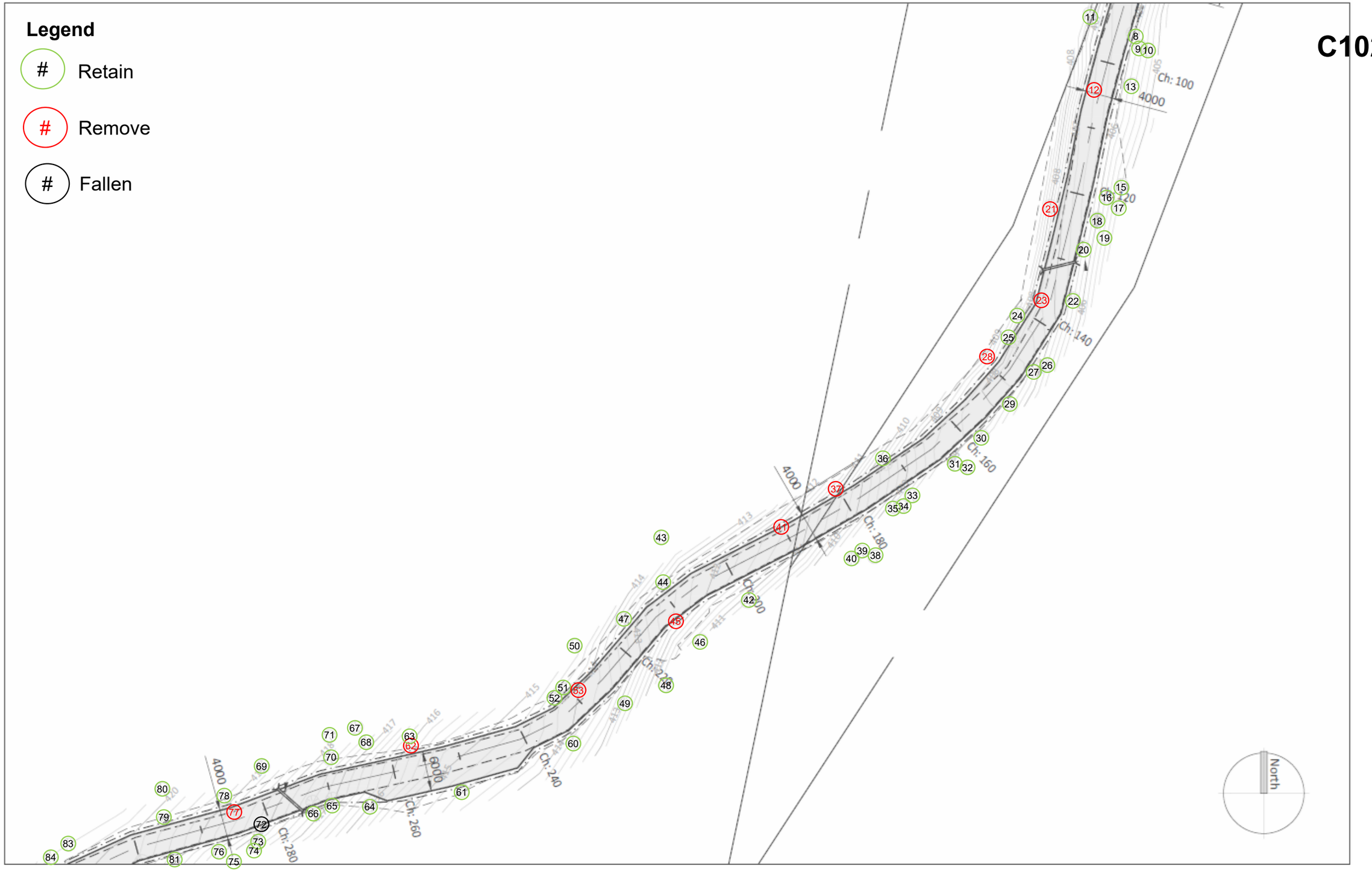


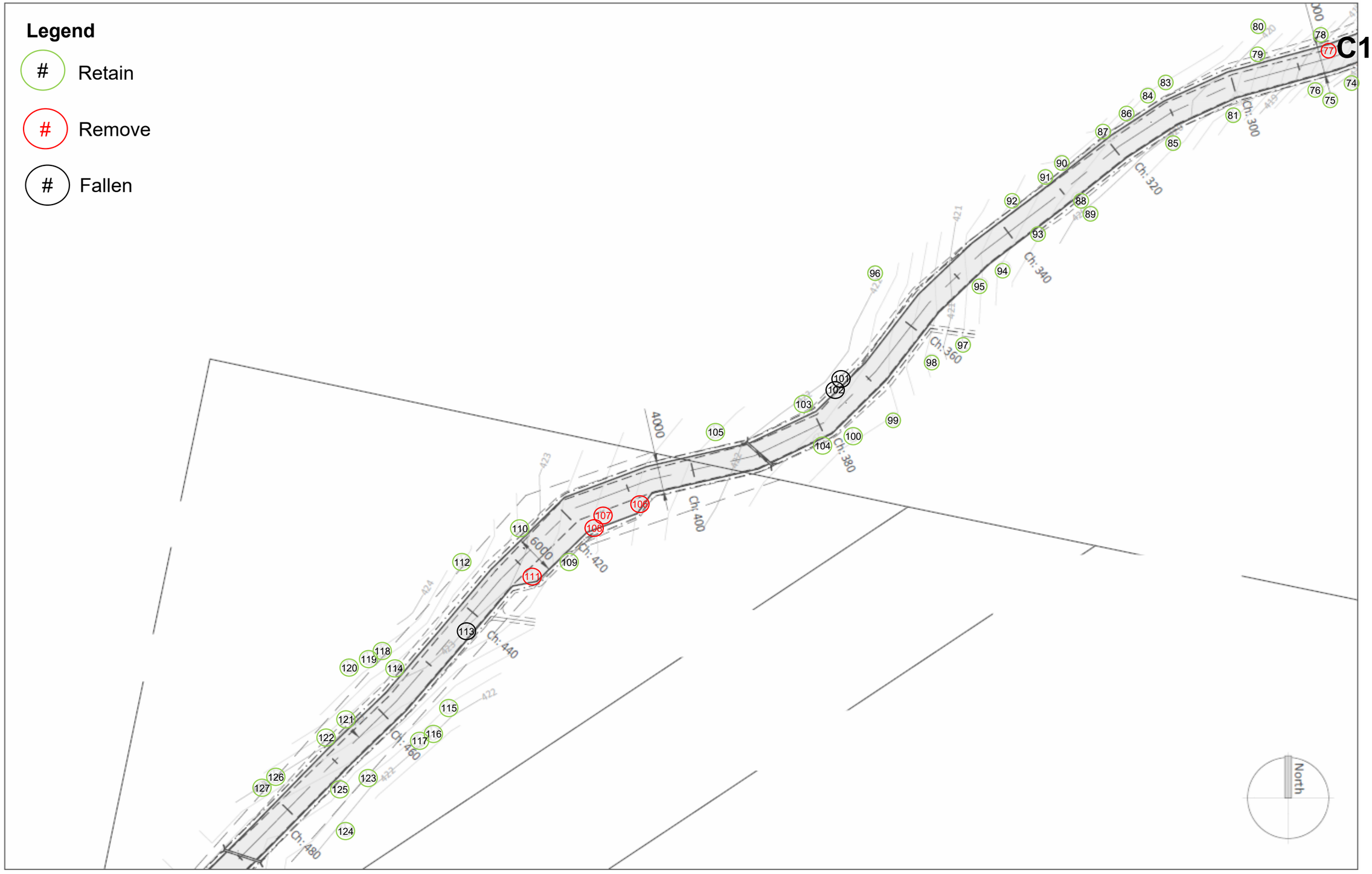
Tree Summary

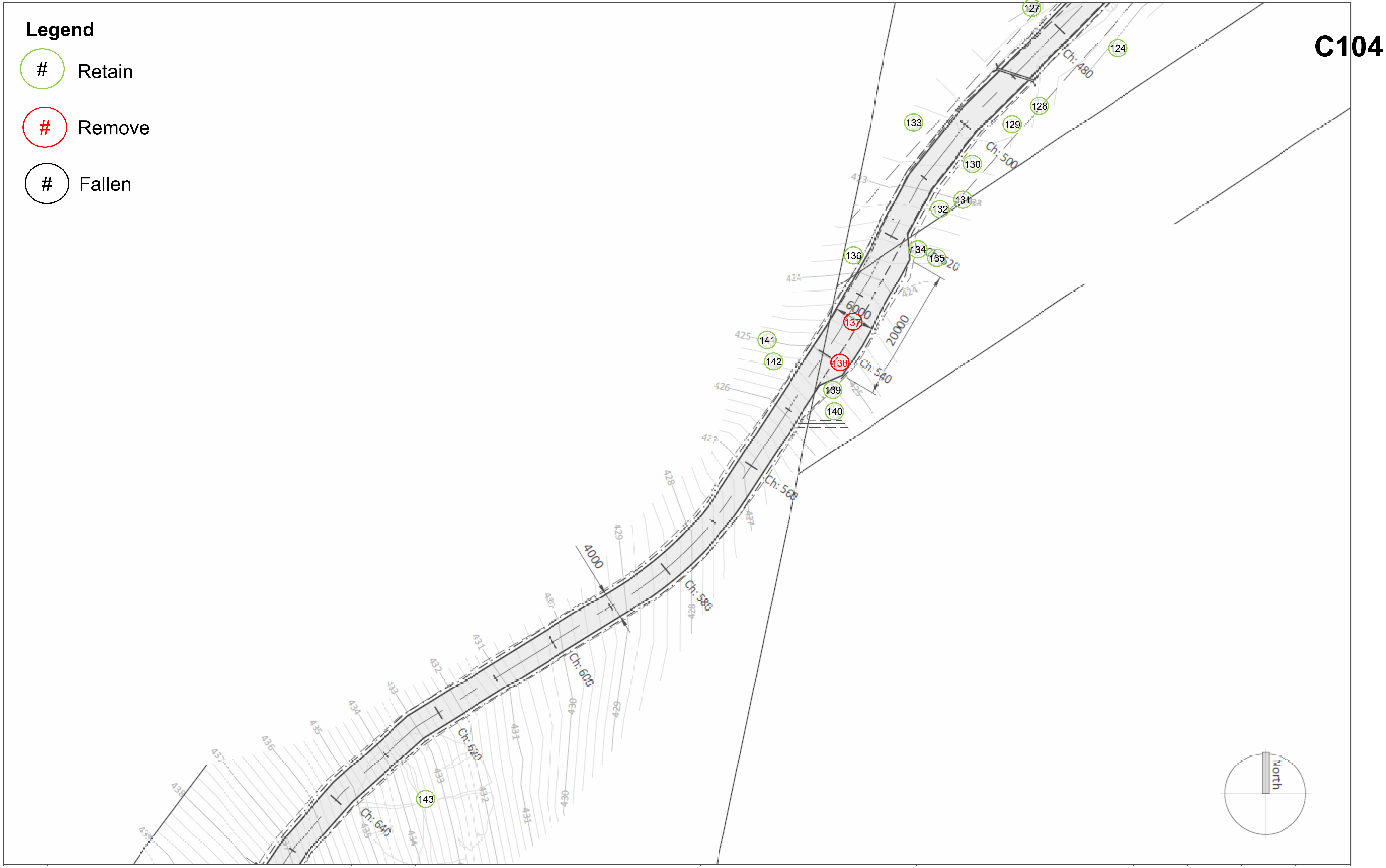
- Removal of very high conservation trees - 4
- Removal of high conservation trees - 3
- Removal of low conservation trees - 12

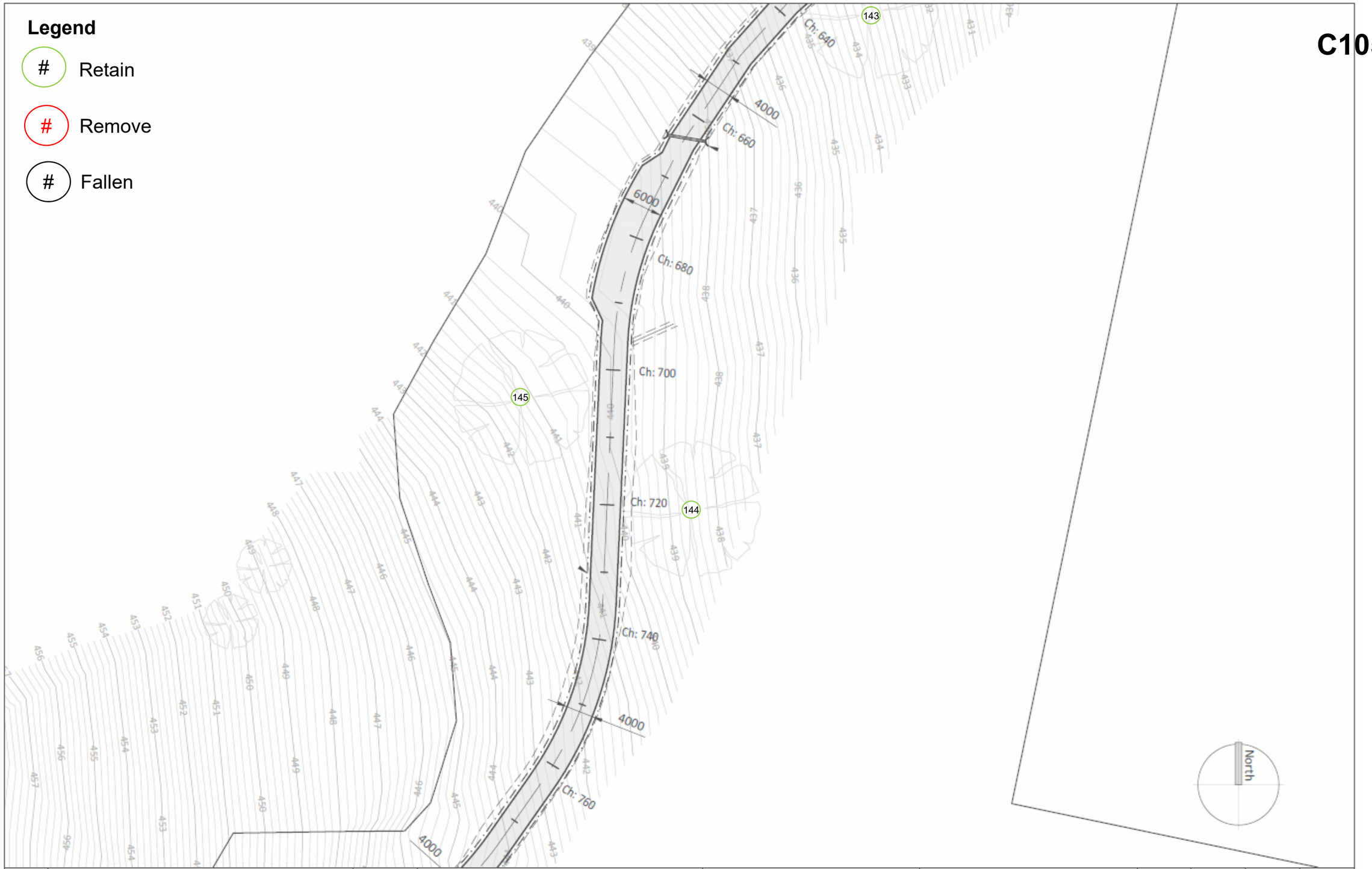

Legend
Retain
Remove
Fallen
TALBOTS ROAD
Ch: 0Start
Ch: 20
4000
Ch: 40
Ch: 60
Ch: 80
6000
20000
Ch: 100
4000
North
1
2
3
4
5
6
7
8
9
10
11
12
13

C101


Legend
Retain
Remove
Fallen
C102
Ch: 100
Ch: 120
Ch: 140
Ch: 160
Ch: 180
Ch: 200
Ch: 220
Ch: 240
Ch: 260
Ch: 280
4000
6000
North


Legend
Retain
Remove
Fallen
C103
Ch: 300
Ch: 320
Ch: 340
Ch: 360
Ch: 380
Ch: 400
Ch: 420
Ch: 440
Ch: 460
Ch: 480
4000
6000
North


Legend
Retain
Remove
Fallen
C104
127
124
128
129
133
130
131
132
134
135
136
137
138
139
140
141
142
143
Ch: 480
Ch: 500
Ch: 540
Ch: 560
Ch: 580
Ch: 600
Ch: 620
Ch: 640
6000
20000
4000
North


Legend
Retain
Remove
Fallen
C105
143
145
144
Ch: 640
Ch: 660
Ch: 680
Ch: 700
Ch: 720
Ch: 740
Ch: 760
4000
6000
4000
4000
North

C106


Legend
Retain
Remove
Fallen
Ch: 760
Ch: 780
4000
Ch: 800
Ch: 820
Ch: 840
Ch: 860
Ch: 880
Ch: 900
Ch: 920
Ch: 940
20000
6000
146
147
149
150
North

C107

Legend

- # Retain
- # Remove
- # Fallen

Tree	Species	Diameter at Standard Height	National Root Zone	Conservation Status	Retention or Removal
1	E. obliqua	58	6.96	Low	Remove
2	E. obliqua	42	5.04	Low	Retain
3	E. viminalis	30	3.6	Low	Retain
4	E. obliqua	43	5.16	Low	Retain
5	E. obliqua	102	12.24	Very High	Remove
6	E. obliqua	43	5.16	Low	Remove
7	E. obliqua	42	5.04	Low	Remove
8	E. obliqua	81	9.72	Low	Retain
9	E. obliqua	32	3.84	Low	Retain
10	E. obliqua	35	4.2	Low	Retain
11	E. viminalis	59	7.08	Low	Retain
12	E. obliqua	66	7.92	Low	Remove
13	E. obliqua	32	3.84	Low	Retain
15	E. globulus	75	9	Very High	Retain
16	E. globulus	99	11.88	Very High	Retain
17	E. globulus	41	4.92	High	Retain
18	E. globulus	27	3.24	Low	Retain
19	E. globulus	70	8.4	Very High	Retain
20	E. obliqua	46	5.52	Low	Retain
21	E. globulus	47	5.64	High	Remove
22	E. obliqua	27	3.24	Low	Retain
23	E. globulus	74	8.88	Very High	Remove
24	E. obliqua	46	5.52	Low	Retain
25	E. obliqua	44	5.28	Low	Retain
26	E. obliqua	78	9.36	Low	Retain
27	E. obliqua	30	3.6	Low	Retain
28	E. globulus	128	15.36	Very High	Remove
29	E. obliqua	46	5.52	Low	Retain
30	E. obliqua	43	5.16	Low	Retain
31	E. obliqua	33	3.96	Low	Retain
32	E. obliqua	46	5.52	Low	Retain
33	E. obliqua	71	8.52	Low	Retain
34	E. globulus	65	7.8	High	Retain
35	E. obliqua	80	9.6	Low	Retain
36	E. obliqua	66	7.92	Low	Retain

Tree	Species	Diameter at Standard Height	National Root Zone	Conservation Status	Retention or Removal
37	E. globulus	40	4.8	High	Remove
38	E. obliqua	66	7.92	Low	Retain
39	E. obliqua	49	5.88	Low	Retain
40	E. obliqua	71	8.52	Low	Retain
41	E. obliqua	55	6.6	Low	Remove
42	E. obliqua	77	9.24	Low	Retain
43	E. obliqua	107	12.84	Very High	Retain
44	E. obliqua	27	3.24	Low	Retain
45	E. globulus	62	7.44	High	Remove
46	E. obliqua	69	8.28	Low	Retain
47	E. obliqua	79	9.48	Low	Retain
48	E. obliqua	107	12.84	Very High	Retain
49	E. obliqua	57	6.84	Low	Retain
50	E. obliqua	53	6.36	Low	Retain
51	E. globulus	28	3.36	Low	Retain
52	E. obliqua	50	6	Low	Retain
53	E. obliqua	27	3.24	Low	Remove
60	E. globulus	45	5.4	High	Retain
61	E. obliqua	58	6.96	Low	Retain
62	E. obliqua	102	12.24	Very High	Remove
63	E. obliqua	41	4.92	Low	Retain
64	E. obliqua	52	6.24	Low	Retain
65	E. obliqua	38	4.56	Low	Retain
66	E. obliqua	33	3.96	Low	Retain
67	E. globulus	107	12.84	Very High	Retain
68	E. obliqua	38	4.56	Low	Retain
69	E. obliqua	45	5.4	Low	Retain
70	E. obliqua	43	5.16	Low	Retain
71	E. obliqua	37	4.44	Low	Retain
72	E. globulus	41	4.92	High	Fallen
73	E. obliqua	31	3.72	Low	Retain
74	E. obliqua	37	4.44	Low	Retain
75	E. obliqua	42	5.04	Low	Retain
76	E. obliqua	51	6.12	Low	Retain
77	E. obliqua	26	3.12	Low	Remove

Tree	Species	Diameter at Standard Height	National Root Zone	Conservation Status	Retention or Removal
78	E. obliqua	34	4.08	Low	Retain
79	E. viminalis	47	5.64	Low	Retain
80	E. obliqua	72	8.64	Low	Retain
81	E. obliqua	44	5.28	Low	Retain
82	E. globulus	38	4.56	Low	Retain
83	E. pulchella	26	3.12	Low	Retain
84	E. pulchella	56	6.72	Low	Retain
85	E. globulus	72	8.64	Very High	Retain
86	E. obliqua	27	3.24	Low	Retain
87	E. pulchella	29	3.48	Low	Retain
88	E. pulchella	29	3.48	Low	Retain
89	E. obliqua	47	5.64	Low	Retain
90	E. pulchella	36	4.32	Low	Retain
91	E. pulchella	34	4.08	Low	Retain
92	E. pulchella	41	4.92	Low	Retain
93	E. pulchella	35	4.2	Low	Retain
94	E. pulchella	91	10.92	Very High	Retain
95	Dead	123	14.76	Very High	Retain
96	E. pulchella	101	12.12	Very High	Retain
97	E. pulchella	47	5.64	Low	Retain
98	E. pulchella	41	4.92	Low	Retain
99	E. pulchella	49	5.88	Low	Retain
100	E. pulchella	34	4.08	Low	Retain
101	E. globulus	68	8.16	High	Fallen
102	E. obliqua	32	3.84	Low	Fallen
103	E. pulchella	43	5.16	Low	Retain
104	E. pulchella	58	6.96	Low	Retain
105	E. pulchella	102	12.24	Very High	Retain
106	E. pulchella	28	3.36	Low	Remove
107	E. pulchella	35	4.2	Low	Remove
108	E. pulchella	33	3.96	Low	Remove
109	E. pulchella	36	4.32	Low	Retain
110	E. pulchella	41	4.92	Low	Retain
111	E. pulchella	40	4.8	Low	Remove
112	E. pulchella	36	4.32	Low	Retain

Tree	Species	Diameter at Standard Height	National Root Zone	Conservation Status	Retention or Removal
113	E. globulus	54	6.48	High	Fallen
114	E. pulchella	42	5.04	Low	Retain
115	E. pulchella	46	5.52	Low	Retain
116	E. pulchella	42	5.04	Low	Retain
117	E. pulchella	58	6.96	Low	Retain
118	E. pulchella	39	4.68	Low	Retain
119	E. pulchella	62	7.44	Low	Retain
120	E. pulchella	43	5.16	Low	Retain
121	E. pulchella	44	5.28	Low	Retain
122	E. pulchella	36	4.32	Low	Retain
123	E. pulchella	46	5.52	Low	Retain
124	E. pulchella	78	9.36	Very High	Retain
125	E. pulchella	43	5.16	Low	Retain
126	E. pulchella	35	4.2	Low	Retain
127	E. pulchella	47	5.64	Low	Retain
128	E. pulchella	59	7.08	Low	Retain
129	E. globulus	60	7.2	High	Retain
130	E. pulchella	66	7.92	Low	Retain
131	E. pulchella	37	4.44	Low	Retain
132	E. pulchella	56	6.72	Low	Retain
133	E. pulchella	59	7.08	Low	Retain
134	E. pulchella	63	7.56	Low	Retain
135	E. pulchella	77	9.24	Very High	Retain
136	E. pulchella	139	16.68	Very High	Retain
137	E. pulchella	34	4.08	Low	Remove
138	E. pulchella	25	3	Low	Remove
139	E. pulchella	38	4.56	Low	Retain
140	E. pulchella	32	3.84	Low	Retain
141	E. pulchella	50	6	Low	Retain
142	E. pulchella	96	11.52	Very High	Retain
143	E. globulus	80	9.6	Very High	Retain
144	E. globulus	220	15	Very High	Retain
145	E. globulus	139	15	Very High	Retain